Leander SmartCode

A Transect-Based Code for Planning and Zoning

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	ARTICLE 2 SECTORS	ARTICLE 3 & ARTICLE 4 COMMUNITY UNITS		ARTICLE 5 LOTS & BUILDINGS
	A. Sectors	B. Community Units	C.Transect Zones	Standards
Open Lands	O1 Preserved Open Sector (N/A)	None	T1 Natural Zone T2 Rural Zone	
	O2 Reserved Open Sector (N/A)	None		
New Development	S1 General Sector	TND Traditional Neighborhood Development	T3 Sub-Urban Zone T4 General Urban Zone T5 Urban Center Zone	Building Placement Building Form Building Function & Use Parking Minimums Parking Location Landscape Standards Signage Standards Architecture Standards
	S2 Transit Sector	RCD Regional Center Development	T4 General Urban Zone T5 Urban Center Zone	
Existing Development	S3 Old Town Sector	OTD Old Town District	T4 General Urban Zone T5 Urban Center Zone	
Other			CB Civic Building CS Civic Space	
			SD Special District	
	CD Conventional Development Sector	CLD Clustered Land Development	T2 Rural Zone T3 Sub-Urban Zone T4 General Urban Zone	
		TND Traditional Neighborhood Development	T3 Sub-Urban Zone T4 General Urban Zone T5 Urban Center Zone	
		Composite Zoning Ordinance		

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1.1 AUTHORITY

1.1.1 The action of Leander, Texas in the adoption of this Code is authorized under the City Charter of the City, Chp. 211 of the Local Government Code; Art. II, Sec. 5 of the Texas Constitution, and General Laws of the State of Texas.

1.1.2 This Unified Development Code ("Code"), as land development regulation, providing both zoning and subdivision standards, is adopted as one of the instruments of implementation of the public purposes and objectives of the Comprehensive Plan. This Code, the Sector Map, and the Old Town and Station Transect Map are declared to be in accord with the Comprehensive Plan and ordinances of the City.

1.1.3 This Code, the Sector Map, and the Old Town and Station Transect Map were adopted by vote of the Leander City Council.

1.2 APPLICABILITY

1.2.1 This Code is the mandatory regulation for the area marked on the Sector Map as S1, S2, or S3 , with the exception of the S3 Old Town Sector where the Composite Zoning Ordinance is an option. If the SmartCode is selected, it shall become the sole and mandatory regulation for the property.

1.2.2 Provisions of this Code are activated by "shall" when required; "should" when recommended; and "may" when optional. When recommended, compliance shall be required, unless an alternative is approved by the Planning Director.

1.2.3 The provisions of this Code, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards of the City of Leander.

1.2.4 The codes and ordinances of the City continue to be applicable to issues not covered by this Code except where those would contradict the Intent Section 1.3, in which case the conflict would be resolved in favor of this Code.

1.2.5 Words and terms used in this Code shall have the meaning given in Chapter 8, and if not defined in Chapter 8, shall take their commonly accepted meanings when used in urban planning. In the event of conflicts between these definitions and those of other codes and ordinances of the City, those of this Code shall take precedence.

1.2.6 The metrics of the text standards and tables are an integral part of this Code. However, the diagrams and illustrations that accompany them shall be considered guidelines.

1.2.7 Where in conflict, numerical metrics shall take precedence over graphic metrics.

1.3 INTENT

The intent of this Code is to enable, encourage and qualify the implementation of the following policies:

1.3.1 The Area

a. That the area should retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, and riparian corridors.

b. That growth strategies should encourage infill and redevelopment in parity with new communities.

c. That development should be structured in the neighborhood pattern and, if contiguous to urban areas, be integrated with the existing urban pattern.

d. That the pattern of development should respect historical precedents.

e. That transportation corridors should be planned and reserved in coordination with land use and as directed by the CIP Roads and Major Street Network in the Transect Map.

f. That green corridors and flood plain should be used to define and connect the neighborhoods within the Transect Map and the surrounding urbanized areas.
g. That the area should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

1.3.2 The Community

a. That neighborhoods, including downtowns, should be compact, pedestrian-oriented and mixed use.
b. That mixed-use neighborhoods, including downtowns, should be the preferred pattern of development, and that districts specializing in a single use should be the exception.
c. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
d. That interconnected networks of thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.
e. That within each pedestrian shed, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.
f. That appropriate building densities and land uses should be provided within walking distance of transit stops.
g. That civic, institutional, and commercial activity should be embedded in neighborhoods, including downtowns, not isolated in remote single-use complexes.
h. That schools should be sized and located to enable children to walk or bicycle to them.
i. That a range of open space including parks, squares, and playgrounds should be distributed within neighborhoods, including downtowns.

1.3.3 The Block and the Building

a. That buildings and landscaping should contribute to the physical definition of thoroughfares as civic places.
b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
c. That the design of streets and buildings should reinforce safe environments and preserve accessibility.
d. That landscape design should grow from local climate and topography, and that architecture should grow from local climate, topography, history, and building practice.
e. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
f. That civic buildings and public gathering places should be provided as locations that reinforce community identity and support self-government.
g. That civic buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
h. That the preservation and renewal of historic buildings should be facilitated, to affirm the continuity and evolution of society.
i. That the harmonious and orderly evolution of urban areas should be secured by the use of this Code
j. That an occupant should be entitled to all authorized functions delineated in this code for the applicable Transect Zone upon the approval of a PUD Plan and a Site Plan.

1.3.4 Sectors, Community Units, and the Transect

a. That Sector designations should reflect topographic conditions, existing thor-

oughfares and transit, existing development, and proximity to the rail station.

b. That Community Unit types should vary from each other in composition and urban intensity to provide choices in living environments.

c. That within Community Units, Transect Zones should provide choices in living environments as manifested by distinct physical character.

d. That the Sector, Community Unit, and Transect Zone descriptions on Table 1A, Table 1B, and Table 1C shall constitute the Intent of this Code with regard to the general character of each of these environments.

e. That the Transect Zones are intended for mapping within Community Units, with the exception of T1 and T2, which may occur inside or outside Community Units.

f. That 20 years after the approval of each Transect Map or amendment to the Transect Map, the T3 Zone, T4 Zone, and T5 Zone shall be considered in a public process for succession to the next higher Transect Zone.

1.4 PROCESS

1.4.1 General to all Sectors S1, S2, S3, CD

a. A Sector Map and a Transect Map delineating the location of certain Sectors and Transect Zones respectively, and the standards for each Sector and Transect Zone, have been determined through a process of consultation with stakeholders, recommendations of the Planning Commission, and adoption by the Leander City Council. Applications within the Traditional Sectors of the Sector Map that require no Warrants or Exceptions, or only Warrants, shall be processed administratively without further recourse to public consultation as is consistent with State law and the City Charter.

b. All development within the area covered by the Sector Map is zoned as a Planned Unit Development (“PUD”). The Sector Map, including any approved Transect Zones, and this Code constitute the approved PUD plan.

c. Amendments to the Sector Map or this Code shall follow the process for a zoning ordinance amendment as provided in the Composite Zoning Ordinance.

d. The Planning Department shall advise on the use of this Code and aid in the design of the communities and buildings based on this Code.

e. The Planning Director, or another staff member appointed by the City Manager, shall have jurisdiction over any administrative process authorized under this Code.

f. An applicant may appeal a decision of the Planning Director to the City Council. The City Manager or his or her designee shall provide a written recommendation to the City Council as the appeal is processed.

g. Should a violation of an approved plan occur during construction, the Planning Director may require the owner or developer to stop, remove, and/or mitigate the violation, or require the owner or developer to secure an Exception to cover the violation.

1.4.2 Specific to Traditional Development Sectors S1, S2, S3

a. Owners of parcels regulated by a Traditional Development Sector on the Sector Map may submit Concept Plans for one or more Community Units, or for a Participating Parcel, as prescribed in Chapter 4.

b. Owners of lots already regulated by a Transect Map may submit Site Plans as prescribed in Chapter 6 or, for larger areas, Infill plans as prescribed in Chapter 5.

c. An amendment to the Transect Map is the recorded result of an approved Community Plan. Community Units are comprised of Transect Zones. If a provision of the Sector Map or Transect Map at its boundary conflicts with plans of the City applicable to an abutting area, the conflict will be reconciled by the City Council with preference given to the Sector Map or Transect Map and this Code.

d. Approval of a Concept Plan for one or more Community Units that require Exceptions to this Code shall follow the process for a zoning ordinance amendment as prescribed in the Composite Zoning Ordinance.

1.4.2 **Specific to the Conventional Development Sector CD**

a. Approval of a Concept Plan establishing the land uses and base zoning district(s) and development standards for all properties within the Conventional Development Sector shall follow the process and required information for a PUD zoning ordinance amendment as defined in the Composite Zoning Ordinance.

b. Upon approval of a Concept Plan within the Conventional Development Sector, subsequent development approvals shall follow the requirements of the CD Development Standards and the Composite Zoning Ordinance for Site Development and the Subdivision Ordinance for Preliminary Plat, Public Improvement Construction Plans, and Final Plat.

1.5 VARIANCES

1.5.1 There shall be two levels of Variance: Warranted Variances ("Warrants") and Exceptional Variances ("Exceptions"). Warrants may be granted administratively and Exceptions may be granted upon the approval of an Amended PUD Plan by the City Council, after it receives the recommendation of the Planning Commission, or by the Board of Adjustment following the procedure for a Variance in the Composite Zoning Ordinance.

1.5.2 A Warrant is a ruling that would permit a practice that is not consistent with a specific provision of this Code, but is justified by the provisions of Section 1.3 Intent. Regulations available for Warrants are listed in this Code. In addition, any metric (measurable) regulation is available for a Warrant.

1.5.3 Exceptions permit a practice that is not consistent with a provision nor the Intent of this Code (Section 1.3).

1.5.4 The request for an Exception shall not subject the entire application to public hearing, but only that portion necessary to rule on the issue under consideration.

1.5.5 Warrants and Exceptions shall be considered unique and shall not set precedent for others.

1.6 INCENTIVES

1.6.1 To encourage development within the Traditional Development Sectors, the City Council authorizes the following incentives for the use of this Code, to the extent authorized by City Charter and State law:

a. Any required traffic impact analysis shall be waived.

b. Within Old Town, site development on four or fewer lots is exempt from roadway improvements required by the Roadway Adequacy ordinance, but shall be required to comply with the right-of-way dedication requirements of that ordinance.

c. Within Old Town, site development on four or fewer lots adjacent to a public alley is not required to pave the alley.

d. Within Old Town, parking lots for site development on four or fewer lots may use

crushed granite with a concrete curb in lieu of a paved surface.

e. Within Old Town, on individual lots that do not have a principal building, temporary buildings that meet the building material requirements of Chapter 6 are permitted for a period of up to two years.

1.7 ALTERNATIVE AND SAVINGS PROVISIONS

1.7.1 Should any section or provision of this Code be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the Code as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Table 1A: Intent - Sectors. This table provides descriptions of the general character of each Sector, as part of the Intent Section 1.3. The Community Units described on Table 1B are available for New Community planning within these Sectors, as prescribed in Chapter 2 and Chapter 4.

Traditional Sectors:

S1: The S1 General Sector has relatively flat terrain suitable for compact villages or neighborhoods connected to each other and Leander Station and/or Old Town by thoroughfares, including paths and trails.

S2: The S2 Station Sector has relatively flat terrain close to the Leander Station, suitable for transit-oriented development.

S3: The S3 Old Town Sector is the developed original center of Leander. The terrain is flat and the development pattern is a compact small town with a center consisting of numerous civic and commercial buildings, surrounded by houses. The more exclusively residential portion of Old Town lies to the east of US 183 and the railway. The Old Town Sector is suitable for infill development, urban succession, urban expansion, and pedestrian and bicycle connections to Leander Station.

Other:

CD: The CD Conventional Development Sector is mostly separated from the transit station and Old Town by major thoroughfares. Though it accommodates conventional single-use development, compact walkable villages and neighborhoods are also appropriate.

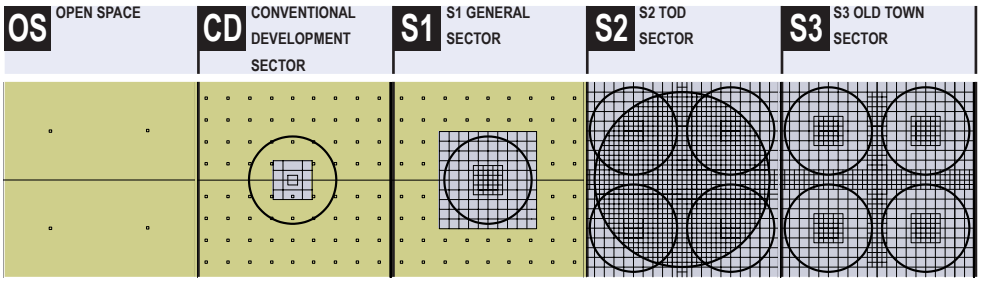
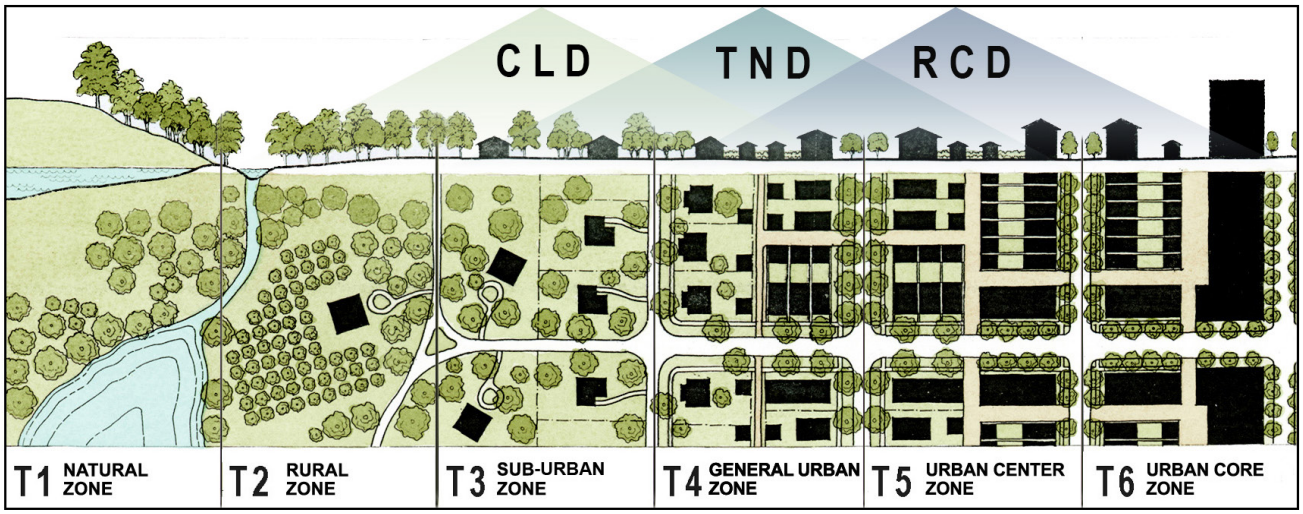


Table 1B: Intent - Community Units - This table provides descriptions of the general character of each Community Unit, as part of the Intent Section 1.3.

Community Units Containing Transect Zones



CLD: A Clustered Land Development, also known as a cluster or conservation development, is a compact rural settlement with significant open land incorporated into its design. It is a small village or tiny town consisting of houses and a small center that consists of a general store, meeting hall, church, and/or village green. It is usually 20 to 60 acres with half or less of the land developed.

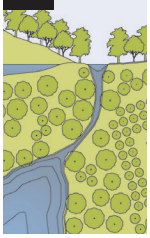
TND: A Traditional Neighborhood Development is a complete village, small town, or neighborhood that has its own village center, town square, central plaza, or Main Street within walking distance of most residences. It provides a variety of residential types including single-family houses, duplexes, small apartment buildings, and, in the center, mixed-use buildings such as live-work units and shops, and civic buildings. It has playgrounds and other civic spaces scattered throughout the community. It is usually 40 to 160 acres with most of the land developed.

RCD: A Regional Center Development is a very urban town or city center with several blocks of Main Street functions within walking distance of most residences. Most of the buildings in the center of an RCD are mixed use with commercial on the ground floor. If one-story commercial buildings are present, they are relatively high or have Western false fronts to help hold the "outdoor room" of the street space. The RCD also provides several of the more urban dwelling types, including some houses on small lots, duplexes, townhouses, apartment buildings, and, in the center, mixed-use buildings such as live-work units and apartments over commercial. It has playgrounds and other civic spaces scattered throughout the community. It is oriented toward a train station or other transit, and is usually 60 to 640 acres with most of the land developed.

TABLE 1C. INTENT - TRANSECT ZONES

Table 1C: Intent - Transect Zones. This table provides descriptions of the general character of each Transect Zone, as part of Intent Section 1.3. Transect Zones are intended for mapping within Community Units, with the exception of T1 and T2, which may occur inside or outside Community Units.

T1



T1 NATURAL ZONE

T1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.

General Character: natural landscape with some agricultural use
Building Placement: n/a
Frontage Types: n/a
Typical Building Height: n/a
Civic Space Types: parks, greenways
Thoroughfare Types: rural roads, highways, parkways, bikeways

T2

T2 RURAL ZONE

T2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.

General Character: primarily agricultural with woodland & wetland and scattered buildings
Building Placement: variable setbacks
Frontage Types: n/a
Typical Building Height: 1- to 2-story
Civic Space Types: parks, greenways
Thoroughfare Types: roads, bikeways

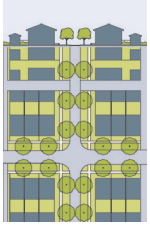
T3

T3 SUB-URBAN ZONE

T3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that have some mixed use. It has home occupations and outbuildings. Planting is naturalistic and setbacks are relatively deep. Blocks tend to be large and the roads irregular to accommodate natural conditions.

General Character: landscaped yards surrounding detached houses; pedestrians occasionally; naturalistic tree planting
Building Placement: deep and variable front and side yard setbacks
Frontage Types: porches, fences, dooryards
Typical Building Height: 1- to 2-story
Civic Space Types: parks, greens, greenways, playgrounds
Thoroughfare Types: roads, streets, avenues, bikeways

T4

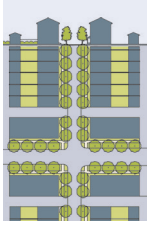


T4 GENERAL URBAN ZONE

T4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It includes a wide range of building types: detached, semi-detached, rowhouses, and small apartment buildings. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.

General Character: mix of houses, townhouses & small apartment buildings, with scattered commercial activity; balance between landscape and buildings; presence of pedestrians
Building Placement: shallow to medium front and side yard setbacks
Frontage Types: porches, fences, dooryards
Typical Building Height: 1- to 3-story with a few taller apartment buildings
Civic Space Types: squares and greens, pocket parks, playgrounds
Thoroughfare Types: streets, avenues, boulevards, bikeways

T5

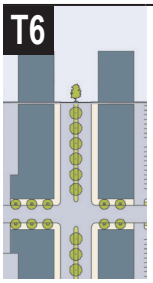


T5 URBAN CENTER ZONE

T5 Urban Center Zone consists of higher density mixed use development that accommodates retail, offices, rowhouses, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting, and buildings set close to the sidewalks.

General Character: Shops with apartments and office above; townhouses, larger apartment houses, live-works, and civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity, frequent retail frontages
Building Placement: shallow setbacks or none; buildings oriented to street defining a street wall
Frontage Types: stoops, shopfronts, galleries
Typical Building Height: 2- to 4-story with some single story
Civic Space Types: plazas and squares, pocket parks, playgrounds
Thoroughfare Types: streets, commercial streets, avenues, boulevards, bikeways

T6



T6 URBAN CORE ZONE

T6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It tends to have larger blocks; streets have steady street tree planting, and buildings are set close to wide sidewalks. Typically only large towns and cities have an Urban Core Zone.

General Character: medium to high-density mixed use buildings, entertainment, civic and cultural uses. Attached buildings forming continuous street wall; trees within public right-of-way; highest pedestrian and transit activity
Building Placement: shallow setbacks or none; buildings oriented to street, defining a street wall
Frontage Types: stoops, forecourts, shopfronts, galleries and arcades
Typical Building Height: 4-8 story with a few shorter buildings
Civic Space Types: plazas and squares, pocket parks, playgrounds
Thoroughfare Types: streets, commercial streets, avenues, boulevards, bikeways

2.1 INSTRUCTIONS

2.1.1 This Chapter governs the interpretation of the Sector map for all property in the S1, S2, S3, and CD Sectors.

2.1.2 Sectors are comprised of open space and growth areas. Growth areas are intended for the development of Community Units, prescribed in Chapter 4, or Redevelopment and Infill, prescribed in Chapter 5, which in turn are comprised of Transect Zones, whose elements are prescribed in Chapter 6.

2.1.3 Upon approval of plans prepared according to Chapter 4 or Chapter 5, the Sector designation(s) for the plan area shall be replaced by the new Transect Zones.

2.2 (S1) GENERAL SECTOR

2.2.1 The General Sector is assigned to the areas of Leander that can support mixed use because of their adjacency to the Transit Sector or proximity to the Old Town Sector, and their proximity to an existing or planned thoroughfare.

2.2.2 Within the General Sector, only communities in the pattern of Traditional Neighborhood Development (TND) shall be permitted by right.

2.3 (S2) TRANSIT SECTOR

2.3.1 The Transit Sector is assigned to the approximate area within an average fifteen-minute walk of the Leander rail station. This area can support substantial mixed use because of its proximity to existing regional thoroughfares and transit.

2.3.2 Within the Transit Sector, only communities in the pattern of Regional Center Development (RCD) shall be permitted by right.

2.4 (S3) OLD TOWN SECTOR

2.4.1 The Old Town Sector is mapped with Transect Zones for the existing urbanized center of Leander.

2.5 (CD) CONVENTIONAL DEVELOPMENT SECTOR

2.5.1 Conventional Development designations are assigned to two types of areas:

(a) locations adjacent to Highway 183A that are conducive to commercial and mixed use auto-oriented development patterns but not currently suitable for walkable patterns.

(b) edge locations that already have conventional auto-dependent residential development in or near them, or have been identified as more conducive to conventional development patterns.

2.5.2 The provisions of the CD Development Standards and the Composite Zoning Ordinance as amended shall apply to the CD Sector.

2.5.3 As an option, developers may use this SmartCode to design communities in the pattern of Clustered Land Development (CLD) or Traditional Neighborhood Development (TND) as provided in Article 4. If the SmartCode is elected, it shall be applied in its entirety for the CLD or TND, and not mixed with another code.

TABLE 2A: Sector, Community Unit & Transect Zone Allocation. Table 2A identifies the conditions, including both natural features and manmade infrastructure, that suggest areas suitable for preservation and/or development. This table also identifies Community Unit types of various intensities that are appropriate in specific Sectors, and allocates ranges of Transect Zones within each Community Unit.

ALREADY DEVELOPED AREAS

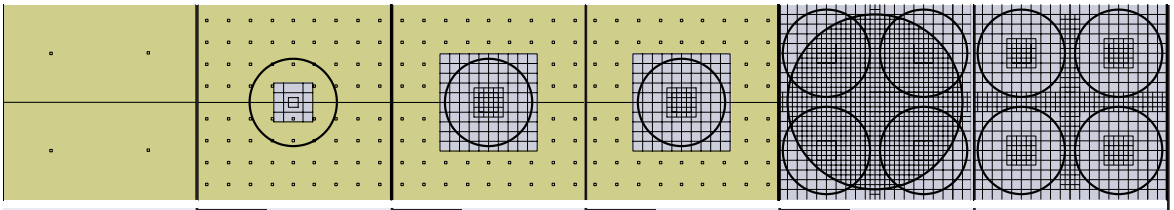
PROXIMITY TO MAJOR THOROUGHFARES AND TRANSIT

PROXIMITY TO TRANSIT OR OLD TOWN
PROXIMITY TO THOROUGHFARES

PROXIMITY TO HWY 183A
EDGE LOCATIONS

FLOOD PLAIN
LEGACY WOODLAND
LEGACY FARMLAND
LEGACY VIEWSHEDS
CLD RESIDUAL OPEN SPACES
SURFACE WATERBODIES
PROTECTED WETLANDS
PROTECTED HABITAT
RIPARIAN CORRIDORS
PURCHASED OPEN SPACE
CONSERV. EASEMENTS
LAND TRUST
TRANSPORT. CORRIDORS
CLD OPEN SPACES

(OPEN SPACE) | (NEW COMMUNITIES) | (EXISTING COMMUNITY)



	OS OPEN SPACE	CD CONVENTIONAL DEVELOPMENT SECTOR		S1 S1 GENERAL SECTOR	S2 S2 TRANSIT SECTOR	S3 S3 OLD TOWN SECTOR
COMMUNITY UNITS		CLD OPTION	TND OPTION	TND	RCD	
TRANSECT ZONE ALLOCATION WITHIN EACH COMMUNITY UNIT						
T1 T2		50% MIN	NO MIN	NO MIN		
T3		10 - 30%	10 - 30%	10 - 30%		VARIABLE
T4		20 - 40%	30 - 60%	30 - 60%	10 - 30%	VARIABLE
T5			10 - 30%	10 - 30%	10 - 30%	VARIABLE
T6					40 - 80%	

3.1 INSTRUCTIONS

3.1.1 This Chapter applies to thoroughfares and Civic Zones. In both New Communities (Chapter 4) and Infill (Chapter 5), these are generally mapped after determining the locations of Transect Zones.

3.1.2 Thoroughfares are intended for use by vehicular, bicycle, and pedestrian traffic and to provide access to lots and Civic Spaces. Thoroughfares shall generally consist of Vehicular Lanes and Public Frontages.

3.1.3 Civic Spaces are intended primarily for use by pedestrians and bicyclists.

3.1.4 Thoroughfares and Civic Spaces shall be designed in context with the physical form of their Transect Zones. Thoroughfares shall be designed for the target speed of the Transect Zones through which they pass. The Public Frontages of thoroughfares that pass from one Transect Zone to another should be adjusted accordingly or, alternatively, the Transect Zone may follow the alignment of the thoroughfare to the depth of one lot, retaining a single Public Frontage throughout its trajectory. See Table 3C.

3.1.5 Within the more urban zones (T3, T4, T5, T6), pedestrian comfort shall be a primary consideration of the thoroughfare. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.

3.1.6 All new thoroughfares shall terminate at other thoroughfares, forming a network. Cul-de-sacs, dead-ends, and hammerheads shall be subject to approval by Warrant to accommodate specific site conditions only. Such conditions are limited to impassable or uncrossable waterways, hillsides, or existing infrastructure blocking connection to another vehicular thoroughfare. Vehicular thoroughfares that cannot connect by virtue of the aforementioned site conditions shall be connected to another vehicular thoroughfare by a bikeway, path, or trail. Easements shall be provided for this purpose.

3.1.7 Each lot shall enfront a vehicular thoroughfare or Civic Space, except that 20% of the lots within each Transect Zone may enfront a pedestrian passage. Lots that enfront more than one vehicular thoroughfare, Civic Space, or pedestrian passage shall comply with the Private Frontage Standards of Table 6C on each frontage.

3.1.8 On a Preliminary Plat, B-Streets may be designated that are exempted by Warrant from one or more of the specified Public Frontage or Private Frontage requirements. See Chapter 4 Special Requirements.

3.1.9 A bikeway network consisting of Bicycle Trails, Bicycle Routes and Bicycle Lanes should be provided throughout the community. The community bicycle network should be connected to existing or proposed regional networks wherever possible.

3.1.10 Standards for paths and bikeways shall be approved by Warrant.

3.1.11 Within Special Districts, the standards for thoroughfares and Civic Spaces shall be determined by Exception.

3.1.12 Rear Alleys shall be required in New Communities in T4, T5, and T6.

3.1.13 Rear Alleys shall be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges.

3.1.14 Stormwater drainage on thoroughfares shall be accomplished with pipes or infiltration, by retention or detention in vegetated swales or tree trenches in the public frontage or median, and/or by channeling with raised curbs, as appropriate to the thoroughfare type.

3.1.15 Stormwater management on thoroughfares and lots shall be primarily through underground drainage channeled by raised curbs. There shall be no retention or detention

required on the individual lots unless regional options are unavailable. If regional options are unavailable, temporary detention and retention may be required.

3.2 THOROUGHFARES - VEHICULAR LANES

3.2.1 General to all zones T1, T2, T3, T4, T5, T6

a. Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles. The standards for vehicular lanes shall be as shown in Table 3A and Table 3B.
b. Retrofit of existing lanes may be accomplished by restriping, changing one-way thoroughfares to two-way, reducing turning radii, adding on-street parking, changing parallel parking to diagonal, and/or removing pavement width by adding bioretention areas.

3.3 THOROUGHFARES - PUBLIC FRONTAGES

3.3.1 General to all zones T1, T2, T3, T4, T5, T6

a. The Public Frontage contributes to the character of the Transect Zone, and includes the types of sidewalks, curbs, planters, bikeways, and street trees.
b. Public Frontages should be designed as shown in Table 3C and Table 3D and allocated within Transect Zones as specified in Summary Table 7A.
c. Within the Public Frontages, the prescribed types of Public Planting and Public Lighting shall be as shown in Table 4C, Table 4D, Table 4G and Table 4H. The spacing may be adjusted by Warrant to accommodate specific site conditions.
d. Retrofit of existing thoroughfares may be accomplished in the Public Frontage by widening sidewalks, adding trees, and/or adding bioretention areas as medians or planting strips. See Table 4G Thoroughfare Assemblies.

3.3.2 Specific to zones T1, T2, T3

a. The Public Frontage shall include trees of various species, naturalistically clustered, as well as understory.
b. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance, and depressed planting areas that can provide rainwater infiltration where useful.

3.3.3 Specific to zone T4

a. The Public Frontage shall include trees planted in a regularly-spaced allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one story.
b. Planting strips and medians should be depressed to facilitate rainwater infiltration.

3.3.4 Specific to zones T4, T5, T6

a. The introduced landscape shall consist primarily of durable species tolerant of soil compaction.

3.3.5 Specific to zones T5, T6

a. The Public Frontage shall include trees planted in a regularly-spaced allee pattern with shade canopies of a height that, at maturity, clears at least one story. At retail frontages, the spacing of the trees may be irregular, to avoid visually obscuring the shopfronts.

3.4 CIVIC ZONES

3.4.1 General

a. Civic Zones dedicated for public use shall be required for each Community Unit and designated on the Transect Map as Civic Space (CS), Civic Building (CB), or more generally Civic Zone (CZ).
b. A Civic Zone may be permitted by Warrant if it does not occupy more than 20% of a Pedestrian Shed, otherwise it is subject to the creation of a Special District. See Section 3.5.
c. The Civic Space requirements of this Code shall satisfy the requirement for the dedication of parkland pursuant to the Parkland Dedication Ordinance, but park improvement fees as required in the Parkland Dedication Ordinance shall still apply. Right-of-way for all Primary and Secondary Trails identified on the Transportation Plan are required to be dedicated as Civic Space.
d. Any single Civic Space large enough to fall under a Special District designation, and/or wholly or partially within an area already designated as parkland on the City Parks, Recreation & Open Space Master Plan, shall be considered in a public process per Section 61 of the Parkland Dedication Policy.

3.4.2 **Civic Space (CS) General to zones T3, T4, T5, T6**

a. Civic Spaces shall be assigned to at least 5% cumulatively of the area of each Community Unit.
b. Any new Civic Spaces shall be designed in context with Transect Zones as generally described in Table 3F and approved by the Planning Director.
c. Each Pedestrian Shed shall contain at least one Main Civic Space. The Main Civic Space shall be within 800 feet of the geographic center of each Pedestrian Shed, unless topographic conditions, pre-existing thoroughfare alignments or other circumstances prevent such location.
d. A Civic Space designed and equipped as a playground shall be provided within 800 feet for at least 75% of the residential units within the Pedestrian Shed.
e. Each Civic Space shall have a minimum of 50% of its perimeter enfronting a thoroughfare, except for playgrounds and pocket parks.
f. Any new Civic Spaces smaller than one (1) acre shall not be proportioned narrower than 1:4.
g. Civic Spaces may be permitted within Special Districts by Warrant.

3.5 CIVIC SPACE SPECIAL DISTRICTS (SD)

3.5.1 Special District designations shall be assigned to Civic Spaces that, by their intrinsic size, function, or form, cannot conform to the requirements of their Transect Zone(s).

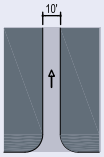
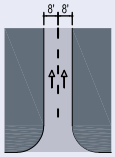
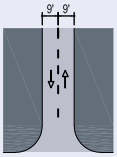
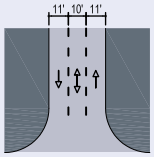
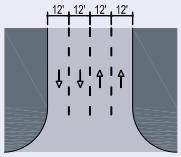
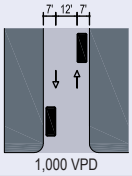
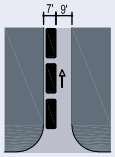
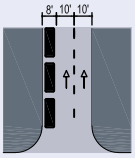
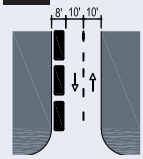
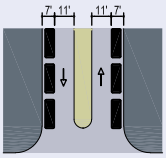
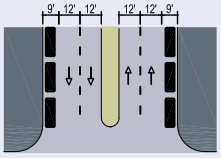
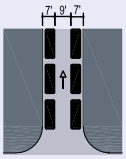
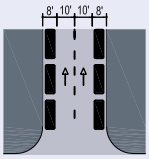
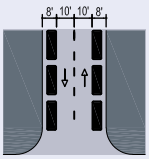
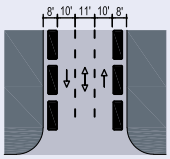
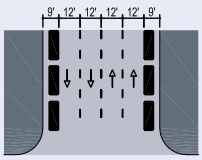
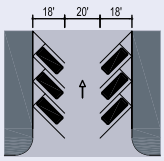
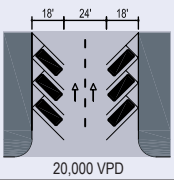
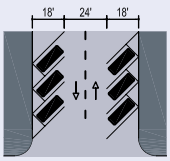
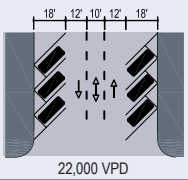
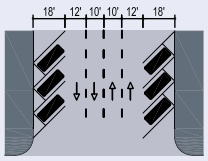
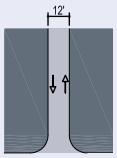
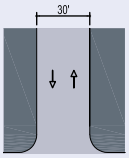
Table 3A: Vehicular Lane Dimensions. This table assigns lane widths to Transect Zones. Target speed should be the determinant for pedestrian and multi-modal safety. The most typical assemblies are shown in Table 3B. Specific requirements for truck and transit bus routes and truck loading shall be decided by Warrant.

TARGET SPEED	TRAVEL LANE WIDTH	T1	T2	T3	T4	T5	T6
Below 20 mph	8 feet	■	■	■	□		
20-25 mph	9 feet	■	■	■	■	□	□
25-35 mph	10 feet	■	■	■	■	■	■
25-35 mph	11 feet	■	■			■	■
Above 35 mph	12 feet	■	■			■	■
TARGET SPEED	**PARKING LANE WIDTH**						
20-25 mph	(Angle) 18 feet					■	■
20-25 mph	(Parallel) 7 feet				■		
25-35 mph	(Parallel) 8 feet			■	■	■	■
Above 35 mph	(Parallel) 9 feet					■	■
TARGET SPEED	**EFFECTIVE TURNING RADIUS (SEE TABLE 8A)**						
Below 20 mph	5-10 feet			■	■	■	■
20-25 mph	10-15 feet	■	■	■	■	■	■
25-35 mph	15-20 feet	■	■	■	■	■	■
Above 35 mph	20-30 feet	■	■			□	□

■ BY RIGHT

□ BY WARRANT

Table 3B: Vehicular Lane/Parking Assemblies. Projected target speeds determine the dimensions of the vehicular lanes and turning radii assembled for thoroughfares.

	ONE WAY MOVEMENT →		TWO WAY MOVEMENT →		
a. NO PARKING	T1 T2 T3	T1 T2 T3	T1 T2 T3	T1 T2	T1 T2
					
Design ADT	300 VPD	600 VPD	2,500 VPD	22,000 VPD	36,000 VPD
Pedestrian Crossing	3 Seconds	5 Seconds	5 Seconds	9 Seconds	13 Seconds
Target Speed	20 - 30 MPH	Below 20 MPH	20-25 MPH	35 MPH and above	35 MPH and above
b. YIELD PARKING	T3 T4		T3 T4		
					
Design ADT	1,000 VPD		1,000 VPD		
Pedestrian Crossing	5 Seconds		7 Seconds		
Target Speed	Below 20 MPH		Below 20 MPH		
c. PARKING ONE SIDE PARALLEL	T3 T4	T3 T4 T5	T4 T5	T4 T5 T6	T5 T6
					
Design ADT	5,000 VPD	18,000 VPD	16,000 VPD	15,000 VPD	32,000 VPD
Pedestrian Crossing	5 Seconds	8 Seconds	8 Seconds	11 Seconds	13 Seconds
Target Speed	20-30 MPH	20-30 MPH	25-30 MPH	25-30 MPH	
d. PARKING BOTH SIDES PARALLEL	T4	T4 T5 T6	T4 T5 T6	T5 T6	T5 T6
					
Design ADT	8,000 VPD	20,000 VPD	15,000 VPD	22,000 VPD	32,000 VPD
Pedestrian Crossing	7 Seconds	10 Seconds	10 Seconds	13 Seconds	15 Seconds
Target Speed	Below 20 MPH	25-30 MPH	25-30 MPH	25-30 MPH	35 MPH and above
e. PARKING BOTH SIDES DIAGONAL	T5 T6	T5 T6	T5 T6	T5 T6	T5 T6
					
Design ADT	18,000 VPD	20,000 VPD	15,000 VPD	22,000 VPD	31,000 VPD
Pedestrian Crossing	15 Seconds	17 Seconds	17 Seconds	20 Seconds	23 Seconds
Target Speed	Below 20 MPH	20-25 MPH	20-25 MPH	25-30 MPH	25-30 MPH
f. DRIVEWAYS			T3 T4	T5 T6	
					
Pedestrian Crossing			3 Seconds	6 Seconds	

Leander SmartCode v2.0 adapted by Sandy Sorlien / Smartcode Local & Michael Watkins Architect. Illustrations by DPZ & Co. from SmartCode v9.5

Table 3C: Public Frontages - General. The Public Frontage is the area between the private lot line and the edge of the vehicular lanes. Dimensions are given in Table 3E Thoroughfare Assemblies.

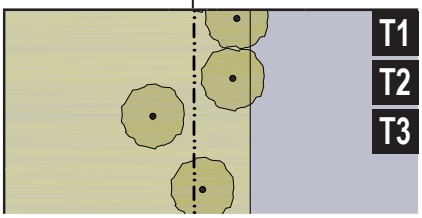
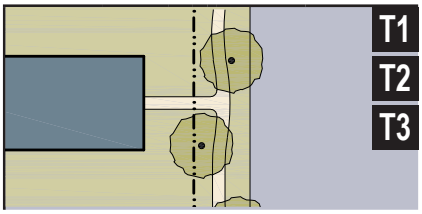
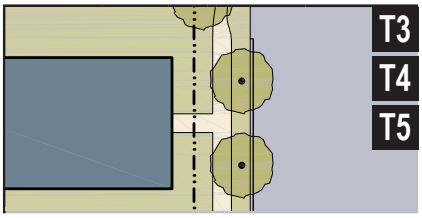
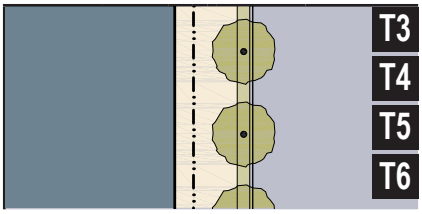
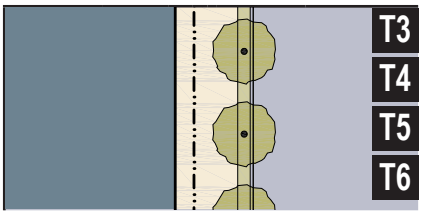
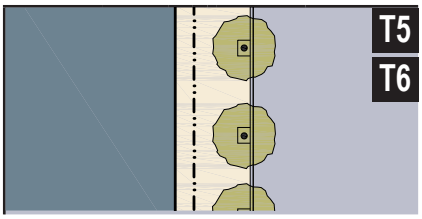
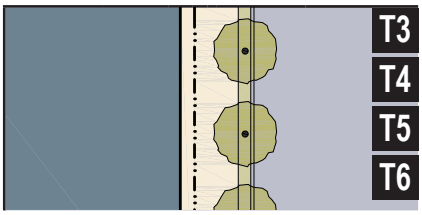
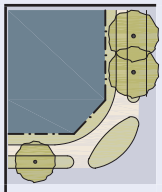
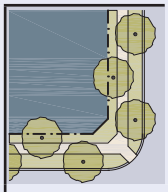
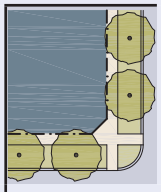
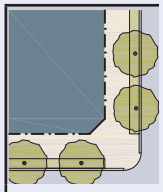
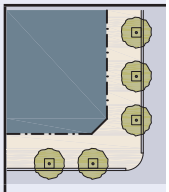
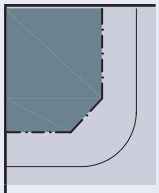
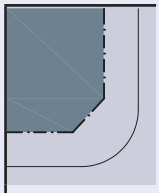
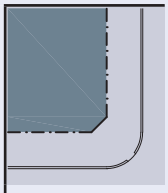
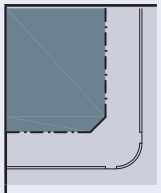
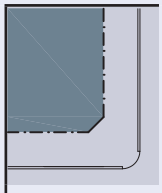
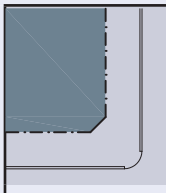
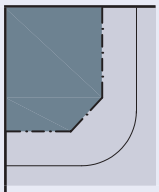
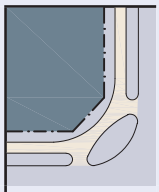
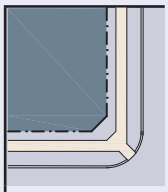
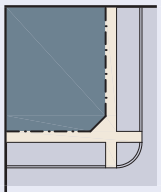
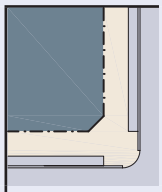
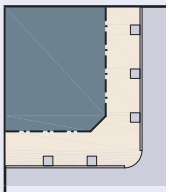
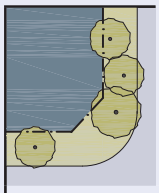
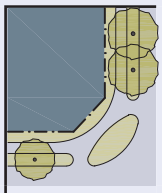
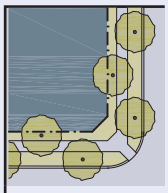
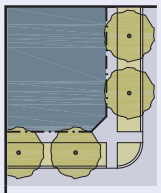
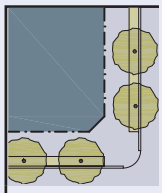
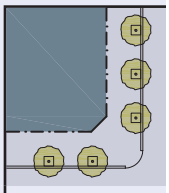
	PLAN LOT ▶ ◀ R.O.W. PRIVATE FRONTAGE ▶ ◀ PUBLIC FRONTAGE
a. Highway (HW): This frontage has open swales drained by percolation, bicycle trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.	 T1 T2 T3
b. Road (RD): This frontage has open swales drained by percolation and a walking path or bicycle trail along one or both sides and yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.	 T1 T2 T3
c. Street (ST): This frontage has raised curbs drained by inlets, and sidewalks separated from the vehicular lanes by individual or continuous planters, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced allee, with the exception that streets with a right-of-way (R.O.W.) width of 40 feet or less are exempt from tree requirements.	 T3 T4 T5
d. **Drive (DR):** This frontage has raised curbs drained by inlets and a wide sidewalk or paved path along one side, related to a greenway or waterfront. It is separated from the vehicular lanes by individual or continuous planters. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced allee.	 T3 T4 T5 T6
e. Avenue (AV): This frontage has raised curbs drained by inlets, and wide sidewalks separated from the vehicular lanes by a narrow continuous planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced allee.	 T3 T4 T5 T6
f. Commercial Street or Avenue (CS) (AV): This frontage has raised curbs drained by inlets, and very wide sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates, and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible, but clears the shopfront entrances.	 T5 T6
g. Boulevard (BV): This frontage has side drives on both sides. It consists of raised curbs drained by inlets, and sidewalks along both sides, separated from the vehicular lanes by planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced allee.	 T3 T4 T5 T6

Table 3D: Public Frontages - Specific. This table assembles prescriptions and dimensions for the Public Frontage elements - curbs, walkways and planters – relative to specific thoroughfare types within Transect Zones. Table 3D-a and Table 3E assemble all of the elements for the various types. See Table 3G for lighting types and Table 3H for planting types.

TRANSECT ZONE	T1 T2 T3	T1 T2 T3	T3 T4	T4 T5	T5 T6	T5 T6
Public Frontage Type	HW & RD	RD & ST	ST-DR-AV	ST-DR-AV-BV	CS-DR-AV-BV	CS-DR-AV-BV
a. Assembly: The principal variables are the type and dimension of curbs, walkways, planters and landscape.						
Total Width	16-24 feet	12-24 feet	12-18 feet	12-18 feet	18-24 feet	18-30 feet
b. Curb: The detailing of the edge of the vehicular pavement, incorporating drainage.						
Type	Open Swale	Open Swale	Raised Curb	Raised Curb	Raised Curb	Raised Curb
Pavement Radius	10-30 feet	10-30 feet	5-20 feet	5-20 feet	5-20 feet	5-20 feet
c. Walkway: The pavement dedicated exclusively to pedestrian activity.						
Type	Path Optional	Path	Sidewalk	Sidewalk	Sidewalk	Sidewalk
Width	n/a	4-8 feet	4-8 feet	4-8 feet	12-20 feet	12-30 feet
d. Planter: The layer that accommodates street trees and other landscape.						
Arrangement	Clustered	Clustered	Regular	Regular	Regular	Opportunistic
Species	Multiple	Multiple	Alternating	Single	Single	Single
Planter Type	Continuous Swale	Continuous Swale	Continuous Planter	Continuous Planter	Continuous Planter	Tree Well
Planter Width	8 feet-16 feet	8 feet-16 feet	8 feet-12 feet	8 feet-12 feet	4 feet-6 feet	4 feet-6 feet
e. Public Lighting:	See Table 3G		See Table 3G		See Table 3G	
f. Public Planting:	See Table 3H		See Table 3H		See Table 3H	

Leander SmartCode v2.0 adapted by Sandy Sorlien / Smartcode Local & Michael Watkins Architect. Illustrations by DPZ & Co. from SmartCode v9.5

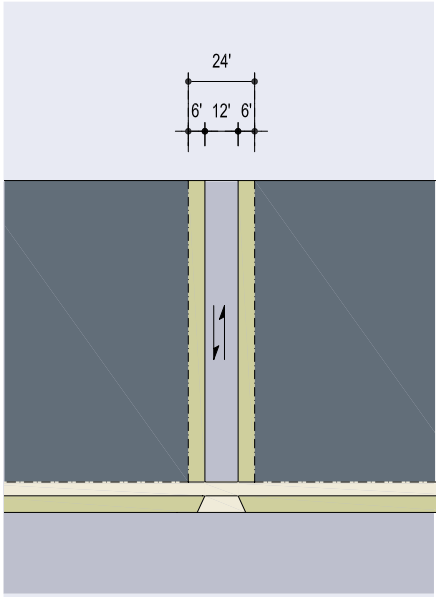
Table 3E: Thoroughfare Assemblies. The first two letters designate the thoroughfare type. The second two designate the Right-Of-Way width. The final two numbers designate the paving width from curb to curb (inside face).

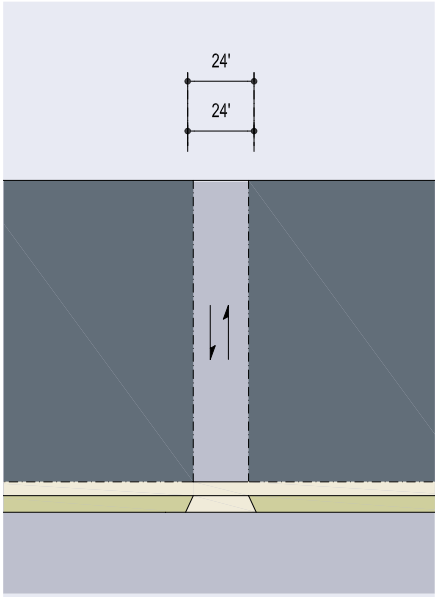
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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





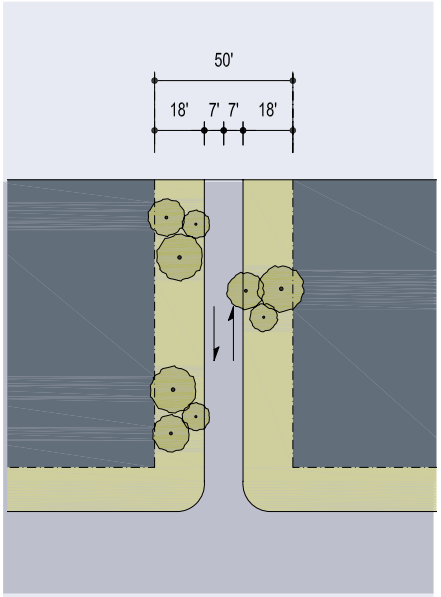
	RL-24-12	RA-24-24
Thoroughfare Type	Rear Lane	Rear Alley
Transect Zone Assignment	T3	T4, T5, T6
Right-of-Way Width	24 feet	24 feet
Pavement Width	12 feet	24 feet
Movement	Yield Movement	Slow Movement
Design Speed	10 MPH	10 MPH
Pedestrian Crossing Time	3.5 seconds	7 seconds
Traffic Lanes	n/a	n/a
Parking Lanes	None	None
Pavement Radius	Taper	Taper
Walkway Type	None	None
Planter Type	None	None
Curb Type	Inverted Crown	Inverted Crown
Landscape Type	None	None
Transportation Provision	None	None

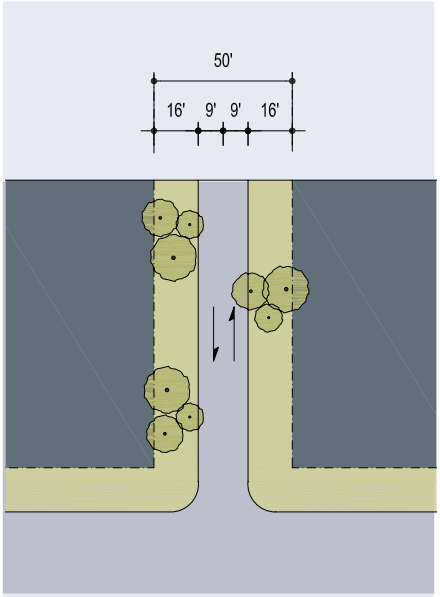
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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





	RD-50-14	RD-50-18
Thoroughfare Type	Road	Road
Transect Zone Assignment	T1, T2, T3	T1, T2, T3
Right-of-Way Width	50 feet	50 feet
Pavement Width	14 feet	18 feet
Movement	Yield Movement	Slow Movement
Design Speed	15 MPH	15 MPH
Pedestrian Crossing Time	4 seconds	5.1 seconds
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	None	None
Pavement Radius	25 feet	25 feet
Walkway Type	Path optional	Path optional
Planter Type	Continuous Swale	Continuous Swale
Curb Type	Swale	Swale
Landscape Type	Trees clustered	Trees clustered
Transportation Provision	None	None

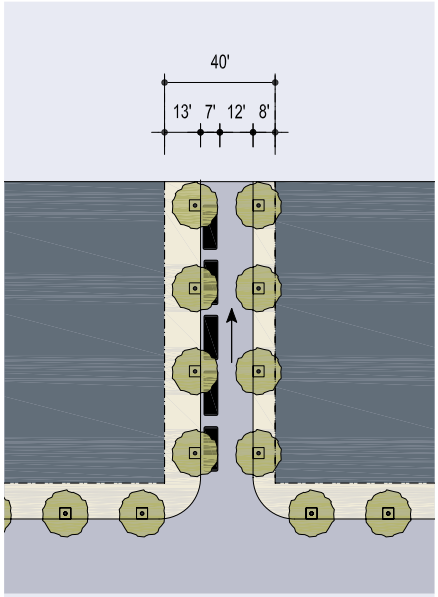
TABLE 3E. THOROUGHFARE ASSEMBLIES (CONT.)

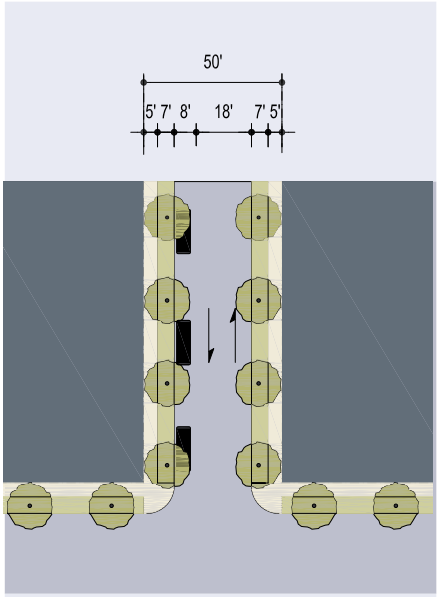
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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





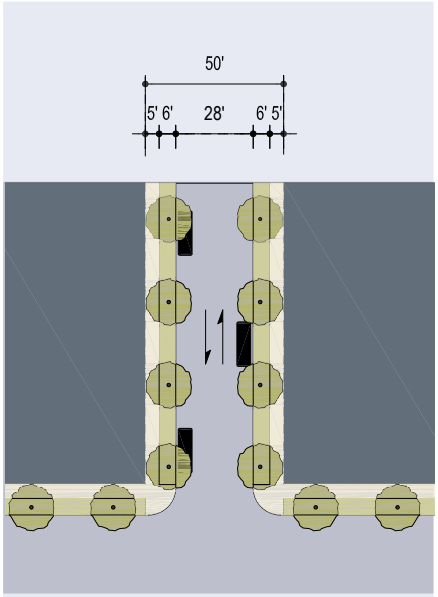
	ST-40-19	ST-50-26
Thoroughfare Type	Street	Street
Transect Zone Assignment	T5, T6	T4, T5, T6
Right-of-Way Width	40 feet	50 feet
Pavement Width	19 feet	26 feet
Movement	Slow Movement	Free Movement
Design Speed	20 MPH	20 MPH
Pedestrian Crossing Time	5.4 seconds	7.4 seconds
Traffic Lanes	1 lane, one way	2 lanes
Parking Lanes	One side @ 7 feet marked	One side @ 8 feet marked
Pavement Radius	15 feet	10 feet
Walkway Type	13/8 foot Sidewalk	5 foot Sidewalk
Planter Type	4x4" tree well	7 foot continuous Planter
Curb Type	Curb	Curb
Landscape Type	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
Transportation Provision	None	None

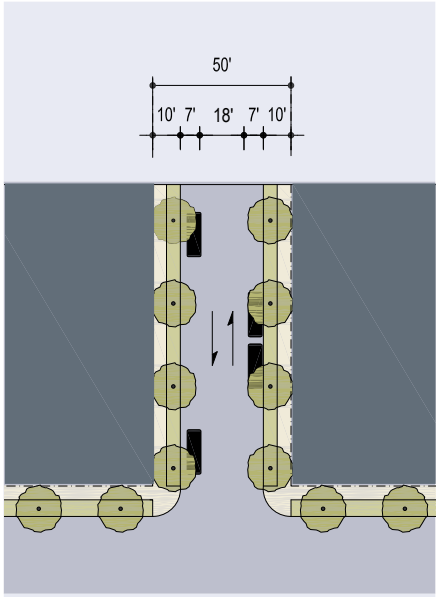
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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





	ST-50-28	ST-50-32
Thoroughfare Type	Street	Street
Transect Zone Assignment	T4, T5, T6	T3, T4
Right-of-Way Width	50 feet	50 feet
Pavement Width	28 feet	32 feet
Movement	Yield Movement	Slow Movement
Design Speed	20 MPH	20 MPH
Pedestrian Crossing Time	7.6 seconds	8.5 seconds
Traffic Lanes	2 lane	2 lanes
Parking Lanes	Both sides @ 8 feet unmarked	Both sides @ 7 feet unmarked
Pavement Radius	10 feet	10 feet
Walkway Type	5 foot Sidewalk	5 foot Sidewalk
Planter Type	6 foot continuous Planter	5 foot continuous Planter
Curb Type	Curb	Curb
Landscape Type	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
Transportation Provision	None	None

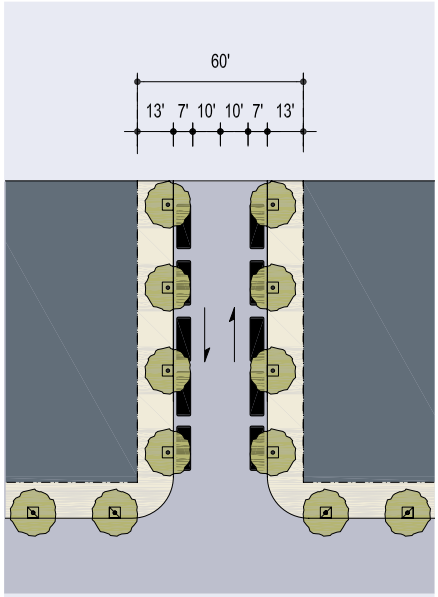
TABLE 3E. THOROUGHFARE ASSEMBLIES (CONT.)

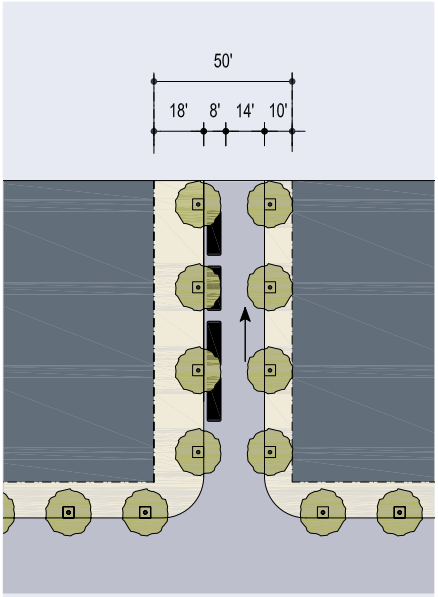
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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





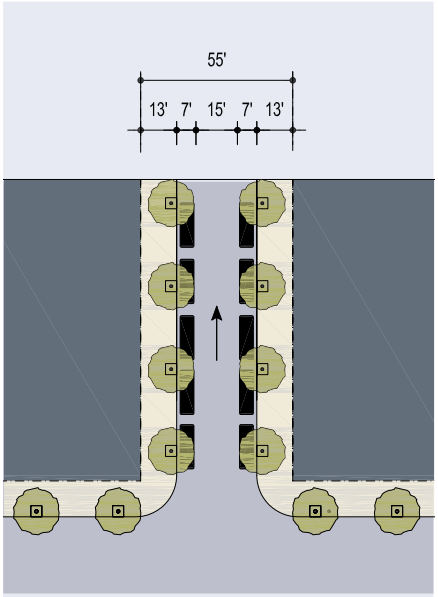
	ST-60-34	CS-50-22
Thoroughfare Type	Street	Commercial Street
Transect Zone Assignment	T3, T4, T5	T5, T6
Right-of-Way Width	60 feet	50 feet
Pavement Width	34 feet	22 feet
Movement	Slow Movement	Slow Movement
Design Speed	20 MPH	20 MPH
Pedestrian Crossing Time	9.7 seconds	6.2 seconds
Traffic Lanes	2 lanes	1 lane, one way
Parking Lanes	Both Sides @ 7 feet marked	One side @ 8 feet marked
Pavement Radius	15 feet	15 feet
Walkway Type	6 foot Sidewalk	18/10 foot Sidewalk
Planter Type	7 foot continuous Planter	4x4'' tree well
Curb Type	Curb	Curb
Landscape Type	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
Transportation Provision	None	None

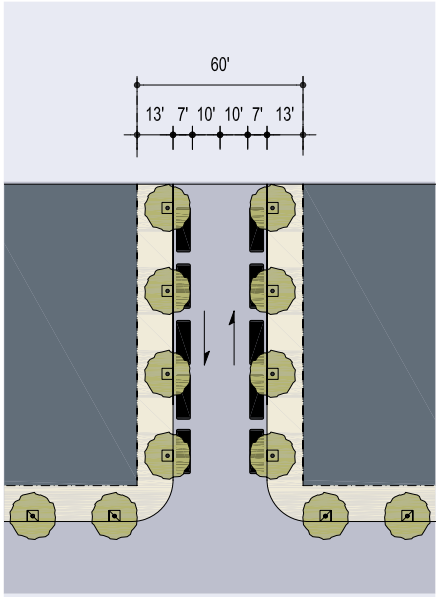
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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





	CS-55-29	CS-60-34
Thoroughfare Type	Commercial Street	Commercial Street
Transect Zone Assignment	T5, T6	T5, T6
Right-of-Way Width	55 feet	60 feet
Pavement Width	29 feet	34 feet
Movement	Slow Movement	Slow Movement
Design Speed	20 MPH	20 MPH
Pedestrian Crossing Time	8.2 seconds	9.7 seconds
Traffic Lanes	1 lane, one way	2 lanes
Parking Lanes	Both sides @ 7 feet marked	Both sides @ 7 feet marked
Pavement Radius	15 feet	10 feet
Walkway Type	13 foot Sidewalk	13 foot Sidewalk
Planter Type	4x4'' tree well	4x4'' tree well
Curb Type	Curb	Curb
Landscape Type	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
Transportation Provision	None	None

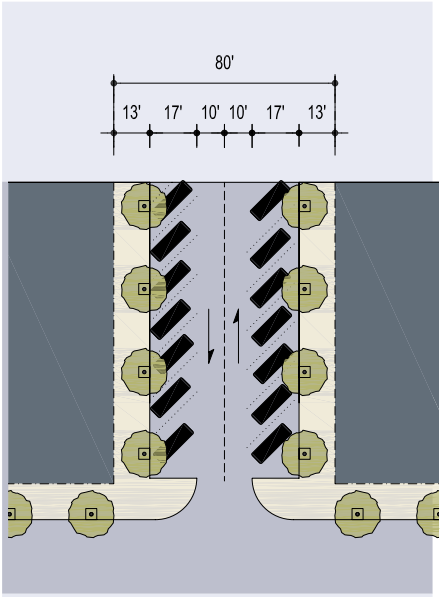
TABLE 3E. THOROUGHFARE ASSEMBLIES (CONT.)

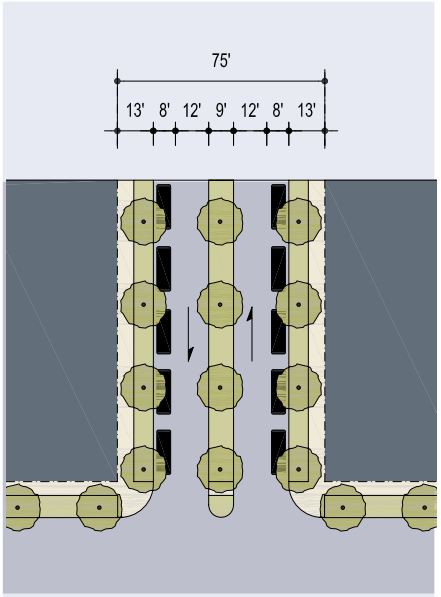
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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





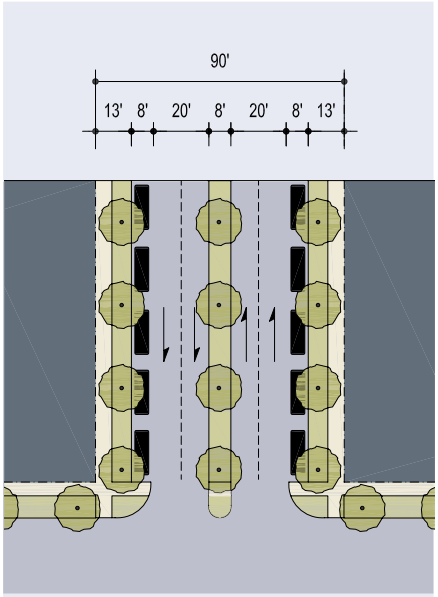
	CS-80-54	AV-75-40
Thoroughfare Type	Commercial Street	Avenue
Transect Zone Assignment	T5, T6	T3, T4, T5
Right-of-Way Width	80 feet	75 feet
Pavement Width	54 feet	40 feet total
Movement	Slow Movement	Slow Movement
Design Speed	25 MPH	25 MPH
Pedestrian Crossing Time	5.7 seconds at corners	5.7 seconds - 5.7 seconds
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	Both sides angled @ 17 feet marked	Both sides @ 8 feet marked
Pavement Radius	10 feet	10 feet
Walkway Type	13 foot Sidewalk	6 foot Sidewalk
Planter Type	4X4' tree well	7 foot continuous Planter
Curb Type	Curb	Curb or Swale
Landscape Type	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
Transportation Provision	None	None

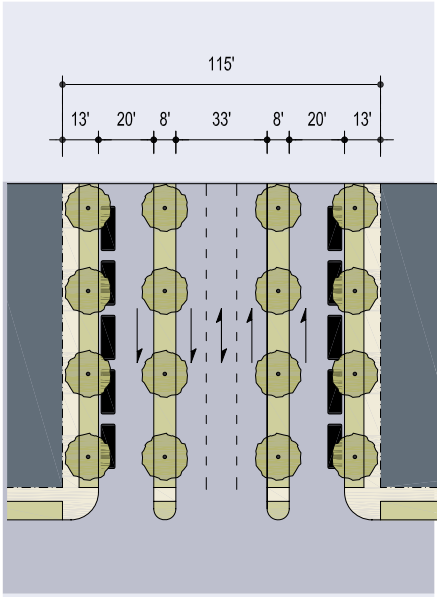
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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





	AV-90-56	BV-115-33
Thoroughfare Type	Avenue	Boulevard
Transect Zone Assignment	T3, T4, T5	T5, T6
Right-of-Way Width	90 feet	115 feet
Pavement Width	56 feet total	20 feet - 33 feet - 20 feet
Movement	Slow Movement	Free Movement (inner lanes)
Design Speed	25 MPH	35 MPH
Pedestrian Crossing Time	5.7 seconds - 5.7 seconds at corners	5.7 seconds - 9.4 seconds - 5.7 seconds
Traffic Lanes	4 lanes	3 lanes, one turning lane & two one-way slip roads
Parking Lanes	Both sides @ 8 feet marked	8 feet
Pavement Radius	10 feet	10 feet
Walkway Type	6 foot Sidewalk	6 foot Sidewalk
Planter Type	7 foot continuous Planter	7 foot continuous Planter
Curb Type	Curb or Swale	Curb
Landscape Type	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
Transportation Provision	None	None

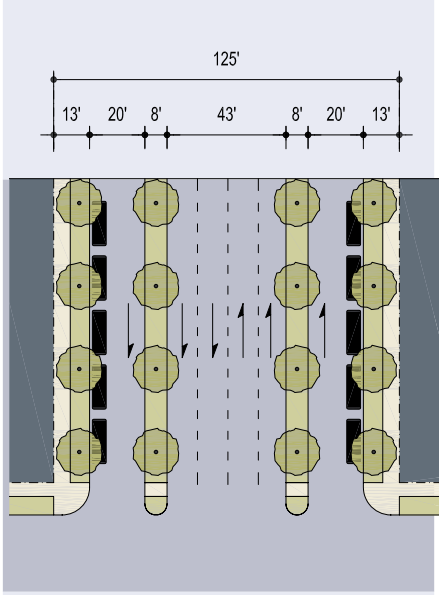
TABLE 3E .THOROUGHFARE ASSEMBLIES (CONT.)

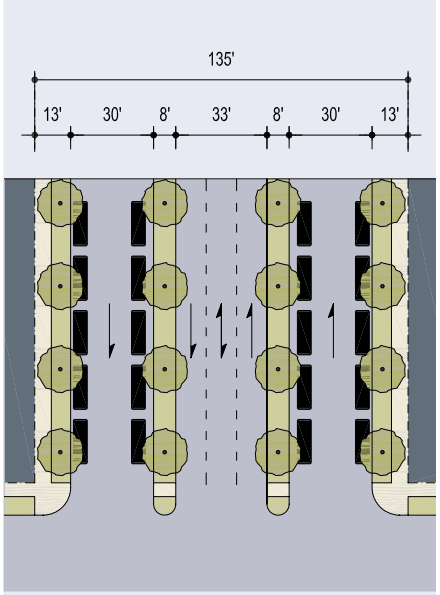
KEY **ST-57-20-BL**

- Thoroughfare Type
- Right of Way Width
- Pavement Width
- Transportation

THOROUGHFARE TYPES

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





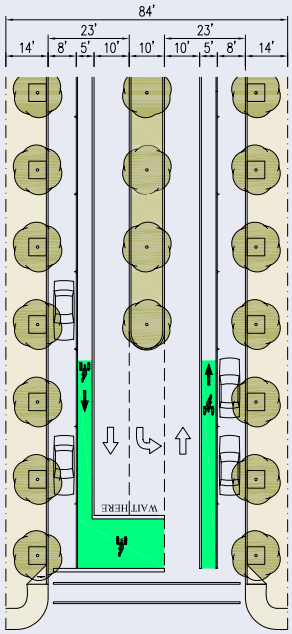
	BV-125-43	BV-135-33
Thoroughfare Type	Boulevard	Boulevard
Transect Zone Assignment	T5, T6	T5, T6
Right-of-Way Width	125 feet	135 feet
Pavement Width	20 feet - 43 feet - 20 feet	30 feet - 33 feet - 30 feet
Movement	Free Movement (inner lanes)	Free Movement
Design Speed	35 MPH	35 MPH
Pedestrian Crossing Time	5.7 seconds - 12.2 seconds - 5.7 seconds	8.5 seconds - 9.4 seconds - 8.5 seconds
Traffic Lanes	4 lanes & two one-way slip roads	3 lanes, one turning lane & two one-way slip roads
Parking Lanes	8 feet	8 feet
Pavement Radius	10 feet	10 feet
Walkway Type	6 foot Sidewalk	6 foot Sidewalk
Planter Type	7 foot continuous Planter	7 foot continuous Planter
Curb Type	Curb	Curb
Landscape Type	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.
Transportation Provision	None	None

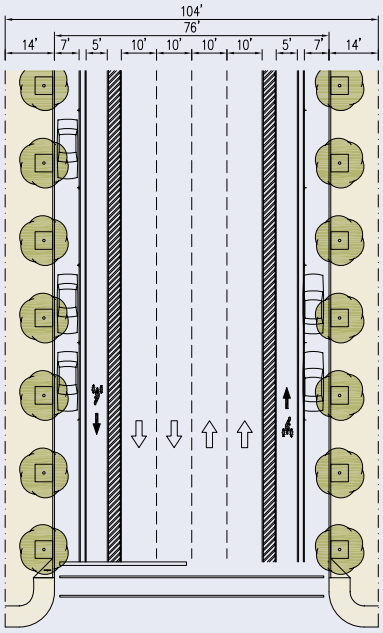
KEY **ST-57-20-BL**

Thoroughfare Type
Right of Way Width
Pavement Width
Transportation

THOROUGHFARE TYPES

Highway:	HW
Road:	RD
Street:	ST
Drive:	DR
Avenue:	AV
Commercial Street:	CS
Boulevard:	BV
Rear Alley:	RA
Rear Lane:	RL
Path:	PT
Passage:	PS
BIKEWAY TYPES	
Bicycle Trail (Shared Use):	BT
Bicycle Path (Shared Use):	BP
Bicycle Lane:	BL
Conventional	BLC
Buffered	BLB
Buffered - Two-Way	BLB2
Physically Separated	BLP
Shoulder	BLS
With Bicycle Box	BLX
Shared Vehicular Lane:	SL
Bicycle Boulevard:	BB
TRANSITWAY TYPES	See TOD Module





ASSEMBLY DESIGNATION	AV-84-56-BLX	CS-104-76-BLB
Thoroughfare Type	Avenue with Bicycle Lane with Bicycle Box	Commercial Street with Buffered Bicycle Lanes
Right-of-Way Width	84 feet	104 feet
Pavement Width	56 feet	76 feet
Transect Zone Assignment	(retrofit) T3, T4, T5	(retrofit) T5, T6
PUBLIC FRONTAGE		
Drainage Type	4" raised Curb	4" raised Curb
Turning Radius	10 feet.	10 feet
Walkway Type	14 foot Sidewalk both sides	14 foot Sidewalk both sides
Planter Type	6 foot tree wells	6 foot tree wells
Landscape Type	trees at 30' o.c. avg.	tree wells 30' o.c. avg.
Median Width	10 feet.	n/a
VEHICULAR LANES		
Traffic Lane Width	10 feet, turn lane10 feet	10 feet
Parking Lane Width	both sides @ 8 feet marked	both sides @ 7 feet marked
Target Speed	35 mph	above 35 mph
Pedestrian Crossing Time	16 seconds	24 seconds
BIKEWAY TYPE	**BLX - Bicycle Lane with Bicycle Box**	**BLB - Buffered Bicycle Lane**
Riding Surface Width	5 feet with 14' deep box	5 feet with 4' striped buffer and 2' Shy Zone
Movement	with traffic	with traffic
Intersection Treatment	signalized, Bicycle Box	signalized, Peg-a-Track, colored, Bicycle Box, Bicycle Inductor Loops
Bicycle Parking	rack, Bicycle Shelter, Bicycle Locker, Bicycle Station	rack, Bicycle Shelter, Bicycle Locker, Bicycle Station
TRANSITWAY TYPE	**None**	**None**

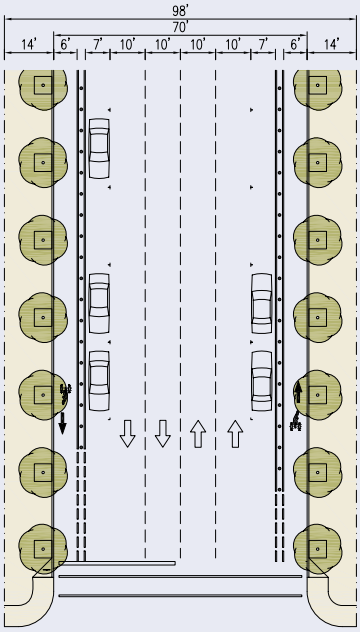
TABLE 3E. THOROUGHFARE ASSEMBLIES (CONT.)

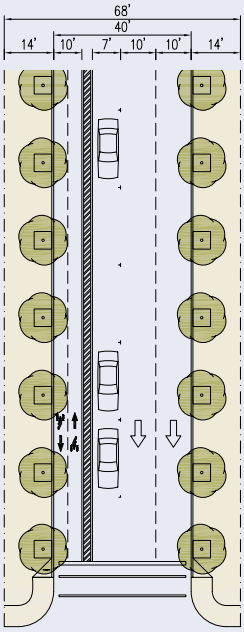
KEY **ST-57-20-BL**

Thoroughfare Type
Right of Way Width
Pavement Width
Transportation

THOROUGHFARE TYPES

Highway:	HW
Road:	RD
Street:	ST
Drive:	DR
Avenue:	AV
Commercial Street:	CS
Boulevard:	BV
Rear Alley:	RA
Rear Lane:	RL
Path:	PT
Passage:	PS
BIKEWAY TYPES	
Bicycle Trail (Shared Use):	BT
Bicycle Path (Shared Use):	BP
Bicycle Lane:	BL
Conventional	BLC
Buffered	BLB
Buffered - Two-Way	BLB2
Physically Separated	BLP
Shoulder	BLS
With Bicycle Box	BLX
Shared Vehicular Lane:	SL
Bicycle Boulevard:	BB
TRANSITWAY TYPES	See TOD Module





ASSEMBLY DESIGNATION	CS-98-70-BLP	DR-68-40-BLB2
Thoroughfare Type	Commercial Street with Physically-Sep. Bicycle Lane	Drive with 2-Way Buffered Bicycle Lane
Right-of-Way Width	98 feet	68 feet
Pavement Width	70 feet	40 feet
Transect Zone Assignment	(retrofit) T5, T6	(retrofit) T4, T5, T6
PUBLIC FRONTAGE		
Drainage Type	4" raised Curb	4" raised Curb
Turning Radius	10 feet.	10 feet
Walkway Type	14 foot Sidewalk both sides	14 foot Sidewalk both sides
Planter Type	6 foot tree wells	6 foot tree wells
Landscape Type	trees at 30' o.c. avg.	tree wells 30' o.c. avg
Median Width	n/a	n/a
VEHICULAR LANES		
Traffic Lane Width	10 feet	10 feet
Parking Lane Width	both sides @ 7 feet marked	one side @ 7 feet marked
Target Speed	35 mph	30 mph
Pedestrian Crossing Time	20 seconds	12 seconds
BIKEWAY TYPE	**BLP - Physically-Separated Bicycle Lane (Cycle Track)**	**BLB2 - Two-Way Buffered Bicycle Lane**
Riding Surface Width	6 feet with 2 ft barrier	5 feet each way with 3 ft striped buffer
Movement	with traffic	dual direction
Intersection Treatment	signalized, Peg-a-Track, colored	signalized, Peg-a-Track, colored,Bicycle Box, Bicycle Inductor Loops
Bicycle Parking	rack, Bicycle Shelter, Bicycle Locker, Bicycle Station	rack, Bicycle Shelter, Bicycle Locker, Bicycle Station
TRANSITWAY TYPE	**None**	**None**

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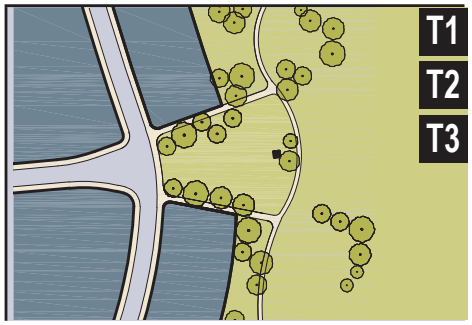
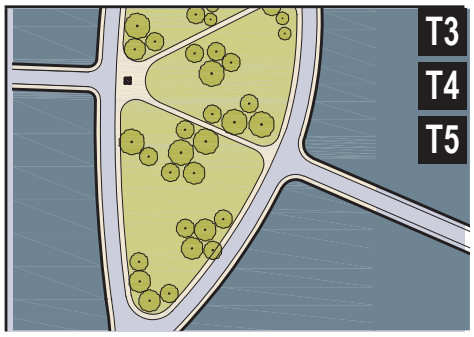
Table 3F: Civic Space. This table indicates the general character of public open space appropriate for each Transect Zone and provides some basic standards.

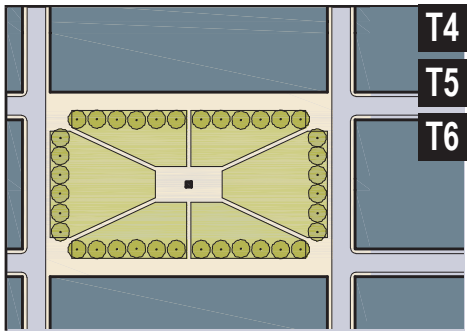
a. Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal greenways, following the trajectories of natural corridors. The minimum size shall be 8 acres. Larger parks may be considered as Special Districts by Warrant in all zones.



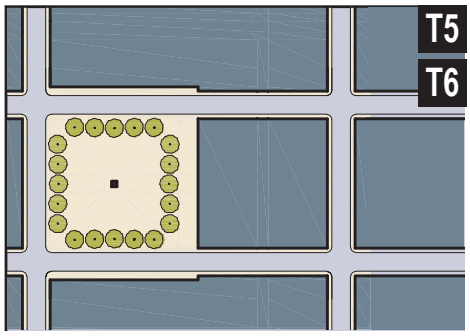
b. Green: An open space available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.



c. Square: An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares should be located at the intersection of important thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.



d. Plaza: An open space available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.



e. Playground: An open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.

f. Pocket Park: A small open space suitable for socializing, eating and resting. Pocket parks shall be equipped with benches and plantings, with tables and public art optional. They may be placed alongside thoroughfares or as intimate spaces within blocks, but should be visible from a thoroughfare. The maximum size shall be one half (1/2) acre.

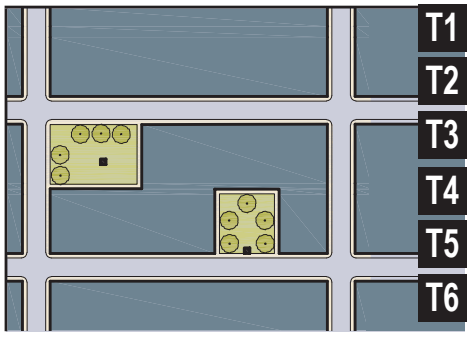
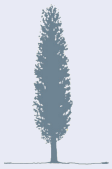
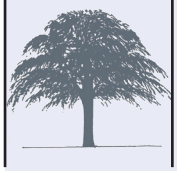


TABLE 3G. PUBLIC LIGHTING

Table 3G: Public Lighting. Lighting varies in brightness and also in the character of the fixture according to the Transect. The table shows five common types. A set of streetlights corresponding to these types is listed on this page. All street and parking lot lighting shall be incandescent, fluorescent, halogen, natural gas elements, metal halide, or LED. Fixtures shall be cut-off fixtures, directing light downwards. High-pressure sodium is permitted only in temporary parking lots.

	T1	T2	T3	T4	T5	T6	SD	Specifications
Cobra Head	▪						▪	
Pipe	▪	▪	▪					
Post		▪	▪	▪				
Column			▪	▪	▪			
Double Column					▪	▪		

Table 3H: Public Planting. This table provides tree shapes appropriate to thoroughfare types and Transect Zones. Specific trees and shrubs appropriate for the bioregion should be selected from the City of Austin *Native and Adapted Landscape Plants* handbook.

	T1 T2 T3	T3 T4	T5 T6	T5 T6	Common Name/ Botanical Name
Thoroughfare Type	**HW-RD**	**ST-DR-AV-BV**	**ST-DR-AV-BV**	**CS**	
Columnar 	■	■	■	■	
Oval	■	■	■	■	
Rounded	■	■	■		
Conical	■	■			
Spreading 	■	■			
Vase	■	■			

Leander SmartCode v2.0 adapted by Sandy Sorlien / Smartcode Local & Michael Watkins Architect. Illustrations by DPZ & Co. from SmartCode v9.5

4.1 INSTRUCTIONS

4.1.1 Chapter 4 is available by right for New Communities in the S1 General Sector, S2 Transit Sector, and S3 Old Town Sector as listed in Chapter 2. It shall be used in conjunction with Chapter 3 Thoroughfares and Civic Spaces.

4.1.2 New Community applications submitted in accordance with the provisions of this Code, for the appropriate Sector and requiring no Exceptions, shall be processed administratively.

4.1.3 Concept Plans shall include graphic representations of the following elements:

a. boundaries of the Community Unit(s) and the Pedestrian Shed(s)
b. the location and type of existing and proposed major thoroughfares
c. the general location of the Transect Zones (and subzones if any),
d. the acreage of each Transect Zone and the percent of each Transect Zone relative to the total
e. the Civic Space requirements of Section 3.4.

4.1.4 Concept Plans may overlap Sectors, but such plans shall follow the Community Unit standards of the Sector containing the greater land area.

4.1.5 Preliminary Plats may be prepared after approval of a Concept Plan and shall include one or more maps showing the following for each Community Unit in the plan area, in compliance with the Thoroughfare and Civic Space standards of Chapter 3 and the New Community standards of Chapter 4:

a. Specific boundaries of Transect Zones (and subzones, if any)
b. Civic Zones including Parks and Open Spaces
c. Thoroughfare network with block lengths and Thoroughfare Assemblies assigned
d. Waste, Wastewater, and Drainage utilities
e. Lot lines
f. Special Districts, if any
g. Special Requirements, if any, and
h. Warrants or Exceptions, if any.

4.2 SEQUENCE OF COMMUNITY DESIGN

4.2.1 The site shall be structured using one or several Pedestrian Sheds, which should be located according to existing conditions, such as traffic intersections, adjacent developments, and natural features. The site or any Community Unit within it may be smaller or larger than its Pedestrian Shed, except for CLD, which shall be smaller.

4.2.2 Pedestrian Shed boundaries are not included on an adopted Transect Map and are not themselves regulatory.

4.2.3 The Community Unit boundaries may be adjusted to include land falling between or outside the Pedestrian Sheds, but the extent of each shall not exceed the acreage limit specified in Section 4.3 for the applicable Community Unit type.

4.2.4 Areas of Transect Zones shall be allocated within the boundaries of each Community Unit according to the percentage ranges for each type provided on Table 2A and Summary Table 7A. Previously approved Participating Parcels shall be included, as provided in Section 4.4.

4.2.5 Civic Zones shall be assigned according to Section 3.4.

4.2.6 Special Districts, if any, shall be assigned according to Section 4.7.

4.2.7 The Thoroughfare network shall be laid out according to Section 3.2 and Section 3.3.

4.2.8 Density shall be calculated according to Section 4.6.

4.2.9 Remnants of the site outside the Community Units shall be assigned to Transect Zones or Civic Space by Warrant, or considered for Special District by Exception.

4.2.10 Detail the plan using the Special Requirements described in Section 4.8, if applicable.

4.2.11 Incorporate the incentives available according to Section 1.6, if applicable.

4.3 COMMUNITY UNITS

4.3.1 Clustered Land Development (CLD)

a. A CLD shall be permitted within the CD Sector as an option.

b. A CLD shall fall within a Standard Pedestrian Shed and shall consist of no fewer than 20 acres and no more than 60 acres.

c. A CLD shall include Transect Zones as allocated on Table 2A and Summary Table 7A. A minimum of 30% of the Community Unit shall be permanently allocated to the T1 Natural Zone and/or the T2 Rural Zone.

d. Larger sites shall be designed and developed as multiple Community Units, each subject to the individual Transect Zone requirements for its type as allocated on Table 2A and Summary Table 7A. The simultaneous planning of adjacent parcels is encouraged.

4.3.2 Traditional Neighborhood Development (TND)

a. A TND shall be the only form of development permitted within the S1 General Sector, and shall be permitted within the CD Sector as an option.

b. A TND shall be structured by one Standard Pedestrian Shed or one Linear Pedestrian Shed and shall consist of no fewer than 40 acres and no more than 160 acres.

c. A TND shall include Transect Zones as allocated on Table 2A and Summary Table 7A.

d. Larger sites shall be designed and developed as multiple Community Units, each subject to the individual Transect Zone requirements for its type as allocated on Table 2A and Summary Table 7A. The simultaneous planning of adjacent parcels is encouraged.

4.3.3 Regional Center Development (RCD)

a. An RCD shall be the only form of development permitted within the S2 Transit Sector.

b. An RCD shall be structured by one Standard Pedestrian Shed, one Linear Pedestrian Shed, or one Long Pedestrian Shed and shall consist of no fewer than 60 acres and no more than 640 acres.

c. An RCD shall include Transect Zones as allocated on Table 2A and Summary Table 7A.

d. For larger sites that cross into the S1 General Sector, an RCD may be adjoined without buffer by one or more TNDs, each subject to the individual Transect Zone requirements for TND as allocated on Table 2A and Summary Table 7A. The simultaneous planning of adjacent parcels is encouraged.

4.4 PARTICIPATING PARCELS

4.4.1 The owner of a parcel smaller than the minimum acreage required for a Community Unit within the S1 Sector or S2 Sector may submit a Concept Plan for a Community Unit for the Pedestrian Shed containing the parcel, and may request the allocation of one or more Transect Zones for the Participating Parcel based on (1) the location of the parcel and (2) the permitted allocation percentages within the requested

Community Unit.

4.4.2 If a landowner owns multiple parcels within a Community Unit, all of the parcels shall be included in the Concept Plan.

4.4.3 Participating Parcel Concept Plans shall follow the process for a zoning ordinance amendment as defined in the Composite Zoning Ordinance.

4.4.4 Upon approval by the City Council, the assigned Transect Zone(s) for the Participating Parcel (only) shall be recorded on the Transect Map, replacing the Sector designation for that parcel. For future Participating Parcel or New Community applications within the Concept Plan area, at the discretion of the Planning Office, the boundaries may be adjusted up to 20% by land area relative to the original size, and/or, after boundary adjustment, the location of the center of the full Community Unit may be moved up to 20% relative to the new boundaries, provided that the Community Unit is still compliant with Section 4.2.

4.4.5 Within the established Pedestrian Shed of a previously approved Participating Parcel, further Participating Parcel applications shall complement, in their allocation calculations, the Transect Zones of the other Participating Parcels, i.e., the portions of the Transect Map that already occupy their plan area.

4.5 TRANSECT ZONES

4.5.1 Transect Zones shall be composed of the urban design elements generally described in Table 1C, prescribed throughout this Code, and summarized on Summary Table 7A.

4.5.2 Lot and Building standards for the individual Transect Zones T3, T4, T5, and T6 are summarized on Table 7B, Table 7C, Table 7D, and Table 7E respectively.

4.5.3 Subzones of Transect Zones (e.g., T3.1, T3.2) shall be permitted for creating distinctions within Transect Zones, as long as their minimum and maximum metric standards and permitted types do not exceed the standards of the main Transect Zone. Subzones are counted along with the main Transect Zone for allocation percentages. Subzones shall support the Intent of this Code.

4.5.4 An assignment of a Transect Zone to allow a different Function level (e.g., from Restricted to Limited) than that provided on Table 6E shall be subject to review by Exception.

4.6 DENSITY CALCULATIONS

4.6.1 The permitted Residential Density of each Transect Zone shall be calculated in terms of housing units (not including accessory units) as specified by Summary Table 7A. For purposes of density calculation, the Transect Zone areas include the private lots and thoroughfares but not land assigned to Civic Zones.

4.7 SPECIAL DISTRICTS

4.7.1 Special District designations shall be assigned to areas that, by their intrinsic size, function, or form, cannot conform to the requirements of any Transect Zone or combination of zones. Development standards for Special Districts shall be prepared in compliance with the requirements of the Composite Zoning Ordinance for a PUD and shall follow the process for approval of a PUD zoning ordinance amendment.

4.8 SPECIAL REQUIREMENTS

4.8.1 A Transect Map may designate any of the following Special Requirements:

a. A differentiation of the thoroughfares as A-Streets or B-Streets. Lots along an A-Street shall be held to the highest standard of this Code in support of pedestrian activity. Lots along a B-Street may be considered for the following Warrants allowing automobile-oriented standards: driveways, drive-thru services, and/or one double-loaded row of head-in parking in the Private Frontage (80 ft.maximum setback).The frontages assigned to B-Streets shall not exceed 30% of the total length of frontages within a Pedestrian Shed.
b. Retail Frontage, requiring that a building provide a Shopfront at sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 50% clear glass between 2 and 12 feet above the sidewalk, and may be shaded by an awning overlapping the sidewalk as generally illustrated in Table 6C and specified in Chapter 6.
c. Gallery Frontage, requiring that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns. The Gallery Frontage designation may be combined with a Retail Frontage designation.
d. Arcade Frontage, requiring that a building overlap the sidewalk such that the first floor facade is an arcade or colonnade. The Arcade Frontage designation may be combined with a Retail Frontage designation.
e. Coordinated Frontage, requiring that the Public Frontage (Table 3C) and Private Frontage (Table 6C) be coordinated as a single, coherent landscape and paving design.
f. Terminated Vista location, requiring that the building be provided with architectural articulation of a type and character that responds visually to its axial location, as approved by the Planning Director.
g. View Corridor, requiring that an existing view be maintained from the point(s) marked on the map, as approved by the Planning Director.
h. Cross Block Passage, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.

5. 1 INSTRUCTIONS

5.1.1 This chapter guides the planning of parcels larger than 10 acres that are suitable for redevelopment and infill in areas already regulated by a Transect Map within the Traditional Sectors S1, S2, or S3.

5.1.2 The Planning Office shall determine a Community Unit type based on existing conditions and intended evolution in the plan area. Community Units in already urbanized areas are not subject to the Transect Zone allocation percentage ranges of New Communities.

5.1.3 Concept Plans and Preliminary Plats for Infill & Redevelopment shall follow the application procedures for New Communities as set forth in Section 4.1, with the added requirement that all the existing Transect Zones be shown on the map, whether inside or outside the applicant parcel.

5.1.4 Infill & Redevelopment applications shall follow the process for a PUD zoning ordinance amendment as defined in the Composite Zoning Ordinance.

5.1.5 Within Old Town, for any area subject to an approved Infill & Redevelopment Plan, this Code becomes the exclusive and mandatory regulation and the Composite Zoning Ordinance is no longer available.

5.2 COMMUNITY UNITS

5.2.1 Infill & Redevelopment plans shall encompass or complete one or more of the following Community Unit types. The edges of the Community Unit should blend into adjacent neighborhoods without buffers, and new Transect Zones should complement and support existing Transect Zones in the same Pedestrian Shed.

5.2.2 An area smaller than the applicable Pedestrian Shed for the Community Unit may be regulated under this Code.

5.2.3 No Pedestrian Shed shall assign more than 50% of its area to the T3 zone.

5.2.4 **Infill CLD (Clustered Land Development)**

a. An Infill CLD consists of the T3 zone and the T4 zone, or the T4 zone alone. Infill CLDs are predominantly residential with small mixed-use centers. An Infill CLD shall be planned as part of a Standard Pedestrian Shed that includes one or more higher Transect Zones. The T1 zone and T2 zone are optional.

5.2.5 **Infill TND (Traditional Neighborhood Development)**

a. An Infill TND consists of the T3 zone, T4 zone, and T5 zone or just the T4 zone and T5 zone. Infill TND should be assigned to neighborhoods that are predominantly residential with one or more mixed use corridors or centers. An Infill TND shall be planned as all or part of a Standard or Linear Pedestrian Shed oriented around one or more important mixed use corridors or centers. The T1 zone and T2 zone are optional.

5.2.6 **Infill RCD (Regional Center Development)**

a. An Infill RCD consists of the T4 zone, T5 zone, and T6 zone or just the T5 zone and T6 zone. Infill RCD should be assigned to downtown neighborhoods that include significant office and retail uses as well as government and other civic institutions of regional importance. An Infill RCD shall be planned as all or part of a Long or Linear Pedestrian Shed oriented around one or more important mixed use corridors or centers.

5.3 TRANSECT ZONES

5.3.1 Transect Zone standards for Infill & Redevelopment are the same as those for New Communities under this Code. See Section 4.5.

5.4 CIVIC ZONES

5.4.1 **General**

a. An Infill & Redevelopment plan shall designate Civic Zones as either Civic Space (CS), Civic Buildings (CB), or both (CZ).

b. Civic Zones may be considered by Warrant so long as they do not occupy more than a total of 20% of the area of each Pedestrian Shed. A Civic Zone requiring more than 20% of the Pedestrian Shed shall be subject to the creation of a Special District with its own standards, to be recorded on Table 7F.

c. Parking maximums and locations for Civic Zones shall be determined by Warrant.

5.4.2 **Civic Space (CS)**

a. Civic Spaces shall be generally designed as described in Table 3F.

5.4.3 **Civic Buildings (CB)**

a. Civic Buildings shall not be subject to the requirements of Chapter 6. The particulars of their placement and form shall be determined by Exception.

b. Existing Civic Buildings in the plan area shall be inventoried and mapped as part of the Preliminary Plat. If there is no meeting hall in proximity to the Main Civic Space of each Pedestrian Shed, a Civic Zone for it should be reserved.

c. Civic Building sites should not occupy more than 20% of the area of each Pedestrian Shed.

d. Civic Building sites should be located within or adjacent to a Civic Space, or at the axial termination of a significant Thoroughfare.

5.5 SPECIAL REQUIREMENTS

5.5.1 An Infill & Redevelopment plan may designate any of the Special Requirements listed in Section 4.8.

5.6 SPECIAL DISTRICTS

5.6.1 Special District designations shall be assigned to areas that, by their intrinsic size, function, or form, cannot conform to the requirements of any Transect Zone or combination of zones. Development standards for Special Districts shall be prepared in compliance with the requirements of the Composite Zoning Ordinance for a PUD and shall follow the process for approval of a PUD zoning ordinance amendment.

6.1 INSTRUCTIONS

6.1.1 Lots and buildings located within a Transect Map governed by this Code and previously approved by the City shall be subject to the requirements of this Chapter, with the exception of the S3 Old Town Sector, where this Code and the Conventional Zoning Ordinance are both available for selection. Their standards shall not be mixed on the same lot except by Warrant. If this Code is selected, it becomes the sole and mandatory code for the lot.

6.1.2 Civic Buildings shall not be subject to the requirements of Chapter 6. The particulars of their placement and design shall be determined in a public process. The Planning Office shall determine what constitutes a Civic Building, as a civic use may also occur in a building that is typical of its Transect Zone, and shall thereby be regulated by this Chapter.

6.1.3 Temporary buildings and temporary lot improvements of up to 180 days in duration shall be subject to review by the Planning Director, providing they do not violate the standards or Intent of this Code.

6.1.4 The applicant, a landowner, or a developer may have Site Development plans prepared on his or her behalf.

6.1.5 Site Development plans shall be required before the issuance of a Building Permit. Site Development plans shall be reviewed by the Planning Director and other reviewing departments as determined by the City Manager. The building codes adopted by the City e.g., plumbing, electrical, housing, fire, etc., governing construction of buildings shall remain in effect within the areas included in the Transect Map.

6.1.6 The requirements described in this Chapter shall control the placement, form, and function of buildings, as well as their architectural, landscape, parking, signage, sound, and noise standards, and any Special Requirements on the Final Plat.

6.1.7 Site Development plan submittals shall show the following, in compliance with the standards described in Chapter 6:

- Building Placement
- Building Form
- Building Function
- Parking Location
- Parking Maximums
- Landscape
- Light Levels
- Sound Levels
- Signage
- Architecture
- CD Sector Standards, if applicable

The Planning Office may require additional information consistent with this Code as part of the application for Site Development plans.

6.2 PRE-EXISTING CONDITIONS

6.2.1 Existing buildings and appurtenances that do not conform to the provisions of this Code may continue in use as they are until a Substantial Modification is requested, at which time the Planning Director shall determine the provisions of this section that shall apply.

6.2.2 Existing buildings that when renovated less than 50% have at any time received a

certificate of occupancy shall not require upgrade to the current Building Code and may meet the standards of the code under which they were originally permitted.

6.2.3 The modification of existing buildings is permitted by right if such changes result in greater conformance with the specifications of this Chapter.

6.2.4 Where buildings exist on adjacent lots, the Planning Office may require that a proposed building match one or the other of the adjacent setbacks and heights rather than the provisions of this Chapter.

6.2.5 Addition or modification of a building of actual or potential historic value shall be approved by Exception. The architectural harmony (similar materials, window proportions, color range, mass/void ratio, roof type and pitch) of the addition or modification to the original structure shall be a condition of approval.

6.2.6 The restoration or rehabilitation of an existing building shall not require the provision of parking nor on-site stormwater retention/detention in addition to that existing.

6.3 SPECIAL REQUIREMENTS

6.3.1 To the extent that a Transect Map or Sector Map designates any of the following Special Requirements, standards shall be applied as follows:

a. A-Streets and B-Streets: Lots and buildings along A-Streets shall be held to the highest standard of this Code in support of pedestrian activity. Lots and buildings along B-Streets may follow the standards of this Code exclusively, or may use the automobile-oriented standards in Section 6.7.5, with the exception that corner lots on B-Streets that intersect with A-Streets shall be subject to the A-Street standards of this Code.

b. Retail Frontage: The building shall provide a shopfront at sidewalk level along the entire length of its Private Frontage. The shopfront shall be no less than 50% clear glass between 2 feet and 12 feet above the sidewalk, and may be shaded by an awning overlapping the sidewalk as generally illustrated in Table 6C. Awnings, if present, shall be minimum 3 feet in depth and shall clear the sidewalk by 8 feet.

c. Gallery Frontage: The building shall provide a permanent cover over the sidewalk, either cantilevered or supported by columns, as generally illustrated in Table 6C. A Gallery Frontage may be combined with a Retail Frontage.

d. Arcade Frontage: The building shall overlap the sidewalk such that the first floor facade is an arcade or colonnade (as generally illustrated in Table 6B and Table 6C). An Arcade Frontage may be combined with a Retail Frontage.

e. Coordinated Streetscape Frontage: The Public Frontage and Private Frontage shall be coordinated as a single, coherent landscape and paving design.

f. Terminated Vista: The building shall be provided with architectural articulation of a type and character that responds visually to its axial location, as approved by the Planning Office.

g. View Corridor: The existing view shall be maintained from the point(s) marked on the map, as approved by the Planning Office.

h. Cross Block Passage: A minimum 8-foot-wide pedestrian access shall be reserved between buildings.

6.4 BUILDING PLACEMENT

6.4.1 Specific to zone T2

a. Building Placement shall be determined by Warrant.

6.4.2 **Specific to zones T3, T4, T5, T6**

a. Newly platted lots shall be dimensioned according to Summary Table 7A.
b. Building Placement types shall be as shown in Table 6A and Summary Table 7A.
c. Buildings shall be disposed in relation to the boundaries of their lots according to Summary Table 7A and Table 8A.
d. One Principal Building at the frontage, and one outbuilding to the rear of the Principal Building, may be built on each lot as shown in Table 8A.
e. Lot coverage by building footprint shall not exceed that recorded in Summary Table 7A.
f. Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the frontage width within the front setback range, as specified as Frontage Buildout on Summary Table 7A.
g. Setbacks for Principal Buildings shall be as shown in Summary Table 7A. In the case of a single infill lot, setbacks shall match one of the existing adjacent setbacks if it conforms to the range provided for its Transect Zone. Setbacks may otherwise be adjusted by Warrant.
h. Rear setbacks for outbuildings shall be a minimum of 12 feet measured from the centerline of the rear alley or rear lane easement. In the absence of rear alley or rear lane, the rear setback shall be as shown in Summary Table 7A.
i. To accommodate slopes over ten percent, relief from front setback requirements is available by Warrant.
j. For lots having two frontages, the one along the more urban frontage of the two shall be the Principal Frontage unless otherwise determined by Warrant.
k. Outdoor storage and trash receptacles shall be located in the third lot layer and, if necessary, screened from view from any frontage.

6.4.3 **Specific to zones T5, T6**

a. The Principal Entrance shall be on a frontage line.

6.5 BUILDING FORM

6.5.1 **General to all zones T2, T3, T4, T5, T6**

a. The Private Frontage of buildings shall conform to and be allocated in accordance with Table 6C and Summary Table 7A.
b. Buildings on corner lots and through-lots shall have two Private Frontages as shown in Table 8A. Prescriptions for the second and third layers pertain only to the Principal Frontage. Prescriptions for the first layer pertain to both frontages.
c. Residential buildings shall have a habitable room and two openings facing each frontage, either a door and window, two windows, or two doors.
d. Building heights, stepbacks, and extension lines shall conform to Table 6B.
e. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial function, which shall be a minimum of 11 feet with a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 feet at ground level, shall be counted as two (2) stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional story.
f. In a parking structure or garage, each above-ground level counts as a single story regardless of its relationship to habitable stories.

g. Height limits do not apply to attics or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads. Attics shall not exceed 14 feet in height.
h. The provision of one zero-step entrance to each building from an accessible path at the front, side, or rear of each building is encouraged.
i. It is encouraged that all the first floor interior doors serving habitable rooms (including bathrooms) should provide 32 inches of clear passage.
j. There should be a half or full bathroom provided on the first story of each building.

6.5.2 **Specific to zones T2, T3, T4, T5**

a. The habitable area of an Accessory Unit within a Principal Building or an Outbuilding shall not exceed 900 square feet, or 40% of the square footage of the Principal Building, whichever is greater, excluding a garage.

6.5.3 **Specific to zones T4, T5, T6**

a. Loading docks and service areas shall be permitted on frontages only by Warrant.
b. In the absence of a building facade along any part of a frontage line, a hedge, fence, or wall shall be built co-planar with the facade.
c. Hedges, fences and walls on a frontage line shall be between 3.5 and 8 feet in height and shall have openings no larger than necessary to allow automobile and pedestrian access.
d. A first level residential or lodging function may be raised from average sidewalk grade if fully accessible from another entrance. If at grade, the building should be set back at least 6 feet from the sidewalk for privacy.

6.5.4 **Encroachments Specific to zone T3**

a. No portion of the Private Frontage may encroach the sidewalk.
b. Open porches may encroach the first layer 50% of its depth.
c. Balconies and bay windows may encroach the first layer 25% of its depth, except that balconies on porch roofs may encroach as does the porch.

6.5.5 **Encroachments Specific to zone T4**

a. Balconies, open porches, and bay windows may encroach the first layer 50% of its depth, except that balconies on porch roofs may encroach as does the porch.
b. Awnings on corner stores may encroach the Public Frontage to within 2 feet of the curb. They shall be 3 feet minimum depth and shall clear the sidewalk vertically by at least 8 feet, or 7 feet by Warrant.

6.5.6 **Encroachments Specific to zone T4, T5, T6**

a. Stoops, balconies, bay windows, terraces, and lightwells may encroach 100% of the depth of the first layer.
b. Stoops, balconies, and bay windows may encroach the Public Frontage by Warrant.

6.5.7 **Encroachments Specific to zones T5, T6**

a. Awnings, arcades, and galleries may encroach the Public Frontage to within two feet of the curb. They shall be 3 feet minimum depth and shall clear the sidewalk vertically by at least 8 feet. Awnings may clear at least 7 feet by Warrant.

6.6 BUILDING FUNCTION

6.6.1 **Specific to zones T2, T3, T4, T5, T6**

a. Buildings in each Transect Zone may be dedicated to functions and uses described for that zone in Table 6E and Table 6F. Uses not shown but that are substantially similar to permitted uses may be approved by Warrant. Uses that

are not substantially similar to permitted uses shall require a zoning amendment.

6.6.2 **Specific to zones T2, T3**

a. Accessory functions of Restricted Lodging or Restricted Office shall be permitted within an Accessory Building. See Table 6E.

6.6.3 **Specific to zones T4, T5**

a. Accessory functions of Limited Lodging or Limited Office shall be permitted within an Accessory Building. See Table 6E.

6.6.4 **Specific to zones T5, T6**

a. First story retail and office functions shall be permitted.

b. Light manufacturing may be permitted by Warrant.

6.7 PARKING LOCATION

6.7.1 **General to zones T3, T4, T5, T6**

a. Parking shall be accessed by Rear Alleys or Rear Lanes, when they are available on the plan.

b. Open parking areas shall be masked from the frontage by a building or hedge, fence, or wall.

6.7.2 **Specific to zone T3**

a. Open parking areas shall be located at the second and third lot layers, except that driveways may be located at the first lot layer.

b. Garages shall be located at the third lot layer as shown on Table 8A.

6.7.3 **Specific to zones T3, T4**

a. Driveways at frontages shall be no wider than 12 feet in the first layer, excepting a 15-foot-wide apron no more than three feet deep.

6.7.4 **Specific to zones T4, T5, T6**

a. All parking lots, garages, and parking structures shall be located at the third layer.

b. Two-way vehicular entrances to parking lots, garages, and parking structures shall be no wider than 24 feet at the frontage line and 30 feet at the apron. One-way entrances shall be no wider than 12 feet at the frontage line and 15 feet at the apron.

c. Pedestrian exits from all parking lots, garages, and parking structures shall be directly to a frontage line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

d. Parking structures on the A-Streets shall have liner buildings lining the first and second stories.

e. A minimum of one bicycle rack place shall be provided within the Public Frontage or Private Frontage for every ten vehicular parking spaces.

6.7.5 **Specific to B-Streets in zone T5**

a. On designated B-Streets, surface parking consisting of one drive aisle and one or two rows of head-in parking spaces shall be permitted by Warrant within 70 feet of the Frontage Line. A hedge, fence, or wall 3-4 feet in height shall be maintained just inside the Frontage Line to screen the view of the parking from the adjacent ROW.

b. A drive aisle in the first layer shall be designed and conveyed to connect to existing or future drive aisles on adjacent properties.

c. A parking lot in the first layer shall connect to side streets at all Secondary Frontages.

d. A parking lot in the first layer shall have at least one connection to a ROW every

300 feet.

e. A parking lot in the first layer shall have no easements other than as necessary for parking lot drainage, parking lot lighting, and ingress and egress through the parking lot. The ingress/egress easement shall include a provision that the easement is revoked upon approval by the City of Leander to allow a building to be built over that easement.

f. There shall be a sidewalk 12-20 feet wide between the building facade and the parking lot, with trees in grates or planter boxes

g. Drive-throughs for permitted uses may be considered by Warrant. Access shall be from a rear alley or service lane, or from a B-street.

6.8 PARKING MAXIMUMS

6.8.1 General to zones T3, T4, T5, T6

a. Parking Maximums may be established by the Planning Director.

6.9 LANDSCAPE

6.9.1 General to zones T3, T4, T5, T6

a. Stormwater management on thoroughfares and lots shall be primarily through underground drainage channeled by raised curbs. There shall be no retention or detention required on the individual lots unless regional or community options are unavailable. If such options are unavailable, temporary detention and retention may be required.

b. Where front setbacks are 24 feet or deeper, a minimum of one tree shall be planted within the first layer for each 30 feet of Frontage Line or portion thereof.

c. Specific plantings allowed shall be guided by the City of Austin *Native and Adapted Landscape Plants* handbook.

6.9.3 Specific to zone T3

a. A minimum of two trees shall be planted within the first or second layer for each 30 feet of Frontage Line or portion thereof.

b. Turfgrass shall be permitted only by Warrant.

6.9.2 Specific to zones T3, T4

a. The first layer may not be paved, with the exception of driveways as specified in Section 5.7.

6.10 LIGHT LEVELS

6.10.1 Specific to Zones T2, T3, T4

a. No lighting level measured at the building Frontage Line shall exceed 1.0 fc.

6.10.2 Specific to Zone T5

a. No lighting level measured at the building Frontage Line shall exceed 2.0 fc.

6.10.3 Specific to Zone T6

a. No lighting level measured at the building Frontage Line shall exceed 5.0 fc.

6.11 SOUND LEVELS

6.11.1 Specific to Zones T2, T3, T4

a. Sound levels measured at the building Frontage Line shall not exceed 65 decibels from sunrise to midnight and 55 decibels from midnight to sunrise.

6.11.2 Specific to Zones T5, T6

a. Sound levels measured at the building Frontage Line shall not exceed 70 decibels

from sunrise to midnight and 60 decibels from midnight to sunrise.

6.12 SIGNAGE

6.12.1 General Intent

The intent of regulating signs that are visible from the Public Frontage is to ensure proper dimensioning and placement with respect to existing or planned architectural features, to maintain or improve public safety, to maintain or improve the aesthetic character of the context in which they are located, and to provide legible information for pedestrians, not just drivers. See Table 6D for general form.

6.12.2 Address Signs

a. Address sign numerals applied to retail, office, residential, institutional, or industrial buildings shall be between 4 and 6 inches tall. Address sign numerals applied to individual dwelling units in Apartment buildings shall be at least 2 inches tall.
b. Address signs shall be easily visible by using colors or materials that contrast with their background.
c. Address signs shall be constructed of durable materials.
d. The address sign shall be attached to the front of the building in proximity to the Principal Entrance or at a mailbox.

6.12.3 Awning Signs

a. The following variations of awnings, with or without Signbands, are permitted:
   i. Fixed or retractable awnings
   ii. Shed awnings
   iii. dome awnings
b. Other awning types may be permitted by Warrant.
c. Signage shall be limited to the valance of the awning or the vertical portion of a dome awning.
d. No portion of an awning shall be lower than 8 feet clearance, or 7 feet by Warrant.
e. Awnings shall be a minimum of 4 feet in depth. Awnings approved by Warrant for 7 feet clearance may be a minimum of 3 feet in depth.
f. Awnings shall not extend beyond the width of the building or tenant space, nor encroach above the roof line or the story above.
g. The height of the valance shall not exceed 12 inches.
h. Awning signs shall contain only the business name, logo, and/or street address.
i. Letters, numbers, and graphics shall cover no more than 70% of the valance area.
j. Awning signs shall not be internally illuminated or backlit.

6.12.4 Band Signs

a. All businesses are permitted one Band Sign on each first story facade.
b. Band Signs shall include only letters, background, lighting, and an optional logo. Information shall consist only of the name and/or logo of the business. Band Signs shall not list products, sales, or other promotional messages, or contact information.
c. The following Band Sign construction types are permitted:
   i. Cut-out letters. Letters shall be individually attached to the wall or on a separate background panel, and shall be externally illuminated.
   ii. Flat panel. Letters shall be printed or etched on same surface as the background, which is then affixed to the wall and externally illuminated.

iii. Channel letters by Warrant. Each letter shall have its own internal lighting element, individually attached to the wall or onto a separate background panel. The letter shall be translucent, or solid to create a backlit halo effect.

d. Height and width shall be measured using smallest rectangle that fully encompasses the entire extent of letters, logo and background.
e. Band Signs shall not be wider than 90% of the width of the building facade or tenant space.
f. Band Signs shall not project vertically above the roof line.
g. Band Signs may be illuminated from dusk to dawn or during hours permitted by the lighting ordinance. External lights shall be shielded from direct view to reduce glare.
h. Neon may be permitted on Band Signs by Warrant. No other internal lighting shall be permitted.
i. Electrical raceways, conduits and wiring shall not be exposed. Internal lighting elements shall be contained completely within the sign assembly or inside the wall.
j. Band Signs should be placed where the architectural features suggest the best placement for signage. They should be vertically aligned with the center of an architectural feature such as a storefront window, entry portal, or width of a bay or overall retail space. They shall not interrupt or obscure these features or cause visual disharmony.
k. Where multiple Band Signs are present on a single building (i.e. for retail tenants in a shopping center), signage shall be coordinated in terms of scale, placement, colors and materials.

6.12.5 **Blade Signs**

a. Blade Signs may be double-sided.
b. Blade Signs shall be permitted only for businesses that have a Principal Entrance on the first story.
c. Businesses shall be permitted one Blade Sign where its Principal Frontage Line is no more than 5 feet from the facade. Businesses that have a Secondary Frontage Line that is no more than 2 feet from the facade shall be permitted one additional Blade Sign on that facade.
d. Blade Signs may encroach into the Public Frontage up to 4 feet and shall clear the sidewalk by at least 8 feet.
e. Blade Signs shall not encroach above the roof line nor above the bottom of the second story window.
f. Text and graphics on the Blade Sign shall be limited to the name and/or logo of the business. Slogans, address labels, web addresses, operating hours and contact information shall not be permitted.
g. Mounting hardware, such as supports and brackets, may be simple and unobtrusive or highly decorative, but shall complement the design of the sign, the building, or both.
h. For buildings with multiple signs, mounting hardware or sign shapes, sizes and colors shall be coordinated.

6.12.6 **Marquees**

a. Marquees shall be located only above the Principal Entrance of a building.
b. No Marquee shall be wider than the entrance it serves, plus 2 feet on each side thereof.

c. No portion of a Marquee shall be lower than 10 feet clearance.
d. No Marquee shall extend closer to the curb than 3 feet.
e. Columns or posts may be used as supports for Marquees 8 feet deep or deeper by Warrant.
f. All Marquees, including anchors, bolts, supporting rods and braces, shall be constructed of non-combustible materials and shall be designed by a structural engineer and approved by the Building Inspector.
g. Marquee components and materials may vary. Anchors, bolts, and supporting rods should be limited to the interior of the Marquee.
h. Message Boards shall be permitted as part of Marquees.
i. A Band Sign shall be permitted above a Marquee.

6.12.7 **Nameplates**

a. Nameplates shall consist of either a panel or individual letters applied to a building wall within 10 feet of an entrance to the building.
b. One Nameplate shall be permitted per address.
c. Nameplates shall not exceed 3 square feet.
d. Nameplates shall be constructed of durable materials.

6.12.8 **Outdoor Display Cases**

a. Each outdoor display case shall not exceed 6 square feet.
b. Outdoor display cases may be externally or internally illuminated.
c. Theaters may be permitted larger outdoor display cases by Warrant.
d. Outdoor display cases shall not be attached to shopfront windows.

6.12.9 **Shingle Signs**

a. Shingle Signs shall comport with the standards for Blade Signs except 6.14.4d and 6.14.4f.
b. A building may have both the prescribed number of Blade Signs and the same number of Shingle Signs.
c. Shingle Signs may encroach into the Public Frontage up to 2 feet and shall clear the Sidewalk by at least 7 feet.
d. Text and graphics on the Shingle Sign shall be limited to the name, logo, and suite number of the business. Slogans, full street address labels, web addresses, operating hours and contact information are not permitted.

6.12.10 **Sidewalk Signs**

a. Sidewalk Signs shall consist of freestanding, double-sided temporary signs placed at the entrance to a business in a primarily pedestrian environment.
b. Sidewalk Signs shall be removed at the close of business each day.
c. One Sidewalk Sign shall be permitted for each business.
d. Sidewalk Signs shall not exceed 42 inches in height or 26 inches in width.
e. Sidewalk Signs shall be moved inside during high winds or other weather conditions that might pose a hazard to public safety.

6.12.11 **Window Signs**

a. Only the following Window Sign types shall be permitted:
   i. Vinyl applique letters applied to the window. Appliques shall consist of individual letters or graphics with no visible background.
   ii. Letters painted directly on the window.
   iii. Hanging signs that hang from the ceiling behind the window.
   iv. Neon signs.
   v. Door signs applied to or hanging inside the glass portion of an entrance

doorway.

b. Window signs shall not interfere with the primary function of windows, which is to enable passersby and public safety personnel to see through windows into premises and view product displays.
c. Window signs shall be no larger than 25% of the total area of the window onto which they are applied. Sign area shall be measured using smallest rectangle that fully encompasses the entire extent of letters, logo and background.
d. Window signs may list services and/or products sold on the premises, or provide phone numbers, web addresses, operating hours or other messages, provided that the total aggregate area of these messages not exceed the limit provided above.
e. Letters on window signs shall be no taller than 8 inches.

6.12.12 **Yard Signs**

a. One single- or double-post yard sign for each business may be permitted by Warrant, provided it is set back at least 6 feet from the Frontage Line, does not exceed 6 square feet excluding posts, and does not exceed 6 feet high including posts, measured from the yard at the post location.

6.12.13 **Temporary Signs and Banners**

a. Temporary signs of all types may be approved by Warrant for a 30-day period only. Permitted materials shall be determined by Warrant.

6.13 ARCHITECTURAL STANDARDS

General to zones T3, T4, T5, T6, unless noted otherwise

Note: red text indicates opportunities to lower the standard

6.13.1 **Building Walls & Massing - Materials**

a. Building walls shall be native stone (or synthetic equivalent), brick, stucco, split-faced block (foundations only), or siding.
b. Textured brick and variegated brick is prohibited.
c. Stucco shall be cement or synthetic and shall be integral color or painted.
d. Siding shall be wood, fiber cement or fly ash. Vinyl siding, aluminum siding, and faux wood grain textures are prohibited. Further compromise: allow vinyl siding but still prohibit aluminum siding.*
e. Lintels in masonry walls at frontages shall be masonry or concrete.
f. Trim shall be painted or stained with an opaque stain and shall be indistinguishable from wood. Faux wood grain textures are prohibited. Further compromise: delete entire paragraph.

6.13.2 **Building Walls & Massing - Configurations**

a. Simplicity of massing: Buildings shall be a single simple volume, or a combination of a few simple volumes (i.e., principal building + backbuilding + outbuilding).
b. Building walls shall show no more than two materials on any exterior wall, not counting the foundation. The visually heavier material shall be below the lighter one. Vertical joints between materials shall only occur at inside corners where principal building, backbuilding and/or outbuilding meet. Wall designs and materials on the same building shall be consistent on all facades facing frontages.
c. Facade and elevation material change: Where one material is used on the facade(s), that material shall continue along the elevations a minimum of 16 inches in depth measured from the face of the facade.*
d. Brick shall be detailed and laid to resemble load-bearing construction. Brick

shall course exactly to the top, bottom and sides of all wall openings.

e. Stone shall be detailed and laid to resemble structural stone walls.

f. Stucco finish shall be smooth or sand-finish; heavy lace is prohibited. EIFS is prohibited within three feet of the ground.

g. Lintels in masonry walls at frontages shall be detailed to appear structural. Running bond and soldier courses over steel angles are prohibited.

h. Siding over masonry alignment: Siding shall overlap a masonry wall below it by the thickness of the siding. Horizontal ledges between wood frame wall and a masonry base are prohibited. Compromise: permit this detail at the foundation line only and not at upper stories. Further compromise: delete this paragraph completely.

i. Trim shall be sized appropriately to its location.

j. Masonry arches and piers shall be no smaller than 12 inches by 12 inches, when viewed in plan.

k. Color shall be selected according to building style and Central Texas precedent.

6.13.3 **Fences - Materials**

a. Frontage Fences. Frontage fences shall be wood (painted or with an opaque stain) or metal in a cast-iron style. They may have masonry or stucco piers and base. Chain link is prohibited on frontages.

6.13.4 **Fences - Configurations**

a. The finished side of fences shall face outward along all lot lines.

b. Fences shall be 4 feet maximum in height. Posts may be up to 8 inches taller.

6.13.5 **Doors and Windows - Materials**

a. Exterior doors shall be wood or clad wood for residential use. Exterior doors shall be wood, clad wood, steel or extruded aluminum for commercial use. Compromise: require this only at frontages.

b. Garage doors shall be wood, clad wood, metal, or composite. Garage doors visible from frontages shall be painted or stained a dark color to reduce visual impact. Compromise: require this only at frontages.

c. Windows shall be wood, vinyl-clad, aluminum-clad wood, or solid PVC, but all must be indiscernible from wood at arm's length. Commercial windows may also be extruded aluminum or hollow steel frame. All windows shall have clear glass. Reflective glass, tinted glass, and glass block are prohibited. Compromise: require this only at frontages.

d. Storefronts shall be wood, custom metalwork, extruded aluminum, or hollow steel frame. Natural and bronze aluminum storefronts are prohibited.

e. Bay windows shall be trimmed with a single vertical jamb casing that extends from the window sash to the corner of the bay.

f. Shutters shall be wood, fiber-cement, or solid PVC, and shall be indiscernible from wood at arm's length.

6.13.6 **Doors and Windows - Configurations**

a. Doors shall be side-hinged except garage doors, which may be sectional. Sliders shall not be visible from frontages. The style of the front door shall match the building style. Doors, except garage doors, shall be, or appear to be, constructed of planks or raised panels (not flush with applied trim). Sliders are prohibited at frontages.

b. Garage doors facing frontages and those facing alleys on corner lots shall be a maximum of 9 feet in width.*

c. Ratio of openings to wall: Openings shall not exceed 50% of the façade area of each floor except at shopfronts. Each floor of each façade shall be calculated independently.*
d. Windows shall be single-hung, double-hung, triple-hung, casement, or fixed. The style of the windows shall match the building style. Window openings and panes shall be vertically proportioned or square. Flush mounted windows are prohibited. Sliders are prohibited at frontages.
e. Windows in masonry and stucco walls shall be inset a minimum of 3 inches (measures from the exterior face of the wall to the exterior face of the top sash).
f. Shopfronts shall be single panes of glass not larger than 6 feet high by 5 feet wide. Glazing of shopfronts shall be a minimum 50% of the area between 2 feet and 12 feet above the sidewalk. Muntins (but not mullions) may be counted as glass area.
g. Bay windows shall extend to the ground or be supported by visible brackets.
h. Shutters shall be exactly one-half the width of, and the same height as, the associated opening.*
i. Casing shall be minimum 3-½ inches wide except on masonry walls. Mullion casing shall be minimum three and a half inches wide. Brick shall not be visible between a door or window and its casing. Head casing shall be equal to or taller than the jamb casing, and shall not be less than 1/6 the opening width.
j. Principal entry surrounds should be substantial.
k. The bottom edge of the face of a lintel shall be flush with the wall. Sills shall project from the wall a minimum of 1 inch.

6.13.7 **Roofs and Eaves - Materials**

a. Roofs shall be metal, slate, wood shakes, tile (clay, concrete or metal), asphalt, or equivalent synthetic or better. Asphalt shingles are prohibited on roofs of stoops and one-story porches.
b. Flat roofs shall be permitted in T5 and T6 only and shall be commercial quality roofing.
c. Eaves shall be wood, bead board of cement or synthetic stucco, or EIFS. Vinyl and sheet aluminum is prohibited. The eave return cap shall be built of continuous, un-seamed metal flashing.
d. Gutters and downspouts shall be copper (not copper-coated), galvanized steel, or aluminum.
e. Dormer jamb material should be a solid casing assembly from the window to the corner of the dormer wall. Siding as jamb material on dormers is prohibited. Brick shall only be used for a dormer face when it forms a parapet at the top of the dormer.

6.13.8 **Roofs and Eaves - Configurations**

a. Metal roofing shall be flat between the primary ribs with no striations or pencil ribs.
b. Ridge caps shall be appropriate to the type of roofing. Bulbed ridge caps shall be used with 5V metal roofing, and standing seam ridge caps shall be of the lowest profile possible.
c. Roofs of Principal Buildings, where sloped, shall be a symmetrical gable or hip with a slope of 4:12 to 7.5:12.
d. Flat roofs are permitted in T5 and T6 only and shall be surrounded by a horizontal parapet wall no less than 30 inches higher than the highest point of the roof deck.

e. Ancillary roofs where sloped shall be between 1/3 and 1⁄2 the principal roof slope.
f. Gables shall not overlap except when the smaller gable is part of a balcony, porch, or entrance.
g. Bay roofs shall be distinct from the primary roof, typically under the eave, and return on themselves at each end.
h. Eaves shall be 16 inches minimum on gables and hipped roofs. Eave lines shall be simple and continuous, both horizontally and vertically.The trim immediately below the cornice shall be a bed mold or similar shape, not a crown mold. Eaves shall return around the corner and die into the wall without the common "pork chop" return. Brackets shall extend to the back side of the fascia. A frieze board shall occur below the eave. The depth of the eave overhang should match the style of the building. Formal styles may have closed eaves if appropriate to the style of the building, but vernacular buildings should have open eaves. Exposed rafter tails shall not exceed 6 inches in height.
i. Cornices are required on buildings with flat roofs. The cornice shall include a projection beyond the building face.
j. Gutters shall be half-round or ogee shaped. Downspouts shall be round.
k. Dormers shall be placed a minimum of 3 feet from side building walls. Dormers shall have roof trim beginning at the window head and shall be composed of a head casing, soffit, and fascia at a minimum. Siding shall not be used above a window head except in the triangular space enclosed by the pediment of a gable-front dormer. The body of a single-window dormer shall be vertically proportioned or square. The total width of the dormer roof shall be 25% to 40% larger than the width of the dormer body. Dormer windows shall be slightly shorter than typical windows in the floor below.
l. Skylights shall be flat. at frontages.
m. Roof penetrations, except stucco or brick chimneys, shall be placed so as not to be visible from frontages and painted to match the color of the roof, except those of metal which may be left unpainted.

6.13.9 **Attachments - Materials**

a. Columns and posts shall be made of wood, CPVC, fly ash, composite metal, native stone (or synthetic equivalent). Extruded aluminum is prohibited.
b. Porch beams shall be wood, fiber-cement, fly ash, stone, concrete, stucco or EIFS. The grain or texture shall be horizontal.
c. Porch ceilings shall be wood, fiber-cement, fly ash or stucco.
d. Balconies & railings shall be wood, fiber-cement, fly ash or metal. The railing material shall not be more durable in appearance than the material of the balcony.
e. Chimneys shall be clad in brick, stone, or stucco at frontages.
f. Flues shall be clay tile, or galvanized metal left natural or painted black.
g. Sign and awning materials are subject to Section 6.14 Signs.

6.13.10 **Attachments - Configurations**

a. Columns shall have entasis. Where classical columns are used, the Orders shall be Tuscan, Doric, Ionic, or Corinthian with correct proportions and profiles according to the American Vignola.*
b. Column bases shall not protrude beyond the edge of the porch flooring. The outer edge of the base should align with the face of the pier or foundation below.
c. Column to Beam Alignment: The face of the beam shall align with the neck of the column or post. Capitals shall protrude.

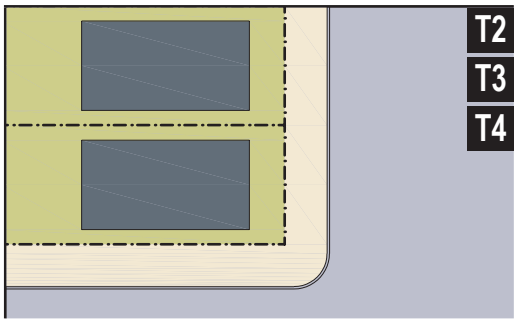
d. Intercolumniation: Spaces between columns shall be vertically proportioned.
e. Posts shall be no smaller than 6 inches by 6 inches when viewed in plan.
f. Porches and stoops must be a minimum of 12 inches above the adjacent sidewalk elevation. Porches shall be a minimum of 8 feet deep.
g. Porch beams shall be visible from both the inside and the outside of the porch. Seams between beam face and bottom of built-up beams shall occur on the bottom of the beam, not its face.*
h. Balconies shall project no more than 3 feet from the face of the building and shall be visually supported by brackets.
i. Railings shall have horizontally proportioned top rails and vertically proportioned bottom rails, with the bottom rails clearing the floor. Balusters shall be centered on the rails and spaced no farther apart than permitted by code.
j. Openings between supports at galleries and arcades shall be vertically proportioned.
k. Screens are prohibited on stoops and porches at frontages.
l. Chimneys at frontages shall extend to the ground and have a projecting cap. Wood clad chimneys are prohibited.
m. Sign and awning configuration is subject to Section 6.12 Signs.

6.13.11 **Mechanical and Utility Equipment**

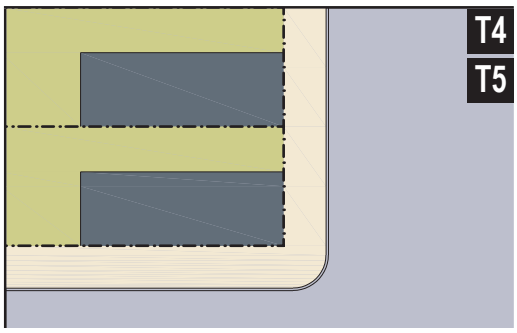
a. HVAC equipment, utility meters, satellite dishes, permanent grills, window air conditioning units and other mechanical equipment shall not be located at frontages. Mechanical equipment shall not vent to frontages.
b. Site utility structures, such as transformers, shall not be located at frontages. Utility structures shall be screened using landscaping or fences, hedges or walls. Utility boxes and conduits on exterior walls facing frontages shall be painted to match the wall or their visibility otherwise minimized.

Table 6A: Building Placement. This table approximates the location of the structure relative to the boundaries of each individual lot, establishing suitable basic building types for each Transect Zone. The following are general descriptions only.

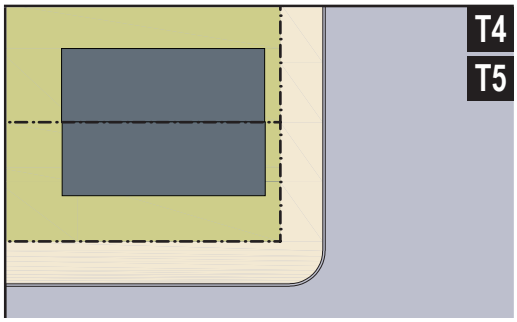
a. Detached (center of yard): A building that occupies the center of its lot with setbacks on all sides. This is the least urban of types as the front yard sets it back from the frontage, while the side yards weaken the spatial definition of the public thoroughfare space. The front yard or garden is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed backbuilding and/or outbuilding. Specific types - single family house, cottage, bungalow, ranch house, estate house, cabin, farmhouse.



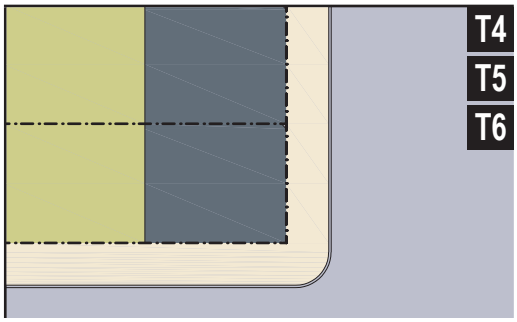
b. Detached (sideyard): A building that occupies one side of the lot with the setback to the other side. A shallow front setback defines a more urban condition, often with a wall or fence along the frontage line, while a deeper setback is less urban. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. Specific types - Charleston single house, zero lot line house. Must comply with the building separation requirements of the local building code. This may be accomplished by a rated wall on the lot line, and/or a non-construction easement recorded on the adjacent lot.



c. Semi-Detached: a building that abuts a neighboring sideyard buidling. Construction costs, energy costs, and sometimes noise may be reduced by sharing a party wall. Specific types - double house, twin, duplex.



d. Attached: A building attached to another and occupying the full width of the frontage, usually with the entire yard in the rear.This is a very urban type as the continuous facade steadily defines the public thoroughfare. The rear elevations may be articulated for functional purposes. In its residential form, this type is the rowhouse or townhouse. In its commercial form, the rear yard can accommodate substantial parking. Specific types - townhouse, rowhouse, live-work unit, loft building, apartment house, mixed use block, flex building, perimeter block, rearyard building.



e. Courtyard: A building that occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public thoroughfare. Because of its ability to accommodate incompatible activities, it is recommended for workshops, lodging and schools. Specific types - courtyard house, courtyard apartment building, patio house.

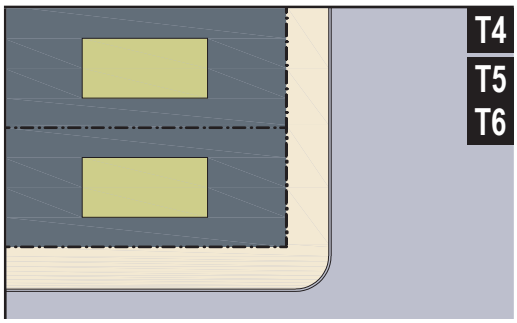
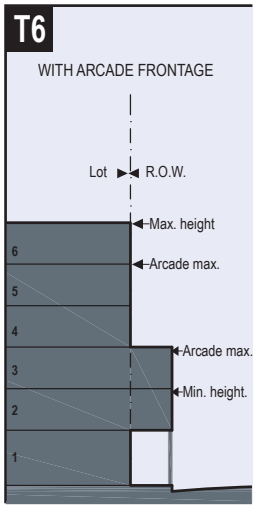
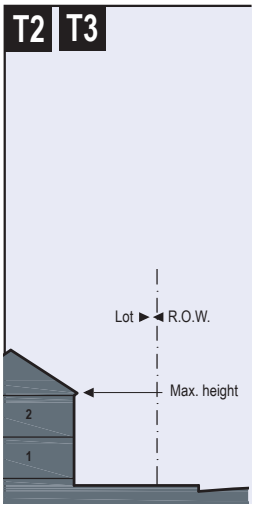
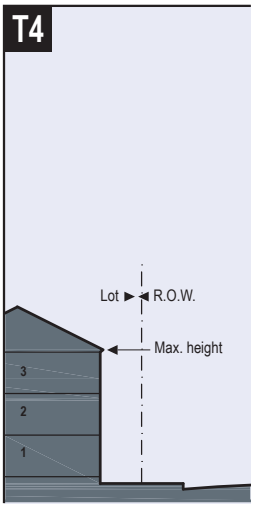


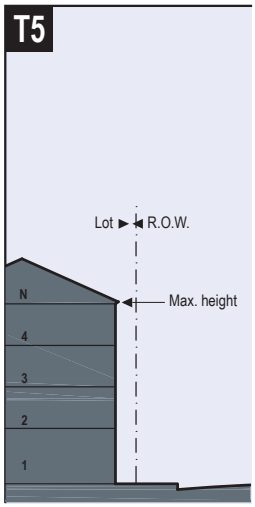
TABLE 6B. BUILDING FORM - HEIGHT

Table 6B: Building Form - Height. This table provides the configurations for different building heights for each Transect Zone. The front setbacks are illlustrative only. The vertical extent of a building shall be measured by number of stories, not including a raised basement or an inhabited attic. Building height shall be measured from the average grade of the frontage line to the eave of a pitched roof or the surface of a flat roof. The minimum height for all office, retail and mixed-use buildings shall be 18 feet. Height limits shall not apply to towers with a footprint of less of 400 square feet.









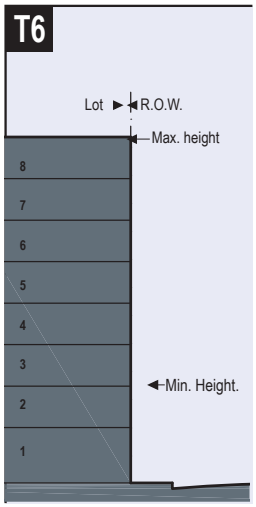


Table 6C: Private Frontages. The Private Frontage is the area between the building facade and the front lot line, and the facade itself. Corner properties have two Private Frontages.

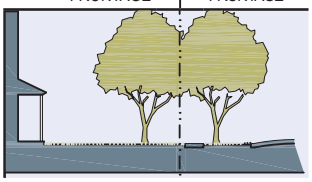
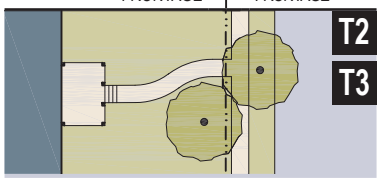
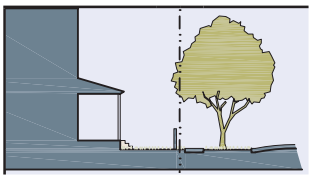
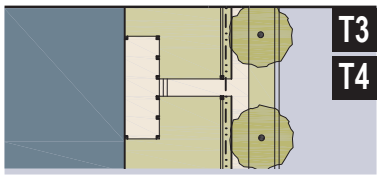
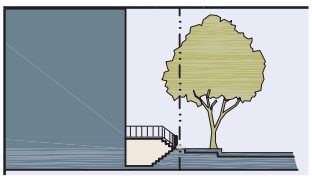
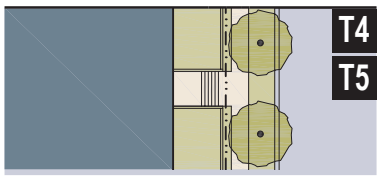
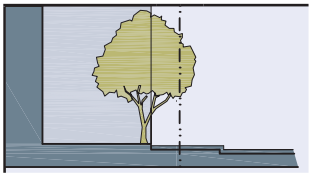
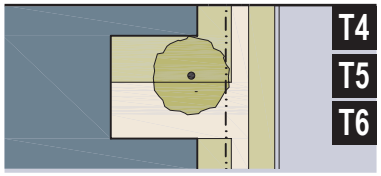
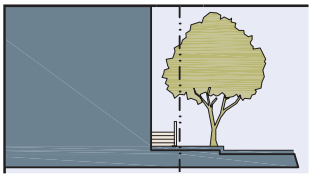
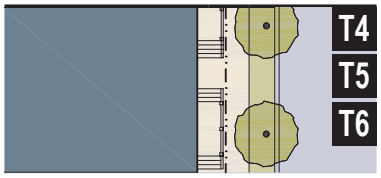
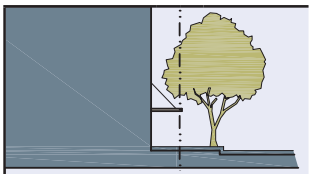
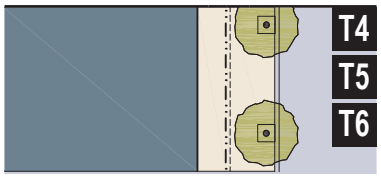
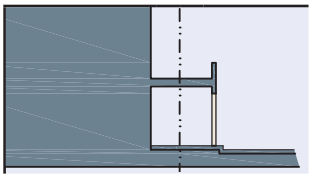
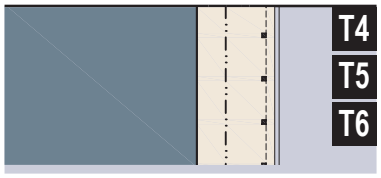
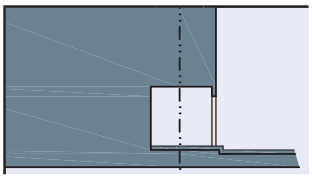
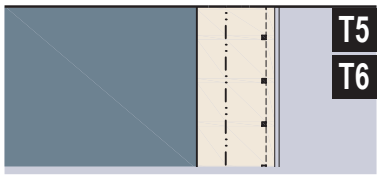
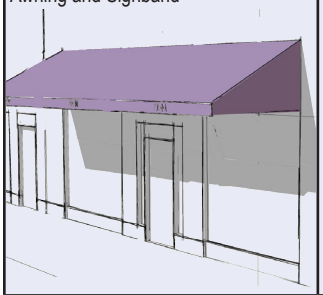
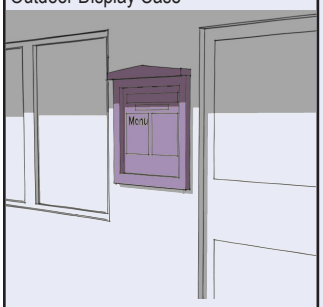
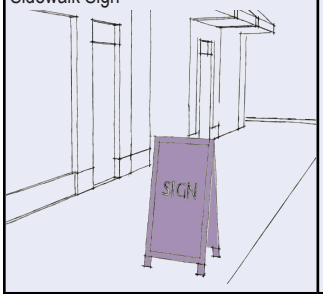
	SECTION (LOT ▶ PRIVATE FRONTAGE ◀ R.O.W. PUBLIC FRONTAGE)	PLAN (LOT ▶ PRIVATE FRONTAGE ◀ R.O.W. PUBLIC FRONTAGE)	
a. Common Yard: a planted frontage wherein the facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.			T2 T3
b. Porch & Fence: a planted frontage wherein the facade is set back from the Frontage Line with an attached porch permitted to encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep. Variant: **Dooryard:** has a fence but no porch, suitable for zero-step entry.*			T3 T4
c. Terrace or Lightwell: a frontage wherein the facade is set back from the Frontage Line by an elevated terrace or a sunken lightwell. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes.			T4 T5
d. Forecourt: a frontage wherein a portion of the facade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.			T4 T5 T6
e. Stoop: a frontage wherein the facade is aligned close to the Frontage Line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.			T4 T5 T6
f. Shopfront: a frontage wherein the facade is aligned close to the Frontage Line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and may have an awning. Syn: Retail Frontage.			T4 T5 T6
g. Gallery: a frontage wherein the facade is aligned close to the Frontage Line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use.			T4 T5 T6
h. Arcade: a colonnade supporting habitable space that overlaps the sidewalk, while the facade at sidewalk level remains at or behind the Frontage Line. This type is conventional for retail use. See Table 6B.			T5 T6

TABLE 6D. SIGNAGE

	T1	T2	T3	T4	T5	T6	SD	SPECIFICATIONS	
Address Sign	n/a	n/a	▪	▪	▪	▪	▫	a. Quantity (max)	1 per address
								b. Area	max 2 sf
								c. Width	max 24 in
								d. Height	max 12 in
								e. Depth / Projection	max 3 in
								f. Clearance	min 4.5 ft
								g. Apex	n/a
								h. Letter Height	max 6"
Awning and Signband 				▪	▪	▪	▫	a. Quantity (max)	1 per window
								b. Area	n/a
								c. Width	max equals width of Facade
								d. Height	n/a
								e. Depth / Projection	min 4 ft, see Sec 5.12.7e
								f. Clearance	min 8 ft, 7 ft by Warrant
								g. Apex	n/a
								h. Letter Height	min 5 in, max 10 in
								i. Valance Height	max 12 in
								j. Distance from Curb	min. 2 ft.
Band Sign				▫	▪	▪	▫	a. Quantity (max)	1 (2 for corner buildings)
								b. Area (max)	1.5 sf per linear ft Facade
								c. Width	max 90% width of Facade
								d. Height	max 3 ft
								e. Depth / Projection	max 7 in
								f. Clearance	min 7 ft
								g. Apex	n/a
								h. Letter Height	max 18 in
Blade Sign		▪	▪	▪	▪	▪	▪	a. Quantity	1 per Facade, 2 max
								b. Area (max)	4 sf T2,T3,T4; 6 sf T5,T6
								c. Width	max 4 ft
								d. Height	max 4 ft
								f. Depth / Projection	max 4 ft
								g. Clearance	min 8 ft
								h. Apex	n/a
								i. Letter Height	max 8 in
Marquee and Sign					▪	▪	▫	a. Quantity (max)	1 per business
								b. Area	n/a
								c. Width (max)	entrance plus 2' each side
								d. Height	max 50% Story height
								e. Depth / Projection	min 4 ft, max 10 ft
								f. Clearance	min 10 ft
								g. Apex	n/a
								h. Letter Height	n/a
								i. Distance from Curb	min 3 ft.

▪ By Right

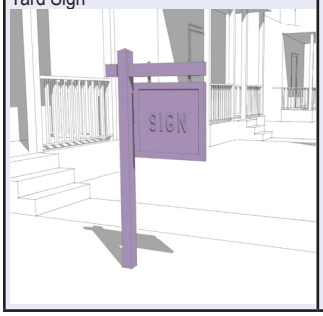
▫ By Warrant

	T1	T2	T3	T4	T5	T6	SD	Specifications	
Nameplate Sign		n/a	▪	▪	▪	▪	▪	a. Quantity (max) b. Area c. Width d. Height e. Depth / Projection f. Clearance g. Apex h. Letter Height	1 max 3 sf max 18 in max 2 ft max 3 in min 4 ft max 7 ft n/a
Outdoor Display Case 	n/a	n/a	▫	▪	▪	▪	▫	a. Quantity b. Area c. Width d. Height f. Depth / Projection g. Clearance h. Apex i. Letter Height	1 max 6 sf max 3.5 ft max 3.5 ft max 5 in min 4 ft n/a n/a
Shingle Sign		▪	▪	▪	▪	▪	▪	a. Quantity b. Area c. Width d. Height f. Depth / Projection g. Clearance h. Apex i. Letter Height	1 per facade, 2 max 4 sf max 2 ft max 3 ft max 2 ft min 7 ft n/a max 8 in
Sidewalk Sign 				▪	▪	▪	▪	a. Quantity b. Area c. Width d. Height f. Depth / Projection g. Clearance h. Apex i. Letter Height	1 per business max 8 sf max 26 in max 42 in n/a n/a max 42 in n/a
Window Sign				▪	▪	▪	▪	a. Quantity b. Area c. Width d. Height f. Depth / Projection g. Clearance h. Apex i. Letter Height	1 per window max 25% of glass varies varies n/a 4 ft n/a max 8 in

▪ By Right
▫ By Warrant

Leander SmartCode v2.0 adapted by Sandy Sorlien / Smartcode Local & Michael Watkins Architect. Illustrations by DPZ & Co. from SmartCode v9.5

TABLE 6D. SIGNAGE (CONT.)

	T1	T2	T3	T4	T5	T6	SD	Specifications	
Yard Sign 			▫	▪				a. Quantity	1 max per Lot
								b. Area	max 6 sf
								c. Width	max 3 ft (not counting post)
								d. Height	max 2 ft (not counting post)
								e. Depth / Projection	n/a
								f. Clearance	min 3 ft to sign edge
								g. Apex	max 6 ft to top of post
								h. Letter Height	max 8 in

▪ By Right

▫ By Warrant

Table 6E: Building Function. This table categorizes Building Functions within Transect Zones. For Specific Function and Use, see Table 6F.

	T3	T4	T5 T6
a. RESIDENTIAL	**Restricted Residential:** The number of dwellings on each lot is restricted to one within a Principal Building and one within an Accessory Building. Both dwellings shall be under single ownership. The habitable area of the Accessory Building shall not exceed 900 sf or 40% of the square footage of the Principal Building.	**Open Residential:** The number of dwellings on each lot is unlimited except by the form regulations of Chapter 6.	**Open Residential:** The number of dwellings on each lot is unlimited except by the form regulations of Chapter 6.
b. LODGING	**Restricted Lodging:** The number of bedrooms available on each lot for lodging is restricted to five. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	**Limited Lodging:** The number of bedrooms available on each lot for lodging is limited to twelve. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	**Open Lodging:** The number of bedrooms available on each lot for lodging is unlimited. Food service may be provided at all times. The maximum length of stay shall not exceed ten days.
c. OFFICE	**Restricted Office:** The building area available for office use by the resident of each lot, and one non-resident employee, is restricted to the first floor of the Principal Building or any part of an Accessory Building. Home Occupations are permitted anywhere.	**Limited Office:** The building area available for office use by the resident of each lot, and up to three non-resident employees, is restricted to the first floor of the Principal Building or any part of an Accessory Building. Home Occupations are permitted anywhere.	**Open Office:** The building area available for office use on each lot is unlimited.
d. RETAIL	**Restricted Retail:** The building area available for retail use is restricted to one block corner location at the first story for each 300 dwelling units. This specific use shall be further restricted to neighborhood store, or food service seating no more than 20.	**Limited Retail:** The building area available for retail use with regular hours is limited to the first story of buildings at corner locations. The specific use shall be further limited to neighborhood store, or food service seating no more than 40. Cottage Industry with up to three employees shall be permitted at all locations, with retail sales by appointment only.	**Open Retail:** The building area available for retail use is unlimited.
e. CIVIC	See Table 6F	See Table 6F	See Table 6F
f. OTHER	See Table 6F	See Table 6F	See Table 6F

TABLE 6F. SPECIFIC FUNCTION & USE

Table 6F: Specific Function & Use. This table expands the categories of Table 6E to delegate specific functions and uses within Transect Zones.

a. RESIDENTIAL	T1	T2	T3	T4	T5	T6	SD
Single Family		■	■	■			
Two-family (Duplex)			■	■			
Multi-family				■	■	■	
Live/Work Unit			■	■	■	▫	▫
Group Home				▫	■		
Accessory Unit		■	■	■	■	■	
Manufactured House			▫				▫
Temporary Tent	▫	▫	▫	▫	▫	▫	▫
b. LODGING							
Hotel (no room limit)					■	■	▫
Inn (up to 12 rooms)		▫		■	■	■	
Inn (up to 5 rooms)		▫	■	■	■	■	
S.R.O. hostel			▫	▫	▫	▫	▫
School Dormitory				■	■	■	■
c. OFFICE							
Office Building				■	■	■	▫
Live-Work Unit			■	■	■	■	▫
d. RETAIL							
Open-Market Building		■	■	■	■	■	■
Retail Building				■	■	■	▫
Display Gallery				■	■	■	▫
Cafe / Restaurant			▫	■	■	■	▫
Kiosk				■	■	■	▫
Push Cart					▫	▫	▫
Liquor Selling Establishment					▫	▫	▫
Adult Entertainment						▫	▫
e. CIVIC							
Bus Shelter			■	■	■	■	■
Convention Center						▫	■
Conference Center					▫	■	■
Exhibition Center						▫	■
Fountain or Public Art		■	■	■	■	■	■
Library				■	■	■	■
Live Theater					■	■	■
Movie Theater					■	■	■
Museum				▫	▫	■	■
Outdoor Auditorium		▫	■		■	■	■
Parking Structure				▫	■	■	■
Passenger Terminal					▫	▫	■
Playground		■	■	■	■	■	■
Sports Stadium						▫	■
Surface Parking Lot				▫	▫	▫	■
Religious Assembly		■	■	■	■	■	■

f. OTHER: AGRICULTURE	T1	T2	T3	T4	T5	T6	SD
Grain Storage	■	■					▫
Livestock Pen	▫	▫					▫
Greenhouse	■	■	▫				▫
Stable	■	■	▫				▫
Kennel	■	■	▫	▫	▫	▫	▫
g. OTHER: AUTOMOTIVE							
Gasoline*		▫			▫	▫	■
Automobile Service							■
Automobile Sales					▫	▫	▫
Truck Maintenance							■
Drive -Through Facility					▫	▫	■
Rest Stop	■	■					▫
Roadside Stand	■	■					▫
Billboard						▫	▫
Shopping Center / Mall							▫
h. OTHER: CIVIL SUPPORT							
Fire Station			■	■	■	■	■
Police Station				■	■	■	■
Cemetery		■	▫	▫			■
Funeral Home				■	■	■	■
Hospital					▫	▫	■
Medical Clinic				▫	■	■	■
i. OTHER: EDUCATION							
College					▫	▫	■
High School				▫	▫	▫	■
Trade School					▫	▫	■
Elementary School			▫	■	■	■	■
Childcare Center		■	■	■	■	■	▫
j. OTHER: INDUSTRIAL							
Heavy Industrial Facility							■
Light Industrial Facility						▫	■
Truck Depot							■
Laboratory Facility						▫	■
Water Supply Facility							■
Sewer and Waste Facility							■
Electric Substation	▫	▫	▫	▫	▫	▫	■
Wireless Transmitter	▫	▫					■
Cremation Facility							■
Warehouse						▫	■
Produce Storage							■
Mini-Storage							■

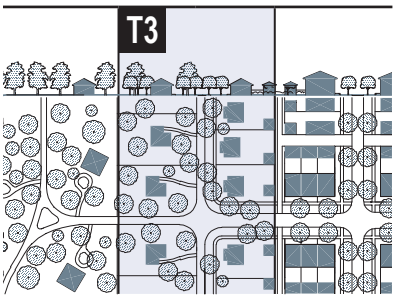
■ BY RIGHT
▫ BY WARRANT

	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	T6 URBAN CORE ZONE	SD SPECIAL DISTRICT	
a. ALLOCATION OF ZONES (by land area, per Community Unit) See Table 2A								
CLD requires	50% minimum of T1 or T2 or combination		10-30%	20-40%				
TND requires	no minimum	no minimum	10-30%	30-60%	10-30%			
RCD requires	no minimum			10-30%	10-30%	40-80%		
b. BASE RESIDENTIAL DENSITY								
By Right		1 unit / 20 ac avg	4 units / ac gross	12 units / ac gross	20 units / ac gross	no maximum*		
Other Functions Permitted*			10 - 20%	20 - 30%	30 - 50%	50 - 70%		
c. BLOCK SIZE								
Block Perimeter	no maximum	no maximum	4000' max, b/f 1200 max	3600' max, b/f 1200 max	2000' max, b/f 600 max	2000' max,b/f 600max*		
d. THOROUGHFARES						* 3000 ft max with parking structures		
Highway & RR	permitted	permitted	permitted					
Boulevard			permitted	permitted	permitted	permitted		
SR			permitted	permitted				
Residential Street				permitted				
SS & Avenue				permitted	permitted	permitted		
Commercial Street					permitted	permitted		
Rear Lane		permitted	permitted	permitted				
Rear Alley			permitted	**required**	**required**	**required**		
Path	permitted	permitted	permitted	permitted				
Passage			permitted	permitted	permitted	permitted		
Bicycle Trail	permitted	permitted	permitted	permitted *				
Bicycle Lane	permitted	permitted	permitted	permitted				
Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted		
e. CIVIC SPACES See Table 3F						* permitted only within Civic Spaces		
Park	permitted	permitted	permitted					
Green			permitted	permitted	permitted			
Square				permitted	permitted	permitted		
Plaza					permitted	permitted		
Playground / Pocket Park	permitted	permitted	permitted	permitted	permitted	permitted		
f. LOT OCCUPATION								PLACEMENT
Lot Width		by Warrant	40 ft min 120 ft max	16 ft min 96 max	no min, 180 ft max	18 ft min 700 ft max		
Lot Coverage			60% max	70% max	80% max	100% max		
g. SETBACKS - PRINCIPAL BUILDING See Table 8A								
Front Setback (Principal)	Outbuilding shall be behind Principal Building							
Front Setback (Secondary)		48 ft min	12 ft min	6 ft min 20 ft max	0 ft min 12 ft max	0 ft min 12 ft max		
Side Setback		100 ft min	12 ft min	0 ft min	0 ft min 24 ft max	0 ft min 24 ft max		
Rear Setback		100 ft min	12 ft min	3 ft min *	3 ft min *	0 ft. min		
Frontage Buildout		n/a	40% min	60% min	80% min	80% min		
h. SETBACKS - OUTBUILDING See Table 8A								
Front Setback*	n/a	20 ft min + bldg setback	20 ft min + bldg setback	20 ft min + bldg setback	40 ft max from rear lot line			
Side Setback	n/a	5 ft min	5 ft min	5 ft min or attached	5 ft min or attached			
Rear Setback	n/a	5 ft min	5 ft min	5 ft min	5 ft min			
i. BUILDING PLACEMENT See Table 6A								
Detached		permitted	permitted	permitted				
Semi-Detached				permitted	permitted			
Attached				permitted	permitted	permitted		
Courtyard					permitted	permitted		
j. PRIVATE FRONTAGES See Table 6C								FORM
Common Yard		permitted	permitted	permitted				
Porch & Fence			permitted	permitted				
Terrace or LC				permitted	permitted			
Forecourt				permitted	permitted	permitted		
Stoop				permitted	permitted	permitted		
Shopfront				permitted	permitted	permitted		
Gallery				permitted	permitted	permitted		
Arcade				permitted	permitted	permitted		
k. BUILDING FORM See Table 6B								
Principal Building		2 Stories max	2 Stories max	3 Stories max	4 Stories max	8 Stories max, 2 min.		
Outbuilding		2 Stories max	2 Stories max	2 Stories max	2 Stories max			
l. BUILDING FUNCTION See Table 6E & Table 6F								FUNCTION
Residential		restricted use	restricted use	limited use	open use	open use		
Lodging		restricted use	restricted use	limited use	open use	open use		
Office			restricted use	limited use	open use	open use		
Retail			restricted use	limited use	open use	open use		

Chapter 6

Chapter 3, 4, 5

TABLE 7B. SUMMARY OF T3



(see Table 1B)

BUILDING FUNCTION (see Table 6E & Table 6F)	
Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

BUILDING CONFIGURATION (see Table 6B)	
Principal Building	2 stories max.
Outbuilding	2 stories max.

LOT OCCUPATION	
Lot Width	40 ft min 120 ft max
Lot Coverage	60% max

BUILDING PLACEMENT (see Table 6A)	
Detached	permitted
Semi-Detached	
Attached	
Courtyard	

SETBACKS - PRINCIPAL BUILDING	
(g.1) Front Setback Principal	24 ft. min
(g.2) Front Setback Secondary	12 ft min.
(g.3) Side Setback	12 ft min.
(g.4) Rear Setback	12 ft min.*
Frontage Buildout	40% min at setback

SETBACKS - OUTBUILDING	
(h.1) Front Setback	20 ft. min. + bldg setback
(h.2) Side Setback	3 ft. or 6 ft at corner
(h.3) Rear Setback	3 ft. min

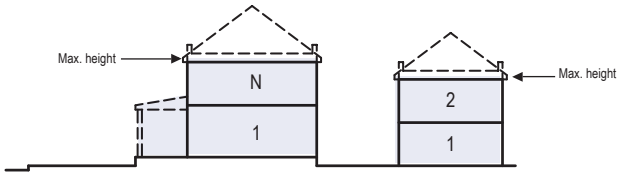
PRIVATE FRONTAGES	
Common Lawn	permitted
Porch & Fence or Dooryard	permitted
Terrace or Lightwell	
Forecourt	
Stoop	
Shopfront	
Gallery	
Arcade	

PARKING MINIMUMS
See Table 6E & Chapter 6

*or 15 ft. from center line of alley

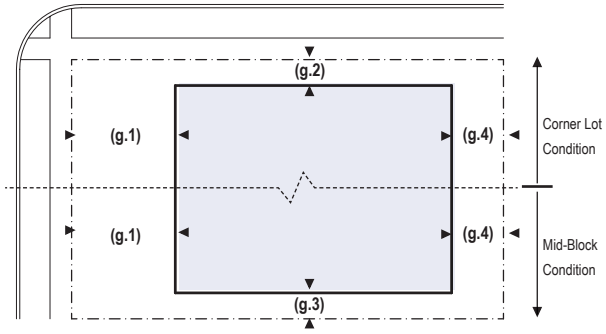
BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial function which shall be a minumum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck.



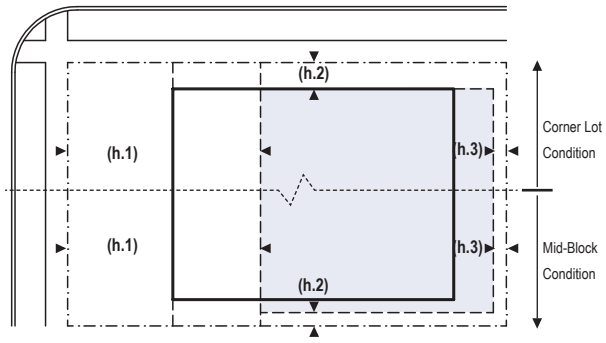
SETBACKS - PRINCIPAL BLDG

1. The facades and elevations of Principal Buildings shall be distanced from the lot lines as shown.
2. Facades shall be built out along the Principal Frontage to the minimum specified width in the table.



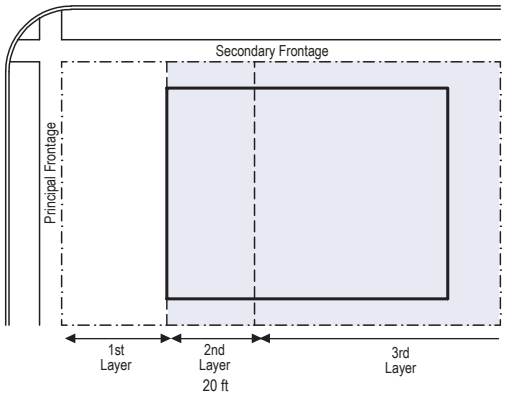
SETBACKS - OUTBUILDING

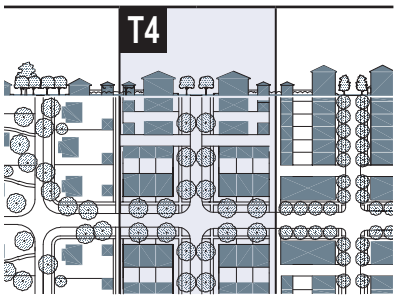
1. The elevations of the Outbuilding shall be distanced from the lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third layer as shown in the diagram.
2. Covered parking shall be provided within the third layer as shown in the diagram. Side- or rear-entry garages may be permitted in the first or second layer by Warrant.





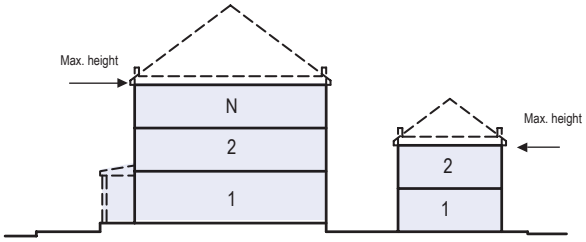
(see Table 1B)

BUILDING FUNCTION (see Table 6E & Table 6F)	
Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use
BUILDING HEIGHT (see Table 6B)	
Principal Building	3 stories max
Outbuilding	2 stories max.
LOT OCCUPATION	
Lot Width	18 ft min 96 ft max
Lot Coverage	70% max
BUILDING PLACEMENT (see Table 6A)	
Detached	permitted
Semi-Detached	permitted
Attached	permitted
Courtyard	
SETBACKS - PRINCIPAL BUILDING	
(g.1) Front Setback Principal	6 ft. min. 20 ft. max.
(g.2) Front Setback Secondary	6 ft. min. 20 ft. max
(g.3) Side Setback	0 ft. min.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	60% min at setback
SETBACKS - OUTBUILDING	
(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	3 ft. min. or 6 ft at corner
(h.3) Rear Setback	3 ft. min
PRIVATE FRONTAGES (see Table 6C)	
Common Lawn	permitted
Porch & Fence or Dooryard	permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Arcade	
PARKING MINIMUMS	
See Table 6E & Chapter 6	

*or 15 ft. from center line of alley

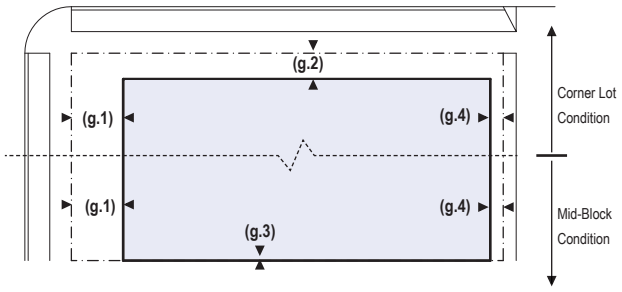
BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial function which shall be a minumum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck.



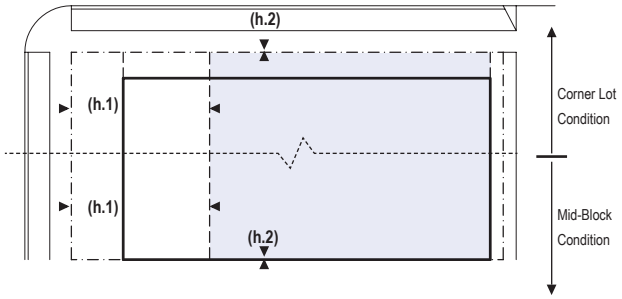
SETBACKS - PRINCIPAL BLDG

1. The facades and elevations of Principal Buildings shall be distanced from the lot lines as shown.
2. Facades shall be built out along the Principal Frontage to the minimum specified width in the table.



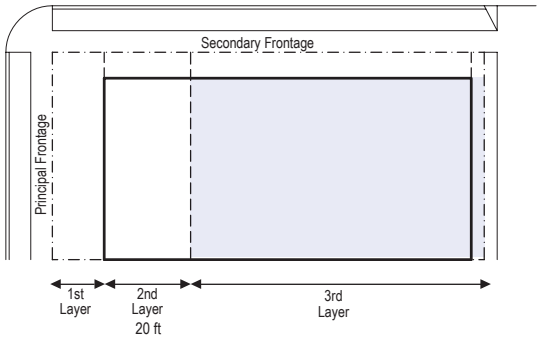
SETBACKS - OUTBUILDING

1. The elevations of the Outbuilding shall be distanced from the lot lines as shown.



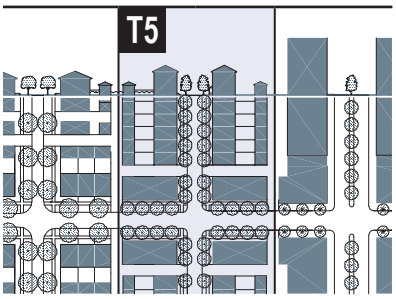
PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third layer as shown in the diagram.
2. Covered parking shall be provided within the third layer as shown in the diagram.



Leander SmartCode v2.0 adapted by Sandy Sorlien / Smartcode Local & Michael Watkins Architect. Illustrations by DPZ & Co. from SmartCode v9.5

TABLE 7D. SUMMARY OF T5



(see Table 1B)

BUILDING FUNCTION (see Table 6E & Table 6F)	
Residential	open use
Lodging	open use
Office	open use
Retail	open use

BUILDING HEIGHT (see Table 6B)	
Principal Building	4 stories max.
Outbuilding	2 stories max.

LOT OCCUPATION	
Lot Width	no min, 180 ft max
Lot Coverage	80% max

BUILDING PLACEMENT (see Table 6A)	
Detached	
Semi-Detached	permitted
Attached	permitted
Courtyard	permitted

SETBACKS - PRINCIPAL BUILDING	
(g.1) Front Setback Principal	0 ft. min. 12 ft. max.
(g.2) Front Setback Secondary	0 ft. min. 12 ft. max.
(g.3) Side Setback	0 ft. min. 24 ft. max.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	80% min at setback

SETBACKS - OUTBUILDING	
(h.1) Front Setback	40 ft. max. from rear lot line
(h.2) Side Setback	3 ft. min. or 6 ft at corner
(h.3) Rear Setback	3 ft. min.

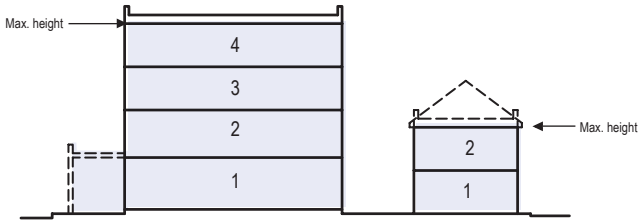
PRIVATE FRONTAGES (see Table 6C)	
Common Lawn	
Porch & Fence or Dooryard	
Terrace or Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Arcade	permitted

PARKING MINIMUMS
See Table 6E & Chapter 6

*or 15 ft. from center line of alley

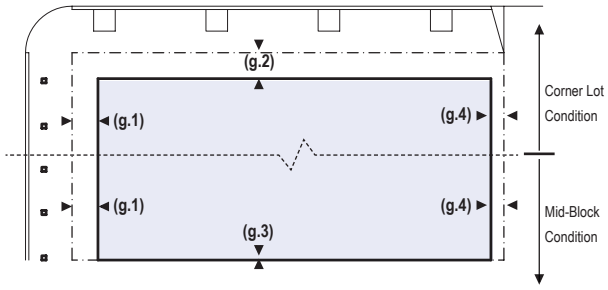
BUILDING CONFIGURATION

1. Building height shall be measured in number of stories, excluding attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minumum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 6B.
4. Expression Lines shall be as shown on Table 6B.



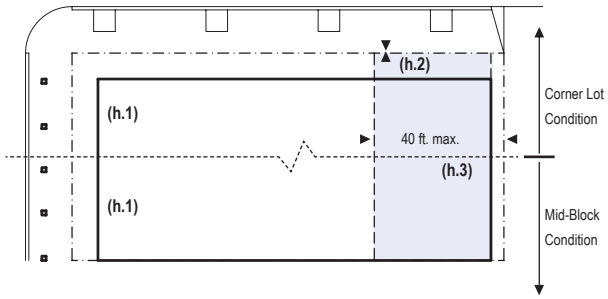
SETBACKS - PRINCIPAL BLDG

1. The facades and elevations of Principal Buildings shall be distanced from the lot lines as shown.
2. Facades shall be built out along the Principal Frontage to the minimum specified width in the table.



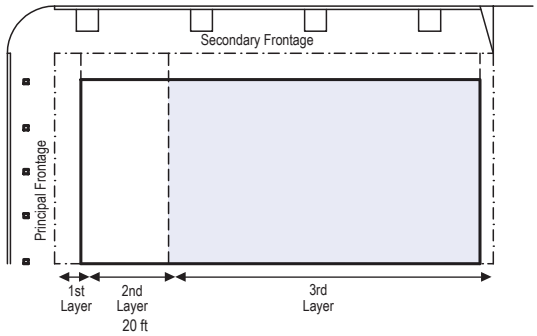
SETBACKS - OUTBUILDING

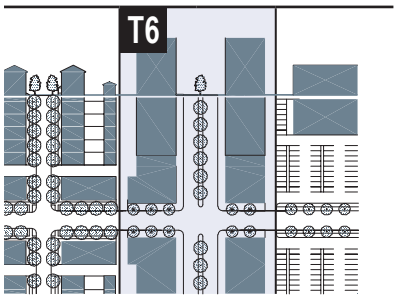
1. The elevations of the Outbuilding shall be distanced from the lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third layer as shown in the diagram.
2. Covered parking shall be provided within the third layer as shown in the diagram.





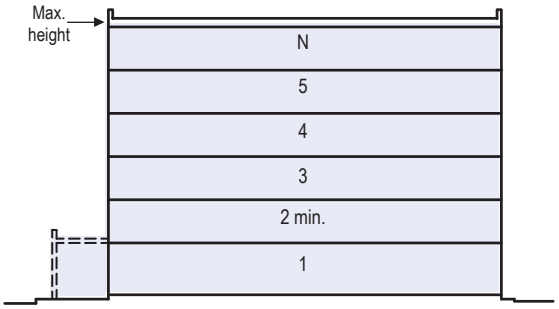
(see Table 1B)

BUILDING FUNCTION (see Table 6E & Table 6F)	
Residential	open use
Lodging	open use
Office	open use
Retail	open use
BUILDING HEIGHT (see Table 6B)	
Principal Building	8 stories max., 2 stories min
Outbuilding	
LOT OCCUPATION	
Lot Area	no min
Lot Coverage	100% max
BUILDING PLACEMENT (see Table 6A)	
Detached	
Semi-Detached	
Attached	permitted
Courtyard	permitted
SETBACKS - PRINCIPAL BUILDING	
(g.1) Front Setback Principal	0 ft. min. 12 ft. max.
(g.2) Front Setback Secondary	0 ft. min. 12 ft. max.
(g.3) Side Setback	0 ft. min. 24 ft. max.
(g.4) Rear Setback	0 ft. min.
Frontage Buildout	80% min. at setback
SETBACKS - OUTBUILDING	
Front Setback	
Side Setback	
Rear Setback	
PRIVATE FRONTAGES (see Table 6C)	
Common Lawn	
Porch & Fence or Dooryard	
Terrace or Lightwell	
Forecourt	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Arcade	permitted
PARKING PROVISIONS	
See Table 6E & Chapter 6	

*or 15 ft. from center line of alley

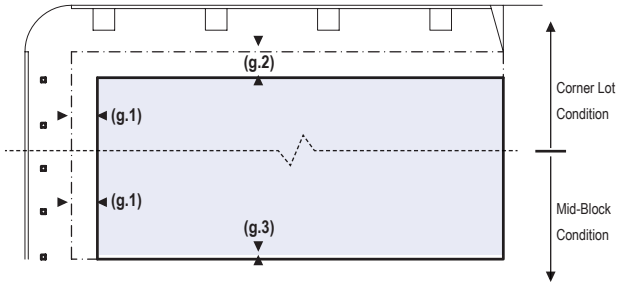
BUILDING CONFIGURATION

1. Building height shall be measured in number of stories, excluding attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function which must be a minumum of 11 ft with with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck.
4. Stepbacks, Recess Lines, and Extension Lines shall be as shown on Table 6B.



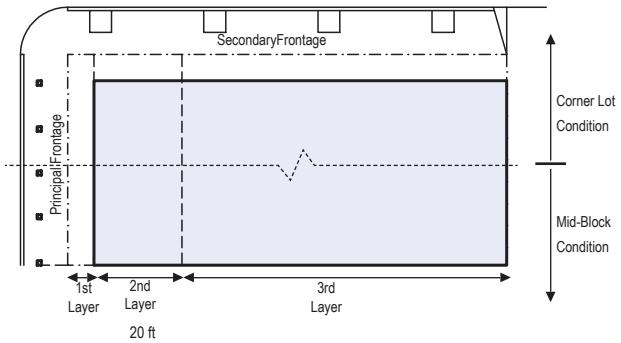
SETBACKS - PRINCIPAL BLDG

1. The facades and elevations of Principal Buildings shall be distanced from the lot lines as shown.
2. Facades shall be built out along the Principal Frontage to the minimum specified width in the table.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third layer as shown in the diagram .
2. Covered parking shall be provided within the third layer as shown in the diagram.



Leander SmartCode v2.0 adapted by Sandy Sorlien / Smartcode Local & Michael Watkins Architect. Illustrations by DPZ & Co. from SmartCode v9.5

TABLE 7F. SPECIAL DISTRICT SUMMARY

The metrics for each column of this table (SD1, SD2, etc.) are to be filled in for each Special District as they currently exist, or as they are permitted. More pages can be added. Special Districts that do not have provisions within this Code shall be governed by the standards of the pre-existing zoning.

	SD1	SD2	SD3	SD4	SD5	SD6	SD7	
a. ALLOCATION OF ZONES								
CLD								
TND								
RCD								
b. BASE RESIDENTIAL DENSITY								
By Right								
By TDR								
Other Functions								
c. BLOCK SIZE								
Block Perimeter								
d. THOROUGHFARES								
HW & RR								
BV								
SR								
RS								
SS & AV								
CS								
Rear Lane								
Rear Alley								
Path								
Passage								
Bicycle Trail								
Bicycle Lane								
Bicycle Route								
e. CIVIC SPACES								
Park								
Green								
Square								
Plaza								
Playground								
f. LOT OCCUPATION								PLACEMENT
Lot Area								
Lot Coverage								
g. SETBACKS - PRINCIPAL BUILDING								
Front Setback								
Side Setback								
Rear Setback								
h. BUILDING PLACEMENT (see Table 6A)								
Detached								
Semi-Detached								
Attached								
i. PRIVATE FRONTAGES (see Table 6C)								FORM
Common Yard								
Porch & Fence								
Terrace, Dooryard								
Forecourt								
Stoop								
Shopfront	permitted							
Gallery								
Arcade								
Parking Lot								
j. BUILDING HEIGHT (see Table 6B)								
Principal Building								
Outbuilding								
k. BUILDING FUNCTION (see Table 6E and Table 6F)								FUNCTION
Residential								
Lodging								
Office								
Retail								

8.1 DEFINITIONS

This Chapter provides definitions for terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Chapter, then the Planning Director shall determine the correct definition. Terms that are capitalized within Definitions are also defined in this Chapter.

Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Unit: an Apartment sharing ownership and utility connections with a Principal Building, either within an Outbuilding or within the Principal Building. *See Table 6F* and *Table 8A.*

Address Sign: a sign, generally applied to a building wall, that displays a building's address.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

American Vignola: *The American Vignola* by William Ware, first published in 1903.

Ancillary Roof: a roof secondary to the roof of the Principal Building.

Apartment: a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Apex: the highest point of a sign as measured from the point on the ground where its structure is located, or, if no sign structure is present, from the point on the ground directly below the sign itself.

Arcade: a Private Frontage conventional for Retail use wherein the Facade is a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at the Frontage Line.

A-Street: a designation for a Thoroughfare that is walkable, in comparison with a B-Street or a C-Street.

Attached: characterizing a building that occupies the full Frontage Line and is attached to another of the same type, usually leaving the rear of the Lot as the principal yard. *See Table 6A.*

Attic: the interior part of a building contained within a pitched roof structure.

Avenue (AV): a Thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and usually equipped with a landscaped median.

Awning Sign: lettering applied directly on the Valance or other vertical portion of an awning.

Backbuilding: a single-Story structure connecting a Principal Building to an Outbuilding. *See Table 8A.*

Band Sign: a sign that is attached flat on the exterior front, rear or side wall of any building or other structure.

Bed and Breakfast: an owner-occupied Lodging type, serving breakfast in the mornings to guests.

Bicycle Box: a section of pavement designed to give bicyclists using a Bicycle Lane a head start at signalized intersections. A Bicycle Box is often colored and includes a standard white bicycle pavement marking. It improves visibility between motorists turning right and cyclists traveling through the intersection.

Bicycle Lane (BL): a dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping.

Bicycle Locker: an enclosed and secured locker that provides bicycle parking for long term use.

Bicycle Route (BR): a Thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Bicycle Shelter: a roofed shelter that provides multiple bicycle racks for public use.

Bicycle Station: a building that provides self-service, attended indoor valet, or automated bicycle parking services, often accompanied by showers, lockers, bicycle repair and rental facilities.

Bicycle Trail (BT): a Bikeway running independently of a vehicular Thoroughfare.

Bikeway: any designated Thoroughfare or part of a Thoroughfare for bicycling. See **Bicycle Lane**, **Bicycle Route**, and **Bicycle Trail**.

Blade Sign: a sign mounted on the building Facade, projecting at a 90-degree angle.

Block: the aggregate of private Lots, Passages, Rear Alleys and Rear Lanes, circumscribed by Thoroughfares.

Block Face: the aggregate of all the building Facades on one side of a Block.

Boulevard: a Thoroughfare designed for high vehicular capacity and moderate speed, traversing an Urbanized area. Boulevards are usually equipped with access lanes buffering Sidewalks and buildings.

B-Street: a designation for a Thoroughfare that has some automobile-oriented frontages but is still generally walkable in comparison with a C-Street.

Buffered Bicycle Lane: a Bicycle Lane separated from vehicular travel and/or parking lanes by striped pavement markings which function as a buffer.

Bungalow: a Detached building type, one or one and a half stories.

By Right: characterizing a proposal or component of a proposal for a plan that complies with this code and is processed and permitted administratively, without public hearing. See **Exception, Variance,** and **Warrant**.

C-Street: a designation for a Thoroughfare that has automobile-oriented frontages, and is not walkable in comparison with an A-Street or a B-Street.

Channel Letters: removable letters that fit into channels on a sign or Marquee.

Civic: pertaining to not-for-profit organizations dedicated to arts, culture, education, religion, recreation, government, transit, or municipal parking.

Civic Building: a building occupying a special physical place in the community and operated by not-for-profit organizations dedicated to arts, culture, education, religion, recreation, government, or transit, or for use approved by the legislative body.

Civic Parking Reserve: parking structure or parking lot within a quarter-mile of the site that it serves.

Civic Space: an outdoor area dedicated for public use. *See Table 3F.*

Civic Zone: designation for public sites dedicated for Civic Buildings and Civic Space.

CLD: Clustered Land Development.

Clearance: the height above the walkway, or other surface if specified, of the bottom edge of an element.

Clustered Land Development: one of the Community Units regulated in this Code, a small settlement usually standing free in the countryside.

Commercial: the term collectively defining Office, Retail, and Lodging Functions.

Common Yard: a planted Private Frontage wherein the Facade is set back from the Frontage line. It is visually continuous with adjacent yards. *See Table 6C.*

Community Unit: a regulatory category for the physical form, density, and extent of a settlement. The three Community Unit types addressed in this Code are CLD, TND, and RCD. Variants for redevelopment and Infill are called Infill CLD, Infill TND, and Infill RCD.

Concept Plan: the first plan required for a New Community, Infill, or Participating Parcel proposal.

Conventional Development Sector: the aggregate of the land areas on the Leander Sector Map that permit the option to develop in the form of CLD or TND Community Units, but are otherwise regulated by the Composite Zoning Ordinance.

Cornice: a horizontal or sloped decorative molding that edges or crowns a roofline, door, window, portico, etc. In addition to its ornamental function, it can help throw rainwater away from the building.

Corridor: a lineal geographic system incorporating transportation and/or Greenway trajectories.

Cottage: a Detached Building type. A single-family dwelling, on a regular Lot, often shared with an Accessory Building in the back yard.

Cottage Industry: artisan activities in the Principal Building, Outbuilding, or back yard. See Table 6E and Table 6F.

Courtyard Building: a building that occupies the boundaries of its Lot while internally defining one or more private patios. *See Table 6A.*

Curb: the edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system. *See Table 3C and Table 3D.*

CVPC: Chlorinated polyvinyl chloride.

Detached: characterizing a building that occupies the center of its Lot with Setbacks on all sides. *See Table 6A.*

Dooryard: a Private Frontage type with a shallow Setback and front garden or patio, usually with a low wall at the Frontage Line. *See Table 6C.*

Dormer: a window set vertically in a structure that protrudes from a sloped roof, or the roofed structure containing such a window.

Drive: a Thoroughfare along the boundary between an Urbanized and a natural condition, usually along a waterfront, Park, or promontory. One side has the urban character of a Thoroughfare, with Sidewalk and building, while the other has the qualities of a Road or parkway, with naturalistic planting and rural details.

Driveway: a vehicular lane within a Lot, often leading to a garage. *See Section 4.7 and Table 3B-F.*

Effective Turning Radius: the measurement of the inside Turning Radius taking parked

cars into account. *See Table 8A.*

EIFS: Exterior Insulation Finishing System.

Elevation: an exterior wall of a building not along a Frontage Line. See: **Facade.** *See Table 8A.*

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: placed along or parallel to a Frontage, as in "porches enfront the street."

Entasis: The diminution of a column beginning at a point 1/3 up the shaft and ending at the neck, which is 5/6 the diameter of the column at its base. See also The American Vignola.

Exception: a ruling that would permit a practice that is not consistent with a specific provision of this Code nor its Intent *(Section 1.3).* See **Variance.**

Facade: the exterior wall of a building that is set along or parallel to a Frontage Line. See **Elevation.**

Fascia: a horizontal band forming the vertical face of a cornice under a roof edge.

Fly Ash: one of the residues generated in combustion that comprises the fine particles rising with the flue gases.

Forecourt: a Private Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. *See Table 6C.*

Frontage: the area between a building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage. *See Table 3C and Table 6C.*

Frontage Buildout: the percentage of Lot width occupied by the width of the building Facade.

Frontage Line: a Lot line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot lines. *See Table 8A.*

Function: the use or uses accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use. *See Table 6E and Table 6F.*

Gallery: a Private Frontage conventional for Retail use wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. *See Table 6C.*

General Sector: the S-1 Sector on the Leander Sector Map.

Green: a Civic Space type for unstructured recreation, spatially defined by landscaping rather than building Frontages. *See Table 3F.*

Hammerhead: a type of dead-end thoroughfare with one or two short extensions.

Head Casing: the trim over the horizontal structural member spanning an opening.

Home Occupation: non-Retail workplace enterprises. *See Table 6E.*

House: a Detached Building type, usually a single-family dwelling on a large Lot, often shared with an Accessory Building in the back yard.

Infill: *noun* - new development on land that had been previously developed, including smaller greyfield and brownfield sites and cleared land within Urbanized areas. *verb* - to

develop such areas.

Inn: a Lodging type, owner-occupied, offering 6 to 12 bedrooms, permitted to serve breakfast in the mornings to guests. *See Table 6E.*

Layer: a range of depth of a Lot within which certain elements are permitted. *See Table 8A.*

Lightwell: A Private Frontage type that is a below-grade entrance or recess designed to allow light into basements. *See Table 6C.*

Linear Pedestrian Shed: an elongated Pedestrian Shed that is used for planning along an important Mixed Use Corridor such as a main street. It extends approximately 1/4 mile from each side of the Corridor for up to a mile in length, in a lozenge shape. See **Pedestrian Shed.**

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Function.The Commercial Function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. See **Work-Live**.

Lodging: premises available for daily and weekly renting of bedrooms. *See Table 6E and Table 6F.*

Long Pedestrian Shed: a Pedestrian Shed that is 1/2 mile radius, used for planning when a transit station is present or proposed as a walking destination of approximately 10-15 minutes. See **Pedestrian Shed.**

Lot: a parcel of land accommodating a building or buildings of unified design.

Lot Line: the boundary that legally and geometrically demarcates a Lot.

Lot Width: the measurement of the Principal Frontage Line of a Lot.

Main Civic Space: the primary outdoor gathering place for a community.

Manufacturing: premises available for the creation, assemblage and/or repair of artifacts, using table-mounted electrical machinery or artisanal equipment, and including their Retail sale.

Marquee: a structural feature of a building that provides shelter and sign space.

Massing: the general size and shape of a building.

Meeting Hall: a building available for gatherings, including conferences.

Message Board: a sign with changeable text. Non-electronic Message Boards typically consist of letters attached to a surface within a transparent display case. Electronic Message Boards typically have a fixed or changing message composed of a series of lights.

Mixed Use: multiple Functions within the same building on different floors or by adjacency, or in multiple buildings by adjacency or proximity.

Mullion: a structural member joining windows and/or doors in a single structural opening.

Muntin: a structural member supporting individual panes of glass in a single sash or window.

Nameplate: a sign consisting of either a panel or individual letters applied to a building, listing the names of businesses or building tenants.

New Community: a Walkable settlement intended for a land area that was previously undeveloped, or that has been cleared for new development.

Office: premises available for the transaction of general business but excluding Retail, artisanal and Manufacturing uses. *See Table 6E.*

Old Town Sector: the S-3 Sector on the Leander Sector Map, delineating the traditional urbanized area of Old Town.

Open Space: land intended to remain undeveloped or adapted as Civic Space.

Outbuilding: an Accessory Building, usually located toward the rear of the same Lot as a Principal Building, and sometimes connected to the Principal Building by a Backbuilding. *See Table 8A.*

Outdoor Display Case: a sign consisting of a lockable metal or wood framed cabinet with a transparent window or windows, mounted onto a building wall or freestanding support. It allows the contents, such as menus or maps, to be maintained and kept current.

Park: a Civic Space type that is a natural preserve available for unstructured recreation. *See Table 3F.*

Parking Structure: a building containing one or more Stories of parking above grade.

Passage: a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Participating Parcel: a land area smaller than the minimum required for a Community Unit in its Sector, which can nevertheless contribute to a Concept Plan. *See Section 1.4.1. and Section 4.4.*

Path: a pedestrian way traversing a Park or rural area, or alongside a Road, ideally connecting directly with the urban Sidewalk network.

Pedestrian Shed: a land area that is centered on a common destination such as a Main Civic Space or a transit station. Its size is related to the average walking distance for the applicable Community Unit type. Pedestrian Sheds are used to plan communities. See specific types **Linear Pedestrian Shed, Long Pedestrian Shed,** and **Standard Pedestrian Shed.**

Peg-a-Track: parallel dashed pavement markings that continue a Bicycle Lane through an intersection.

Physically-Separated Bicycle Lane: a uni- or bi-directional Bicycle Lane separated from the motor vehicle travel lanes by Curbs, railings, plantings, parked cars, and/or grade separation.

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: a Civic Space type designed for Civic purposes and Commercial activities in the more urban Transect Zones, generally paved and spatially defined by building Frontages.

Pork Chop Return: triangular piece of trim at the bottom of a sloped fascia or cornice.

Principal Building: the main building on a Lot, usually located toward the Frontage. *See Table 8A.*

Principal Entrance: the main point of access for pedestrians into a building.

Principal Frontage: On corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of Lot Width. Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages of a corner Lot. See **Frontage.**

Private Frontage: the privately held Layer between the Frontage Line and the Principal

Building Facade. *See Table 6C and Table 8A.*

Public Frontage: the area between the outer edge of the Vehicular Lanes and the Frontage Line. *See Table 3C and Table 3D.*

RCD: Regional Center Development.

Rear Alley: a more urban vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings, and containing utility easements.

Rear Lane: a more rural vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings, and containing utility easements.

Regional Center Development: one of the Community Units regulated in this Code, constituting a high-density town or downtown with rail transit.

Residential: characterizing premises available for long-term human dwelling.

Retail: characterizing premises available for the sale of merchandise and food service. *See Table 6E and Table 6F.*

Retail Frontage: Frontage designated on a Transect Map that requires or recommends the provision of a Shopfront, encouraging the ground level to be available for Retail use. *See Section 3.3.*

Road: a Thoroughfare of rural character and low-to-moderate vehicular speed and capacity. *See Table 3C.*

Secondary Frontage: on corner Lots, the Private Frontage that is not the Principal Frontage. As it affects the public realm, its first Layer is regulated. *See Table 8A.*

Semi-Detached: characterizing a building that occupies one side of the Lot with a Setback on the other side, attached to another of the same type on the adjacent Lot. *See Table 6A.*

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed in *Section 5.7. See Table 8A.*

Shed Awning: an awning with two short sides in addition to the main canopy.

Shingle Sign: a small Blade Sign usually mounted on the ground floor level, displaying a building's professional tenant directory.

Shopfront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. *See Table 6C.*

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Sidewalk Sign: a movable freestanding sign that is typically double-sided, placed at the entrance to a business to attract pedestrians.

Sideyard Building: a building that occupies one side of the Lot with a setback on the other side. This type can be Detached or Semi-Detached depending on whether it abuts the neighboring house. *See Table 6A.*

Signband: the horizontal signage area on a Valance or Marquee.

Soffit: the underside of an overhanging roof eave.

Square: a Civic Space type designed for unstructured recreation and Civic purposes, spatially defined by building Frontages and consisting of Paths, lawns and trees, formally disposed.

See Table 3F.

Standard Pedestrian Shed: a Pedestrian Shed that is an average 1/4 mile radius, about the distance of a 5-7 minute walk at a leisurely pace. See **Pedestrian Shed.**

Stoop: a Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance. *See Table 6C.*

Story: a habitable level within a building, excluding an Attic or raised basement. *See Table 6B.*

Street: a local Thoroughfare of urban character and low speed and capacity. *See Table 3C and Table 3D.*

Substantial Modification: alteration to a building that is valued at more than 50% of the replacement cost of the entire building, if new.

Subzone: a subordinate zoning category created for a new Community Plan that creates one or more distinctions within a Transect Zone. *See Section 4.5.*

Swale: a low or slightly depressed natural area for drainage.

Target Speed: the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. *See Table 3A.*

Terminated Vista: a location at the axial conclusion of a Thoroughfare.

Thoroughfare: a way for use by vehicular, bicycle, and/or pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. *See Chapter 3 and Table 8A.*

TND: Traditional Neighborhood Development.

Traditional Neighborhood Development: one of the Community Units regulated in this Code, constituting a village standing free in the countryside, or a contiguous neighborhood, with its own mixed use neighborhood center.

Traditional Development Sector: the S1 Sector, the S2 Sector, or the S3 Sector, reserved for present and future traditional walkable development patterns.

Transect: a cross-section of or path through the environment showing a range of different habitats. The rural-urban Transect of the human environment used in this code is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the density and intensity of its land use and Urbanism.

Transect Zone: One of several areas on a zoning map regulated by this code. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. *See Table 1C.*

Transect Map: the official map or maps that are part of the zoning ordinance and that delineates the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by this Code.

Transit Sector: the S-2 Sector on the Leander Sector Map, the land area within the approximate walking distance of the Leander rail station.

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian

crossing distance and the more slowly the vehicle is forced to make the turn. *See Table 3B and Table 8A.*

Urbanism: collective term for the condition of a compact, Mixed Use settlement, including the physical form of its development and its environmental, functional, economic, social, and cultural aspects.

Urbanized: developed at T3 (Sub-Urban) intensity or higher.

Valance: the portion of an awning that hangs perpendicular to the Sidewalk.

Variance: a ruling that would permit a practice that is not consistent with a provision of this Code. A Warranted Variance ("Warrant") permits a practice that is consistent with the Intent section (*Section 1.3*), whereas an Exceptional Variance ("Exception") permits a practice that is not. See **Exception** and **Warrant**. *See Section 1.5.*

Vehicular Lanes: lanes intended for vehicular traffic and bicycles, whether traveling or parked.

View Corridor: a opening along a thoroughfare or between buildings to maintain a scenic view.

Walkable: an urban planning term characterizing a place, such as a street, that is safe and pleasant for walking, or an area, such as a neighborhood, that contains residences and useful destinations within walking distance of each other.

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of this Code, but that is justified by Intent *(Section 1.3)*. See **Variance.**

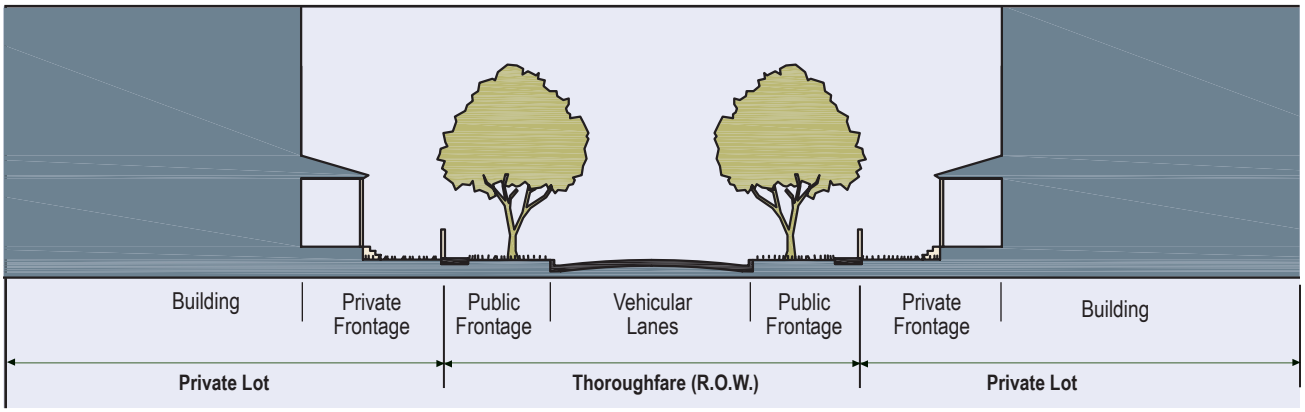
Window Sign: a sign placed or painted on the interior of a Shopfront window or the window of a business door.

Yard Sign: a permanent freestanding sign in the Private Frontage, including a supporting post or posts.

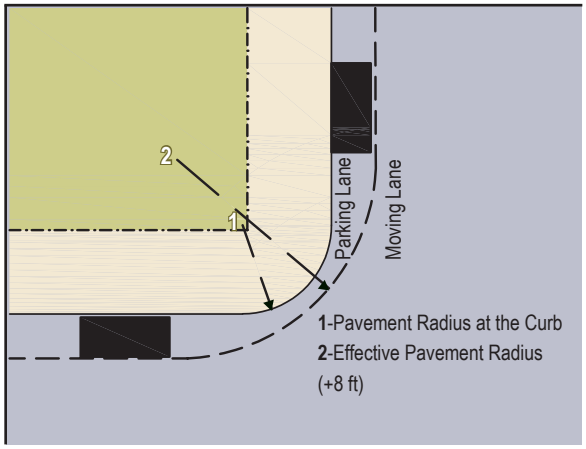
Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

TABLE 8A. DEFINITIONS ILLUSTRATED

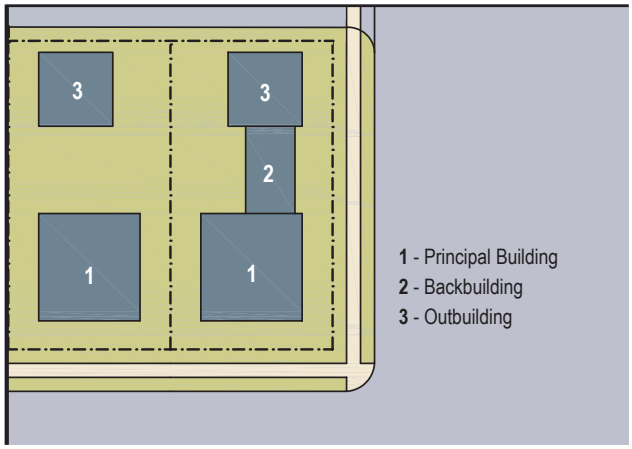
a. THOROUGHFARE & FRONTAGES



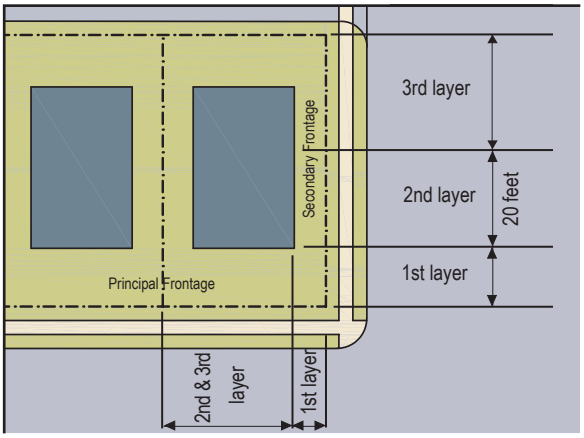
b. TURNING RADIUS



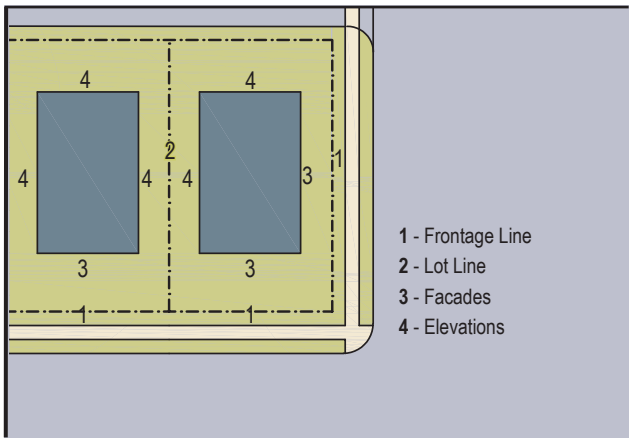
f. BUILDING PLACEMENT



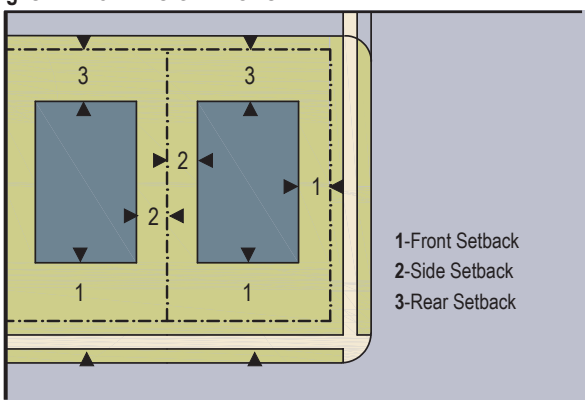
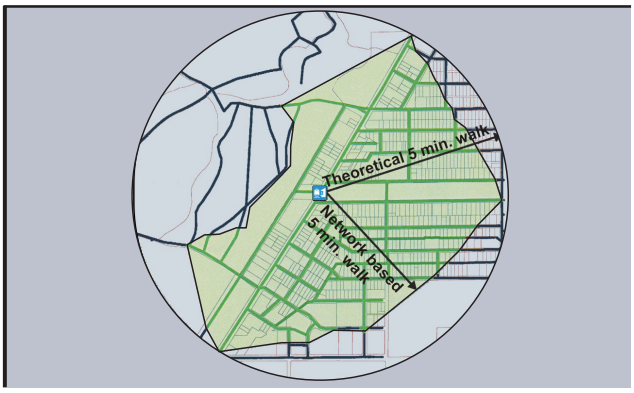
e. LOT LAYERS



d. FRONTAGE & LOT LINES



g. SETBACK DESIGNATIONS



c. PEDESTRIAN SHED (STANDARD AND NETWORK)