

19.09 FORM-BASED CODE

CITY OF LAS VEGAS, NV



This page intentionally left blank

TABLE OF CONTENTS

19.09.010 PREAMBLE

19.09.010.A	Introduction
19.09.010.B	What is a Form-Based Code?
19.09.010.C	The Rural-to-Urban Transect: The Framework for the Form-Based Code
19.09.010.D	Overview of the Guiding Principles for the Form-Based Code
19.09.010.E	Organization of the Form-Based Code
19.09.010.F	How to Use the Form-Based Code

19.09.020 PURPOSE AND INTENT

19.09.020.A	Title
19.09.020.B	Purpose of the Form-Based Code
19.09.020.C	Authority
19.09.020.D	Applicability
19.09.020.E	Responsibility for Administration

19.09.030 ADMINISTRATION AND PROCEDURES

19.09.030.A	Purpose
19.09.030.B	Applicability
19.09.030.C	Application Review Procedures
19.09.030.D	Subdivision of Land
19.09.030.E	Vacations
19.09.030.F	Rezoning
19.09.030.G	Site Development Plan Review
19.09.030.H	Special Use Permit
19.09.030.I	Minor Modifications and Post-Approval Adjustments
19.09.030.J	Waiver
19.09.030.K	Variance
19.09.030.L	Development Agreement
19.09.030.M	Miscellaneous Permits
19.09.030.N	Master Sign Plan
19.09.030.O	Nonconformities

19.09.030.P	Enforcement
19.09.030.Q	Extension of Time
19.09.030.R	Definitions

19.09.040 SPECIFIC TO DISTRICTS

19.09.040.A	Purpose
19.09.040.B	Applicability
19.09.040.C	District-specific Standards for Street Trees
19.09.040.D	18B Las Vegas Arts District
19.09.040.E	Cashman District
19.09.040.F	Civic & Business District
19.09.040.G	Design District
19.09.040.H	Founders District
19.09.040.I	Fremont East District
19.09.040.J	Gateway District
19.09.040.K	Historic Westside District
19.09.040.L	Las Vegas Medical District
19.09.040.M	Market District
19.09.040.N	Resort & Casino District
19.09.040.O	Symphony Park District

19.09.050 TRANSECT ZONES STANDARDS

19.09.050.A	Purpose
19.09.050.B	Applicability
19.09.050.C	Establishment of Transect Zones
19.09.050.D	Transect Zones Overview
19.09.050.E	Transect Zones
19.09.050.E.004	T6 Urban Core Zone (T6-UC)
19.09.050.E.008	T6 Urban General Zone (T6-UG)
19.09.050.E.012	T5 Maker Zone (T5-M)
19.09.050.E.016	T5 Corridor Zone (T5-C)
19.09.050.E.020	T5 Main Street Zone (T5-MS)
19.09.050.E.024	T5 Neighborhood Zone (T5-N)
19.09.050.E.028	T4 Corridor Zone (T4-C)
19.09.050.E.032	T4 Main Street Zone (T4-MS)
19.09.050.E.036	T4 Neighborhood Zone (T4-N)

19.09.050.E.040	T3 Neighborhood Zone (T3-N)
19.09.050.F	Special Districts

19.09.060 BUILDING TYPE STANDARDS

19.09.060.A	Purpose
19.09.060.B	Applicability
19.09.060.C	Building Types Overview

19.09.070 FRONTAGE TYPE STANDARDS

19.09.070.A	Purpose
19.09.070.B	Applicability
19.09.070.C	Frontage Types Overview
19.09.070.D	Arcade
19.09.070.E	Common Yard
19.09.070.F	Dooryard
19.09.070.G	Forecourt
19.09.070.H	Gallery
19.09.070.I	Porch: Engaged
19.09.070.J	Porch: Projecting
19.09.070.K	Shopfront
19.09.070.L	Stoop
19.09.070.M	Terrace

19.09.080 OPEN SPACE STANDARDS

19.09.080.A	Purpose
19.09.080.B	Applicability
19.09.080.C	Open Space Types Overview
19.09.080.D	Greenway
19.09.080.E	Urban Park
19.09.080.F	Square
19.09.080.G	Plaza
19.09.080.H	Pocket Plaza
19.09.080.I	Pocket Park
19.09.080.J	Community Garden
19.09.080.K	Playground

19.09.090 THOROUGHFARE STANDARDS

19.09.090.A	Purpose
19.09.090.B	Applicability
19.09.090.C	Thoroughfare Standards Overview
19.09.090.D	18b Las Vegas Arts District Thoroughfare Plan (Placeholder)
19.09.090.E	Cashman District Thoroughfare Plan (Placeholder)
19.09.090.F	Civic & Business District Thoroughfare Plan (Placeholder)
19.09.090.G	Design District Thoroughfare Plan (Placeholder)
19.09.090.H	Founders District Thoroughfare Plan (Placeholder)
19.09.090.I	Fremont East District Thoroughfare Plan
19.09.090.J	Gateway District Thoroughfare Plan (Placeholder)
19.09.090.K	Historic Westside District Thoroughfare Plan (Placeholder)
19.09.090.L	Las Vegas Medical District Thoroughfare Plan
19.09.090.M	Market District Thoroughfare Plan (Placeholder)
19.09.090.N	Resort & Casino District Thoroughfare Plan (Placeholder)
19.09.090.O	Symphony Park District Thoroughfare Plan (Placeholder)

19.09.100 SUPPLEMENTAL TO TRANSECT ZONES

19.09.100.A	Purpose
19.09.100.B	Applicability
19.09.100.C	Fencing and Screening Standards
19.09.100.D	Flood Control and LID Standards
19.09.100.E	Landscaping Standards
19.09.100.F	Outdoor Lighting Standards
19.09.100.G	Parking Standards
19.09.100.H	Sign Standards
19.09.100.I	Community Benefits Program
19.09.100.J	Additional Standards for Large Developments

19.09.110 FORM-BASED CODE DEFINITIONS

19.09.010 PREAMBLE

Subsections:

- 19.09.010.A Introduction
- 19.09.010.B What is a Form-Based Code?
- 19.09.010.C The Rural-to-Urban Transect: The Framework for the Form-Based Code
- 19.09.010.D Overview of the Guiding Principles for the Form-Based Code
- 19.09.010.E Organization of the Form-Based Code
- 19.09.010.F How to Use the Form-Based Code

19.09.010.A Introduction

The *Vision 2045 Downtown Las Vegas Master Plan* (Downtown Master Plan) adopted by the City Council on July 15, 2016 is the policy document that provides an overall vision, policy direction, and implementation strategy in support of the ongoing recovery and revitalization of the Downtown region. The Downtown Master Plan envisions and encourages downtown Las Vegas to achieve a compact, vibrant urban environment, with a focus on higher density mixed-use development around transit hubs and activity nodes. The Master Plan is intended to enable an energetic urban way of life and high-quality physical environment for locals and visitors alike. To better anticipate growth and change, the Master Plan includes an expanded study area and includes 12 downtown planning districts including the addition of the Las Vegas Medical District and other peripheral areas to the Downtown (See 19.09.020 Figure 1 Districts Within the Downtown Las Vegas Overlay District).

Adopted under the requirements of the Las Vegas Municipal Code, and other applicable laws, the Form-Based Code establishes the new form-based standards for the area of the City included within the Downtown Las Vegas Overlay (DTLV-O) established in LVMC Section 19.10.110. The Form-Based Code applies to the Downtown Las Vegas Overlay District which encompasses the 12 Downtown Districts listed in LVMC Section 19.09.020.B (Purpose of the Code). Over time a Regulating Plan and Form-Based Code will be applied to each of these 12 Downtown Districts, and when adopted, the existing base zones within each District and the standards in the Interim Downtown Las Vegas Development Standards will be replaced by the standards included in the Form-Based Code. The Form-Based Code has been designed so it can be easily updated as new Transect Zones within the Downtown Form-Based Code are incrementally added.

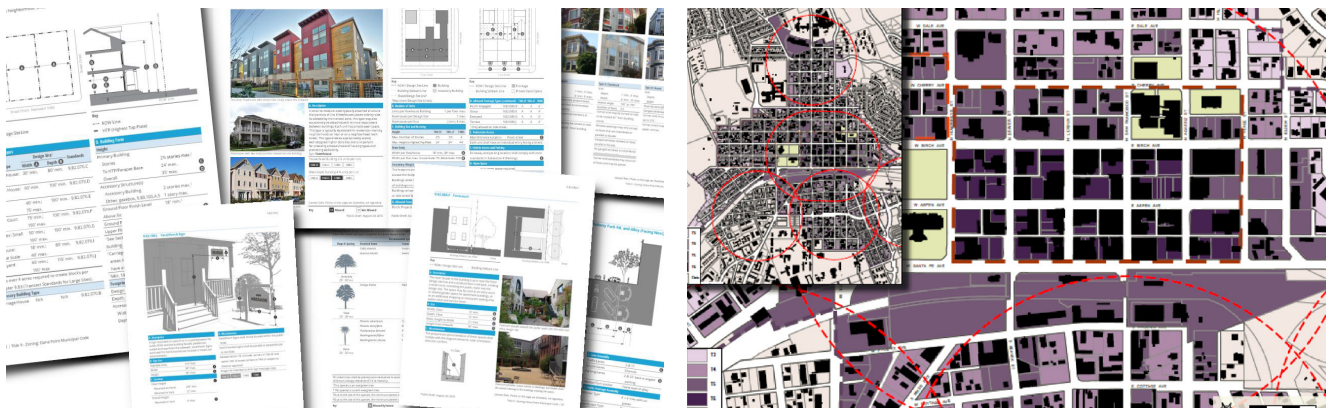
19.09.010.B What is a Form-Based Code?

A Form-Based Code (FBC) is a place-based planning approach that supports walkable, mixed-use, and compact urban environments rather than suburban development and sprawl. A FBC is an alternative to a conventional zoning code.

The Form-Based Code Institute defines a FBC as a “land development regulation that fosters predictable results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation”. A FBC controls and regulates building form first and building use second through city (or county) regulations, to achieve an anticipated type of built environment or “place” based on a community vision.

A FBC addresses the relationship between building facades and the public realm (i.e. the public and private space between buildings), the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Regulations and standards in a FBC are presented graphically in simple diagrams and photographs as well as supplemental text. These standards are keyed to a plan (i.e. a Regulating Plan) that functions like a zoning map that assigns an appropriate form and scale (i.e. the character) of development, rather than only distinctions in land use types (see Figure 1). So, while FBCs focus on an intended physical form they do also regulate use by allowing an appropriate range of uses chosen to ensure compatibility between uses and the intended physical form of the zone.

Figure 1 Illustrative Pages and a Regulating Plan from Form-Based Codes



An important aspect of a FBC is that they are not just design guidelines; indeed, they replace the existing zoning standards and regulations and have the same regulatory effect as any other zoning regulation.

FBCs are now being utilized by cities, towns, and counties across the country as communities are finding that conventional zoning is not fulfilling their needs. This is because most zoning regulations fail to implement a community’s vision or plans for the future. Like Las Vegas, many city residents are concerned about sprawl and its impact on health, city financial resources, and the environment, including the amount of time (and its associated cost) spent in traffic.

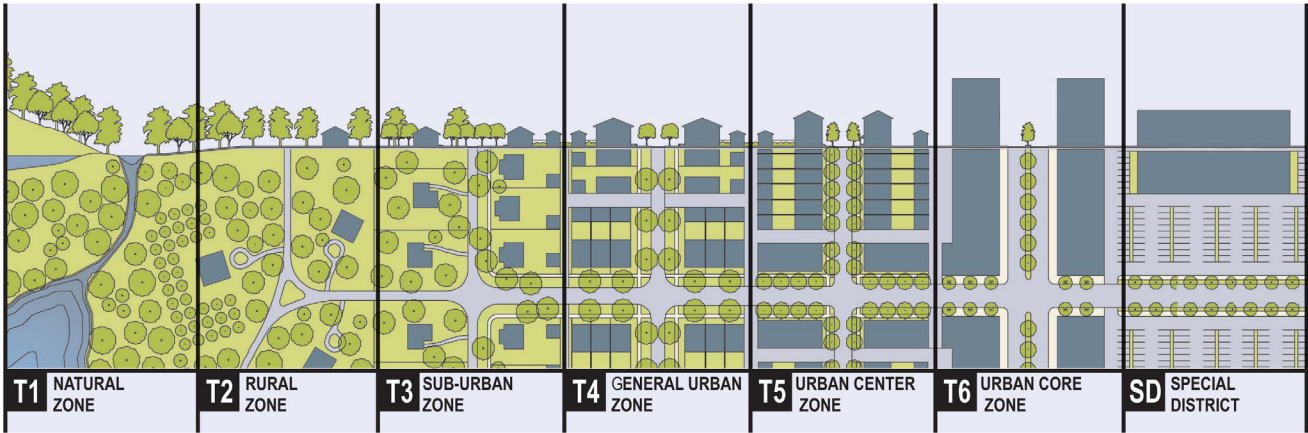
FBCs differ from conventional zoning codes in terms of the process by which they are prepared, the substance of the standards they contain and how those standards are presented, the mechanism by which they are implemented, and the built form they produce. In summary, a FBC is a regulatory tool drafted to implement a community vision or plan that allows a community to approach the urban environment holistically by establishing standards, for buildings, streets and sidewalks, parks, and parking as examples, that address the design and regulation of both private and public space.

19.09.010.C The Rural-to-Urban Transect: The Framework for the Form-Based Code

The Rural-to-Urban Transect is an organizing principle used in Form-Based Codes to establish a hierarchy of environments or places based on their character. The designation of each zone along this hierarchy is first determined by the character, form, intensity of development, and type of environment, and secondly, by the uses allowed within the environment. This hierarchy of environments is used as the organizing framework for the FBC rather than the use of land use categories, which are typically used in conventional or Euclidean zoning as the organizing framework.

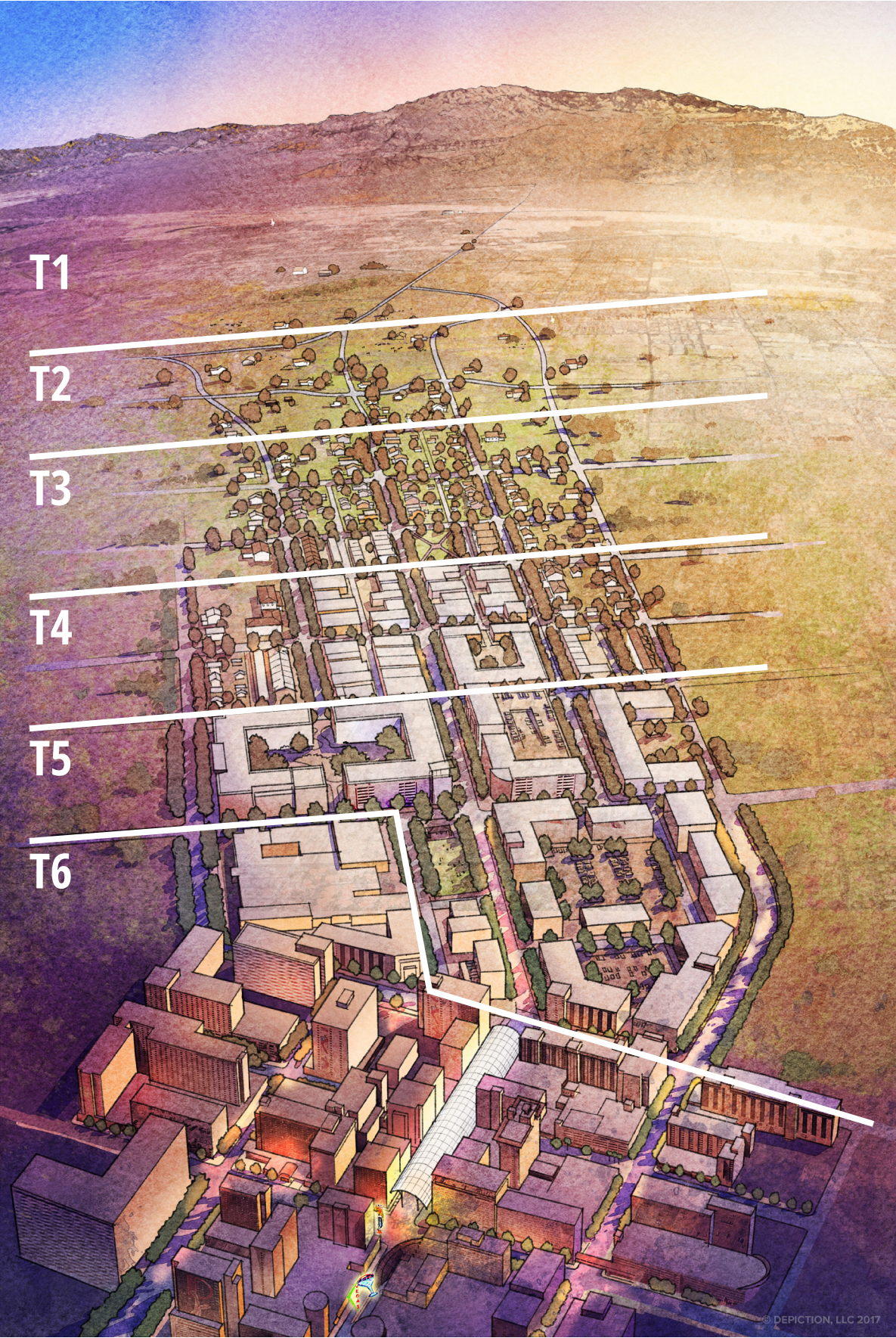
The typical transect for American towns is divided into six Transect Zones (frequently referred to as “T-zones”), each of which is given a number with the lower numbers designating more rural/natural zones and higher numbers designating more urban zones, and which are arranged from most natural to most urban, as follows: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6), together with a Special District (SD) designation for places with specialized purposes (e.g., heavy industrial, entertainment, or university districts). See Figure 2. The transect for Las Vegas is illustrated in Figure 3.

Figure 2 The Rural-to-Urban Transect



The rural-to-urban transect illustrating from left to right a continuum of environments (places) from the most rural to the most urban.
Source: Duany Plater-Zyberk & Company

Figure 3 The Las Vegas Transect



19.09.010.D Overview of the Guiding Principles for the Form Based Code

The following design objectives are reflected in the Form-Based Code standards:

1. Encourage a variety of housing types, development styles, and uses that provide diversity and visual interest in the Downtown Overlay District while preserving the City's desired character;
2. Encourage design, massing, and development standards that promote walkable urban cores;
3. Encourage high quality streetscape design that activates the public realm through pedestrian-oriented and multimodal practices;
4. Encourage the development of neighborhoods that provide a high-quality living environment and generate civic pride;
5. Encourage building design that complements surrounding development;
6. Encourage facades to be designed to include entries, porches, and other architectural elements that are oriented to, and appropriate for, pedestrians; and
7. Encourage the preservation of areas of the City with unique historic character and context as well as traditional single-family residential neighborhoods.

19.09.010.E Organization of the Form-Based Code

1. The following advisory text is intended to give a brief overview of the overall structure of Chapter 19.09 (Form-Based Code).

2. **Section 19.09.010 - Preamble**

The preamble introduces the context for the Form-Based Code within the Downtown Las Vegas Overlay District. It includes a brief overview of a FBC and the use of Transect Zones, describes guiding principles for the FBC and how it is organized, and concludes with a short description of how to use the Code.

3. **Section 19.09.020 - Purpose and Intent**

Establishes the legal foundation for the FBC and includes an overview of its purpose, organization, authority, responsibility for administration, and applicability.

4. **Section 19.09.030 - Administration and Procedures**

Provides a cross-reference to the City's existing processes by which development is permitted by the City and the requirements related to specific types of submittals unique to the FBC. It also provides a cross-reference to the City's existing enforcement procedures.

5. **Section 19.09.040 - Specific to Districts**

Identifies the standards that are unique to specific Districts.

6. **Section 19.09.050 - Transect Zones Standards**

Establishes the Transect Zones and Special District Zones for the Downtown Las Vegas Overlay District, with detailed development standards specific to each zone.

7. **Section 19.09.060 - Building Types Standards**

Provides an overview of a wide range of pre-approved building types that are appropriate for walkable, transit-supportive urban environments in the Downtown Las Vegas Overlay District.

8. **Section 19.09.070 - Frontage Type Standards**

Establishes standards for a range of pre-approved building frontages that provide an important transition between the public street and the private frontages of buildings.

9. Section 19.09.080 - Open Space Standards

Establishes a range of pre-approved open space types intended to be integrated into medium and large projects in the Downtown Las Vegas Overlay District.

10. Section 19.09.090 - Thoroughfare Standards

Establishes a range of pre-approved standards for creating complete streets to reinforce walkable communities by providing access to multiple modes of transportation.

11. Section 19.09.100 - Supplemental to Transect Zones








Provides a cross-reference to the City's existing development standards that will also apply within the Transect Zones, including for example, fencing and screening standards, landscaping standards, parking standards, sign standards, and a placeholder for development incentives.

19.09.010.F How to Use the Form-Based Code

The basic steps a user would follow for the development of a new project using the Form-Based Code are illustrated in Figure 4.

Figure 4 How to Use the Form-Based Code

Typical FBC procedure flow.

Instructions	Section	Title
If your property needs to be subdivided, follow the procedures and requirements for subdividing land	19.16.040 19.16.050 19.16.060	Parcel Map, Tentative Map, and Final Map
 Find the Transect Zone for your parcel and comply with the standards specific to the Zone	19.09.050	Transect Zone Standards
 Find and comply with the standards specific to your District	19.09.040	Specific to Districts
 Select the building type from the types allowed in the Transect Zone	19.09.060	Building Type Standards
 Apply building setbacks to the lot to be developed, as well as applicable building height, parking, etc. standards	19.09.050	Transect Zones Standards
 Select the standards specific to the frontage type that will be used and apply them to the building	19.09.070	Frontage Type Standards
 Select the open space and or thoroughfare standards that may apply to the development	19.09.080 19.09.090	Open Space Standards Thoroughfare Standards
 Follow the permit procedures and comply with the requirements for a permit application	19.09.030	Administration and Procedures

This page intentionally left blank

19.09.020 PURPOSE AND INTENT

Subsections:

19.09.020.A	Title
19.09.020.B	Purpose of the Form-Based Code
19.09.020.C	Authority
19.09.020.D	Applicability
19.09.020.E	Responsibility for Administration

19.09.020.A Title

LVMC Chapter 19.09 of the Las Vegas Unified Development Code shall be known and may be cited as the Form-Based Code. Within this Chapter, it may also be known as the “FBC.”

19.09.020.B Purpose of the Form-Based Code

1. The Form-Based Code for Downtown Las Vegas is a component of the City of Las Vegas Unified Development Code (UDC) developed to implement the Downtown Master Plan. The Downtown Master Plan provides an overall vision, policy direction and implementation strategy that supports the ongoing recovery and revitalization of the Downtown as a compact and vibrant urban environment with a focus on higher density mixed-use development centered around transit hubs and activity nodes.
2. The Downtown Master Plan includes strategic priorities for economic growth and development of the Las Vegas Downtown. Specific local government initiatives are identified, including:
 - a. **Land Use Regulation**

Reform of the land use regulatory process with, for example, clear standards and procedures to ensure more predictable outcomes and expedited approvals for targeted projects, removal of overlapping layers of regulation, improved development standards, and adoption of a comprehensive Zoning Code that employs form-based standards aligned with the Master Plan to focus on placemaking, encourage walkable urban environments, and support development of mixed-use transit hubs;
 - b. **Redevelopment Sites**

Incentivized development of priority redevelopment sites and an aggressive pursuit of catalytic projects to stimulate sustainable private investment and facilitate the production of housing in the Downtown with an emphasis on mid-rise urban housing and vertical mixed-use development directed toward strategic infill and priority redevelopment sites;

c. **Community Development**

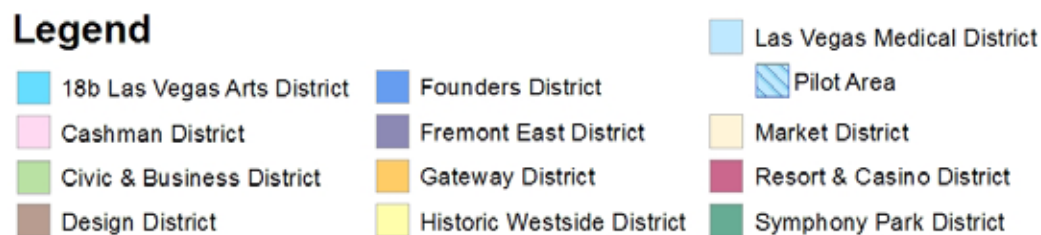
Downtown's livability is dependent on expanding community resources, including the provision of comprehensive services that address the civic, social service, healthcare, educational, and recreational needs of the community through community partnerships; and

d. **Downtown Enhancement**

Enhancement of the Downtown environment through a coordinated program of public realm improvements and implementation of programs designed to encourage private property improvements. A regulatory structure to maintain Downtown's unique history and culture is needed to facilitate historic preservation and support restoration of individual properties and districts.

3. The FBC is intended to promote development that is place-based, i.e. specifically intended to be compatible with the form and character of a geographic area. Secondly, the FBC carefully regulates uses to maximize compatibility between those uses and the intended physical form of the zone in which they are located. Thus, the FBC will be used to reinforce existing, or to create new, walkable mixed-use urban environments in a form that is comprehensive, straightforward, and easily understood.
4. The FBC establishes Transect Zones and Building Types, Frontage Types, Open Space Types, and Thoroughfare Standards that apply within the 12 Districts of the Downtown Las Vegas Overlay District (LVMC Section 19.10.110), see Figure 1 and listed below:
 - a. Las Vegas Medical District;
 - b. 18B Las Vegas Arts District;
 - c. Fremont East District;
 - d. Cashman District;
 - e. Civic and Business District;
 - f. Design District;
 - g. Founders District;
 - h. Gateway District;
 - i. Historic Westside District;
 - j. Market District;
 - k. Resort and Casino District; and
 - l. Symphony Park District.
5. LVMC Section 19.09.040 (Specific to Districts) includes unique standards that are applicable in specific Downtown Districts.

Downtown Masterplan



19.09.020.C Authority

The Form-Based Code is enacted based on the authority vested in the City of Las Vegas by the Nevada Revised Statutes (NRS), including NRS Chapter 278, in compliance with LVMC Section 19.00.020 (Authority).

19.09.020.D Applicability

1. The FBC applies only to the Downtown Las Vegas Overlay District established in LVMC Section 19.10.110 which encompasses the 12 Downtown Districts listed in Section 19.09.020.B (Purpose of the Code). The provisions of this Chapter apply to all property with a Transect Zone designation. The City will begin the process of implementing the FBC with a pilot area located within the Las Vegas Medical District (see 19.09.020 Figure 1 - Districts within Downtown Las Vegas Overlay District). Over time a FBC with applicable Transect Zones mapped on the Zoning Map will be applied to each of these 12 Downtown Districts. As each District FBC is adopted, the existing base zones within each District and the standards in the Interim Downtown Las Vegas Development Standards will be replaced by the standards in the FBC.
2. In addition to all applicable federal, state, and county laws and regulations governing land use and development, this FBC applies to all land designated as FBC within the Downtown Las Vegas Overlay District.
3. The standards in the FBC apply to the following:
 - a. All proposed new development within the Transect Zones;
 - b. All additions to existing developments that increase the building footprint by 10 percent or 5,000 sf or more; additions of less than 10 percent or 5,000 sf must meet the general intent of the Transect Zone as well as all other applicable Federal, State, and local regulations.
 - c. A facade renovation to the primary or secondary street frontage of an existing building; and
 - d. Improvements to pedestrian or vehicular access.
4. Whenever any provisions within the FBC impose overlapping or contradictory regulations, or whenever any provisions of the FBC and any other City code, rule, or regulation impose overlapping or contradictory regulations, the provision which is more restrictive or imposes higher standards or requirements shall govern, so that in all cases the most restrictive provision shall apply.
5. This Chapter has been designed so it can be easily updated as new Transect Zones and associated standards for Downtown Las Vegas Overlay Districts are incrementally added.

19.09.020.E Responsibility for Administration

1. Responsible Bodies and Individuals

This Form-Based Code shall be administered by the Director of the Department of Planning in compliance with LVMC Section 19.00.070 (Administration).

2. Exercise of Discretion

In the event that a provision of the FBC allows the Review Authority (responsible body or individual) to exercise discretion in the application of a specific standard or requirement, but does not identify specific criteria for a decision, the following criteria shall be used:

- a. The proposed development complies with all applicable provisions of LVMC Chapter 19.09 (Form-Based Code);
- b. The exercise of discretion will ensure the compatibility of the proposed development with its site, surrounding properties, and the community; and
- c. The decision is consistent with the Downtown Master Plan.

19.09.030 ADMINISTRATION AND PROCEDURES

Subsections:

19.09.030.A	Purpose
19.09.030.B	Applicability
19.09.030.C	Application Review Procedures
19.09.030.D	Subdivision of Land
19.09.030.E	Vacations
19.09.030.F	Rezoning
19.09.030.G	Site Development Plan Review
19.09.030.H	Special Use Permit
19.09.030.I	Minor Modifications
19.09.030.J	Waiver
19.09.030.K	Variance
19.09.030.L	Development Agreement
19.09.030.M	Miscellaneous Permits
19.09.030.N	Master Sign Plan
19.09.030.O	Nonconformities
19.09.030.P	Enforcement
19.09.030.Q	Extension of Time
19.09.030.R	Definitions

19.09.030.A Purpose

This Section provides procedures and requirements for the preparation, filing, and processing of planning applications and other entitlements required by the Form-Based Code.

19.09.030.B Applicability

The review processes for all planning applications within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110) are set forth in LVMC Chapter 19.16 (Applications and Procedures).

19.09.030.C Application Review Procedures

The filing and review of all planning applications within the Downtown Las Vegas Overlay District must comply with LVMC Section 19.16.010 (General Requirements).

19.09.030.D Subdivision of Land

1. For a division of real property into four or fewer lots, the submittal, approval and recordation of a parcel map is required in compliance with LVMC Section 19.16.040 (Parcel Map).

2. For a division of land that does not meet the criteria for a parcel map established in LVMC Section 19.16.040 (Parcel Map), the applicant shall file a tentative map for the subdivision of land in compliance with LVMC Section 19.16.050 (Tentative Map).
3. A final map, prepared in compliance with the approved tentative map, or a series of final maps each covering a portion of an approved tentative map, must be submitted in compliance with the provisions of NRS Chapter 278, LVMC 19.16.050 (O), and the requirements contained in LVMC Section 19.16.060 (Final Map).
4. For reversions of real property to unsubdivided acreage, the provisions of LVMC Section 19.16.070 (Reversionary Map) applies.

19.09.030.E Vacations

Procedures for the vacation of a public street or easement are established in LVMC Section 19.16.080 (Vacations).

19.09.030.F Rezoning

Procedures for rezoning real property are established in LVMC Section 19.16.090 (Rezoning).

19.09.030.G Site Development Plan Review

A Site Development Plan Review, either Minor or Major, is required for all development within the Downtown Las Vegas Overlay District in compliance with LVMC Section 19.16.100 (Site Development Plan Review).

19.09.030.H Special Use Permit

The Planning Commission may approve, approve with conditions, or deny an application for a Special Use Permit for those uses listed in LVMC Section 19.09.050.E (Transect Zones) in compliance with LVMC Section 19.16.110 (Special Use Permit).

19.09.030.I Minor Modifications and Post-Approval Adjustments

1. Purpose

Pre-Entitlement Minor Modifications and Post-Approval Adjustments are intended to provide administrative-level discretion over minor deviations from the standards in Chapter 19.09 (Form-Based Code). Pre-Entitlement Minor Modifications set forth standards for deviations during the review and approval of the project. Post-Approval Adjustments set forth standards for deviations after the entitlement of the project but before the issuance of the Certificate of Occupancy. Other deviations may be allowed in compliance with LVMC Section 19.16.120 (Administrative Deviation).
2. Pre-Entitlement Minor Modification
 - a. The Pre-Entitlement Minor Modifications in Table 1 (Pre-Entitlement Minor Modifications) are allowed in all transect zones in order to allow prescribed flexibility during the review and approval of the project, prior to entitlement.
 - b. Findings and Decision

The Director shall approve, with or without conditions, a Minor Modification application, only after the following findings are made:

 - i. There are special circumstances applicable to the property (e.g., size, shape, topography, location, surroundings, etc.);

- ii. The special circumstances applicable to the property are not self-imposed by any person presently having an interest in the property;
 - iii. Approval of Minor Modification will not grant special privileges inconsistent with the limitation upon other properties in the vicinity and the zone in which the property is located;
 - iv. The requested Minor Modification will not allow the establishment of a use that is not allowed in the zone;
 - v. Granting the Minor Modification will not be materially detrimental to the public health, safety, or welfare and will not impair an adequate supply of light and air to adjacent property; and
 - vi. The proposed project is consistent with all other applicable standards in Chapter 19.09 (Form-Based Code).
- c. Review Procedures

The review processes for Pre-Entitlement Minor Modifications are set forth in LVMC Section 19.16.120 (Administrative Deviation).

Table 1 Pre-Entitlement Minor Modifications

Type of Minor Modification Allowed		Additional Required Findings	Maximum Modification
Building Placement Standards	An increase or decrease of the minimum or maximum required setback for primary buildings.	Existing building(s) on adjacent lots on the same block face is/are greater or less than the required setback; and the variation will allow the proposed project to blend in with the adjacent building(s).	2 ft.
	A decrease of the minimum façade zone standards.	The building is consistent with the intent of the zone and all other applicable standards of the zone.	10%
Building Form Standards	An increase of the maximum lot coverage standard.	The project is consistent with the intent of the zone and all other applicable standards of the zone.	5%
Building Type Standards	An increase or decrease of the minimum or maximum building, or a portion of a building, width or depth.	The building is consistent with the intent of the zone and all other applicable standards of the zone.	10%
Frontage Type Standards	An increase or decrease of the standards for building frontages.	The building is consistent with the intent of the zone and all other applicable standards of the zone; and may not be combined with any modification to the façade zone.	10%
	A reasonable deviation from the prescribed standards where necessary to install features that facilitate access and mobility of disabled persons with limited mobility.	The building is consistent with the intent of the zone and all other applicable standards of the zone.	10%

3. Post-Approval Adjustment

a. Post-Approval Adjustments Allowed

To avoid penalizing applicants for minor, inadvertent, and unforeseen errors in construction, this Subsection allows administrative-level de minimis adjustments to specific standards after entitlement of the project, but before issuance of the Certificate of Occupancy. The Post-Approval Adjustments in Table 2 (Post-Approval Adjustments) are allowed in all transect zones.

b. Findings and Decision

The Director shall approve, with or without conditions, a Post-Approval Adjustment application, only after the following findings are made:

- i. The Adjustment is the minimum amount necessary to address construction errors made inadvertently and in good faith, due to unforeseen site conditions or other circumstances beyond the applicant's control;
- ii. Granting the Adjustment will not be materially detrimental to the public health, safety, or welfare and will not impair an adequate supply of light and air to adjacent property; and
- iii. The proposed project is consistent with all other applicable standards in Chapter 19.09 (Form-Based Code).

c. Review Procedures

- i. The review processes for Post-Approval Adjustments are set forth in LVMC Section 19.16.120 (Administrative Deviation), unless otherwise indicated in this Subsection.
- ii. The Director may not grant an Adjustment under this Subsection in connection with approval of a building permit or site plan. An Adjustment may only be approved to address errors in construction as follows:
 1. The error was performed under an approved building permit or site plan; and
 2. The error was discovered during an inspection required under the LVMC for issuance of a Certificate of Occupancy.

Table 2 Post-Approval Adjustments

Type of Minor Modification Allowed	Maximum Modification
Building Placement Standards	An increase or decrease of the minimum or maximum required setback for primary buildings. 10%
Building Form Standards	An increase of the maximum height limit. 8 ft.
	An increase of the maximum lot coverage standard. 5%

4. Prerequisite to Waiver or Variance

If a deviation from the standards in LVMC Chapter 19.09 (Form-Based Code) falls within the scope of relief set forth by this Subsection, an applicant must request a Pre-Entitlement Minor Modification or a Post-Approval Adjustment before seeking approval of a Waiver or Variance.

19.09.030.J Waiver

An applicant may apply for a Waiver if it is determined that specific development standards cannot be met. The Planning Commission may approve, approve with conditions, or deny an application for a Waiver in compliance with LVMC Section 19.16.130 (Waiver).

19.09.030.K Variance

The Planning Commission and the City Council may act upon a Variance application in compliance with LVMC Section 19.16.140 (Variance).

19.09.030.L Development Agreement

Procedures that enable the City Council to enter into a Development Agreement are established in LVMC Section 19.16.150 (Development Agreements).

19.09.030.M Miscellaneous Permits

1. The procedure for the issuance of a Temporary Commercial Permit for certain short-term activities is established in LVMC Section 19.16.160 (Temporary Commercial Permit).
2. The procedure for the issuance of a Temporary Sign Permit is established in LVMC Section 19.16.170 (Temporary Sign Permit).
3. The procedure for the issuance of a Home Occupation Permit is established in LVMC Section 19.16.180 (Home Occupation Permit).
4. The procedure for the issuance of a Model Home Permit is established in LVMC Section 19.16.190 (Model Home Permit).
5. The procedure for the issuance of a Sign Certificate is established in LVMC Section 19.16.200 (Sign Certificate).

19.09.030.N Master Sign Plan

The procedure for the approval of Master Sign Plan is established in LVMC Section 19.16.270 (Master Sign Plan).

19.09.030.O Nonconformities

Reinvestment in nonconforming structures and associated uses in Transect Zones to achieve public safety, environmental, economic, or fiscal benefits in concert with the goals of the Downtown Master Plan is encouraged. Additionally, compliance with the number of parking spaces required shall not be prioritized over other standards during the review for nonconforming structures and associated uses in Transect Zones.

1. Uses, structures, parcels, and lots that were lawful before the adoption or amendment of the FBC, and which become nonconforming by reason of the adoption of the FBC, shall be permitted to renovate provided any such expansion, enlargement or improvement will decrease the nonconformity to Title 19.09 standards. Renovations may extend to the maximum amount allowed by the applicable Transect Standards. In addition, such renovations may only be approved in addition to the following findings by the Department of Planning (LVMC Section 19.16.100.F.2 Minor Review Process):
 - a. A least one of the following benefits is provided to the community: demonstrable economic, fiscal, public health, safety, or environmental benefits;
 - b. The change does not result in a significant increase in the overall intensity of the existing nonconforming use(s);
 - c. Any expansion or extension in the life of any nonconforming use results solely from the improved operational efficiency and is incidental to the primary purpose of improving public health and safety or providing economic, fiscal, or environmental benefit; and
2. Any use or structure that was established in violation of the applicable zoning regulations at the time of the establishment or construction is not nonconforming, and remains in violation of all Title 19 zoning regulations.
3. If an applicant seeks to reduce the building footprint by more than 10%, a Major Site Development Plan Review (LVMC Section 19.16.100) shall be required.

19.09.030.P Enforcement

The Director is responsible for applying, administering, and enforcing the provisions of this Chapter in compliance with LVMC Section 19.00.090 (Enforcement).

19.09.030.Q Extension of Time

An applicant's request for an extension of time must be filed with the Director before expiration of the permit or approval, together with the required filing fee in compliance with LVMC Section 19.16.260 (Extension of Time).

19.09.030.R Definitions

All terms used in Chapter 19.09 (Form-Based Code) are defined in LVMC Chapter 19.09.110 (Form-Based Code Definitions).

19.09.040 SPECIFIC TO DISTRICTS

Subsections:

19.09.040.A	Purpose
19.09.040.B	Applicability
19.09.040.C	District-specific Standards for Street Trees
19.09.040.D	18B Las Vegas Arts District (Placeholder)
19.09.040.E	Cashman District (Placeholder)
19.09.040.F	Civic & Business District (Placeholder)
19.09.040.G	Design District (Placeholder)
19.09.040.H	Founders District (Placeholder)
19.09.040.I	Fremont East
19.09.040.J	Gateway District (Placeholder)
19.09.040.K	Historic Westside (Placeholder)
19.09.040.L	Las Vegas Medical District
19.09.040.M	Market District (Placeholder)
19.09.040.N	Resort & Casino District (Placeholder)
19.09.040.O	Symphony Park District

19.09.040.A Purpose

The purpose of this Section is to consolidate any unique regulatory standards that are applicable to specific Districts within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110) such as land use regulation, signage, parking, streetscape or landscaping standards, to ensure that proposed development with the Transect Zones is also consistent with District specific standards in the Unified Development Code that support the character, scale, and special requirements of the Downtown Districts.

Whenever differences occur between the District-specific standards listed in LVMC Section 19.09.040 (Specific to Districts) and other provisions listed in 19.09, the District-specific standards shall apply.

19.09.040.B Applicability

The standards in this Section apply to all proposed development in each of the Downtown Districts within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110). The regulations and standards that are applied on parcels owned and operated by federal, state or city government through the application of this Code will be interpreted as guidelines by the Review Authority. Nonetheless, to promote the urban form desired within the Downtown Districts, compliance with all applicable standards and guidelines is encouraged.

19.09.040.C District-specific Standards for Street Trees

This Subsection includes standards that are intended to promote and protect unique, high-quality, walkable environments in the Downtown by providing a district-specific tree palette and planting requirements. Planting requirements have been developed from the objectives expressed in the Vision 2045 Downtown Master Plan, using the Nevada Division of Forestry Las Vegas Valley Urban Canopy Analysis and the Regional Plant List developed by the SNRPC, to promote environmental, social, and economic benefits.

All street trees required per LVMC Section 19.09.050.E (K. Required Street Trees) shall conform to standards in Table 1 (District Palette for Street Trees and Landscaping Requirements) and Figure 1 (Additional Planning Requirements).

Table 1 District Palette for Street Trees and Landscaping Requirements

District	Allowed Species (ROW < 81 feet)	Allowed Species (ROW ≥ 81 feet)
18b Las Vegas Arts	Acacia Salicina (Willow Acacia) Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Eysenhardtia Orthocarpa (Kidneywood) Havadia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Quercus Douglasii (Blue Oak) Sophora Secundiflora (Texas Mountain Laurel)	Acacia Salicina (Willow Acacia) Dalbergia Sissoo (Indian Rosewood) Havadia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Quercus Douglasii (Blue Oak) Quercus Shumardii (Shumard Oak)
Cashman	Havadia Mexicana (Mexican Ebony) Olea Europaea (Fruitless Olive) Parkinsonia Microphylla (Foothill Palo Verde) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Fusiformis (Escarpment Oak)	Ceratonia Siliqua (Carob) Havadia Mexicana (Mexican Ebony) Olea Europaea (Fruitless Olive) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Fusiformis (Escarpment Oak)
Civic & Business	Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Ilex Vomitoria (Yaupon Holly) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Olea Europaea (Fruitless Olive) Pistacia Lentiscus (Mastic Tree) Quercus Canbyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Virginiana (Cathedral Live Oak) Sophora Secundiflora (Texas Mountain Laurel) Vachellia Farnesiana (Sweet Acacia)	Celtis Australis (Mediterranean Hackberry) Celtis Occidentalis (Common Hackberry) Gleditsia Triacanthos Var. inermis (Honey Locust) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Olea Europaea (Fruitless Olive) Quercus Canbyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Ulmus Parvifolia (Lacebark Elm)

District	Allowed Species (ROW < 81 feet)	Allowed Species (ROW ≥ 81 feet)
Design	Acacia Craspedocarpa (Leather Leaf Acacia) Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Eysenhardtia Orthocarpa (Kidneywood) Havadia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Florida (Blue Palo Verde) Parkinsonia Microphylla (Foothill Palo Verde) Parkinsonia Praecox (Palo Brea) Parkinsonia x 'AZT Thornless' (Thornless hybrid palo verde) Pittosporum Angustifolium (Willow Pittosporum) Prosopis x Alba (Thornless Hybrid Mesquite) Sophora Secundiflora (Texas Mountain Laurel)	Dalbergia Sissoo (Indian Rosewood) Havadia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Florida (Blue Palo Verde) Parkinsonia Praecox (Palo Brea) Parkinsonia x 'AZT Thornless' (Thornless hybrid Palo Verde) Pittosporum Angustifolium (Willow Pittosporum) Prosopis Glandulosa (Thornless Honey Mesquite)
Founders	Celtis Reticulata (Netleaf Hackberry) Dalbergia Sissoo (Indian Rosewood) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Olea Europaea (Fruitless Olive) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Platanus Occidentalis Var. Mexicana (Mexican Sycamore) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Styphnolobium japonicum (Japanese Pagoda Tree) Ulmus Crassifolia (Cedar Elm)	Celtis Australis (Mediterranean Hackberry) Celtis Occidentalis (Common Hackberry) Ceratonia Siliqua (Carob) Dalbergia Sissoo (Indian Rosewood) Olea Europaea (Fruitless Olive) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Platanus Occidentalis Var. Mexicana (Mexican Sycamore) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Styphnolobium japonicum (Japanese Pagoda Tree) Ulmus Crassifolia (Cedar Elm)

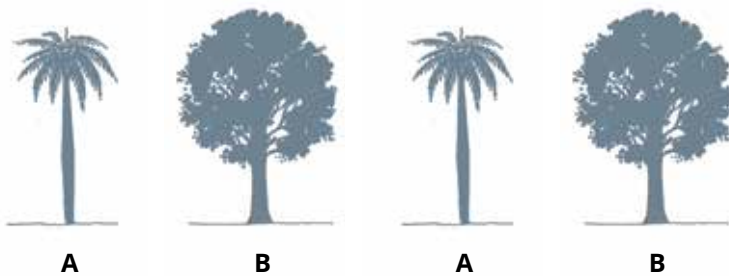
District	Allowed Species (ROW < 81 feet)	Allowed Species (ROW ≥ 81 feet)
Fremont East	Dalbergia Sissoo (Indian Rosewood) Havadia Mexicana (Mexican Ebony) Ilex Vomitoria (Yaupon Holly) Maclura Pomifera (Osage Orange) Pistacia Atlantica (Red Push Pistache) Pistacia Chinensis (Chinese Pistache) Pistacia Lentiscus (Mastic Tree) Pittoposrum Angustifolium (Willow Pittosporum) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus x Virginiana (Heritage Live Oak) Sophora Secundiflora (Texas Mountain Laurel) Ulmus Crassifolia (Cedar Elm)	Celtis Australis (Mediterranean Hackberry) Celtis Occidentalis (Common Hackberry) Dalbergia Sissoo (Indian Rosewood) Gleditsia Triacanthos Var.inermis (Honey Locust) Havadia Mexicana (Mexican Ebony) Maclura Pomifera (Osage Orange) Pistacia Atlantica (Red Push Pistache) Pistacia Chinensis (Chinese Pistache) Pittoposrum Angustifolium (Willow Pittosporum) Platanus Occidentalis Var. Mexicana (Mexican Sycamore) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarpment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Ulmus Crassifolia (Cedar Elm)
Gateway	Acacia Pendula (Weeping Acacia) Acacia Salicina (Willow Acacia) Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Eysenhardtia Orthocarpa (Kidneywood) Havadia Mexicana (Mexican Ebony) Ilex Vomitoria (Yaupon Holly) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum)	Acacia Pendula (Weeping Acacia) Acacia Salicina (Willow Acacia) Dalbergia Sissoo (Indian Rosewood) Havadia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum)
Historic Westside	Acacia Pendula (Weeping Acacia) Celtis Reticulata (Netleaf Hackberry) Havadia Mexicana (Mexican Ebony) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Douglasii (Blue Oak) Vachellia Farnesiana (Sweet Acacia)	Acacia Pendula (Weeping Acacia) Havadia Mexicana (Mexican Ebony) Parkinsonia Praecox (Palo Brea) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Douglasii (Blue Oak) Vachellia Farnesiana (Sweet Acacia)
Las Vegas Medical District	Chilopsis Linearis (Desert Willow) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Sophora Secundiflora (Texas Mountain Laurel) Ulmus Crassifolia (Cedar Elm)	Ceratonia Siliqua (Carob) Parkinsonia Praecox (Palo Brea) Pittoposrum Angustifolium (Willow Pittosporum) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Cambyi (Canby Oak) Quercus Fusiformis (Escarpment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Ulmus Crassifolia (Cedar Elm) Olea Europaea (Fruitless Olive)

District	Allowed Species (ROW < 81 feet)	Allowed Species (ROW ≥ 81 feet)
Market	Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Ulmus Crassifolia (Cedar Elm)	Dalbergia Sissoo (Indian Rosewood) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Ulmus Crassifolia (Cedar Elm)
Resort & Casino	Cordia Boissieri (Texas Olive) Ilex Vomitoria (Yaupon Holly) Olea Europaea (Fruitless Olive) Pistacia Atlantica (Red Push Pistache) Quercus Fusiformis (Escarpment Oak)	Ceratonia Siliqua (Carob) Cordia Boissieri (Texas Olive) Olea Europaea (Fruitless Olive) Pistacia Atlantica (Red Push Pistache) Quercus Fusiformis (Escarpment Oak) Quercus Canbyi (Canby Oak)
Symphony Park	See Symphony Park Design Standards	See Symphony Park Design Standards

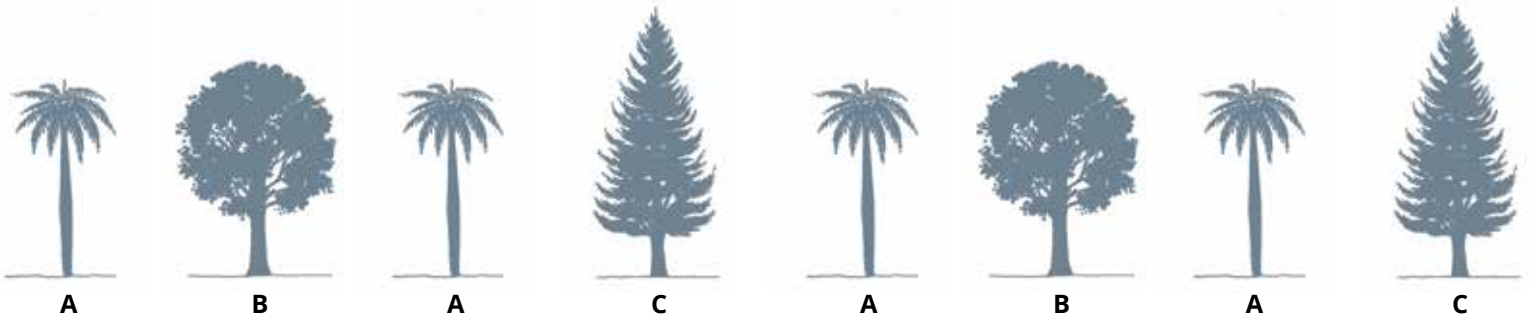
Figure 1 Additional Planting Requirements

To promote urban tree biodiversity, and protect the downtown canopy from species-related disease, trees required per LVMC Section 19.09.050.E (K. Required Street Trees) shall be planted utilizing the minimum alternating, spacing requirements indicated below (Option #1 or Option #2), and approved by Staff. The figure, which is conceptual and not representative of the actual tree species allowed, uses the letters A, B, C, and images, to symbolize trees pertaining to the same genus (family) of trees, spaced at a minimum distance pattern from each other. A Variance is not available to permit a deviation from the provisions of this Section.

Option 1: AB-AB



Option 2: ABAC-ABAC



19.09.040.D 18B Las Vegas Arts District (Placeholder)

Placeholder

19.09.040.E Cashman District (Placeholder)

Placeholder

19.09.040.F Civic & Business District (Placeholder)

Placeholder

19.09.040.G Design District (Placeholder)

Placeholder

19.09.040.H Founders District (Placeholder)

Placeholder

19.09.040.I Fremont East District

1. Historic Hotels and Motels - Adaptive Reuse Standards

a. Purpose

Hotels and motels located in the Fremont East District are the foundation of the City's tourism economy. Adaptive reuse is an important aspect of development in the Fremont East District as it contributes to the historic character of the area. The purpose of these standards is to allow for a change of use of existing vacant or abandoned hotel or motel buildings on Fremont Street, and the property on which they are located, into new and more productive residential or commercial uses.

b. Applicability

These additional standards apply to existing hotels and motels or to features of these hotels or motels such as signs, that have been designated as Historic Landmarks, Districts, Sites, Buildings, Structures, or Objects in compliance with LVMC Section 19.10.150.I (Designation of Historic Landmarks, Districts, Sites, Buildings, Structures, and Objects) located in the T5 Main Street (T5-MS), T4 Main Street (T4-MS), and T4 Corridor (T4-C) Zones.

c. Allowed Uses

In addition to the land use types listed in Table I (Use Types) of the Zones listed in paragraph b (Applicability) above, the Director may determine that a use not listed in Table I is allowed either within the building(s) or on the property if it is listed in LVMC Section 19.12.010 (Land Use Tables), it supports the purpose and intent of the Zone, and it is consistent with the goals and policies of the Downtown Master Plan.

The Director may also determine that a use not listed in LVMC Section 19.12.010 (Land Use Tables) is allowed either within the building(s) or on the property if the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan, subject to issuance of a Temporary Commercial Permit under LVMC Section 19.16.160 (Temporary Commercial Permit).

d. Use Specific Standards

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

19.09.040.J Gateway District (Placeholder)

Placeholder

19.09.040.K Historic Westside District (Placeholder)

Placeholder

19.09.040.L Las Vegas Medical District

1. Additional Standards for Uses

- a. To support the development of the Las Vegas Medical District, accessory structures that are determined to be functionally essential to the hospital use, such as utility and medical-related facilities, will be allowed as part of the development in a manner that is harmonious and compatible with the surrounding properties, as approved by the Director.
- b. Social Use Venue is not an allowed use within the Las Vegas Medical District.

2. Additional Landscaping Standards

On June 19, 2002, the Council adopted the Las Vegas Medical District Plan, which, among other regulations, provided standards for streetscapes, landscape buffers, and street trees within the Las Vegas Medical District (LVMD). Over time, these standards enhanced the physical quality of the LVMD, and created an environment that is safe, aesthetically pleasing, and fosters pedestrian comfort through shade, well-planned street design, and unique landscape design characteristics. It is the intent of this section to preserve these traits of the LVMD, and to further this goal the following landscaping standards shall apply:

- a. Existing trees, shrubs, and landscaped buffers that were installed or present before the adoption of the LVMC 19.09 (Form-Based Code), including those which subsequently would not be installed at that location by virtue of adoption of provisions LVMC 19.09, shall be properly maintained, preserved, and replaced in case of death.
- b. In order to preserve and maintain existing trees, shrubs, and landscaped buffers, whenever conflict may arise between the provisions contained in LVMC Chapter 19.09 (Form-Based Code) and the preservation of existing trees, shrubs, and landscaped buffers, precedence shall be given to the preservation of existing trees, shrubs, and landscaped buffers. This includes, but is not limited to, conflicts that may arise, regarding setbacks, the facade zone, and lot coverage.
- c. The Planning Director may grant the removal of existing trees, shrubs, and landscaped buffers in virtue of health, safety, and welfare concerns and may require an equivalent amount of similar sized trees, shrubs, and landscape buffer area to be installed, as approved by Staff.
- d. A Variance is not available to permit a deviation from the provisions of this Section.

3. Pedestrian Open Spaces and Plazas

Pedestrian Open Spaces and Plazas Public open space, or plazas for public gathering, is required for all new medical and office developments of 10,000 square feet or greater. These spaces shall provide seating and should be easily observed and accessible from the street and/or pedestrian circulation areas. When determining the open space for mixed-use buildings, only the gross floor areas of the office uses will be considered. Outdoor pedestrian open spaces and plazas provide shade, opportunities for rest and relief from traffic and noise as well as areas for additional outdoor activities such as vending and dining. Commercial developments shall provide pedestrian open spaces and plazas in relation to the size of the development and must include designs for such areas in the site plan. Such areas shall be provided according to the following guidelines (See Figure 2 below):

- a. Developments shall provide one square foot of plaza per 50 square feet of gross floor area for buildings of 10,000 square feet to 50,000 square feet. For larger buildings, an additional one square foot of open space shall be required for each additional 500 square feet of floor area. For parking garages, open space shall be provided at the rate of one square foot per stall.
- b. Such plaza spaces shall be in addition to any such spaces provided by individual tenants or businesses for the use of their customers.
- c. Pedestrian open spaces and plazas shall be integral to the overall design of the proposed development and shall be located in areas of high pedestrian traffic in such a manner to be convenient and readily accessible. Such spaces shall remain open to the public and accessible during normal hours of operation.
- d. Maintenance of these open spaces will be the responsibility of the property owner.
- e. Whenever the standards contained in this Section and the ones set forth in LVMC Section 19.09.050 overlap or contradict each other, the provision which is more restrictive or imposes higher standards or requirements shall apply.

19.09.040.M Market District (Placeholder)

Placeholder

19.09.040.N Resort & Casino District (Placeholder)

Placeholder

19.09.040.O Symphony Park District

See Symphony Park Design Standards

19.09.050 TRANSECT ZONES STANDARDS

Subsections:

19.09.050.A	Purpose
19.09.050.B	Applicability
19.09.050.C	Establishment of Transect Zones
19.09.050.D	Transect Zones Overview
19.09.050.E	Transect Zones
19.09.050.E.004	T6 Urban Core Zone (T6-UC)
19.09.050.E.008	T6 Urban General Zone (T6-UG)
19.09.050.E.012	T5 Maker Zone (T5-M)
19.09.050.E.016	T5 Corridor Zone (T5-C)
19.09.050.E.020	T5 Main Street Zone (T5-MS)
19.09.050.E.024	T5 Neighborhood Zone (T5-N)
19.09.050.E.028	T4 Corridor Zone (T4-C)
19.09.050.E.032	T4 Main Street Zone (T4-MS)
19.09.050.E.036	T4 Neighborhood Zone (T4-N)
19.09.050.E.040	T3 Neighborhood Zone (T3-N)

19.09.050.A Purpose

The purpose of this Section is to establish the regulatory standards for building form, building placement, and land use within the Transect Zones applicable within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110). These standards are intended to ensure that proposed development is compatible with future development on neighboring properties, and produces an environment of desirable character and scale consistent with the City's vision for implementing the Downtown Master Plan, and any other applicable Master Plan.

19.09.050.B Applicability

1. The standards in this Section apply to all proposed development within the Transect Zones, and must be considered in combination with the standards in Sections 19.09.060 (Building Type Standards), 19.09.070 (Frontage Type Standards), 19.09.080 (Open Space Standards), 19.09.090 (Thoroughfare Standards), and other applicable sections of LVMC Title 19 (Unified Development Code).
2. One or more of each of the following must be selected for, and applied to, each lot:
 - a. Building Type (at least one primary building);
 - b. Frontage Type (multiple types as allowed by the Zone);
 - c. Thoroughfare Type (as per each District Thoroughfare Plan); and
 - d. Use Type (multiple types as allowed by the Zone).
3. One or more of the following may be selected and applied to each lot, as applicable;
 - a. Open Space Type (multiple types are allowed within each Zone).
4. Building Types, Frontage Types, Open Space Types, Thoroughfare Types, and Land Use Types not listed in the standards for a zone are not allowed in that zone.

19.09.050.C Establishment of Transect Zones

1. Within the Downtown Las Vegas Overlay District, each District mapped on Figure B-1 (Districts Within the Downtown Las Vegas Overlay District) is divided into Transect Zones. These zones implement the vision of the Downtown Master Plan by providing a mix of intensity of development and a mix of uses that are compatible with the character of the Downtown's districts and neighborhoods.
2. The Transect Zones listed in Section 19.09.050.D (Transect Zones Overview) are mapped on the City's official Zoning Map (Refer to LVMC Section 19.00.100 (Zoning Map)).

19.09.050.D Transect Zones Overview

1. Table 1 (Transect Zones Overview) provides a summary of each of the Transect Zones that will be applied within Downtown Las Vegas. This overview includes a typical illustrative photograph of the transect, and a summary of the desired form, general use, and intent, of each Transect Zone.
2. The photographs in this Section are illustrative only and not regulatory.

Table 1 Transect Zones Overview

T6 Urban Core Zone (T6-UC)	T6 Urban General Zone (T6-UG)	T5 Maker Zone (T5-M)
		
Desired Form	Desired Form	Desired Form
Attached	Attached or detached	Attached
Large lot width	Large lot width	Medium to large lot width
Large footprint and lot coverage	Large footprint	Large footprint
No blank walls or planes	No blank walls or planes	No blank walls or planes
Buildings placed at or near the edge of right-of-way	Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way
Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of frontages, mostly Shopfront
Small to no setbacks	Small to no setbacks	Small to no setbacks
5 to 20 stories	4 to 12 stories	Max. 5 stories
General Use	General Use	General Use
Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial, service, or industrial uses with a mix of commercial, residential, service, office and/or industrial uses on upper stories.
Intent	Intent	Intent
To reinforce and enhance the downtown urban core and provide the highest-intensity vibrant, compact, walkable urban environment. A variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. A wide range of regional-center appropriate uses as well as, employment, retail, services, civic, or public uses.	To reinforce a vibrant, compact, walkable, urban core that serves multiple districts and the overall region with a diverse range of uses in a variety of building types with active pedestrian street facades on multiple frontages. A range of regional-center appropriate uses such as hospitals and other medical facilities support public transportation alternatives.	To maximize the opportunities created by medium and high-intensity walkable urban environments. Specialized uses in this Zone can be categorized as downtown light industrial, and utilize performance measures to ensure compatibility between the different allowed uses.
Subsection	Subsection	Subsection
19.09.050.E.004	19.09.050.E.008	19.09.050.E.012

Table 1 Transect Zones Overview





T5 Corridor Zone (T5-C)	T5 Main Street Zone (T5-MS)	T5 Neighborhood Zone (T5-N)
		
Desired Form	Desired Form	Desired Form
Attached	Attached	Attached
Medium to large lot width	Large lot width	Medium to large lot width
Large footprint	Large footprint	Medium to large footprint
No blank walls or planes	No blank walls or planes	No blank walls or planes
Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way
Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of building frontages, but mostly Arcade, Forecourt, Shopfront, and Terrace
Small setbacks	Small to no setbacks	Medium setbacks
2 to 7 stories	2 to 7 stories	2 to 5 stories
General Use	General Use	General Use
Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Primarily multi-unit residential uses with neighborhood-supporting retail, commercial, and/or service uses on the ground floor.
Intent	Intent	Intent
To enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types. This zone also supports public transportation hubs.	To provide a compact, walkable, urban area in which revitalization and investment is encouraged and that serves multiple districts with commercial, retail, office, and civic uses in a range of building types. This zone also supports public transportation alternatives.	To provide walkable, urban neighborhoods with a variety of urban housing choices in small to large footprint, medium-intensity building types that support and are within short walking distance of neighborhood-serving commercial and service uses. This zone also supports public transportation alternatives.
Subsection	Subsection	Subsection
19.09.050.E.016	19.09.050.E.020	19.09.050.E.024

Table 1 Transect Zones Overview

T4 Corridor Zone (T4-C)	T4 Main Street Zone (T4-MS)	T4 Neighborhood Zone (T4-N)
		
Desired Form	Desired Form	Desired Form
Attached or detached	Attached or detached	Attached or detached
Medium to large lot width	Medium lot width	Medium lot width
Medium to large footprint	Medium footprint and lot coverage	Small to Medium footprint and lot coverage
Buildings placed at or near the right-of-way	Buildings placed near the edge of right-of-way	Buildings placed near the edge of right-of-way
Diverse mix of building frontages, mostly Shopfront	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Primarily Stoop, Dooryard, Forecourt, Shopfront at corners, or Porches
Medium setbacks	No blank walls or planes	Medium setbacks
2 to 5 stories	Small to no setbacks	Max. 3 stories
	2 to 5 stories	
General Use	General Use	General Use
Ground floor commercial or service uses with a mix of commercial, service, and/or office uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Primarily multi-unit residential uses with smaller neighborhood-supporting uses at appropriate locations.
Intent	Intent	Intent
To enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types. This zone also supports public transportation alternatives.	To provide a compact and walkable urban environment with building types that can accommodate a diverse range of uses. A range of small to medium building types allows for mainly active pedestrian street facades. The flexible nature of the building types is intended to encourage revitalization and investment. This zone also supports public transportation alternatives.	To reinforce established neighborhoods in walkable urban areas. Neighborhoods will evolve through the use of small to medium building footprints and medium intensity building types to achieve a compact urban form that accommodates a variety of urban housing choices. This zone also supports public transportation alternatives.
Subsection	Subsection	Subsection
19.09.050.E.028	19.09.050.E.032	19.09.050.E.036

Table 1 Transect Zones Overview

T3 Neighborhood Zone (T3-N)	
	
Desired Form	
Typically detached; may be attached	
Small to medium lot width	
Small to medium footprint	
Building placement varied, but mostly set back from right-of-way	
Primarily common yards, stoops, and porches	
Medium to large setbacks	
Max. 2 stories	
General Use	
Primarily residential uses with smaller neighborhood-supporting uses at appropriate locations.	
Intent	
To protect the integrity of existing small to medium lot, detached homes and to reinforce their importance within walkable neighborhoods with medium footprint, low-intensity housing types within short walking distance to public transportation options and neighborhood-serving retail and service uses.	
Subsection	
19.09.050.E.040	

This page intentionally left blank

19.09.050.E.004 T6 Urban Core Zone (T6-UC)

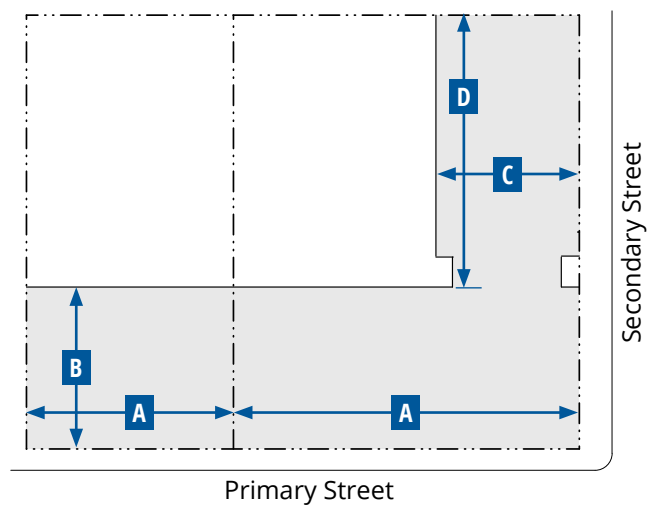


Figure 1 Transect Illustration

A. General Intent
The T6-UC Zone is intended to reinforce and enhance the downtown urban core and provide the highest-intensity vibrant, compact, walkable urban environment. This Zone enables a variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages. Parking is typically provided in multi-story garages, which if placed next to a street frontage, are lined with active retail/service uses. This Zone supports a wide range of regional-center appropriate uses as well as, employment, retail, services, civic, or public uses that support public transportation alternatives as well as walking and biking. The following form elements are generally appropriate in this Zone:
Attached
Large lot width
Large footprint and lot coverage
No blank walls or planes
Buildings placed at or near the edge of right-of-way
Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront
Small to no setbacks
5 to 20 stories

B. Sub-Zones
None
C. Lot Size
No width, depth or area standards are included for the T6-UC Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 2 Building Types



Key for Diagram

- Lot Line
- Building Line
- Building Area

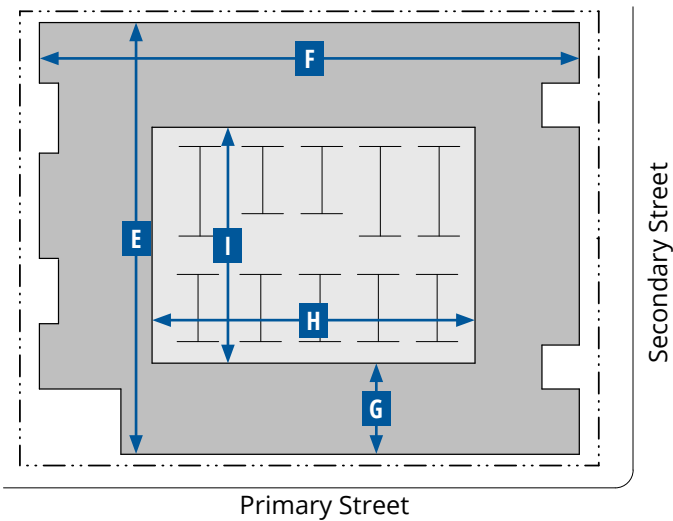
D. Building Types				
Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex High-Rise	380 ft ¹	200 ft	75 ft	100 ft
Flex Mid-Rise	200 ft	200 ft	75 ft	100 ft
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Allowed frontage types are described in Table G (Frontages).

Figure 3 Building Types- Lined Building



Key for Diagram

- Lot Line
- Building Line
- Interior Building
- Exterior Building

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max. ¹	E
Width	300 ft max. ¹	F
Depth (from front of building)	30 ft min.	G
Dimensions - Interior Building		
Width	180 ft max.	H
Depth	230 ft max.	I

Miscellaneous

The side of an interior building exposed to a street or open space must be lined by the exterior building.

A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.

Access Standards

Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.

Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.

Note:
¹ Or the max. length of the block.

Figure 4 Building Placement

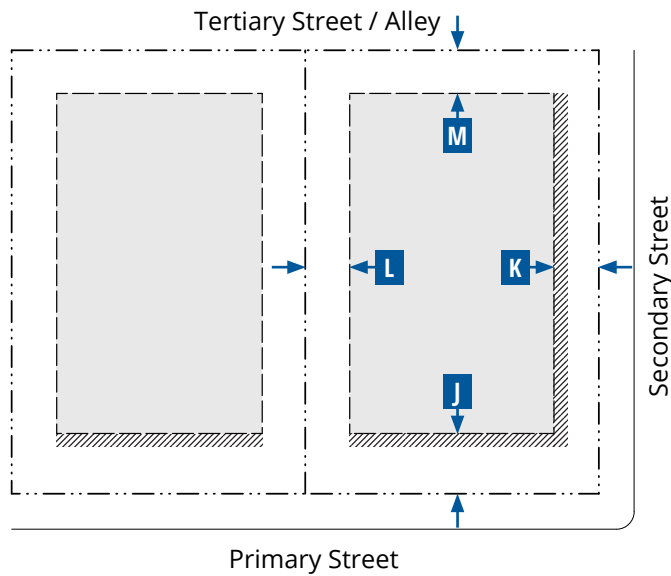
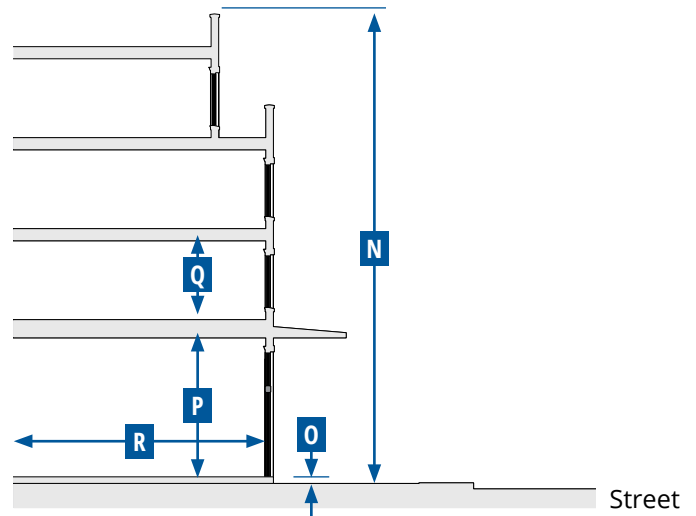


Figure 5 Building Form



Key for Diagrams

--- Lot Line

— Building Setback Line

Building Area

Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line) ^{1,2}	Front ³	Corner Side	Interior Side ^{4,5}	Rear ^{4,5}
	J	K	L	M
1-5 Stories				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	10 ft	10 ft	--
6-10 Stories				
Min.	10 ft	10 ft	0 ft	5 ft
10+ Stories				
Min.	20 ft	20 ft	0 ft	5 ft
Primary Building Facade within Facade Zone				
Front (min.)	80%			
Side Street (min.)	60%			
Miscellaneous				

A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.

Notes:

¹ Setback requirements may be waived if the Director finds that an appropriate publicly accessible Open Space type (see Section 19.09.080 (Open Space Standards)) is located between the setback and the building or is adjoining the setback and the building; or a larger area is required to preserve existing mature trees or landscaping.

² Additional setback and/or easement may be required where street ROW or a utility easement is needed.

³ Sidewalk must be extended into the facade zone to meet the building.

⁴ Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

⁵ Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

F. Building Form Standards		
Building Height ¹	Stories	N
Primary Building	5 min. - 20 max.	
Primary Building		
Ground Floor Finish Level^{2,3}		O
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	P
Upper floors	9 ft min.	Q
Footprint		
Lot coverage	95% max.	
Depth		
Ground floor space	30 ft min.	R

Notes:

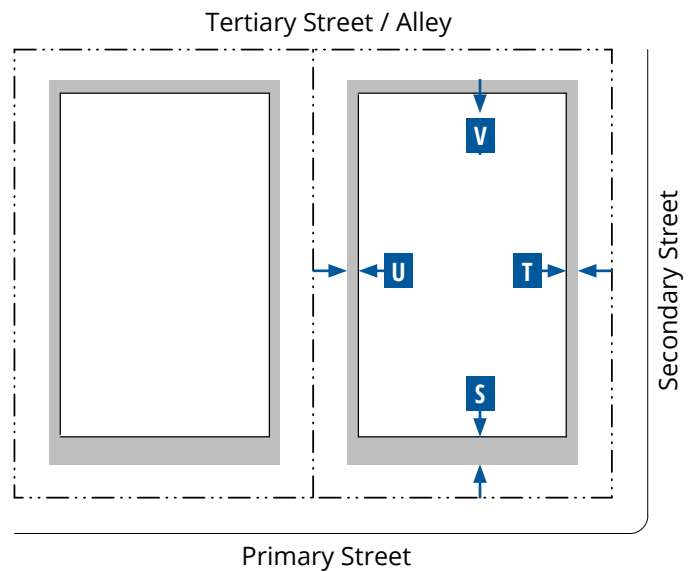
¹ Additional setbacks may be required for buildings with 5+ stories. Refer to Table E for setback distance.

² Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

³ Primary buildings located on lots sloping down and away from the street are exempt.

Key for Tables

-- No Requirement

Figure 6 Encroachments**Key for Diagram**

--- Lot Line

— Building Line

■ Encroachment

G. Frontages			
Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace ¹	A	A	19.09.070.M

Pedestrian Access

The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

¹ Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	S	T	U	V
Arcade ¹				
Gallery ¹				
Shopfront: awning, balcony ¹ , bay window, projecting shade structure	10 ft	10 ft	N	N
Upper floor Balconies ²	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways ³	A ³	A ³	A	A ³
Mechanical and Utility Equipment ⁴	A ³	A ³	A ³	A

Miscellaneous

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

¹ May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

² May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

³ Only allowed when there is no alternative access from the rear.

⁴ All mechanical and utility equipment must be screened from view from the street.

I. Use Types	
Use Type	T6-UC
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Center, Private (Accessory)	P
Community Recreational Facility (Public)	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Commercial, Other than Listed	P
Downtown Retail ¹	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Nightclub	C
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Pawn Shop	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Event with Alcoholic Beverage Sales	S
Social Use Venue	S
Tavern-Limited Establishment	S

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T6-UC Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

¹ Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

² Except Massage, Accessory is allowed as an Accessory Use (A), and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).

³ See Subsection 19.09.040.H (Fremont East District) for standards.

⁴ Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Key

- P Use is allowed as a principal use by right.
- C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
- S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
- T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

I. Use Types (cont.)	
Employment and Services	
Automobile Rental	C
Blood Plasma Donor Center	P
Building Maintenance Service and Sales	C
Bus Charter Service and Service Facility	P
Cleaners, Commercial/Industrial	S
Clinic	P
Crop Production	C
Custodial Institution	S
Custom & Craft Work	C
Daily Labor Service	S
Downtown Services ²	P
Emergency Ambulance Services, Ground	P
Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse	S
Food Processing	C
Gaming Establishment, Business Related	S
Gaming, Establishment, Non-restricted	S
Hotel, Motel or Hotel Suites ³	P
Hotel, Residence	S
Laboratory, Medical or Dental	P
Marijuana Dispensary	S
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Social Service Provider	P
Tattoo Parlor/Body Piercing Studio	S
Valet Parking	C

Key

- P Use is allowed as a principal use by right.
- C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
- S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
- T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

I. Use Types (cont.)	
Use Type	T6-UC
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Radio, TV, or Microwave Communication Tower	S
Satellite Dish	C
TV Broadcasting & Other Communication Service	P
Other	
Electric Utility Substation	P
Government Facility	P
Helipad	S
Liquefied Petroleum Gas Installation (288 Gallons or Less)	C
Parking Facility	C
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses ⁴	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T6-UC Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

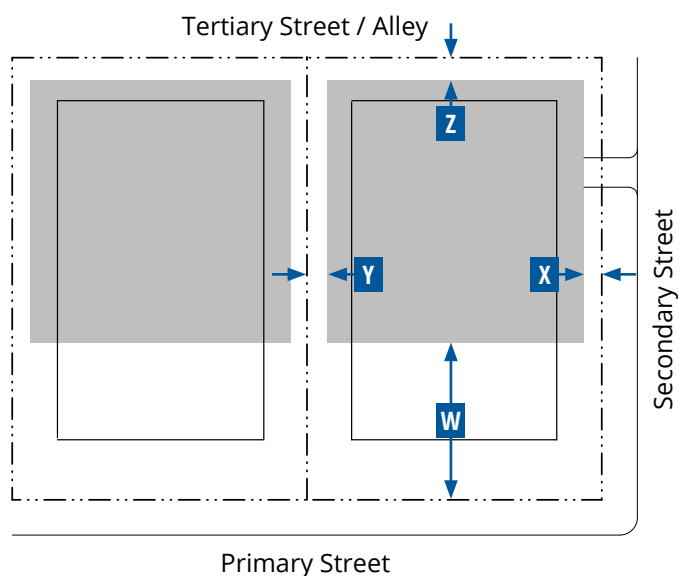
Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

¹ Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

² Except Massage, Accessory is allowed as an Accessory Use (A), and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).

³ See Subsection 19.09.040.H (Fremont East District) for standards.

⁴ Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Figure 7 Parking Standards**Key for Diagram**

----- Lot Line	—— Building Line
■ Parking Area	

J. Parking Standards				
Setback from Lot Line (min.)	Front ¹	Corner Side ¹	Interior Side	Rear
	W	X	Y	Z
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	

Miscellaneous

Where feasible, driveways must be shared between adjacent parcels.

No new surface parking lots are allowed adjacent to primary or side street frontages.

Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.

When a lot has an adjoining side street, parking must be accessed only from the side street.

Required Parking

Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.

Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Notes:

¹ No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees

Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building ¹	
< 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf - < 20,000 sf	8
≥ 20,000 sf	As required along all street frontages

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

¹ Refer to LVMC Section 19.09.020.D (Applicability)

L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		
Open space may also be provided in compliance with LVMC Section 19.09.080 (Open Space Standards) if open space is provided on the lot.		
Note:		
¹ Or 5% of lot area, whichever is greater.		

19.09.050.E.008 T6 Urban General Zone (T6-UG)



Figure 8 Transect Illustration

A. General Intent

The intent of the T6-UG Zone is to provide a vibrant, compact, high-intensity walkable urban environment that can accommodate a variety of building types with active pedestrian street facades and a diverse range of uses supported by active ground floor frontages on multiple streets. Parking is typically provided in multi-story garages, which if placed next to a street frontage, are lined with active retail/service uses. This zone supports a wide range of regional-center appropriate uses as well as, employment, retail, services, civic, or public uses that support public transportation alternatives as well as walking and biking. Specialized uses, such as hospitals and large medical offices and facilities, are accommodated in a limited Sub-Zone. The following form elements are generally appropriate in this Zone:

Attached or detached

Large lot width

Large footprint and lot coverage

No blank walls or planes

Buildings placed at or near the edge of right-of-way

Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront

Small to no setbacks

4 to 12 stories

B. Sub-Zones

T6-UG-L

The limited sub-zone provides the same building form as the T6-UG Zone, with the following exceptions:

- a. The minimum allowed building height is 1 story, and the maximum allowed building height is 14 stories.

C. Lot Size

No width, depth or area standards are included for the T6-UG Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 9 Building Types

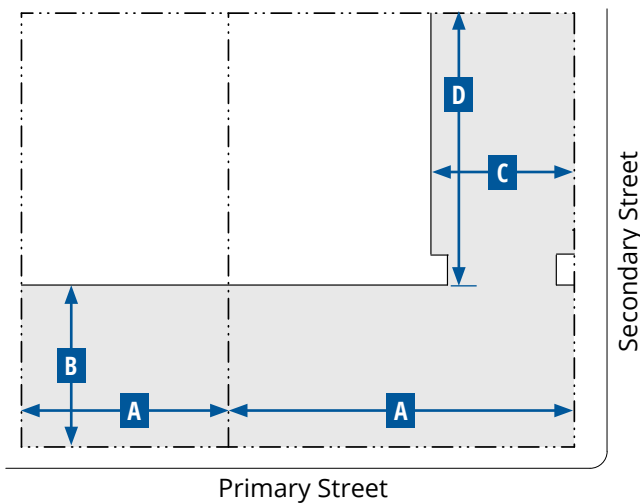
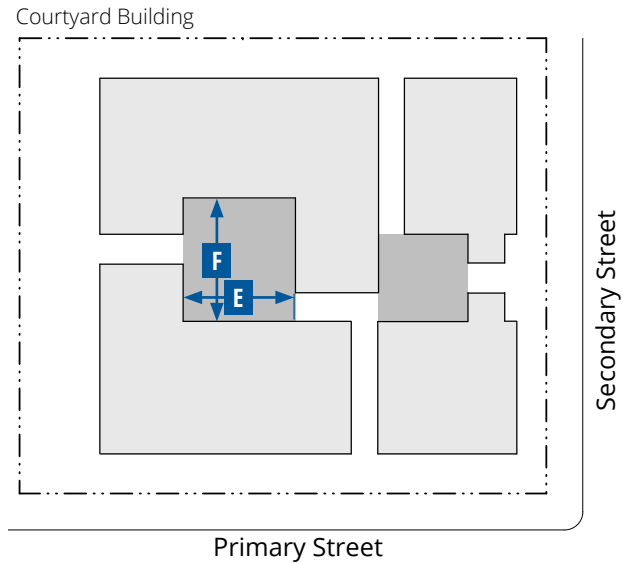


Figure 10 Building Types- Courtyard Building

**Key for Diagrams**

----- Lot Line	—— Building Line
■ Building Area	■ Courtyard Area

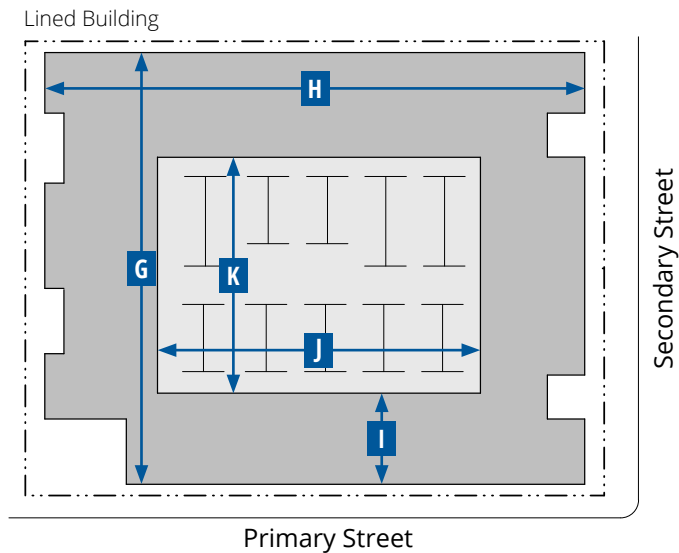
D. Building Types				
Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex High-Rise	380 ft ¹	200 ft	75 ft	100 ft
Flex Mid-Rise	200 ft	175 ft	75 ft	100 ft
Courtyard Building	175 ft	175 ft	40 ft	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			
Accessory Structure	--	--	--	--
Miscellaneous				
The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.				
Allowed frontage types are described in Table G (Frontages).				
Notes:				
¹ Or the max. length of the block.				

Key for Tables

-- No Requirement

D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		
Access Standards		
Pedestrian access to the building must be from the thoroughfare or courtyard.		
Each unit (residential or commercial) may have an individual entry from the courtyard.		
Multiple courtyards must be connected through and between buildings where feasible.		
Courtyards must be accessible from the primary thoroughfare where feasible.		

Figure 11 Building Types- Lined Building



Key for Diagram

- Lot Line
- Building Line
- Interior Building
- Exterior Building

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max. ¹	G
Width	300 ft max. ¹	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K

Notes:
¹ Or the max. length of the block.

D. Building Types (cont.)	
Additional Standards for a Lined Building (cont.)	
Miscellaneous	
The side of an interior building exposed to a street or open space must be lined by the exterior building.	
A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.	
Access Standards	
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.	
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.	

Figure 12 Building Placement

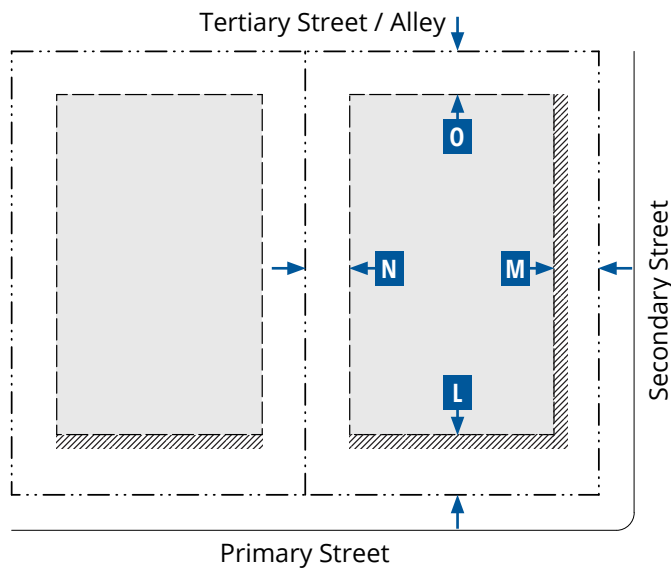
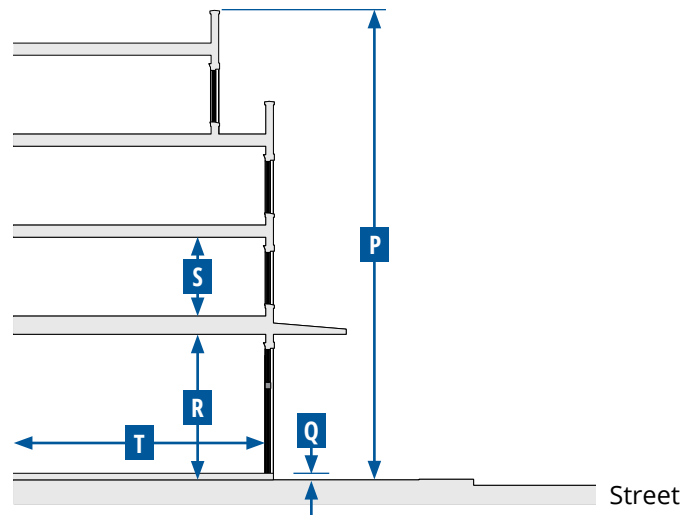


Figure 13 Building Form

**Key for Diagrams**

----- Lot Line	----- Building Setback Line
■ Building Area	▨ Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	Front ^{1,2}	Corner Side	Interior Side ^{1,3,4}	Rear ^{1,3,4}
	L	M	N	O
1-5 Stories				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	10 ft	10 ft	--
6-10 Stories				
Min.	10 ft	10 ft	0 ft	5 ft
10+ Stories				
Min.	20 ft	20 ft	0 ft	5 ft
Primary Building Facade within Facade Zone				
Front (min.)	80%			
Side Street (min.)	60%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				

Notes:

¹ Additional setback and/or easement may be required where street ROW or a utility easement is needed.² Sidewalk must be extended into the facade zone to meet the building.³ Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.⁴ Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

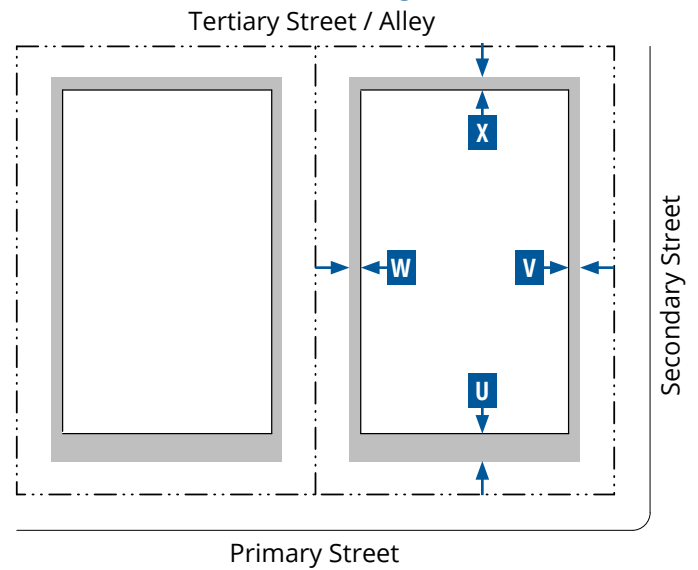
F. Building Form Standards		
Building Height	Stories	P
Primary Building	4 min. - 12 max.	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level^{1,2}		Q
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	R
Upper floors	9 ft min.	S
Footprint		
Lot coverage	90% max.	
Depth		
Ground floor space	30 ft min.	T

Notes:

¹ Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.² Primary buildings located on lots sloping down and away from the street are exempt.**Key for Tables**

-- No Requirement

Figure 14 Encroachments

**Key for Diagram**

--- Lot Line

— Building Line

■ Encroachment

G. Frontages			
Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace ¹	A	A	19.09.070.M

Pedestrian Access

The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

¹ Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments into Facade Zone				
Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	U	V	W	X
Arcade ¹				
Gallery ¹				
Shopfront: awning, balcony ¹ , bay window, projecting shade structure	10 ft	10 ft	N	N
Upper floor Balconies ²	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A ³	A ³	A	A
Mechanical and Utility Equipment ⁴	A ³	A ³	A ³	A

Miscellaneous

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

¹ May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

² May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

³ Only allowed when there is no alternative access from the rear.

⁴ All mechanical and utility equipment must be screened from view from the street.

I. Use Types		
Use Type	T6-UG	T6-UG-L
Residential	Sub-Zone	
Assisted Living Apartment	P	N
Community Residence	P	N
Convalescent Care Facility/Nursing Home	P	N
Downtown Residential	P	N
Home Occupation	P	N
Hospice	P	N
Senior Citizen Apartments	P	N
Recreation, Education, and Public Assembly		
Church/House of Worship	P	P
College, University, or Seminary	P	P
Community Recreational Facility (Public)	P	P
Museum, Art Display, or Art Sales (Private)	P	N
Public Park or Playground; Open Space	P	P
Public or Private School (Primary or Secondary)	S	N
Retail Trade		
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S	N
Beer/Wine/Cooler On-Sale Establishment	C	N
Commercial, Other than Listed	S	S
Downtown Retail ¹	P	P
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S	S
Mixed-Use	P	C
Nightclub	S	N
Restaurant	P	P
Restaurant with Alcohol; or Restaurant with Service Bar	C	C
Employment and Services		
Blood Plasma Donor Center	P	P
Clinic	P	P
Downtown Services ²	P	P
Food Processing	C	C
Hospital	P	P
Hotel, Motel or Hotel Suites	P	P
Laboratory, Medical or Dental	P	P
Office, Medical or Dental; or Office, Other Than Listed	P	P
Social Service Provider	P	P
Telecommunication Facilities		
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S	S

I. Use Types (cont.)		
Use Type	T6-UG	T6-UG-L
Other	Sub-Zone	
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C	C
Emergency Ambulance Services, Ground	P	P
Government Facility	P	P
Helipad	C ³	C ³
Liquefied Petroleum Gas Installation (288 Gallons or Less)	C	C
Liquefied Petroleum Gas Installation (Over 288 Gallons)	N	S
Parking Facility	P	P
Public Services, Minor	C	C
Sustainable Infrastructure	P	P
Temporary Uses ⁴	T	T
Urban Agriculture		
Community Garden	P	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T6-UG Zone and T6-UG-L Sub-Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan. Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

¹ Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

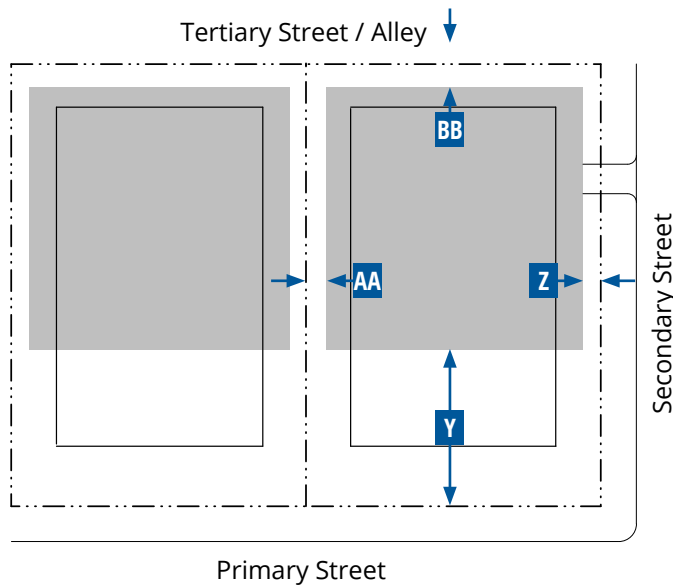
² Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).

³ For life-safety medical purposes only; otherwise a Special Use Permit is required.

⁴ Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Key

- P Use is allowed as a principal use by right.
- C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
- S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
- T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
- N Use is not allowed.

Figure 15 Parking Standards**Key for Diagram**

----- Lot Line	—— Building Line
■ Parking Area	

J. Parking Standards				
Setback from Lot Line (min.)	Front ¹	Corner Side ¹	Interior Side	Rear
	Y	Z	AA	BB
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	

Miscellaneous

Where feasible, driveways must be shared between adjacent parcels.

No new surface parking lots are allowed adjacent to primary or side street frontages.

Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.

When a lot has an adjoining side street, parking must be accessed only from the side street.

Required Parking

Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.

Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Notes:

¹ No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees

Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building ¹	
< 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf - < 20,000 sf	8
≥ 20,000 sf	As required along all street frontages

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

¹ Refer to LVMC Section 19.09.020.D (Applicability)

L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

19.09.050.E.012 T5 Maker Zone (T5-M)



Figure 16 Transect Illustration

A. General Intent

The intent of the T5-M Zone is to maximize the opportunities created by medium and high-intensity walkable urban environments. This zone is well connected to transportation infrastructure and accommodates a variety of new and repurposed building types that can host residential, retail, office, and service uses while providing for centrally located employment sites. The diverse mix of uses supports active transportation commuting modes and a lively 24-hour neighborhood during work and non-work hours. Specialized uses in this Zone can be categorized as downtown light industrial, utilizing performance measures and conditions to ensure compatibility between the different Use Types. The following form elements are generally appropriate in this Zone:

- Attached
- Medium to Large lot width
- Large footprint and lot coverage
- No blank walls or planes
- Buildings placed at or near the edge of right-of-way
- Diverse mix of frontages, mostly Shopfront
- Small to no setbacks
- Max. 5 stories

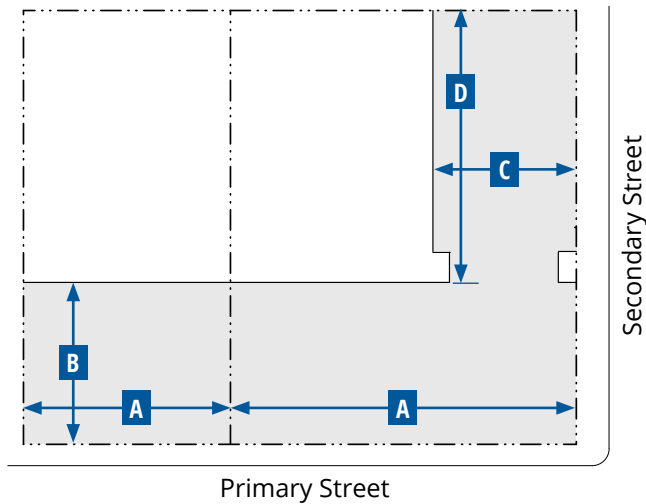
B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T5-M Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 17 Building Types

**Key for Diagram**

----- Lot Line	----- Building Line
■ Building Area	

D. Building Types

Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft ¹	175 ft ¹	75 ft	100 ft
Flex Low Rise	150 ft ¹	150 ft	60 ft	60 ft
Multi-plex: Large	100 ft	75 ft	20 ft	30 ft
Loft	175 ft ¹	--	30 ft	30 ft
Live/Work	28 ft	36 ft	16 ft	18 ft
Rowhouse	18-36 ft	45 ft	--	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			

Accessory Structure² -- -- -- --

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Allowed frontage types are described in Table G (Frontages).

Notes:

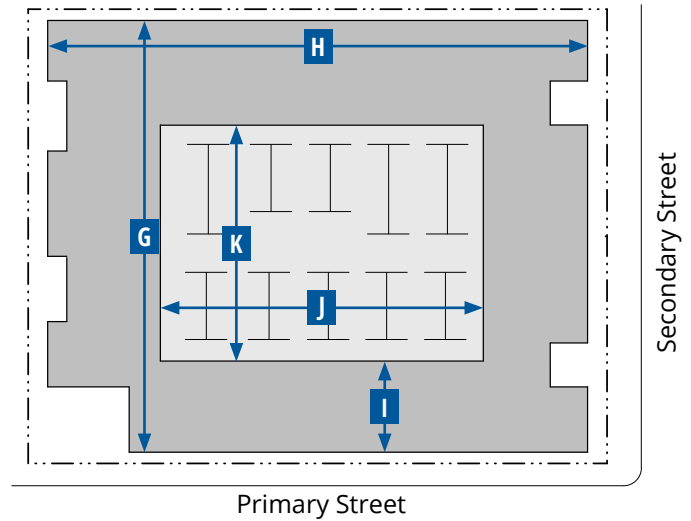
¹ Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

² The total GFA of Accessory Structures must not exceed 60% of the GFA of the primary structure.

³ Or the max. length of the block.

Figure 18 Building Types- Lined Building

Lined Building

**Key for Diagram**

----- Lot Line	----- Building Line
■ Interior Building	■ Exterior Building

D. Building Types (cont.)**Additional Standards for a Lined Building****Dimensions - Exterior Building**

Length	400 ft max. ^{1,3}	G
Width	300 ft max. ^{1,3}	H
Depth (from front of building)	30 ft min.	I

Dimensions - Interior Building

Width	180 ft max.	J
Depth	230 ft max.	K

Miscellaneous

The side of an interior building exposed to a street or open space must be lined by the exterior building.

A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.

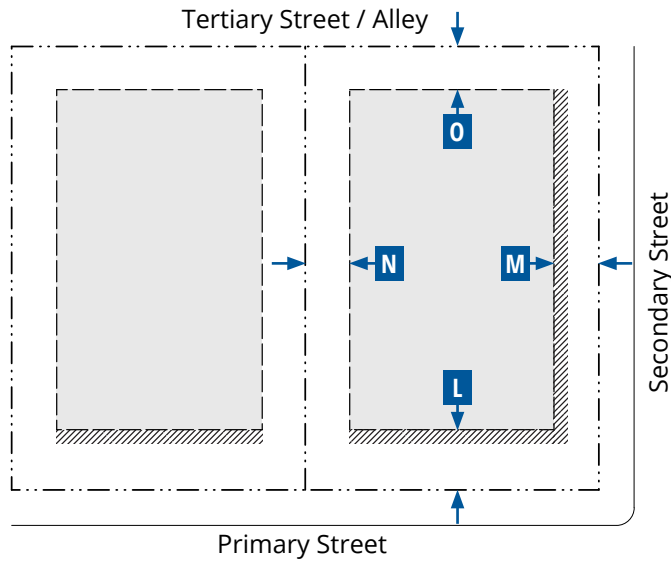
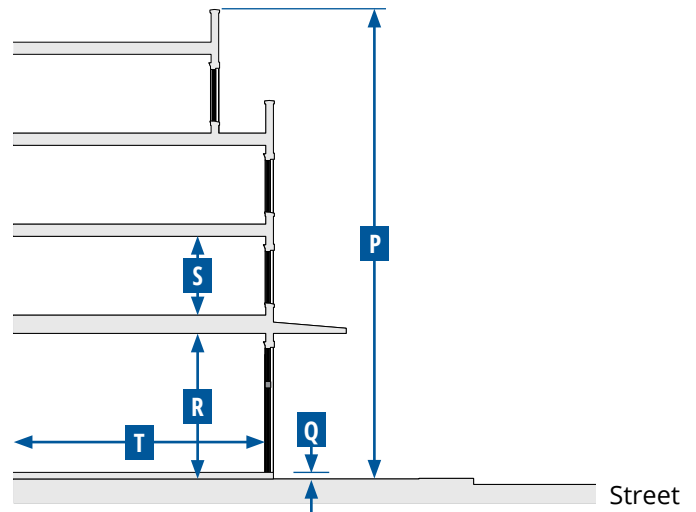
Access Standards

Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.

Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.

Key for Tables

-- No Requirement

Figure 19 Building Placement**Figure 20 Building Form Standards****Key for Diagrams**

--- Lot Line

--- Building Setback Line

■ Building Area

▨ Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)	Front ^{1,2} L	Corner Side M	Interior Side ^{1,3,4} N	Rear ^{1,3,4} O
Primary Building				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	15 ft	10 ft	--

Primary Building Facade within Facade Zone

Front (min.) 70%

Side Street (min.) 50%

Miscellaneous

A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.

Notes:

¹ Additional setback and/or easement may be required where street ROW or a utility easement is needed.

² Sidewalk must be extended into the facade zone to meet the building.

³ Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

⁴ Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

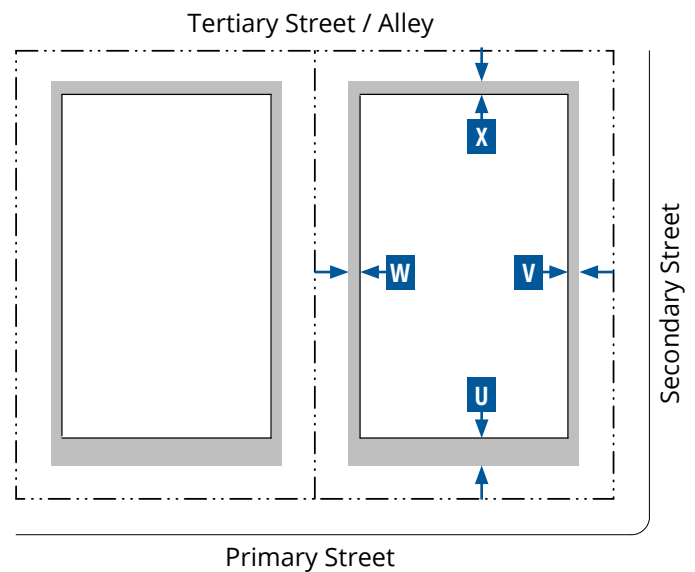
F. Building Form Standards

Building Height	Stories	P
Primary Building	5 max.	
Accessory Structure	4 max.	
Primary Building		
Ground Floor Finish Level^{1,2}		Q
Residential	1.50 ft min. above curb	
All other uses	2 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	R
Upper floors	9 ft min.	S
Footprint		
Lot coverage	90% max.	
Depth		
Ground floor space	30 ft min.	T

Notes:

¹ Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

² Primary buildings located on lots sloping down and away from the street are exempt.

Figure 21 Encroachments**Key for Diagram**

--- Lot Line

— Building Line

■ Encroachment

G. Frontages			
Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace	A	A	19.09.070.M
Dooryard	A	A	19.09.070.F
Pedestrian Access			
Pedestrian entrances must be provided at least every 80 feet along the ground floor primary street facade and the side street facade.			
Miscellaneous			
For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.			

Key for Tables

A	Allowed
N	Not Allowed

H. Encroachments into Facade Zone				
Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	U	V	W	X
Arcade ¹				
Gallery ¹				
Shopfront: awning, balcony ¹ , bay window, or projecting shade structure	10 ft	10 ft	N	N
Upper floor Balconies ²	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A ³	A ³	A	A
Mechanical and Utility Equipment ⁴	A ³	A ³	A ³	A
Miscellaneous				

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

¹ May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

² May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

³ Only allowed when there is no alternative access from the rear.

⁴ All mechanical and utility equipment must be screened from view from the street.

I. Use Types	
Use Type	T5-M
Residential	
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Recreation, Education, and Public Assembly	
Church/House of Worship	P
College, University, or Seminary	P
Community Center, Private (Accessory)	A
Community Recreational Facility (Public)	P
Museum, Art Display, or Art Sales (Private)	P
Public Park or Playground; Open Space	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Downtown Retail ¹	P
Commercial, Other than Listed	S
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Nightclub	C
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Use Venue	S
Employment and Services	
Downtown Industrial ²	C
Downtown Services ³	P
Food Processing	C
Hotel, Motel or Hotel Suites	P
Hotel, Residence	S
Laboratory, Medical or Dental	P
Office, Medical or Dental; or Office, Other Than Listed	P
Social Event with Alcoholic Beverage Sales	S
Social Service Provider	C
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	P

I. Use Types (cont.)	
Use Type	T5-M
Urban Agriculture	
Government Facility	P
Helipad	S
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses ⁴	T
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T5-M Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

¹ Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

² The conditions for all individual uses that are grouped under the Downtown Industrial are replaced by the following conditions: 1) All work shall be performed within a completely enclosed building; 2) There shall be no audible or noticeable indication of a manufacturing operation outside the building, and no noticeable smoke or foreign matter emitted; 3) Outdoor storage is only allowed as accessory to the principal use and shall not be visible from the right-of-way and adjacent properties; 4) Work equipment larger than 60 cubic feet shall not be visible from the right-of-way; and 5) All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable Federal, State, and local regulations.

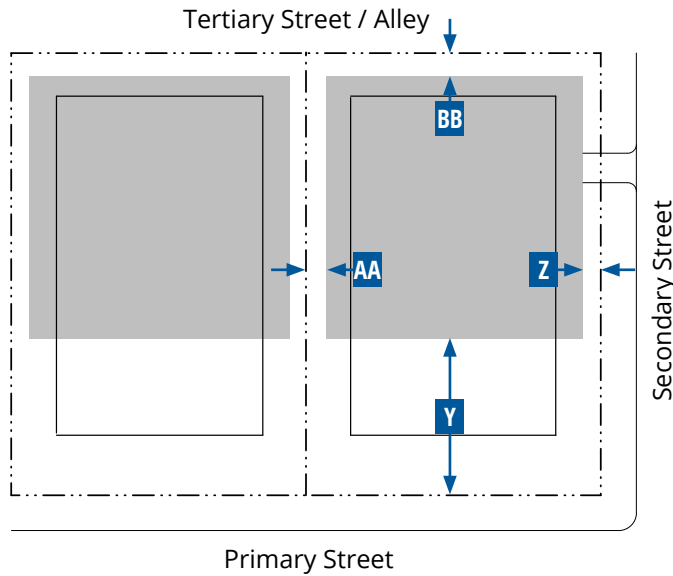
³ Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).

⁴ Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Key

- P Use is allowed as a principal use by right.
- C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
- S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
- T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 22 Parking Standards



Key for Diagram

	Lot Line		Building Line
	Parking Area		

J. Parking Standards				
Setback from Lot Line (min.)	Front ¹	Corner Side ¹	Interior Side	Rear
	Y	Z	AA	BB
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	

Miscellaneous

Where feasible, driveways must be shared between adjacent parcels.

No new surface parking lots are allowed adjacent to primary or side street frontages.

Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.

When a lot has an adjoining side street, parking must be accessed only from the side street.

Required Parking

Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.

Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Note:

¹ No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees

Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building ¹	
< 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf - < 20,000 sf	8
≥ 20,000 sf	As required along all street frontages

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

¹ Refer to LVMC Section 19.09.020.D (Applicability)

L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

This page intentionally left blank

19.09.050.E.016 T5 Corridor Zone (T5-C)



Figure 23 Transect Illustration

A. General Intent

The T5-C Zone is intended to enhance the City’s existing corridors by allowing a wide variety of building types to accommodate a range of commercial, retail, office, and service uses in small to large footprint buildings along major arterial corridors carrying high volumes of vehicular traffic. With the future development of Bus Rapid Transit or Light Rail transportation options, these corridors, such as the Multi-Functional Spine or Iconic/Ceremonial Corridors, supported by this Zone will likely transition to a more urban and walkable built environment with residential uses behind or above the commercial uses. The following form elements are generally appropriate in this Zone:

- Attached
- Medium to large lot width
- Large footprint and lot coverage
- Buildings placed at or near the edge of right-of-way
- Mix of building frontages, but mostly Shopfront
- Small setbacks
- 2 to 7 stories

B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T5-C Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 24 Building Types

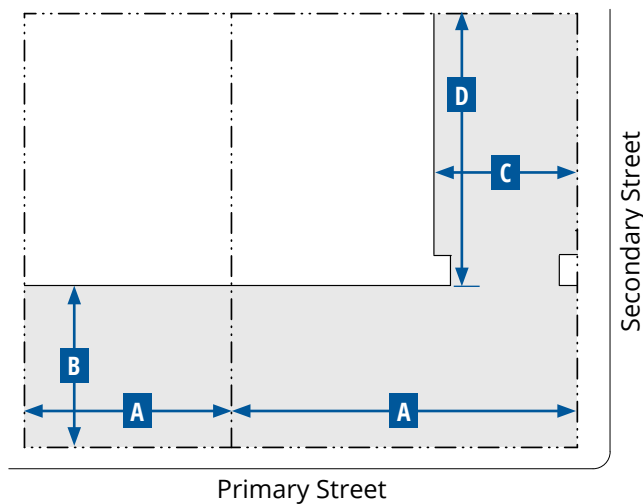
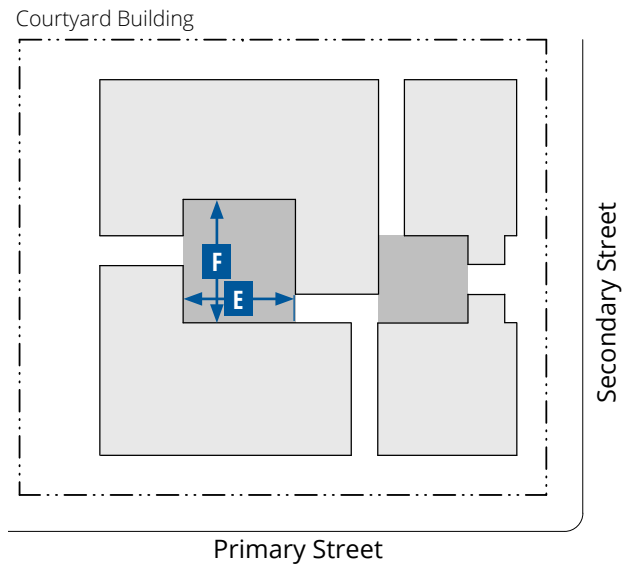


Figure 25 Building Types- Courtyard Building

**Key for Diagrams**

--- Lot Line	— Building Line
■ Building Area	■ Courtyard Area

D. Building Types				
Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft ¹	175 ft ¹	40 ft	75 ft
Lined Building	Refer to dimensions in Subsection D (Additional Standards for a Lined Building)			
Flex Low-Rise	90 ft	150 ft	40 ft	40 ft
Courtyard Building	90 ft	150 ft	40 ft	100 ft
Multi-plex: Large	90 ft	70 ft	20 ft	30 ft
Live/Work ²	28 ft	36 ft	16 ft	18 ft
Accessory Structure ³	--	--	--	--

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Allowed frontage types are described in Table G (Frontages).

Notes:

¹ Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

² Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 150 ft.

³ The total GFA of Accessory Structures must not exceed 10% of the GFA of the primary structure.

D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		

Access Standards

Pedestrian access to the building must be from the thoroughfare or courtyard.

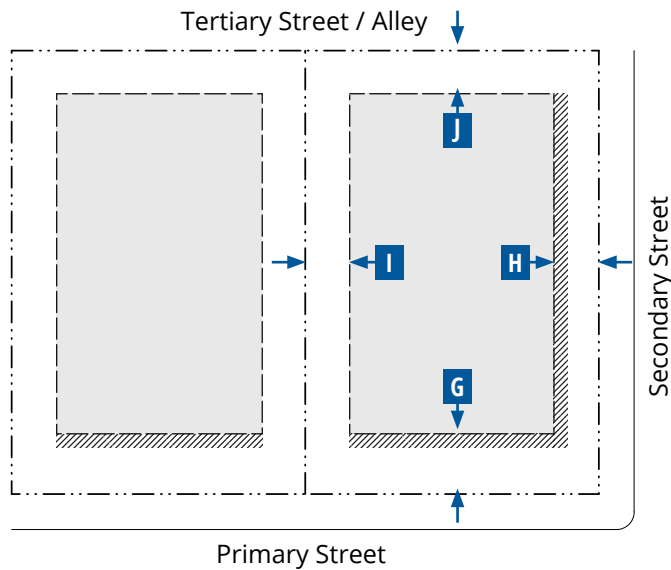
Each unit (residential or commercial) may have an individual entry from the courtyard.

Multiple courtyards must be connected through and between buildings where feasible.

Courtyards must be accessible from the primary thoroughfare where feasible.

Key for Tables

-- No Requirement

Figure 26 Building Placement**Key for Diagrams**

--- Lot Line

— Building Setback Line

■ Building Area

▨ Facade Zone

D. Building Types (cont.)**Additional Standards for a Lined Building****Dimensions - Exterior Building**

Length	400 ft max. ¹	G
Width	300 ft max. ¹	H
Depth (from front of building)	30 ft min.	I

Dimensions - Interior Building

Width	180 ft max.	J
Depth	230 ft max.	K

Miscellaneous

The side of an interior building exposed to a street or open space must be lined by the exterior building.

A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.

Access Standards

Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.

Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.

Note:

¹ Or the max. length of the block.

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)	Front ^{1,2}	Corner Side ¹	Interior Side ^{3,4}	Rear ^{3,4}
	G	H	I	J

Primary Building

Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	10 ft	10 ft	--

Primary Building Facade within Facade Zone

Front (min.)	80%
Side Street (min.)	65%

Miscellaneous

A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.

Notes:

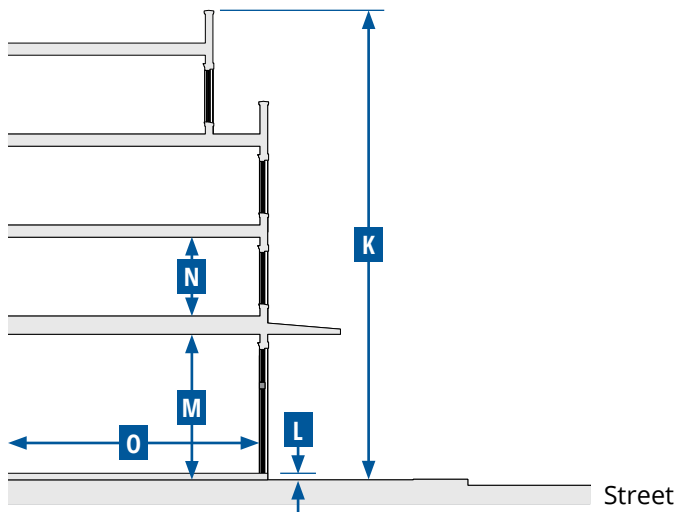
¹ Additional setback and/or easement may be required where street ROW or a utility easement is needed.

² Sidewalk must be extended into the setback area to meet the building.

³ Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

⁴ Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

Figure 27 Building Form Standards



F. Building Form Standards		
Building Height	Stories	K
Primary Building	2 min. - 7 max. ^{1,2}	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level ^{3,4}		L
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	M
Upper floors	9 ft min.	N
Footprint		
Lot coverage		
Mixed-use with residential uses	95% max.	
All other uses	85% max.	
Depth		
Ground floor space	30 ft min.	O

G. Frontages			
Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace ¹	A	A	19.09.070.M
Pedestrian Access			

The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

¹ Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

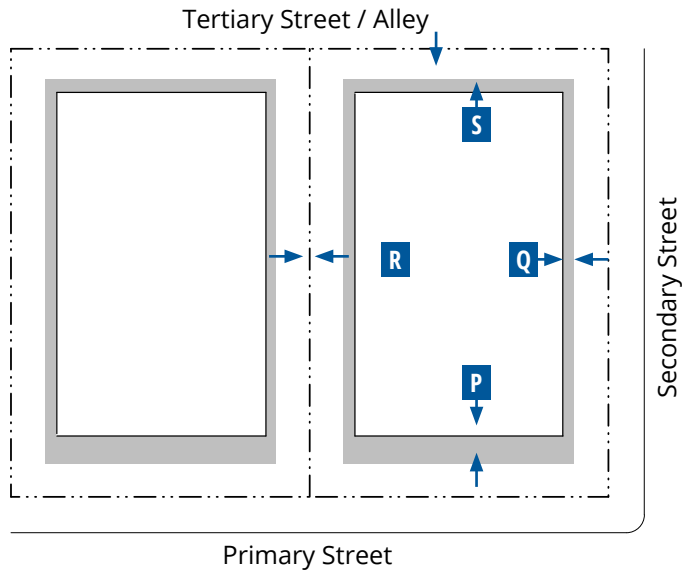
Notes:

¹ Max. 10 stories allowed for only the Flex High-Rise Building Type subject to Major Site Development Plan Review (Refer to LVMC Section 19.16.100.G (Major Review of Site Development Plans).

² The residential adjacency standards established in LVMC Section 19.08.040.H (Residential Adjacency Standards) will apply.

³ Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

⁴ Primary buildings located on lots sloping down and away from the street are exempt.

Figure 28 Encroachments**Key for Diagram**

----- Lot Line	—— Building Line
■ Encroachment	

H. Encroachments into Facade Zone

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	P	Q	R	S
Arcade ¹				
Gallery ¹				
Shopfront: awning, balcony ¹ , bay window, or projecting shade structure	10 ft	10 ft	N	N
Upper floor balconies ²	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A ³	A ³	A	A
Mechanical and Utility Equipment ⁴	A ³	A ³	A ³	A

H. Encroachments into Facade Zone (cont.)**Miscellaneous**

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

¹ May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

² May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

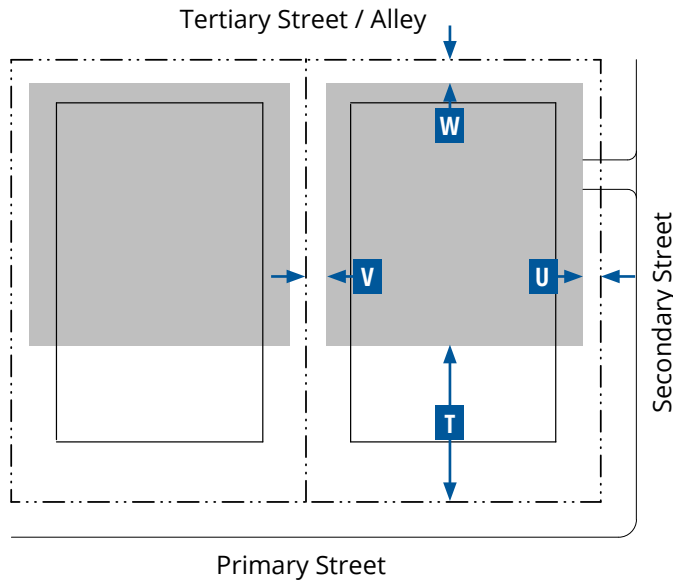
³ Only allowed when there is no alternative access from the rear.

⁴ All mechanical and utility equipment must be screened from view from the street.

Key for Tables

A	Allowed
N	Not Allowed

I. Use Types		I. Use Types (cont.)	
Use Type	T5-C	Use Type	T5-C
Residential		Telecommunication Facilities	
Accessory Structure	P	Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Assisted Living Apartment	P	Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Community Residence	C	Other	
Convalescent Care Facility/Nursing Home	P	Emergency Ambulance Services, Ground	P
Downtown Residential	P	Government Facility	P
Home Occupation	P	Parking Facility	P
Hospice	P	Public Services, Minor	C
Senior Citizen Apartments	P	Sustainable Infrastructure	P
Recreation, Education, and Public Assembly		Temporary Uses ⁴	T
Museum, Art Display, or Art Sales (Private)	P	Urban Agriculture	
Church/House of Worship	P	Community Garden	P
College, University, or Seminary	P	Notes:	
Commercial Recreation/Amusement, Indoor	P	Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110	
Community Recreation Facility, Public	P	If a use is not listed in this table, it is not allowed in the T5-C Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan. Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.	
Public Park or Playground; Open Space	P	¹ Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).	
Private Club, Lodge, or Fraternal Organization	P	² Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).	
Public or Private School (Primary or Secondary)	S	³ See Subsection 19.09.040.H (Fremont East District) for standards.	
Trade School	P	⁴ Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).	
Retail Trade		Key	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; Beer/Wine/Cooler Off-Sale Establishment, or Beer/Wine/Cooler On-Sale Establishment	S	P	Use is allowed as a principal use by right.
Downtown Retail ¹	P	C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
Grocery Store with Alcohol Sales	C	S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
Liquor Establishment (Tavern); Lounge Bar; Urban Lounge; or Package Liquor Off-Sale Establishment	S	T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
Mixed-Use	P		
Restaurant	P		
Restaurant with Alcohol; or Restaurant with Service Bar	C		
Social Use Venue	S		
Employment & Services			
Blood Plasma Donor Center	P		
Clinic	P		
Downtown Services ²	P		
Financial Services Institution, Specified	S		
Food Processing	C		
Hospital	P		
Hotel, Motel or Hotel Suites ³	P		
Hotel, Residence	P		
Individual Care Center	P		
Laboratory, Medical or Dental	P		
Massage Establishment	S		

Figure 29 Parking Standards**Key for Diagram**

----- Lot Line	—— Building Line
■ Parking Area	

J. Parking Standards				
Setback from Lot Line (min.)	Front ¹	Corner Side ¹	Interior Side	Rear
	T	U	V	W
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	10 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Driveways may be shared between adjacent parcels.				
No new surface parking lots are allowed next to primary or side street frontages.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:

¹ No vehicle parking in the front or corner side yard is allowed.**K. Required Street Trees**

Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building ¹	
< 1,000 sf	--
≥ 1,000 sf - < 2,500 sf	2
≥ 2,500 sf	4

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

¹ Refer to LVMC Section 19.09.020.D (Applicability).**Key for Tables**

-- No Requirement

L. Required Open Space		
Open Space		
Width		15 ft min.
Depth		15 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

19.09.050.E.020 T5 Main Street Zone (T5-MS)



Figure 30 Transect Illustration

A. General Intent
The intent of the T5-MS Zone is to provide a compact and walkable urban environment with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on the upper floors of buildings. A range of building types allows for a majority of active pedestrian street facades supported by active ground floor frontages on multiple streets. Parking is typically provided in multi-story garages, which if placed next to a street frontage, are lined with active retail/service uses. The flexible nature of the building types is intended to encourage revitalization and investment. The following form elements are generally appropriate in this Zone:
Attached
Large lot width
Large footprint and lot coverage
No blank walls or planes
Buildings placed at or near the edge of right-of-way
Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront
Small to no setbacks
2 to 7 stories

B. Sub-Zone
None
C. Lot Size
No width, depth or area standards are included for the T5-MS Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 31 Building Types

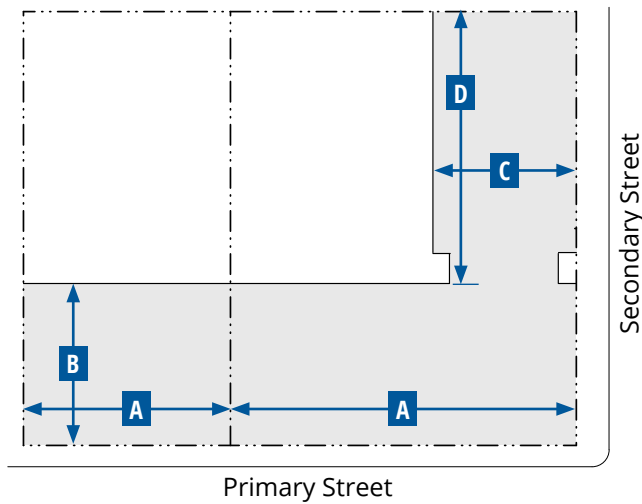
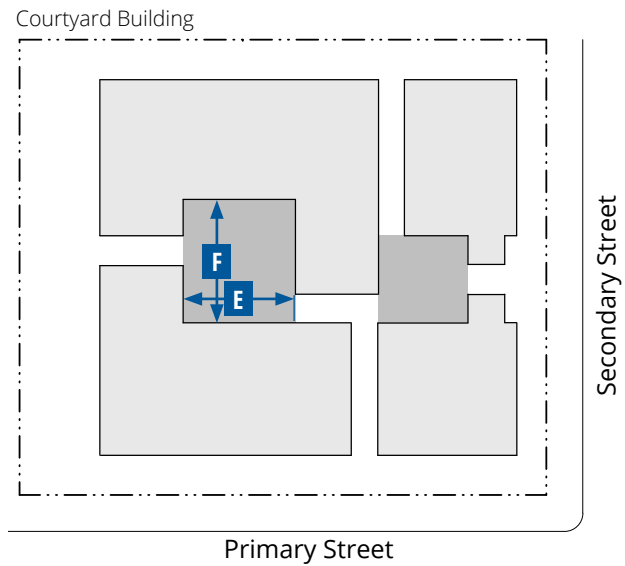


Figure 32 Building Types- Courtyard Building



Key for Diagrams

----- Lot Line	—— Building Line
■ Building Area	■ Courtyard Area

D. Building Types				
Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft ¹	175 ft ¹	75 ft	100 ft
Flex Low-Rise	150 ft	150 ft	70 ft	70 ft
Courtyard Building	175 ft ¹	175 ft ¹	40 ft	--
Accessory Structure ²	--	--	--	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Allowed frontage types are described in Table G (Frontages).

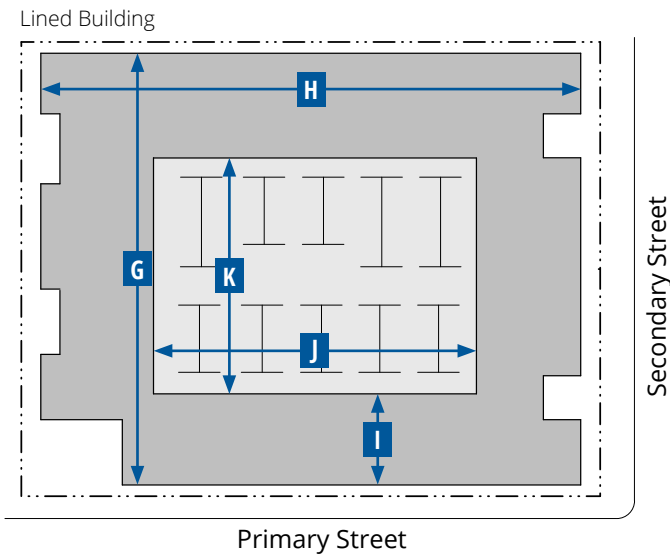
Notes:

¹ Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

² The total GFA of Accessory Structures must not exceed 20% of the GFA of the primary structure.

D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		
Access Standards		
Pedestrian access to the building must be from the thoroughfare or courtyard.		
Each unit (residential or commercial) may have an individual entry from the courtyard.		
Multiple courtyards must be connected through and between buildings where feasible.		
Courtyards must be accessible from the primary thoroughfare where feasible.		
Key for Tables		
--	No Requirement	

Figure 33 Building Types- Lined Building



Key for Diagram

- Lot Line
- Building Line
- Interior Building
- Exterior Building

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max. ¹	G
Width	300 ft max. ²	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K

Notes:

¹ Or the max. length of the block.
² Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

D. Building Types (cont.)	
Miscellaneous	
The side of an interior building exposed to a street or open space must be lined by the exterior building.	
A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.	
Access Standards	
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.	
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.	

Figure 34 Building Placement

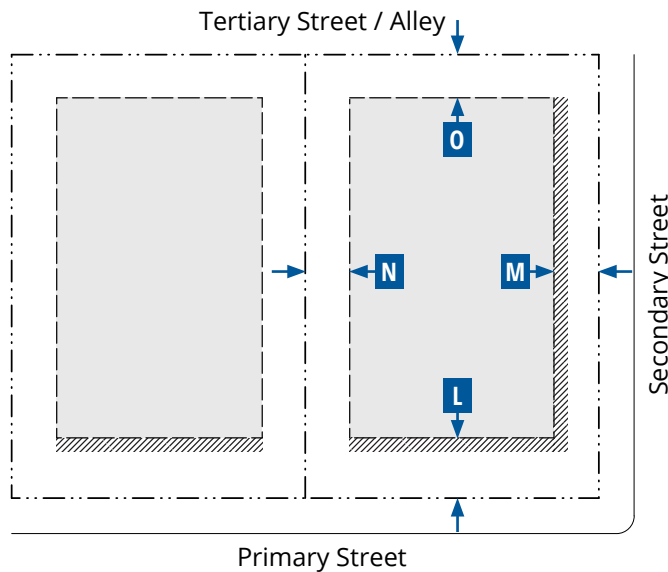
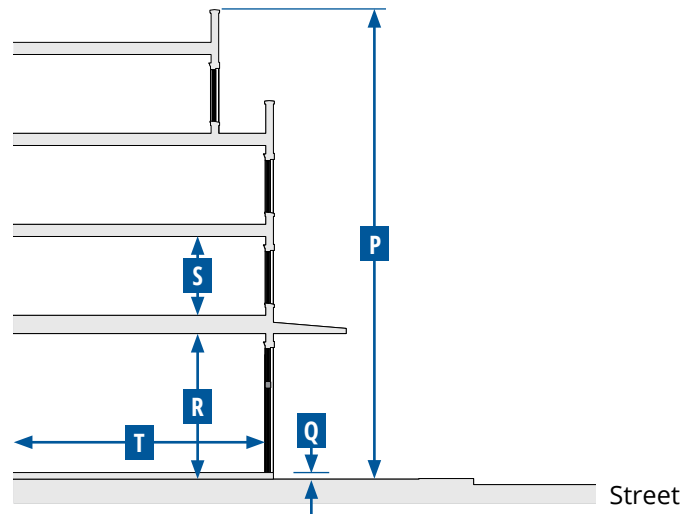


Figure 35 Building Form



Key for Diagrams

--- Lot Line	--- Building Setback Line
■ Building Area	▨ Facade Zone

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	Front ^{1,2}	Corner Side ^{1,2}	Interior Side ^{3,4}	Rear ⁴
	L	M	N	O
Primary Building				
Min.	5 ft	10 ft	0 ft ³	5 ft
Max.	10 ft	20 ft	15	--
Primary Building Facade within Facade Zone				
Front (min.)	70%			
Side Street (min.)	60%			
Miscellaneous				
A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.				
Notes:				
¹ Additional setback and/or easement may be required where street ROW or a utility easement is needed.				
² Sidewalk must be extended into the setback area to meet the building.				
³ Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.				
⁴ Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.				

Key for Tables

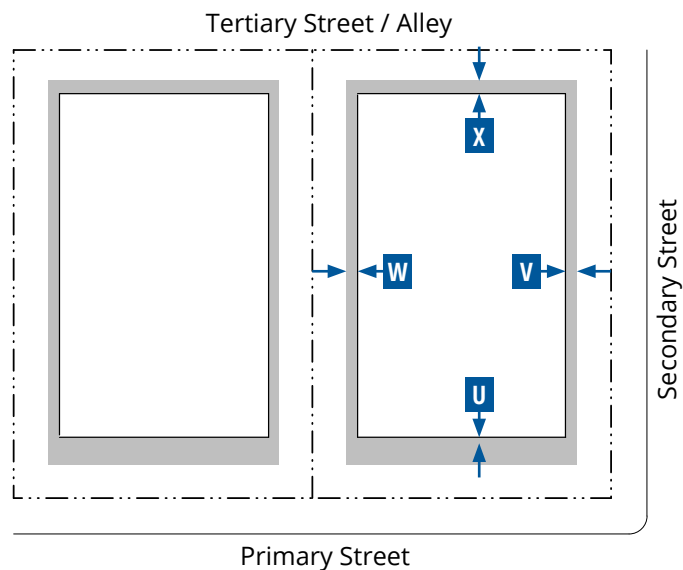
-- No Requirement

F. Building Form Standards		
Building Height	Stories	P
Primary Building	2 min. - 7 max.	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level^{1,2}		Q
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	R
Upper floors	9 ft min.	S
Footprint		
Lot coverage	90% max.	
Depth		
Ground floor space	30 ft min.	T

Notes:

¹ Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.² Primary buildings located on lots sloping down and away from the street are exempt.

Figure 36 Building Types- Courtyard Building

**Key for Diagram**

--- Lot Line — Building Line
 Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace ¹	A	A	19.09.070.M

Pedestrian Access

The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

¹ Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed
 N Not Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.) U	Corner Side (max.) V	Interior Side (max.) W	Rear (max.) X
Arcade ¹				
Gallery ¹				
Shopfront: awning, balcony ¹ , bay window, or projecting shade structure	10 ft	10 ft	N	N
Upper floor balconies ²	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A ³	A ³	A	A
Mechanical and Utility Equipment ⁴	A ³	A ³	A ³	A

Miscellaneous

Encroachments are allowed into the facade zone, but not allowed within a street ROW, alley ROW, or across a lot line, except for arcades, galleries, and balconies with an encroachment agreement.

Notes:

¹ May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

² May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

³ Only allowed when there is no alternative access from the rear.

⁴ All mechanical and utility equipment must be screened from view from the street.

I. Use Types	
Use Type	T5-MS
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreational Facility (Public)	P
Community Center, Private (Accessory)	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Downtown Retail ¹	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Nightclub	S
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Pawn Shop	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	P
Social Event with Alcoholic Beverage Sales	S
Social Use Venue	S
Tavern-Limited Establishment	S

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T5-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

¹ Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

² Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).

³ See Subsection 19.09.040.H (Fremont East District) for standards.

⁴ Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Key

- P Use is allowed as a principal use by right.
- C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
- S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
- T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

I. Use Types (cont.)	
Employment & Services	
Blood Plasma Donor Center	S
Cleaners, Commerical/Industrial	S
Clinic	P
Crop Production	C
Custom & Craft Work	C
Daily Labor Services	S
Downtown Services ²	P
Food Processing	C
Hospital	C
Hotel, Motel or Hotel Suites ³	P
Hotel, Residence	S
Laboratory, Medical or Dental	P
Marijuana Dispensary	S
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Tattoo Parlor/Body Piercing Studio	S
Valet Parking	C
Telecommunication Facilities	
Satellite Dish	C
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
TV Broadcasting & Other Communication Service	P
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Electric Utility Substation	P
Emergency Ambulance Services, Ground	S
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses ⁴	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T5-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

¹ Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

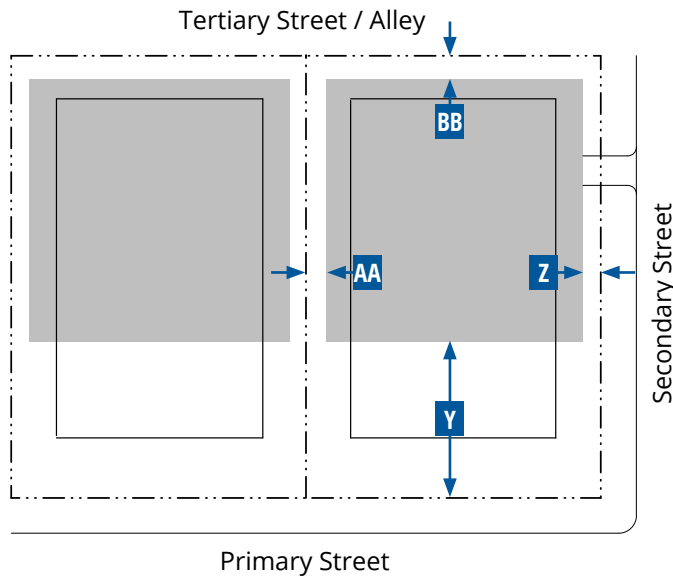
² Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).

³ See Subsection 19.09.040.H (Fremont East District) for standards.

⁴ Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Key

- P** Use is allowed as a principal use by right.
- C** Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
- S** Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
- T** Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 37 Parking Standards**Key for Diagram**

----- Lot Line	—— Building Line
■ Parking Area	

J. Parking Standards				
Setback from Lot Line (min.)	Front ¹	Corner Side ¹	Interior Side	Rear
	Y	Z	AA	BB
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	

Miscellaneous

Where feasible, driveways must be shared between adjacent parcels.

When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.

Required Parking

Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.

Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Note:

¹ No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees

Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building ¹	
< 2,500 sf	--
≥ 2,500 sf - < 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf	As required along all street frontages

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

¹ Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

This page intentionally left blank

19.09.050.E.024 T5 Neighborhood Zone (T5-N)

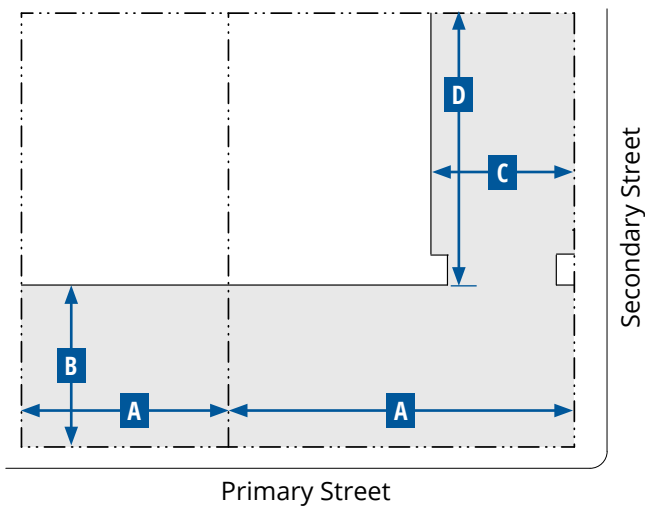


Figure 38 Transect Illustration

A. General Intent
The intent of the T5-N Zone is to provide a compact urban form that accommodates a variety of urban housing choices, including small footprint/low density building types to medium/large footprint building types, as well as limited retail and services uses. This Zone reinforces the walkable nature of the neighborhood, supports neighborhood-serving commercial and service uses adjacent to this Zone, and supports public transportation alternatives. The following form elements are generally appropriate in this Zone:
Attached or detached
Medium to large lot width
Medium to large footprint and lot coverage
Buildings placed at or near the edge of right-of-way
Diverse mix of building frontages, but primarily Arcade, Dooryard, Forecourt, Shopfront, or Terrace
Medium setbacks
2 to 5 stories

B. Sub-Zone
None
C. Lot Size
No width, depth or area standards are included for the T5-N Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 39 Building Types

**Key for Diagram**

-----	Lot Line	———	Building Line
■	Building Area		

D. Building Types				
Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Courtyard Building	175 ft ¹	175 ft ¹	40 ft	--
Flex Mid-Rise	170 ft ¹	175 ft ¹	60 ft	60 ft
Flex Low-Rise	150 ft	150 ft	60 ft	60 ft
Multi-plex: Large	100 ft	75 ft	20 ft	30 ft
Multi-plex: Small	50 ft	50 ft	20 ft	20 ft
Duplex, Side-by-side	48 ft	--	--	--
Duplex, Front-and-Back	36 ft	--	20 ft	22 ft
Duplex, Stacked	36 ft	--	20 ft	22 ft
Rowhouse	18 - 36 ft	45 ft	--	--
Bungalow Court ²	32 ft	26 ft	--	--
Live/Work ³	28 ft	36 ft	16 ft	18 ft
Accessory Dwelling Unit ⁴	36 ft	32 ft	--	--
Accessory Structure ⁴	36 ft	32 ft	--	--

Key for Tables

-- No Requirement

D. Building Types (cont.)**Miscellaneous**

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Allowed frontage types are described in Table G (Frontages).

Notes:

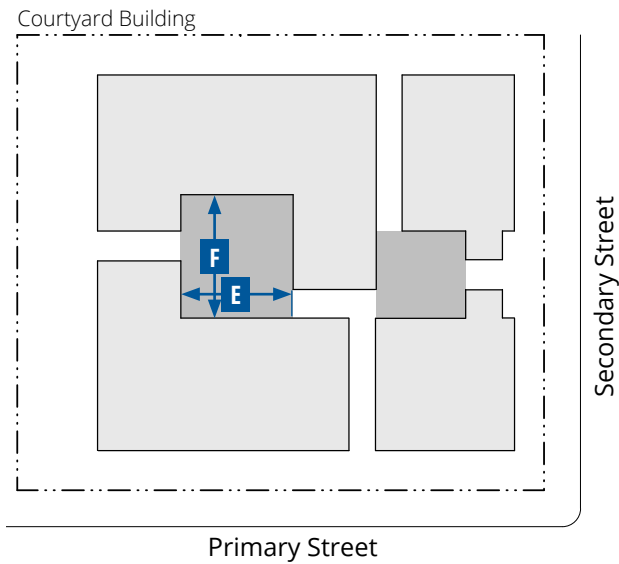
¹ Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

² The shared courtyard must be accessible from the primary street and the entrance to each bungalow must be from the shared courtyard.

³ Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 150 ft.

⁴ The total GFA of all Accessory Dwelling Units and Accessory Structures must not exceed 20% of the GFA of the primary structure.

Figure 40 Building Types- Courtyard Building



Key for Diagram

----- Lot Line	—— Building Line
■ Building Area	■ Courtyard Area

D. Building Types (cont.)

Additional Standards for a Courtyard Building

Dimensions - Courtyard(s)

Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	

A minimum of two courtyard edges must be defined by the building.

Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.

The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.

D. Building Types (cont.)

Additional Standards for a Courtyard Building

Access Standards

Pedestrian access to the building must be from the thoroughfare or courtyard.

Each unit (residential or commercial) may have an individual entry from the courtyard.

Multiple courtyards must be connected through and between buildings where feasible.

Courtyards must be accessible from the primary thoroughfare where feasible.

Figure 41 Building Placement

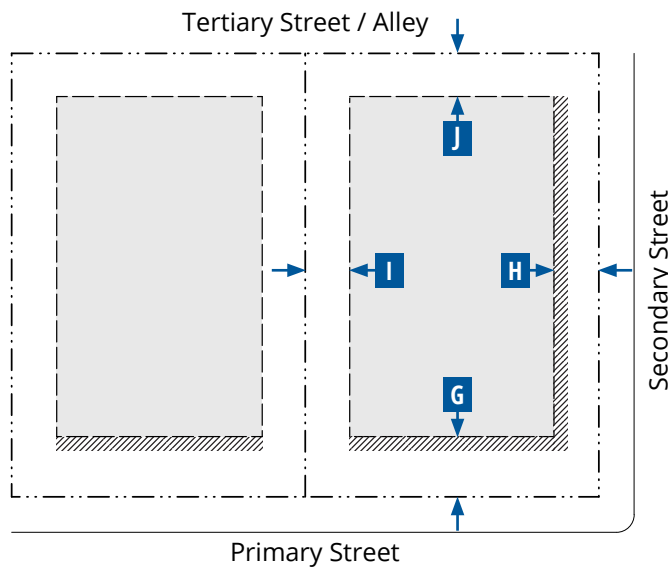
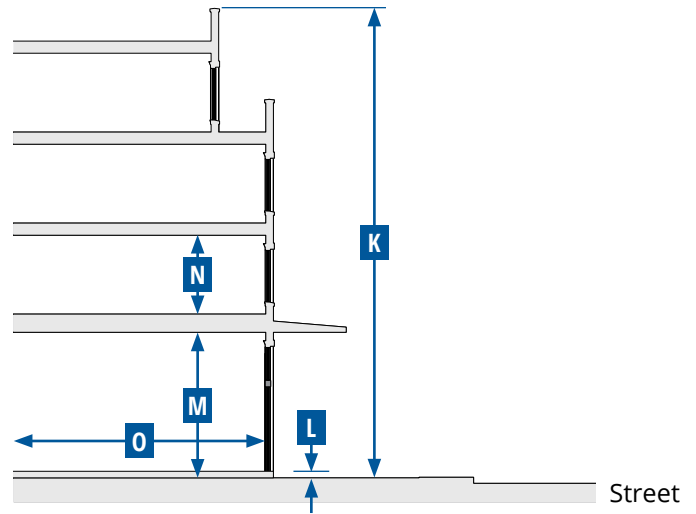


Figure 42 Building Form

**Key for Diagrams**

--- Lot Line	--- Building Setback Line
■ Building Area	▨ Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)	Front ^{1,2}	Corner Side ¹	Interior Side ^{3,4}	Rear ⁴
	G	H	I	J
Primary Building				
Min.	5 ft	5 ft	0 ft	5 ft
Max.	15 ft	20 ft	30 ft	--
Primary Building Facade within Facade Zone				
Front (min.)	65%			
Side Street (min.)	50%			
Miscellaneous				

A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.

Notes:

¹ Additional setback and/or easement may be required where street ROW or a utility easement is needed.

² Sidewalk must be extended into the setback area to meet the building.

³ Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

⁴ Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

Key for Tables

-- No Requirement

F. Building Form Standards

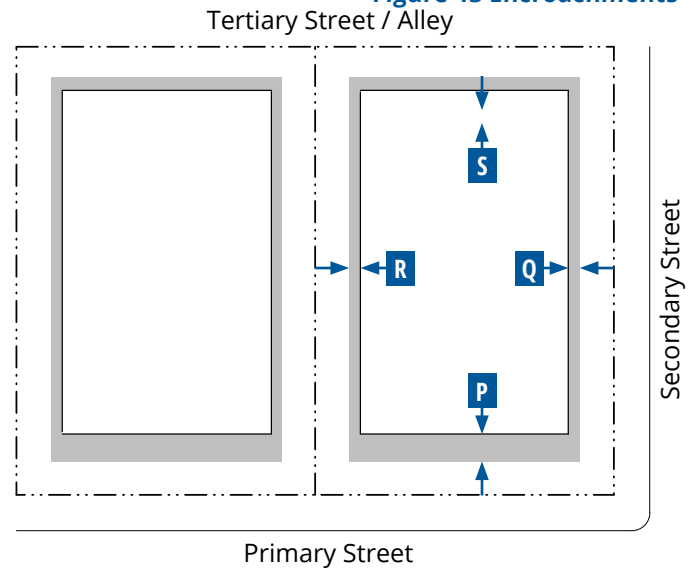
Building Height	Stories	K
Primary Building	2 min. - 5 max.	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level^{1,2}		L
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor (service or retail uses)	14 ft min.	M
Upper floors	8 ft min.	N
Footprint		
Lot coverage	85% max.	
Depth		
Ground floor space retail/service space	30 ft min.	O

Notes:

¹ Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

² Primary buildings located on lots sloping down and away from the street are exempt.

Figure 43 Encroachments

**Key for Diagram**

----- Lot Line

——— Building Line

■ Encroachment

G. Frontages			
Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Common Yard	A	A	19.09.070.E
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace ¹	A	A	19.09.070.M
Pedestrian Access			
For service and retail uses, the primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).			
Miscellaneous			
For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.			

Note:

¹ Allowed only when necessary to accommodate a grade change.**Key for Tables**

A Allowed

N Not Allowed

H. Encroachments into Facade Zone				
Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	P	Q	R	S
Arcade ¹				
Gallery ¹				
Shopfront: awning, balcony ¹ , bay window, or projecting shade structure	10 ft	10 ft	N	N
Upper floor balconies ²	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A ³	A ³	A	A
Mechanical and Utility Equipment ⁴	A ³	A ³	A ³	A
Miscellaneous				

Encroachments are not allowed within a street ROW, alley ROW, or across a lot line, except for balconies with an Encroachment Agreement.

I. Use Types	
Use Type	T5-N
Residential	
Accessory Dwelling Unit	P
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Fraternity, Sorority House, or Private Dorms	P
Home Occupation	P
Hospice	P
Individual Care – Family Home	P
Individual Care - Group Home	S
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
Community Recreational Facility, Public	P
Community Center, Private (Accessory)	P
Public Park or Playground; Open Space	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Downtown Retail ¹	P
Mixed-Use	P
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Event with Alcoholic Beverage Sales	S
Tavern-Limited Establishment	S
Employment & Services	
Custom & Craft Work	C
Downtown Services ²	P
Food Processing	C
Hotel, Motel or Hotel Suites	S
Hotel, Residence	S
Individual Care Center	P
Laboratory, Medical or Dental	P
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Tattoo Parlor/Body Piercing Studio	S

I. Use Types (cont.)	
Use Type	T5-N
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C
Other	
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses ³	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T5-N Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

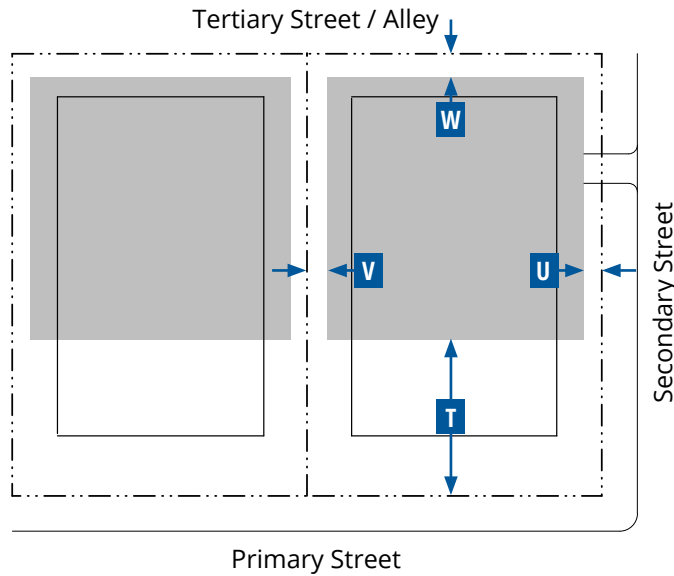
¹ Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

² Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).

³ Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Key

- P Use is allowed as a principal use by right.
- C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
- S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
- T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 44 Parking Standards**Key for Diagram**

----- Lot Line	—— Building Line
■ Parking Area	

J. Parking Standards				
Setback from Lot Line (min.)	Front ¹	Corner Side ¹	Interior Side	Rear
	T	U	V	W
Ground Floor	35 ft	10 ft	5 ft	5 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	

Miscellaneous

Where feasible, driveways must be shared between adjacent parcels.

Parking spaces may be enclosed, covered, or open.

Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.

When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.

Required Parking

Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.

Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Note:

¹ No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees

Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building ¹	
< 2,500 sf	--
≥ 2,500 sf - < 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf	As required along all street frontages

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

¹ Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

19.09.050.E.028 T4 Corridor Zone (T4-C)



Figure 45 Transect Illustration

A. General Intent

The T4-C Zone is intended to enhance the City’s existing corridors by allowing a wide variety of building types to accommodate a range of commercial, retail, office, and service uses in small to large footprint buildings along major arterial corridors carrying high volumes of vehicular traffic. With the future development of Bus Rapid Transit or Light Rail transportation options, these corridors, such as the Multi-Functional Spine or Iconic/Ceremonial Corridors, supported by this Zone will likely transition to a more urban and walkable built environment with residential uses behind or above the commercial uses. The following form elements are generally appropriate in this Zone:

- Attached or detached
- Medium to large lot width
- Medium to large footprint and lot coverage
- Buildings placed at or near the edge of right-of-way
- Mix of building frontages, but mostly Shopfront
- Medium setback
- 2 to 5 stories

B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T4-C Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 46 Building Types

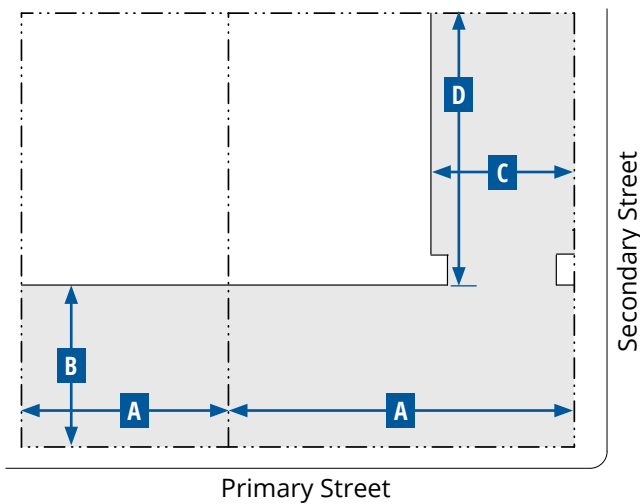
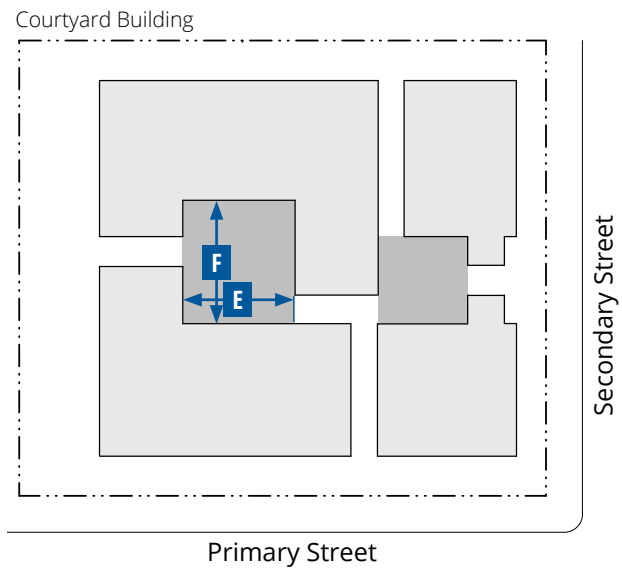


Figure 47 Building Types- Courtyard Building

**Key for Diagrams**

----- Lot Line	----- Building Line
■ Building Area	■ Courtyard Area

D. Building Types

Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft ¹	175 ft ¹	40 ft	75 ft
Flex Low-Rise	100 ft	100 ft	40 ft	40 ft
Courtyard Building	100 ft	100 ft	40 ft	100 ft
Multi-plex: Large	90 ft	65 ft	20 ft	30 ft
Multi-plex: Small	50 ft	50 ft	20 ft	20 ft
Rowhouse	18-36 ft	45 ft	--	--
Live/Work ²	28 ft	36 ft	16 ft	18 ft
Accessory Structure ³	--	--	--	--

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Allowed frontage types are described in Table G (Frontages).

Additional Standards for a Courtyard Building**Dimensions - Courtyard(s)**

Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	

D. Building Types (cont.)**Additional Standards for a Courtyard Building (cont.)**

A minimum of two courtyard edges must be defined by the building.

Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.

The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.

Access Standards

Pedestrian access to the building must be from the thoroughfare or courtyard.

Each unit (residential or commercial) may have an individual entry from the courtyard.

Multiple courtyards must be connected through and between buildings where feasible.

Courtyards must be accessible from the primary thoroughfare where feasible.

Notes:

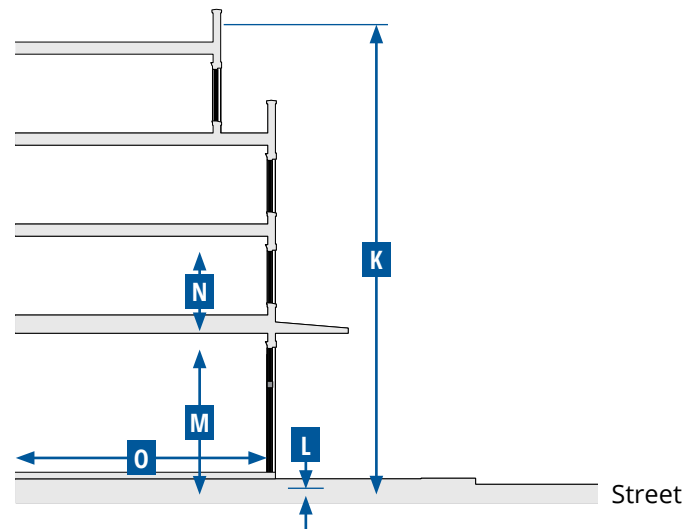
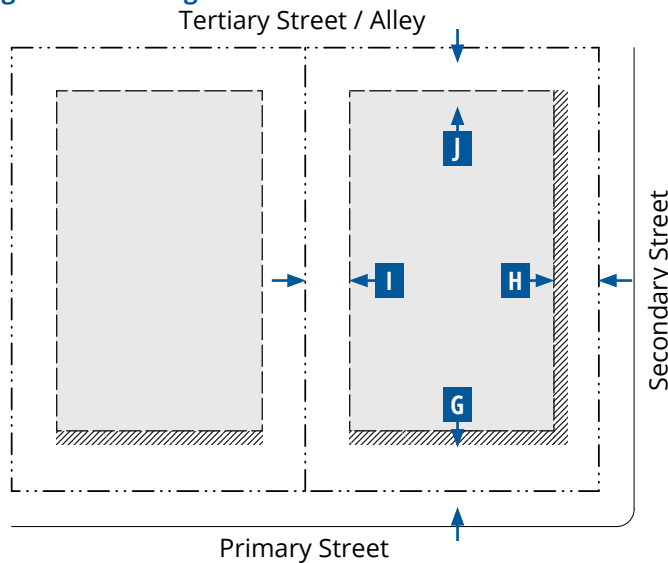
¹ Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

² Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 150 ft.

³ The total GFA of Accessory Structures must not exceed 30% of the GFA of the primary structure.

Figure 48 Building Placement

Figure 49 Building Form



Key for Diagrams

--- Lot Line

--- Building Setback Line

■ Building Area

▨ Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)	Front ^{1,2} G	Corner Side ¹ H	Interior Side ^{3,4} I	Rear ⁴ J
Primary Building				
Min.	10 ft	10 ft	0 ft	10 ft
Max.	15 ft	15 ft	15 ft	--

Primary Building Facade within Facade Zone

Front (min.)	75%
Side Street (min.)	50%

Miscellaneous

A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.

Notes:

¹ Additional setback and/or easement may be required where street ROW or a utility easement is needed.

² Sidewalk must be extended into the setback area to meet the building.

³ Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

⁴ Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

F. Building Form Standards

Building Height	Stories	K
Primary Building	2 min. - 5 max. ^{1,2}	
Accessory Structure	2 max.	

Primary Building

Ground Floor Finish Level^{3,4}

L

Residential	1.50 ft min. above curb
Service or Retail uses	0.50 ft max. above curb

Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.

Floor-to-Ceiling

Ground floor	14 ft min.	M
Upper floors	9 ft min.	N

Footprint

Lot coverage

Mixed-use with residential uses	85% max.
All other uses	75% max.

Depth

Ground floor space	30 ft min.	O
--------------------	------------	---

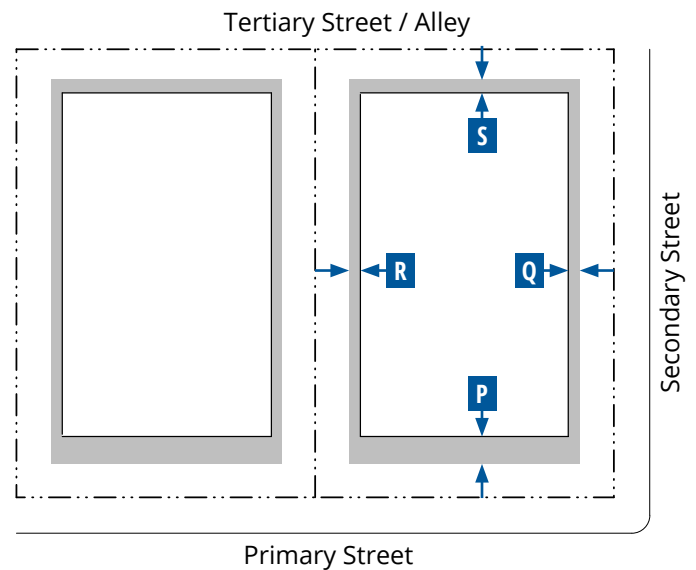
Notes:

¹ Max. 8 stories allowed for only the Flex Mid-Rise Building Type subject to Major Site Development Plan Review (Refer to LVMC Section 19.16.100.G (Major Review of Site Development Plans)).

² The residential adjacency standards established in LVMC Section 19.08.040.H (Residential Adjacency Standards) will apply.

³ Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

⁴ Primary buildings located on lots sloping down and away from the street are exempt.

Figure 50 Encroachments**Key for Diagram**

--- Lot Line

— Building Line

■ Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Gallery	A	A	19.09.070.H
Porch: Engaged	A	A	19.09.070.I
Porch: Projecting	A	A	19.09.070.J
Shopfront	A	A	19.09.070.K
Terrace ¹	A	A	19.09.070.M

Pedestrian Access

The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

¹ Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	P	Q	R	S
Arcade ¹				
Gallery ¹				
Shopfront: awning, balcony ¹ , bay window, or projecting shade structure	10 ft	10 ft	N	N
Upper floor balconies ²	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A ³	A ³	A	A
Mechanical and Utility Equipment	A ³	A ³	A ³	A

Miscellaneous

Encroachments are not allowed within a street ROW, alley ROW, or across a lot line, except for balconies with an Encroachment Agreement.

Notes:

¹ May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

² May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

³ Only allowed when there is no alternative access from the rear.

⁴ All mechanical and utility equipment must be screened from view from the street.

I. Use Types	
Use Type	T4-C
Residential	
Accessory Structure	P
Assisted Living Apartment	C
Community Residence	C
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	C
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreation Facility, Public	P
Community Center, Private (Accessory)	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; Beer/Wine/Cooler Off-Sale Establishment, or Beer/Wine/Cooler On-Sale Establishment	S
Downtown Retail ¹	P
Drive-Through	C
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; Urban Lounge; or Package Liquor Off-Sale Establishment	S
Mixed-Use	P
Nightclub	S
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Pawn Shop	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Social Event with Alcoholic Beverage Sales	S
Social Use Venue	S
Tavern-Limited Establishment	S

I. Use Types (cont.)	
Employment & Services	
Building Maintenance Service and Sales	C
Bus Charter Service and Service Facility	P
Cleaners, Commercial/Industrial	S
Clinic	P
Crop Production	C
Custodial Institution	S
Custom & Craft Work	C
Daily Labor Service	S
Downtown Services ²	P
Emergency Ambulance Services, Ground	P
Financial Services Institution, Specified	S
Food Processing	C
Hospital	P
Hotel, Motel or Hotel Suites ³	P
Hotel, Residence	P
Individual Care Center	P
Laboratory, Medical or Dental	P
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Tattoo Parlor/Body Piercing Studio	S
Valet Parking	C

Key

- P Use is allowed as a principal use by right.
- C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
- S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
- T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

I. Use Types (cont.)	
Use Type	T4-C
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Radio, TV, or Microwave Communication Tower	S
Satellite Dish	C
TV Broadcasting & Other Communication Service	P
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C
Other	
Electric Utility Substation	P
Emergency Ambulance Services, Ground	P
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses ⁴	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T4-C Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan. Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

¹ Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

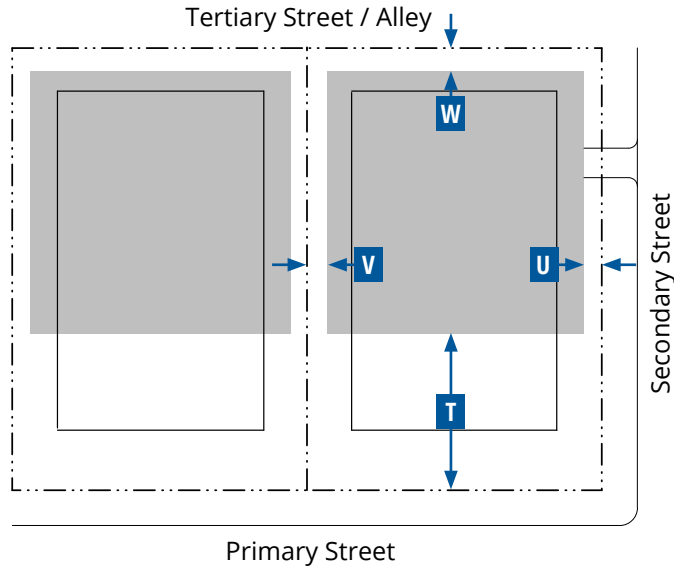
² Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).

³ See Subsection 19.09.040.H (Fremont East District) for standards.

⁴ Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Key

- P Use is allowed as a principal use by right.
- C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
- S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
- T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 51 Parking Standards**Key for Diagram**

----- Lot Line	—— Building Line
■ Parking Area	

J. Parking Standards				
Setback from Lot Line (min.)	Front	Corner Side	Interior Side	Rear
	T	U	V	W
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	10 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Driveways may be shared between adjacent parcels.				
No new surface parking lots are allowed next to primary or side street frontages.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:

¹ No vehicle parking in the front or corner side yard is allowed, except on a driveway.

K. Required Street Trees

Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building ¹	
< 1,000 sf	--
≥ 1,000 sf - < 2,500 sf	2
≥ 2,500 sf	4
Miscellaneous	

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

¹ Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space		
Open Space		
Width		15 ft min.
Depth		15 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

19.09.050.E.032 T4 Main Street Zone (T4-MS)



Figure 52 Transect Illustration

A. General Intent

The intent of the T4-MS Zone is to provide a compact and walkable urban environment that supports public transportation alternatives with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on upper floors. A range of small to medium building types allows for mainly active pedestrian street facades. The flexible nature of the building types is intended to encourage revitalization and investment. The following form elements are generally appropriate in this Zone:

- Attached or detached
- Medium lot width
- Medium footprint and lot coverage
- No blank walls or planes
- Buildings placed near the edge of right-of-way
- Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront
- Small to no setbacks
- 2 to 5 stories

B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T4-MS Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 53 Building Types

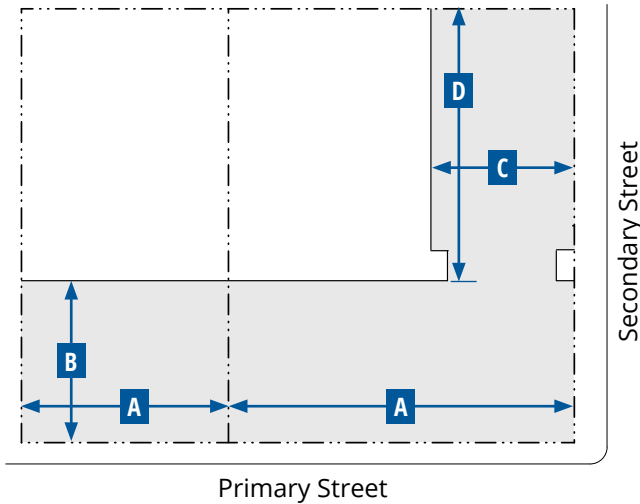
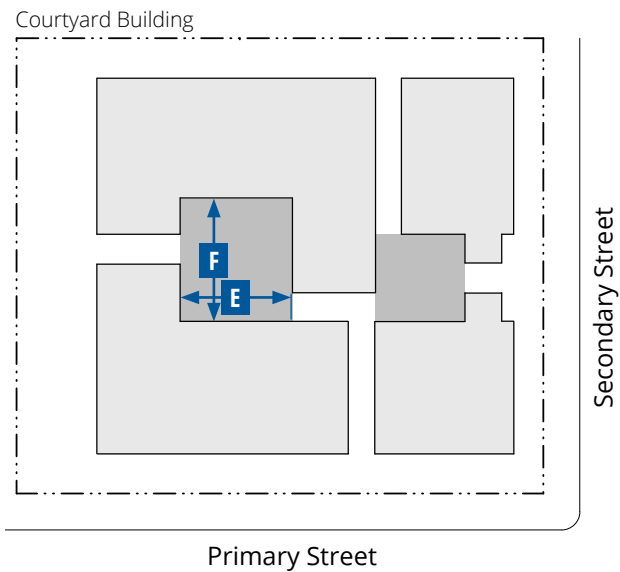


Figure 54 Building Types- Courtyard Building

**Key for Diagrams**

--- Lot Line	— Building Line
■ Building Area	■ Courtyard Area

D. Building Types				
Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft ¹	140 ft	75 ft	100 ft
Flex Low-Rise	120 ft	120 ft	60 ft	60 ft
Courtyard Building	150 ft	150 ft	50 ft	100 ft
Multi-plex: Small	50 ft	80 ft	20 ft	20 ft
Live/Work ²	28 ft	36 ft	16 ft	18 ft
Accessory Structure ³	--	--	--	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Allowed frontage types are described in Table G (Frontages).

Notes:

¹ Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

² Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 120 ft.

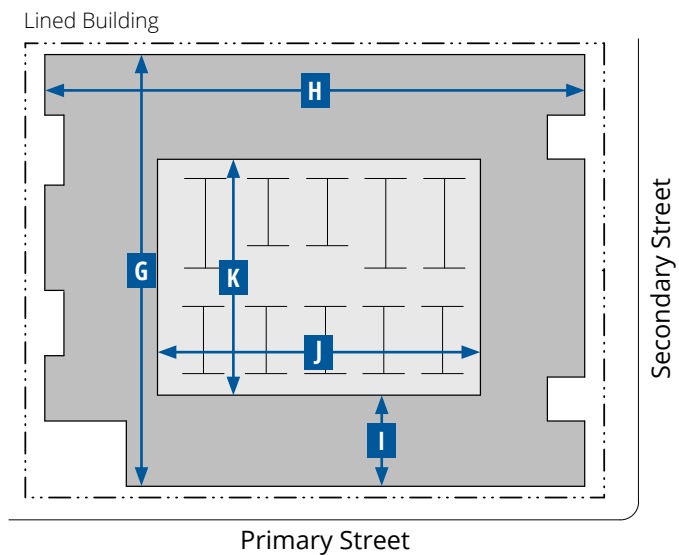
³ The total GFA of Accessory Structures must not exceed 20% of the GFA of the primary structure.

D. Building Types (cont.)		
Additional Standards for a Courtyard Building		
Dimensions - Courtyard(s)		
Width	20 ft min.; 70 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	35 ft min.; 75 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	
A minimum of two courtyard edges must be defined by the building.		
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.		
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.		
Access Standards		
Pedestrian access to the building must be from the thoroughfare or courtyard.		
Each unit (residential or commercial) may have an individual entry from the courtyard.		
Multiple courtyards must be connected through and between buildings where feasible.		
Courtyards must be accessible from the primary thoroughfare where feasible.		

Key for Tables

-- No Requirement

Figure 55 Building Types- Lined Building

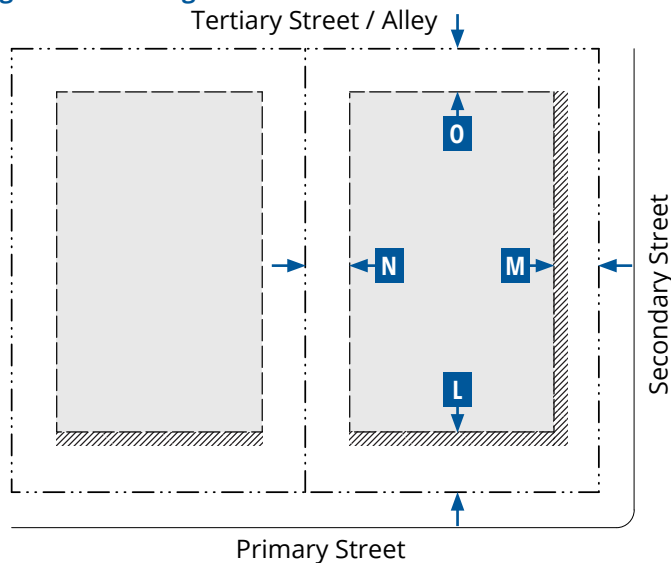
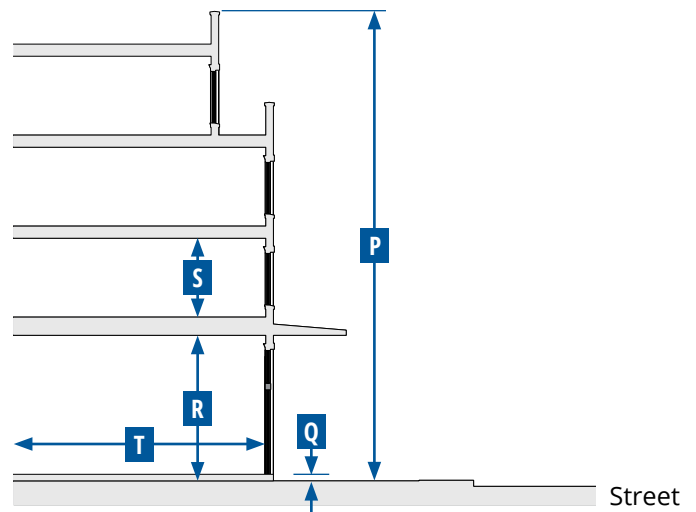


Key for Diagram

- Lot Line
- Building Line
- Interior Building
- Exterior Building

D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max. ¹	G
Width	150 ft max.	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K
Notes:		
¹ Or the max. length of the block.		

D. Building Types (cont.)	
Miscellaneous	
The side of an interior building exposed to a street or open space must be lined by the exterior building.	
A forecourt or pocket plaza is appropriate along the primary frontage or at a primary street corner.	
Access Standards	
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.	
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.	

Figure 56 Building Placement**Figure 57 Building Form****Key for Diagrams**

--- Lot Line

— — — Building Setback Line

■ Building Area

▨ Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line) ^{1,2}	Front ³	Corner Side ³	Interior Side ^{4,5}	Rear ⁵
	L	M	N	O
Primary Building				
Min.	0 ft	0 ft	0 ft	5 ft
Max.	10 ft	10 ft	10 ft	--
Primary Building Facade within Facade Zone				
Front (min.)		70%		
Side Street (min.)		60%		
Miscellaneous				

A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.

Notes:

¹ Setback requirements may be waived if the Director finds that an appropriate publicly accessible Open Space type (see Section 19.09.080 (Open Space Standards)) is located between the setback and the building or is adjoining the setback and the building; or a larger area is required to preserve existing mature trees or landscaping.

² Additional setback and/or easement may be required where street ROW or a utility easement is needed.

³ Sidewalk must be extended into the facade zone to meet the building.

⁴ Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

⁵ Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

F. Building Form Standards

Building Height	Stories	P
Primary Building	2 min. - 5 max.	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level^{1,2}		Q
Residential	1.50 ft min. above curb	
Service or Retail uses	0.50 ft max. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	R
Upper floors	9 ft min.	S
Footprint		
Lot coverage	85% max.	
Depth		
Ground floor space	30 ft min.	T

Notes:

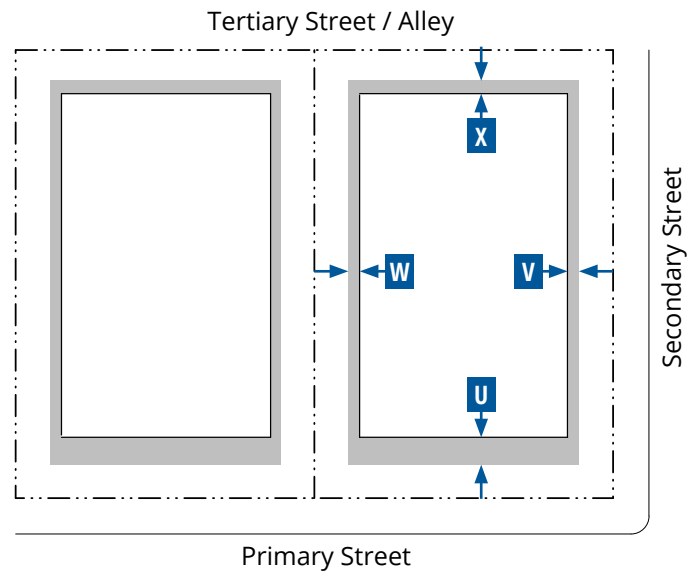
¹ Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

² Primary buildings located on lots sloping down and away from the street are exempt.

Key for Tables

-- No Requirement

Figure 58 Encroachments

**Key for Diagram**

--- Lot Line

— Building Line

■ Encroachment

G. Frontages			
Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace ¹	A	A	19.09.070.M
Pedestrian Access			

The primary building entrance must be located to face a primary thoroughfare or be connected to a primary thoroughfare through a Open Space type consistent with Section 19.09.080 (Open Space Standards).

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

¹ Allowed only when necessary to accommodate a grade change.

Key for Tables

A Allowed

N Not Allowed

H. Encroachments into Facade Zone				
Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	U	V	W	X
Arcade ¹				
Gallery ¹				
Shopfront: awning, balcony ¹ , bay window, or projecting shade structure	10 ft	10 ft	N	N
Upper floor balconies ²	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A ³	A ³	A	A
Mechanical and Utility Equipment	A ³	A ³	A ³	A

Encroachments are not allowed within a street ROW, alley ROW, or across a lot line, except for balconies with an Encroachment Agreement.

Notes:

¹ May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

² May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

³ Only allowed when there is no alternative access from the rear.

I. Use Types	
Use Type	T4-MS
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Center, Private (Accessory)	P
Community Recreational Facility (Public)	P
Public Park or Playground; Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Downtown Retail ¹	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Nightclub	S
Package Liquor Off-Sale Establishment	S
Parking Lot/Sidewalk Sale	T
Pawn Shop	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	P
Social Event with Alcoholic Beverages Sales	S
Social Use Venue	S
Tavern-Limited Establishment	S

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T4-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

¹ Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

² Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).

³ See Subsection 19.09.040.H (Fremont East District) for standards.

⁴ Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Key

- P Use is allowed as a principal use by right.
- C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
- S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
- T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

I. Use Types (cont.)	
Use Type	T4-MS
Employment & Services	
Clinic	P
Custom & Craft Work	C
Downtown Services ²	P
Food Processing	C
Hotel, Motel or Hotel Suites ³	S
Hotel, Residence	S
Laboratory, Medical or Dental	P
Marijuana Dispensary	S
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P
Open Air Vending/Transit Sales Lot	C
Tattoo Parlor/Body Piercing Studio	S
Valet Parking	C
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Satellite Dish	C
TV Broadcasting & Other Communication Service	P
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	S
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses ⁴	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T4-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

¹ Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

² Except Massage, Accessory is allowed as an Accessory Use (A) and Automobile Rental and Check Cashing Service, Limited are allowed as a Conditional Use (C).

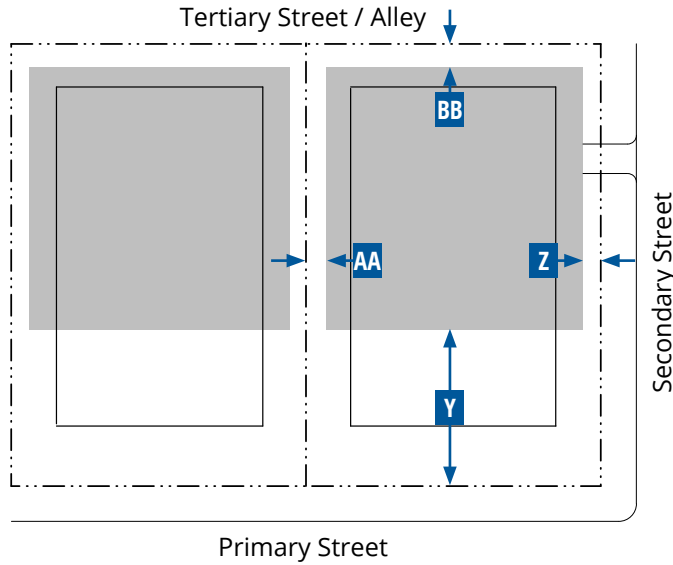
³ See Subsection 19.09.040.H (Fremont East District) for standards.

⁴ Except a Temporary Real Estate Sales Office and Open Air Vending / Transient Sales Lot are allowed as a Conditional Use (C).

Key

- P Use is allowed as a principal use by right.
- C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
- S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
- T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Figure 59 Parking Standards



Key for Diagram

----- Lot Line	—— Building Line
■ Parking Area	

J. Parking Standards				
Setback from Lot Line (min.)	Front ¹	Corner Side ¹	Interior Side	Rear
	Y	Z	AA	BB
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	

Miscellaneous

Where feasible, driveways must be shared between adjacent parcels.

When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.

Required Parking

Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.

Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Note:

¹ No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building ¹	
< 2,500 sf	--
≥ 2,500 sf - < 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf	As required along all street frontages

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

¹ Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

This page intentionally left blank

19.09.050.E.036 T4 Neighborhood Zone (T4-N)



Figure 60 Transect Illustration

A. General Intent

The T4-N Zone is intended to reinforce established neighborhoods in walkable urban areas. These neighborhoods will evolve through the use of small to medium building footprints and medium intensity building types to achieve a compact urban form that accommodates a variety of urban housing choices. This Zone reinforces the walkable nature of the neighborhood, supports neighborhood-serving commercial and service uses, and supports public transportation alternatives. The following form elements are generally appropriate in this Zone:

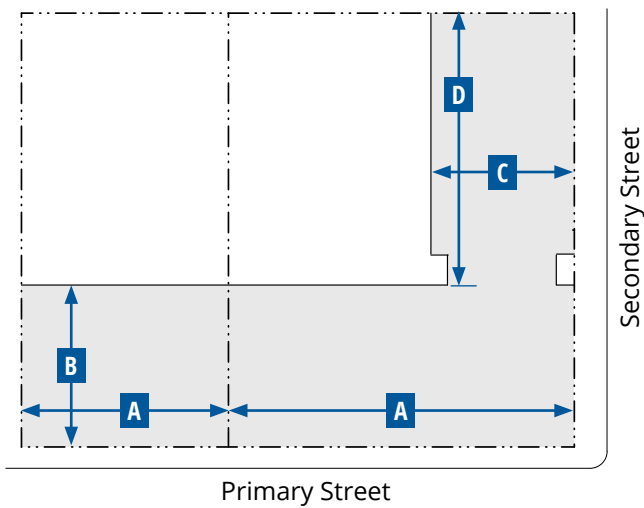
- Attached or detached
- Medium lot width
- Small to Medium footprint and lot coverage
- Buildings placed near the edge of right-of-way
- Diverse mix of building frontages, but primarily Stoop, Dooryard, Forecourt, Shopfront at corners, or Porches
- Medium setbacks
- Max. 3 stories

B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T4-N Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

Figure 61 Building Types**Key for Diagram**

----- Lot Line	—— Building Line
■ Building Area	

D. Building Types				
Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Courtyard Building	150 ft	150 ft	50 ft	100 ft
Flex Low-Rise	120 ft	120 ft	60 ft	60 ft
Multi-plex: Small	50 ft	80 ft	20 ft	20 ft
Fourplex Court ¹	40 ft	80 ft	--	--
Duplex, Side-by-side	48 ft	--	20 ft	22 ft
Duplex, Front-and-Back	36 ft	--	20 ft	22 ft
Duplex, Stacked	36 ft	--	20 ft	22 ft
Rowhouse	18 - 36 ft	45 ft	--	--
Bungalow Court ¹	32 ft	26 ft	--	--
Live/Work ²	28 ft	36 ft	16 ft	18 ft
Accessory Dwelling Unit ³	36 ft	32 ft	--	--
Accessory Structure ³	36 ft	32 ft	--	--
Miscellaneous				

Allowed frontage types are described in Table G (Frontages).

D. Building Types (cont.)

Notes:

¹ The shared courtyard must be accessible from the primary street and the entrance to each building must be from the shared courtyard.

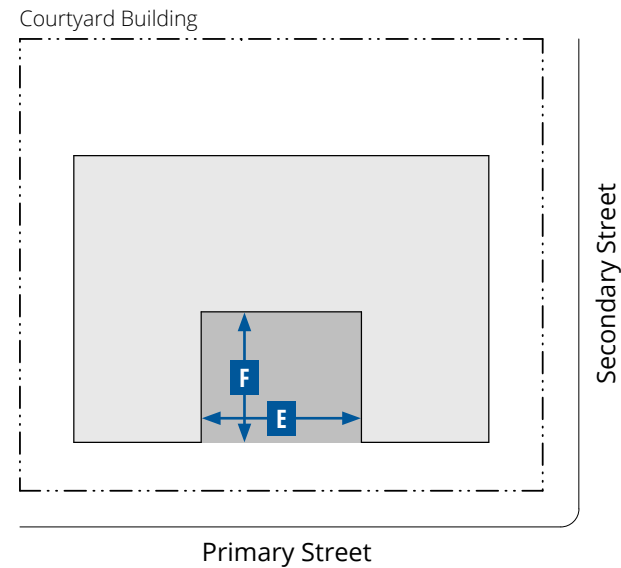
² Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 120 ft.

³ The total GFA of all Accessory Dwelling Units and Accessory Structures must not exceed 20% of the GFA of the primary structure.

Key for Tables

-- No Requirement

Figure 62 Building Types- Courtyard Building



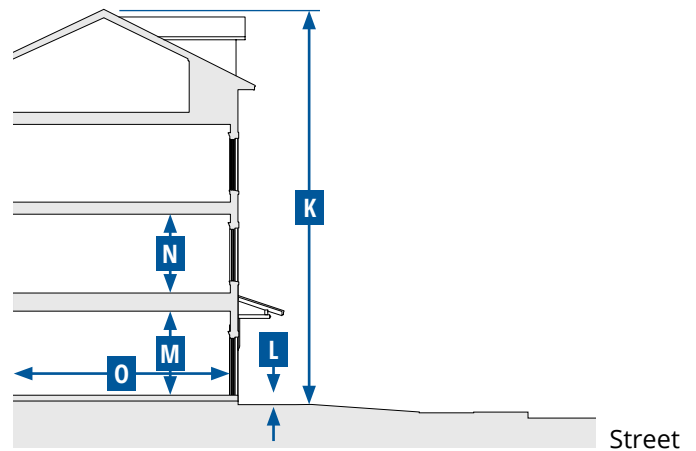
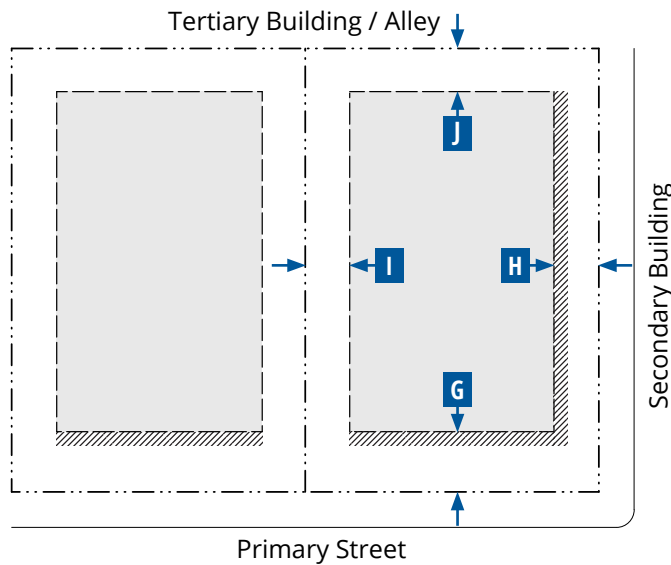
Key for Diagram

Lot Line	Building Line
Building Area	Courtyard Area

D. Building Types (cont.)			D. Building Types (cont.)		
Additional Standards for a Courtyard Building			Additional Standards for a Bungalow Court		
Dimensions - Courtyard(s)			Dimensions - Courtyard(s)		
Width	20 ft min.; 70 ft max.	E	Width	20 ft min.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.		Depth	20 ft min	F
Depth	25 ft min.; 60 ft max.	F	Area	400 sf min.	
Percentage of width of building	50% max.				
Total Area	400 sf min.				
A minimum of two courtyard edges must be defined by the building.					
Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.					
The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.					
Access Standards					
Pedestrian access to the building must be from the thoroughfare or courtyard.					
Each unit (residential or commercial) may have an individual entry from the courtyard.					
Multiple courtyards must be connected through and between buildings where feasible.					
Courtyards must be accessible from the primary thoroughfare where feasible.					

Figure 63 Building Placement

Figure 64 Building Form



Key for Diagrams

--- Lot Line

--- Building Setback Line

■ Building Area

▨ Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line) ¹	Front ^{2,3} G	Corner Side ² H	Interior Side ³ I	Rear J
Primary Building				
Min.	10 ft	10 ft	5 ft	15 ft
Max.	20 ft	20 ft	30 ft	--
Primary Building Facade within Facade Zone				
Front (min.)		65%		
Side Street (min.)		50%		
Miscellaneous				

A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.

Notes:

¹ Setback requirements may be waived if the Director finds that an appropriate publicly accessible Open Space type (see Section 19.09.080 (Open Space Standards)) is located between the setback and the building or is adjoining the setback and the building; or a larger area is required to preserve existing mature trees or landscaping.

² Additional setback and/or easement may be required where street ROW or a utility easement is needed.

³ Where building elevations include balconies or windows, a minimum 10 ft setback from the edge of the balcony or window to the side and rear lot line is required.

F. Building Form Standards

Building Height	Stories	K
Primary Building	3 max.	
Accessory Structure	2 max.	
Primary Building		
Ground Floor Finish Level^{1,2}		L
Residential	1.50 ft min. above curb	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor ³	9 ft min.	M
Upper floors	8 ft min.	N
Footprint		
Lot coverage	75% max.	
Depth		
Ground floor space retail/service space	30 ft min.	O

Notes:

¹ Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

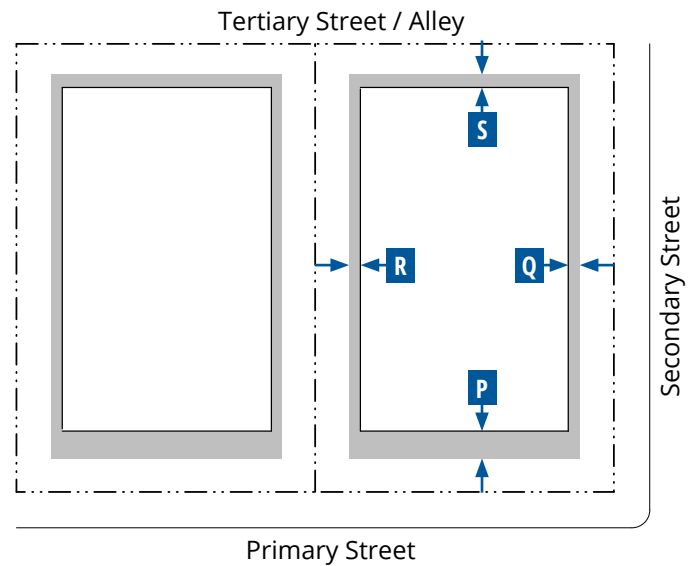
² Primary buildings located on lots sloping down and away from the street are exempt.

³ 14 ft minimum when ground floor is directly adjacent to sidewalk for commercial uses.

Key for Tables

-- No Requirement

Figure 65 Encroachments

**Key for Diagram**

--- Lot Line

— Building Line

■ Encroachment

G. Frontages			
Private Frontage Type	Front	Corner Side	Standards
Common Yard	A	A	19.09.070.E
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Porch: Engaged	A	A	19.09.070.I
Porch: Projecting	A	A	19.09.070.J
Shopfront ¹	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace ^{1,2}	A	A	19.09.070.M

Note:

¹ Allowed only on building corners for commercial uses.² Allowed only when necessary to accommodate a grade change.**Key for Tables**

A Allowed

N Not Allowed

H. Encroachments into Facade Zone				
Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	P	Q	R	S
Porch: Engaged				
Porch: Projecting	5 ft	5 ft	N	N
Stoop				
Shopfront: awning, balcony ¹ , bay window, or projecting shade structure	10 ft	10 ft	N	N
Upper floor balconies ²	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	A	A
Driveways	A	A	A	A
Mechanical and Utility Equipment	A ³	A ³	A ³	A

Miscellaneous

Encroachments are not allowed within a street ROW, alley ROW, or across a lot line, except for balconies with an Encroachment Agreement.

Notes:

¹ May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.² May encroach into the street ROW up to a maximum of 5 ft, subject to approval of an Encroachment Agreement by the Public Works Director.

I. Use Types	
Use Type	T4-N
Residential	
Accessory Dwelling Unit	P
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Downtown Residential	P
Fraternity, Sorority House, or Private Dorms	P
Home Occupation	P
Hospice	P
Individual Care – Family Home	P
Individual Care - Group Home	S
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
Community Center, Private (Accessory)	P
Community Recreational Facility, Public	P
Public Park or Playground; Open Space	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Downtown Retail ¹	P
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Tavern-Limited Establishment	S
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C
Other	
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses ²	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table, it is not allowed in the T4-N Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

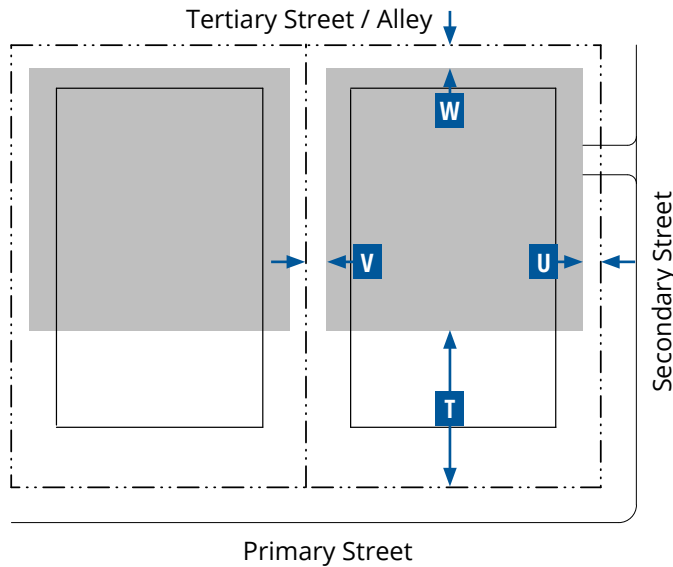
Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

¹ Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

² Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

- P Use is allowed as a principal use by right.
- C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
- S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
- T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.



Key for Diagram

----- Lot Line	———— Building Line
■ Parking Area	

J. Parking Standards				
Setback from Lot Line (min.)	Front ¹	Corner Side ¹	Interior Side	Rear
	T	U	V	W
Ground Floor	20 ft	20 ft	0 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	
Miscellaneous				
Where feasible, driveways must be shared between adjacent parcels.				
Parking spaces may be enclosed, covered, or open.				
Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				

Note:

¹ No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees	
Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building ¹	
< 1,000 sf	--
≥ 1,000 sf - < 2,500 sf	2
≥ 2,500 sf	4
Miscellaneous	
All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.	
All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.	

Note:

¹ Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

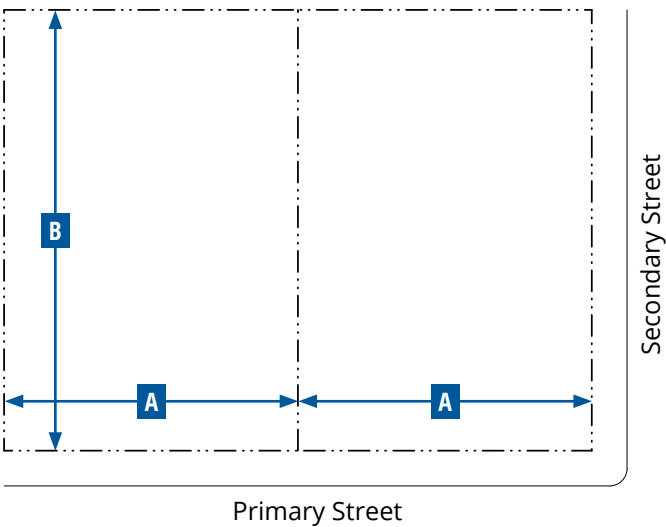
L. Required Open Space		
Open Space		
Width		20 ft min.
Depth		20 ft min.
Open space per unit	Up to 30 units	50 sf min.
	31-100 units	75 sf min
	100+ units	100 sf min.
Miscellaneous		
Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).		
The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.		
No private open space per residential unit is required.		
Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.		

19.09.050.E.040 T3 Neighborhood Zone (T3-N)

Figure 68 Lot Size



Figure 67 Transect Illustration



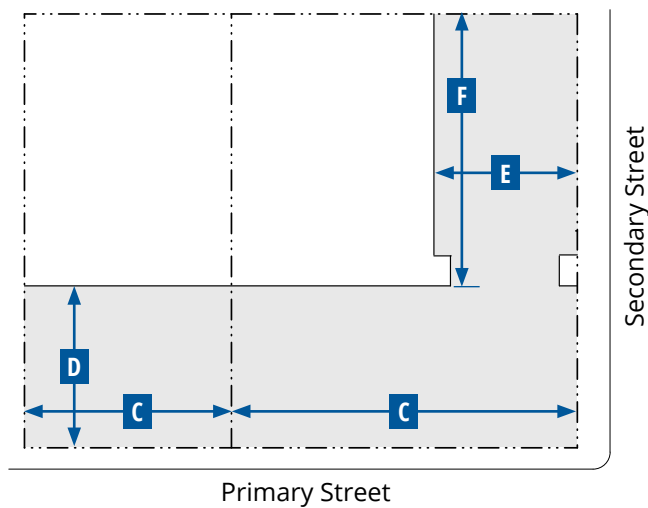
Key for Diagram

----- Lot Line

A. General Intent
The T3-N Zone is intended to protect the integrity of existing neighborhoods with detached homes on small-to-medium sized lots. The Zone reinforces the role of these residential building types within walkable neighborhoods, supports adjacent neighborhood-serving retail and service uses, and supports public transportation options. The following form elements are generally appropriate in this Zone:
Primarily detached, but may be attached
Small to medium lot width
Small to medium footprint and lot coverage
Primarily with common yards, stoops, and porches
Medium to large front setback
Medium to large side setbacks
Max. 2 stories

B. Sub-Zone	
None	
C. Lot Size	
Area	
Min.	6,000 sf
Max.	12,800 sf
Width	
Min.	50 ft
Max.	80 ft
Depth	
Min.	90 ft
Max.	160 ft

Figure 69 Building Types

**Key for Diagram**

-----	Lot Line	———	Building Line
■	Building Area		

D. Building Types					
Building Type	Per Lot (max.)	Main Building Body		Secondary Wing	
		Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
		C	D	E	F
Duplex, Side-by-side	1	48 ft	--	20 ft	22 ft
Duplex - Front and Back	1	36 ft	--	20 ft	22 ft
Duplex - Stacked	1	36 ft	--	20 ft	22 ft
Large House	1	65 ft	--	20 ft	22 ft
Medium House	1	50 ft	--	20 ft	22 ft
Small House	1	30 ft	--	20 ft	22 ft

D. Building Types (cont.)					
Building Type	Per Lot (max.)	Main Building Body		Secondary Wing	
		Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
		C	D	E	F
Bungalow Court ¹	3 min.; 9 max.	32 ft	26 ft	--	--
Accessory Dwelling Unit ²	1	--	--	--	--
Accessory Structure ²	2	--	--	--	--

Miscellaneous

Allowed frontage types are described in Table G (Frontages).

Notes:

¹ Only 1 residential unit per bungalow allowed. The shared courtyard must be accessible from the primary street and the entrance to each bungalow must be from the shared courtyard.

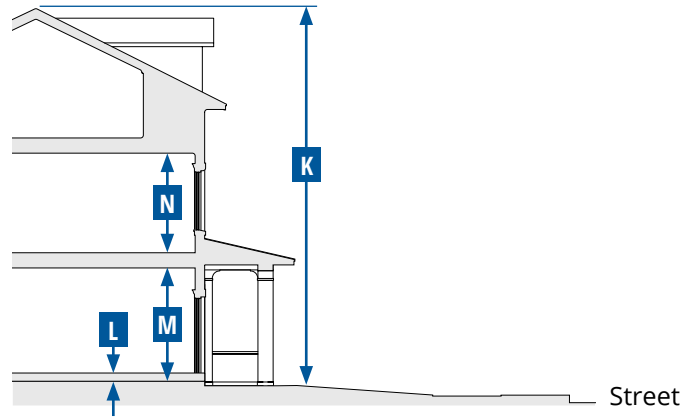
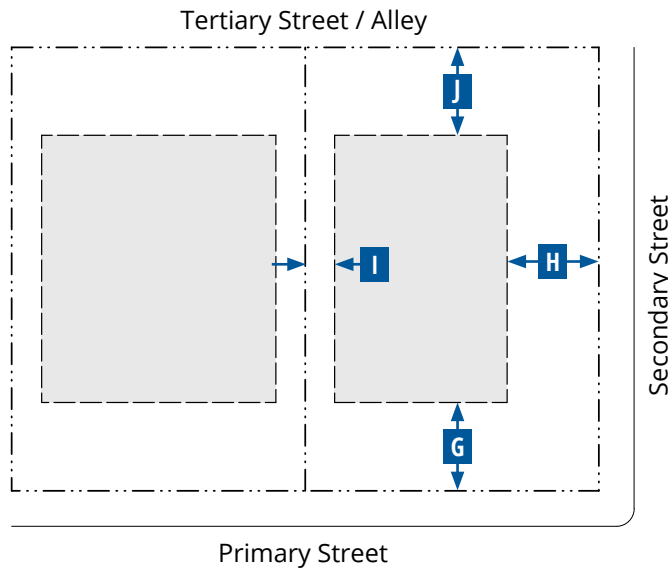
² The total GFA of all Accessory Dwelling Units and Accessory Structures must not exceed 60% of the GFA of the primary structure.

Key for Tables

-- No Requirement

Figure 70 Building Placement

Figure 71 Building Form



Key for Diagrams

--- Lot Line

--- Building Setback Line

■ Building Area

E. Building Placement				
Setback Distance (Distance from ROW/Lot Line)	Front	Corner Side	Interior Side	Rear
	G	H	I	J
Primary Building				
Min.	15 ft	15 ft	5 ft	15 ft
Max.	25 ft	20 ft	--	--
ADU or Accessory Structure				
Min.	30 ft	15 ft	3 ft ¹	3 ft ¹
Miscellaneous				
Patio covers must comply with the standards provided in Table 4 (Patio Cover) in LVMC Section 19.06.070 (R-1 (Single Family Residential)).				
All structures located < 5 feet from another structure must comply with all applicable Building and Fire Code requirements.				

Notes:

¹ Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

Key for Tables

-- No Requirement

F. Building Form Standards		
Building Height	Stories	K
Primary Building	2 max.	
ADU or Accessory Structure ¹	2 max.	
Primary Building		
Ground Floor Finish Level^{2,3}		L
Residential	1.50 ft min. above curb	
Floor-to-Ceiling		
Ground floor (service or retail uses)	8 ft min.	M
Upper floors	8 ft min.	N
Footprint		
Lot coverage	65% max.	

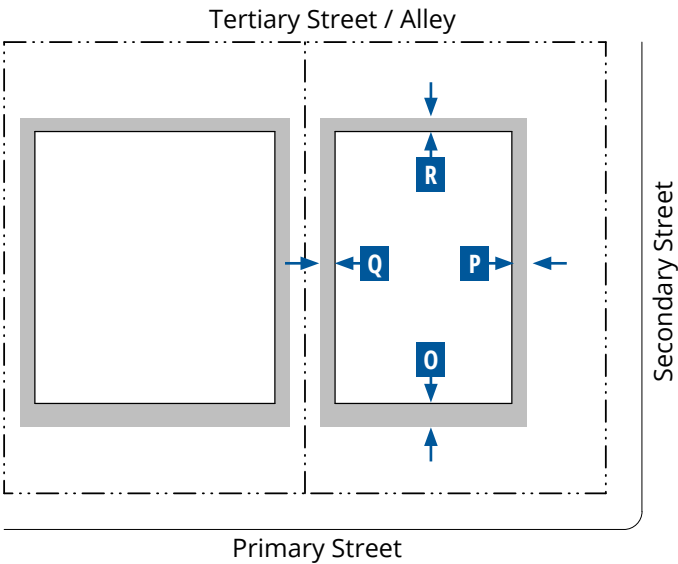
Notes:

¹ ADUs or accessory structures must not exceed the overall height of the primary building.

² Buildings existing at the time of adoption of the FBC and additions to those buildings less than 50% of the existing GFA are exempt.

³ Primary buildings located on lots sloping down and away from the street are exempt.

Figure 72 Encroachments



Key for Diagram

----- Lot Line ——— Building Line Encroachment

G. Frontages			
Private Frontage Type	Front	Corner Side	Standards
Common Yard	A	A	19.09.070.E
Forecourt	A	A	19.09.070.G
Porch: Engaged	A	A	19.09.070.I
Porch: Projecting	A	A	19.09.070.J
Stoop	A	A	19.09.070.L

Key for Tables

A Allowed
N Not Allowed

H. Encroachments				
Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	O	P	Q	R
Porch: Engaged				
Porch: Projecting	5 ft	5 ft	N	N
Stoop				
Architectural Features	3 ft	3 ft	3 ft	3 ft
Driveways	A	A	A	A

Miscellaneous

Encroachments are allowed into the facade zone, but are not allowed within a street ROW, alley ROW, across a lot line, or beyond the minimum setback line.

I. Use Types	
Use Type	T3-N
Residential	
Accessory Dwelling Unit	P
Accessory Structure	P
Community Residence	P
Downtown Residential	P
Home Occupation	P
Individual Care – Family Home	P
Individual Care - Group Home	S
Recreation, Education, and Public Assembly	
Church/House of Worship	P
Community Recreation Facility, Public	P
Public Park or Playground; Open Space	P
Public or Private School (Primary or Secondary)	S
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C
Other	
Public Services, Minor	C
Sustainable Infrastructure	P
Temporary Uses ¹	T
Urban Agriculture	
Community Garden	C

Key

- P Use is allowed as a principal use by right.
- C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
- S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
- T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.

Notes:

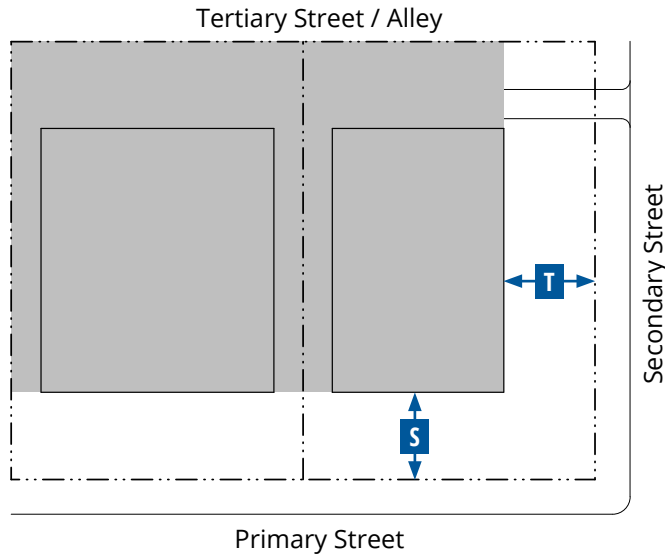
Land use types are defined in Section 19.09.110 (Form-Based Code Definitions). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in Section 19.09.110.

If a use is not listed in this table it is not allowed in the T3-N Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

¹ Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Figure 73 Parking Standards

**Key for Diagram**

----- Lot Line	—— Building Line
■ Parking Area	

J. Parking Standards

Setback from Lot Line (min.)	Front ¹ S	Corner Side ¹ T	Interior Side	Rear
Ground Floor	20 ft	15 ft	0 ft	0 ft

Parking Driveway

Width 12 ft min. - 20 ft max.

Miscellaneous

Driveways may be shared between adjacent parcels.

Parking spaces may be enclosed, covered, or open.

Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.

When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.

Required Parking

Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.

Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Note:

¹ No vehicle parking in the front or corner side yard is allowed, except on a driveway.

Key for Tables

-- No Requirement

K. Required Street Trees**Infill or Replacement Street Trees****Min. No. Trees**

Addition, Renovation, or New Building¹

< 1,000 sf	--
≥ 1,000 sf - < 2,500 sf	2
≥ 2,500 sf	4

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). In the case of a conflict, Section 19.09.040 (Specific to Districts) applies.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

¹ Refer to LVMC Section 19.09.020.D (Applicability).

L. Required Open Space**Open Space**

Width		10 ft min.
Depth		10 ft min.
Open space per unit	Up to 30 units	50 sf min.

Miscellaneous

Open Space shall be provided in compliance with LVMC Section 19.09.080 (Open Space Standards).

The open space requirement may be met by providing open space on the ground floor, upper floors, and the roof, and may include pools and amenity decks.

No private open space per residential unit is required.

Where no residential units are present, a minimum of 5% of the lot area shall be provided as open space on-site.

19.09.060 BUILDING TYPE STANDARDS

Subsections:

- 19.09.060.A Purpose
- 19.09.060.B Applicability
- 19.09.060.C Building Types Overview

19.09.060.A Purpose

The purpose of this Section is to provide an overview of the building types that are appropriate to use within the Transect Zones. The overview is intended to ensure that new development establishes or reinforces the character and scale of the City's Downtown districts and neighborhoods.

19.09.060.B Applicability

1. The requirements of this Section apply to all development proposed within the Transect Zones, and they must be considered in combination with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zones Standards).
2. Development that includes education, public assembly, transportation, communications, and/or infrastructure uses must comply with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zones Standards), but are not required to meet the standards of this Section.
3. Building types are categorized into two groups: house-scale buildings and block scale buildings.
 - a. House-scale buildings are the size of a house, typically ranging from as small as 25 feet wide up to 90 feet wide.
 - b. Block-scale buildings are individually as large as most or all of a block, or when arranged together along a street, appear to be as long as most or all of a block.
4. The standards for each building type are established in the Transect Zones, including standards for lot size. If the lot is too small to accommodate a particular building type, a different building type must be selected, or the building type must be scaled to fit the lot within the parameters of the standards established for the Transect Zone.
5. Where multiple principal buildings are proposed for a single lot, the proposal must include potential lot lines, which conform with this Ordinance, the purpose of which is to determine compliance with building type standards.

19.09.060.C Building Types Overview

1. Table 1 (Building Types Overview) provides an overview of the allowed building types that are appropriate to use within the Transect Zones. The names of the building types are not intended to limit uses within a particular building type. For example, a medium house building type may have non-residential uses within it, such as a restaurant or office, as allowed by the Transect Zone.
2. Secondary wings and accessory structures must have a smaller footprint, a narrower width, and a depth that is less than the width or depth of the footprint of the primary building.
3. The photographs in Table 1 (Building Types Overview) are illustrative only and not regulatory.

Table 1 Building Types Overview

Transect Zones	T3-N	T3-N	T3-N
Building Form	Small House	Medium House	Large House
Example			
Description	<p>A small-size detached structure, consisting of one unit, usually sited on a small lot with private open space.</p> <p>Typically located within a lower-intensity residential neighborhood in a walkable urban setting, and potentially near a neighborhood main street, this building type is important for providing a wide range of housing types and promoting walkability.</p>	<p>A medium-size detached structure, consisting of one unit, usually sited on a medium size lot with private open space.</p> <p>Typically located within a lower-intensity residential neighborhood in a walkable urban setting, and potentially near a neighborhood main street, this building type is important for providing a wide range of housing types and promoting walkability.</p>	<p>A large-size detached structure consisting of one unit usually sited on a large lot with private open space.</p> <p>This building type is frequently located within the lowest-intensity residential neighborhoods. It is important for providing a wide range of housing types.</p>
Building Scale	House-Scale	House-Scale	House-Scale

Table 1 Building Types Overview




Transect Zones	T5-N, T4-N, T3-N	T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N, T3-N	T5-N, T4-N, T3-N
Building Form	Accessory Dwelling Unit (ADU)	Accessory Structure	Duplex: Side-by-Side
Example			 Source: Opticos Design, Inc.
Description	<p>An additional structure typically located at the rear of a lot constructed as a single-story freestanding structure or placed above a garage to provide space for a single small residential unit.</p> <p>An ADU is important for providing affordable housing opportunities within walkable neighborhoods.</p>	<p>An additional structure typically located at the rear of a lot that provides space for a single small commercial, office, service, or storage use.</p> <p>This building type is important for providing incubator spaces for small businesses within walkable neighborhoods.</p>	<p>A small- to medium-size structure with two attached residential units, both of which have private open space and face the street.</p> <p>This duplex building type has the form of a medium- or large-size single-family house, and is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.</p>
Building Scale	House-Scale	House-Scale	House-Scale

Table 1 Building Types Overview

Transect Zones	T5-N, T4-N, T3-N	T5-N, T4-N, T3-N	T5-N, T4-N, T3-N
Building Form	Duplex: Front-and-back	Duplex: Stacked	Bungalow Court
Example			
Description	<p>A small- to medium-size structure consisting of two attached units with one unit located behind the other, both of which have private open space. The unit in front faces the street and has the form of a small single-family house.</p> <p>This duplex building type is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.</p>	<p>A small- to medium-size structure consisting of two units with one located on the ground floor and the other located directly above. Both units face the street and are within one single building that has the form of a small single-family house.</p> <p>This duplex building type is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.</p>	<p>A series of small, detached single-family structures located on a single lot with individual buildings arranged to define a shared court that is typically perpendicular to the street. The shared court serves as common open space taking the place of a private rear yard, which is not required. The common open space is an essential element of this building type.</p> <p>A bungalow court may be scaled to fit within low or medium-intensity neighborhoods where it allows for appropriately scaled, well-designed moderate intensities and is important for providing a wide range of housing types and promoting walkability. Syn: Cottage Court</p>
Building Scale	House-Scale	House-Scale	House-Scale

Table 1 Building Types Overview




Transect Zones	T5-M, T5-C, T5-N, T4-MS, T4-C, T4-N	T5-N, T4-MS, T4-C, T4-N	T5-M, T5-C, T5-N, T4-C
Building Form	Live/Work	Multi-plex: Small	Multi-plex: Large
Example			
Description	<p>A small- to medium-size attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for service, artisan, or commercial uses as allowed by the zone. Both the ground-floor flex space and the unit above are owned by one entity. Private open space is not required but can be provided with a balcony. Live/work units are typically located within medium intensity-neighborhoods or in locations that will transition into a neighborhood main street.</p> <p>This building type can be applied in industrial contexts. They are appropriate for incubating neighborhood-serving commercial uses and allowing neighborhood main streets to expand in response to increasing market demands.</p>	<p>A medium-size structure consisting of 3 - 6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front of the building. This building type has the appearance of a medium-sized single-family home and is appropriately scaled to fit sparingly within low to medium-intensity neighborhoods. Private open space is not required but can be provided with a balcony.</p> <p>This building type enables appropriately-scaled, well-designed higher intensity of development, and is important for providing a broad choice of housing types and promoting walkability. Syn. Mansion Apartment House</p>	<p>A large-size structure, 2 - 5 stories in height, consisting of 7 - 18 side-by-side and/or stacked dwelling units, typically with one shared entry. Each unit has its own private open space as a small yard or balcony.</p> <p>This building type is appropriately scaled to fit within medium-intensity or more urban neighborhoods. It enables well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability. Syn: Stacked-Flats Building</p>
Building Scale	House-Scale ≤ 3 units Block-Scale > 3 units	House-Scale	Block-Scale

Table 1 Building Types Overview

Transect Zones	T5-M, T5-N, T4-C, T4-N	T6-UG, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N	T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N
Building Form	Rowhouse	Courtyard Building	Flex Low-Rise Building
Example	 Source: Opticos Design, Inc.	 Source: Opticos Design, Inc.	
Description	<p>A medium-size structure composed of 2 - 8 individual Rowhouse buildings attached in a series with individual entries along the front. Each unit has its own private open space.</p> <p>This type is typically located within medium-intensity neighborhoods or near or on a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability. Syn: Townhouse</p>	<p>A large-size structure composed of multiple attached or stacked units accessed from a shared courtyard, a series of courtyards, or a common corridor. Each unit may have its own individual entry, or up to three units may share a common entry. Private open space is not required but can be provided with a balcony per unit.</p> <p>This building type is typically integrated sparingly into lower intensity neighborhoods or more consistently into medium-intensity neighborhoods, or it can be applied in non-residential contexts. This building type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.</p>	<p>A medium- to large-size structure on a medium size lot and 1 - 3 stories in height, that may incorporate structured parking. Each unit may have its own individual entry, or units may share a common entry accessed from the street or a courtyard or series of courtyards. Private open space is not required but can be provided with a balcony per unit.</p> <p>This building type can be used to provide a vertical mix of uses with ground-floor retail, service, or industrial uses and service or residential uses on upper floors; or it may be a single-use building, with residential, service, or industrial uses, where ground floor retail uses are not appropriate.</p> <p>This building type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.</p>
Building Scale	House-Scale ≤ 3 units Block-Scale > 3 units	House-Scale ≤ 3 units Block-Scale > 3 units	Block-Scale

Table 1 Building Types Overview






Transect Zones	T6-UC, T6-UG, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C	T6-UC, T6-UG	T6-UC, T6-UG, T5-M, T5-MS, T5-C, T4-MS,
Building Form	Flex Mid-Rise Building	Flex High-Rise Building	Lined Building
Example			 <small>Source: buildabetterburb.org</small>
Description	<p>A medium- to large-size structure built on a large lot and 4 – 8 stories in height, that typically incorporates multi-level structured parking. Private open space is not required but can be provided with balconies.</p> <p>This building type can be used to provide a vertical mix of uses with ground-floor retail, service, or industrial uses and service or residential uses on upper floors; or it may be a single-use building, with residential, service, or industrial uses, where ground floor retail uses are not appropriate. This building type is a primary component of an urban downtown or neighborhood as it enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.</p>	<p>A large, tall structure over 8 stories in height built on a large lot that typically incorporates multi-level structured parking. Private open space is not required but can be provided with a balcony per unit.</p> <p>This building type is used to provide a vertical mix of uses with ground-floor retail or service uses, and service or residential uses on upper floors. This building type is a primary component of an urban downtown as it enables the highest densities that are appropriately-scaled and well-designed, and is important for providing a wide range of housing types as well as other commercial uses, and promoting walkability.</p>	<p>A structure that consists of two main components; an interior building that may be a parking garage, movie theater or large retail store (i.e. “big-box store”), and an exterior building to conceal the interior building from the street. The exterior building is usually designed for retail, service, office, and/or residential uses.</p>
Building Scale	Block-Scale	Block-Scale	Block-Scale

Table 1 Building Types Overview

Transect Zones	T5-M	T4-N
Building Form	Loft	Fourplex Court
Example		
Description	<p>A multi-story structure with a large footprint, tall ceilings, and a design that facilitates natural light. This building type is adaptable to different individual uses over the course of a life-cycle and offers flexible space to be utilized in areas transitioning between commercial, residential, and light industrial uses.</p>	<p>Two detached structures, each with four units, located on a single lot with each building arranged to define a shared court that is typically perpendicular to the street. The shared court serves as common open space taking the place of a private yard. The common open space is an essential element of this building type.</p> <p>A fourplex court may be scaled to fit within small to medium-intensity neighborhoods where it allows for appropriately scaled, well-designed moderate intensities and is important for providing a wide range of housing types and promoting walkability.</p>
Building Scale	Block-Scale	House-Scale

19.09.070 FRONTAGE TYPE STANDARDS

Subsections:

19.09.070.A	Purpose
19.09.070.B	Applicability
19.09.070.C	Frontage Types Overview
19.09.070.D	Arcade
19.09.070.E	Common Yard
19.09.070.F	Dooryard
19.09.070.G	Forecourt
19.09.070.H	Gallery
19.09.070.I	Porch: Engaged
19.09.070.J	Porch: Projecting
19.09.070.K	Shopfront
19.09.070.L	Stoop
19.09.070.M	Terrace

19.09.070.A Purpose

The purpose of this Section is to establish standards for each of the frontage types that are appropriate to use within the Transect Zones. Private frontages are the components of a building that provide an important transition and interface between the public realm (i.e. the street and sidewalk) and the private realm (i.e. a yard and building). These standards supplement the standards for each Transect Zone in which the frontage types are allowed. They are intended to ensure development that establishes or reinforces the character and scale of the City's Downtown districts and neighborhoods.

19.09.070.B Applicability

1. The requirements of this Section apply to all proposed development within the Transect Zones, and they must be considered in combination with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards).
2. Development with education, public assembly, transportation, communications, and/or infrastructure uses must comply with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards), but are not required to meet the standards of this Section.
3. Each building must have at least one frontage type for each street frontage.
4. Frontage types not listed in the applicable transect zone standards are not allowed in that zone.
5. A building may have multiple frontage types as stipulated in this Section. For example, a dooryard frontage may have a stoop or engaged porch frontage type as well.

19.09.070.C Frontage Types Overview

Table 1 (Private Frontages Overview) provides an overview of the allowed frontage types with a description of each type and an illustration showing its typical character and form. The private frontage is the area between the building facade and the frontage line (edge of right-of-way).

Table 1 Private Frontages Overview

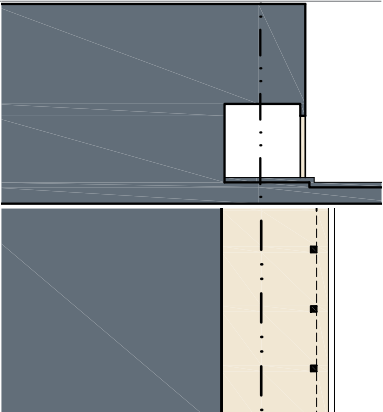
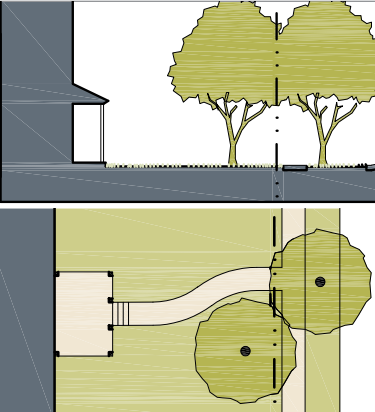
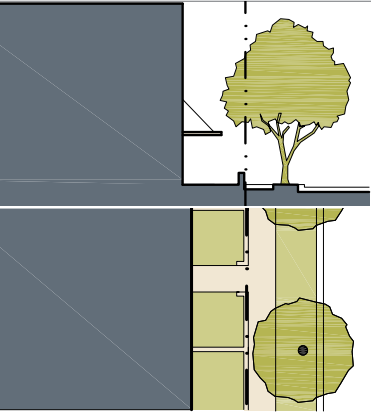
Transect Zones	T6-UC, T6-UG, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C		T5-N, T4-N, T3-N		T5-M, T5-MS, T5-N, T4-MS, T4-N	
Frontage Type	Arcade		Common Yard		Dooryard	
	LOT > PRIVATE FRONTAGE >	< ROW <	LOT > PRIVATE FRONTAGE >	< ROW <	LOT > PRIVATE FRONTAGE >	< ROW <
Example						
Description	<p>The Arcade Frontage is a covered walkway with habitable space above that often encroaches over a sidewalk into the right-of-way. An arcade is used to provide pedestrian circulation along a frontage and it should extend far enough from the building to provide adequate protection and circulation space for pedestrians. An arcade is intended for buildings with ground floor commercial uses and is common along public courtyards and walkable streets.</p>		<p>The Common Yard Frontage has a landscaped frontage with a facade substantially set back from the frontage line, providing a buffer from thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape in conjunction with other private frontages.</p>		<p>In a Dooryard Frontage the main facade of the building is set back a small distance and the frontage line is defined by a low wall or fence, creating a small dooryard. The dooryard must not provide public circulation along a right-of-way. The dooryard may be raised, sunken, or at grade, and is intended primarily for ground-floor residential uses.</p>	

Table 1 Private Frontages Overview

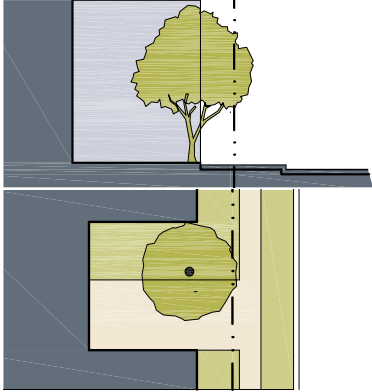
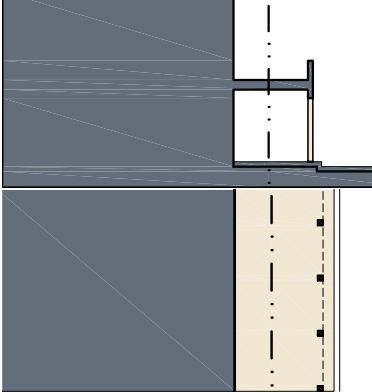
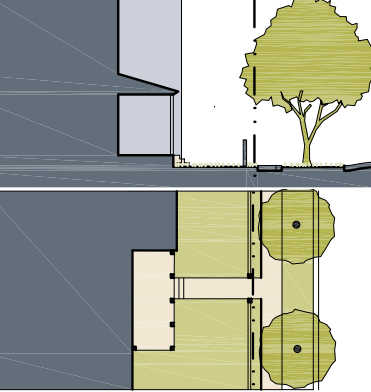
Transect Zones	T6-UC, T6-UG, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-N, T3-N	T6-UC, T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-MS, T4-C	T4-C, T4-N, T3-N
Frontage Type	Forecourt	Gallery	Porch: Engaged
	<div>LOT > PRIVATE FRONTAGE > < ROW <</div>	<div>LOT > PRIVATE FRONTAGE > < ROW <</div>	<div>LOT > PRIVATE FRONTAGE > < ROW <</div>
Example			
Description	<p>The Forecourt Frontage has a portion of the facade close to the frontage line and the central portion is set back creating a small courtyard space. The courtyard may be used as an entry court or shared garden space for residential buildings, or as an additional shopping or restaurant seating area within retail and service use areas. A forecourt may be allocated in conjunction with other frontage types.</p>	<p>The Gallery Frontage has a facade aligned close to the frontage line with an attached cantilevered structure or a lightweight colonnade over the sidewalk. Galleries are typical for retail uses, but can be used for offices uses.</p>	<p>The Engaged Porch has two adjacent sides of the porch that are connected to the building while the other two sides are open. The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially define the edge of the street.</p>

Table 1 Private Frontages Overview

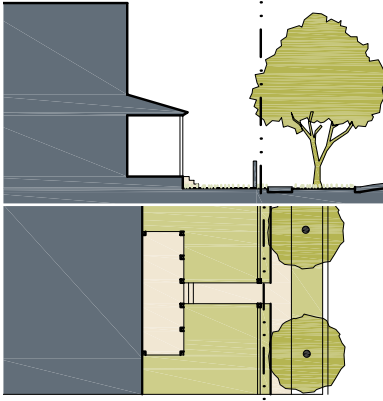
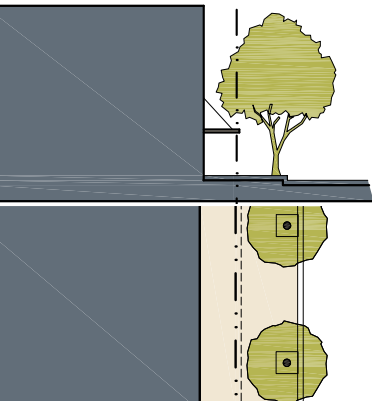
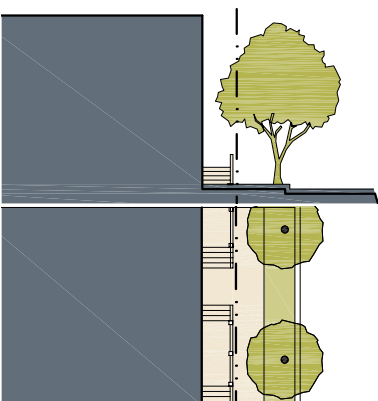
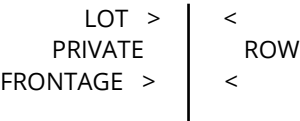
Transect Zones	T4-C, T4-N, T3-N		T6-UC, T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-MS, T4-C, T4-N		T5-MS, T5-N, T4-MS, T4-N, T3-N	
Frontage Type	Porch: Projecting		Shopfront		Stoop	
	LOT > PRIVATE FRONTAGE >	< ROW <	LOT > PRIVATE FRONTAGE >	< ROW <	LOT > PRIVATE FRONTAGE >	< ROW <
Example						
Description	<p>The Projecting Porch Frontage is open on three sides, and it may project in front of a building into the facade zone. The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially define the edge of the street.</p>		<p>In the Shopfront Frontage the main facade of the building is at or near the frontage line with an at-grade entrance along the public right-of-way. Shopfronts are typically intended for retail or office uses and they have substantial glazing at the sidewalk level. Shopfronts may include awnings or cantilevered shade structures that overlap the sidewalk. A shopfront may be used in conjunction with other frontage types. Syn: Retail Frontage.</p>		<p>The Stoop Frontage has a facade aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for first-story windows. The entrance is usually an exterior stair and landing. Stairs or ramps from the stoop may lead directly to the sidewalk or may provide access to the side.</p>	

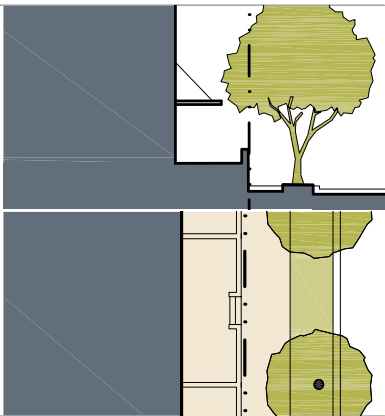
Table 1 Private Frontages Overview

Transect Zones T6-UC, T6-UG, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N

Frontage Type Terrace



Example



Description

In the Terrace Frontage the main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the facade. A terrace can be used to provide at-grade access while accommodating a grade change. Frequently spaced steps to access the terrace are necessary to avoid dead walls and to maximize accessibility. Terraces are suitable for conversion to outdoor cafes and may be used in historic industrial areas to mimic historic loading docks.

19.09.070.D Arcade

Figure 1 Arcade Elevation

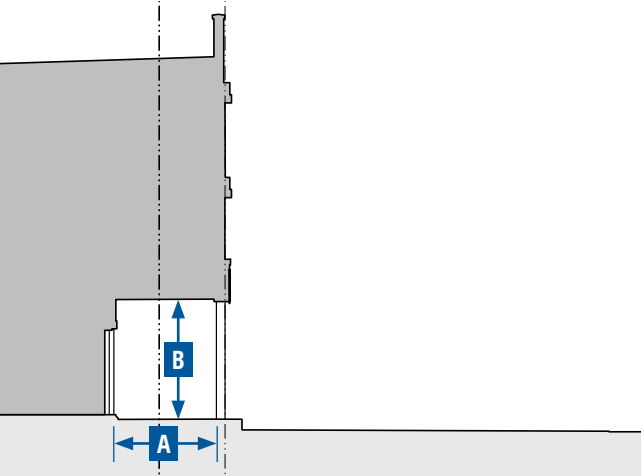
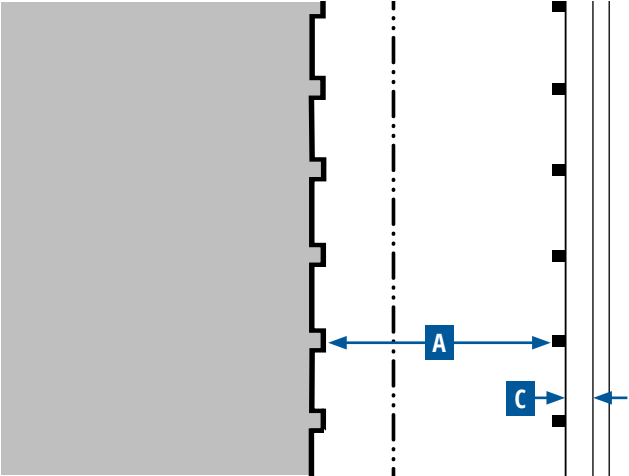


Figure 2 Arcade Site Plan View



Key for Diagrams

- Lot Line
- Setback Line
- Grade
- Building

Arcade

1. Description

The Arcade Frontage Type is a covered walkway with habitable space above that often encroaches over a sidewalk into the right-of-way. An arcade should be used to provide pedestrian circulation along a frontage and it should extend far enough from the building to provide adequate protection and circulation space for pedestrians. An arcade is intended for buildings with ground floor commercial uses and is common along public courtyards and walkable streets.

2. Size

Depth, Clear	10 ft min.	A
Ground floor height, Clear	14 ft min.	B
Setback from back of curb	2 ft min.	C

3. Miscellaneous

Arcades must have a consistent depth along a frontage.

Arcades with more than 2 floors of habitable space above the colonnade must not encroach onto a public right-of-way, and must be located so that they abut the right-of-way.

Arcade Frontages must be used in conjunction with the standards for the Shopfront Frontage Type. In case of a conflict between them, the Arcade Frontage Type standards prevail.



Figure 3 Arcade Illustration

19.09.070.E Common Yard

Figure 4 Common Yard Elevation

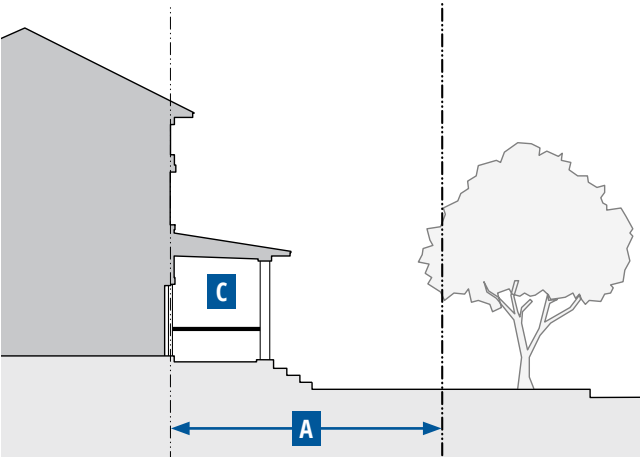
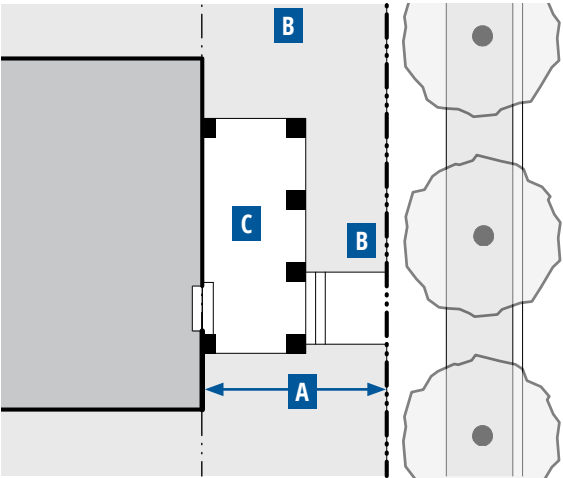


Figure 5 Common Yard Site Plan View



Key for Diagrams

- Lot Line
- Setback Line
- Grade
- Building

Common Yard

1. Description

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

2. Size

Depth	20 ft min.	A
-------	------------	---

3. Miscellaneous

Fences between adjoining front yards or street side yards or between the sidewalk and front yard are not allowed in Common Yard frontages.	B
--	---

Common Yard Frontages must be used in conjunction with another allowed private frontage type, such as a Porch.	C
--	---



Figure 6 Common Yard Illustration

19.09.070.F Dooryard

Figure 7 Dooryard Elevation

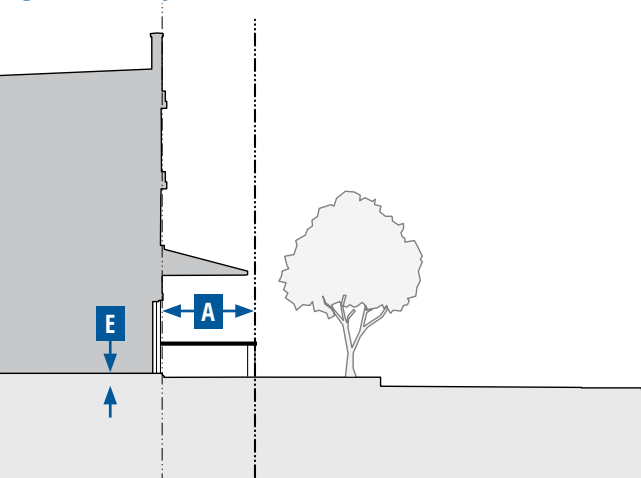
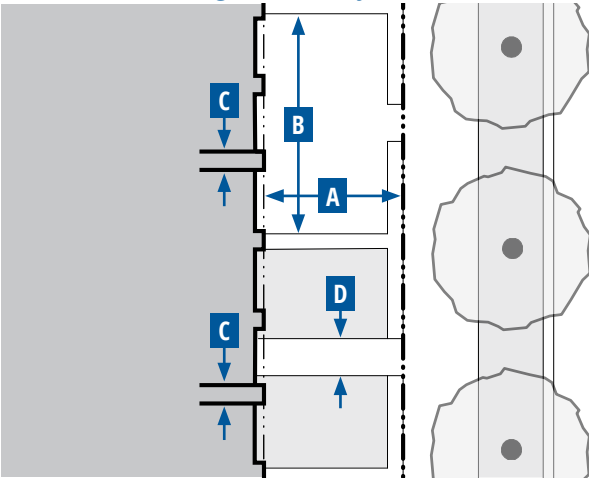


Figure 8 Dooryard Site Plan View



Key for Diagrams

- Lot Line
- Setback Line
- Grade
- Building

Dooryard

1. Description

In the Dooryard Frontage Type, the main facade of the building is set back a small distance and the frontage line is defined by a low wall or fence, creating a small dooryard. The dooryard must not provide public circulation along a right-of-way. The dooryard may be raised, sunken, or at grade and is intended primarily for ground-floor residential uses.

2. Size

Depth, Clear	8 ft min.	A
Length	50 ft min.	B
Distance between Glazing	4 ft min.	C
Ground Floor Transparency	50% min. ¹	
Depth of Recessed Entries	5 ft max.	
Path of Travel	3 ft wide min.; 6 ft max.	D
Finish Level above Sidewalk	3.5 ft max.	E
Finish Level below Sidewalk	6 ft max.	

3. Miscellaneous

For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of a conflict between them, the Dooryard Frontage Type standards prevail.

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

Note:

¹ For live/work, retail, and service uses only.



Figure 9 Dooryard Illustration

19.09.070.G Forecourt

Figure 10 Forecourt Elevation

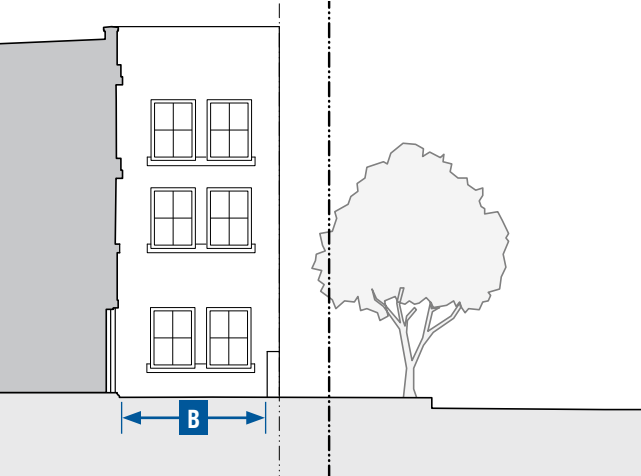
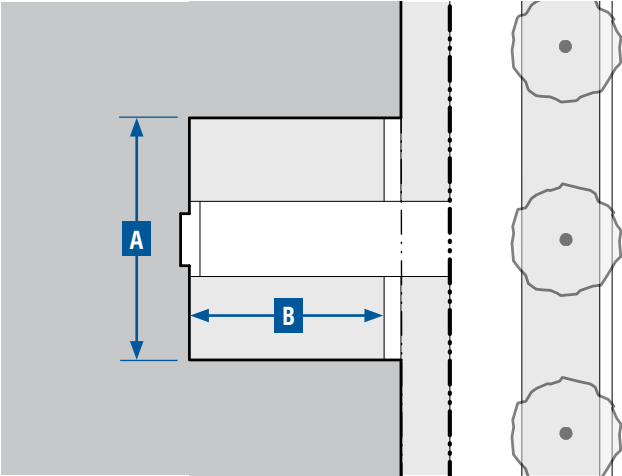


Figure 11 Forecourt Site Plan View



Key for Diagrams

- Lot Line
- Setback Line
- Grade
- Building

Forecourt		
1. Description		
In the Forecourt Frontage Type, the main facade of the building is at or near the frontage line and a small percentage is set back, creating a small courtyard space. The space could be used as an entry court or shared garden space for residential buildings, or as an additional shopping or restaurant seating area within retail and service use areas.		
2. Size		
Width, Clear	12 ft min.	A
Depth, Clear	12 ft min.	B
Ratio, Height to Width	2:1 max.	
3. Miscellaneous		
The proportions and orientation of courtyard spaces must be carefully considered for solar orientation and user comfort.		



Source: Opticos Design, Inc.

Figure 12 Forecourt Illustration

19.09.070.H Gallery

Figure 13 Gallery Elevation

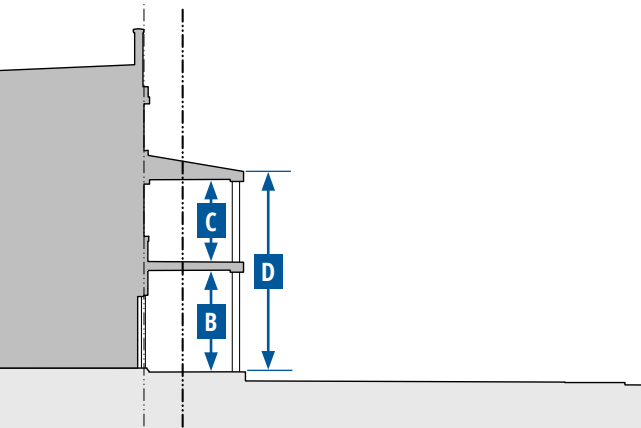
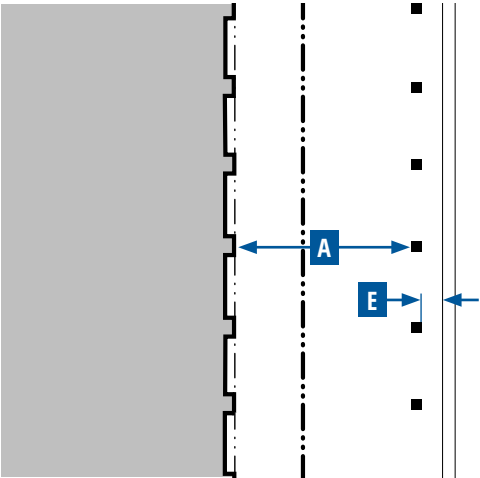


Figure 14 Gallery Site Plan View



Key for Diagrams

- Lot Line
- Setback Line
- Grade
- Building

Gallery

1. Description

In the Gallery Frontage Type, the main facade of the building is at the frontage line and the gallery element encroaches into the sidewalk of the right-of-way. This Frontage Type is intended for buildings with ground-floor commercial or retail uses and may be one or two stories. Due to the encroachment into the right-of-way, an easement is usually required with a license agreement approved by the Department of Public Works. Alternatively, the frontage line must be aligned with the edge of the gallery and curb, and a sidewalk is established within an easement under the gallery.

2. Size

Depth, Clear	8 ft min.	A
Ground Floor Height, Clear	11 ft min.	B
Upper Floor Height, Clear	9 ft min.	C
Height	2 stories max.	D
Setback from back of curb	2 ft min.; 3 ft max.	E

3. Miscellaneous

Gallery Frontages must be used in conjunction with the standards for the Shopfront Frontage Type. In case of a conflict between them, the Gallery Frontage Type standards prevail.

Galleries must have a consistent depth along a frontage.

Galleries may project over a sidewalk.



Figure 15 Gallery Illustration

19.09.070.I Porch: Engaged

Figure 16 Porch: Engaged Elevation

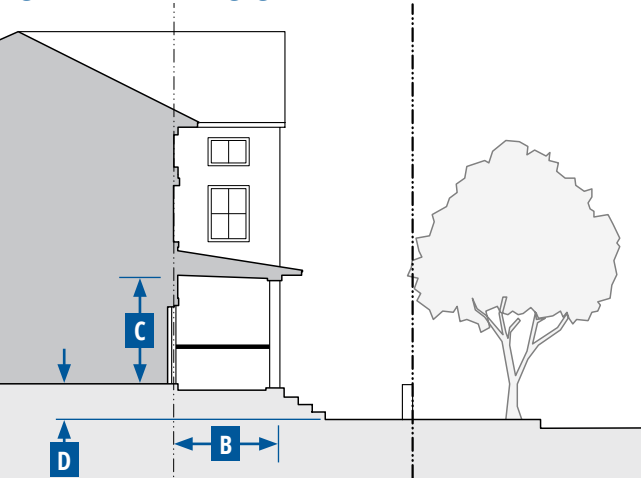
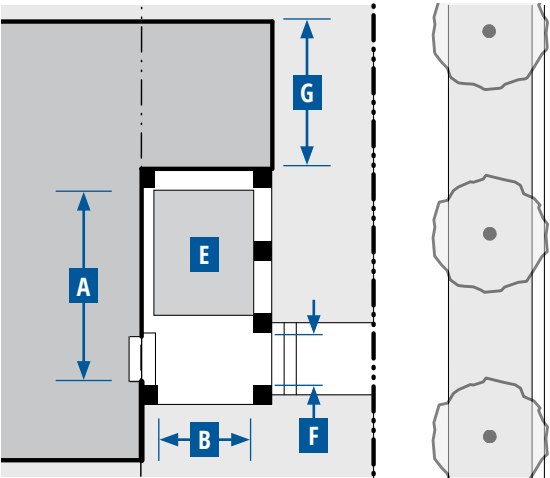


Figure 17 Porch: Engaged Site Plan View



Key for Diagrams

- Lot Line
- Setback Line
- Grade
- Building

Porch: Engaged

1. Description

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

2. Size

Width, Clear	8 ft min.	A
Depth, Clear	6 ft min.	B
Height, Clear	8 ft min.	C
Height	1 story max.	
Finish Level above Sidewalk	1.5 ft min.	D
Furniture Area, Clear	4 ft X 6 ft min.	E
Path of Travel	3 ft wide min.; 6 ft max.	F

3. Miscellaneous

Up to 40% of the building facade may project into the facade zone.

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

In zones where both porches and encroachments are allowed, a porch and up to 40% of the building facade are allowed encroaching elements.



Figure 18 Porch: Engaged Illustration

19.09.070.J Porch: Projecting

Figure 19 Porch: Projecting Elevation

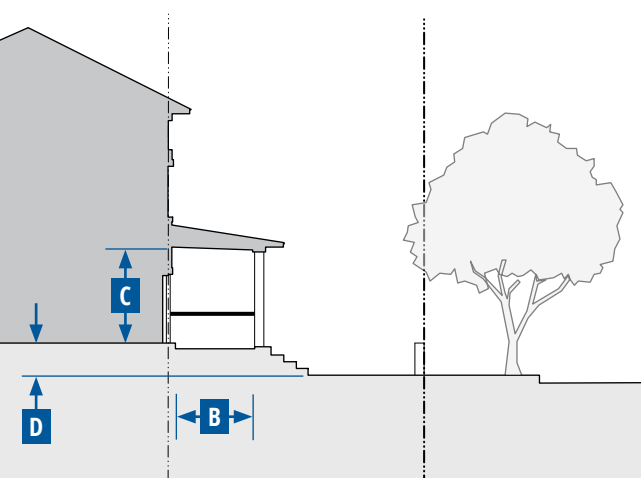
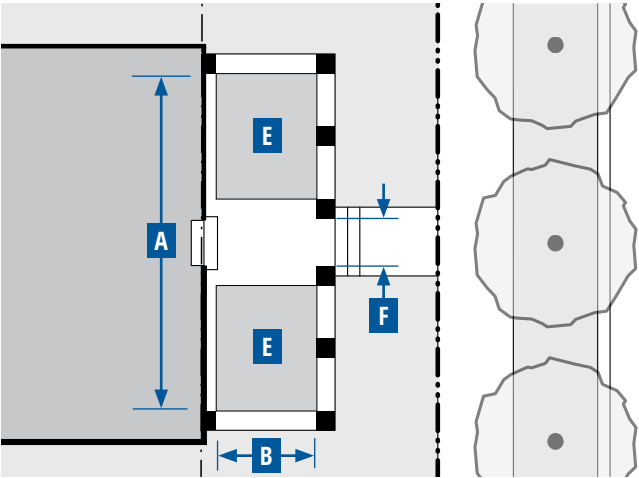


Figure 20 Porch: Projecting Site Plan View



Key for Diagrams

- Lot Line
- Setback Line
- Grade
- Building

Porch: Projecting

1. Description

In the Projecting Porch Frontage Type, the main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a wall or fence to spatially maintain the edge of the street. The projecting porch is open on three sides and it may project in front of a building into the facade zone.

2. Size

Width, Clear	8 ft min.	A
Depth, Clear	6 ft min.	B
Height, Clear	8 ft min.	C
Height	1 story max.	
Finish Level above Sidewalk	1.5 ft min.	D
Furniture Area, Clear	4 ft X 6 ft min.	E
Path of Travel	3 ft wide min.; 6 ft max.	F

3. Miscellaneous

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

In zones where both porches and encroachments are allowed, a porch is an allowable encroaching element.



Source: tdwhs.nwasco.k12.or.us



Figure 21 Porch: Projecting Illustration

19.09.070.K Shopfront

Figure 22 Shopfront Elevation

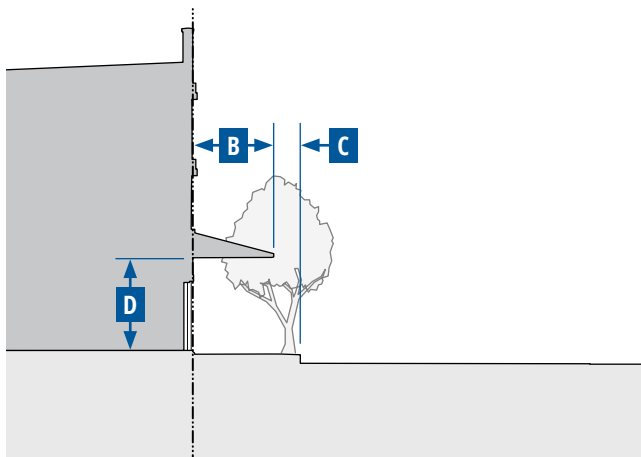
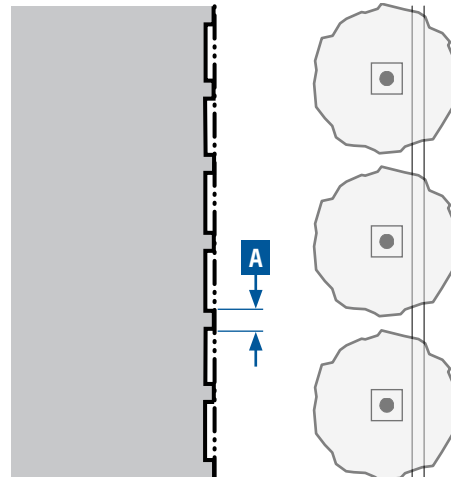


Figure 23 Shopfront Site Plan View



Key for Diagrams

--- Lot Line	--- Setback Line
Grade	Building

Shopfront

1. Description

In the Shopfront Frontage Type, the main facade of the building is placed at or near the frontage line with an at-grade entrance along the public right-of-way. It is intended for retail or service uses and has substantial glazing at the sidewalk level. This frontage may include an awning or projecting shade structure that may overlap the sidewalk. A shopfront may be used in conjunction with other frontage types.

2. Size

Distance between Glazing	2 ft min.	A
Ground Floor Transparency	75% min.	
Depth of Recessed Entries ¹	5 ft max.	

3. Awning

Depth	4 ft min.	B
Setback from back of curb	2 ft min.	C
Height	8 ft min.	D

4. Miscellaneous

Residential windows shall not be used.

Doors may be recessed as long as the main facade is at the frontage line.

Operable awnings are encouraged.

Open-ended awnings are encouraged.

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

Notes:

¹ A recessed entry may be designed in a variety of configurations (recessed door, sawtooth pattern, etc.).



Figure 24 Shopfront Illustration

19.09.070.L Stoop

Figure 25 Stoop Elevation

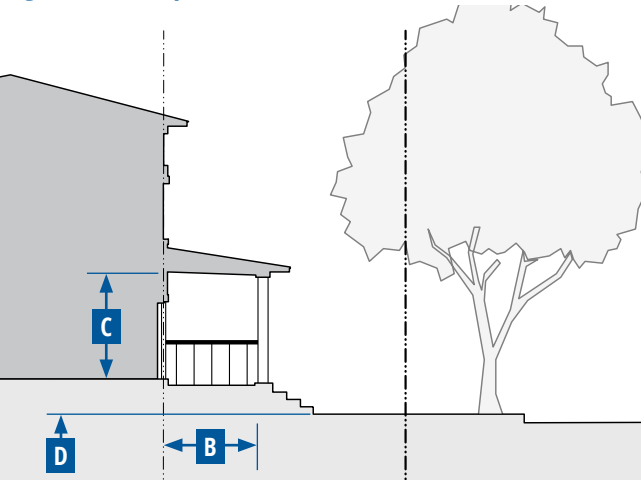
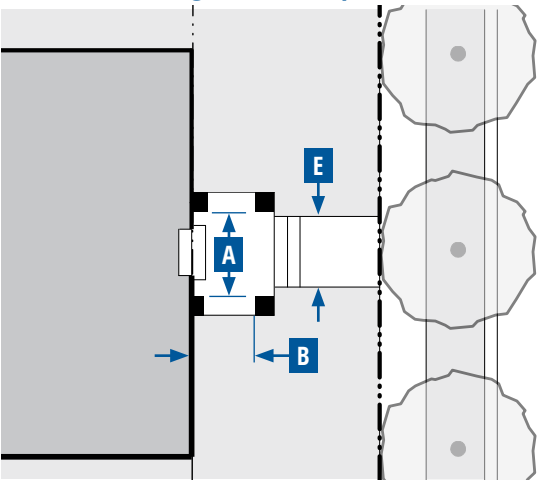


Figure 26 Stoop Site Plan View



Key for Diagrams

- Lot Line
- Setback Line
- Grade
- Building

Stoop		
1. Description		
In the Stoop Frontage Type, the main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop must be elevated above the sidewalk to ensure privacy within the building. The entrance is usually an exterior stair and landing. A stoop is appropriate for residential uses with small setbacks.		
2. Size		
Width, Clear	5 ft min.; 8 ft max.	A
Depth, Clear	5 ft min.; 8 ft max.	B
Height, Clear	8 ft min.	C
Height	1 story max.	
Depth of Recessed Entries	6 ft max.	
Finish Level above Sidewalk	1.5 ft min.	D
Path of Travel	3 ft wide min.; 6 ft max.	E
3. Miscellaneous		
Stairs may be perpendicular or parallel to the building facade.		
Ramps must be placed parallel to the facade or along the side of the building.		
The entry doors are encouraged to be covered or recessed to provide shelter from the elements.		
Gates are not allowed.		
All doors must face the street.		



Figure 27 Stoop Illustration

19.09.070.M Terrace

Figure 28 Terrace Elevation

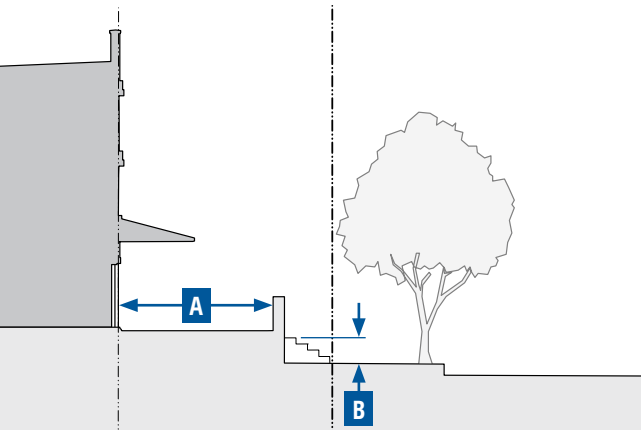
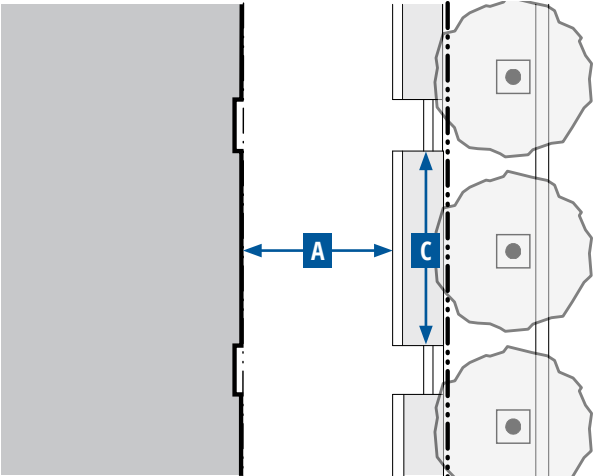


Figure 29 Terrace Site Plan View



Key for Diagrams

- Lot Line
- Setback Line
- Grade
- Building

Terrace

1. Description

In the Terrace Frontage the main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the facade. A terrace can be used to provide at-grade access while accommodating a grade change, and is often used in combination with a shopfront. Frequently spaced steps to access the terrace are necessary to avoid dead walls and to maximize accessibility. Terraces are suitable for conversion to outdoor cafes and may be used in historic industrial areas to mimic historic loading docks.

2. Size

Depth, Clear	8 ft min.	A
Finish Level above Sidewalk	3.5 ft max.	B
Length of Terrace	150 ft max.	
Distance between Stairs	50 ft max.	C

3. Miscellaneous

Low walls used as seating are encouraged.



Figure 30 Terrace Illustration

This page intentionally left blank

19.09.080 OPEN SPACE STANDARDS

Subsections:

19.09.080.A	Purpose
19.09.080.B	Applicability
19.09.080.C	Open Space Types Overview
19.09.080.D	Greenway
19.09.080.E	Urban Park
19.09.080.F	Square
19.09.080.G	Plaza
19.09.080.H	Pocket Plaza
19.09.080.I	Pocket Park
19.09.080.J	Community Garden
19.09.080.K	Playground

19.09.080.A Purpose

The purpose of this Section is to provide the standards for pre-approved Open Space types that are appropriate to use within the Transect Zones. These standards are intended to ensure that these open spaces reinforce the highly valued walkable character and scale of the City's Downtown districts and neighborhoods.

19.09.080.B Applicability

This Section describes the standards for development of open space throughout the Transect Zones that apply to all proposed new development. They must be considered in combination with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards) and the standards in Subsection 19.09.100.J (Additional Standards for Large Developments), if applicable. Where these standards conflict with the provisions of the Unified Development Code, the standards in this Section apply.

19.09.080.C Open Space Types Overview

1. The open spaces of a downtown are important public elements that provide open space and recreational opportunities. The best open spaces become the “outdoor living rooms” of the City and they play an important role in placemaking by providing places where the community can come together to celebrate events, relax, and socialize. The standards for civic spaces must be considered alongside building form, building types, frontage types, and thoroughfares to shape a quality urban environment.
2. There are six different open space types, together with supplementary standards for community gardens and playgrounds, which may be assigned to one or more Transect Zones. These supplementary open space types may be established as a standalone open space or may be incorporated into any of the open space types.
3. The dimensional requirements of each open space are regulatory. The descriptions of each open space, with the character, allowed/typical uses, and stormwater management techniques, are descriptive, and they delineate a broad range of possible characteristics and uses for each of the open spaces. It is not intended that each open space provide the full range of typical uses and characteristics listed, but that the entire network of open spaces within the Transect Zones provide a desirable mix and complementary range of open space opportunities.

Table 1 Open Space Types Overview

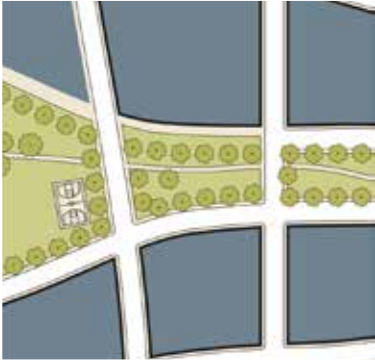
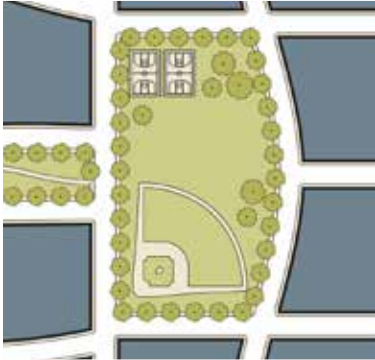
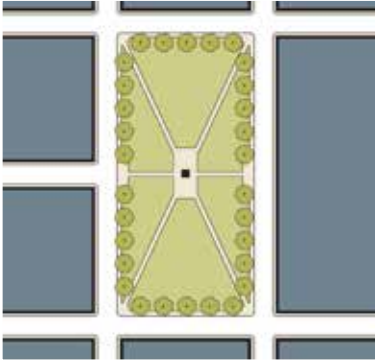
Transect Zones	T6-UC, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N, T3-N	T6-UC, T5-M, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N, T3-N	T6-UC, T6-UG, T5-MS, T5-C, T5-N, T4-MS, T4-C, T4-N, T3-N
Open Space Type	Greenway	Urban Park	Square
Example			
Description	Greenways are linear spaces for community gathering and strolling for nearby residents and employees. These spaces may be defined by tree-lined streets on their flanks as well as by the buildings beyond. Greenways tend to have narrow dimensions that support passive use and can serve as a green connector between destinations.	Urban parks provide a central open-space focus for neighborhoods or groups of neighborhoods. They are useful for unstructured recreation and smaller structured recreational facilities. These larger parks may also serve as civic amenities for the larger community. They are spatially defined by building frontages or landscaping, and typically consist of formal and natural landscape elements that combine paths, lawn, or open areas, and tree planting.	Squares provide a public urban open space for civic purposes, commercial activity, unstructured recreation, and other passive uses. Squares are defined by buildings and tree-lined streets with open shelters, paths, lawns, open areas, hardscape areas, and trees formally arranged. These spaces include seating opportunities, walkways, and landscape materials at all edges.

Table 1 Open Space Types Overview

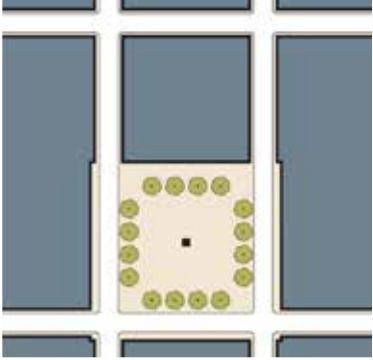
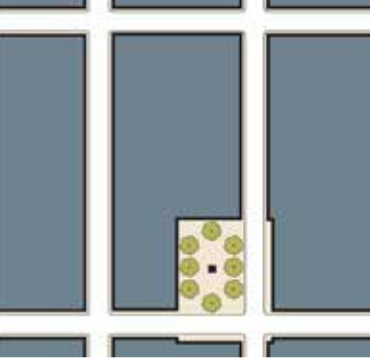

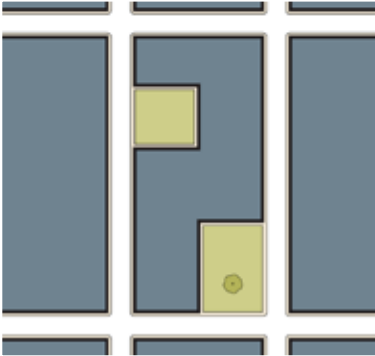
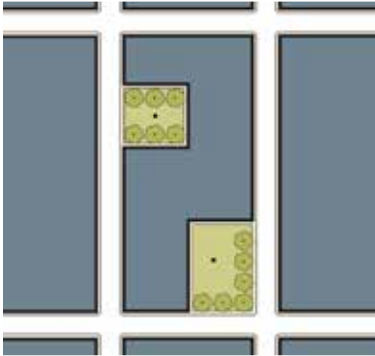
Transect Zones	T6-UC, T6-UG, T5-MS, T5-C, T5-M, T5-N, T4-MS, T4-C			T6-UC, T6-UG, T5-MS, T5-C, T5-M, T5-N, T4-MS, T4-C			T5-M, T5-MS, T5-C, T4-MS, T4-C, T4-N, T3-N		
Civic Space Type	Plaza			Pocket Plaza			Pocket Park		
Example									
Description	<p>Plazas add to the vitality of streets within more urban areas and create formal open spaces available for civic purposes and commercial activity. These spaces are located at street corners and are defined by building frontages. They are typically hardscaped with formally arranged trees.</p>			<p>Pocket plazas are small-scaled civic spaces that function in a similar manner and follow the same rules as a larger plaza. These smaller-scaled spaces create more intimate places for seating or dining and provide a place for commercial and neighborhood activity. These plazas can also be used to create a formal space in front of a prominent building entrance.</p>			<p>Pocket parks provide small-scale public urban open spaces intended to provide recreational opportunities where space is limited in close proximity to neighborhood residences. Pocket parks are often located between buildings and developments, on irregular shaped sites and on single vacant lots.</p>		

Table 1 Open Space Types Overview

Transect Zones	T6-UG, T5-MS, T5-N, T4-MS, T4-C, T4-N, T3-N			T6-UG, T5-MS, T5-M, T5-N, T4-MS, T4-C, T4-N, T3-N		
Supplemental Civic Space Type	Community Garden			Playground		
Example						
Description	Community gardens provide space for garden plots in a publicly accessible area that are available to nearby residents for small-scale cultivation. These gardens may be provided as a component of other publicly accessible civic-space types or may be provided as a freestanding open space.			Playgrounds provide an open space designed and equipped for children’s recreation. They are interspersed within residential areas in locations where children do not have to cross major streets. They may be freestanding, placed within a block, or located within larger parks and other civic space types.		

19.09.080.E Greenway



Greenway	
1. Description	
A linear space that may be defined by tree-lined streets, which tends to have narrow dimensions that support passive use and can serve as a green connector between destinations.	
2. Size and Location	
Area	1 acre min.
Width	75 ft average min.
Depth	No min.
Frontage	Independent of building frontages
Character	Informal
	Passive open space
3. Allowed/Typical Uses	
Passive/active (unstructured) open space	
Trails for bicycles and pedestrians	
Community gardens	
Playgrounds	
4. Stormwater Management Techniques	
Bioretention BMPs	
Extended detention basins	
Integrated runoff	
Landscaping	



19.09.080.F Urban Park



Source: westjetmagazine.com

Urban Park

1. Description

A large open space available for civic purposes, limited commercial activity, and unstructured recreation for neighborhoods or groups of neighborhoods.

2. Size and Location

Area	Min. 0.50 acres
Width	100 ft min.
Depth	100 ft min.
Frontage	Must have a frontage on a min. of 2 streets
Character	Formal and/or natural Paths, lawns, and trees are formally arranged Walkways and planting at all edges Civic element at a prominent location

3. Allowed/Typical Uses

Passive/active (unstructured) open space
Civic uses, including outdoor pavilions, open-air shelters, community gathering, outdoor seating, public restrooms
Trails for bicycles and pedestrians
Community gardens
Playgrounds
Public art

4. Stormwater Management Techniques

Bioretention BMPs
Extended detention basins
Integrated runoff
Porous pavers
Landscaping



Source: timeout.com

19.09.080.G Square



Source: e-architect.co.uk

Square	
1. Description	
A space for unstructured recreation and civic purposes.	
2. Size and Location	
Area	0.50 - 5 acres
Width	100 ft min.
Depth	100 ft min.
Frontage	Must have a frontage on a min. of 2 streets
Character	Formal
	Spatially defined by buildings and tree-lined streets
	Walkways and planting at all edges
	Frequently located at the intersection of important thoroughfares
	Abundant seating opportunities
May be hardscaped or landscaped	
3. Allowed/Typical Uses	
Passive (unstructured) recreation, no organized sports	
Civic uses, including outdoor pavilions, open-air shelters, community gathering, outdoor seating	
Commercial uses, including farmer’s market and outdoor dining	
Paths	
Community gardens	
Playgrounds	
Public art/creative space	
4. Stormwater Management Techniques	
French drains	
Porous pavers	
Landscaping	



Source: swagroup.com

19.09.080.H Plaza



Source: swagroup.com

Plaza

1. Description

A space for civic and commercial activities.

2. Size and Location

Area	0.25 - 2 acres
Width	100 ft min.
Depth	40 ft min.
Frontage	Must have building frontages on a min. of 3 streets
Character	Formal
	Primarily hardscape
	Trees and planting
	Frequently located at the intersection of important streets

3. Allowed/Typical Uses

Passive/active (unstructured) open space

Civic uses, including outdoor pavilions, open-air shelters, outdoor assembly, outdoor seating, public restrooms

Commercial uses, including a farmer's market and outdoor dining

Playgrounds

Public art

4. Stormwater Management Techniques

Dry wells

French drains

Swales

Porous pavers

Landscaping



Source: Princeton Public Library

19.09.080.I Pocket Plaza



Source: Halvorson Design Partnership

Pocket Plaza

1. Description

A compact space for civic and commercial activities.

2. Size and Location

Area	0.10 - 1 acres
Width	75 ft min.
Depth	75 ft min.
Frontage	Must have building frontages on a min. of 3 streets
Character	Formal
	Primarily hardscape
	Trees and planting

3. Allowed/Typical Uses

Passive/active (unstructured) open space

Civic uses, including outdoor pavilions, open-air shelters, outdoor assembly, outdoor seating, public restrooms

Commercial uses, including farmer's market and outdoor dining

Playgrounds

Public art

4. Stormwater Management Techniques

Dry wells

French drains

Area drains

Porous pavers

Landscaping



Source: gehlinstitute.org

19.09.080.J Pocket Park



Source: xconomy.com

Pocket Park

1. Description

A compact space for a wide range of informal activities in close proximity to neighborhood residences.

2. Size and Location

Area	Max. 0.50 acres
Width	40 ft min.
Depth	40 ft min.
Frontage	Must have building frontages on a min. of 2 sides
Character	Formal or informal Trees and planting

3. Allowed/Typical Uses

Passive/active (unstructured) open space
Civic uses, including picnic shelters, casual seating
Trails and paths
Community gardens
Public art

4. Stormwater Management Techniques

Bioretention BMPs
Integrated runoff
Swales
Porous pavers
Landscaping



Source: fairfaxcounty.gov

19.09.080.K Community Garden



Source: brownstoner.com

Community Garden	
1. Description	
An open space with a collection of garden plots that are available to nearby residents for small-scale cultivation. May be provided as a component of other civic space types, or as freestanding open space, and may be on a roof. May be fenced to protect edible plants from wildlife.	
2. Size and Location	
Area	0.10 - 1 acres
Width	No min.
Depth	No min.
Frontage	Independent of building frontages
Character	Formal or informal
	Space organized for growing food
	Passive open space
	Regularly spaced planting beds
3. Allowed/Typical Uses	
Community gardens	
Small accessory structures for storage	
4. Stormwater Management Techniques	
Bioretention BMPs	
Integrated runoff	
Permeable paving	
Rainwater harvesting	



Source: ourcanadaproject.ca

19.09.080.L Playground



Source: Halvorson Design Partnership

Playground	
1. Description	
An open space equipped and designed for children's recreation. Playgrounds may be located within other civic space types, or as freestanding open space, and may be on a roof.	
2. Size and Location	
Area	No min.
Width	No min.
Depth	No min.
Frontage	Independent of building frontages
Character	Formal or informal
	Interspersed within residential areas
	Fenced with minimal exits
	May include open shelter
	Protected from traffic
3. Allowed/Typical Uses	
Playgrounds	
Picnic facilities and outdoor seating	
Public art/creative space	
4. Stormwater Management Techniques	
Bioretention BMPs	
Porous pavers	
Landscaping	



Source: exerplay.com

This page intentionally left blank

19.09.090 THOROUGHFARE STANDARDS

Subsections:

19.09.090.A	Purpose
19.09.090.B	Applicability
19.09.090.C	Thoroughfare Standards Overview
19.09.040.D	18B Las Vegas Arts District Thoroughfare Plan (Placeholder)
19.09.040.E	Cashman District Thoroughfare Plan (Placeholder)
19.09.040.F	Civic & Business District Thoroughfare Plan (Placeholder)
19.09.040.G	Design District Thoroughfare Plan (Placeholder)
19.09.040.H	Founders District Thoroughfare Plan (Placeholder)
19.09.040.I	Fremont East District Thoroughfare Plan
19.09.040.J	Gateway District Thoroughfare Plan (Placeholder)
19.09.040.K	Historic Westside District Thoroughfare Plan (Placeholder)
19.09.040.L	Las Vegas Medical District Thoroughfare Plan
19.09.040.M	Market District Thoroughfare Plan (Placeholder)
19.09.040.N	Resort & Casino District Thoroughfare Plan (Placeholder)
19.09.040.O	Symphony Park District Thoroughfare Plan (Placeholder)

19.09.090.A Purpose

The purpose of this Section is to establish standards for pre-approved thoroughfare components and assemblies that are appropriate to use within the Transect Zones. These components and assemblies can be combined to form thoroughfares that can be used in new developments to create walkable urban environments that reinforce the highly valued walkable character and scale of the City's Downtown districts and neighborhoods.

19.09.090.B Applicability

1. This Section describes the standards for development of thoroughfares within the Transect Zones. It supplements the City of Las Vegas Engineering Standards. Where these guidelines conflict with the Engineering Standards, the Engineering Standards must apply.
2. These thoroughfare standards may be applied to transform existing streets or to create new walkable urban thoroughfares within the Downtown Las Vegas Overlay District.
3. Additional thoroughfare standards and assemblies can be integrated into this Section as they are approved by the City.

19.09.090.C Thoroughfare Standards Overview

The Thoroughfare standards are intended to support the character of the neighborhoods and context-based placemaking, while providing a guideline to establish and reinforce a hierarchy for the mobility infrastructure that complements the standards applicable to the Transect Zones as described in Section 19.09.050. As such, all right-of-way within areas regulated by Chapter 19.09 shall be mapped with a Thoroughfare Plan that identifies Primary, Secondary, and Tertiary Thoroughfares, as described in this Section.

In addition to the standards contained in this Section, the provisions established by Chapter 19.04 regarding Downtown Thoroughfare Types, shall apply.

1. **Primary Thoroughfares**

Primary Thoroughfares accommodate high levels of pedestrian activity and high levels of vehicular traffic. On Primary Streets, active uses – residential, retail, restaurant or office – lining parking structures and on the first floor of buildings, and restricted vehicular access enhance the pedestrian experience. Primary streets provide the opportunity for more intense, urban development including shallow setbacks and, in some cases, increased building height. Primary Thoroughfares are the highest order thoroughfare.

2. **Secondary Thoroughfares**

Secondary Thoroughfares have moderate levels of pedestrian activity and moderate levels of vehicular traffic. Secondary Streets may be mixed-use or more residential in character. Secondary Thoroughfares are the second highest order thoroughfare.

3. **Tertiary Thoroughfares**

Tertiary Streets are visually less prominent than Primary and Secondary streets, and usually have narrower Right-of-Way width. Traditionally, Tertiary Thoroughfares have been City alleys. They may function as “back of house” for buildings with multiple street frontages. Care should be taken to make these streets as pedestrian-friendly as possible while accommodating loading and access needs.

4. **Thoroughfares Hierarchy for Frontages, Vehicular Access, and Utility Location**

- a. **Frontages.** For the purposes of applying the standards provided in Section 19.09.050 (Transect Zones) and 19.09.070 (Frontage Type Standards) the side of the lot facing the higher order thoroughfare shall be considered as the frontage, or front, of the lot. Tertiary Thoroughfares are the third highest order thoroughfare. Whenever two or more sides of the lot face Primary Thoroughfares, all such sides shall be considered the frontage, or front.
- b. **Vehicular Access and Utilities Location.** For the purposes of applying the standards provided in Section 19.09.050 (Transect Zones), including, but not limited to, standards related to driveway access and parking, whenever possible, vehicular access shall be located along a thoroughfare of the lower order; and all utilities, whenever possible, shall be located along the perimeter of thoroughfare of the lower order.

19.09.090.D 18B Las Vegas Arts District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.E Cashman District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.F Civic & Business District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.G Design District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.H Founders District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.I Fremont East District Thoroughfare Plan

Figure 11 Thoroughfare Plan - Hierarchy



Figure 12 Thoroughfare Plan - Downtown Thoroughfare Types



19.09.090.J Gateway District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.K Historic Westside District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.L Las Vegas Medical District Thoroughfare Plan

Figure 17 Thoroughfare Plan - Hierarchy

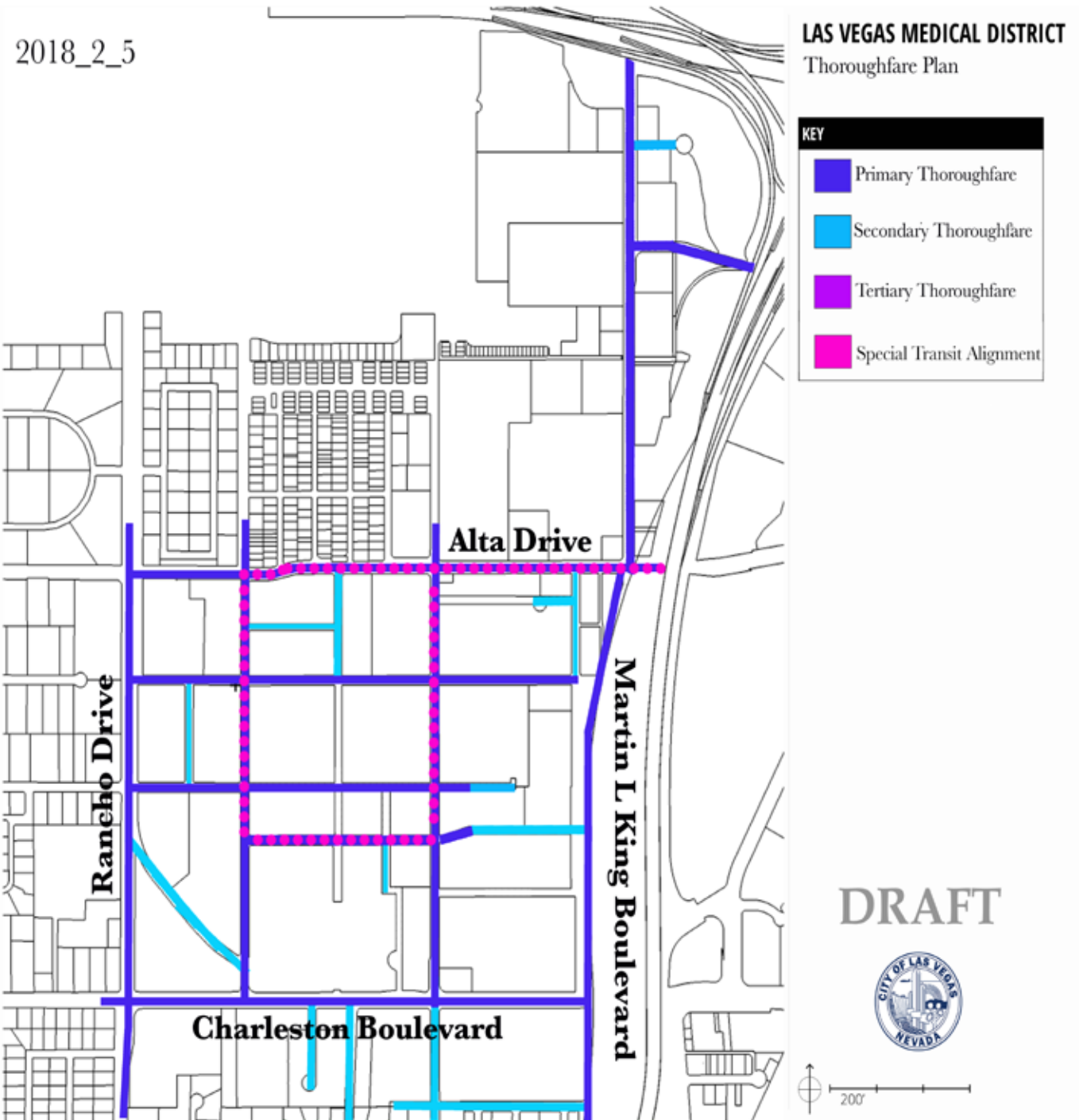
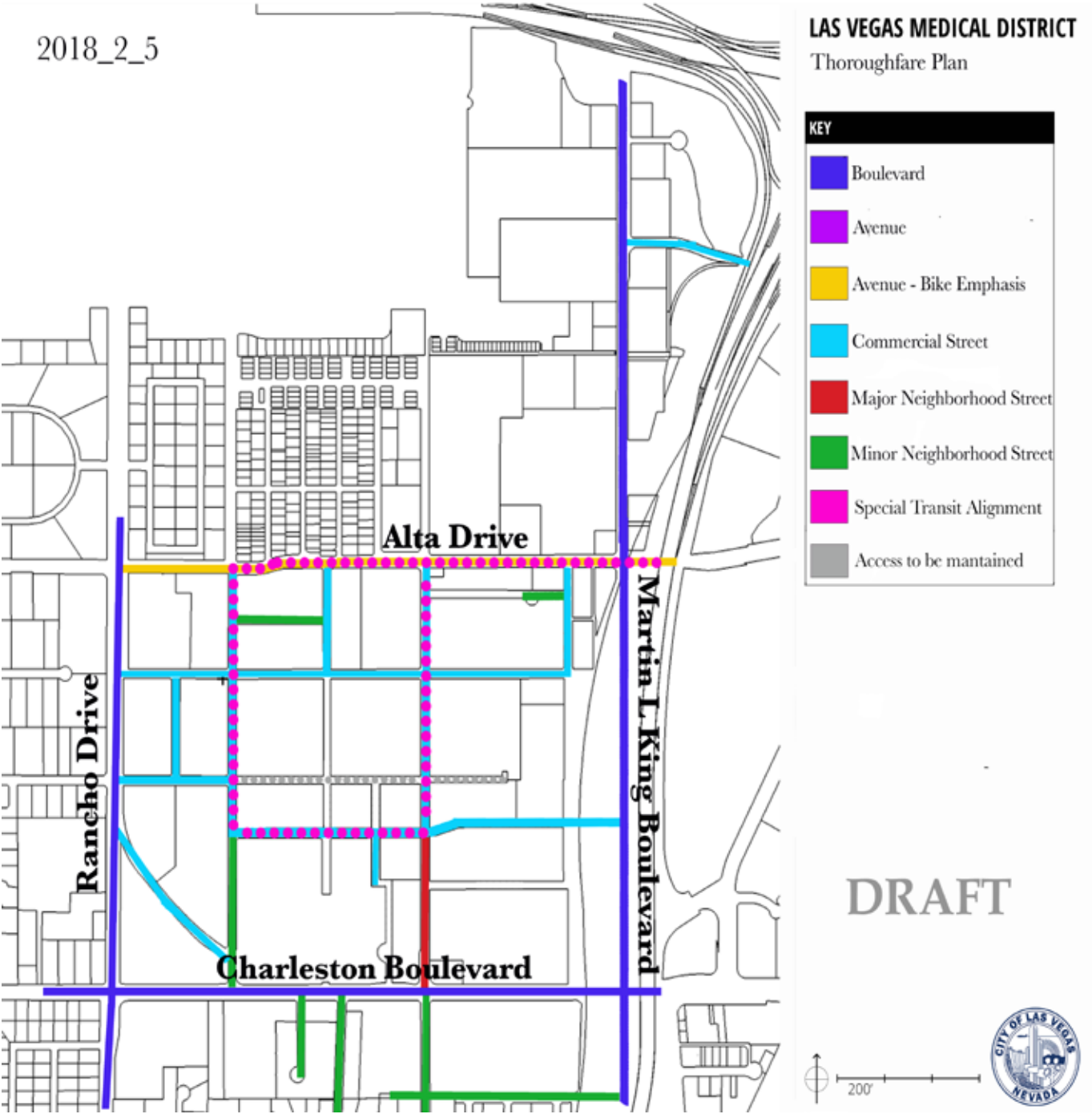


Figure 18 Thoroughfare Plan - Downtown Thoroughfare Types



19.09.090.M Market District (Placeholder)

Placeholder

19.09.090.N Resort & Casino District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.O Symphony Park District Thoroughfare Plan (Placeholder)

Placeholder

19.09.100 SUPPLEMENTAL TO TRANSECT ZONES

Subsections:

19.09.100.A	Purpose
19.09.100.B	Applicability
19.09.100.C	Fencing and Screening Standards
19.09.100.D	Flood Control and LID Standards
19.09.100.E	Landscaping Standards
19.09.100.F	Outdoor Lighting Standards
19.09.100.G	Parking Standards
19.09.100.H	Sign Standards
19.09.100.I	Community Benefits Program
19.09.100.J	Additional Standards for Large Developments

19.09.100.A Purpose

The purpose of this Section are:

1. To cross-reference between standards pertaining to LVMC 19.09 Form-Based Code and other applicable additional standards found in the Title 19; and
2. To provide additional special program provisions, standards, and requirements, such as the provisions, standards, and requirements applicable to the Community Benefits Program.

19.09.100.B Applicability

1. This Section applies to all new development within the Downtown Las Vegas Overlay District as further described in Section 19.09.020 (Purpose and Intent).
2. If there is a conflict between any standards established in the Transect Zones (Section 19.09.050 (Transect Zone Standards)) and any standards included in the Unified Development Code, the most restrictive standard applies.
3. For the purpose of applying the following sections, the Director shall determine whether the standards for residential or commercial zones apply, based on the following:
 - a. The vision, objectives, and goals as established in the Downtown Master Plan;
 - b. The scale of the subject property as well as the block and neighborhood context of the surrounding area; and
 - c. The individual land use, or uses, of the subject property.

19.09.100.C Fencing and Screening Standards

Standards for fencing and screening in all Transect Zones are established in LVMC Section 19.06.040.H (Fences and Walls) and LVMC Section 19.06.120. In addition to those standards, the following shall apply:

The maximum height of fences and walls erected between the front property line and the primary structure shall not exceed five (5) feet, and the maximum height of solid fences or walls shall not exceed two (2) feet. Notwithstanding the preceding sentence, the Director may approve fences and walls that serve to satisfy screening requirements set forth in this Title and that exceed the special fences and walls requirements. For the purposes of satisfying this requirement, a solid fence or wall is any fence or wall that is opaque for over sixty percent of its surface, as to be viewed perpendicularly from the right-of-way line.

19.09.030.D Flood Control and LID Standards

The standards and procedures for flood control and the regulation and management of stormwater are established in LVMC Title 20 (Flood Control).

19.09.100.E Landscaping Standards

1. Standards for landscaping required in Transect Zones T1, T2, and T3 are established in are established in LVMC Section 19.06 (Residential Districts – Purpose and Development and Design Standards). The Director shall determine the amount of landscaping required for a particular building type placed within any of the Transect Zones based on the building type best matching the zone/use designation in LVMC Section 19.06 and LVMC Section 19.08.040.F (Landscape Buffers and Turf Limitations), when applicable.
2. Standards for landscaping required in in Transect Zones T4, T5, T6, and any Special Districts, are established in LVMC Section 19.08 (Commercial and Industrial Districts – Purpose and Development and Design Standards). The Director shall determine the amount of landscaping required for a particular building type placed within any of the Transect Zones based on the building type best matching the zone/use designation in LVMC Section 19.08 and LVMC Section 19.08.040.F (Landscape Buffers and Turf Limitations).

19.09.100.F Outdoor Lighting Standards

1. Standards for outdoor lighting in all residential zones are established in LVMC Section 19.06.040 (Development Standards).
2. Standards and procedures for outdoor lighting in all commercial zones are established in LVMC Section 19.08.040.E (Urban Design, Screening and Lighting).

19.09.100.G Parking Standards

1. Minimum and maximum on-site parking requirements for parcels mapped with a Transect Zone are based on a combination of LVMC 19.12.060 (Parking Requirements), weighted by calculations using Table 1 (Form-Based Code Parking Requirements) below, and Figure 2 (Downtown Parking Load Map), which indicate the estimated parking load based on neighborhood context, location, access, and current and future infrastructure. The first 2,000 square feet of Gross Floor Area (GFA) of nonresidential uses (Refer to Section 19.09.050.I Tables) are exempt from this calculation.

2. Required parking calculated in LVMC Section 19.09.100.G.1 above may be further reduced as established in LVMC Section 19.18.030.D.4 (Parking Alternatives).
3. The standards for the design and layout of parking areas for all commercial and multi-family residential uses are established in LVMC Section 19.08.030.4.D (Commercial and Industrial Parking Design Standards).
4. If not compliant with the requirement, the project will need the approval of a Variance as established in LVMC Section 19.16.140 (Variance). In the instance where the maximum parking requirement cannot be met due the presence of parking stalls lawfully existing prior to June 15, 2019, and the requirement does not deviate by more than 30%, no Variance is required.

Figure 1 How to Apply Form-Based Code Requirements

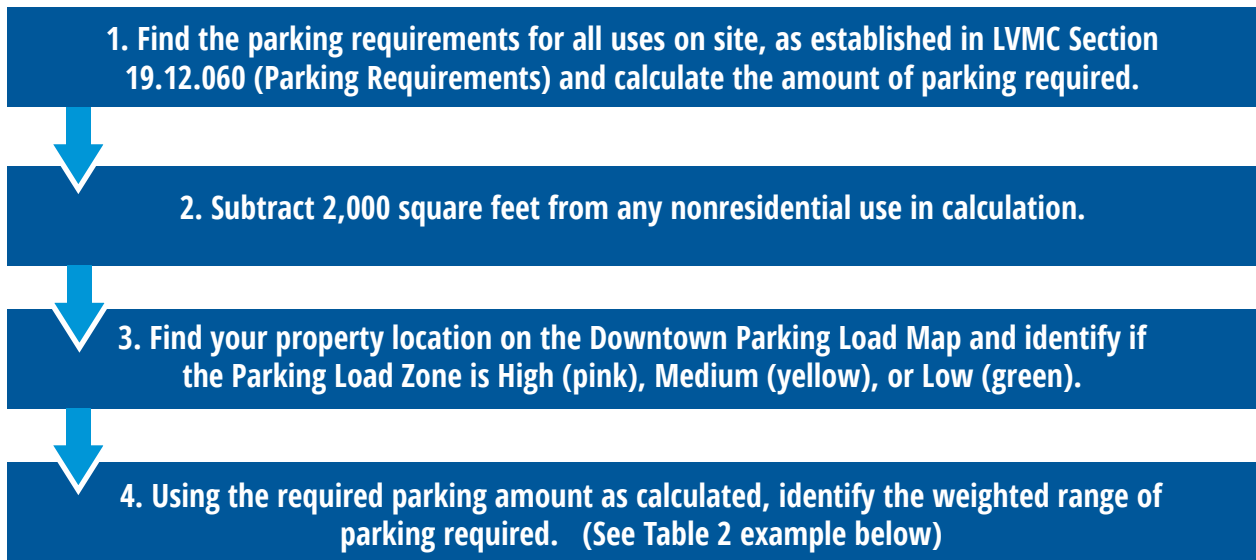


Table 1 Form-Based Code Parking Requirements

Load (Zone)	Required Parking Spaces
Low Load (Zone 1)	Min. 30% and Max. 60% of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use
Medium Load (Zone 2)	Min. 35% and Max. 65% of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use
High Load (Zone 3)	Min. 40% and Max. 70% of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use

Table 2 Form-Based Code Parking Requirements Calculations Workflow

LVMC Section 19.12.060 Parking Requirement	Parking Load Zone is Medium (Zone 3)	Form-Based Code Parking Requirement
20 spaces	Min. 40% and Max. 70% of the parking requirement indicated in LVMC Section 19.12.060 (Parking Requirements) for the use	Min. Required = Parking Spaces: 8 Max. Required = Parking Spaces: 14

[illegible]

Use	Required Parking Spaces
Residential (over 20 units only)	2 min., plus 1 per every 20 units
Recreation, Education, and Public Assembly	2 min., plus 1 per every 8,000 GFA
Retail Trade	2 min., plus 1 per every 10,000 GFA
Employment and Services	2 min., plus 1 per every 20,000 GFA
Telecommunication Facilities	--
Other	--
Urban Agriculture	--

5. Bicycle Parking Standards

- a. Bicycle spaces must have racks anchored so that they cannot be easily removed and racks must be designed so that the wheel and frame of the bicycle can be locked securely to it with a chain, cable, or padlock.
- b. Where required, the bicycle parking spaces must be visible from one of the main entrances of the principal building, and placed within 40 feet of the entrance.
- c. The development, design, and placement of all bicycle parking spaces requires the Director's approval.

19.09.100.H Sign Standards

1. Standards and procedures for permanent and temporary signs allowed in Transect Zones T1, T2, and T3 are established in LVMC Section 19.06.140 (Residential Sign Standards) as signs in an R-2 Zone.
2. Standards and procedures for permanent and temporary signs allowed in Transect Zones T4, T5, T6, and any Special Districts, are established in LVMC Section 19.08.120 (Commercial and Industrial District Sign Standards) as signs in a C-2 zone.
3. In addition to the standards and procedures outlined in this Section, all signs within the Las Vegas Boulevard Scenic Byway Overlay District (SB-O) shall comply with the standards established in LVMC Section 19.10.160.

19.09.100.I Community Benefits Program

This Subsection includes standards that are intended to incentivize development that provides for benefits and amenities that are key to the prosperity of the downtown community as a whole.

1. Attainable Housing Bonus

NRS. 278.235 mandates that the City of Las Vegas adopts a series of measures in order to maintain and develop affordable housing to carry out the housing plan required in the Master Plan; one of such measures is the provision of density bonuses to encourage the development of affordable housing.

a. Procedure

Applicants are eligible for the Attainable Housing Bonus if, as part of a Site Development Plan Review Application, indicate the will to include a certain percentage of Affordable Units within the proposed development. Upon providing a binding agreement to be mutually acknowledged by the City and the project applicant, a proposed development project shall be allowed to a height bonus as established in Table 4 (Housing Affordability Bonus Height Table).

b. Requirements

- i. As part of the project submittal, the applicant shall submit a binding agreement mutually acknowledged by the City and the project applicant, as provided by the Department of Planning. The agreement must contain information on the project business plan, on the size and layout of the Affordable Units to be considered as the basis for the Attainable Housing Bonus.
- ii. The Affordable Units shall be available for rent a monthly rate lower than the Fair Market Rent, as provided by the Department of Planning and amended yearly based on the information provided by the U.S. Department of Housing and Urban Development, for a minimum of ten years.
- iii. The project applicant and all property owners shall maintain a copy of the binding agreement upon which the Attainable Housing Bonus was granted, and provide a copy to any purchaser the in the case of transfer of the property.

- iv. The property owner and managers shall be equally responsible to keep a record of all current rental agreements, and to make such information available to City Staff at a timely manner.
- c. Violation, Remedies, Penalties
 - i. Any violation of the binding agreement shall constitute a violation pertaining to this Section. Such violation may include, but is not limited to: failure to provide the said amount of Affordable Units; failure to provide information regarding rent affordability to the Department; failure to meet the Affordable Units ten-year minimum time requirement.
 - ii. Upon verification of a violation, the City may in any of the remedies and penalties as specified by the binding agreement, which may include, but are not limited to: revocation the property's certificate of occupancy; imposition of fines; and and civil liabilities.

Table 4 Housing Affordability Bonus Height Table

Transect Zone	Requirement and Bonus Height
T3 Neighborhood	N/A
T4 Neighborhood	15% or more affordable units: 2 stories
T4 Corridor	20% to 34% affordable units: 1 story 35% to 49% affordable units: 2 stories 50% or more affordable units: 3 stories
T4 Main Street	20% to 34% affordable units: 1 story 35% or more affordable units: 2 stories
T5 Neighborhood	15% to 34% affordable units: 2 stories 35% or more affordable units: 3 stories
T5 Maker	20% to 34% affordable units: 1 story 35% or more affordable units: 2 stories
T5 Corridor	20% to 34% affordable units: 1 story 35% to 49% affordable units: 2 stories 50% or more affordable units: 3 stories
T5 Main Street	20% to 34% affordable units: 1 story 35% or more affordable units: 2 stories
T6 Urban General & T6 Urban General Limited	15% to 29% affordable units: 1 story 30% to 39% affordable units: 2 stories 40% to 54% affordable units: 3 stories 55% or more affordable units: 4 stories
T6 Urban Core	10% to 29% affordable units: 2 stories 30% to 39% affordable units: 3 stories 40% to 49% affordable units: 4 stories 50% to 59% affordable units: 5 stories 60% or more affordable units: 6 stories

2. Open Space In-Lieu Fee

- a. The owner of any property upon which a development is proposed may request to pay an in-lieu fee for open space required, if it is approved as a part of the site plan review for the development. A request to pay the in-lieu fee for required civic space must be made before the submittal of any application, must be approved by the Director, and recorded as a binding agreement as provided

by the Department as part of the project's approval. Staff shall make the following findings before approving any in-lieu fee proposal:

- i. There is open space available or planned within the District in which the development is proposed to offset the need for the civic space;
- ii. The open space will be made available within a reasonable time period of the approval of the development; and,
- iii. The in-lieu fee shall be determined by the Department based on the current value of land and estimated construction costs for the needed open space and the square footage of open space not provided as required per this code by the applicant. The in-lieu cost per square footage of required open space, as amended at the beginning of each calendar year, shall be made available upon request of the applicant and kept for the Department's records.

19.09.100.J Additional Standards for Large Developments

The following standards apply to any new development proposed on a large development site.

1. Pedestrian Connectivity

Development proposed on a site exceeding 130,000 square feet, which is more than the historic downtown block size, must be consistent with the following standards, to ensure pedestrian connectivity through a block.

- a. A pedestrian passage must be provided to provide convenient and easy walking access through the block between adjoining public thoroughfares. Pedestrian passages are restricted to pedestrian use and may have limited vehicular access.
- b. Pedestrian passages must ideally be located near the middle of a block, and are intended to provide connectivity to existing pedestrian networks and connect to other public spaces such as plazas or courtyards, thoroughfares, alleys, and parking garages.
- c. A pedestrian passage provides additional frontage opportunities for the commercial (retail and restaurant) and/or residences houses along its edges. This public space may also provide an opportunity for informal or formal community gathering.
- d. Pedestrian passages must be designated as a public access easement or public right of way and must be a minimum of 20 feet in width with a paved walkway a minimum of 10 feet wide.

19.09.110 FORM-BASED CODE DEFINITIONS

This Section provides definitions of terms, phrases, and land uses for application only in the FBC and that are technical or specialized, or that may not reflect common usage. For all other definitions see LVMC Section Chapter 19.18 (Definitions and Measures).

A Definitions

Accessory Dwelling Units (ADU). A subordinate dwelling unit added to, created within, or detached from a dwelling that provides basic requirements for independent living, sleeping, eating, cooking, and sanitation for one or more persons and which is located on the same lot as a single-family unit or other building type allowed under the T-Zone or Zoning District, as described in LVMC 19.09, 19.06, and 19.08, utilized for residential purposes.

Active Ground Floor. A street frontage that allows for active visual engagement between the people outside of a structure and the use, activities, or people, located in the structure's ground floor. In an active ground floor the front façade of buildings and the main entrance face and open towards the right-of-way along which pedestrian access is provided. Along perimeters designated as Active Ground Floor on the regulating plan, the Shopfront frontage must be selected, and only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent must be used.

Affordable Units. Units that are made available for rent at a price below the Fair Market Rent value, as recorded and updated from time to time by the Department based on the U.S. Department of Housing and Urban Development data. These units are eligible to satisfy the eligibility requirement for the Affordable Housing Bonus as part of a project application.

Architectural Feature. An architectural element, which alone or as part of a pattern, embodies the style, design, or general arrangement of the exterior of a building or structure, including but not limited to the kind, color, and texture of building materials, and style and type of windows, doors, lights, porches, and signs.

Awning. A roof or cover that projects from the wall of a building over a door or window, and made of canvas, aluminum or a similar material, which may be fixed in place or retractable for the purpose of shielding a doorway or window from the elements.

B Definitions

Balcony. A platform that projects from the wall of a building and is enclosed by a parapet or railing.

Block Face. The aggregate of all the building facades on one side of a block. The block face provides the context for establishing the architectural form of the edge of the block.

Bungalow Court. A building type that consists of a series of small, detached structures on a single lot, providing multiple units that are arranged to define a shared court.

Building Entrance. The place of pedestrian ingress and egress to a building most frequently used by the public.

Building Form. The overall shape and dimensions of a building.

Building, Main Body. The primary massing of a building.

Building, Primary. See the definition for Building, Principal.

Building, Secondary Wing. A building or structure that is physically attached to a primary building and that is secondary and incidental to the primary building. This definition does not include a parking structure.

Building Type. A structure defined by a combination of its configuration, placement on a lot, and function.

C Definitions

Ceiling Height, Ground Floor. The height from the finished floor to the finished ceiling of primary rooms on the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Ceiling Height, Upper Floor(s). The height from the finished floor to the finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Chamfered Corner. An external wall of a building that connects two perpendicular exterior walls, typically at a symmetrical 45-degree angle that creates a beveled edge to the building rather than a 90-degree corner.

Civic. A term defining not-for-profit organizations that are dedicated to arts, culture, education, recreation, government, transit, and public parking facilities.



Source: slideshare.net



Source: Opticos Design, Inc.

Common Yard. A frontage type that has no fences or walls between front yards or between the front yard and the sidewalk that is visually continuous across multiple parcels providing a common landscaped area.

Corner Entry. A pedestrian entrance located on the corner of a building.

Courtyard. An unroofed area that is completely or partially enclosed by walls or buildings and often shared by multiple residential units or commercial spaces.

Courtyard Building. A large structure composed of multiple attached or stacked units accessed from a shared courtyard, a series of courtyards, or a common corridor.

Covered Parking. A portion of a parking area in which a shade structure(s) have been installed to provide shade for parked vehicles.

D Definitions

Depth, Ground Floor Space. The distance from the street-facing façade to the rear interior wall of the ground-floor space available for an allowed use.

Distance Between Entries. The horizontal distance measured parallel to the façade between entrances to a building or buildings.

Dooryard. A frontage type with a shallow setback and front garden or patio, usually with a low wall at the frontage line, typically used in association with ground floor residential uses.

Downtown Industrial. Uses that are industrial in nature but are deemed compatible with the surrounding downtown uses and help enhance job opportunities in a centralized location. These uses, for which the single individual use condition is replaced by a uniform list of conditions, include, for example: Auto Repair Garage, Major; Auto Repair Garage, Minor; Building & Landscape Material/Lumberyard; Building Maintenance Service and Sales; Cleaners, Commercial/Industrial; Cold Storage Plant; Construction Material Supply Yard; Contractor's Plant, Shop & Storage Yard; Custom & Craft Work; Garden Supply/Plant nursery; Heavy Machinery and Equipment (Rental, Sales, and Service); Light Assembly & Fabrication; Manufacturing, Light; Post Office, Regional; Rail/Transit Yard or Shop; Warehouse/Distribution Center; Welding Repair; Wholesale Showroom Facility.

Downtown Residential. Uses that are residential in nature and conducive to a diverse mix of housing options throughout the twelve Downtown Districts. These uses include, for example, the following: Single Family, Attached; Single Family, Detached; Single Family, Zero Lot Line; Townhouse; Two-Family Dwelling; Multi-Family Residential.

Downtown Retail. Stores and shops selling many lines of merchandise to the ultimate consumer for any purpose other than for resale, including, for example, the following stores and lines of merchandise: Art galleries, retail; Auction House; Banquet Facility; Copy Center; Desktop Publishing; General Retail Store, Other Than Listed; Garden Supply/Plant Nursery; Internet/Catalogue Sales Office; Laundry, Self-Service; Pet Shop; Rental Store; Secondhand Dealer; Shopping Center; Sound Stage; Thrift Shop.

Downtown Services. Facilities primarily engaged in providing personal services, commercial services, and miscellaneous repair services and shops, including, for example, the following: Animal Hospital, Auto Rental, Clinic, or Shelter (with no Outside Pens); Business School; Catering Service; Check Cashing Service, Limited; Employment Agency; Financial Institution (General); General Personal Service; Health Club; Massage Accessory; Martial Arts Studio; Post Office, Local Service; Printing & Publishing; Tutoring Center; Trade School; Wedding Chapel.

Duplex - Front and Back. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with one unit placed behind the other and sharing a common wall.

Duplex - Side by Side. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with two side-by-side living units sharing a common wall.

Duplex - Stacked. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with one unit stacked on top of the other.

E Definitions

Encroachment into Façade Zone. Any architectural feature, structure, or structural element, such as an arcade, gallery, fence, garden wall, porch, stoop, balcony, bay window, or terrace, that breaks the plane of a horizontal regulatory limit extending into the façade zone or a setback, or into the public right-of-way.

Entry. An opening, such as a door, passage, or gate, that allows access to a building.

F Definitions

Façade, Primary. The exterior wall of a building facing a primary street.

Façade, Secondary. The exterior wall of a building facing a secondary street or side street.

Façade Zone. The area between the minimum and maximum setback lines along the front of a parcel and along the side street of a corner parcel.

Finish Level, Ground Floor. The height difference between the finished floor on the ground floor and the adjacent public sidewalk.

Flex Low-Rise Building. A medium- to large-size structure on a large lot that may incorporate structured parking. In this building type, each unit may have its own individual entry, or units may share a common entry, accessed from the street or a courtyard or series of courtyards. It can be used to provide a vertical mix of uses or may be a single-use building.

Flex Mid-Rise Building. A medium- to large-size structure built on a large lot that typically incorporates multi-level structured parking that is used to provide a vertical mix of uses or may be a single-use building.

Flex High-Rise Building. A large and tall structure built on a large lot that typically incorporates multi-level structured parking used to provide a vertical mix of uses with ground-floor retail or service uses, and service or residential uses on upper floors. This building type is a primary component of an urban downtown.

Footprint. The outline of the area of ground covered by the foundations of a building or structure.

Forecourt. The Forecourt Frontage has a portion of the façade close to the frontage line while the central portion is set back creating a small courtyard space. The courtyard may be used as an entry court or as shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

Fourplex Court. Two detached structures, each with four units, located on a single lot with each building arranged to define a shared court that is typically perpendicular to the street. The shared court serves as common open space taking the place of a private yard. The common open space is an essential element of this building type.

Frontage. A strip of land abutting a thoroughfare, civic space, or other public right-of-way.

Frontage Private. The area between the building façade and the shared lot line between the public right-of-way and the lot.

Frontage Public. The area between the curb of the vehicular lanes and the edge of the right-of-way.

Frontage Line. The lot line(s) of a lot fronting a thoroughfare or other public way, or a civic space.

Furniture Area. The portion of the sidewalk that allows for the placement of street trees, transit stops, street lights, benches, trash containers, bike racks, or other street furnishings or equipment without restricting the movement of pedestrians.

G Definitions

Gallery. A frontage type typically used in retail applications where the façade is aligned close to the frontage line with an attached cantilevered shed roof or a lightweight colonnade overlapping the sidewalk.

Glazing. The windows and other openings in a building in which glass is installed.

Greenway. A linear space that may be defined by tree-lined streets, which tends to have narrow dimensions that support passive use and can serve as a green connector between destinations.

Ground Floor. The floor of a building located nearest to the level of the ground around the building.

H Definitions

No specialized terms beginning with the letter “H” are currently defined.

I Definitions

No specialized terms beginning with the letter “I” are currently defined.

J Definitions

No specialized terms beginning with the letter “J” are currently defined.

K Definitions

No specialized terms beginning with the letter “K” are currently defined.

L Definitions

Large House. A large detached structure consisting of one unit usually sited on a large lot.

Lined Building. A two-part building consisting of an exterior occupiable building specifically designed to mask the interior building consisting of a parking structure, building with few windows, or parking lot, from a frontage.

Live/Work. An integrated housing unit and working space, occupied and utilized by a single household in a building, either single-family dwelling or multiple-family dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes a complete kitchen space and sanitary facilities and working space reserved for, and regularly used by, one or more occupants of the unit.

Loading Dock. A platform where cargo from vehicles or trains can be loaded or unloaded.

Loft. A building type built to be a space adaptable to a variety of purposes thanks to floorplan, materials, and site layout considerations that help facilitate the coexistence between dissimilar uses.

M Definitions

Medium House. A medium-size detached structure, consisting of one unit, usually sited on a medium size lot.

Minimum Canopy Clearance. Measurement from the ground to the bottom of a tree.

Mixed-Use. A single building containing more than one type of land use or a single development of more than one building and use including, but not limited to, residential, office, retail, recreation, public, or entertainment uses, where the different land use types are in close proximity, planned as a unified complementary whole, and shared pedestrian and vehicular access and parking areas are functionally integrated. Mixed-uses may be integrated vertically (i.e. two or more different uses occupy the same building usually on different floors) or horizontally (i.e. two or more different types of uses are placed next to each other on the same parcel, planned as a unit, and connected together with pedestrian and vehicular access).

Multi-Plex, Large. A large-sized structure consisting of side-by-side and/or stacked dwelling units, typically with one shared entry that is appropriately scaled to fit in within medium-density or more urban neighborhoods.

Multi-Plex, Small. A medium-size structure consisting of side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front of the building. This building type has the appearance of a medium- to large-size family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods or into medium density neighborhoods.

N Definitions

No specialized terms beginning with the letter “N” are currently defined.

O Definitions

No specialized terms beginning with the letter “O” are currently defined.

P Definitions

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parking Driveway Width. The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

Playgrounds. A type of civic space designed and equipped for children’s recreation.

Plazas. A type of formal civic space used for in an urban setting for civic, passive recreation, relaxation, and commercial activities, and typically provided with seating, ornamental fountains, and public art that is improved, landscaped, and paved, and spatially defined by building frontages.

Pocket Plazas. A smaller type of formal urban civic space than a plaza, that functions in a similar manner and follows the same rules as a larger plaza.

Pocket Parks. A type of civic space that provides small-scale public urban open space intended to provide recreational opportunities where space is limited in close proximity to neighborhood residences.

Porch, Engaged. An engaged porch has two sides of the porch that are connected to the building while the other two sides are open.

Porch, Projecting. A projecting porch is open on three sides and has a roof.

Public Services, Minor. Utility services for the use of the public that include utility substations, pumping stations, and other transmission and distribution facilities.

Q Definitions

No specialized terms beginning with the letter “Q” are currently defined.

R Definitions

Recessed Entry. An entrance to a building that is set back from the façade of the building.

Recreation, Active. Recreational pursuits usually performed with others and often requiring equipment which require physical alteration to the area in which they are performed. Such areas are intensively used, and include but are not limited to playgrounds, sport courts, baseball/softball and other field sports, and swimming pools.

Recreation, Passive. Recreational pursuits involving existing natural resources which can be carried out with little alteration or disruption to the area in which they are performed. This includes, but is not limited to, such activities as walking, hiking, bicycling, bird and animal watching, and picnicking.

Regulating Plan. The map of an area designating the locations of Transect Zones and identifying key elements such as required retail frontages and civic spaces. A regulating plan is typically incorporated into the City’s official Zoning Map.

Right-of-Way. A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation for public use for pedestrian and vehicular movement occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other public utility or facility.

Rowhouse. A single-family dwelling that shares a party wall with another of the same type placed side-by-side with individual entries along the front and dedicated private open space for each unit typically located in the rear.

S Definitions

Service Entry. An entrance to a building providing access for the delivery of goods and the removal of refuse, as well as access for the occupants/employees of the building.

Shopfront. A type of frontage, typically for commercial and retail use, where the façade is aligned close to the frontage line with the building entrance at the level of the sidewalk.

Sidewalk. The portion of a right-of-way that is paved and intended exclusively for pedestrian use, and often installed between the curb and adjacent property lines.

Simple Wall Plane. A wall of a building or buildings usually placed parallel to a street right-of-way that is designed in a uniform manner with minimal horizontal articulation of smaller building masses, yet may have architectural details and features such as doors, bay windows, overhangs, or canopies, to provide interest.

Small House. A small detached structure, consisting of one unit, usually sited on a small lot with private open space.

Street Frontage. See the definition for “Frontage Line”.

Stoop. A frontage type where the façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for first-story windows and the entrance usually as an exterior stair and landing.

Shade Structure. A structure erected to provide shade over areas such as patios, parking areas, and walkways.

Shade Structure, Projecting. A structure attached horizontally to the side of a building to provide shade for a sidewalk, walkway, terrace or patio.

Square. A type of civic space providing a public urban open space for civic purposes, commercial activity, unstructured recreation, and other passive uses. Squares are defined by buildings and tree-lined streets with open shelters, paths, lawns, and trees formally arranged.

Sustainable Infrastructure. Solar panels, and other similar devices used to generate renewable energy as deemed appropriate by the Director.

T Definitions

Tandem Parking. A parking space deep enough to allow two cars to park one behind the other.

Temporary Uses. A permitted short-term activity including Parking Lot/Sidewalk Sales, Seasonal Outdoor Sales, Temporary Contractor's Construction Yards, Temporary Outdoor Commercial Events, Temporary Real Estate Sales Offices, and similar non-permanent uses.

Terrace. A frontage type where the main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the façade.

Thoroughfares. A right-of-way for use by vehicular, pedestrian, and bicycle traffic that provides access to lots and open spaces, and that incorporates vehicular lanes and public frontages.

Thoroughfare, Primary. The street with the highest building orientation priority, as indicated in the Thoroughfare Plan for each Downtown District.

Thoroughfare, Secondary. The street with the second highest building orientation priority, as indicated in the Thoroughfare Plan for each Downtown District.

Thoroughfare, Tertiary. A street with minimal mobility functions and serving mainly for parking and delivery access, as indicated in the Thoroughfare Plan for each Downtown District.

Transect. A cross-section of the environment showing a range of different habitats or environments. The rural-to-urban transect used in LVMC Chapter 19.09 (Form-Based Code) is divided into six Transect Zones that range from the most natural to the most urban. 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 environments on the Zoning Map regulated by the standards found within LVMC Chapter 19.09 (Form-Based Code). Transect Zones are ordered from the most natural to the most urban. Transect Zones are administratively similar to the land-use zones in the Unified Development Code, except that in addition to the usual building use, density, height and setback requirements, other elements of the intended environment are integrated, including building types and the public frontages.

Transparency. The area of a frontage, usually applied to the ground floor of a building, that must contain a minimum amount of transparent glass.

Two-Family Dwelling. A detached dwelling designed for and occupied exclusively by two families living independently of each other in separate dwelling units on a single lot. See also, Duplex, Front and Back; Duplex, Side by Side; and Duplex, Stacked.

U Definitions

Unit. A discrete portion of a building.

Upper Floor. A floor in a building containing habitable space that is located above the ground floor.

Urban Park. A civic space type providing a central open-space area for neighborhoods or groups of neighborhoods useful for unstructured recreation and smaller structured recreational facilities.

Utility Equipment. Electric transformers, switch cabinets, traffic signal cabinets, telephone or television/cable cabinets, heating and cooling equipment, and similar devices.

V Definitions

No specialized terms beginning with the letter “V” are currently defined.

W Definitions

Walkway. A paved way located on one or more lots used for pedestrians and for the exclusive use of the lot owner(s), their guests, and invitees.

Wall Plane. A vertical surface defined by the façade of a building.

X Definitions

No specialized terms beginning with the letter “X” are currently defined.

Y Definitions

No specialized terms beginning with the letter “Y” are currently defined.

Z Definitions

No specialized terms beginning with the letter “Z” are currently defined.