Code of the City of Laredo: Chapter 24, Appendix A

TRADITIONAL NEIGHBORHOOD DEVELOPMENT PUD MANUAL

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CREDITS

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Texas

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Urban Design & PUD Manual

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PART 1:
ADMINISTRATION

This section includes administrative procedures for the City of Laredo Traditional Neighborhood Development PUD Manual, including intent and purpose, applicability and relationship to other parts of the City of Laredo code, and the process for approvals.

SECTION 24.2.20.1
INTENT AND PURPOSE

A. Authority

1. The action of the City of Laredo, TX in the adoption of this Manual is authorized under the Laredo Code of Ordinances.

2. This Manual was adopted as one of the instruments of implementation of the public purposes and objectives of the adopted City of Laredo Comprehensive Plan. This Manual is declared to be in accord with the City of Laredo Comprehensive Plan, as required by the Local Land Development Statutes.

3. This Manual was adopted to promote the health, safety and general welfare of the City of Laredo, Texas and its citizens, including protection of the environment, conservation of land, energy and natural resources, reduction in vehicular traffic congestion, more efficient use of public funds, health benefits of a pedestrian environment, historic preservation, education and recreation, reduction in sprawl development, and improvement of the built environment.

4. This Manual was adopted and may be amended by vote of the Planning and Zoning Commission and City Council.

B. Intent

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

1. The Region

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

b. That growth strategies should encourage Infill and redevelopment in parity with new neighborhoods as defined in in the Comprehensive Plan.

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

d. That development non-contiguous to urban areas should be organized in the pattern of neighborhoods, towns, and city centers as defined within the Comprehensive Plan.

e. That Affordable Housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.

f. That transportation corridors should be planned and reserved in coordination with land use.

g. That green corridors should be used to define and connect the urbanized areas.

h. That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

2. The Community

a. That neighborhoods and regional centers should be compact, pedestrian-oriented and Mixed Use.

b. That neighborhoods and Regional Centers should be the preferred pattern of development and that Districts specializing in a single use should be the exception.

c. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.

d. That interconnected networks of Thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.

e. That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages, abilities, and incomes.

f. That appropriate building Densities and land uses should be provided within walking distance of transit stops.

g. Street planning and construction documents should incorporate the use of public transit.

h. That Civic, institutional, and Commercial activity should be embedded in downtowns, not isolated in remote single-use complexes.

i. That schools should be sized and located to enable children to walk or bicycle to them.

j. That a range of Open Space including Parks, Squares, and playgrounds should be distributed

within neighborhoods and downtowns.

k. That at least one source to obtain fresh food and groceries is available throughout the community within walking distance.

3. The Block and the Building

a. That buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places.

b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.

c. That the design of streets and buildings should reinforce safe environments, but not at the expense of accessibility.

d. That architecture and landscape design should grow from local climate, topography, history, and building practice.

e. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.

f. That Civic Buildings and public gathering places should be provided as locations that reinforce community identity and support self-government.

g. That Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.

h. That the preservation and renewal of historic buildings should be facilitated, to affirm the continuity and evolution of society.

i. That the harmonious and orderly evolution of urban areas should be secured through PUD Manuals.

4. The Transect

a. That Communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.

b. That the Transect Zone descriptions on Table 3-1 shall constitute the Intent of this Manual with regard to the general character of each of these environments.

SECTION 24.2.20.2 APPLICABILITY

A. Applicability

1. Provisions of this Manual are activated by "shall" when required; "should" when recommended; and "may" when optional.

2. The provisions of this Manual, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards except the Local Health and Safety Codes. This Manual does not override building codes, fire codes, etc.

3. The existing Unified Development Code ("UDC") of the City of Laredo, TX (the "Existing Local Codes") shall continue to be applicable to issues not covered by this Manual except where the Existing Local Codes would be in conflict with Section 24.2.20.1 Intent.

4. Capitalized terms used throughout this Manual may be defined in Section 24.2.20.18 Definition of Terms. Section 24.2.20.18 contains regulatory language that is integral to this Manual. Those terms not defined in Section 24.2.20.18 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of the Existing Local Codes, those of this Manual shall take precedence.

5. In the event of a conflict between numerical metrics (i.e. measurements) and graphic metrics (i.e. pictures), the numerical metrics shall control.

6. If any provision or provisions of this Manual shall be held to be invalid, illegal, unenforceable or in conflict with existing laws, the validity, legality and enforce ability of the remaining provisions shall not in any way be affected or impaired.

SECTION 24.2.20.3
PROCESS

A. General

1. The City of Laredo hereby grants the City Planning Director administrative approval to process applications and plans for proposed projects. Reference the Procedure section for details on the rezoning process.

2. The standards for Community Types and the Transect Zones shall be determined as set forth in Part 2, Part 3, Part 4, and Part 5 through a process of public consultation with approval by the City of Laredo Council. Projects that do not require Variances and projects that require Warrants only, shall be processed administratively.

3. An owner may appeal a decision of the DRC to the Zoning Board of Adjustment and may appeal a decision of the Zoning Board of Adjustment to the City Council.

4. Should a violation of an approved Regulating Plan occur during construction, or should any construction, site work, or development be commenced without an approved Regulating Plan or Building Scale Plan, the Zoning Board of Adjustment has the right to require the owner to stop, remove, and/or mitigate the violation, or to secure a Variance to cover the violation.

B. WARRANTS AND VARIANCES

1. There shall be two types of deviation from the requirements of this Manual: Warrants and Variances. Whether a deviation requires a Warrant or Variance shall be determined by the DRC.

2. A Warrant is a ruling that would permit a practice that is not consistent with a specific provision of this Manual but is justified by the provisions of Section 1.3 Intent. The DRC shall have the authority to approve or disapprove administratively a request for a Warrant pursuant to regulations established by the DRC.

3. A Variance is any ruling on a deviation other than a Warrant. Variances shall be granted only by the Zoning Board of Adjustment.

4. The request for a Warrant or Variance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

5. Warrants and Variances shall be considered unique and shall not set precedent for others.

6. The following standards and requirements shall not be available for Warrants or Variances:

   a. The maximum dimensions of traffic lanes.

   b. The required provision of Rear Alleys and Rear Lanes.

   c. The permission to build Accessory Buildings.

   d. The minimum requirements for parking.

   e. The requirements of parking location.

7. Any requested deviation that is over 10% of the requirements of the Code, shall be deemed a Variance and must be presented to the Zoning Board of Adjustment.

C. Incentives

1. To encourage the use of this Manual, the City of Laredo Council shall grant the following incentives, to the extent authorized by state law:

    a. Applications in full compliance will be processed administratively.

    b. The application process will be expedited.

    c. The traffic report shall be waived.

2. To encourage the use of sustainable buildings, the City of Laredo Council shall grant the following incentives, to the extent authorized by state law. Variances may be approved by the Zoning Board of Adjustment for the inclusion of the following types of building or site features:

    a. Energy Efficient Development: New development or redevelopment of a primary building that is registered, designed, and documented for a LEED Platinum or LEED Gold certification, or equivalent, shall receive the following benefits, regardless of whether the final structure receives a LEED Platinum or LEED Gold certification, or equivalent. The DRC shall determine whether a proposed alternative energy efficiency system or facility is equivalent.

        i. The project may increase the maximum impervious lot coverage by 20 percent.

    b. Low Impact Development: New development or redevelopment of a site that incorporates a blue (water retaining) roof, or a green (vegetated) roof, or other building or site features that are designed so that off-site flow of the first one inch of rainfall during the first 24 hours after rainfall ends is reduced by at least 50 percent shall receive the following benefits:

        i. The project may reduce any required building setback by 20 percent (provided the required reduction in off-site water flow is still achieved).

3. To encourage the provision of affordable housing, the City of Laredo Council shall grant the following incentives, to the extent authorized by state law:

    a. New residential or mixed-use development or redevelopment of a site in which at least 20 percent of all new dwelling units are rent or deed restricted so that they are affordable to households earning no more than (2015-2019 census) 47,593-50%=$23,796.5 of the area median household income for the City of Laredo shall receive the following benefits:

        i. The minimum number of off-street parking required shall be reduced by 50 percent for Affordable Housing units located within a quarter mile of a transit stop.

        ii. The allowable project Density shall be increased by 20 percent.

D. Density Calculations

1. Density shall be expressed in terms of dwelling units per acre as specified for the area of each Transect Zone by Table 3-1. For purposes of Density calculation, the Transect Zones area includes the gross lot area allocated to each Transect Zone within each Community Unit.

2. Accessory Dwelling Units do not constitute a separate unit for the purpose of calculating residential density.

3. Densities greater than those Table 3-1 require a Variance.

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PART 2:
REGULATING PLANS

Great neighborhoods feature a variety of building types and Street scenes of varied character that differ from center to edge, for example, in Building Height, distance between buildings, and intensity. The center of a neighborhood is usually developed in a more intense, mixed-use manner with formal public gathering spaces; the edge areas are usually less intense, less formal and more private in nature. This delicate gradient from center to edge provides a variety of destinations and places to live and work.

Seven Transect Zones have been created for Traditional Neighborhood Development areas within Laredo, each with varying urban characteristics, calibrated to fit with the envisioned future context of mixed-use walkable urbanism in Laredo.

SECTION 24.2.20.4
REGULATING PLANS

A. Regulating Plans.

A Regulating Plan is a site plan that describes the varying character of land within a future traditional neighborhood development, or fragment thereof. Regulating Plans designate a Transect Zone for all development parcels within the Traditional Neighborhood Development's PUD Manual boundary, and Street Types that describe the design of neighborhood Streets. The Transect Zones and Street Types correspond with standards in other code sections. Regulating Plans identify the assignment of Transect Zones and the exact Street/Block structure, along with subdivision of Lots according to the Transect Standards (Part 3) and identification of specific Street types (Part 6).

B. Purpose of Regulating Plans.

1. Regulating Plans define with precision the nature of allowable development of land. Regulating Plans are prepared by landowners in accordance with Section 24.2.20.3 and submitted to the City of Laredo through the approval processes described in that Section.

C. Regulating Plan Requirements

Submittals to obtain approval of a regulating plan must meet the following criteria:

1. The Regulating Plan shall demonstrate conformance to all provisions of the Community Unit Type (Section 24.2.20.4.D).

2. The Regulating Plan must show future Blocks, Transect Zones, Lot Lines, Streets and public spaces as follows:

    a. New Blocks configured on the site in accordance with the requirements of the Community Unit Type (Section 24.2.20.4.D).

    b. Proposed Lot Lines for all developable Lots, in accordance with the Transect Standards (Part 3). Lots may be legally subdivided or parceled for the purposes of demonstrating conformance to the standards in this Manual.

    c. The assignment of a Transect Zone to all Lots on the site. The assignment of Transect Zones shall meet the provisions of the Community Types (Section 24.2.20.4.D). All Lot area must be assigned to one of the seven Transect Zones permitted: T1, T2, T3, T4, T5, T6, and Civic; no lots may be assigned two or more Transect Zones. Transect Zone boundaries should follow Lot Lines. Proposed development on individual Lots must be able to meet the assigned Transect Standards.

    d. The location of all new and existing Rights-of-Way in Streets and Alleys/Rear Lanes. New Streets and Alleys/Rear Lanes may be publicly or privately owned. The plan must indicate a specific Street Type; all new and improved Streets must adhere to the dimensional and construction standards of the Street Types in Part 6. Street types must be allowed within the Transect Zones through which they pass.

3. The Regulating Plan shall identify the residential density per Transect Zone, and demonstrate adherence to the maximum density requirements of Table 3-1.

4. The Regulating Plan may show site-specific standards of Section 24.2.20.4.E that apply to the site, including Build-to Lines, Mandatory Shopfront Areas, and/or Terminated Vistas.

5. The level of detail and graphic format of the Regulating Plan must show individual Lot Lines and identify Street types. The plan should be produced at a scale and sheet size that allows all elements of the plan to be clearly legible. All related submittals must be provided at the same scale to facilitate review. The Regulating Plan must also be provided in a digital format acceptable to City staff.

D. Community Unit Types

1. Each Traditional Neighborhood Development area shall be identified as at least one of the following Community Unit Types or a combination thereof: City Center, Town Center, or Neighborhood Center and contain a mix of Transect Zones corresponding to the Community Type as established in Table 2-1.

2. Each Traditional Neighborhood Development shall assign at least 5 percent of its area to Civic Open Space.

3. Each Traditional Neighborhood Development greater than 30 acres shall contain at least one Primary Civic Open Space (not a Playground) and that Primary Civic Open Space shall be within 800 feet of the geographic center of the Neighborhood.

4. Each Traditional Neighborhood Development greater than 30 acres shall have at least one Playground.

TABLE 2-1 COMMUNITY TYPE STANDARDS	City Center	Town Center	Neighbor-hood Center
General Standards			
Neighborhood Size	80 - 160 acres	80 - 160 acres	30 - 80 acres
Max. Average Block Perimeter	1,800 ft	1,800 ft	1,200 ft
Allocation of Transect Zones (see Part 3) [1]			
T1: Natural	no min.	no min.	30% min.
T2: Rural	no min.	no min.	
T3: Neighborhood Edge	0 - 20%	10 - 30%	10 - 40%
T4: Neighborhood General	10 - 30%	30 - 50%	20 - 40%
T5: Mixed-Use Center	10 - 30% [2]	10 - 30%	0 - 10%
T6: Urban Core	10 - 60% [2]	not permitted	not permitted
C: Civic Spaces	5% min.	5% min.	5% min.

Notes:
1. The allocation of Transect Zones by percentage is based on total lot area allocated to Transect Zones within each neighborhood except for Civic Open Space, which is based on the gross Neighborhood area.

2. At least 500 linear feet of Frontage shall be ground floor Commercial use with a Shopfront Frontage Type.

5. Each Traditional Neighborhood Development greater than 30 acres shall have at least one Meeting Hall or Third Place in close proximity to its Primary Civic Open Space.

6. Block Structure: To facilitate connectivity and pedestrian accessibility, the Blocks within each Traditional Neighborhood Development area shall conform to the following standards:

   a. Maximum Block sizes shall not exceed the maximum Block perimeter established for each Transect Zone.

   b. The average perimeter of all Blocks in a Community Unit shall not exceed 1,200 linear feet.

   c. Any Block face within the T5, T4, or T3 Transect Zones that exceeds 600' in length shall have a mid-block pedestrian access of at least 8' in width.

4. Transit Oriented Development (TOD)

   a. Any portion of a City Center or Town Center Community Unit within 1/4 mile of an existing or projected passenger rail or Bus Rapid Transit (BRT) network may be redesignated in whole or in part as TOD and permitted a 15 percent higher Density and a 20 percent reduction of minimum parking requirements.

SECTION 24.2.20.5
SPECIAL REQUIREMENTS PLAN

A. Special Requirements Plan

A Special Requirements Plan is an optional site plan that provides further refinement of the Regulating Plan by requiring or recommending particular regulations in site specific locations.

B. Special Requirements Plan Elements

A Traditional Neighborhood Development may designate any of the following Special Requirements:

1. **Differentiation of Thoroughfares:** A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of this Manual in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for Warrants allowing automobile-oriented standards. The Frontages assigned to the B-Grid shall not exceed 30% of the total length of Frontages within a Pedestrian Shed.

2. **Build-to-Line**: A Build-to-Line designates a specified distance from the front property line that the building's Primary Facade shall be built upon in order to create a uniform line of buildings along the Street. The Build-to-Line marked on the Regulating Plan shall take priority over the more general Build-to-Zone defined in Part 3.

3. **Mandatory Shopfront:** Designations for Mandatory and/or Recommended Retail Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along its lot frontage. See requirements for shopfronts in Part 5 Building Design Standards.

4. **Gallery/Arcade Frontage:** Designations for Mandatory and/or Recommended Gallery/Arcade Frontage, requiring or advising that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery Frontage designation may be combined with a Retail Frontage designation.

5. **Terminated Vista:** Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or advising that the building be provided with architectural articulation of a type and character to mark an important view, assist with wayfinding and add to sense of place. See requirements in Part 5 Building Design Standards.

6. **Cross Block Passages:** A designation for Cross Block Passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.

7. **Buildings of Value:** A designation for Buildings of Value, requiring that such buildings and structures may be altered or demolished only in accordance with Municipal Preservation Standards and Protocols. Refer to historic district regulations for details.

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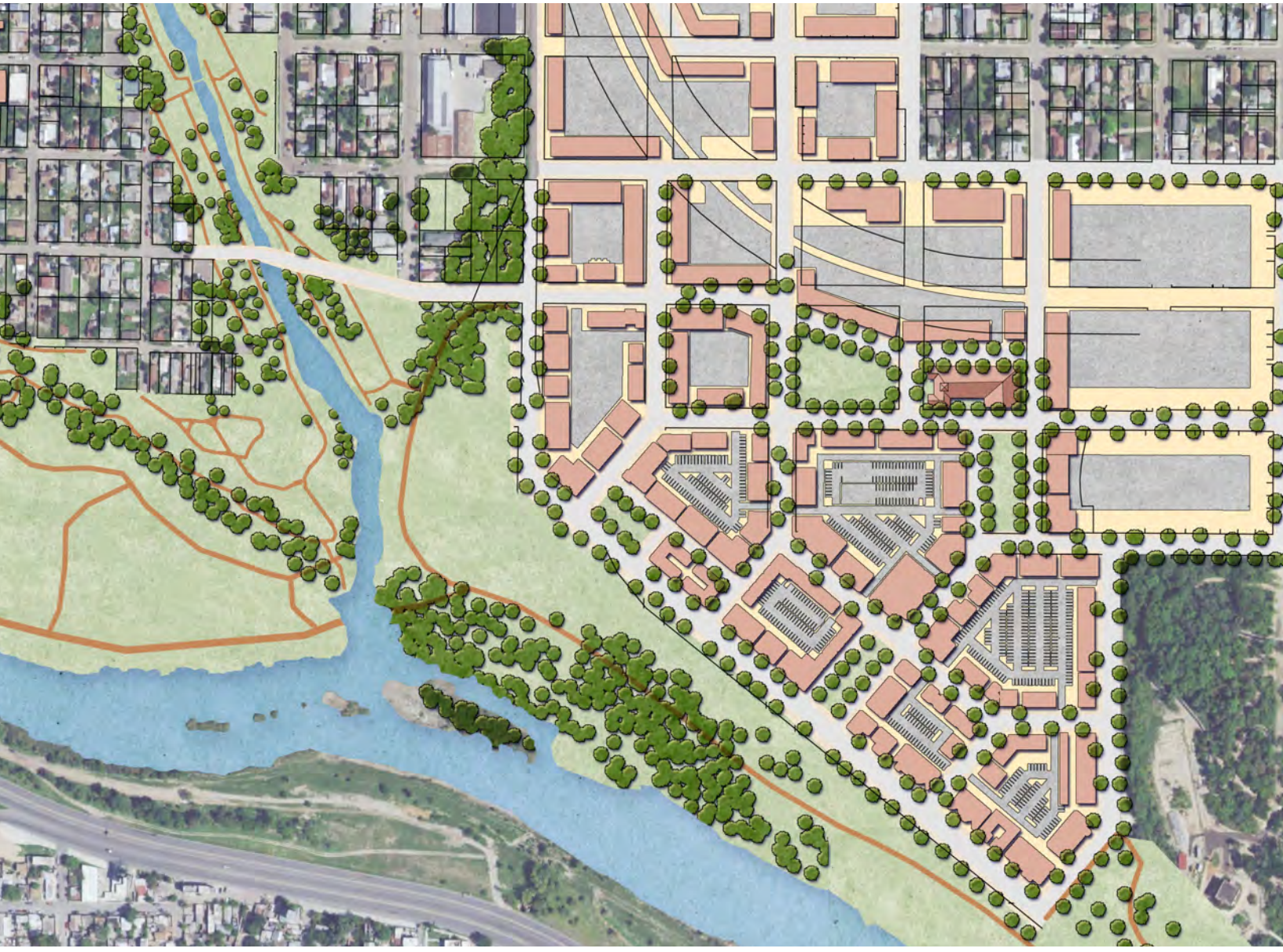
PART 3:
TRANSECT STANDARDS

The purpose and intent of the Transect Standards is to specify the desired character and development forms found along Streets and public spaces, and to prescribe the physical attributes of new development. Standards of this section are mapped on Regulating plans for future Traditional Neighborhood Development areas (Part 2).



SECTION 24.2.20.6
TRANSECT STANDARDS

A. Introduction

1. This section establishes Transect Zones applied to property within Traditional Neighborhood Development areas, as mapped on the Regulating Plans (Part 2).

2. The Transect is a planning and zoning tool that organizes zones in a continuum from rural to urban, referred to as T1, T2, T3, T4, T5, and T6. One additional zone is the Civic District, which covers land that is used for public functions or uses. Each Transect Zone has a different set of characteristics.

B. Transect Zones

1. The Transect Zones used in the Traditional Neighborhood Development PUD Manual are generally described below.

   a. (T1) Natural: The Natural Transect Zone consists of property that is nature preserve or wetland. Development within this area is limited primarily due to wetland requirements, steep slopes, and a desire to maintain nature. Limited boardwalks or trails may be developed in order to access the area for recreational purposes.

   b. (T2) Rural: The Rural Transect Zone depicts a mix of uses such as recreation, farming, equestrian facilities, and Open Space, and is less formal than the other Transect Zones, allowing more flexibility in building placement. Development associated with these uses is permitted in this Transect Zone.

   c. (T3) Neighborhood Edge: In the Neighborhood Edge Transect Zone, buildings are required to be street-oriented, and typically detached. The intent of this zone is to facilitate a transition between the Traditional Neighborhood Development areas and lower intensity development in surrounding single family neighborhoods. Among other details, buildings in this zone are predominantly residential, and are set further back from the Street on larger lots.

   d. (T4) Neighborhood General: In the Neighborhood General Transect Zone, buildings are required to be street-oriented, and may be attached or detached with Front Façades located close to the sidewalk. This is generally the largest area of the neighborhood, with the greatest diversity of building types. Limited increments of mixed-use may be permitted, such as home occupations or a corner store.

   e. (T5) Mixed-Use Center: This district forms the center of most walkable mixed-use neighborhoods; priority is placed here on optimizing the physical characteristics of the built environment for increased walkability. This Transect Zone permits a higher intensity and mix of uses with buildings located close to the sidewalk, plentiful shade for pedestrians, and parking lots screened from public view.

   f. (T6) Urban Core: This district forms the core of City Center Community Unit Types with the highest density and heights, the greatest variety of uses, and civic buildings of regional importance. Buildings are located close to wide sidewalks with plentiful shade.

   g. (C) Civic Space District: Civic spaces are those areas that serve a public function or are dedicated to preserving and enhancing the public well-being. These areas may contain passive or active Civic Uses dedicated to arts, culture, education (including public and private schools and colleges), recreation, government, transit, and municipal parking. Reflecting the diverse nature of this Transect Zone, it is divided into two categories: Civic Open Spaces and Civic Buildings. It is difficult to determine beforehand the multiplicity of potential uses that may occupy these Civic spaces over time. Therefore, greater design flexibility shall be given to these sites with key development standards and guidelines, and buildings are to be subject to a greater degree of design review.

2. Standards for each of the zones are shown for comparison in Table 3-1 (Transect Standards Summary). Each zone is further described in the following pages.

TABLE 3-1: TRANSECT STANDARDS SUMMARY	T1: Natural	T2: Rural	T3: Neighborhood Edge	T4: Neighborhood General	T5: Mixed Use Center	T6: Urban Core	C: Civic
Maximum Residential Density							
Maximum, By Right[1, 2]	n/a	1 unit / 20 ac.	6 units / ac.	12 units / ac.	24 units / ac.	96 units / ac.	n/a
Building Placement							
Front Build-to-Zone, or Setback	20' min.	24' min. to 40' max.	18' min. to 24' max.	6' min. to 18' max.	0' min. to 10' max.	0' min. to 12' max.	0' min.
Frontage Buildout (Front Street)	n/a	n/a	40% min.	60% min.	80% min.	80% min.	40% min.
Frontage Buildout (Side Street)	n/a	n/a	30% min.	30% min.	40% min.	60% min.	30% min.
Side Setback (mid-block)	30' min.	30' min.	8' min.	0' min. (Attached) 5' min. (Detached)	0' min.	0' min.	0' min.
Side Build-to-Zone (corner)	20' min.	20' min.	12' min.	6' min. to 18' max.	0' min. to 6' max.	0' min. to 12' max.	0' min.
Rear Setback (lot or Alley)	30' min.	30' min.	10' min.	5' min.	5' min	0' min	5' min
Lot and Block Standards							
Maximum Block Perimeter	n/a	n/a	1,200 linear feet	1,800 linear feet	1,800 linear feet	2,000 linear feet[5]	n/a
Lot Width	n/a	n/a	30' min.	18' min., 200' max.	18' min., 120' max.	18' min., 700' max.	n/a
Lot Depth	n/a	n/a	100' min.	80' min., 300' max.	30' min., 180' max.	30' min.	n/a
Lot Coverage	n/a	n/a	60% max.	70% max.	100% max.	100% max.	100% max.
Building Heights							
Building Height	n/a	1 Story min.	1 Story min.	1 Story min.	2 Story min.	2 Story min.	n/a
	1 Story max.	2 Stories max.	2 Stories max.	3 Stories max.	5 Stories max.	8 Stories max.	5 Stories max.
Ground Floor Elevation (above sidewalk or finished grade)	n/a	6" max. (Non-Res.) 24" min. (Res.)	24" min.	6" max. (Non-Res.) 24" min. (Res.)	6" max. (Non-Res.) 24" min. (Res.)	6" max. (Non-Res.) 24" min. (Res.)	n/a
Ground Floor Height (Floor to Ceiling Clear)	n/a	9' min.	9' min	12' min. (Non-Res.) 9' min. (Res.)	14' min. (Non-Res.) 9' min. (Res.)	14' min. (Non-Res.) 9' min. (Res.)	12' min.
Upper Floor(s) Height (Floor to Ceiling Clear)	n/a	9' min.	9' min	9' min	9' min	9' min	9' min
Parking Location							
Front Setback	30' min.	30' min.	30' min.	30' min.	30' min.	30' min.	30' min.
Side Setback (mid-block)	20' min.	5' min.	5' min.	0' min. (Attached) 5' min. (Detached)	0' min.	0' min.	0' min.
Side Setback (corner)	30' min.	30' min.	20' min.	20' min.	30' min.	30' min.	30' min
Rear Setback	20' min.	5' min.	5' min.	5' min.	5' min.	5' min.	5' min.
Allowed Encroachments							
Allowed Frontage Types	n/a	n/a	Common Yard, Porch, Stoop	Shopfront, Forecourt, Gallery, Porch, Stoop, Common Yard	Shopfront, Forecourt, Gallery, Stoop	Shopfront, Forecourt, Gallery	n/a
Other Allowed Encroachments	n/a	n/a	Balconies, Bay Windows, Awnings, and Other Frontage Elements	Balconies, Bay Windows, Awnings, and Other Frontage Elements	Balconies, Bay Windows, Awnings, and Other Frontage Elements	Balconies, Bay Windows, Awnings, and Other Frontage Elements	Balconies, Bay Windows, Awnings, and Other Frontage Elements

Notes:

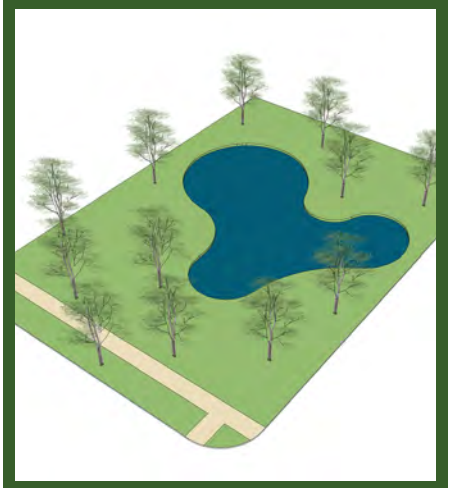
1. See Section 24.2.20.3.D for more information about density requirements.
2. Maximum densities may be increased through application of incentives (Section 24.2.20.3.D) or TOD Overlay (Section 24.2.20.3.E).
3. For T3 and T4, Parking Location applies to location of garage.
4. Lobbies for multi-family residential buildings shall have a 6" max. ground floor elevation above sidewalk or finished grade.
5. 3,000 linear ft max. with parking structure

(preliminary draft for review)

C. Character Examples for Transect Zones

Note: Precedent images are for illustrative purposes only to demonstrate the intent of the standards. They are provided as examples, and shall not imply that every element in the image is permitted.

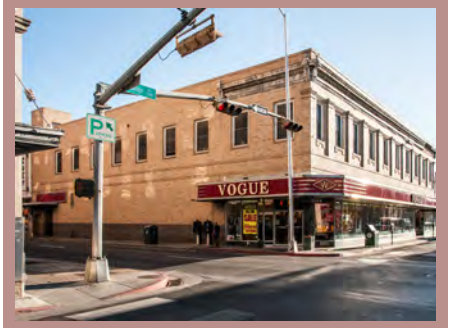
T1

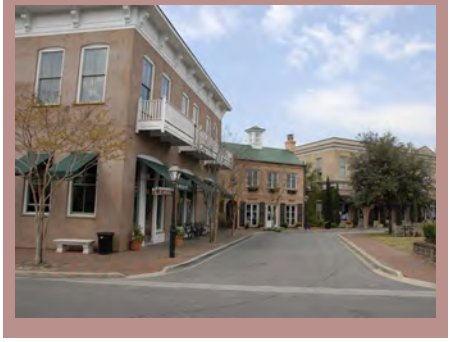


T2

T3

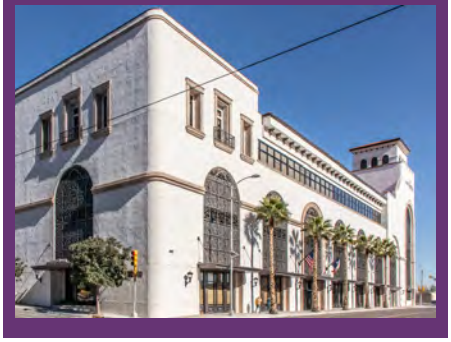
T4





T5

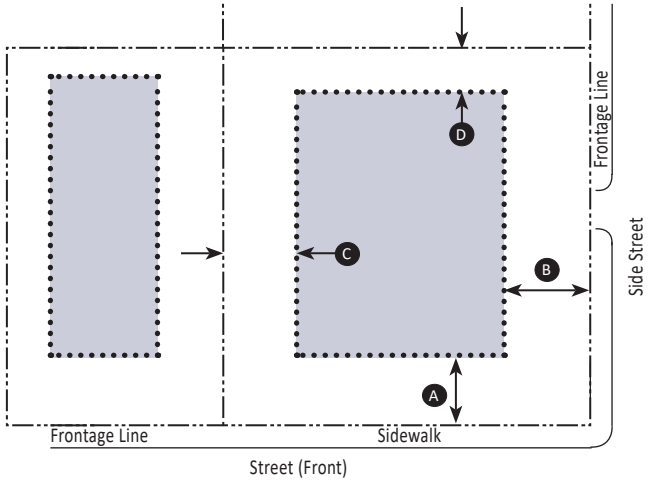
T6



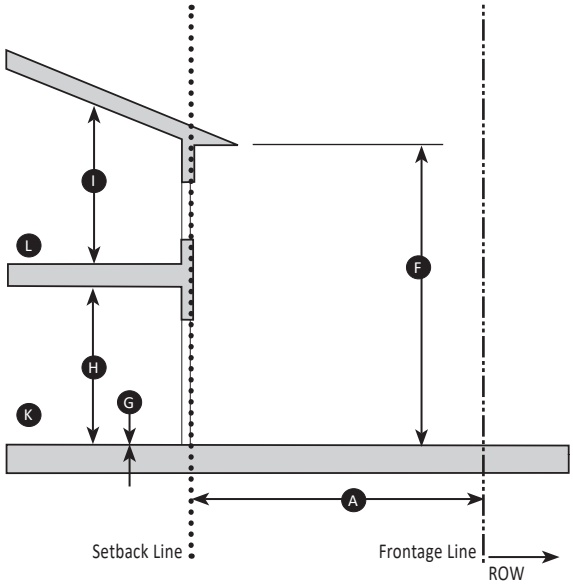
D. (T2) Rural Transect Zone Standards

T2

Sec. 24.2.20.6.D.1 Form



Key
Frontage/Property Line
Setback Line
Potential Building Area



Key
Frontage Line
Setback Line
Building

a. Building Placement

Setbacks

Front Setback	24' min.	A
Side Street Setback	20' min.	B
Interior Side Property Line Setback	30' min.	C
Rear Setback	30' min.	D

Frontage Buildout

Building Façade along:	
Front Street Frontage	N/A
Side Street Frontage	N/A

b. Lot and Block Standards

Maximum Block Perimeter	N/A
Lot Width	N/A
Lot Depth	N/A
Lot Coverage	N/A

c. Building Form

Height

Main Building	1 Story min.[1]	F
	2 Stories max.[1, 2]	F
Ground Floor Elev. Above Sidewalk	6" max. (Non-Residential) 24" min. (Residential)	G
Ground Floor Ceiling Height	9' min. clear	H
Upper Floor(s) Ceiling Height	9' min. clear	I

[1]See Part 5 Building Design Standards for more information

[2] Permitted Agriculture Uses may exceed the 2 Story max. height limit with approval from City of Laredo

d. Allowed Frontage Types

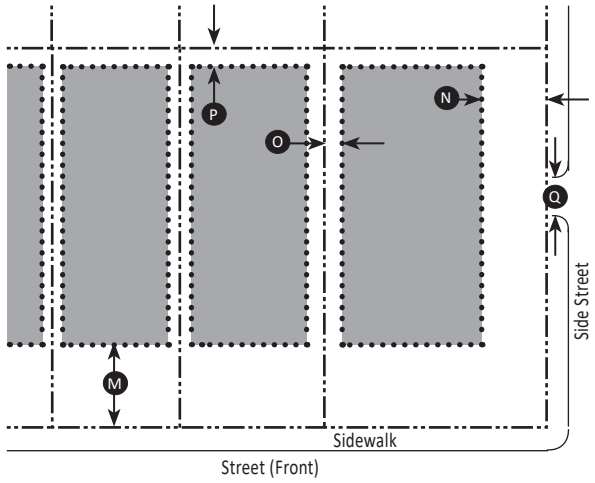
- N/A

e. Allowed Use Types

Ground Floor	All Permitted Uses Allowed	K
All Floors Otherwise	All Permitted Uses Allowed	L

T2

Sec. 24.2.20.6.D.2 Parking



Key

Frontage/Property Line

Setback Line

Parking Area

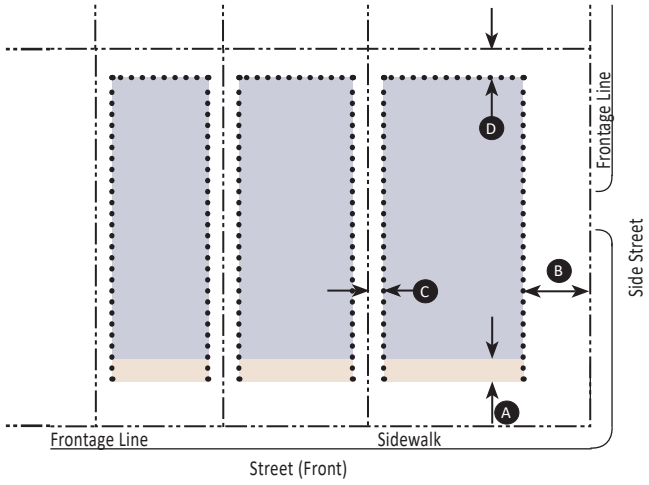
a. Parking		
Parking Location (Distance from Property Line)		
Front Setback	30' min.	M
Side Street Setback	30' min.	N
Side Setback	5' min.	O
Rear Setback	5' min.	P
District Specific Parking Requirements		
Parking shall be provided as established in Section 24.2.20.8		
Parking shall be located behind the Front Façade of buildings and accessed from Rear Alleys or Side Streets whenever possible.		
Streetscreens, Garden Walls, fences, or hedges are required along all un-built Street Right-of-Ways to shield views to parking.		
Shared driveways between adjacent lots is encouraged to reduce curb cuts.		
Parking Curb Cut Width	30' max.	Q

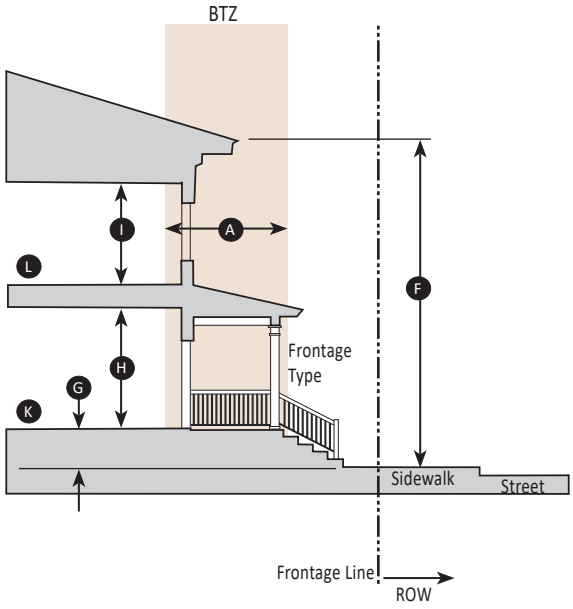
(preliminary draft for review)

E. (T3) Neighborhood Edge Transect Zone Standards

T3

Sec. 24.2.20.6.E.1 Form





Key
- Frontage/Property Line
- Setback Line
- Potential Building Area

Key
- Frontage Line
- Setback Line
- Building

a. Building Placement

Setbacks

Front Build-to-Zone	18' min., 24'max.	A
Side Street Setback	12' min.	B
Interior Side Property Line Setback	8' min.	C
Rear Setback	10' min.	D

Frontage Buildout

Building Façade along:	
Front Street Frontage	40% min.
Side Street Frontage	30% min.

b. Lot and Block Standards

Maximum Block Perimeter	1,200 linear feet max.
Lot Width	30' min.
Lot Depth	100' min.
Lot Coverage	60% max.

c. Building Form

Height

Main Building	1 Story min.[1]	F
	2 Stories max.[1]	F
Ground Floor Elev. Above Sidewalk	24" min.	G
Ground Floor Ceiling Height	9' min. clear	H
Upper Floor(s) Ceiling Height	9' min. clear	I

[1]See Part 5 Building Design Standards for more information

d. Allowed Frontage Types

- Common Yard
- Porch or Stoop

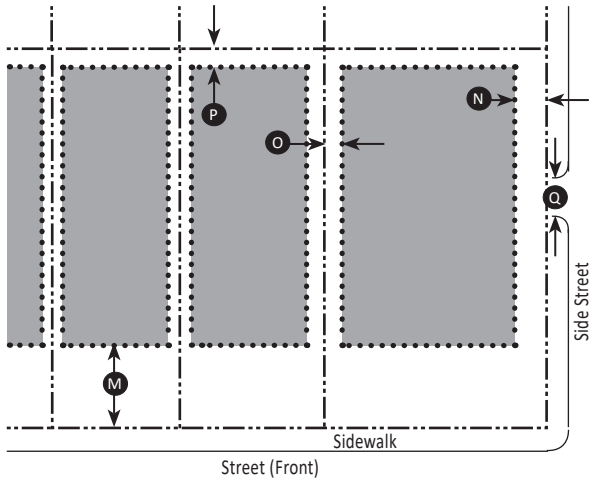
*See Part 5 Building Design Standards for Frontage details.

e. Allowed Use Types

Ground Floor	All Permitted Uses Allowed	K
All Floors Otherwise	All Permitted Uses Allowed	L

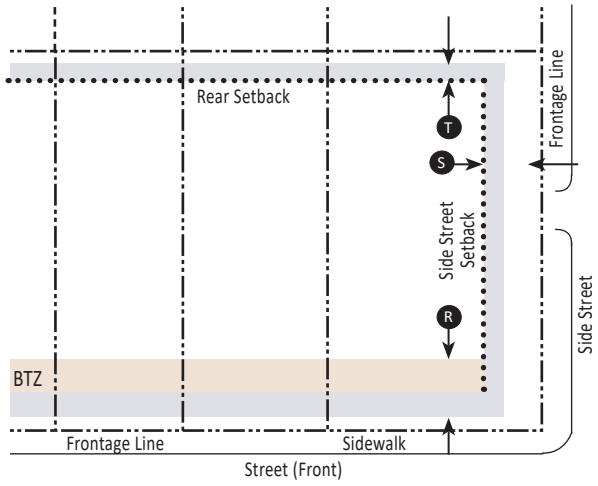
T3

Sec. 24.2.20.6.E.2 Parking & Encroachments



Key

Frontage/Property Line
Setback Line
Parking Area



Key

Frontage/Property Line
Setback Line
Build-to-Zone (BTZ)
Encroachment Area

a. Parking

Parking Location (Distance from Property Line)		
Front Setback	30' min.	M
Side Street Setback	20' min.	N
Side Setback	5' min.	O
Rear Setback	5' min.	P

District Specific Parking Requirements		
Parking Location applies to location of garage		
Parking shall be provided as established in Section 24.2.20.8		
Parking shall be located behind the Front Façade of buildings and accessed from Rear Alleys or Side Streets whenever possible.		
Streetscreens, Garden Walls, fences, or hedges are required along all un-built Street Right-of-Ways to shield views to parking.		
Shared driveways between adjacent lots is encouraged to reduce curb cuts.		
Curb cuts are not permitted if a Rear Alley is present.		
Parking Curb Cut Width	10' max.	Q

b. Allowed Encroachments

Balconies, Bay Windows, Awnings, Stoops, and Other Frontage Elements		
Front	12' max.	R
Side Street	8' max.	S
Rear	4' max.	T

Note: Frontage Elements may Encroach forward of the Build-to-Zone, but shall not Encroach into the Right-of-Way.

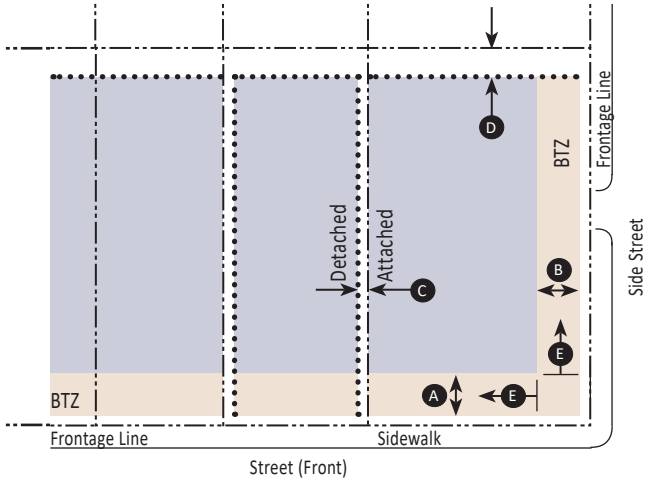
c. Miscellaneous

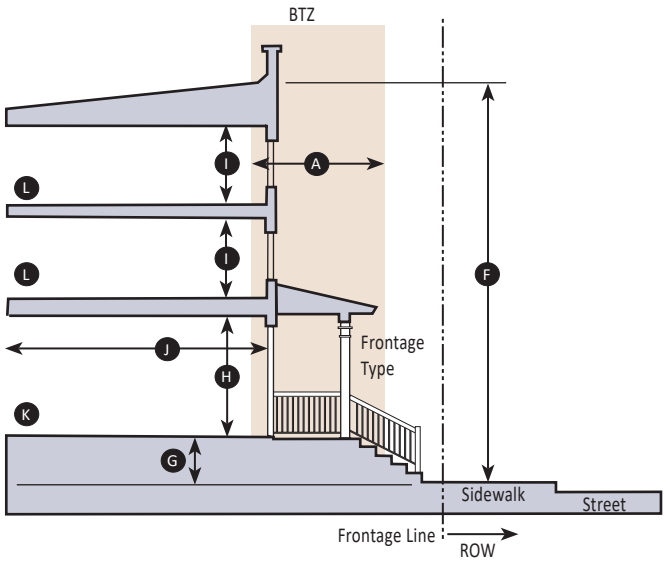
All buildings must have a Principal Entrance along the Front Façade.

F. (T4) Neighborhood General Transect Zone Standards

T4

Sec. 24.2.20.6.F.1 Form





Key
- Frontage/Property Line
- Setback Line
- Build-to-Zone (BTZ)
- Potential Building Area (in addition to BTZ)

Key
- Frontage Line
- Building
- Build-to-Zone (BTZ)

a. Building Placement

Setbacks

Front Build-to-Zone	6' min., 18'max.	A
Side Street Build-to-Zone	6' min., 18'max.	B
Interior Side Property Line Setback	0' min. (attached), 5' min. (detached)	C
Rear Setback	5' min.	D

Frontage Buildout

Building Façade within Build-to-Zone		
Front Street Frontage	60% min.	
Side Street Frontage	30% min.	
Street Façades must be built to the BTZ for the first 30' on a corner.		E

b. Lot and Block Standards

Maximum Block Perimeter	1,800 linear feet max.
Lot Width	18' min., 200' max.
Lot Depth	80' min., 300' max.
Lot Coverage	70% max.

c. Building Form

Height

Main Building	1 Story min.[1]	F
	3 Stories max.[1]	F
Ground Floor Elev. Above Sidewalk	6" max. (Non-Residential) 24" min. (Residential)	G H
Ground Floor Non-Residential Ceiling Height	12' min. (Non-Residential) 9' min. (Residential)	I
Upper Floor(s) Ceiling Height	9' min. clear	

[1]See Part 5 Building Design Standards for more information

Footprint

Depth, ground floor commercial space: 15' min.

d. Allowed Frontage Types*

- Shopfront
- Porch or Stoop
- Forecourt
- Common Yard
- Gallery

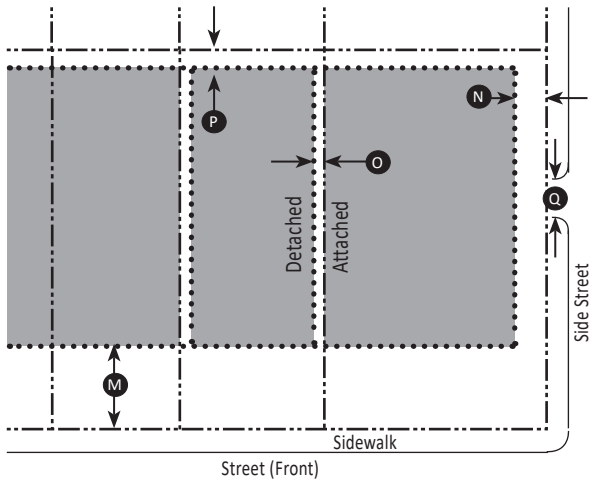
*See Part 5 Building Design Standards for Frontage details.

e. Allowed Use Types

Ground Floor	All Permitted Uses Allowed	L
All Floors Otherwise	All Permitted Uses Allowed	K

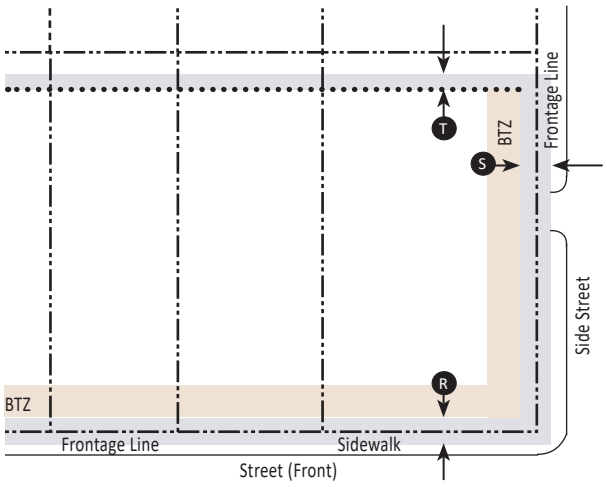
T4

Sec. 24.2.20.6.F.2 Parking & Encroachments



Key

Frontage/Property Line
Setback Line
Parking Area



Key

Frontage/Property Line
Setback Line
Build-to-Zone (BTZ)
Encroachment Area

a. Parking

Parking Location (Distance from Property Line)		
Front Setback	30' min.	M
Side Street Setback	20' min.	N
Side Setback	0' min. (attached), 5' min. (detached)	O
Rear Setback	5' min.	P

District Specific Parking Requirements		
Parking Location applies to location of garage		
Parking shall be provided as established in Section 24.2.20.8		
Parking shall be located behind the Front Façade of buildings and accessed from Rear Alleys or Side Streets whenever possible.		
Streetscreens, Garden Walls, fences, or hedges are required along all un-built Street Right-of-Ways to shield views to parking.		
Parking/Driveway Curb Cut Width	15' max.	Q

b. Allowed Encroachments

Balconies, Bay Windows, Awnings, Galleries, Stoops, and Other Frontage Elements		
Front	12' max.	R
Side Street	8' max.	S
Rear	4' max.	T

Note: Frontage Elements may Encroach forward of the Build-to-Zone and/or into the Right-of-Way, barring any additional restrictions by the public entity that has control over the public Right-of-Way. A 6 foot minimum sidewalk clear zone must be maintained.

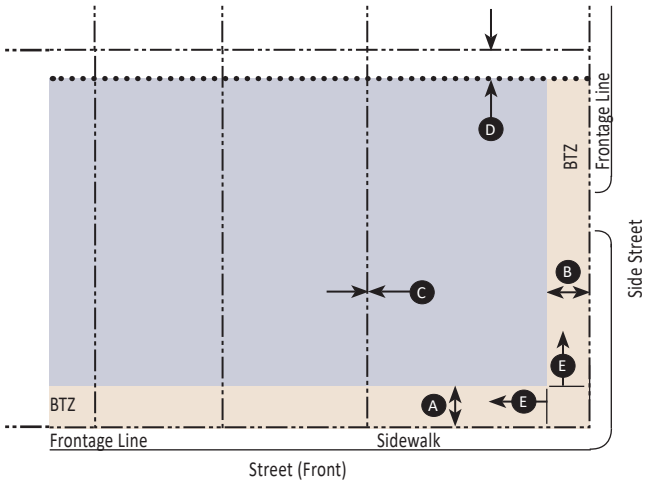
c. Miscellaneous

All buildings must have a Principal Entrance along the Front Façade.
Loading docks, overhead doors, and other service entries shall not be located on Façades facing Streets or across from, or adjacent to, Civic Building Frontages or Civic Open Spaces, and should instead be located in rear service areas.

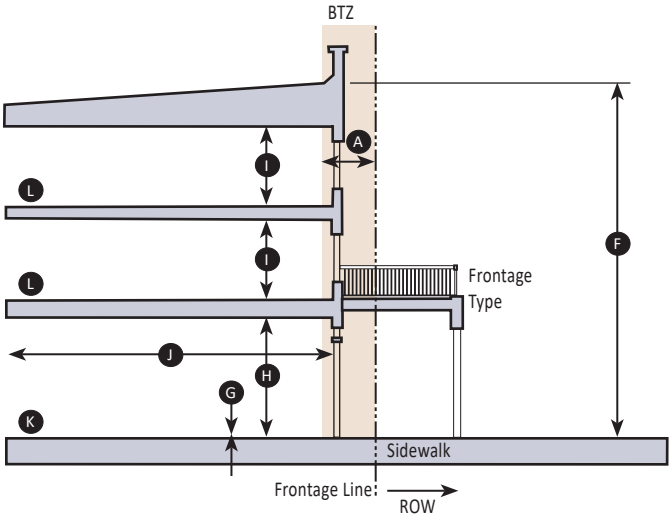
G. (T5) Mixed-Use Center Transect Zone Standards

T5

Sec. 24.2.20.6.G.1 Form & Height



Key
- Frontage/Property Line
- Build-to-Zone (BTZ)
- Setback Line
- Potential Building Area (in addition to BTZ)



Key
- Frontage Line
- Build-to-Zone (BTZ)
- Building

a. Building Placement

Setbacks		
Front Build-to-Zone	0' min., 10'max.	A
Side Street Build-to-Zone	0' min., 6'max.	B
Interior Side Property Line Setback	0' min.	C
Rear Setback	5' min.	D

Frontage Buildout		
Building Façade within Build-to-Zone		
Front Street Frontage	80% min.	
Side Street Frontage	40% min.	
Street Façades must be built to the BTZ for the first 30' on a corner.		E

b. Lot and Block Standards

Maximum Block Perimeter	1,800 linear feet max.
Lot Width	18' min. 180' max.
Lot Depth	30' min., 180' max.
Lot Coverage	100% max.

c. Building Form

Height		
Main Building	1 Story min.[1]	F
	5 Stories max.[1]	F
Ground Floor Elev. Above Sidewalk	6" max. (Non-Residential) 24" min. (Residential)	G
Ground Floor Ceiling Height	14' min. (Non-Residential) 9' min. (Residential)	H
Upper Floor(s) Ceiling Height	9' min. clear	I

[1]See Part 5 Building Design Standards for more information

Footprint		
Depth, ground floor commercial space:	35' min.	J

d. Allowed Frontage Types

- Shopfront
- Gallery
- Forecourt
- Stoop

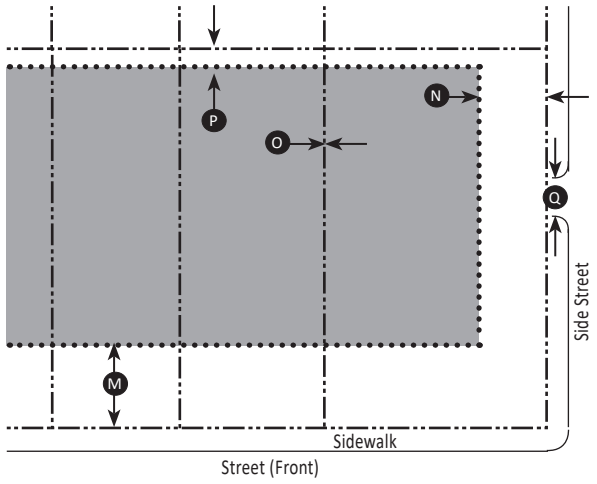
*See Part 5 Building Design Standards for Frontage details.

e. Allowed Use Types

Ground Floor	All Permitted Uses Allowed	K
All Floors Otherwise	All Permitted Uses Allowed	L

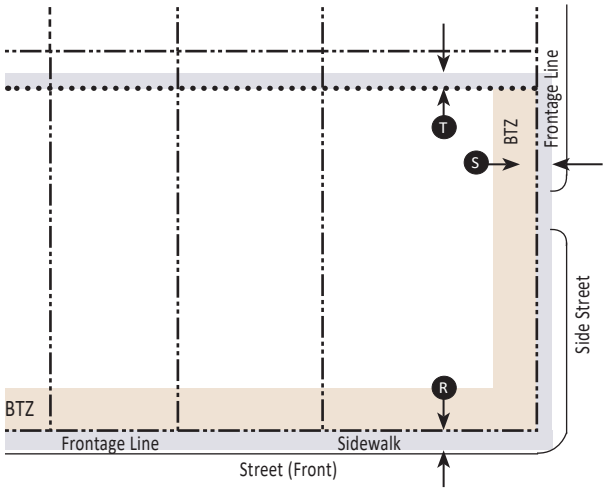
T5

Sec. 24.2.20.6.G.2 Parking & Encroachments



Key

Frontage/Property Line
Setback Line
Parking Area



Key

Frontage/Property Line
Setback Line
Build-to-Zone (BTZ)
Encroachment Area

a. Parking

Parking Location (Distance from Property Line)		
Front Setback	30' min.	M
Side Street Setback	30' min.	N
Side Setback	0' min.	O
Rear Setback	5' min.	P

District Specific Parking Requirements		
Parking shall be provided as established in Section 24.2.20.8		
Parking shall be located behind the Front Façade of buildings and accessed from Rear Alleys or Side Streets whenever possible.		
Streetscreens, Garden Walls, fences, or hedges are required along all un-built Street Right-of-Ways to shield views to parking.		
Parking / Driveway Curb Cut Width	20' max. (2 way) 10' max. (1 way)	Q

b. Allowed Encroachments

Balconies, Bay Windows, Awnings, Galleries, Stoops, and Other Frontage Elements		
Front	12' max.	R
Side Street	8' max.	S
Rear	4' max.	T

Note: Frontage Elements may Encroach forward of the Build-to-Zone and/or into the Right-of-Way, barring any additional restrictions by the public entity that has control over the public Right-of-Way. A 6 foot minimum sidewalk clear zone must be maintained.

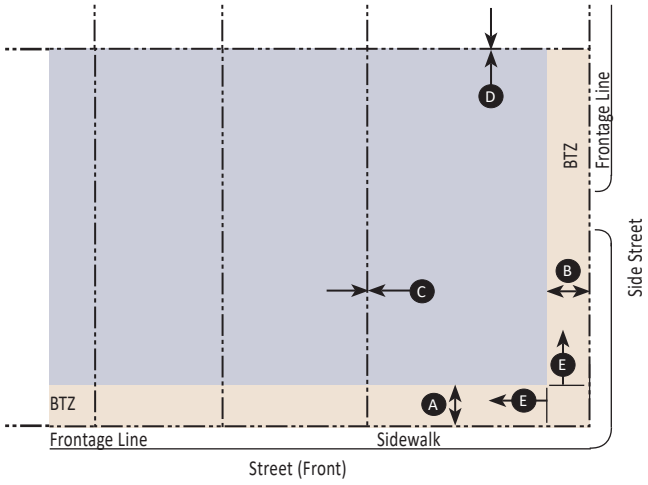
c. Miscellaneous

All buildings must have a Principal Entrance along the Front Façade.
Where a building Façade steps back or is absent from the maximum Setback Line, the Setback Line should be defined by a Streetscreen.
Loading docks, overhead doors, and other service entries shall not be located on Façades facing Streets or across from, or adjacent to, Civic Building Frontages or Civic Open Spaces, and should instead be located in rear service areas.

H. (T6) Urban Core Transect Zone Standards

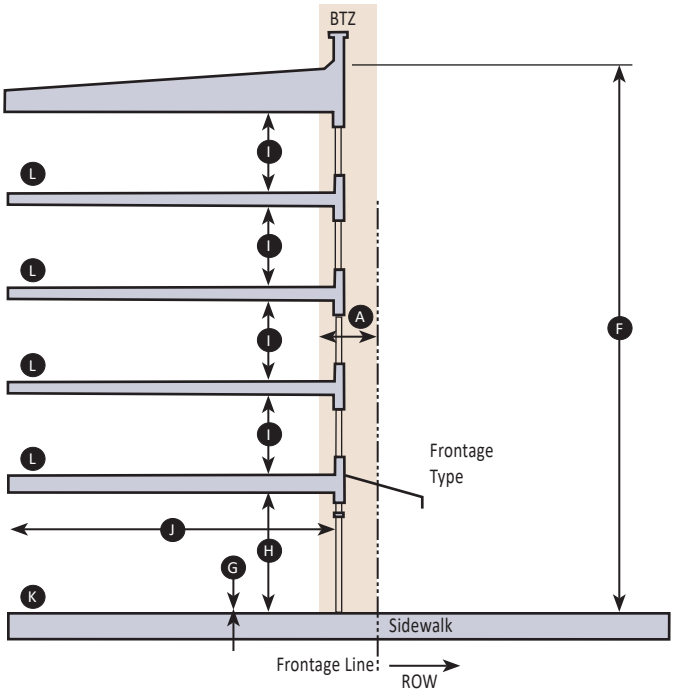
T6

Sec. 24.2.20.6.H.1 Form & Height



Key

- Frontage/Property Line
- Build-to-Zone (BTZ)
- Setback Line
- Potential Building Area (in addition to BTZ)



Key

- Frontage Line
- Build-to-Zone (BTZ)
- Building

a. Building Placement

Setbacks

Front Build-to-Zone	0' min., 12'max.	A
Side Street Build-to-Zone	0' min., 12'max.	B
Interior Side Property Line Setback	0' min.	C
Rear Setback	0' min.	D

Frontage Buildout

Building Façade within Build-to-Zone

Front Street Frontage	80% min.
Side Street Frontage	60% min.

Street Façades must be built to the BTZ for the first 30' on a corner. E

b. Lot and Block Standards

Maximum Block Perimeter	2,000 linear feet max.[1]	
Lot Width	18' min., 700' max.	
Lot Depth	30' min., No max.	
Lot Coverage	100% max.	

[1] 3,000 linear max. with parking structure

c. Building Form

Height

Main Building	1 Story min.[1]	F
	8 Stories max.[1]	F
Ground Floor Elev. Above Sidewalk	6" max. (Non-Residential) 24" min. (Residential)	G
Ground Floor Ceiling Height	14' min. (Non-Residential) 9' min. (Residential)	H
Upper Floor(s) Ceiling Height	9' min. clear	I

[1]See Part 5 Building Design Standards for more information

Footprint

Depth, ground floor commercial space: 35' min. J

d. Allowed Frontage Types

- Shopfront
- Gallery
- Forecourt

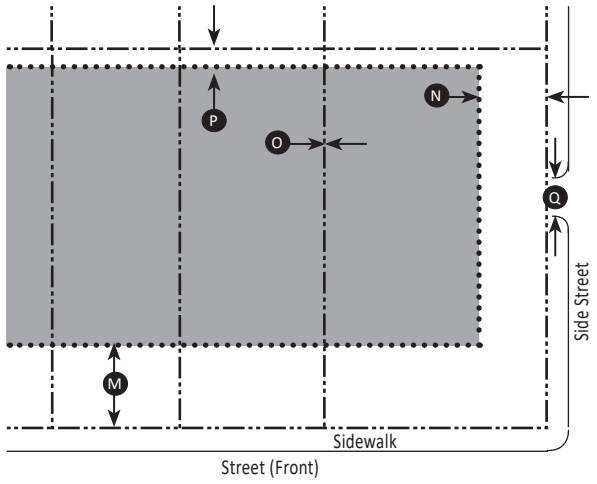
*See Part 5 Building Design Standards for Frontage details.

e. Allowed Use Types

Ground Floor	All Permitted Uses Allowed	K
All Floors Otherwise	All Permitted Uses Allowed	L

T6

Sec. 24.2.20.6.H.2 Parking & Encroachments



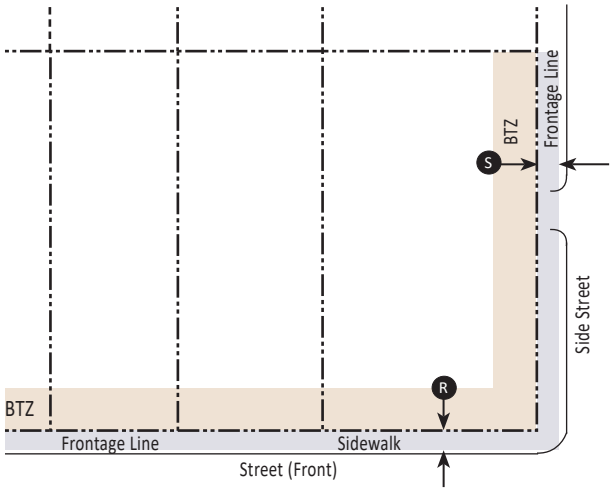
Key

Frontage/Property Line
Setback Line
Parking Area

a. Parking

Parking Location (Distance from Property Line)		
Front Setback	30' min.	M
Side Street Setback	30' min.	N
Side Setback	0' min.	O
Rear Setback	5' min.	P

District Specific Parking Requirements		
Parking shall be provided as established in Section 24.2.20.8		
Parking shall be located behind the Front Façade of buildings and accessed from Rear Alleys or Side Streets whenever possible.		
Streetscreens, Garden Walls, fences, or hedges are required along all un-built Street Right-of-Ways to shield views to parking.		
Parking / Driveway Curb Cut Width	20' max. (2 way) 10' max. (1 way)	Q



Key

Frontage/Property Line
Setback Line
Build-to-Zone (BTZ)
Encroachment Area

b. Allowed Encroachments

Balconies, Bay Windows, Awnings, Galleries, Stoops, and Other Frontage Elements		
Front	12' max.	R
Side Street	12' max.	S
Rear	N/A	T

Note: Frontage Elements may Encroach forward of the Build-to-Zone and/or into the Right-of-Way, barring any additional restrictions by the public entity that has control over the public Right-of-Way. A 6 foot minimum sidewalk clear zone must be maintained.

c. Miscellaneous

All buildings must have a Principal Entrance along the Front Façade.
Where a building Façade steps back or is absent from the maximum Setback Line, the Setback Line should be defined by a Streetscreen.
Loading docks, overhead doors, and other service entries shall not be located on Façades facing Streets or across from, or adjacent to, Civic Building Frontages or Civic Open Spaces, and should instead be located in rear service areas.

I. (C) Civic Transect Zone Standards

C

Sec. 24.2.20.6.I.1 Civic Building Standards

a. General

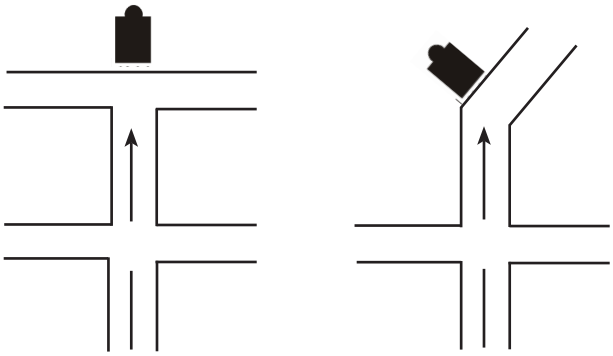
Civic Buildings may include, but are not limited to, municipal buildings, religious facilities, libraries, schools, daycare centers, recreation facilities, and places of assembly. The design and construction of Civic Buildings shall reflect the importance of these buildings within the community and with their function as landmarks in mind.

b. Building Siting

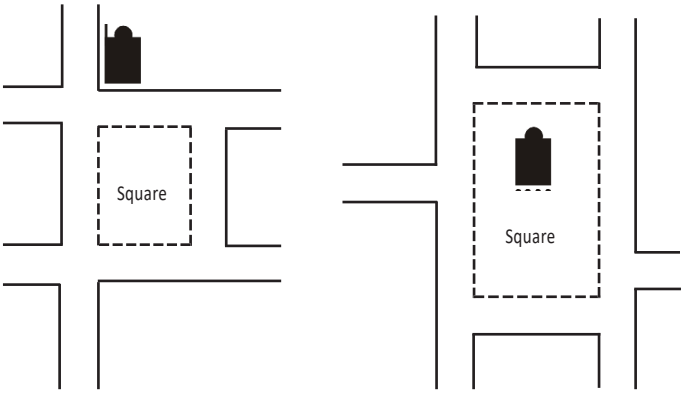
Civic Buildings shall be sited in locations of particular geometric importance, such as anchoring a major Civic Open Space or terminating a Street vista. Flexibility in building placement allows Civic Buildings to be distinguished from surrounding residential and commercial buildings and to be a prominent landmark in the community. (See Figure 3-1)

c. Building Design Guidelines

1. The scale of Civic Buildings should typically be larger than surrounding buildings in order to be more prominent and visible across greater distances.
2. Floor-to-floor heights and architectural details should be proportionately larger than those of private buildings that exist or are anticipated within adjacent Blocks.
3. Prominent roof forms and additive elements such as cupolas can visually extend the height of the building. See Part 5 Building Design Standards for more information.



The Civic Building terminates the view of a street.



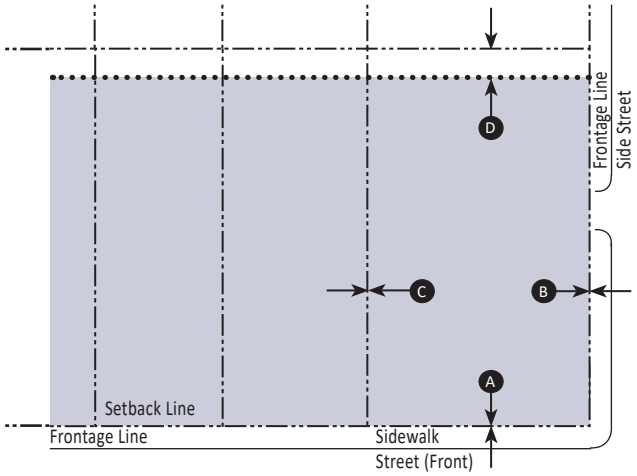
The Civic Building anchors the square at a prominent corner.

The Civic Building anchors the space from within the square.

Figure 3-1: Civic Building Siting Diagrams

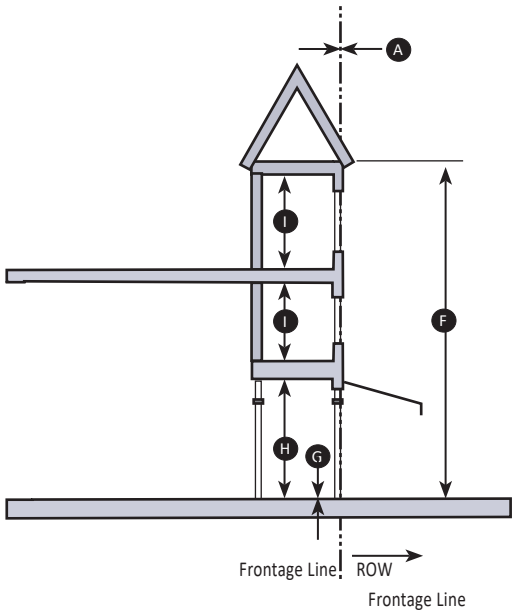
C

Sec. 24.2.20.6.I.2 Civic Building Form & Height



Key

Frontage/Property Line
Setback Line
Potential Building Area



Key

Frontage Line
Building

d. Building Placement

Setbacks

Front Setback	0' min.	A
Side Street Setback	0' min.	B
Interior Side Property Line Setback	0' min.	C
Rear Setback	5' min.	D

Frontage Buildout

Building Façade along:	
Front Street Frontage	40% min.
Side Street Frontage	30% min.

e. Lot and Block Standards

Maximum Block Perimeter	N/A
Lot Width	N/A
Lot Depth	N/A
Lot Coverage	100% max.

f. Building Form

Height

Main Building	N/A	F
	6 Stories max.[1]	F
Ground Floor Elev. Above Sidewalk	N/A	G
Ground Floor Ceiling Height	12' min. clear	H
Upper Floor(s) Ceiling Height	9' min. clear	I

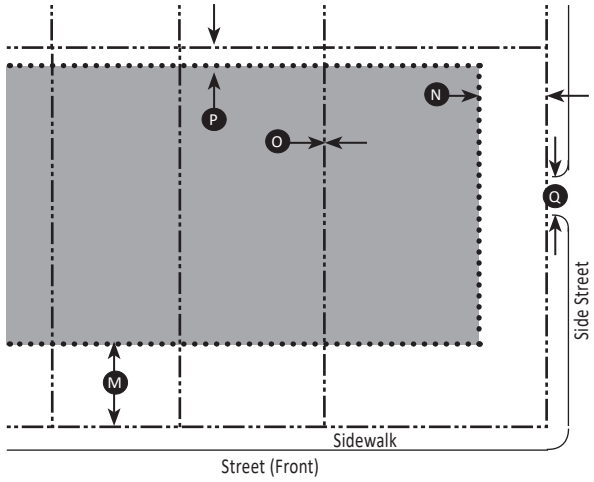
[1]See Part 5 Building Design Standards for more information

g. Allowed Use Types

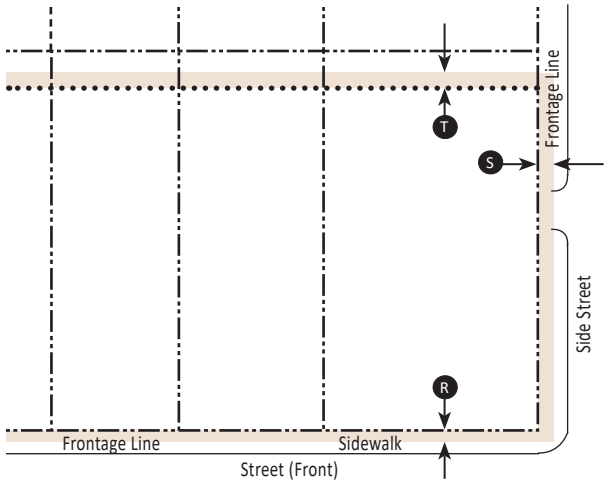
Ground Floor	All Permitted Uses Allowed	K
All Floors Otherwise	All Permitted Uses Allowed	L

C

Sec. 24.2.20.6.I.3 Civic Building Parking & Encroachments



Key
Frontage/Property Line
Setback Line
Parking Area



Key
Frontage/Property Line
Setback Line
Encroachment Area

a. Parking

Parking Location (Distance from Property Line)		
Front Setback	30' min.	M
Side Street Setback	30' min.	N
Side Setback	0' min.	O
Rear Setback	5' min.	P

District Specific Parking Requirements		
Parking shall be provided as established in Section 24.2.20.8		
Parking shall be located behind the Front Façade of buildings and accessed from Rear Alleys or Side Streets whenever possible.		
Streetscreens, Garden Walls, fences, or hedges are required along all un-built Street Right-of-Ways to shield views to parking.		
When a Civic Building is located within a Civic Space completely surrounded by Streets, then parking shall be accommodated on-street or within mid-block locations within 1/4 mile of the Civic Building's front door.		
Parking Curb Cut Width	20' max.	Q

b. Allowed Encroachments

Balconies, Bay Windows, Awnings, and Other Frontage Elements		
Front	12' max.	R
Side Street	8' max.	S
Rear	4' max.	T

Note: Frontage Elements may Encroach forward of the Build-to-Zone and/or into the Right-of-Way, barring any additional restrictions by the public entity that has control over the public Right-of-Way. A 6 foot minimum sidewalk clear zone must be maintained.

c. Miscellaneous

All buildings must have a Principal Entrance along the Front Façade.

C

Sec. 24.2.20.6.I.4 Civic Open Spaces

a. Civic Open Space in the form of parks, greens, squares, plazas, Playgrounds, pavilions, or recreational fields shall be located in each neighborhood at a minimum area greater than or equal to 5 percent of all land assigned a Transect Zone within the neighborhood.

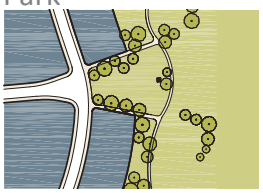
b. Design Guidelines: Heightened attention shall be paid to the quality of landscape design and function according to the following principles:

1. All designated Civic Open Spaces shall be shall be accessible to the public.
2. The landscape design shall support and express environmental, cultural, and historical attributes.
3. The landscape design shall promote connection with nature, social interaction and mental restoration.
4. Views of natural features shall be preserved or maximized.
5. The landscape design shall promote connection to surrounding neighborhood resources, amenities and services, and provide for optimum accessibility, safety and way-finding.
6. Stormwater management improvements shall be integrated with the final landscape design as aesthetically and visually pleasing design elements.
7. Whenever appropriate, landscape design shall promote sustainability awareness and education through interpretive signs, demonstrations and other forms of interpretation.

c. The appropriate arrangements for Civic Open Spaces are described in Figure 3-2 and are permissible within proximity of the Transect Zones indicated in Table 3-2.

d. Civic Open spaces are municipal responsibility and shall be maintained by the City or Civic entity that occupies the property.

Park

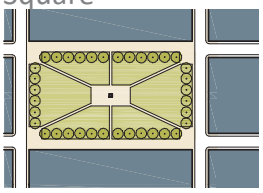


A natural preserve available for unstructured recreation. A park does not need to be fronted by buildings. Its landscape shall consist of paths and trails, meadows, waterbodies, woodland, recreational fields, and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors.

Green

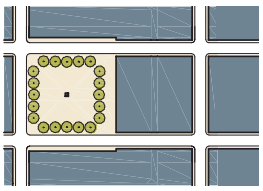
Available for unstructured recreation. A Green may be spatially defined by landscaping rather than buildings fronting it along the edges. Its landscape shall consist of lawn and trees, naturalistically disposed.

Square



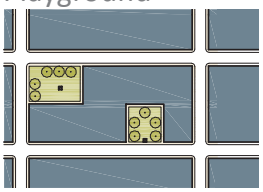
Available for unstructured recreation and public gatherings. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be densely shaded and provide seating. Trees and shrubs shall be located to define a specific geometry of Open Space.

Plaza



Available for public gatherings and outdoor markets. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Plazas should use pervious pavers, where feasible. Trees are optional.

Playground



Designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds may be interspersed within residential areas and may be placed within a Block. Playgrounds may be included within parks, greens, and squares.

Figure 3-3: Civic Space Types

Table 3-2: Appropriate Arrangements for Civic Open Spaces

Civic Open Space Type	Typical Size	Transect Zone					
		T6	T5	T4	T3	T2	T1
Park	min. 2 acres				X	X	X
Green	0.25 to 2 acres		X	X	X		
Square	1,000 sf to 2 acres	X	X	X			
Plaza	1,000 sf to 2 acres	X	X				
Playground	1,000 sf to 1 acre	X	X	X	X	X	X

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PART 4:
GENERAL DEVELOPMENT STANDARDS

Standards that are not specifically addressed elsewhere in the code are included in the General Development Standards. The purpose and intent of the General Development Standards are to provide provisions and regulations that apply to all Transect Zones, specifying permitted uses and design of parking, signage, lighting and stormwater management.

(preliminary draft for review)

SECTION 24.2.20.7
PERMITTED USES

The Permitted Uses chart, Table 4-1 lists the various types of uses and identifies whether or not a use is permitted By Right, or By Approval.

A. Listed Uses

1. **Permitted Use:** A Land Use that is allowed by right in a Transect Zone because it is considered to be consistent with the vision and goals established for that Transect Zone under the terms of this article.

   a. Parking lots shall be permitted in all Transect Zones and shall adhere to the standards stated in Section 24.2.20.6.

2. **By Approval:** A Land Use that is allowed By Approval shall seek special approval from the City of Laredo Planning and Zoning Board as described in Section 24-1.3.

B. Use Not Listed:

If a proposed use is not listed in Table 4-1, the applicant may seek approval by Warrant, as described in Section 24.2.20.3.

■ = By Right

□ = By Approval

	T1	T2	T3	T4	T5	T6	C
RESIDENTIAL							
Mixed Use Building				■	■	■	
Apartment Building				■	■	■	
Live/Work Unit				■	■	■	
Townhouse				■	■	■	
Duplex House			■	■	■		
Sideyard House			■	■	■		
House			■	■			
Accessory Dwelling Unit			■	■	■		
LODGING							
Hotel (no room limit)					■	■	
Inn (up to 12 rooms)		□		■	■	■	
Bed & Breakfast (up to 5 rooms)		□	□	■	■	■	
School Dormitory				■	■	■	
OFFICE							
Office Building				■	■	■	
Live-Work Unit				■	■	■	
Home Occupation			■	■	■	■	
Agricultural/Animal/ Veterinarian Facility		■		□	□	□	
RETAIL							
Open-Market Building (Farm Markets)		■	■	■	■		
Retail Shop				■	■	■	
Display Gallery				■	■	■	
Restaurant				■	■	■	
Grocery Store				■	■	■	
Kiosk				■	■	■	
Push Cart					□	□	
Food Truck		□		□	□	□	□
Liquor Selling Establishment					□	□	
Movie Theater					■	■	

Table 4-1: Permitted Uses

(continued next page)

CIVIC	T1	T2	T3	T4	T5	T6	C
Bus Shelter		■	■	■	■	■	■
Fountain or Public Art			■	■	■	■	■
Library							■
Live Theater					■	■	
Museum					■	■	■
Amphitheater/Outdoor Auditorium		■					■
Parking Structure					■	■	
Playground							■
Sports Stadium							□
Surface Parking Lot		■	■	■	■	■	■
Religious Assembly		■	■	■	■	■	■
Government Building & Use							■

OTHER: CIVIL SUPPORT							
Fire Station							■
Police Station							■
Hospital					■	■	
Medical Clinic				□	■	■	

OTHER: EDUCATION							
College							■
High School							■
Trade School							■
Middle School							■
Elementary School							■
Adult Day Care Center			■	■	■	■	■
Child Day Care Center			■	■	■	■	■

OTHER: AGRICULTURE	T1	T2	T3	T4	T5	T6	C
Agricultural Uses, Animals		□					
Agricultural Uses, Crops		■					
Agritourism		■					
Grain Storage		■					
Livestock Pen		□					
Greenhouse		■					
Stable		■					
Kennel		■					
Animal Rescue		■					

OTHER: AUTOMOTIVE AND MISC.							
Gasoline					■	■	
Automobile Service					■	■	
Drive-Through Facility					□	□	
Electric Substation		□	□	□	□	□	

SECTION 24.2.20.8
PARKING STANDARDS

The intent of the parking standards is to encourage a balance between pedestrian-oriented development and necessary vehicle storage. The goal is to construct neither more nor less parking than is needed.

A. Parking Requirements

1. Parking shall be provided for each use based upon the minimum and maximum requirements outlined by use in Table 4-2: Automobile Parking Requirement Chart. Required parking quantities for a parcel may be modified as approved by the City.
2. Parking may be located on the same lot as the use it serves. Required parking may also be located on-street or in a common parking lot, provided the space is within 1/4 mile of the building's Principal Entrance. The required parking may be purchased or leased from a public or private civic parking reserve, the owner of which will manage the purchase or lease.
3. Parking shall be located behind the Principal Façade of buildings whenever possible. Parking lots shall be masked from the Frontage by a Liner Building, Streetscreen, Garden Wall, fence, or hedge (required along all un-built rights-of-way to shield views to parking).
4. Shared and Reduced Parking is encouraged in all Transect Zones for more efficient parking solutions. The amount of parking required is calculated by adding the total number of spaces required by each separate function in the Parking Requirement Chart and dividing by the appropriate factor from the Sharing Factor matrix. For example, the residential function requires ten spaces while the Office function requires twelve spaces. Independently they would require twenty-two spaces, but when divided by the sharing factor of 1.4, they would require only sixteen spaces. When multiple functions share parking, the lowest sharing factor shall apply.
5. Bicycle parking shall be provided in all Transect Zones per Table 4-4: Bicycle Parking Requirement Chart and subject to the subsections below:
    a. Anchors: All spaces provided shall include a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.

Table 4-2: Automobile Parking Requirement Chart

Use	Number of Parking Spaces				
	T6[1]	T5[1]	T4[2]	T3[2]	T2 / C[2]
Residential	1 / Dwelling	1 / Dwelling	1 / Dwelling	1 / Dwelling	---
Lodging	1 / guest room				
Office	2 / 1,000 sq. ft.				
Retail	3 / 1,000 sq. ft.				
Civic	TBD (as approved by City)				
Education	1 per 12 students				
Other: General	TBD (as approved by City)				
Other: Agricultural / Industrial	1 per employee on largest shift				

[1]Maximum number of spaces permitted

[2]Minimum number of spaces required

Table 4-3: Sharing Factor

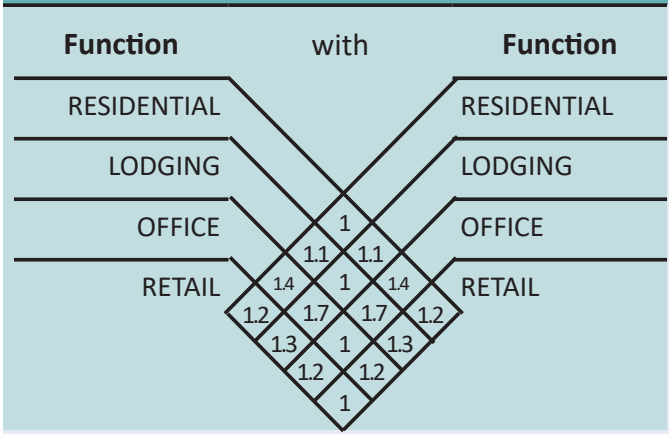

Table 4-4: Bicycle Parking Requirement Chart		
Use	**Min. Number of Spaces**	
	Short-Term	**Long-Term**
Multi-dwelling Residential	1 space per 5 dwelling units; 2 spaces min.	1.25 spaces per dwelling unit
Multi-dwelling Residential (ages 55+)	1 space per 20 dwelling units; 2 spaces min.	1 per 8 dwelling units; 2 spaces min.
Retail Sales and Services	1 per 2,000 SF; 2 spaces min.	1 per 4,000 SF; 2 spaces min.
Eating and Drinking Establishments	1 per 1,000 SF; 2 spaces min.	1 per 2,500 SF; 2 spaces min.
Office	1 per 10,000 SF; 2 spaces min.	1 per 2,000 SF; 2 spaces min.
Lodging	1 per 20 keys plus 1 per 4,000 SF of conference and meeting space	3 per 40 keys
Libraries, Community Centers, Museums	1 per 1,500 SF; 2 spaces min.	1 per 3,000 SF; 2 spaces min.
Industrial	1 per 4,000 SF; 2 spaces min.	1 per 4,000 SF; 2 spaces min.
Health Care Facilities and Nursing Homes (9+ residents)	1 per 2,000 SF; 2 spaces min.	1 per 4,000 SF; 1 space min.

b. Short term bicycle parking accommodates bikes parked for short periods of time in locations that are easily accessible and convenient for visitors, customers and residents.

c. Short term bicycle parking shall be located on sidewalk frontage zones, bicycle corrals located in the street parking lane, parks and other public facilities, and on private property. Bike parking shall not impede the sidewalk clear zone.

d. Long term bicycle parking provides a place that is reasonably free from vulnerability to both weather and theft for bikes typically parked for periods of 8 hours or more and on a regular basis. This applies particularly to employees while at work and for residents of multi-family dwellings.

e. Long term bicycle parking shall be located in a secure area covered from weather such as a building bike room, shared cage in a garage, or in a standalone enclosure such as a locker or structure.

f. Bike Parking in Public Parking Garages: Parking garages should include bike parking and a designated bike lane to enter/exit the garage. Bike parking should be provided on the ground floor.

B. Parking Access

1. Rear Alleys or Lanes, where proposed, shall be the primary source of access to off-street parking. Alley Parking may be perpendicular, diagonal, or parallel.
2. Alleys may be incorporated into parking lots as standard drive aisles. Access to all properties adjacent to the Rear Alley shall be maintained. Access between parking lots across property lines is also encouraged.
3. Corner lots that have both rear and side access shall access parking through the rear. If no rear access exists, access to on-lot parking shall be provided from the side Street.
4. If no Rear Alley or side Street exists, then efforts should be made to demonstrate an attempt to gain access across neighboring properties.
5. When access to rear parking must be directly from the Primary Frontage, driveways shall be located along the sides of the property lines and designed such that pedestrians crossing on sidewalks always have the right of way.
6. The maximum width of vehicular driveways are provided in the Transect Zone Standards.
7. Circular drives are prohibited except for Civic Buildings.

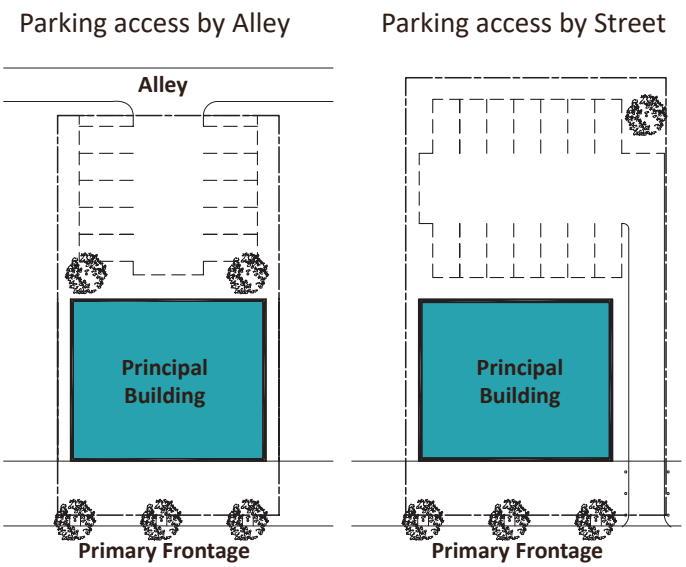

Figure 4-1: Parking access diagrams

C. Off-street Surface Parking

1. Minimum Setbacks for off-street surface parking from all property lines are provided in the Transect Zone Standards.

D. Structured Parking Lot Placement

1. Parking structures shall be set back a minimum of 40 feet from the property lines of all adjacent thoroughfares, except Rear Alleys, to reserve room for Liner Buildings between the parking structure and the lot frontage.
2. Liner Buildings, where utilized, shall be a minimum of two stories and may be attached or detached from parking structures.
3. Liner Buildings, where utilized, shall contain a minimum of 15 feet of habitable space behind each building facade along the street frontage.

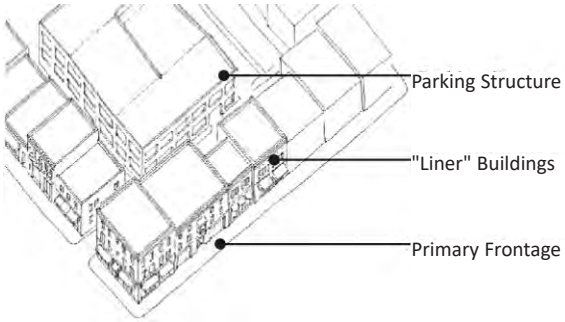

Figure 4-2: Structured parking lot placement

E. Garden Walls, Fences, and Hedges

1. Garden Walls, fences, or hedges may be located along Frontage Lines and other Lot Lines, or parallel with the Façades of buildings. When located along Frontage Lines, Garden Walls, fences, and hedges are called Streetscreens. Streetscreens may mask a parking lot from the Street, provide privacy to a side yard, and/or strengthen the spatial definition of the Public Realm.
    a. Streetscreens shall be a minimum of 3 feet tall in all Transect Zones. Maximum heights shall be:
        - T3: 4 feet along Primary Frontage, 8 feet along other Frontages
        - T4: 4 feet along Primary Frontage, 6 feet along other Frontages
        - T5 & T6: 4 feet along all Frontages
2. All Streetscreens over 4 feet high should be a minimum of 30% permeable or articulated.
3. Streetscreens may be non-permeable as approved by the City.
4. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
5. Streetscreens shall not be permitted in the Right-of-Way.
6. Along Lot Lines that are not Frontage Lines, Garden Walls, fences, and hedges shall have a maximum height of 8 feet.

SECTION 24.2.20.9
SIGNAGE STANDARDS

Signs in the Public Realm shall enhance the character of the Public Realm, provide orientation to pedestrians and motorists, and help to give identity to the Street. Signs should be designed and scaled for use by the pedestrian. In addition to City of Laredo signage ordinance, the following standards and guidelines shall also apply within the Traditional Neighborhood Development Transect Zones.

A. Commercial Signs

Freestanding signs are not permitted. Signs may be flat against the Facade, or mounted projecting or hanging from the Facade. Signs shall be externally lit from the front. Back lighting is permitted as an exception only for individual letters or numbers (panelized back lighting is prohibited).

1. Maximum gross area of signs on a given Facade shall not exceed ten percent of the Facade area. Architectural signs, or signage painted on a building Facade or mounted on the roof may exceed this limit, with approval of the City of Laredo.
2. Signs mounted on the Facade shall maintain a minimum clear height above sidewalks of eight feet. Signs shall not extend within two feet of the curb line.
3. Maximum area of any single sign mounted perpendicular to a given Facade in T5 & T6 shall not exceed nine square feet. In T4, the maximum area of any single sign mounted perpendicular to given Facade shall not exceed six square feet.
4. A single external sign band may be applied to the Facade of each building, provided that such sign not exceed three feet in height by any length.
5. Signage shall be lit externally with a full-spectrum source, except that signage within the shopfront may be neon lit in T5 & T6.
6. Permitted finish materials may include wood (painted or natural); metal (copper, brass, galvanized steel); painted or printed canvas; painted/engraved directly on Facade surface; or neon (in T5 & T6 only).

B. Wayfinding Signs

Wayfinding signs may be placed at key locations leading to and along important transportation routes or in neighborhood centers, with approval from the City. These signs should be posted at a level where the intended users may best view the information. As such, pedestrian, bicyclists, and motor vehicle wayfinding signs should be posted at different levels.

Signage should be consistent in theme and placement, and coordinated with other Streetscape furniture (e.g., light posts) to reduce visual clutter in the Public Realm.

C. Banner Signs

The use of banner signs shall be limited to the promotion of public events and activities, or to identify the district. Not more than twenty (20) percent of the banner can be used for commercial sponsorship.

Banner signs may be mounted on light poles or other Street furniture designed specifically for such a purpose. Banner signs may not be illuminated. Temporary banners may also be hung over the roadway with approval of the City of Laredo.

The maximum size of the banner shall be four (4) feet in height and forty (40) feet in length.

D. Temporary Sidewalk Signs

Temporary sidewalk signs such as A-frame sandwich boards are permitted on public sidewalks immediately adjacent to a business for the purpose of advertising food or products sold within. The placement of signs on the sidewalk must maintain a clear sidewalk path of a minimum dimension of five feet. The dimensions of the sign shall be no greater than two and a half feet wide and five feet high.

Figure 4-2: Signage Examples

a. Wayfinding SIgn
b. Projecting Sign
c. Hanging Sign
d. Awning Sign
e. Wall Sign
f. Painted Wall Sign
g. Cornice Sign
h. Banner Signs
i. Sidewalk Sign

SECTION 24.2.20.10
LIGHTING STANDARDS

Adequate and quality lighting of the sidewalk and Street area is essential to creating a safe and inviting Streetscape. In addition to the City of Laredo's regulations regarding lighting, the following standards and guidelines shall also apply within the PUD Manual Transect Zones.

A. General Requirements

A combination of pedestrian-scaled Street light fixtures and intersection Street light fixtures may be required to ensure a well-lit Street area and to establish a unifying element along the Street. Pedestrian-scaled fixtures shall be used on all Streets in T3, T4, T5, and T6 areas; Intersection-scaled lighting may be used in addition to pedestrian-scaled lights where required by the City of Laredo.

1. Street lights shall be aligned with Street tree placement (generally between two and a half (2.5) feet and four (4) feet from the back of the curb). Placement of fixtures shall be coordinated with the organization of sidewalks, landscaping, Street trees, building entries, curb cuts, signage, etc.
2. The height of light fixtures shall be kept low (generally not taller than fifteen (15) feet) to promote a pedestrian scale to the Public Realm and to minimize light spill to adjoining properties. Light fixtures shall be closely spaced (generally not more than 30' -50' feet on center) to provide appropriate levels of illumination.

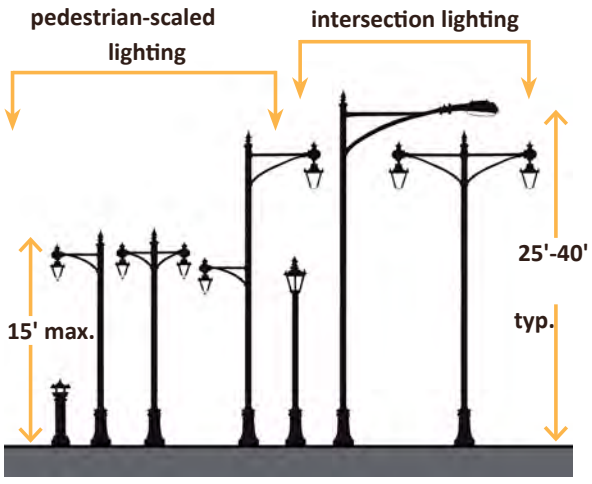

Figure 4-3: Pedestrian and Intersection Lighting

3. Light poles may include armature that allows for the hanging of banners or other amenities (e.g., hanging flower baskets, artwork, etc.).
4. Consideration of security and pedestrian comfort shall be prioritized by increasing illumination low to the ground in public parking lots, at building entries, and public plazas.
5. To increase safety, help geographic orientation, and highlight the identity of an area, the following Street elements are encouraged to be lit:
   a. Edges: Edges of a park or plaza shall be lit to define and identify the space.
   b. Architectural details: Lighting entrances, archways, Cornices, columns, and so forth can call attention to the uniqueness of a building, or place. Lighting of building entrances also contributes to safety.
   c. Focal points: Lighted sculptures, fountains, and towers in a neighborhood, especially those visible to pedestrians and vehicles, provide a form of wayfinding.

B. Lighting Types & Configurations

Lighting fixtures shall be appropriately chosen for the district within which they are located. Variety in character is good to establish identity and uniqueness. However, there shall also be consistency within the each district in creating a unifying scheme of illumination that is appropriate to the scale of the Street and the level of nighttime activity. Lamp styles shall not be mixed along any one particular Block of a Street.

1. Light fixtures shall be downcast or low cut-off fixtures to prevent glare and light pollution.
2. In order to conserve energy and reduce long-term costs, energy-efficient lamps shall be used for all Public Realm lighting.

SECTION 24.2.20.11
STORMWATER MANAGEMENT

A. General Standards

1. The objectives of the stormwater management standards are to reduce water quality impacts at receiving waters, enhance community character in support of compact development, and promote the public health, safety, and welfare. The stormwater management standards include the following goals:
   a. Manage rainfall as close to where it falls as possible, approximating the natural pre-development hydrology (water quality and water quantity) by using natural, decentralized stormwater management practices that do not impede or negatively alter the historic flow of stormwater runoff.
   b. Celebrate stormwater as an integral part of the built environment.
   c. Establish watershed sensitive planning and design criteria at the neighborhood scale of development to support shared flood control solutions.
   d. Encourage incorporation of Light Imprint Best Management Practices (BMPs) at the Block, Street, and site scales of development, appropriate to land use context and site conditions.
2. Stormwater management shall be implemented within a Final Site Plan.
3. Stormwater standards for individual Lots within the neighborhood can assist in meeting the standards of the neighborhood as a whole.
4. All stormwater shall be managed in accordance with Section 24.4.5 of the City of Laredo Land Development Code.

B. Light Imprint Storm Drainage Methods

1. Table 4-5 provides recommended stormwater management methods as outlined in the Light Imprint Handbook. These methods shall be utilized as the elements of the neighborhood stormwater strategy and the Final Site Plan detailed stormwater management plan. At least one of these methods shall be applied at the neighborhood and Lot levels to implement the neighborhood stormwater strategy. Refer to the Light Imprint Handbook for comprehensive descriptions of each method and its application.

C. Design Criteria

1. Properly designed Pervious Paving shall be permitted and is encouraged to reduce stormwater runoff volume. Pervious Paving approaches may be technically infeasible where underlying soils are contaminated or other site constraints exist.
2. Green roofs shall be permitted for all building types.
3. Roof drains shall not outfall onto impervious pedestrian use areas and should instead be directed to underground storm drainage systems or a vegetated stormwater management system.
4. Irrigation systems are encouraged to first make use of all available surface stormwater runoff or other retained or detained stormwater as a water supply.
5. Bioretention systems, Rain Gardens, Bioswales, tree filters, and other vegetated stormwater management systems are encouraged for treatment of stormwater runoff from Streets, parking lots, plazas, and other impervious surfaces. These vegetated stormwater management systems can include impermeable liners with underdrains to provide water quality treatment where infiltration is not technically feasible due to site contamination concerns.
6. Trees shall be planted below the grade of the sidewalk and the Street. Structural cells shall be used for trees planted in tree wells, or in plazas or other paved areas, to ensure sufficient root space for healthy tree growth and to increase the stormwater management potential of the trees.

7. Special Detention Areas such as parking lots, rooftops ("blue roofs"), parks, plazas, and fields are areas primarily designated for other uses but that may be used for temporary infiltration and/or peak rate mitigation during storm events if the requirements herein are satisfied. Special Detention Areas shall be designed sensitive to land use context and public use requirements and the following conditions:

   a. Temporary storage areas must be located so that ponding will not significantly disrupt typical traffic (pedestrian/bicycle/vehicle) flow, and areas should be adequately sloped towards outlets to ensure complete drainage after storm events.

   b. Special Detention Areas shall be clearly identified as such and their use shall be restricted during and after storms.

   c. Emergency overflows shall be incorporated and designed to prevent excessive depths from occurring during extreme storm events or if the primary flow control structure/structures are clogged. In most cases, ponding depth shall not exceed 12 inches.

   d. Rooftop storage must consider structural support, HVAC requirements, waterproofing, emergency overflows, and all other building design considerations.

   e. Landscape or turf Special Detention Areas used for high-intensity public uses (community parks, athletic fields, greens, etc.) shall be located in areas of well-draining soils to guarantee public use is not compromised by excessively wet ground between rain events.

TABLE 4-5:
LIGHT IMPRINT STORM DRAINAGE

	T1	T2	T3	T4	T5	T6
Paving						
Compacted Earth	■	■	■			
Wood Planks	■	■	■			
Plastic Mesh/Geomat		■	■	■		
Crushed Stone/Shell		■	■	■		
Cast/Pressed Concrete Paver Block			■	■	■	
Grassed Cellular Plastic			■	■	■	
Grassed Cellular Concrete			■	■	■	■
Previous Asphalt			■	■	■	■
Asphalt			■	■	■	■
Concrete			■	■	■	■
Pervious Concrete			■	■	■	■
Stamped Asphalt			■	■	■	■
Stamped Concrete			■	■	■	■
Pea Gravel				■	■	■
Stone/Masonry Paving Blocks				■	■	■
Wood Paving Blocks on Concrete					■	■
Asphalt Paving Blocks					■	■
Channeling						
Natural Creek	■	■				
Terracing	■	■	■			
Vegetative Swale	■	■	■			
Drainage Ditch	■	■	■			
Stone/Rip Rap Channels		■	■	■		
Vegetative/Stone Swale		■	■	■	■	
Grassed Cellular Plastic			■	■	■	
Grassed Cellular Concrete			■	■	■	
Soakaway Trench			■	■	■	
Slope Avenue			■	■	■	
French Drain			■	■	■	
Shallow Channel Footpath/Rainwater Conveyor			■	■	■	■
Concrete Pipe			■	■	■	■
Gutter			■	■	■	■
Planting Strip Trench			■	■	■	■
Masonry Trough				■	■	
Canal				■	■	■
Sculpted Watercourse, i.e. cascades					■	■
Concrete Trough					■	■
Archimedean Screw					■	■

TABLE 4-5: LIGHT IMPRINT STORM DRAINAGE	T1	T2	T3	T4	T5	T6
Storage						
Irrigation Pond		■	■			
Retention Basin with Sloping Bank		■	■			
Retention Basin with Fence		■	■	■		
Retention Hollow			■	■		
Detention Pond			■	■		
Vegetative Purification Bed			■	■	■	
Flowing Park			■	■	■	
Retention Pond			■	■	■	
Landscaped Tree Well				■	■	■
Pool/Fountain				■	■	■
Underground Vault/Pipe/Cistern-Corrugated Metal				■	■	■
Underground Vault/Pipe/Cistern-Precast Concrete				■	■	■
Underground Vault/Pipe/Cistern-Cast in place Concrete				■	■	■
Grated Tree Well					■	■
Underground Waul/Pipe/Cictern-Plastic					■	■
Paved Basin					■	■
Filtration						
Wetland/Swamp	■	■				
Filtration Ponds	■	■				
Shallow Marsh	■	■	■			
Surface Landscape	■	■	■			
Natural Vegetation	■	■	■	■	■	■
Constructed Wetland		■	■			
Bio-retention Swale		■	■	■		
Purification Biotype		■	■	■		
Green Finger		■	■	■	■	■
Roof Garden		■	■	■	■	■
Rain Garden			■	■	■	■
Detention Pond			■	■		
Grassed Cellular Plastic			■	■		
Grassed Cellular Concrete			■	■		
Waterscapes				■	■	■

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PART 5:
LOT & BUILDING DESIGN STANDARDS

A primary goal of these Lot & Building Design Standards is authenticity - encouraging construction which is both beautiful and functional. The character of new building Facades should reflect and complement the materials and general scale of local residential and commercial structures. They should employ materials and construction techniques that will result in long-lasting structures both in durability and design expression.

These Lot & Building Design Standards work in tandem with the other provisions of this Manual, to deliver a high quality Public Realm.

SECTION 24.2.20.12
GENERAL DESIGN STANDARDS

A. Lot Standards

1. Front and Backs

Buildings and lots have fronts, sides, and backs and how these relate to one another forms neighborhood character.

a. Front Façades, the main presentation faces of buildings and lots containing the Principal Entrance, should face the Public Realm.

b. The backs of buildings and lots, which are the private or service side, should face mid-block and be screened from view. Backs of buildings or lots shall not abut the Frontage Line.

c. Sides of buildings and lots may face either the Frontage Line or be concealed mid-block.

d. Thoroughfares, with the exception of Alleys, should be faced with the fronts or sides of buildings and lots.

e. Alleys and mid-block parking areas should be faced with the backs or sides of buildings and lots.

f. The backs of buildings and Lots shall not be across from, or adjacent to, a Civic Open Space.

g. The backs of buildings and Lots shall not face Civic Building Frontages.

h. The table below outlines the range of relationships between the fronts, sides, and backs of buildings / lots.

Fronts facing Fronts	Ideal
Fronts facing Sides	Acceptable
Fronts facing Backs	Prohibited
Sides facing Backs	Acceptable
Backs facing Backs	Ideal
Sides facing Sides	Ideal

B. Building Types

A mix of residential building types creates neighborhoods which allow a diversity of ages and incomes, and permit residents move or downsize their homes without having to move away. Multi-generational neighborhoods create strong social networks, avoid concentrations of poverty or wealth, and lead to safer communities. A variety of residential building types are described below and illustrated in Figure 5-1.

1. Each T3, T4, and T5 Transect Zone shall contain at least three different residential building types.

2. Building Types

a. Mixed Use Building/Block: This type features shopfronts on the ground floor with space designed to accommodate residential or office on the floors above. Mixed-use buildings often have a parapet with a pronounced cornice.

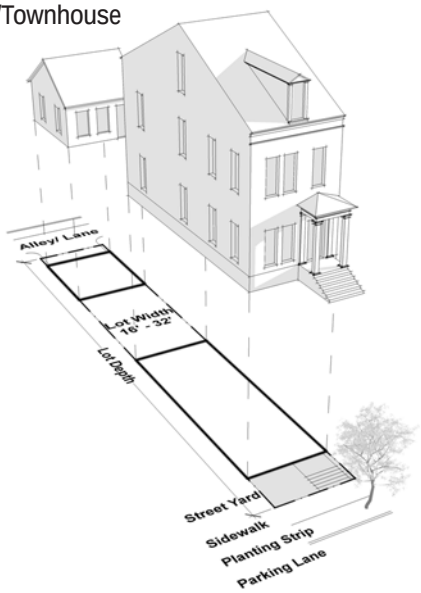
b. Apartment Building: This type contains multiple units accessed via a main entrance on the primary frontage. Units may be for rent, or for sale as a condominium.

c. Mansion Apartment: This multi-family type is designed to look like a large single family house but in fact contains several units. This type usually features a front porch to help it blend in with adjacent single family types.

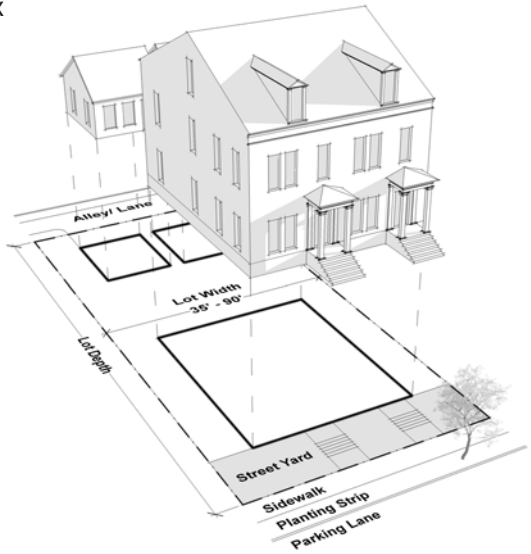
d. Live/Work Unit: Buildings or structures used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary place of work. The commercial function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity or industry.

e. Townhouse: This is a single family attached building type. Adjacent dwellings may share a party wall with another unit of the same type and occupies the full Frontage Line. Row Houses typically feature a private yard or patio between the main structure and the rear out-building.

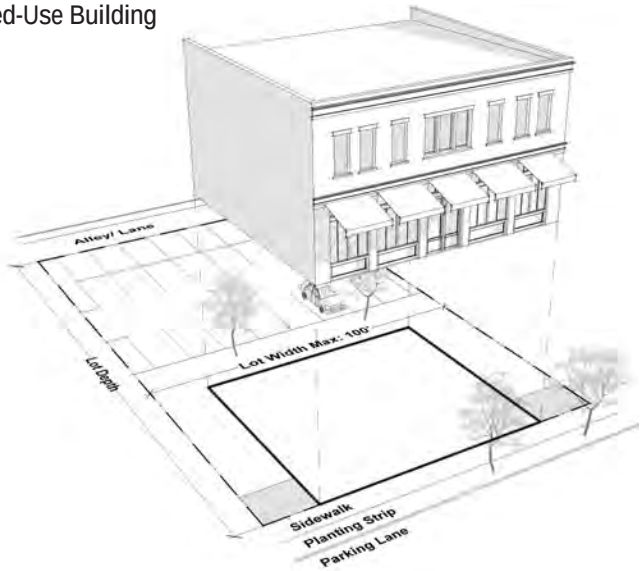
Row House/Townhouse Building



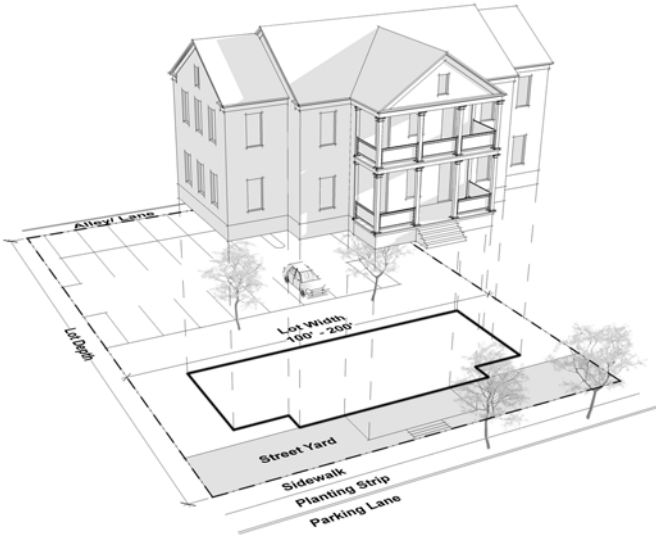
Duplex



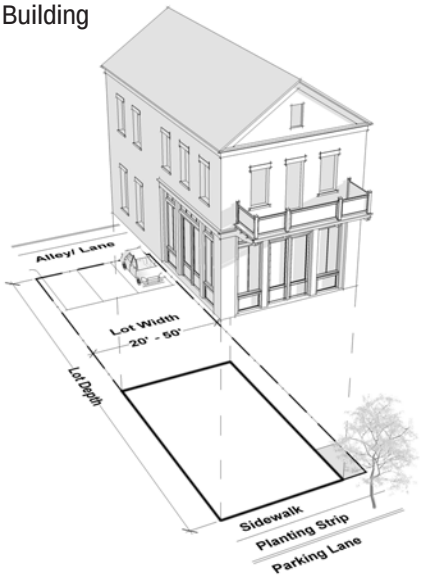
Mixed-Use Building



Mansion Apartment Building



Live/Work Building



House & Accessory Dwelling Unit

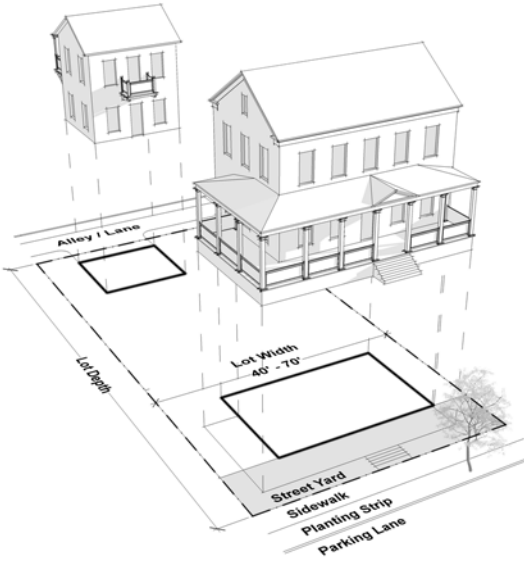


Figure 5-1: Illustrative examples of select residential building types

f. Duplex House: This is an attached single family house type where only two units share a party wall. The duplex can easily blend in with single family houses.

g. Courtyard House: A dwelling that occupies the boundaries of its Lot while internally defining one or more private patios

h. House: This single family house is generally two stories in height and often contains habitable attic space. Often shared with an Accessory Building in the back yard.

i. Cottage: The smallest of the single family house types and generally has a small front porch.

C. Accessory Dwelling Units

1. Accessory Dwelling Units, also referred to as accessory apartments, second units, or granny flats - are additional living quarters on single-family lots that are independent of the primary dwelling unit. The separate living spaces are equipped with kitchen and bathroom facilities, and can be either attached or detached from the Principal Building.

2. One Principal Building and one Accessory Dwelling Unit may be built by right on each single-family lot in the T3, T4, and T5 Transect Zones as permitted by Table 4-1.

3. Accessory Dwelling Units shall not exceed 900 square feet in Habitable Space, excluding parking.

4. Accessory Dwelling Units shall be limited to 2 Stories, including ground floor parking. These units are not computed towards overall density or unit calculations.

D. General Building Requirements

1. Window and Door Openings

a. Principal Entrances: The Principal Entrance of every Principal Building must be located along the Primary Façade and directly face a Street or Civic Open Space. Public space may include a central garden or Courtyard when that public space opens directly onto the primary Street. Additional building entrances are permitted.

b. Entry / Exit Doors: Public entry and exit doors which swing outward shall be recessed into the façade a minimum of three feet where the sidewalk abuts the building.

c. Window and door openings in masonry façades should express a structural lintel above to express the conveyance of building weight. A similar method using wood trim can be used on wood-clad façades.

d. Windows and doors shall be vertically proportioned or subdivided to appear vertical.

2. Columns / Posts

a. The proportion of structural elements such as columns or posts should be appropriate to the weight they appear to be carrying.

b. Columns and posts shall not be spaced further apart than they are tall.

E. Building Heights

General Building Height information is provided below. Refer to the Transect Standards for setback and height information specific to each Transect Zone.

1. A Story is that part of a building contained between any finished floor and the floor or roof next above. Habitable attics (space within the roof structure), basements and underground parking are permitted and are not considered Stories for the purpose of determining Building Height.

2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial function, which shall be a minimum of 12 feet and may be a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 feet for ground floor commercial, shall be counted as two (2) Stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional Story.

3. Building Height shall be measured as the vertical distance between (1) the lowest permissible elevation above the existing grade which complies with finished floor elevation requirements along the front of a building and (2) the eave of the roof or roof deck (if flat).

4. Small Footprint Towers/cupolas may extend above the permitted Building Height; see Section 24.2.20.13.

F. Building Façades

1. Material Changes

a. When materials are combined on a building façade horizontally, heavier materials should occur below lighter materials.

a. For buildings with more than two stories, the ground floor should be differentiated from those floors above with an Expression Line in order to reinforce the pedestrian space.

a. Changes from one material or color to another along the horizontal direction should occur at "inside corner" transitions.

a. Changes in material or color along the vertical direction should occur at a hard-edge "bump-out" transition which gives materials a surface to terminate into.

a. Façades with an overabundance of different materials or colors are generally discouraged.

2. Wide Façades

Building façades longer than 50 feet shall be varied with at least one change of architectural expression. These changes in expression may be a vertical element running from the ground plane to the roof, a change in fenestration, color, or texture, or a break in building façade plane or roof line. These changes may be subtle or significant, but should soften the visual effect of very wide buildings, especially those directly across the Street from narrower buildings. Strive for an appearance of authenticity when subdividing a large façade into multiple smaller façades resembling distinct buildings.

3. Facade Transparency

All building façades which face onto a Street or public space shall meet the minimum transparency requirements outlined below. The percentage of transparency per Story shall be calculated within the area between finished floor and finished ceiling and shall be a total percentage of doors and windows along that portion of the façade.

Figure 5-1: Example of non-shopfront Facade Transparency

Figure 5-2: Example of shopfront Facade Transparency

a. Minimum building façade transparency for ground Story (retail) allowing a view of at least 5 feet of interior space: sixty (60) percent

b. Minimum building façade transparency for ground Story (uses other than retail): thirty (30) percent

c. Minimum building façade transparency for upper Stories: twenty (20) percent

4. Liner Buildings

The character of some uses of land, such as warehouses and parking structures, may preclude their buildings from complying with the Façade Transparency requirements. Such buildings may be constructed in a manner that they will be separated from adjacent Streets (but not Alleys) by Liner Buildings:

a. Liner Buildings must be at least two stories in height with no less than fifteen (15) feet in depth;

b. Liner Buildings may be detached from or attached to the Principal Building;

c. Liner Buildings may be used for any purpose allowed on the lot on which they are located except for parking; and

d. Liner Buildings must meet the Primary Façade transparency requirements in the preceding subsection.

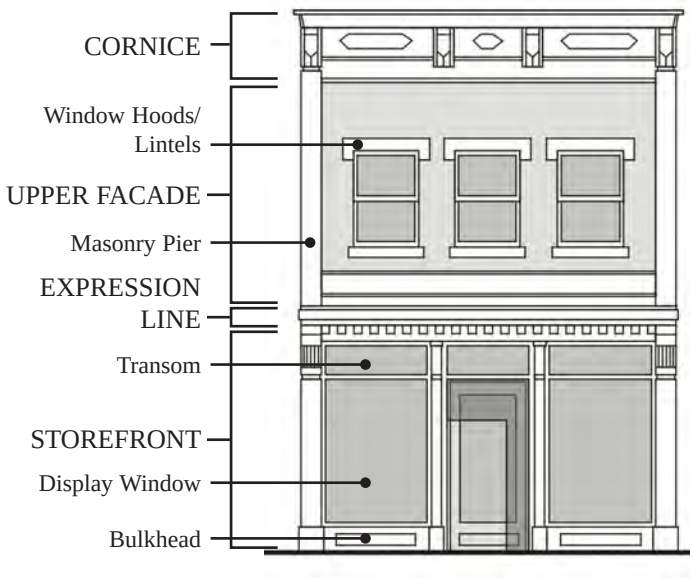


Figure 5-3: Anatomy of a storefront

G. Shopfronts

1. The entrances to all shopfronts shall be covered, either by an Awning, Canopy, Marquee, second floor Balcony, arcade / colonnade, or by being inset into the main body of the building.

2. The top of all shopfront window sills shall be between one (1) and three (3) feet above the adjacent sidewalk.

3. Shopfront windows shall extend up from the sill at least eight (8) feet above the adjacent sidewalk.

4. Shopfront windows may not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space). Reflective and frosted glass is prohibited on shopfronts.

5. Doors or entrances for public access shall be provided at intervals no greater than fifty (50) feet, unless otherwise approved by the City of Laredo. The intent is to maximize Street activity, to provide pedestrians with frequent opportunities to enter buildings, and to minimize any expanses of inactive wall.

6. Shopfront doors shall contain at least sixty (60) percent transparent glass. Solid doors are prohibited.

7. A minimum of fifteen (15) feet of depth of Habitable Space shall be provided behind each shopfront on the Primary Façade. This ensures that the area behind shopfronts is sufficient enough to be an actively used retail space.

Figure 5-4: Examples of Facade Transparency and shopfronts

a-e Examples of Facades with appropriate transparency

f-h. Examples of Expression Lines

SECTION 24.2.20.13
BUILDING ELEMENTS

A. Small Footprint Towers / Cupolas

These features are designed to extend above the roofline, and are generally intended to be visual landmarks. They are commonly placed to terminate vistas.

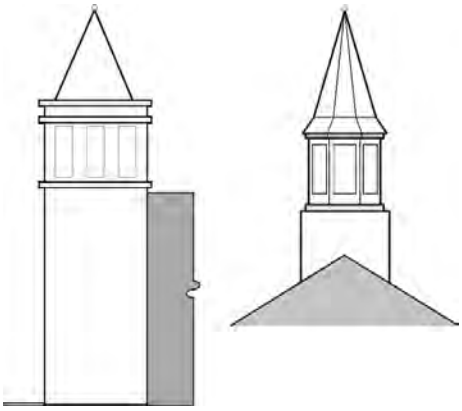


Figure 5-5: Small Footprint Tower and cupola

1. In those locations where a Terminated Vista is indicated on an approved Regulating Plan, Towers/ cupolas shall be provided and:

    a. Towers/cupolas with a footprint smaller than 30 feet by 30 feet may extend up to 30 feet above the designated height limit.

    a. Towers/cupolas with a footprint smaller than 20 feet by 20 feet may extend up to 40 feet above the designated height limit.

2. Towers/cupolas are additionally permitted in all other locations. However, in locations not indicated as a Terminated Vista on the Regulating Plan, Towers / cupolas shall not exceed 30 feet by 30 feet in footprint and shall not exceed 20 feet above the height limit.

a

d

h

Figure 5-6: Examples of Small Footprint Towers / cupolas

a. Square Corner Tower with pyramidal roof
b. Pedimented cupola
c. Tall domed lantern cupola
d. Curved corner with ogee domed cupola
e. Octagonal Corner Tower with stepped-back top
f. Cylindrical Corner Tower with domed roof
g. Corner steeple with square base and octagonal roof
h. Chamfered corner with octagonal mansard roof form
i. Stepped square-top lantern
j. Square Tower with corbelled top
k. Pedimented Tower with balustraded mansard roof

B. Appurtenances & Encroachments

Appurtenances are structural or architectural elements, such as Balconies, bay windows, Awnings, and other Frontage elements that extend from the primary mass of the building. Requirements and standards for Encroachments are provided in the Transect Zone Standards for each Transect Zone and the Frontage Type Standards.

1. Balconies

    a. The minimum balcony depth is 3 feet measured perpendicular to the wall face.

    b. The minimum underside clearance of a first floor balcony is 8 feet.

    c. Balconies may occur forward of the setback, and may encroach within the right-of-way with special easement permission, but shall not extend closer than two feet from the curb line.

    d. Balconies shall be permitted to have roofs, but are required to be open, unconditioned parts of buildings.

    e. Balconies must be visually supported from below by brackets, or from above by suspension cables or chains.

    f. On corners, balconies shall be permitted to wrap around the side of the building facing the adjacent street.

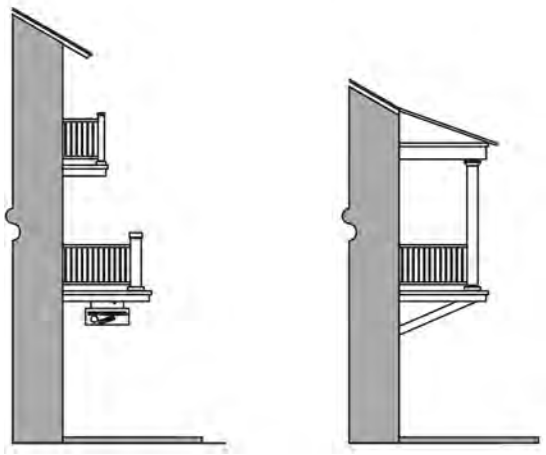


Figure 5-5: Balcony with sign (left) and support (right)

2. Awnings

    a. The minimum awning depth for a first floor awning is 4 feet measured perpendicular to the wall face.

    b. The minimum underside clearance of a first floor awning is 8 feet.

    c. If a building façade has awnings, they shall occur for at least 50% of that façade.

    d. Awnings may occur forward of the setback, and may encroach within the right-of-way, but shall not extend closer than two feet to the curb line.

    e. Awnings shall be made of durable fabric and may be either fixed or retractable. High-gloss or plasticized fabrics are prohibited. Backlit awnings are also prohibited.

3. Marquees

    a. The minimum marquee depth is 5 feet measured perpendicular to the wall face.

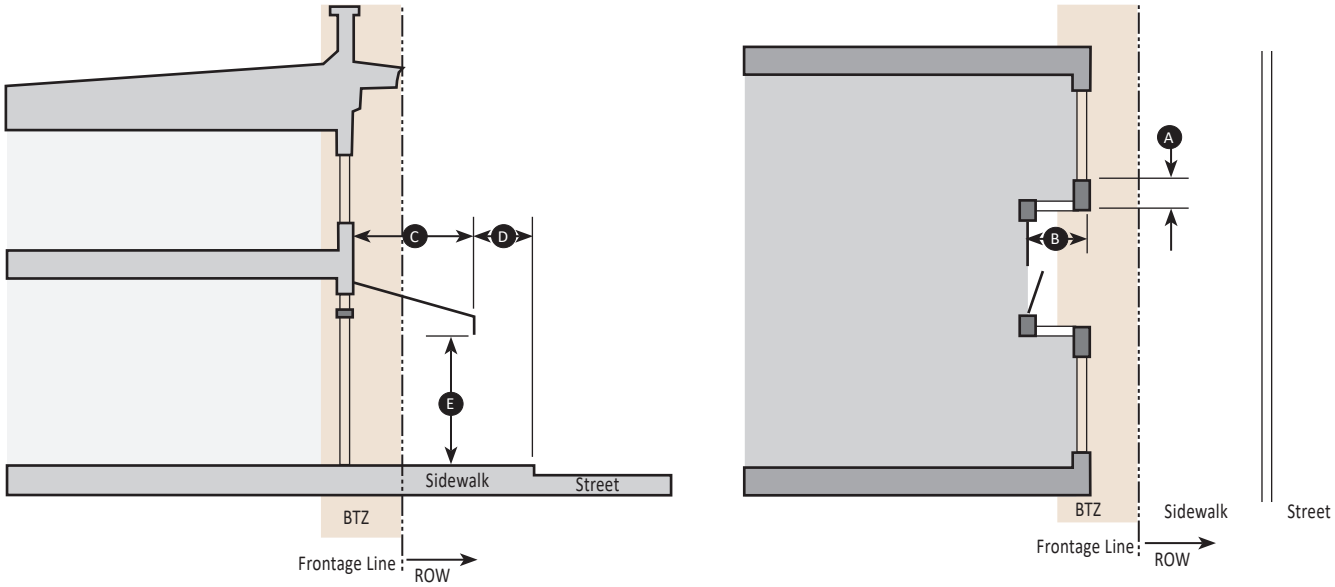
    b. The minimum underside clearance is 9 feet.

    c. The above requirements apply to first floor marquees. Marquees above the first floor are not permitted.

    d. Marquees shall occur forward of the build-to line or zone, and may encroach within the right-of-way, but shall not extend closer than two feet from the curb line.

C. Frontage Types:

1. Shopfront



Key

Build-to-Zone (BTZ)
Frontage/Property Line

a. Description

The Front Façade of the building is at or near the Frontage Line and shall include a Canopy or Awning element that overlaps the sidewalk along the majority of the Frontage. The Canopy is a structural cantilevered shed roof and the Awning is canvas or similar material and is often retractable.

b. Size

Distance between Glazing	2' max.	A
Ground Floor Transparency	See Sec. 24.75-12.F Building Facades	
Door Recess[1]	5' max.	B

[1]A recessed entry may be designed in a variety of configurations (recessed door, sawtooth pattern, etc.) and may be located on the front facade or the corner of a building.

c. Canopy or Awning

Depth	4' min.	C
Width, Cumulative	70% of façade width min.	
Setback from Curb	2' min.	D
Height, Clear	8' min.	E

d. Miscellaneous

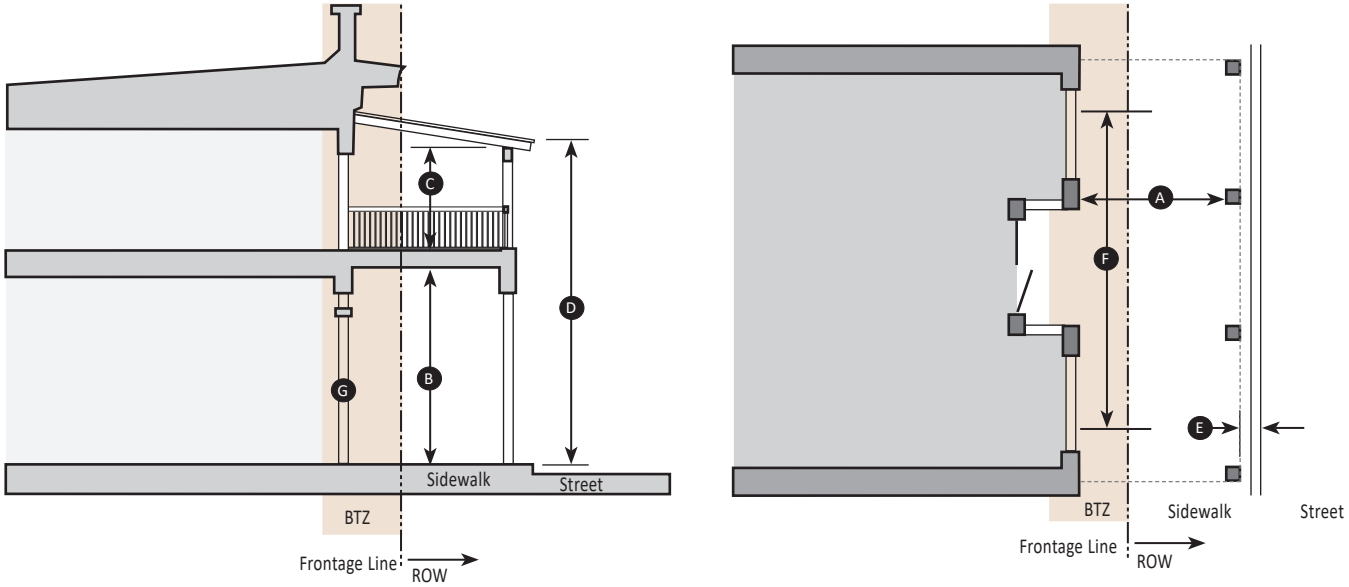
Doors may be recessed as long as Front Façade is at BTZ.

Open ended Awnings and Operable Awnings are encouraged.

Rounded and hooped Awnings are discouraged.

Figure 5-7: Examples of shopfronts and details
a. Shopfront with a recessed doorway
b. Shopfront with metal Canopy

2. Gallery



Key

Build-to-Zone (BTZ)
Frontage/Property Line

a. Description

The Front Façade of the building is at the Build-to-Zone and the Gallery element overlaps the sidewalk, eliminating the need for an Awning or Canopy. This Frontage Type is intended for buildings with ground-floor commercial or retail uses and may be one or two stories in height.

b. Size

Depth, Clear	8′ min.	A
Ground Floor Height, Clear	9′ min.	B
Upper Floor Height, Clear	9′ min.	C
Height	3 stories max.	D
Setback from Curb	2′ min.	E
Width	75% of façade width min.	F

c. Miscellaneous

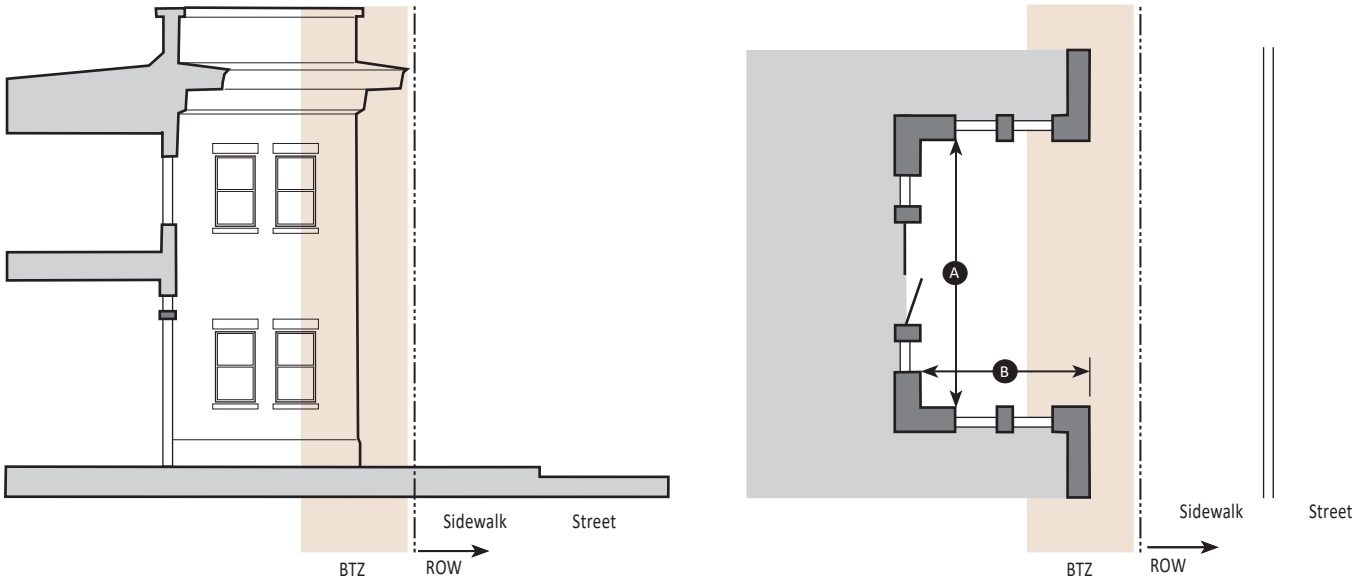
Galleries must also follow all the rules of the Shopfront Frontage Type. G

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.

Figure 5-8: Example of galleries
a. Gallery with slender metal columns
b. Wood framed Gallery
c. Masonry Gallery with Habitable Space on the second floor

3. Forecourt



Key

Build-to-Zone (BTZ)
Frontage/Property Line

a. Description

The primary portion of the building's main Facade is at the Build-to-Zone while a small percentage is set back, creating a court space. This space can be used as an apartment or office entry court, garden space, or for restaurant outdoor dining.

b. Size

Width, Clear	12' min.	A
Depth, Clear	12' min.	B

c. Miscellaneous

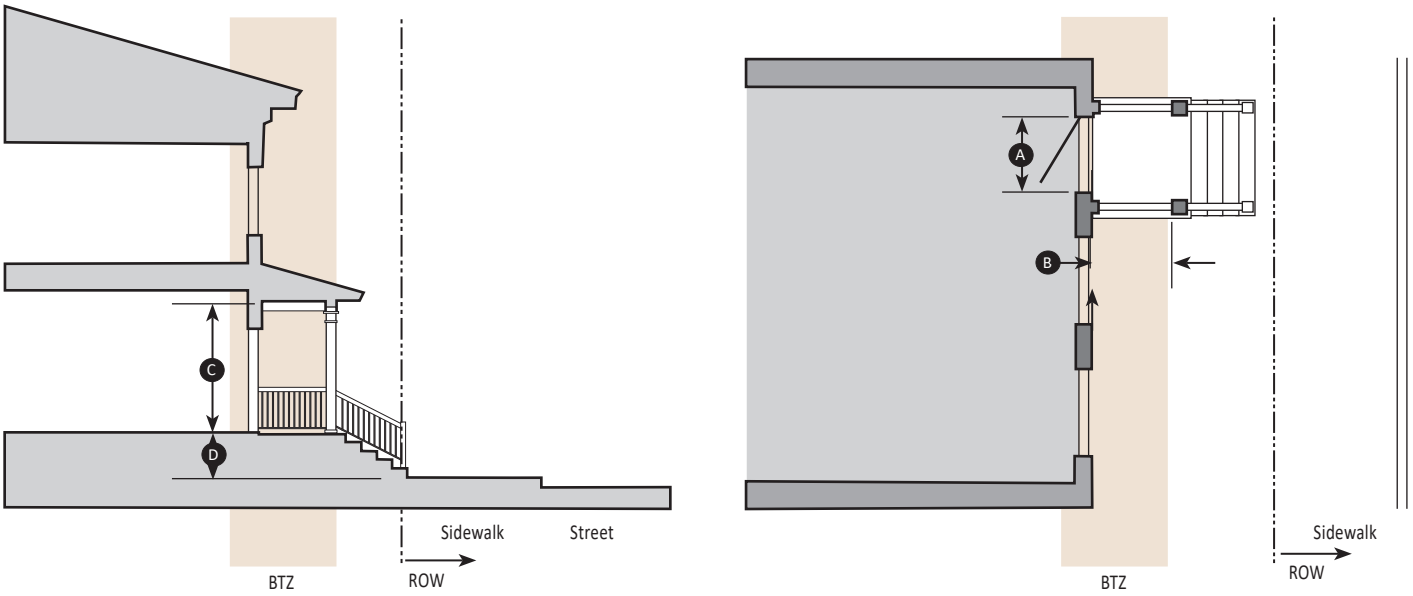
Forecourts are especially useful along larger, more auto-dominant Streets in order to provide well-shaped, intimately sized public outdoor spaces.
The proportions and orientation of courtyard spaces must be carefully considered for solar orientation and user comfort.

a


b

Figure 5-9: Examples of forecourts
a. Elevated Forecourt
b. Elevated Forecourt forming a dining terrace

4. Stoop



Key

Build-to-Zone (BTZ)
Frontage/Property Line

a. Description

The main façade of the building is at the Build-to-Zone and the elevated stoop projects forward. The stoop is used to access a first floor that is elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may descend forward or to the side. Stoops may extend forward of the Build-to-Zone and into the Right-of-Way; a 6' minimum clear zone for pedestrians shall be maintained on the sidewalk.

b. Size

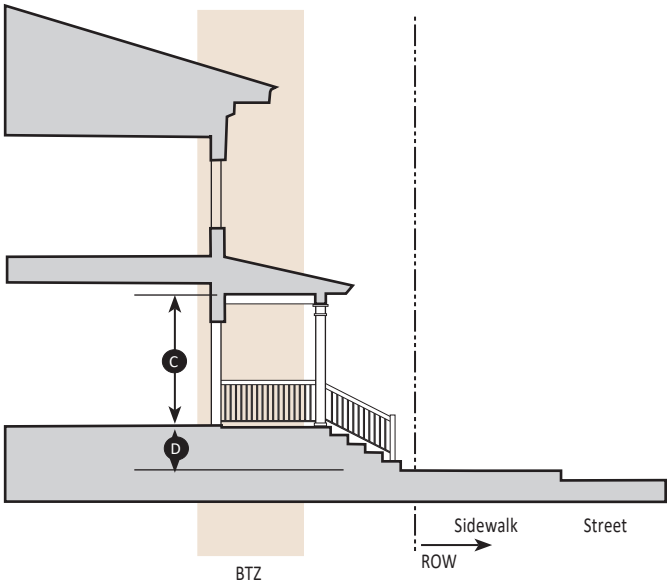
Width, Clear	5' min., 8' max.	A
Depth, Clear	5' min., 8' max.	B
Height, Clear	8' min.	C
Height	1 Story max.	
Finish Level Above Sidewalk	24" min.	D

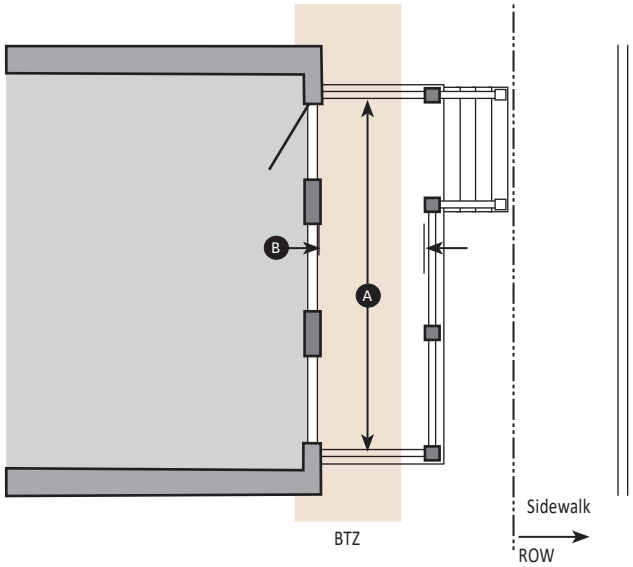
c. Miscellaneous

A stoop is appropriate for residential uses with small setbacks.
Stoops may extend forward of the build-to-zone or setback line and, if permitted by the district standards, into the right-of-way.
A six-foot minimum clear zone for pedestrians shall be maintained on the sidewalk.
Stairs may be perpendicular or parallel to the building facade.
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 5-10: Examples of stoops
a. Unroofed stoops
b. Covered Stoops

5. Porch





Key

Build-to-Zone (BTZ)
Frontage/Property Line

a. Description

The main Façade of the building is at the Build-to-Zone and the elevated Porch projects forward. The Porch is used to access a first floor that is elevated above the sidewalk to ensure privacy within the building. A porch is large enough to function as an outdoor living space. Stairs from the Porch may descend forward or to the side. Porches may extend forward of the Build-to-Zone, but only the stairs from the Porch may extend into the Right-of-Way; a 6' minimum clear zone for pedestrians shall be maintained on the sidewalk.

b. Size

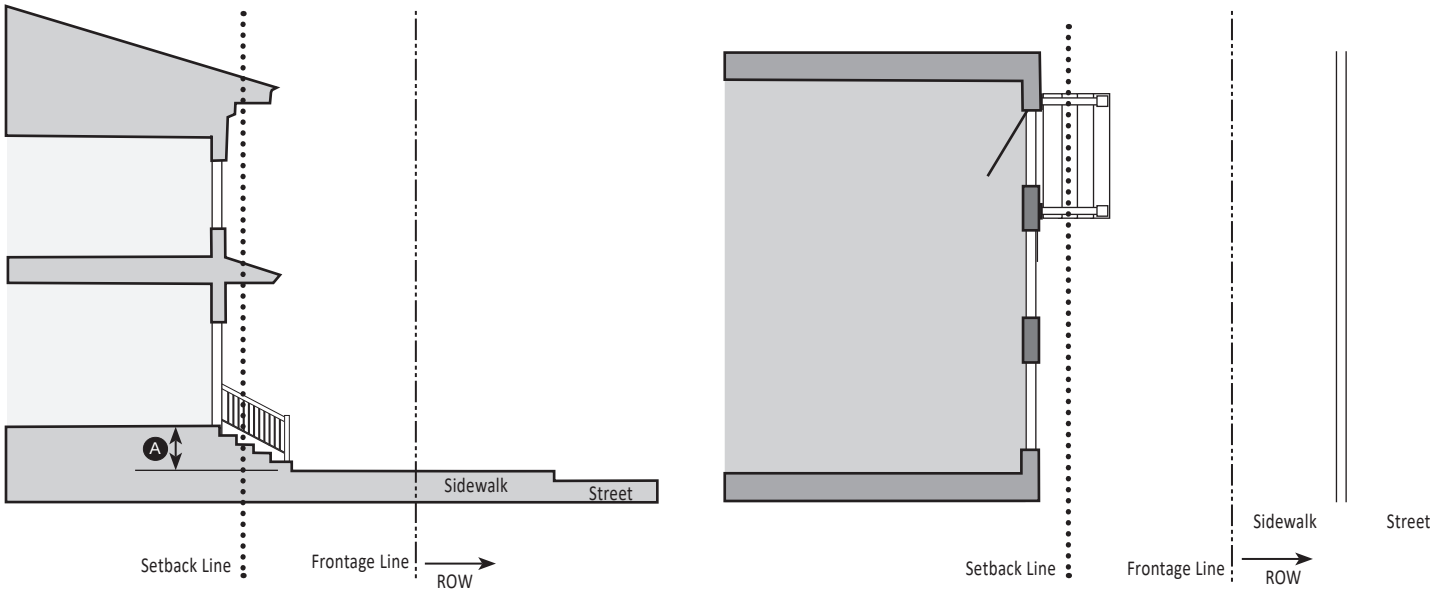
Width, Clear	10' min.	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Height	3 stories max.	
Finish Level Above Sidewalk	24" min.	D


a


b

Figure 5-11: Examples of Porches
a. 2-Story Porch on an apartment building
b. Covered wraparound Porch located close to the sidewalk

6. Common Yard



Key

Setback Line
Frontage/Property Line

a. Description

The Front Façade is set back substantially from the Frontage Line with a planted Frontage. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape.

b. Size

Finish Level Above Sidewalk	24" min.	A

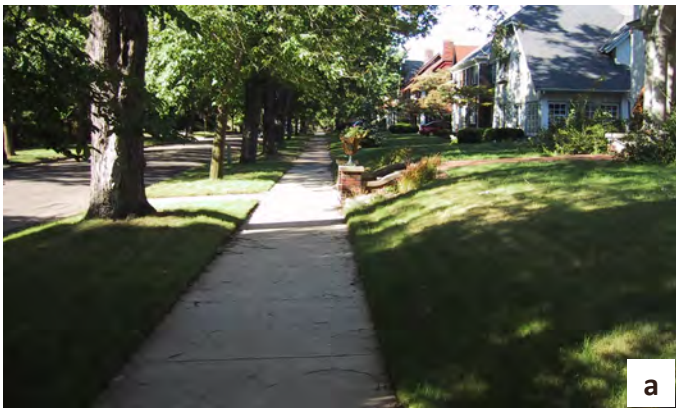


Figure 5-12: Examples of Common Yards
a. Walkways connect homes to the sidewalk
b. Common yards along a Street Frontage

SECTION 24.2.20.14
SPECIAL BUILDING TYPES

Some automotive-oriented uses and large footprint buildings may be provided to serve the daily needs of residents. The following criteria shall be used to ensure these uses and buildings do not detract from the overall walkability of the neighborhoods.

A. Gas Stations

1. A ground-floor shopfront shall face the Primary Street and define the Frontage of the lot. All pumps, parking, and drive-through areas must be located behind the shopfront building toward a mid-block location.

B. Drive-through

1. A ground-floor shopfront shall face the Primary Street. All parking shall be located in the rear and accessed from a Rear Alley when present. Drive-through windows shall be located to the side or rear of the building and accessed from mid-block or Rear Alleys, where existing. Where no mid-block or Rear Alley access exists, access from a Secondary Street Frontage is permitted, but shall not substantially disrupt pedestrian activity or surrounding uses

C. Large Footprint Buildings

1. Large Footprint Buildings are those with footprints greater than 30,000 sq. ft. Examples may include a grocery store, large-format retailer, or theater. Lots may exceed the dimensions set in the Transect Zone Standards provided such buildings comply with the following provisions:

    a. Habitable Frontages (as part of the building or a separate Liner Building) that provide doors and windows facing the Public Realm shall be provided along Façades that face Civic Uses or Streets.

    b. To encourage use by pedestrians and decrease the need for solely auto-oriented patronage, Large-Footprint Buildings must reinforce the urban character of the neighborhood and shall therefore continue a connected system of walkable Blocks / Street Frontages (including sidewalks and Street trees) through the site as part of the design of parking and drive aisles.

    c. Building footprints may not be larger than a single Block.

    d. Loading docks, service areas, and trash disposal facilities shall not face Streets or Civic Uses.

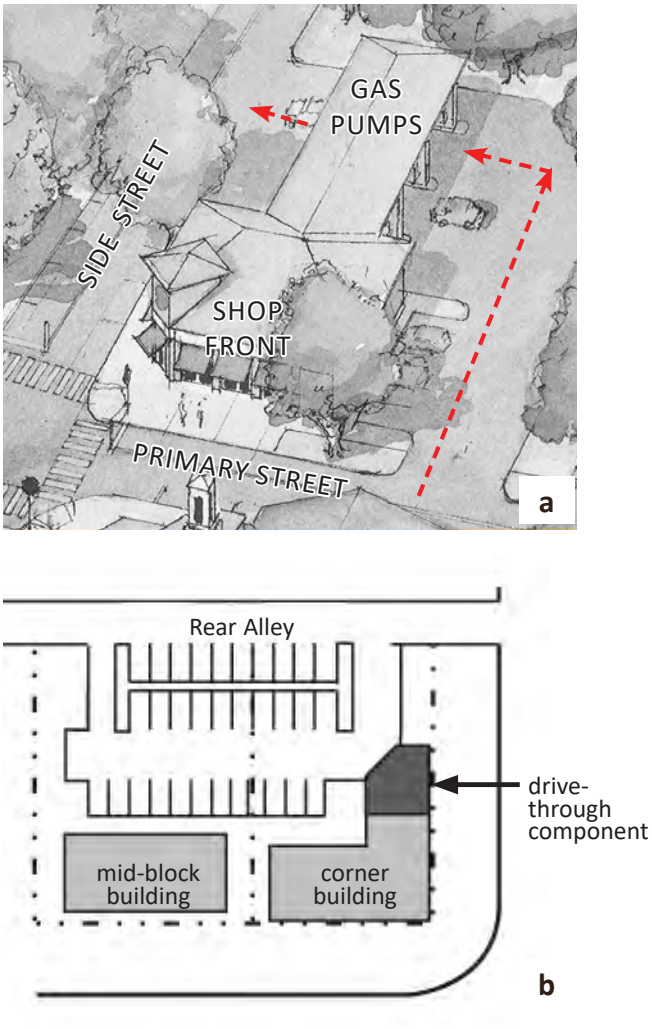


Figure 5-12: Special Building Types site design
a. Gas Station
b. Drive-through

SECTION 24.2.20.15
SITE STANDARDS

A. Service Areas & Loading Docks

Trash and recycling dumpsters or similar collection areas shall be located in the rear or to the side of buildings and screened from view from adjacent public Right-of-Ways, properties, and pedestrian walkways (not including Alleys).

B. Mechanical Equipment

For the purposes of these standards, mechanical equipment includes any heating, ventilation, and air conditioning (HVAC) or electrical machinery as well as air compressors, hoods, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, generators, electric vehicle (EV) chargers, geothermal wells, and similar elements.

1. If mechanical equipment is located at-grade, and is visible from an adjacent street or sidewalk, it shall be screened by a fence or Streetscreen.
2. All mechanical equipment or penthouse screening placed on a roof shall be set back from the roof line by a distance at least equivalent to the height of the screening in order to minimize visibility from surrounding streets.

C. Accessory Solar Energy Systems

A system composed of panels, arrays, or devices which convert the sun's radiant energy into thermal, chemical, mechanical, or electric energy, which may include an energy storage facility, and components for the transmission and distribution of transformed energy designed primarily for servicing the on-site needs of a Principal Use.

1. Building-Mounted System

A Solar Energy System mounted on or integrated into the construction of a structure, such as, but not limited to, a roof-mounted solar energy system.

a. Permitted by-right in all Transect Zones.

b. Rooftop systems shall be mounted as flush as possible to the roof. In order to achieve proper solar orientation, panels may exceed the roofline.

c. Buildings shall be physically and structurally designed to support rooftop solar energy systems.

d. Buildings are encouraged to be electrically wired and plumbed to support the later installation of Solar Energy System(s).

2. Ground-Mounted System

A Solar Energy System mounted on a rack or poles that rests on or is attached to the ground, not including a solar energy system mounted on parking canopies.

a. Permitted by-right in all Transect Zones.

b. Systems can be located in side and rear yards and shall be screened from view from any Street.

c. Ground-mounted systems are considered structures and must meet applicable setbacks for the Transect Zone.

d. If necessary for the system's effectiveness, ground-mounted solar energy systems may be located within the minimum lot line setbacks for the subject property Transect Zone and provided that the solar energy system is located no less than five feet from lot lines and no less than 15 feet from the Frontage Line.

e. If mounted over a pervious surface, ground-mounted solar systems do not count towards lot coverage.

3. Parking Canopy System

A Solar Energy System mounted on or integrated into the construction of a vehicle parking shade structure which covers vehicle or other multimodal parking areas.

a. Must not exceed 30 feet in height.

b. Permitted by site plan review in all Transect Zones.

c. Must not obstruct or encroach into a fire lane.

d. Unobstructed separation of not less than 16 feet, between canopy structures, must be maintained over dedicated parking aisles.

e. The vehicle shade structure must meet building code requirements.

PART 6:
STREET DESIGN STANDARDS

The purpose and intent of the Street Design Standards is to provide guidance for creating an accessible, interconnected network of Streets that accommodate all ages, abilities, and modes of transportation, including walking, cycling, driving, and public transit.

SECTION 24.2.20.16
GENERAL DESIGN STANDARDS

A. Purpose

The purpose of the Street Design Standards is to provide guidance to create an accessible, interconnected network of Streets that can accommodate all ages, abilities, and modes of travel, including pedestrian, bicycle, transit, and driving. The function of Streets within Traditional Neighborhood Developments is to handle multimodal forms of traffic by providing a memorable experience by persons using the Street network. The function of each Street will guide the Street design in concert with its context. The context is determined by the character of the Transect Zone through which it passes.

Typical Street sections illustrating design characteristics of pre-approved new or improved Streets are provided in Section 24.2.20.17. The conditions illustrated in the typical sections may be interrupted for intersections, bump-outs, central greens, medians, other traffic calming devices, or green infrastructure elements, depending on the context and details of final neighborhood designs.

B. Street Hierarchy

On each parcel that has multiple Street Frontages (e.g., corner lots), the Street hierarchy will determine the highest priority (Primary) Street Frontage, where the Front Build-to-Zone or Setback shall apply. Along the lower priority Frontages, the Side (Secondary) Build-to-Zones or Setbacks shall apply. If both Street Frontages have the same priority, the Front Build-to-Zone or Setback shall apply along both corridors. The designated Street hierarchy is as follows:

C. General Standards

The precise location and alignment of new Streets may be adjusted to allow flexibility in the design of the neighborhood site plan; however, the intended purpose and network connectivity of each new Street shall not be compromised.

The design of new Streets and modifications to existing Streets shall adhere to the following requirements:

1. Some dimensional flexibility is permitted for Street types to account for varying Right-of-Way widths, however they shall be designed to have all the basic functional characteristics including roadway width, on-street parking, sidewalks, trails, Street trees, and landscaped areas shown for their type, and be appropriately sized for the Transect Zones in which they are located.

2. Pre-approved new or improved Streets are provided in Section 24.2.20.17. New Street types (with new sections) may be approved by the City of Laredo, as described in Section 24.2.20.X.

3. Each neighborhood shall demonstrate appropriate provision for Street connectivity and integration with adjoining neighborhoods. Connections to future development is required. When a site plan consisting of one or more neighborhoods is submitted for approval, the Street network contained in those neighborhoods should connect to stub-outs of adjacent neighborhoods or other rights-of-way that form the edge of the neighborhood(s).

4. All Streets shall connect to other Streets, except that dead-end Streets with cul-de-sacs or T-turnarounds may be permitted only when necessitated by environmental constraints, provided the Street terminus provides adequate maneuverability for public services.

5. Curbside Flex Zones may replace on-street parking lanes within T4, T5, and T6 Transect Zones, on Main Streets or Urban Streets. The zones can vary along the length of the curb and/or throughout the time of day or year. Permitted zones may include: parking, transit stops, rideshare passenger pick-up/drop-off, delivery, vendors, and shared-mobility stations.

6. On-street parking lanes / Curbside Flex Zones shall not be closer than 25 feet to intersections measured from the curb line.

7. All Streets shall have sidewalks which are a minimum width of 6 feet, and have a continuous unobstructed path of a width no less than 60 inches. This path shall be unobstructed by utility poles, fire hydrants, benches, Street signs, or any other temporary or permanent structures. A shared-use path may take the place of a sidewalk on one side of a Street.

8. At-grade pedestrian crossings should be used where possible, eliminating the need for curb ramps. Bollards should be used at such crossings for pedestrian and vehicle separation.

D. Intersection Design / Size

While intersection design shall accommodate vehicular movements, the safety of pedestrians and bicyclists shall be the highest priority.

1. The majority of intersecting Streets shall meet at approximately a 90-degree angle. Angles of intersections less than 60 degrees should be avoided.

2. Offset intersections in close proximity to one another (220' for Urban Street Types, 150' for other Street Types) are prohibited.

3. The use of auxiliary turn lanes at intersections for traffic movement shall be carefully weighed against the impact to pedestrian and cyclist movement at the intersection, and the use of such lanes shall not be determined by traffic analysis alone. The final decision on whether an auxiliary turn lane is required shall be made by the City of Laredo.

4. Pedestrian and bike crossing infrastructure shall be provided across all intersection approaches, including high visibility crosswalks, sidewalk ramps, and detectable warnings.

5. Traffic signals shall be timed primarily for the convenience and safety of pedestrians and bicyclists.

6. To the extent possible, pedestrian exposure to vehicles and crossing distances shall be reduced through the use of refuge islands, bump outs, and pedestrian signals.

E. Curb Radius

Several walkability benefits can be gained by decreasing the radius of curbs at intersections. These benefits include the following: decreased crossing distances for pedestrians, greater visibility of pedestrians by motorists, and traffic calming, enhancing safety for pedestrians.

Corner curb radius designs fall into two distinct categories: corners with and without on-street parking.

1. Corners with on-street parking shall have curb radii of 15 feet maximum. The effective turning radius is larger than the curb radius when parking is present. Thus, the effective turning radius can be 30 plus feet when the curb radius is 15 feet.

2. Corners without on-street parking require the curb radii to be similar to the turning radii, with the curb radius between 20 feet and 30 feet maximum.

3. Curb radii may be smaller, 9 feet to 15 feet, for Rear Alleys/Lanes.

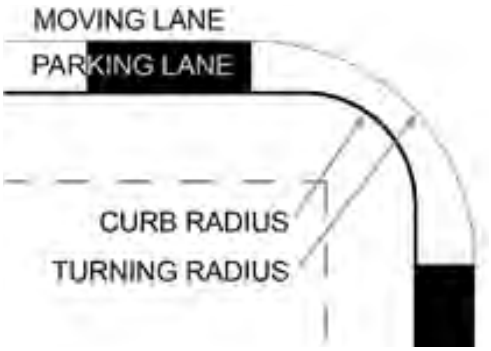


Figure 6-1: Curb radius and effective turn radius where on-street parking is present

F. Rear Alleys / Lanes

A continuous network of Rear Alleys and/or Lanes is desirable to serve as the primary means of vehicular ingress to individual lots. Such networks are mandatory in the T6, T5, and T4 Transect Zones, and encouraged in T2 and T3 Transect Zones.

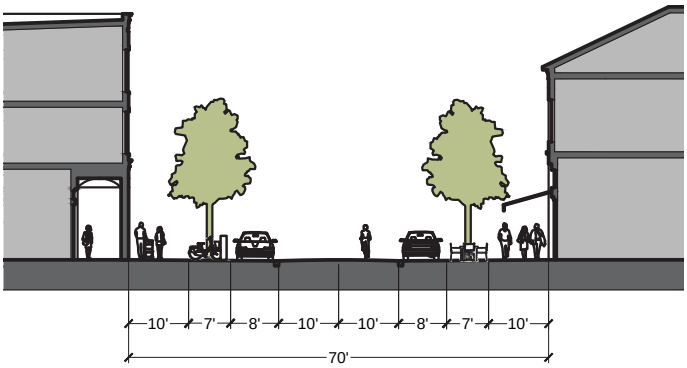
1. Rear Alley and Lane entrances should align so as to provide ease of ingress for service vehicles.
2. Rear Alley/Lane entrances shall not face Civic Open Spaces or Civic Buildings.
3. Internal deflections or variations in the Rear Alley/Lane network are encouraged to prevent excessive or monotonous views of the rear of structures resulting from long stretches of Rear Alleys and Lanes.
4. Rear Alleys/Lanes should meet Streets with a mountable gutter pan, allowing the sidewalk to continue uninterrupted across the Rear Alley/Lane pavement. The use of curb cuts, ramps, and marked crosswalks should be avoided for Rear Alleys/Lanes.

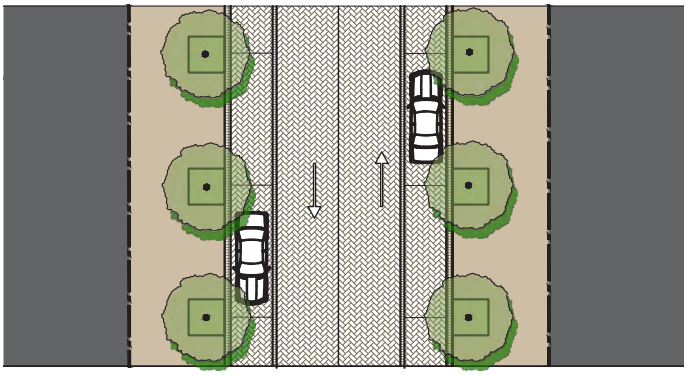
G. Street Trees

1. Street trees shall consist of shade trees with a minimum 3-inch caliper at time of planting. Other accent plants and trees are permitted in addition to the required Street trees.
2. Street trees shall be provided in a manner and at a spacing as defined by the Street Type standards.
3. Street trees shall be planted in vegetated Planting Strips or Tree Wells with grates according to the Street Type.
4. Properly designed tree box filters to accept stormwater runoff are encouraged for stormwater quantity and quality mitigation, and shall count towards the Street tree requirement as long as adequate maintenance access is provided and the Street tree planted meets the requirements of this standard. See the National Association of Transportation Officials (NACTO) *Urban Street Stormwater Guide and the Light Imprint Handbook* for more information.
5. The integration of green infrastructure into the Streetscape serves the dual purpose of improving a Street's aesthetic conditions and managing stormwater runoff. For specific information regarding performance standards and design criteria for stormwater management and green infrastructure, please see Part 4, Section 24.2.20.11.
6. The landscape palette shall achieve the following criteria to the fullest extent possible: seasonal interest, structural diversity, species diversity, well-adapted to local conditions, and resilient to future changes. In particular, the use of native tree species, which convey a sense of place and are well-suited to local conditions, is strongly encouraged.
7. Species type should remain constant on each block or street to create a uniform and orderly streetscape. However, tree species should vary across the neighborhood to avoid have a monoculture species in a limited area.

SECTION 24.2.20.17
STREET TYPES

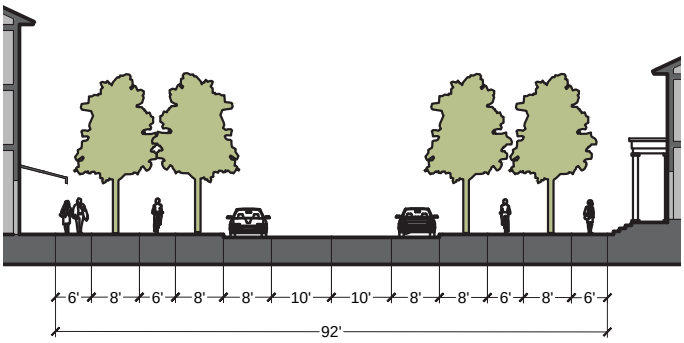
A. Main Street

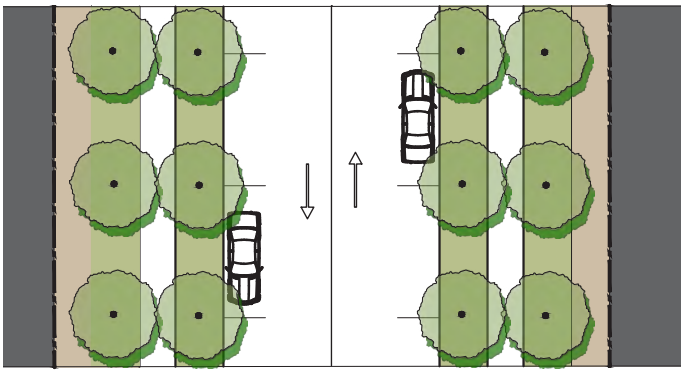




Type	Main Street
Transcect	T6, T5
Traffic Lanes	Two lanes - 10 feet wide
Parking Lanes/Curbside Flex Zone	Two sides @ 8 feet marked
Bike Facility	Shared lane
R.O.W. Width	70 feet
Pavement Width	36 feet
Vehicular Design Speed	20 MPH
Sidewalk Width	17 feet
Road Edge Treatment	Curb
Planter Width	6 foot x 6 foot tree wells
Planting	Shade trees @ 30’ o.c. Avg

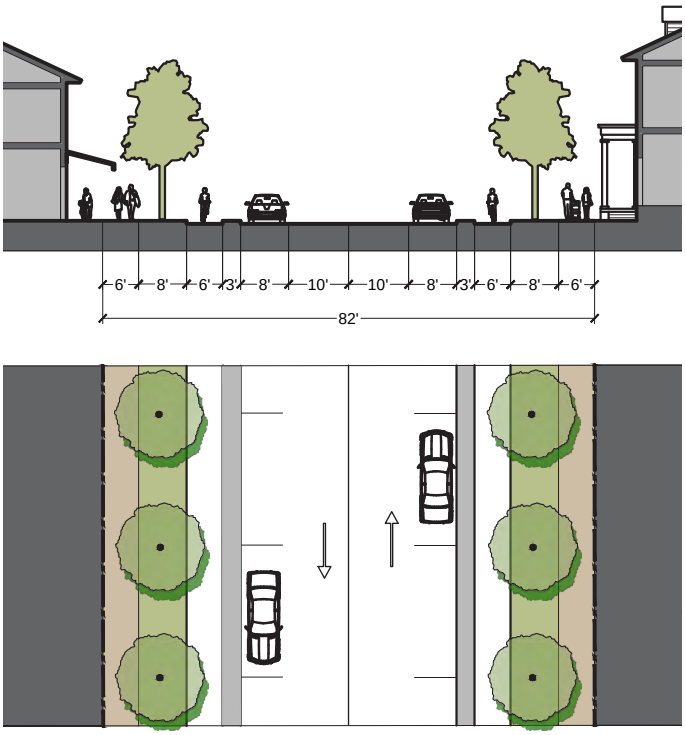
B. Urban Street 1





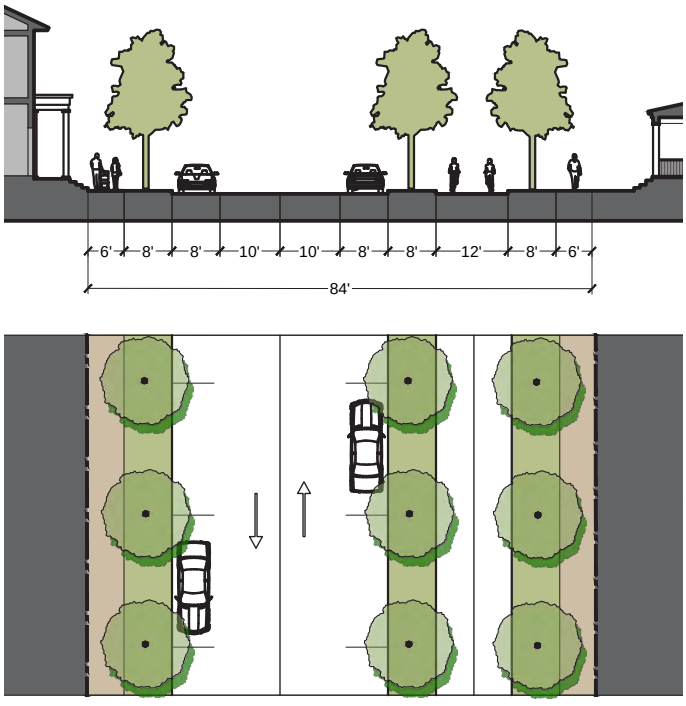
Type	Urban Street 1
Transcect	T6, T5, T4, T3
Traffic Lanes	Two lanes - 10 feet wide
Parking Lanes/Curbside Flex Zone	Two sides @ 8 feet marked
Bike Facility	Separated lanes (6’ clear, 8’ buffer)
R.O.W. Width	92 feet
Pavement Width	36 feet
Vehicular Design Speed	25 MPH
Sidewalk Width	6 feet
Road Edge Treatment	Varies
Planter Width	8 foot planting strips
Planting	Shade trees @ 40’ o.c. Avg

C. Urban Street 2



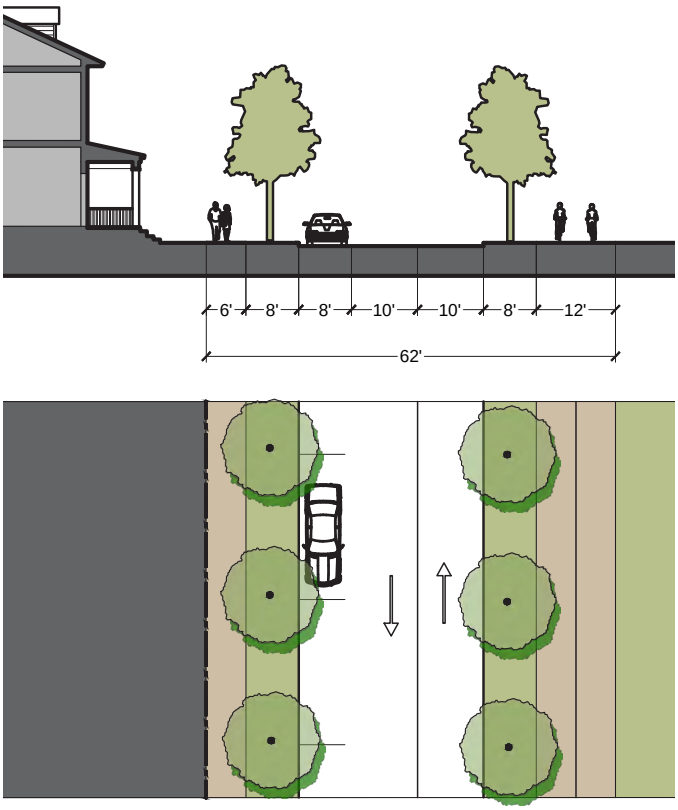
Type	Urban Street 2
Transcect	T6, T5, T4, T3
Traffic Lanes	Two lanes - 10 feet wide
Parking Lanes/Curbside Flex Zone	Two sides @ 8 feet marked
Bike Facility	Separated lanes (6' clear, 3' buffer) *Raised facility flush with buffer and adjacent planting strip*
R.O.W. Width	82 feet
Pavement Width	36 feet
Vehicular Design Speed	25 MPH
Sidewalk Width	6 feet
Road Edge Treatment	Varies
Planter Width	8 foot planting strips
Planting	Shade trees @ 40' o.c. Avg

D. Urban Street 3

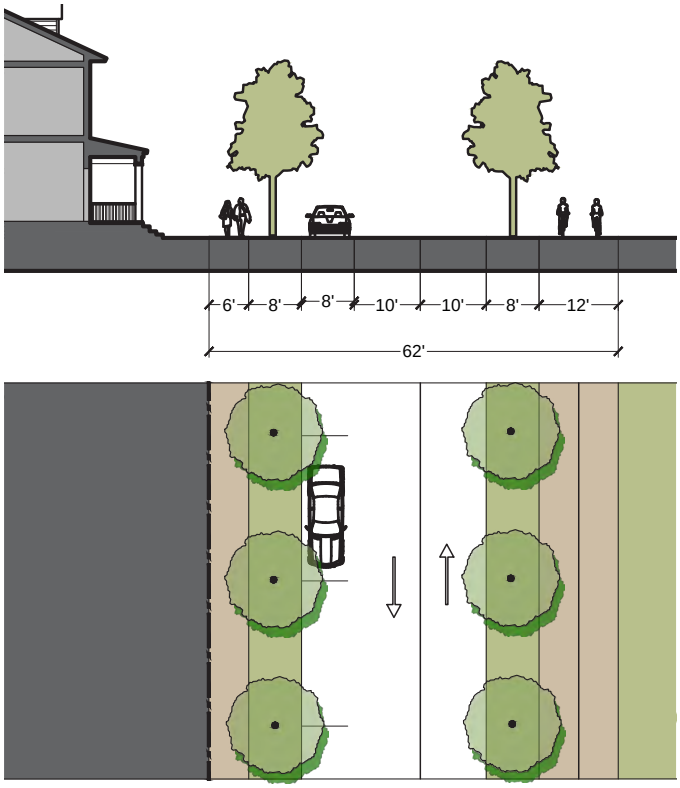


Type	Urban Street 3
Transcect	T6, T5, T4, T3
Traffic Lanes	Two lanes - 10 feet wide
Parking Lanes/Curbside Flex Zone	Two sides @ 8 feet marked
Bike Facility	Shared Path (12' clear, 8' buffer) *Raised facility flush with buffer and adjacent planting strip*
R.O.W. Width	84 feet
Pavement Width	36 feet
Vehicular Design Speed	25 MPH
Sidewalk Width	One side - 6 feet
Road Edge Treatment	Varies
Planter Width	8 foot planting strips
Planting	Shade trees @ 40' o.c. Avg

E. Drive, Urban



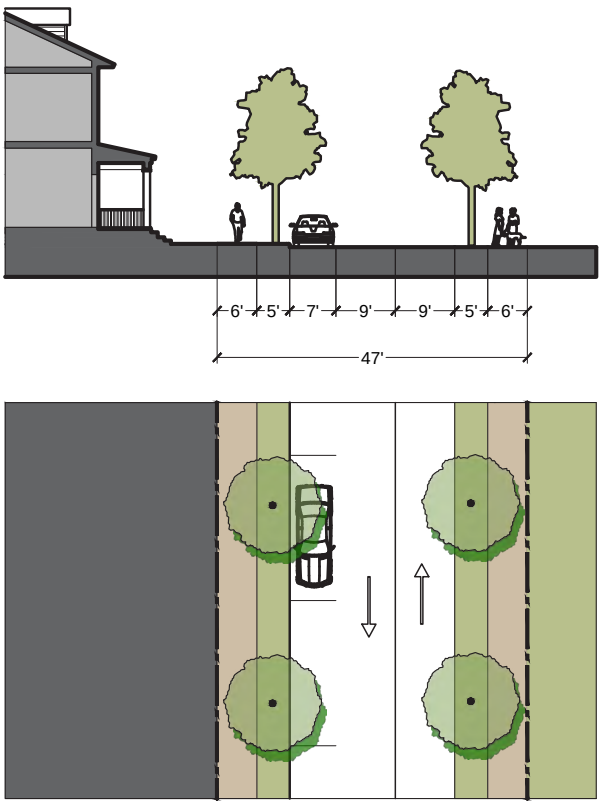
1. Curb and Gutter



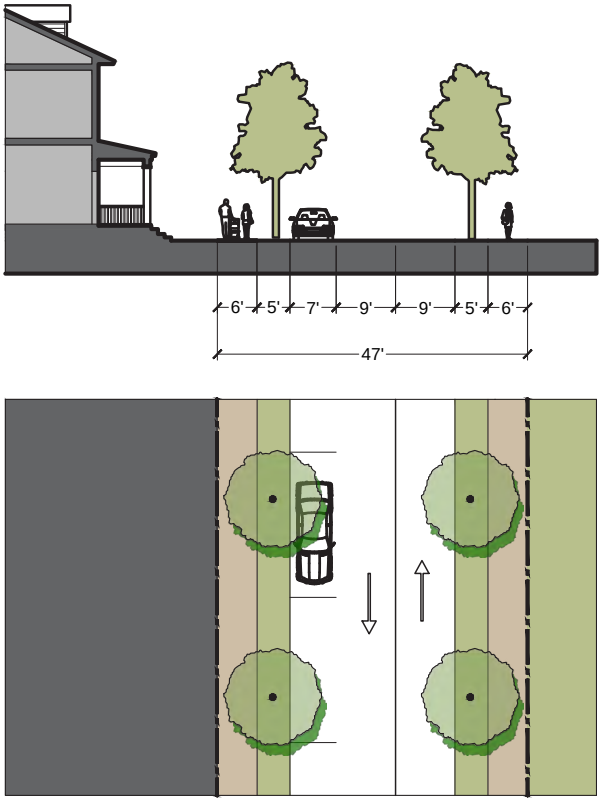
2. Swale

Type	Drive - Urban
Transect	T6, T5
Traffic Lanes	Two lanes - 10 feet wide
Parking Lanes/Curbside Flex Zone	One side @ 8 feet marked
Bike Facility	Shared Path - 12 feet wide
R.O.W. Width	62 feet
Pavement Width	28 feet
Vehicular Design Speed	25 MPH
Sidewalk Width	One side - 6 feet
Road Edge Treatment	Varies
Planter Width	8 foot planting strips min.
Planting	Shade trees @ 40' o.c. Avg

F. Drive, Neighborhood



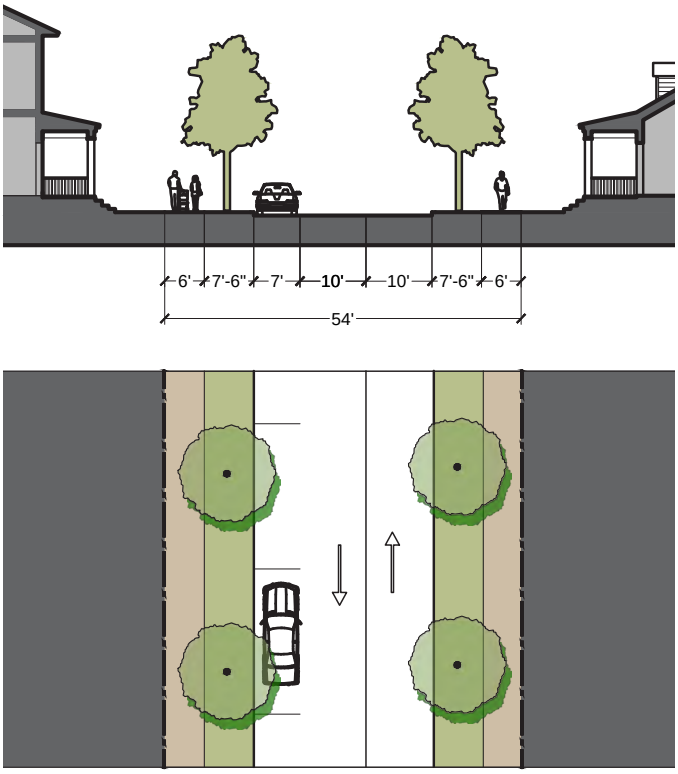
1. Curb and Gutter



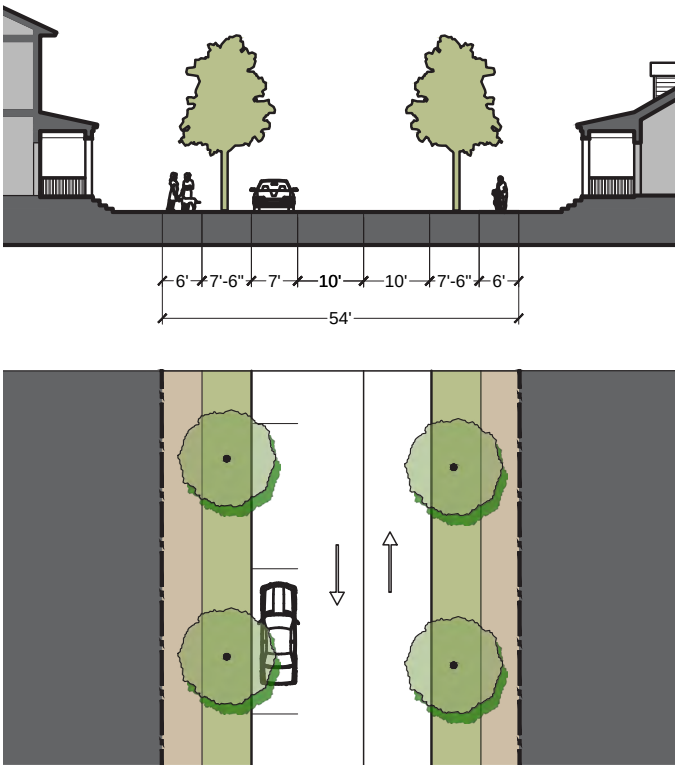
2. Swale

Type	Drive - Neighborhood
Transect	T4, T3
Traffic Lanes	Two lanes - 9 feet wide
Parking Lanes	One side @ 7 feet marked
Bike Facility	Shared Lane
R.O.W. Width	47 feet
Pavement Width	25 feet
Vehicular Design Speed	20 MPH
Sidewalk Width	Two sides - 6 feet
Road Edge Treatment	Varies
Planter Width	5 foot planting strips min.
Planting	Shade trees @ 50' o.c. Avg

G. Neighborhood Street 1



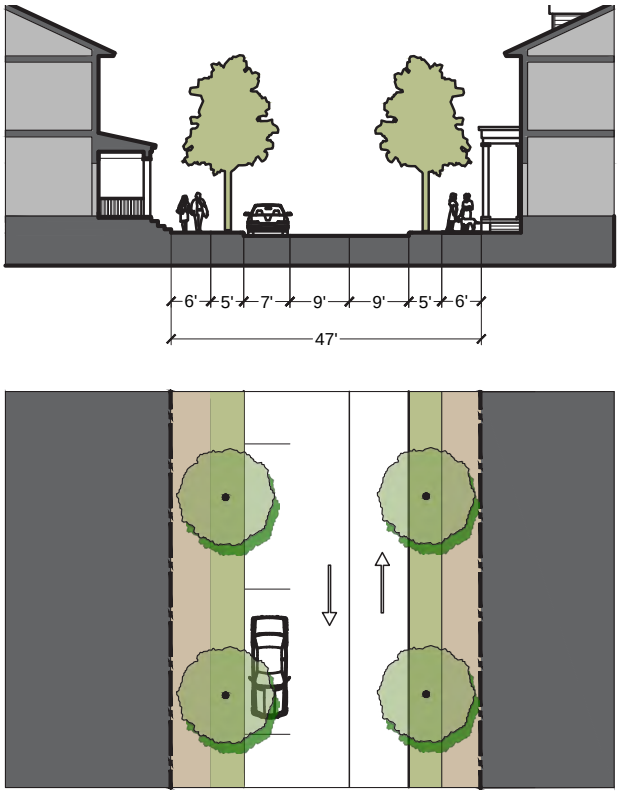
1. Curb and Gutter



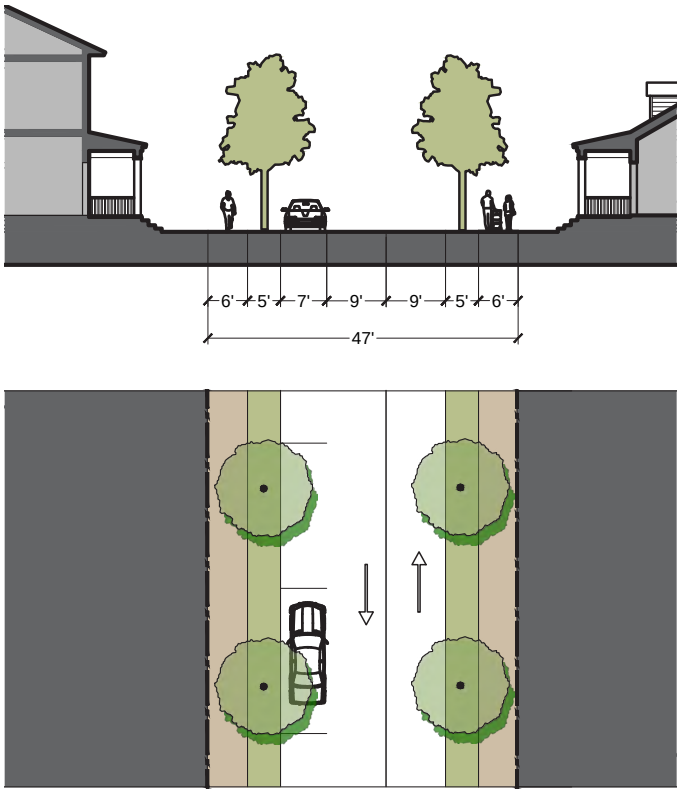
2. Swale

Type	Neighborhood Street 1
Transect	T6, T5, T4, T3
Traffic Lanes	Two lanes - 10 feet wide
Parking Lanes	One side @ 7 feet marked
Bike Facility	Shared lane
R.O.W. Width	54 feet
Pavement Width	27 feet
Vehicular Design Speed	20 MPH
Sidewalk Width	6 feet
Road Edge Treatment	Varies
Planter Width	7.5 foot planting strips
Planting	Shade trees @ 50' o.c. Avg

H. Neighborhood Street 2



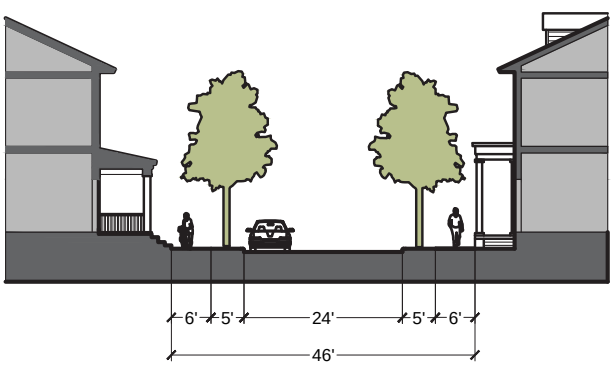
1. Curb and Gutter

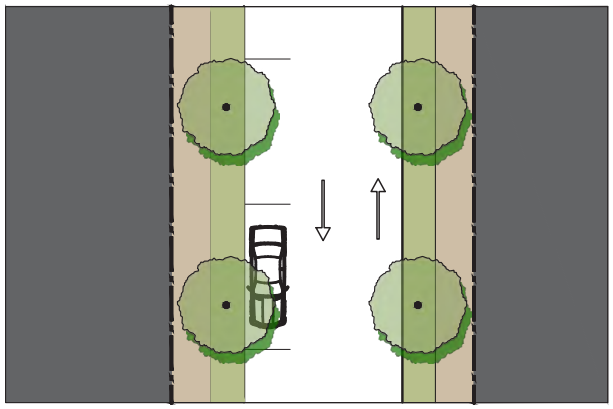


2. Swale

Type	Neighborhood Street 2
Transect	T6, T5, T4, T3
Traffic Lanes	Two lanes - 9 feet wide
Parking Lanes	One side @ 7 feet marked
Bike Facility	Shared lane
R.O.W. Width	47 feet
Pavement Width	25 feet
Vehicular Design Speed	20 MPH
Sidewalk Width	6 feet
Road Edge Treatment	Varies
Planter Width	5 foot planting strips
Planting	Shade trees @ 50' o.c. Avg

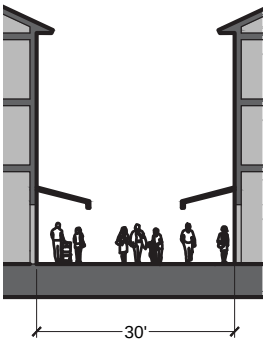
I. Yield Street

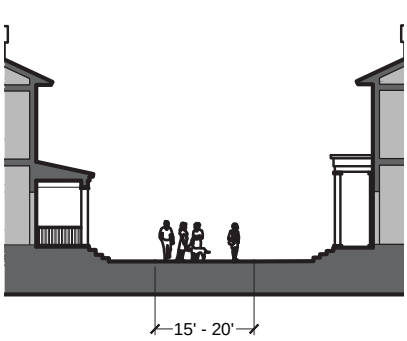


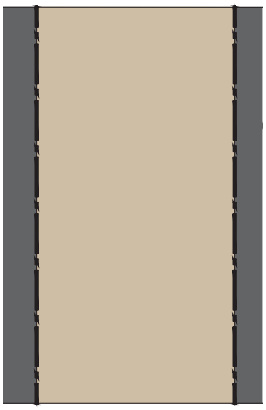


Type	Yield Street
Transcect	T4, T3
Traffic Lanes	Shared 24 foot paved Thoroughfare - Two-way traffic
Parking Lanes	One side - unmarked
Bike Facility	Shared lane
R.O.W. Width	46 feet
Pavement Width	24 feet
Vehicular Design Speed	20 MPH
Sidewalk Width	6 feet
Road Edge Treatment	Varies
Planter Width	5 foot planting strips
Planting	Shade trees @ 50' o.c. Avg

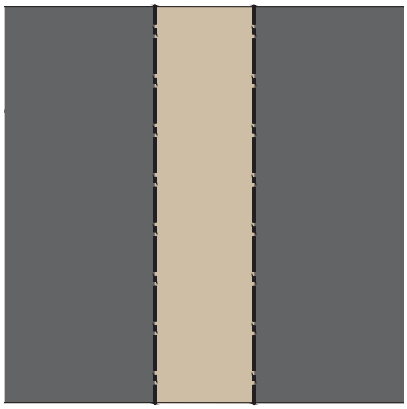
J. Pedestrian Street







1. T5 or T4

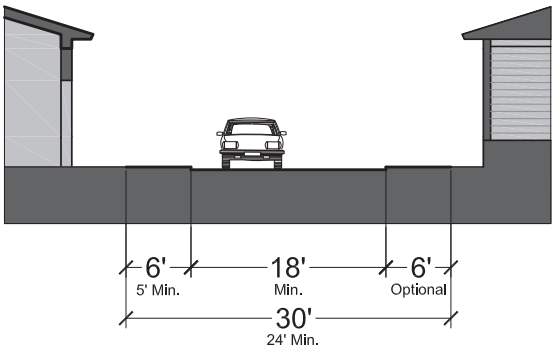


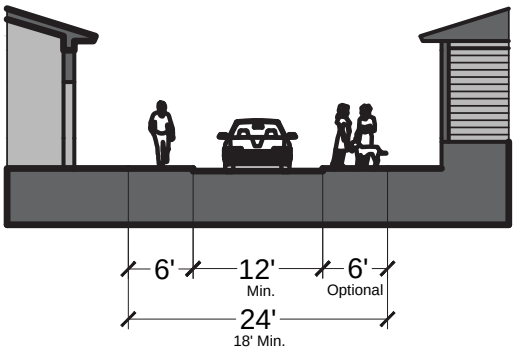
2. T4 or T3

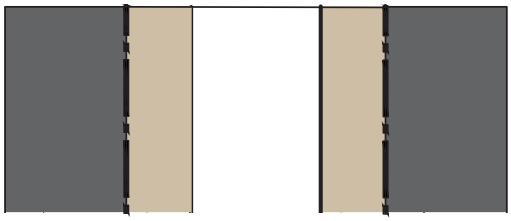
Type	Pedestrian Street
Transcect	T5, T4, T3
Traffic Lanes	None
Parking Lanes	None
Bike Facility	Shared
R.O.W. Width	20 to 30 feet (T5 or T4) 15 to 20 feet (T4 or T3)
Pavement Width	N/A
Vehicular Design Speed	N/A
Sidewalk Width	20 to 30 feet (T5 or T4) 15 to 20 feet (T4 or T3)
Road Edge Treatment	N/A
Planter Width	N/A
Planting	N/A

K. Rear Alley / Lane

1. Rear Alleys/Lanes providing access to non-residential and/or mixed-uses shall be built to non-residential standards.
2. Rear Alleys/Lanes providing access to residential buildings shall be built to residential standards.
3. Where a Rear Alley/Lane provides access to a Block with both residential and non-residential uses, it shall be built to a non-residential standard.
4. The curb radius of a Rear Alley/Lane shall be 9 - 15 feet.







Type	Rear Alley/Lane Non-Residential
Transect	T5, T4, T3
Traffic Lanes	One lane (One-way traffic)
Parking Lanes	N/A
Bike Facility	Shared lane
R.O.W. Width	24 feet min.
Pavement Width	18 to 24 feet
Vehicular Design Speed	10 MPH
Sidewalk Width	6 feet min. *Sidewalk shall be provided on at least one side of Rear Alley/Lane*
Road Edge Treatment	Varies
Planter Width	N/A
Planting	N/A

Type	Rear Alley/Lane Residential
Transect	T5, T4, T3
Traffic Lanes	One lane (One-way traffic)
Parking Lanes	N/A
Bike Facility	Shared lane
R.O.W. Width	20 feet min.
Pavement Width	12 to 18 feet
Vehicular Design Speed	10 MPH
Sidewalk Width	6 feet min. *Sidewalk shall be provided on at least one side of Rear Alley/Lane*
Road Edge Treatment	Varies
Planter Width	N/A
Planting	N/A

PART 7:
DEFINITIONS

SECTION 24.2.20.18
DEFINITION OF TERMS

A

Accessory Dwelling Unit: Also referred to as accessory apartments, second units, or granny flats - are additional living quarters on single-family lots that are independent of the primary Dwelling Unit. The separate living spaces are equipped with kitchen and bathroom facilities, and can be either attached or detached from the Principal Building.

Accessory Structure: Any structure that is related to or in conjunction with the primary structure or use on a lot, such as patios, sheds or pools.

Alley: (Syn: Rear Alley)

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

Awning: A temporary shelter supported entirely from the exterior wall of a building.

B

Balcony: An accessory area to a Dwelling, with one or more sides permanently open to the exterior except for a railing or parapet not exceeding four feet in height.

Bioswale: A linear landscape feature used to slow, collect, infiltrate, and filter stormwater that is vegetated with plants that can withstand moisture regimes ranging from flooded to dry that are designed to manage a specified amount of runoff from a large impervious area, such as a parking lot or roadway. A Bioswale can accommodate larger quantities of stormwater and is deeper than a Rain Garden and is often greater in length than width.

Block: The aggregate of private Lots, Passages, and Alleys, circumscribed by Streets or public spaces.

Building Height: The vertical extent of a building measured in stories, not including a raised basement, uninhabitable attic, or parking below the First Floor.

Build-to-Line (BTL): The distance from the front property line along which the principal vertical plane of the building's Primary Facades must be erected, which is either at the Frontage Line or parallel to it.

Build-to-Zone (BTZ): The range of allowable distances from the front property line along which the principal vertical plane of the building's primary Dwelling Unit shall be built in order to create a moderately uniform line of buildings along the Street.

C

Canopy: A roof or overhead unenclosed structure that provides shade or shelter from the elements.

Civic Building: A building designed specifically for a Civic Use.

Civic Open Space: A natural or landscaped outdoor area provided for the purpose of active or passive public recreation. It may include publicly accessible outdoor amenities such as a Playground, seating area, picnic area, multi-use path and temporary or permanent small outdoor performance space or religious facility.

Civic Use: A use that is open to the public at least some of the time and provides a focal point for community interaction and fosters citizen participation in civic activities, including churches, temples, synagogues, mosques, and other religious facilities; lodges; college or university facilities; exhibition halls and art galleries; grade schools; library; Meeting Halls; museum or similar facilities; performance theaters; post office; fire house; public administration Offices; trade or specialty school facilities; or similar uses.

Community: A group of people who identify as living in the same place or area.

Courtyard: A space enclosed on three or four sides by buildings.

Cornice: Projecting horizontal decorative molding along the top of a wall or building.

D

Density: The compactness on an area in relationship of the build portion of a block to the un-build portion of the bock.

Duplex: A building type consisting of a single structure occupied by two Dwelling Units that may have either shared or separate entrances for each unit and are architecturally presented as a single-family house.

Dwelling: A building used as living quarters for residential occupancy by one or more families.

Dwelling Unit: A building, or portion thereof, used exclusively for residential occupancy by a housekeeping unit, that contains an individual entry to a Street or public way or to common area such as a hallway or lobby, and that contains both a bathroom and a kitchen.

E

Encroach: To break the plane of a vertical or horizontal regulatory limit with a structural or architectural element, so that it extends into a required setback area or private Frontage, or above a height limit.

Encroachment: A structural or architectural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a required setback area or private Frontage, Right-of-Way, or above a height limit.

Expression Line: A horizontal line, expressed by a material change or by a continuous projection not less than two inches nor more than one foot deep.

F

Facade: The exterior wall of a building.

Façade Transparency: The amount of transparent window glass or other openings in the façade of a building, relative to the overall surface area of the façade.

Forecourt: a Private Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back.

Front (of Lot): The boundary line of a lot bordering the Street or closest to the Street. In the case of a corner lot, it is the Frontage along the higher priority Street on the Street hierarchy (see Part 6).

Frontage: The area between a building Facade and the Vehicular Lanes or pedestrian-only Street, inclusive of its built and planted components.

Frontage Buildout: The minimum length of primary façade that shall be built along a Build-to-Line or Zone.

Frontage Elements: The structural and architectural elements which extend outward from the Façade of a building along Frontages, including awnings, canopies, galleries, Porches and stoops, and which do not count as an extension of the Façade itself for the purposes of measuring Setbacks and build-to locations.

Frontage Line: The property line at the Street Right-of-Way dividing the Right-of-Way from the private Frontage area.

G

Gallery: A roofed promenade extending along the wall of a building and supported by arches or columns on the outer side.

Garden Wall: A wall no greater than 48” in height that defines the Frontage Line and/or the perimeter of a property.

Gas Station: Any lot or building used or occupied for the sale or supply of gasoline or motor fuels, whether or not other products are also sold on the premises.

H

Habitable Space: Building space whose use involves human presence. Habitable Space excludes parking garages, storage and utility areas, and display windows separated from retail activity.

Home Occupation: Any for-profit activity carried out within, or on the same lot as, a residential Dwelling Unit, by a resident of such a Dwelling Unit.

L

Land Use: The purpose for which a land or a structure is designed, arranged, or intended to be occupied or used, or for which it is occupied, maintained, rented, or leased.

Liner Building: A building specifically designed to mask a parking lot or a parking garage from a Frontage.

Live-Work Unit: Buildings or structures used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary place of work. The commercial function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity or industry.

Liquor Selling Establishment: A retail establishment where 50% or more of the income comes from alcohol sales.

Lot Coverage: That portion of the lot area, expressed as a percentage, occupied by all buildings or structures which are roofed or otherwise covered and that extend more than three feet above the surface ground level, as well as sidewalks, patios, parking and loading areas, driveways, and other impermeable or man-made surfaces.

Lot Line: A property line separating lots or parcels from each other or from the Right-of-Way.

Lot Line, Front: The Lot Line dividing a Lot from a Street Right-of-Way. On a corner lot only one Lot Line shall be considered as a Front Lot Line, where it is the Lot Line along the higher priority Street on the Street hierarchy.

Lot Line, Rear: The Lot Line opposite the Front Lot Line. In case of an irregular, triangular or gore-shaped lot, it shall mean a line within the lot, ten feet long, parallel to and at the maximum distance from the Front Lot Line.

Lot Line, Side: Any Lot Line which is not a Front Lot Line or Rear Lot Line.

Lot Width: The length of the Frontage Line of a lot.

M

Meeting Hall: A building available for gatherings, including conferences, that accommodates at least one room equivalent to a minimum of 10 square feet per projected Dwelling Unit within the Pedestrian Shed in which it is located.

O

Office: A place of business where professional or clerical duties are performed in either for-profit or not-for-profit entities.

Open Space: That portion of a development that is permeable and remains open and unobstructed from the ground to the sky, specifically excluding parking areas, whether permeable or impermeable.

Outbuilding: An accessory building, usually located toward the rear of the same Lot as a Principal Building.

P

Pedestrian Shed: An area defined by the average distance that may be traversed at an easy walking pace from its edge to its center. This distance is applied to determine the size of a neighborhood or extent of a community. A standard Pedestrian Shed has an average ¼ mile or 1,320-foot radius, which is about the distance of a five minute walk at a leisurely pace.

Pervious Paving: Paving material that permits water to infiltrate into the ground.

Playground: A Civic Open Space designed and equipped for children's recreation.

Porch: An open air element of a building with a raised floor and a roof covering the floor that is supported by columns, posts, or piers. A Porch may be located on more than one Story.

Primary Civic Open Space: The main outdoor gathering place for a community. It is often, but not always, associated with an important Civic Building.

Primary Façade: The façade of a building that faces the Street. In the case of a corner lot, it is the Facade along the higher priority Street on the Street hierarchy (see Part 6).

Primary Frontage: The side of a lot facing a Street. In the case of a corner lot, it is the Frontage along the higher priority Street on the Street hierarchy (see Part 6).

Principal Building: The main building on a Lot, usually located toward the Frontage, that contains the principal use or uses.

Principal Entrance: The main point of access of pedestrians into a building facing a Street.

Property Line: (Syn: Lot Line)

Public Frontage: The area between the Vehicular Lanes and the Frontage Line.

Public Realm: The physical and social domain of the public that is held in common either by their physical presence or by visual association. This includes, but is not limited to Plazas, Squares, Parks, Thoroughfares, Public Frontages, Private Frontages, Civic Buildings and Civic Open Spaces.

R

Rain Garden: A small or residential landscape feature with a slight depression used to slow, collect, infiltrate, and filter stormwater that is vegetated with plants that can withstand moisture regimes ranging from flooded to dry.

Rear Alley: A vehicular way located to the rear of Lots providing access to service areas, parking, accessory buildings, and Accessory Structures and containing utility easements.

Rear Lane: A Rear Alley in a residential context.

Regulating Plan: A map that shows the physical locations and boundaries of regulatory items such as Transect Zones, future Streets, and Civic Spaces subject to regulation by this Manual.

Retail: Sale of goods and provision of personal services directly to consumers.

Right-of-Way: The strip of land dedicated to public use for pedestrian and vehicular movement, which may also accommodate public utilities. This strip of land is either publicly owned or subject to an easement for Right-of-Way purposes benefiting the general public.

S

Small Footprint Tower: A stand-alone structure that is significantly taller than it is wide, or a portion of a building that is significantly taller than it is wide and typically has more detail than the surrounding building(s). When a tower is a portion of a building, the tower eave or Cornice is taller than the remainder of the building eave or Cornice height and one or more of the tower façades is located forward of the remaining building façade.

Story: An interior space measured from one finished floor to the next finished floor above. Uninhabitable Attics and raised basements (including underground parking structures) are not considered stories for the purposes of determining Building Height.

Street: A public or private Thoroughfare which affords the principal means of access to abutting property for use by motor vehicles, bicycles, and pedestrians. A Street may be for use by pedestrians only or prohibit motor vehicles.

Setbacks: The minimum distance a building façade or parking area must be located from a Frontage Line or public Right-of-Way line. Similar to a Build-To-Location, except the building or parking can be located anywhere behind that line.

Streetscreen: Sometimes called streetwall. A freestanding wall built along the Frontage Line, or coplanar with the Facade, often for the purpose of masking a parking lot from the Thoroughfare.

T

Terminated Vista: A building, structure, or portion of a building or structure, specifically designed to visually attract a viewer's attention at the end of a visual axis,

i.e. to terminate a view. A Terminated Vista may include towers, corner towers, symmetrical façades centered on a visual axis, an architecturally embellished entry, or similar distinctive architectural devices.

Third Place: A private building that includes a space conducive to unstructured social gathering. Third Places are usually bars, cafes, and corner stores.

Thoroughfare: A way for use by vehicular and pedestrian traffic, or pedestrian traffic only, and to provide access to Lots and Open Spaces, consisting of Public Frontage and often Vehicular Lanes.

Transect (Transect Zone): A planning and zoning tool that organizes zones in a continuum from rural to urban, referred to as T1, T2, T3, T4, T5, and T6, where T1 is the most rural and T6 is the most urban. Each Transect zone has common characteristics that facilitate form-based regulation.

V

Vehicular Lanes: the lanes providing traffic and parking capacity within a Thoroughfare. They usually consist of marked lanes in a variety of widths for parked and for moving vehicles.