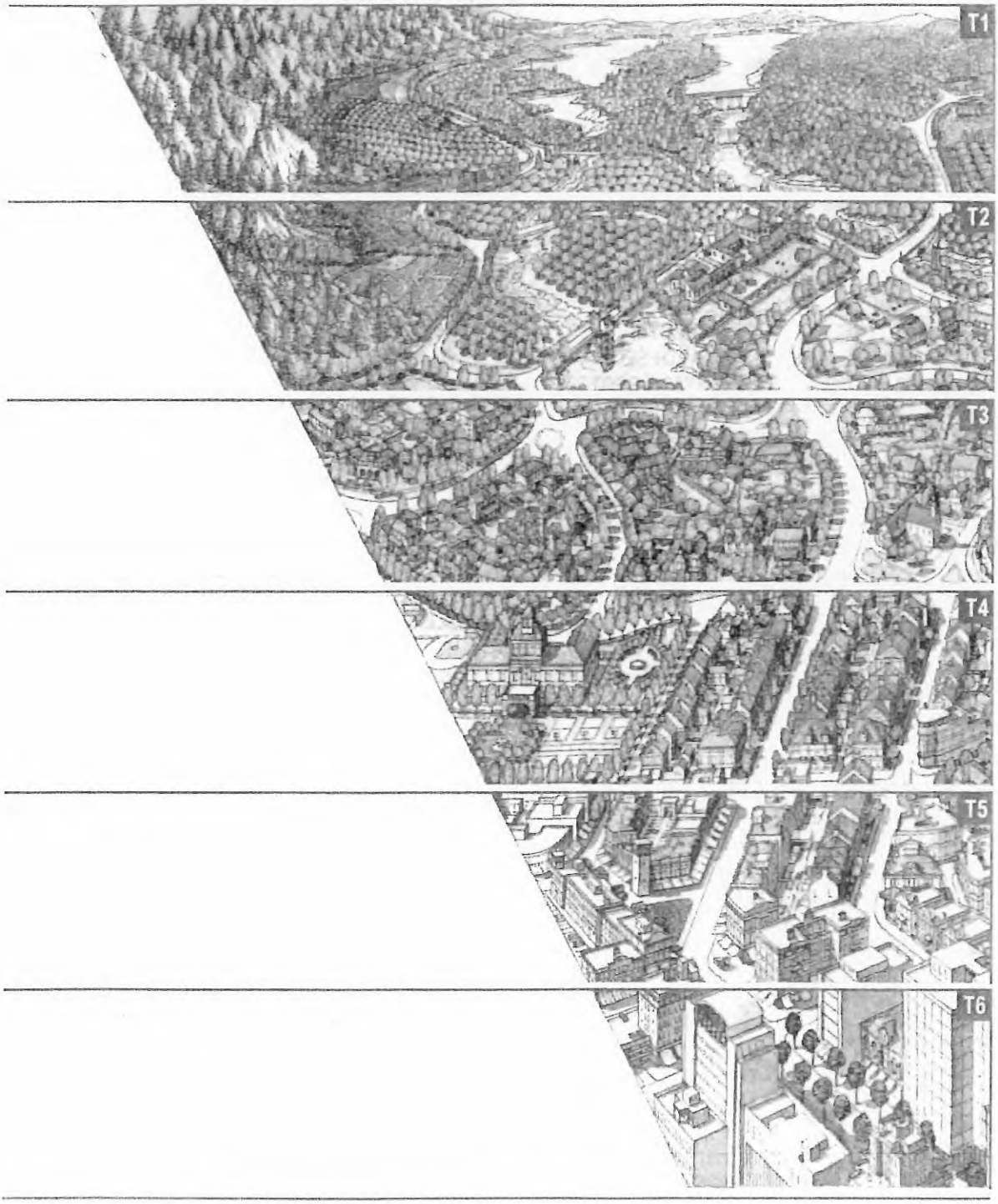
PASS CHRISTIAN SMARTCODE



City of Pass Christian, Mississippi
Version 1.13 Adopted 20 March, 2012

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1.1 Authority

1.1.1 The action of the City of Pass Christian, Mississippi in the adoption of this Code is authorized under the *Mississippi Code (1972) Ann., as amended,* Sections 17-1-1 through 17-1-27.

1.1.2 This Code is adopted as one of the instruments of implementation of the public purposes and objectives of the adopted Comprehensive Plan of Pass Christian, Mississippi, as amended (the "Comprehensive Plan"). This Code is declared to be in accord with the Comprehensive Plan, as required by *Mississippi Code (1972) Ann., as amended,* Section 17-1-1 (c).

1.1.3 This Code was adopted by and may be amended by vote of the Mayor and Board of Aldermen of Pass Christian, Mississippi (the "Board of Aldermen").

1.1.4 This Code was adopted to promote the health, safety and general welfare of the City of Pass Christian, Mississippi and its citizens, including without limitation, 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 and human habitat.

1.2 INTENT

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

1.2.1 **The Region**

a. That the region should retain its natural Infrastructure and visual character derived from topography, woodlands, farmlands, riparian corridors, and coastlines.
b. That growth strategies should encourage Infill and redevelopment in parity with new communities.
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 clusters, Traditional Neighborhoods or Villages, and Regional Centers.
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.

1.2.2 **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 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 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 and incomes.
f. That appropriate building Densities and land uses should be provided within walking distance of transit stops.
g. That Civic, institutional, and Commercial activity should be embedding In Downtowns, not isolated in remote single-use complexes.
h. That schools should be sized and located to enable children to walk or bicycle to them.

i. That a range of open space including parks, squares, and playgrounds should be distributed within Neighborhoods and urban center zones. The provisions of this Code, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards except the Local Health and Safety Codes.

1.2.3 **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 space.
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 geographic codes that serve as guides for change.

1.3 APPLICABILITY

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

1.3.2 The provisions of this Code, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards except the local health and safety codes.

1.3.3 The existing City of Pass Christian, Mississippi Zoning Ordinance and the City of Pass Christian, Mississippi Subdivision Ordinance (the "Existing Local Codes") shall continue to be applicable to issues not covered by this Code except where the Existing Local Codes would be in conflict with the Intent Section 1.2, in which case the conflict shall be resolved in favor of this Code.

1.3.4 Terms used throughout this Code shall be accorded their commonly accepted meanings or as defined in Articles 1-5 hereof or in the Definitions of Terms (Article 7). In the event of conflicts between the definitions in this Code and those of the Existing Local Codes, those of this Code shall take precedence.

1.3.5 The Definitions of Terms (Article 7) contains regulatory language that is integral to this Code. Capitalized Terms in this Code may refer to definitions in Articles 1-5 or to Article 7 Definitions.

1.3.6 This Code is an option for development of Communities and neighborhoods in the City of Pass Christian, Mississippi, and may, by proper planning process, be made mandatory in certain districts of the City, and is intended to exist parallel to the existing City of Pass Christian, Mississippi Zoning and Planning and Development Ordinances (the "Existing Local Codes").

a. This Code shall be available throughout the City for invocation In the development and adoption of a New Community Plan or an Infill Community Plan in accordance with Articles 1, 3, and 4 of this Code.
b. Within a Community Planning Area created by a New Community Plan or by an Infill Community Plan which has been adopted by the City through proper planning process In accordance with state law, the provisions of this Code and of the Community Plan shall be applicable and mandatory in all respects. The Existing Local Codes shall continue to be applicable to issues not covered by this Code except where the Existing Local Codes would be in conflict with the Intent Section 1.2, in which case the conflict shall be resolved in favor of this Code.

c. Within areas of the City not Included within a Community Planning Area delineated by any Official Community Plan, the Existing Local Codes shall continue to be applicable except where they conflict with the provisions of Articles 3 and 4 or with the availability of this Code for invocation through the creation of a New or an Infill Community Plan.

d. [RESERVED]

1.4 PROCESS

1.4.1 Sectors (defined geographically in Article 2) contain Communities (defined by extent and intensity in Articles 3 and 4) which are comprised of Transect Zones (defined by the elements appropriate to them in Article 5 and in Article 6 Standards & Tables).

1.4.2 The geographic determination of Sectors and the standards for each Transect Zone shall be determined through a process of public consultation with recommendation from the City of Pass Christian Planning Commission (the "Planning Commission") and approval by the Mayor and Board of Aldermen. Once these determinations have been incorporated into this Code and the associated plans, projects that require no Variances shall be processed administratively without further recourse to public consultation.

1.4.3 The Planning Commission shall establish the Planning Office of the Pass Christian, Mississippi (the "Planning Office"), comprised of a City Planner, a City Architect and a Director who may also be the City Planner, and such staff as the Planning Commission may deem appropriate. The Planning Office shall organize a Consolidated Review Committee ("CRC") comprised of a City Planner, a City Architect and a representative from each regulatory agency having jurisdiction over the permitting of a project, as well as a representative of the DDC, if one is established. The CRC shall expedite the permitting process by providing a single interface between the developer and the City.

1.4.4 An owner or developer or potential buyer with a signed sales contract may appeal a decision of the CRC as follows: In the case of a project comprising several parcels of land with multiple owners, a decision of the CRC may be appealed to the Planning Commission, and a decision of the Planning Commission may be appealed to the Mayor and Board of Aldermen. In the case of a project concerning a single parcel of property, or adjacent parcels under common ownership and taxed as one, a decision of the CRC may be appealed to the Zoning Board, and a decision by the Zoning Board may be appealed to the Mayor and Board of Aldermen. In any case a decision of the Mayor and Board of Aldermen may be appealed to a court of competent jurisdiction under the laws of the State of Mississippi.

1.4.5 Should a violation of an approved plan occur during construction, any of the Director of the Planning Office, the Planning Commission or the Board of Aldermen shall have the right to require the owner or developer to stop, remove, and/or mitigate the violation, or to secure a Warrant or Variance to cover the violation.

1.4.6 [RESERVED]

1.5 APPROVAL OF PLANS; WARRANTS AND VARIANCES

1.5.1 No building, structure, improvement, or land shall be commenced, used, occupied, erected, constructed, reconstructed, moved, altered, or maintained, except In accordance with this Code and unless and until a Plan therefore shall have been submitted and approved In accordance with this Code.

1.5.2 There shall be two types of deviation from the requirements of this Code: Warrants and Variances. Whether a deviation requires a Warrant or Variance shall be determined by the Planning Commission.

1.5.3 A Warrant is a ruling that would permit a practice that is not consistent with a specific provision of this Code but is justified by its Intent (Section 1.2). The CRC shall have the authority administratively to approve or disapprove a request for a Warrant subject to the explicit requirements of this Code and to the guidance of the Planning Commission. The Planning Commission shall regularly review Warrants issued by the CRC and may issue guidance to the CRC as to what provisions of this Code may be adjusted by Warrant and to what extent deviations shall be Warrantable. A Warrant issued by the CRC may be reversed within seven days of its issue by the Planning Commission. The Mayor and Board of Aldermen may establish guidelines for the issuance of Warrants under this Code.

1.5.4 A Variance is any ruling on a deviation other than a Warrant. Variances shall be granted by the Planning Commission or Zoning Board in accordance with Section 1.4.4.

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

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

a. The allocation ratios of each Transect Zone.
b. The maximum dimensions of traffic lanes.
c. The required provision of Alleys and Rear Lanes.
d. The minimum Residential Densities.
e. The permission to build ancillary apartments.
f. The requirements of parking location.

1.6 SPECIAL TREE PROVISIONS

This Code requires tree protection measures additional to those of the City of Pass Christian Tree Protection Ordinance ("Tree Ordinance"), and applies to any plan subject to this Code. The provisions of this section shall not amend or repeal any portion, part, or provision of the Tree Ordinance. IN the event of conflict between the provisions of this section and the Tree Ordinance, the stricter shall apply.

a. No tree protected by the Pass Christian Tree Ordinance that measures over 25" circumference, when measured 4' from the ground, shall be removed or damaged in connection with any building, development, construction, addition or other activity, provided, however, that trees in a building footprint or other construction zone may be removed with the prior written approval of the Planning Office, if each tree so removed shall be replaced elsewhere on the lot by three (3) trees of the same species, each having a minimum of ten-inch (10-inch) circumference when measured four (4) feet from the ground. Each plan submitted under this Code shall include a site plan showing and describing in detail by species and size all existing trees, including any trees proposed to be removed and all proposed trees, shrubs and other landscape components. All of the foregoing shall be subject to eh approval of the CRC.
b. With the exception of trees of invasive or otherwise problematic species on a list maintained by the Tree Protection Board, no tree, or any species, which measure over thirty-eight-inch (38") circumference, when measured four (4) feet from the ground, shall be removed or damaged in connection with any building, development, construction, addition or other activity except by written approval of the Planning Office and replacement elsewhere on the lot by two trees from a list of species approved as acceptable by the Tree Protection Board as substitutes for the removed species. Each such replacement tree shall have a minimum of eight-inch (8") circumference when measured four (4) feet from the ground. The replacement species and sizes may be adjusted by Warrant under the advisement of the Tree Protection Board if suitable replacement trees are otherwise unavailable.
c. Replacement trees required as above may be contributed for use in Civic Space or for street tree use within any Community Planning Area within the City of Pass Christian rather than planted on the original lot if approved by Warrant.

1.7 SPECIAL PROVISION REGARDING POST-EMERGENCY CONDITIONS

When a Disaster Area which includes all or part of the City of Pass Christian has been declared by the Governor of the State of Mississippi or by the President of the United States of America, the Mayor and Board of Aldermen may, upon adopting a finding that a

disaster has been declared may, by a resolution duly made, adopted, and spread upon the minutes of a regularly scheduled or duly called special meeting of that body, invoke either or both of the following subsections of this section for a period of nine (9) months from the date of the adoption of the authorizing resolution. At the expiration of the disaster period set by the resolution, the Mayor and Board of Aldermen shall reconsider the continuing need for the disaster period at a duly constituted meeting. If the Mayor and Board of Aldermen does not, by appropriate findings and resolution, extend the disaster period for another period of nine (9) months, or less, all existing disaster rebuilding rights will expire at the end of the period previously set.

1.7.1 Not withstanding anything to the contrary contained or Implied herein, an owner may repair or rebuild a building, structure or other improvement damaged or destroyed by the declared disaster to the extent it legally existed prior to the disaster. To qualify, the building, structure, or other improvement prior to the causative event; neither the lot, use, building, improvement, structure, nor condition shall b added to or altered in any way, except to remedy the effects of such damage or destruction, unless such additions or alterations cause the lot, use, building, improvement, structure, or condition to conform more closely with the provision of this Code; and permits for repair or replacement of such buildings, structures, or improvements shall have been issued before the expiration of the declared disaster period.

1.7.2 Upon a finding that the disaster has caused an urgent need for shelter and that the temporary use of manufactured buildings under a DISASTER TEMPORARY USE PERMIT would relieve the existent situation and contribute to ending the Disaster emergency the Zoning Officer, or such other city officials as may be designated, may be authorized to issue DISASTER TEMPORARY USE PERMITs. Such DISASTER TEMPORARY USE PERMITs will be used to allow manufactured buildings to be moved into and used in all areas of the city included in the Disaster Declaration notwithstanding existing Zoning Requirements for such period covered in the authorizing resolution. Each DISASTER TEMPORARY USE PERMIT will be issued in the form of a contract between the applicant and the City of Pass Christian, signed by the applicant and the Zoning Officer or other authorized city Official and will be in the form approved in November 2005 following Katrina.
Any temporary building moved onto any parcel of land under this section shall comply with all structural requirements of the adopted building code.

1.8 PRE-EXISTING CONDITIONS

1.8.1 Generally

a) Definition: A nonconformity as used in the Code is an existing Use, Structure, Lot or site improvement that is in compliance with the zoning regulations that were applicable to it when it was established, and for which all required permits were issued, but which does not conform in whole or in part to the regulations of this Code. Such nonconformity is legal and may continue except as regulated by this section.
   i. A nonconformity may also be created where the lawful use of eminent domain or an order of a court competent jurisdiction has affected the lawfully existing Use, Structure, Lot or site improvement in a way so that the property does not comply with this Code. In this instance, the nonconformity is legal and may continue except as regulated by this section.
   ii. A change in tenancy, ownership, or management of a nonconforming Use, Structure, Lot or site improvement shall not be construed to create a nonconformity, provided the change is otherwise lawful and in compliance with this Code.

b) *Intent concerning nonconformities generally*

c) The existence of nonconformity shall not be used as a reason to add new Uses, Structures, or site improvements that are not allowed by the regulations of the Transect Zone in which it is located.

d) The temporary or illegal Use of property shall not be sufficient to establish existence of nonconformity or to create rights in the continuation of nonconformity until it shall come into compliance with the regulations of this Code.

e) If at any time a nonconforming Structure, or any Structure containing a nonconforming Use, becomes unsafe or unlawful by declaration of the City of Pass Christian, Harrison County, or other government agency having jurisdiction, the Structure shall not thereafter be restored or repaired and the Use shall not be reestablished except in conformity with the regulations of the Transect Zone in which it is located.

1.8.2. Alterations and Expansion of Nonconforming Structures

a) Single-Family Residences and Duplexes
   i. Interior alterations to a nonconforming single-family Residence or duplex for interior work such as repairs, maintenance, modernization or interior remodeling shall be allowed

ii. Alterations, additions, repairs, modernization and maintenance to a nonconforming Single-Family Residence or duplex shall be permitted as long as there is no enlargement of any nonconformity that affects the exterior of the Building or premises

iii. Where the alteration, addition, repair, modernization, or maintenance enlarges a nonconformity affecting the exterior of the Building or premises, the enlargement may be permitted by Variance granted by the appropriate Commission or Board that has jurisdiction over the matter.

b) *Expansion, repairs, remodeling, modernization, and maintenance that do not enlarge the nonconformity of a nonconforming Structure.* All expansions, repairs, remodeling and maintenance that do not enlarge the nonconformity of the Structure are permitted consistent with the International Building Code or International Residential Code.

1.8.3 **Moving a Nonconforming Structure on the Same Lot**

a) A nonconforming Structure may be moved to another location on the same Lot only pursuant to a Variance. In addition to satisfying the Variance Criteria, the following criteria apply:

i. The proposed movement must reduce the degree of nonconformity to the maximum extent reasonable feasible, or eliminate the nonconformity.

ii. The Structure shall in no case be moved in such a manner as to increase the degree of nonconformity; and

iii. Where a nonconforming Structure is moved to a location not on the same Lot, the Structure and all new construction shall thereafter conform to the regulations for the Transect Zone to which it is moved.

1.8.4 **Nonconforming Uses**

a. *Time Limitation:* Where, at the effective date of adoption or amendment of this Code, a lawful Use of land or a structure exists which would not be permitted under this Code, such Use will be allowed to continue. If the nonconforming Use of the land or structure ceases or is discontinued for a period in excess of one (1) year before either a permit is granted and reconstruction or repair commences or the use is resumed, the nonconforming use shall be forfeited or abandoned and the subsequent use shall be fully compliant with this code. (Note: as used herein the word "discontinued" means that the owner or party responsible for the use of the property cannot demonstrate that he had clear intent to continue using the property for the non-conforming purpose and that he had augmented that intent by making every reasonable effort to continue to have the property so used. A demonstration of intent would be reasonable continuous effort to have the property rented or sold for the non-conforming, purpose.) A nonconforming use may also be forfeited by the intentional use of the land or structure for a conforming use for a period of six months or the destruction or substantial damage to a structure to the extent of more than eighty percent of the replacement cost at the time of the event. Provided, however, the time period shall not include any time during which the discontinuance is cause be governmental action which impedes access to the premises.

b. *Replacement and Expansion of Structures that Contain Nonconforming Use*: No enlargement, extension, replacement, repair, modernization, or reconstruction of an existing Structure which contains a nonconforming Use shall be permitted except to change the Use to a conforming use or with Planning Commission Approval.

c. *Extending/ Transferring the Nonconforming Use:* No nonconforming Use shall be extended to occupy any other Structure on the same Lot or parcel if the other Structure was not used for the nonconforming Use at the time the Use became nonconforming.

d. *Subdivision or structural additions:* Structures used for nonconforming Uses shall not be subdivided, nor shall any structures be added on the premises, except for conforming Uses and Structures.

1.8.5 **Nonconforming Lots**

a) A nonconforming lot may continue and may be used as provided by this section. A nonconforming Lot is one shown on the latest recorded plat or described by deed, both as recorded in the public records of Harrison County, which met the width, length and area requirements in effect when the Lot became of record, and which Lot would not conform to the requirements of this Code.

b) When a Lot has become nonconforming due to a street or alley vacation or closure, the Lot may be modified pursuant to an approval by the Planning Department as long as the degree of nonconformity created by the vacation or closure is not increased.

c) Rules concerning combinations of contiguous nonconforming Lots in the same ownership and with common Frontage for T3 Transects only.

i. Combinations Required:

1. If two or more Lots, or combinations of Lots and portion of Lots, with continuous Frontage in the same ownership exist at the time of passage or amendment of this Code, and if all or part of the Lots do not meet the requirements for Lot width and area, the lands involved shall be considered

an "undivided parcel" for the purposes of this Code. Except as provided below in paragraph C.2., no portion of an undivided parcel shall be used or sold in a manner diminishing compliance with general Transect requirements for Lot width and area.

2. The undivided parcel shall be considered one Lot for which only one Single-Family Residence or duplex may be constructed, regardless of how many nonconforming Lots make up the parcel.
3. A unity of title, or covenant in lieu of unity of title, which complies with all applicable requirements of the City Code shall be required on all undivided parcels prior to the issuance of any building permits, including demolition permits.

ii. Exceptions to the combination requirement: Notwithstanding paragraph C.1, where nonconforming Lots with continuous Frontage in the same ownership exist at the time of passage or amendment of this Code, such Lots may be developed individually, in accordance with the applicable code requirements and pursuant to a Variance, if such Lots individually comply with any of the following exceptions.

1. Duplex Lots restricted to Single-Family Residences. The owner of two or more adjoining nonconforming duplex Lots must by covenant (in a form acceptable to the City Attorney) restrict the Use of the Lots to the development of no more than one Single-Family Residence per Lot and must comply with all SmartCode requirements except for the minimum Lot width.
2. The ninety percent (90%) rule. The Lots must individually comply with ninety percent (90%) of the requirements for Lot width, area, and Principal Front Setback under the SmartCode regulations.
3. The one thousand (1,000) feet radius rule. The width or size of such nonconforming Lots must be equal to or larger than the majority of the existing Building sites within the same Transect Zones and either within a minimum one thousand (1,000) foot radius of the nonconforming Lot perimeter, or extending no further than the immediate vicinity, whichever is less. "Building site" shall mean a Lot, group of Lots or parcel upon which a Single-Family Residence or duplex is located. "Immediate vicinity" shall mean either an area in which a parcel of land is located that is physically, functionally or geographically identifiable as a distinct realm, place or neighborhood, or an area within a radius of one-half mile from the nonconforming Lot, whichever is smaller.

1.8.6 Nonconforming Site Improvements

a) Where nonconforming site improvements exist, such as Off-Street Parking and loading, access, fences, walls, lighting, landscaping, or similar site improvements, such nonconformities will continue and the site improvements may be altered only as provided below:

i. No change shall be made in any nonconforming site improvement which increases the nonconformity. Changes may be approved by Warrant, if appropriate, and if the changes result in the same or a reduced degree of nonconformity.

ii. Where existing Off-Street Parking facilities are nonconforming to the requirements of this Code or any other city standards, the restoration, modernization or rehabilitation of an existing Building or adaptive Use to any permitted Use in the Transect Zone shall not require the provision of additional parking except to the extent required by applicable state or federal law. No modifications may be permitted which substantially increase the degree of the existing nonconformity. Modification to the facilities may be approved by Warrant, if appropriate, and the Warrant may be conditioned on safeguards that reduce the degree of nonconformity to the extent reasonably feasible in the circumstances of the case.

2.1 INSTRUCTIONS

2.1.1 Sector Plans shall integrate the largest practical geographic area, overlapping property lines as necessary and municipal boundaries if possible.

2.1.2 Sector Plans shall be prepared by the Planning Commission or consultants under its supervision, or, if requested by the Planning Commission, by the Planning Office. The process shall involve citizen participation, shall require consideration and recommendation by the Planning Commission and shall require the approval of the Mayor and Board of Aldermen.

2.1.3 The areas to be designated Preserved Open Sector (O-1) shall be mapped using the criteria listed in Section 2.3. The outline of this Sector is effectively the Rural Boundary Line (RBL), which is permanent. All other Sectors may qualify for development but conditional to the requirements of Sections 2.1.4 through 2.1.9

2.1.4 The areas to be designated Reserved Open Sector (O-2) shall be mapped using the criteria listed In Section 2.4. The outline of this Sector is effectively the Urban Boundary Linen (UBL) which is to be adjusted by the permitting of Community Plans conditional to this Code.

2.1.5 To the extent permitted under applicable state law, establish and administer a system for the gradual Transfer of Development Rights (TDR) from the Reserved Open Sectors (O-2) to the G-2 and G-3 Growth Sectors. The TDRs are available to exceed the allocated Densities of the New Communities (Section 3.4 and Table 14B). The Reserve Sectors (O-2), which are the TDR sending areas, thereby become part of the Preserve Sectors (O-1). The Planning Office shall maintain a record of such transfers, updating the Sector map accordingly.

2.1.6 Infill Growth Sectors (G-4) shall be mapped as described in Section 2.8. These areas may be redeveloped according to Article 4 of this Code.

2.1.7 Where transit service is planned or available, Regional Center Developments (RCD) shall be re-designated as Transit-Oriented Developments (TOD).

2.1.8 Those areas that are justified for specialized uses but cannot conform to one of the six Transect Zones shall be allocated to Special Districts (SD).

2.1.9 All remaining areas are available for development as New Community Plans conditional to Article 3 of this Code. These areas shall be assigned to one of the three Growth Sectors G-1, G-2, and G03 by factoring the existing zoning, the metropolitan transportation plans, parcel size and other criteria determined through a process of citizen participation, in accordance with the provisions of Sections 2.5, 2.6 and 2.7 hereof. Within these Sectors, the corresponding Community Types of CLD (Cluster Land Development), TND (Traditional Neighborhood Development), and RCD (Regional Center Development), shall be permitted By Right, to the extent set forth in Table 2, with the Existing Local Codes remaining as an option to the extent provided in this Code.

2.1.10 Where, within an Infill Community Plan, lands are designated as being part of a Sector Zone, O2, G1, G2 or G3, building-scale development shall be as described for Zone T2 in Article 5. However, more substantial development or resubdivision of a single parcel into more than four parcels shall require planning in accordance with the corresponding Sector as described in Articles 2, 3, and 4. Resubdivision of a single parcel into four or fewer parcels shall only be permitted if consistent with the areal requirements for Zone T2. Lands designated as Sector Zone O1 shall be governed for building-scale development as Zone T1.

2.2 SUCCESSION

2.2.1 Ten years after the approval is granted, and every 15 years thereafter, each Transect Zone, except the T1 Natural, shall be considered for rezoning to the successional (next higher numbered) Transect Zone through public consultation and at the recommendation of the Planning Commission through public hearing and by approval of the Mayor and Board of Aldermen in accordance with state law.

2.3 (O-1) PRESERVED OPEN SECTOR

2.3.1 The Preserved Open Sector shall consist of Open Space that is protected from development in perpetuity. The Preserved Open Sector includes areas under environmental protection by law or standard, as well as land acquired for conservation through purchase, by easement, or by past transfer of development rights.

2.3.2 The Preserved Open Sector shall consist of the aggregate of the following categories:

a. Surface Waterbodies
b. Protected Wetlands
c. Protected Habitat
d. Riparian Corridors
e. Purchased Open Space
f. Conservation Easements
g. Transportation Corridors
h. Residual to Cluster Open Space (CLD)

2.3.3 Development and construction within the Preserved Open Sector and the specifications required to do so shall be determined on an individual project basis consultation and at the recommendation of the Planning Commission through public hearing and by approval of the Mayor and Board of Aldermen.

2.3.4 The outlines of the Preserved Open Sector shall be considered the permanent Rural Boundary Line (RBL).

2.4 (O-2) OPEN RESERVED SECTOR

2.4.1 The Reserved Open Sector shall consist of open space that should be, but is not yet, protected from development, as well as open space reserved for future development by the Urban Boundary Line.

2.4.2 The Reserved Open Sector shall consist of the aggregate of the following categories:

a. Flood Plain
b. Steep Slopes
c. Open Space to be Acquired
d. Corridors to be Acquired
e. Buffers to be Acquired
f. Legacy Woodland
g. Legacy Farmland
h. Legacy Viewsheds

2.4.3 To the extent permitted by applicable law, The Reserved Open Sector is the Transferable Development Rights (TDR) sending area, available for the gradual transfer of development rights to New Communities in the four Growth Sectors. The TDRs shall be available to be used to exceed the allocated Densities of the New Communities (Sections 3.4 and Table 14B). Areas where development rights have been transferred from the Reserved Open Sector become integral to the Preserved Open Sector. Development rights shall accrue from Open Sector lands at the rate of one (1.0) unit per acre.

2.4.4 Within the Reserved Open Sector, the Urban Growth Boundary (UGB) is subject to adjustment as New Community Plans are permitted.

2.5 (G-1) RESTRICTED GROWTH SECTOR

2.5.1 The Restricted Growth Sector shall be assigned to areas that have value as open space but nevertheless are subject to development, either because the zoning has already been granted or because there is no legally defensible reason, in the long term, to deny it.

2.5.2 Within the Restricted Growth Sector, Clustered Land Development (CLD) shall be permitted By Right. CLDs shall consist of no more than one Standard Pedestrian Shed with that portion of its site assigned to the T1 Natural or T2 Rural Zones as specified in Section 3.3.1.

2.6 (G-2) CONTROLLED GROWTH SECTOR

2.6.1 The Controlled Growth Sector shall be assigned to those locations where development is encouraged, as it can support mixed-use by virtue of proximity to a Thoroughfare.

2.6.2 Within the Controlled Growth Sector, Traditional Neighborhood Developments (TND) shall be permitted By Right, as well as CLDs. TNDs shall consist of one or several Standard Pedestrian Sheds as specified In Section 3.3.2.

2.7 (G-3) INTENDED GROWTH SECTOR

2.7.1 The Intended Growth Sector shall be assigned to those locations planned for high-capacity Thoroughfares (or transit) that can thereby support a substantial commercial program.

2.7.2 Within the Intended Growth Sector, communities in the pattern of Regional Center Developments (RCD) shall be permitted By Right, as well as TNDs. Regional Centers shall consist of one Long Pedestrian Shed as specified In Section 3.3.3. Additional TNDs may adjoin a Regional Center without buffer requirements.

2.7.3 Regional Center locations that are accessible to available or planned bus or rail transit service shall be designated as Transit-Oriented Developments (TOD).

2.8 (G-4) INFILL GROWTH SECTOR

2.8.1 The Infill Growth Sector shall be assigned to areas already developed, having the potential to be modified, confirmed or completed in the pattern of Infill TNDs or Infill RCDs. Such areas may include conventional suburban developments, greyfield and brownfield sites, and historic urban areas. The redevelopment community type of Urban Conservation Development (UCD) may be used within the Infill Growth Sector.

2.9 (SD) SPECIAL DISTRICTS

2.9.1 Special District designations shall be assigned to areas that, by their intrinsic Function, cannot conform to one of the Community Types specified in this Article.

2.9.2 The provisions of the Existing Local Codes shall remain applicable to Special Districts, unless and until the standards and conditions of development for such Special Districts shall be determined in a public hearing of the Planning Commission and by approval of the Mayor and Board of Aldermen.

2.9.3 The standards and conditions determined for Special Districts shall be recorded on Table 15.

2.10 SPECIAL DISTRICTS--STANDARDS & CONDITIONS

2.10.1 Special Districts shall be created and defined through the process of Infill Community Planning for areas within the City at the time of adoption of this Code and of Sector Planning for areas which may be added to the City thereafter.

2.11 USE OF SECTORS AS ZONES IN EXISTING COMMUNITY MAPS

3.1 INSTRUCTIONS

3.1.1 Article 3 shall be applicable to any development in Sector G1, G2 or G3 pursuant to the requirements set forth In Sections 3.2 and 3.3. This Article shall be applied in its entirety or not at all.

3.1.2 INTENTIONALLY OMITTED

3.1.3 New Community Plans shall be prepared by or on behalf of an owner or developer or may be prepared by or on behalf of the Planning Commission or the Planning Office.

3.1.4 New Communities of the Types corresponding to the appropriate Sectors and planned according to the provisions of this Code shall be administratively reviewed by the Consolidated Review Committee (CRC) for compliance with this Code and inclusion of the required Warrants. Each such New Community Plan shall be subject to final plat approval before the Board of Aldermen in accordance with state law.

3.1.5 The owner or developer may request a New Community designation other than one that is allowed by the Sector, through the rezoning process.

3.1.6 Growth Sectors G-1, G-2 and G-3 (described in Article 2) designate the potential geographic locations of three Types of New Communities: Cluster Land Development (CLD), Traditional Neighborhood Development (TND) and Regional Centers (RCD) or Transit-Oriented Development (TOD). These communities are prescribed In Section 3.3

3.1.7 Each New Community Plan shall respond to the existing conditions of the site, adjacent developments, connecting Thoroughfares, natural features and man-made traces, as determined by the CRC.

3.1.8 Each New Community Plan, according to its Type, and responding to existing conditions, shall be structured as one or several Pedestrian Sheds as specified In Section 3.3.

3.1.9 Each New Community Plan shall allocate the Transect Zones and Densities as specified in Sections 3.2 and Tables 2 and 14.

3.1.10 Remnants of the site outside the Pedestrian Shed may be Warranted as Natural Zones (T1), Rural Zones (T2), Sub-Urban Zones (T3) or as Civic Space (CS). (See Section 3.3).

3.1.11 Each New Community Plan shall lay out the Thoroughfare network according to the provisions of Section 3.6 and Tables 10A and B.

3.1.12 Each New Community Plan shall allocate the Civic Functions according to Section 3.7.

3.1.13 Each New Community Plan shall be detailed with the Special Requirements described in Section 3.8.

3.1.14 INTENTIONALLY OMITTED.

3.1.15 Each New Community Plan shall include a set of building standards prepared In accordance with the requirements of Article 5.

3.2 TRANSECT ZONES

3.2.1 Transect Zones shall be constituted of the elements described in Table 1 and the standards summarized in Table 14.

3.2.2 Transect Zones shall be laid out within a New Community Plan so that zone boundaries do not lie along Thoroughfares with the exception of Alleys, except by Warrant, so that Façades of one Transect Zone generally face Façades of the same zone.

3.2.3 Use of sector zones O1, O2, G1, G2 and G3 shall not be permitted within a New Community Plan.

3.3 COMMUNITY UNIT TYPES

3.3.1 **Clustered Land Development (CLD)**

a. Clustered Land Development (CLD) shall be permitted By Right within the G-1 Restricted Growth Sector and by Variance within the O-2 Reserved Open Sector.

b. A Clustered Land Development (CLD) shall consist of no more than one Standard Pedestrian Shed (1/4 mile radius) including T2, T3 and T4 Zones as specified In Table 14A. However, a minimum of 50% of the parcel shall be permanently allocated to a Natural or Rural Zone (T1 & T2).

3.3.2 **Traditional Neighborhood Development (TND)**

a. Traditional Neighborhood Developments (TND) shall be permitted by right for New Community Plans of at least 80 contiguous acres within the G-2 Controlled Growth Sector and the G-3 Intended Growth Sector, and at least 20 acres in the G-4 Infill Growth Sector. The simultaneous planning of larger and adjacent parcels is encouraged.

b. A TND may be comprised of a partial or entire Standard Pedestrian Shed (1/4 mile radius) or more than one Standard Pedestrian Shed, each with the individual Transect Zone requirements of a TND as specified in Tables 2 and 14A. Within Flood Hazard Areas where the required Minimum Building Elevation is greater than six (6) feet above ground, all or part of the required T3R and T4L zones may be replaced by the use of an Urban Conservation Development (UCD) if approved by Warrant.

3.3.3 **Regional Center Development (RCD)**

a. Regional Center Developments (RCD) shall be permitted by right within G-3 Intended Growth Sectors and G-4 Infill Growth Sectors.

b. The minimum developable area of a site to be planned as an RCD shall be 160 acres. The simultaneous planning of larger and adjacent parcels is encouraged.

c. An RCD shall be limited to one Long Pedestrian Shed (1/2 mile radius) including T4, T5, and T6 Zones as specified in Table 14A, and may be adjoined without buffers by one or several partial or entire Standard Pedestrian Sheds, each with the individual Transect Zone requirements of an RCD as specified In Tables 2 and 14A.

3.3.4 **Transit Oriented Development (TOD)**

a. An RCD that is on an existing or projected transit network shall be redesignated as a TOD and made subject to the additional Density shown in Table 14A and calculated in accordance with Section 3.4.

3.4 DENSITY CALCULATIONS

3.4.1 The Developable Areas of the site shall be considered the Net Site Area. The Net Site Area shall be allocated to the various Transect Zones according to the parameters specified in Table 14A.

3.4.2 The Overall Density shall be calculated in terms of Equivalent Housing Units per acre as specified for the area of each Transect Zone by Table 14B. For purposes of Density calculation, the Transect Zone Areas include the Thoroughfares but not land assigned to Civic Function.

3.4.3 To the extent permissible under applicable state law, the overall Density of the community may be increased by the acquisition of Development Rights up to the amount specified for each Zone by Table 14B. Fifteen percent (15%) of the increase by Community-Scale TDR shall be in the Affordable Housing Range. Development Rights shall be stripped from Sending Areas by the granting of Conservation Easements to a non-profit Conservation Land Trust and shall be granted to Receiving Areas by designation of Density limits in the New Community Plan. Transfers of Development Rights must be managed through the Planning Office with the approval of the City Attorney in order to be recognized by the City under this Code.

3.4.4 The percent of the housing units shown on Table 14B shall be exchanged for other Functions at the following rates:

a. For Lodging: 2 bedrooms for each unit of Overall Density.

b. For Office or Retail: 1000 square feet for each unit of Overall Density.

c. The number of units exchanged shall be approved by the Planning Office.

3.4.5 The housing and other Functions for each Transect Zone shall be further adjusted at the building scale according to Article 5.

3.5 ENVIRONMENTAL REQUIREMENTS

3.5.1 **General**

a. Transect Zones manifest a range of natural and urban conditions. In case of conflict, to the extent not inconsistent with applicable state or federal law, the natural environment shall have priority in the more rural zones (T1-T3) and the built environment shall have priority in the more urban zones (T4-T6).

3.5.2 **Specific to Natural and Rural Zones (T1-T2)**

a. Within T1 and T2 Zones, the encroachment and modification of natural conditions listed in Sections 2.3.2 and 2.4.2 shall be limited according to applicable local, state and federal law.
b. The Public Frontage (Tables 14A and 14D) shall include trees of various species, naturalistically clustered, as well as understory. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance (Tables 4B and 6).
c. Impermeable surface shall be minimized and confined to the ratio of lot coverage by building specified in Table 14F.
d. To the extent not Inconsistent with applicable state or federal law, storm water management on Thoroughfares shall be primarily through retention and percolation, channeled by curbside swales.

3.5.3 **Specific to Sub-Urban Zones (T3)**

a. Within T3 Zones, the continuity of the urbanized areas shall be subject to the precedence of the natural environmental conditions listed in Sections 2.3.2 and 2.4.2. The alteration of such conditions shall be limited according to local, state and federal law.
b. The Public Frontage (Tables 14A and 14D) shall include trees of various species, naturalistically clustered, as well as low maintenance understory. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance (Tables 4B and 6).
c. Impermeable surface shall be minimized and confined to the ratio of lot coverage by building specified in Table 14F.
d. To the extent not inconsistent with applicable state or federal law, storm water management on Thoroughfares shall be primarily through retention and percolation, channeled by curbside swales.

3.5.4 **Specific to General Urban Zones (T4)**

a. To the extent not inconsistent with applicable state or federal law, within T4 Zones, the continuity of the urbanized areas should take precedence over the natural environmental conditions listed in Sections 2.3.2 and 2.4.2. The alteration of such conditions, where necessary and to the extent not inconsistent with applicable state or federal law, may be mitigated off-site, and the determination for modification and mitigation shall be made by Warrant.
b. The Public Frontage (Tables 14A and 14D) shall include trees planted in a regularly spaced Allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears three stories but remains predominantly clear of building Frontages. The introduced landscape shall consist primarily of durable species tolerant of soil compaction (Tables 4B and 6).
c. Impermeable surface shall be confined to the ratio of lot coverage by building specified in Table 14F.
d. To the extent not inconsistent with applicable state or federal law, storm water management on Thoroughfares and lots shall be primarily through underground storm drainage channeled by raised curbs, and there shall be no retention or detention required on the individual lots.

3.5.5 **Specific to Urban Center Zones (T5)**

a. To the extent not inconsistent with applicable state or federal law, within T5 Zones, the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Sections 2.3.2 and 2.4.2. The alteration of such conditions, where necessary and to the extent not inconsistent with applicable state or federal law, may be mitigated off-site, and the determination for modification and mitigation shall be made by Variance.
b. The Public Frontage (Tables 14A and 14D) shall include trees planted in Allees of a single species with shade canopies of a height that, at maturity, clears three stories but remains predominantly clear of building Frontages. The introduced landscape shall consist primarily of durable species tolerant of soil compaction (Tables 4B and 6).

c. Impermeable surface shall be confined to the ratio of lot coverage by building specified in Table 14F.
d. To the extent not inconsistent with applicable state or federal law, storm water management shall be primarily through underground storm drainage channeled by raised curbs, and there shall be no retention or detention required on the individual lot.

3.5.6 **[RESERVED]**

3.6 STREETSCAPE REQUIREMENTS

3.6.1 General

a. The Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to Lots and open spaces.
b. The Thoroughfares consist of vehicular lanes and Public Frontages (Table 16A). The lanes provide the traffic and parking capacity. They consist of vehicular lanes in a variety of widths for parked and for moving vehicles. The Frontages contribute to the character of the Transect Zone. They include the Types of sidewalk, curbing, planter, and street tree.
c. Thoroughfares should be designed in context with the urban form and desired design speed of the Transect Zones through which they pass. Thoroughfares that pass from one Transect Zone to another shall adjust their Public Frontages accordingly or, alternatively, the Transect Zone may follow the alignment of the Thoroughfare to the depth of one Lot, retaining a single Public Frontage throughout its trajectory.
d. Within the most rural Zones (T1 through T3) pedestrian comfort shall be a secondary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement shall be generally decided in favor of vehicular mobility.
e. Within the more urban Transect Zones (T4 through T6) pedestrian comfort shall be a primary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement shall be decided in favor of the pedestrian.

3.6.2 Thoroughfares

a. The standards for vehicular lanes shall be shown in Table 3.
b. The Thoroughfare network shall be designed to define blocks not exceeding the size prescribed in Table 14C. The size shall be measured as the sum of lot Frontage Lines.
c. All Thoroughfares shall terminate at other Thoroughfares, forming a network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be permitted only when necessitated by natural site conditions and when a fully connected Thoroughfare plan is impossible.
d. Lots shall Enfront a vehicular Thoroughfare, except that 20% of the lots within each Transect Zone may Enfront a pedestrian passage. Within a UCD up to 100% of lots may Enfront a pedestrian passage.
e. Thoroughfares along a designated Secondary Grid (Section 3.8.1a) may be exempted from the specified Frontage requirements.
f. A bicycle network consisting of Trails, Routes and Lanes should be provided throughout as defined in Article 7 Definitions of Terms and allocated in Table 14D. The community bicycle network should be connected to existing or proposed Sector networks wherever possible.
g. Within Zones T4+, T5C, T5H, and T6, abutting surface parking facilities located in adjacent lots shall provide direct vehicular access via Driveways connecting the facilities.

3.6.3 Public Frontages

a. Public Frontages shall be designed as shown in Table 4 and allocated within Transect Zones as specified in Table 14D.
b. Within the Public Frontages, the prescribed Type of street trees and street lights shall be as shown in Tables 4, 5 and 6. The spacing may be adjusted by Warrant to accommodate specific site conditions.

3.6.4 Specific to Special Districts

The standards for Thoroughfares and Public Frontages within Special Districts shall be determined by Warrant.

3.7 CIVIC FUNCTIONS

3.7.1 General

a. Places for public use shall be required for each community and designated on the Community Plans as Civic Space (CS) and Civic Building (CB).

b. Civic Spaces are public sites permanently dedicated to open space.

c. Civic Buildings are sites dedicated for buildings generally operated by not-for-profit organizations dedicated to culture, education, government, transit and municipal parking, or for a use approved by the Mayor and Board of Aldermen.

3.7.2 Civic Space (CS) Specific to T3-T6 Zones

a. Each Pedestrian Shed shall assign at least 5% of its Urbanized area to Civic Space.

b. Civic Spaces shall be designed as generally described in Table 13 and approved by the CRC and allocated to zones as described in Table 14E.

c. Each Pedestrian Shed shall contain at least one Main Civic Space. The Main Civic Space shall be within 800 feet of the geographic center of each Pedestrian Shed, unless topographic conditions, pre-existing Thoroughfare alignments or other circumstances prevent it.

d. Within 800 feet of every lot in Residential use, a Civic Space designed and equipped as a playground shall be provided.

e. Each Civic Space shall have a minimum of 50% of its perimeter enfronting a Thoroughfare.

f. Civic Spaces may be permitted within Special Districts by Warrant.

g. Parks may be permitted in Transect Zones T4, T5 and T6 by Warrant. (Table 14E)

3.7.3 Civic Buildings (CB) Specific to T3-T6 Zones

a. The developer shall covenant to construct a Meeting Hall or a Third Place in proximity to the Main Civic Space of each Pedestrian Shed. Its corresponding Public Frontage shall be equipped with a shelter and bench for a transit stop.

b. One Civic Building lot shall be reserved for an elementary school. Its area shall be one 1 acre for each increment of 100 dwelling units provided by the Community Plan. The school site may be within any Transect Zone. Any playing fields should be outside the Pedestrian Shed.

c. One Civic Building lot suitable for a childcare building shall be reserved within each Pedestrian Shed. The Developer or a Homeowners' Association or other Community Council may organize, fund and construct an appropriate building as the need arises.

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

e. Civic Building sites should be located within or adjacent to Civic Spaces, or at the axial termination of significant Thoroughfares.

f. Civic Buildings shall not be subject to the standards of Article 5. The particulars of their design shall be determined by Variance.

g. Parking for Civic Buildings shall be adjusted by Warrant. Civic parking lots may remain unpaved if graded, compacted and landscaped.

h. Civic Buildings may be permitted within Special Districts by Variance.

3.7.4 Civic Functions Specific to T1 & T2 Zones

a. Civic Buildings and Civic Spaces related to education, recreation and culture may be erected within T1 Natural Zones only by Variance and T2 Rural Zones by approval of the Planning Commission.

b. Those portions of the T1 Natural and T2 Rural Zones that occur within a development parcel are an integral part of the Civic Function allocation and should conform to one or more of the Types specified in Table 13.

3.8 SPECIAL REQUIREMENTS

3.8.1 A New Community Plan may designate any of the following special requirements:

a. A differentiation of the Thoroughfares as a Primary-Grid (P-Grid) and a Secondary-Grid (S-Grid). Buildings along the P-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the S-Grid may be more readily considered for Warrants allowing automobile-oriented standards. The Frontages assigned to the S-Grid shall not exceed 30% of the total length within a Pedestrian Shed.

b. A designation for mandatory and/or recommended Retail Frontage requiring that a building provide a Shopfront at sidewalk level along the entire length of the Frontage. The Shopfront shall be no less than 70% glazed in clear glass provided with an awning overlapping the sidewalk as generally illustrated in Table 7. The first floor shall be confined to Retail use through the depth of the second Layer. (Table 16D)

c. A designation for mandatory or recommended Gallery Frontage, requiring that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns. The Gallery Frontage may be combined with a Retail Frontage as shown in Table 7.

d. A designation for Coordinated Streetscape Frontage, requiring that the Public and Private Frontages be coordinated as a single, coherent landscape and paving design.

e. A designation of Terminated Vista location, requiring that the building be provided with architectural articulation of a Type and character that responds to the location as approved by the CRC.

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

g. Without limiting any provision hereof relating to the Historic District or a Historic Structure or Historic Site, a designation of Buildings of Value, requiring that such buildings and structures may be altered or demolished only in accordance with preservation standards and protocols established by the Planning Commission..

4.1 INSTRUCTIONS

4.1.1 Within the G-4 Infill Growth Sectors of the Sector Plan (Article 2), the Planning Office or Planning Commission shall prepare, or have prepared on its behalf, by the Planning Office or a planner selected by the Planning Commission, Infill Community Plans to guide further development.

4.1.2 Infill Community Plans shall be prepared in a process of public consultation and subject to review and recommendation of the Planning Commission and approval by the Mayor and Board of Aldermen.

4.1.3 For any site greater than 20 acres, the landowner or developer may Initiate the preparation of a New Community Plan subject to the provisions of Article 3 subject to review and recommendation of the Planning Commission and approval by the Mayor and Board of Aldermen.

4.1.4 For smaller sites, developers and landowners shall use only Articles 1, 5, 6 and 7 in accordance with the adopted Infill Community Plans corresponding to the site.

4.1.5 An Infill Community Plan shall identify, assign and follow the requirements of the Community Types described in Section 4.3.

4.1.6 An Infill Community Plan shall assign Transect Zones and Civic Functions within each Community Type as described in Sections 4.3 and 4.4 with detailed provisions for site and building development as derived in Article 5.

4.1.7 Infill Community Plans shall consist of two maps: the first showing the Downtowns, the Neighborhoods and the Special Districts with their various Transect Zones; the Neighborhoods and the second, to the extent applicable, assigning the Special Requirements as provided in Section 4.5.

4.1.8 Ten years after the approval Is granted, each Transect Zone shall be considered for the next successional (next higher-numbered) Transect Zone at the recommendation of the Planning Commission through public hearing and by approval of the Mayor and the Board of Aldermen.

4.1.9 Within Zones T4+. T5C, T5H, and T6, an Infill Community Plan may require that two or more abutting surface parking facilities located in adjacent lots shall provide direct vehicular access via Driveways connecting the facilities.

4.2 TRANSECT ZONES

4.2.1 Infill Community Plans shall consist of Neighborhoods (TNDs) and/or Downtown (RCDs) composed of Transect Zones as described in Tables 1, 2, and 14. Smaller parcels than the required acreage for the TND or RCD Community Types (Section 4.3) may be developed by Warrant, but must be planned as part of a Pedestrian Shed.

4.2.2 Wherever practical, Transect Zones shall be laid out within an Infill Community Plan so that zone boundaries lie along side and rear lot lines or Alleys, so that Façades of one Transect Zone generally face Façades of the same zone across Thoroughfares.

4.2.3 Infill Community Plans may utilize Sector Zones O1, O2, G1, G2, and G3 where necessary to accommodate larger undeveloped areas which nevertheless must be zoned.

4.3 COMMUNITY TYPES

Infill Growth Sectors shall be planned according to the following Community Types as determined and recommended by the Planning Commission and approved by the Mayor and Board of Aldermen. An Infill Regulating Plans shall include and, to the extent applicable, Neighborhoods and Downtowns. Infill Community Plans shall be based on conserving, completing or creating Transect-based urban structure.

4.3.1 **TNDs Traditional Neighborhood Development (Neighborhoods)**

TNDs shall be urbanized areas at least 20 acres that are primarily Residential. Neighborhood Plans shall be based on conserving, completing or creating Transect-based urban structure. A Neighborhood shall be based upon a partial or entire Standard Pedestrian Shed. The physical center of the Neighborhood should be located an important traffic intersection associated with a Civic or Commercial Institution. The edges of the Neighborhood should blend into an adjacent Neighborhood or Downtown without buffer. A Neighborhood Plan should meet the requirements for a TND as set forth in Tables 2 and 14A. Smaller parcels may be developed by Warrant. Within Flood Hazard Areas where the required Minimum Building Elevation is greater than six (6) feet above ground, all or part of the r4quired T3R and T4L Zones may be replaced by the use of an Urban Conservation Development (UCD) If approved by Warrant.

4.3.2 **Downtowns (RCD or Regional Center Development)**

a. Downtowns shall be urbanized areas of at least 80 acres that are primarily mixed-use. A Downtown shall be defined by a Long Pedestrian Shed, oriented around an important Commercial corridor. Downtowns should be the location of large Commercial and Retail uses as well as government and other Civic institutions of regional importance. The edges of a Downtown should blend into adjacent Neighborhoods without buffer. A Downtown Plan should meet the requirements for an RCD as set forth In Tables 2 and 14A.

4.3.3 **Special Districts (SD)**

a. Special Districts shall be areas dedicated for certain uses that by virtue of size or Function cannot meet the requirements for any Transect Zone or combination of Zones. Special Districts shall be subject to review and recommendation of the Planning Commission and approval by the Mayor and Board of Aldermen in the process of preparing an Infill Community Plan.

4.3.4 **UCDs Urban Conservation Development (Treehouse Neighborhood)**

a. UCDs shall be areas of at least 20 acres that are primarily clustered Residential amidst significant set-asides for conservation. A UCD shall be based upon a partial or entire Standard Pedestrian Shed. Smaller parcels may be redeveloped by Warrant.
b. A UCD shall only be developed or redeveloped within Flood Hazard Areas where for at least 50% of the land area included in the parcel to be develo0ped, the required Minimum Building Elevation is greater than six (6) feet above average grade.
c. A UCD may be invoked for redevelopment of areas already zoned within a Community Plan as any combination of T3 and T4 if the elevation requirement described above is satisfied by the area to be redeveloped.
d. Within a UCD the gross density of the overall development shall not exceed that of Transect Zone T3R as specified in Table 14B or that of the original SmartCode zoning if the area is within a Community Plan. Individual lots may be laid out meeting the requirements for T4 Transect Zones, including the net density requirement specified in Table 14C.
e. Residual land after layout of Thoroughfares, Civic Functions and individual lots shall be rezoned as T1 and protected perpetually from development through granting of a conservation easement to a third party non=profit organization approved by Warrant. Approval for UCD Plans shall be contingent on the granting of such conservation easement.
f. No less than the greater of 5 acres or 35% of the area of the UCD shall be protected by conservation easement. The easement shall allow public access to the protected land and may permit bicycle trails and pedestrian paths. Density Transfers between the conservation land and the individual lots hall be permitted so long as the provisions of Section 4.3.4d are satisfied.
g. Provision shall be made to restore native vegetative cover to conservation lands within a UCD and to maintain such lands in a natural state.
h. Within a UCD, up to 100% of structures may Enfront a pedestrian walks as the Primary Frontage instead of a vehicular Thoroughfare. Such pedestrian walks shall be no less than six (6) feet wide and shall be elevated to within eight (8) feet of the Minimum Buildable Elevation for enfronting structures. No fewer than 50% of units within a UCD shall Enfront a pedestrian walkway or Thoroughfare which is no more than 8 feet below the Minimum Buildable Elevation for the lot.
i. Elevated pedestrian walks within a UCD shall be privately owned and maintained, but public right-of-way shall be granted perpetually for all such walks acting in the role of enfronting Thoroughfares. Provisions shall be made for the perpetual maintenance of such walkways, and such provisions shall be subject to approval by Warrant.

j. The Cottage Court Special Building Type shall be permitted within a UCD. For such Cottage Courts within a UCD minimum court width shall be reduced to 12 feet. No Density Bonus shall apply to a Cottage Court Special Building Type within a UCD.
k. Parking associated with a site may be located up to ¼ mile away from the building site by right within a UCD. On-site parking shall be screened from view from any pedestrian walkway acting as an enfronting Thoroughfare.
l. Mixed-use neighborhood centers shall be located near common public stair, ramp or elevator, and parking facilities providing public access to elevated walkways from grade-level streets.

4.3.5 Residual areas outside other Community Types may be designated as part of a sector zone to facilitate later appropriate planning or development.

4.4 CIVIC FUNCTIONS

4.4.1 General

a. Infill Community Plans shall designate Civic Spaces (CS) and Civic Buildings (CB).
b. Civic Functions may be allowed by Warrant so long as they do not occupy more than a total of 20% of the area of each Pedestrian Shed. A Civic Function requiring more than 20% of the Pedestrian Shed shall be subject to the creation of a Special District with its own standards (see Section 2.9.2).
c. Parking for Civic Functions shall be determined by Warrant.

4.4.2 Civic Spaces (CS)

a. Civic Spaces may be approved by Warrant in any Transect Zone.
b. Civic Spaces shall be generally designed as described in Table 13.

4.4.3 Civic Building (CB)

a. Civic Buildings shall be approved by Warrant in any Transect Zone on sites reserved for Civic Buildings in the Community Plan.
b. Civic Buildings shall not be subject to the Requirements of Article 5. The particulars of their design shall be determined by public hearing before the Planning Commission under the advisement of the City Architect.

4.5 SPECIAL REQUIREMENTS

4.5.1 An Infill Community Plan may designate the following special requirements:

a. A differentiation of the Thoroughfares as a Primary-Grid (P-Grid) and a Secondary-Grid (S-Grid). Buildings along the P-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the S-Grid may be more readily considered for Warrants and Variances allowing automobile-oriented standards. The Frontages assigned to the S-Grid shall not exceed 30% of the total length within a Pedestrian Shed.
b. A designation for Mandatory or Recommended Retail Infill Frontage requiring that a building provide a shopfront at sidewalk level along the built-out length of the Frontage. The Shopfront shall be no less than 70% glazed in clear glass and provided with an awning overlapping the Sidewalk as generally illustrated in Table 7, or shall have such other Retail Frontage and sidewalk orientation as shall be approved by Warrant. For a designation of Mandatory Infill Retail Frontage the first floor shall be designed for retail use through the depth of the Second Layer, and the site shall be eligible for a Density Bonus of 2 Equivalent Housing Units per fifty (50) foot length of lot frontage rounded to the nearest whole number of Equivalent Housing Units in exchange for a fully compliant buildout. An additional Density Bonuses of like amount may be issued for the site if the owner additionally agrees to a perpetual deed restriction limiting use within the Second Layer of the first floor to Retail, subject to approval by the City Attorney and the Planning Office. For a designation of Recommended Infill Retail Frontage a Density Bonus of one (1) Equivalent Housing Unit per fifty (50) feet of lot frontage rounded to the nearest whole number, shall be issued if the owner agrees to place and abide by a perpetual deed restriction requiring that the first floor be deigned for retail use through the depth of the Second Layer, subject to approval by the City Attorney and the Planning Office. and specified in Article 5. The first floor shall be confined to Retail use through the depth of the second Layer. (Table 17d.)
c. A designation for mandatory or recommended Gallery Frontage, requiring that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns. The Gallery Frontage may be combined with a Retail Frontage as shown in Table 7.
d. A designation for Coordinated Streetscape Frontage, requiring that the Public and Private Frontages be coordinated as a single, coherent landscape and paving design.

e. A designation of Terminated Vista location, requiring that the building be provided with architectural articulation of a type and character that responds visually to the location as approved by the CRC.
f. A designation for Cross Block Passages, requiring a minimum 8-foot-wide pedestrian access be reserved between certain buildings.
g. Without limiting any provision hereof relating to the Historic District or a Historic Structure or Historic Site, a designation of Buildings of Value, requiring that such buildings and structures may be altered or demolished only when in accordance with preservation standards and protocols adopted by the Planning Commission.
h. An Infill Community Plan may require specified stepbacks above specified Stories or specified Buildout-at-Height Limits for designated areas. Such limits may vary by Transect Zone and by location.
i. An Infill Community Plan may specify sites eligible for Viewshed Protection Setback Bonuses.
j. Designation of an outside area for *Sidewalk Retail*, allowing use in the specified area by pushcart peddlers, outdoor restaurants, and other open market uses without additional Planning Commission approval, and requiring provision on abutting lots for future leasable open-market services including associated restaurant space with dedicated access to the sidewalk, secure storage space within parking structures for pushcarts, and coordinated design of Public and Private Frontages within the area to accommodate Sidewalk Retail usages.
k. A designation of "Infill Redevelopment Plan Required" which may be applied to parcels or blocks whose sizes exceed the requirements for the Transect Zones to which they are assigned by a significant margin. This designation requires the owner or developer of such a parcel or block to submit a redevelopment plan for the parcel or block which is consistent with surrounding Pedestrian Shed layout, and with surrounding Community Plan requirements, and which satisfies requirements of the proposed Transect Zone assignments. The Community Plan may also include a Conditional Transect Zone Assignment Indicating an acceptable infill plan for the block or parcel. If a Conditional Transect Zone Assignment map is included with the Community Plan, it may be officially adopted through expedited process consistent with state law if the owner or developer so requests.

4.5.2 An Infill Community Plan may incorporate and recommend or require compliance with Architectural Guidelines stipulating additional architectural standards specific to the Community, beyond this required by this code.

4.6 PRE-EXISTING CONDITIONS

4.6.1 Without limiting Sections 1.7, 1.8, 5.10, 5.11 or 5.12, existing buildings that do not conform to the provisions of this Code may continue in use as they are until a Substantial Modification is requested, at which time the Planning Commission shall determine the provisions of this section that shall apply.

4.6.2 [RESEVED]

4.6.3 The modification of existing buildings is permitted By Right if such changes result in greater conformance with the specifications of this section.

4.6.4 Where buildings exist on adjacent Lots, the Planning Office may require that a proposed building match one or the other of the adjacent Setbacks and heights rather than the provisions of this Code.

4.6.5 Any addition to or modification of a Building of Value that has been designated as such by the Planning Commission or is actually or potentially eligible for inclusion on a state, local or national historic resister, including without limitation, the architectural harmony (similar materials, window proportions, color range, mass/void ration, roof type and pitch) of such addition or modification, shall be subject to approval by the CRC.

4.6.6 The restoration or rehabilitation of an existing building shall not require the provision of (a) parking in addition to that existing or (b) on-site stormwater retention/detention in addition to that existing, except to the extent required by applicable state or federal law.

4.7 DENSITY REQUIREMENTS

4.7.1 The Community Plan shall establish a Maximum Building-Scale Density and an Absolute Maximum Building-Scale Density for each of the Transect Zones T4 through T6 employed within the Community Planning Area from the range of allowed values in Table 14. All areas within the Community Planning Area sharing the same Transect Zone designation shall be limited by the same Maximum and Absolute Maximum Building-Scale Density limits shall be defined.

4.7.2 For each lot within a T4 or higher Transect Zone in the Community Planning Area, the Maximum Building-Scale Density multiplied by the area of the lot yields the Density Allowance for that lot. For Transect Zone T3 the Density Allowance for lots is always one (1) unit per lot. With the exception of cases described in provisions 4.4.3, 4.45, and 4.4.6 below, structures built on a lot shall be limited to a number of Equivalent Housing Units which is less than or equal to the By-Right Density Allowance. Equivalent Housing Units represent a combination of mixed us space, lodging bedrooms, and Independent Residential Units according to the following conversion schedule:

a. One Independent Residential Unit constitutes one Equivalent Housing Unit.
b. One thousand square feet of office or retail space constitutes one Equivalent Housing Unit.
c. Two lodging bedrooms constitute one Equivalent Housing Unit.

4.7.3 *Density Transfer Receiving Areas; Density Bonus Receiving Areas.* The Infill Community Plan may designate Building-Scale Density Receiving Areas, including Density Transfer Receiving Areas and Density Bonus Receiving Areas. The By-Right Density Allowance may be exceeded for a lot within a designated Density Transfer Receiving Area or Bonus Receiving Area on the Existing-Community Plan by an amount equal to the Acquired Density Allowance for the lot, so long as the sum of By-Right and Acquired Density Allowances does not exceed the Absolute Maximum Density Allowance for that lot.

a. Density Transfer Receiving Areas are chosen for their ability to support localized additional density, without a net increase of the City's overall density and with lesser ill effects on public welfare and goals of the Comprehensive Plan than if that density Increment had not been transferred.
b. Density Bonus Receiving Areas are chosen to minimize the impact of slight increases of density to achieve Improved urban structure and other goals benefiting community welfare as set forth In the Comprehensive Plan, and to offset any ill effects of an Increase in density with advantages accruing from the density placement or the action which led to the granting of the bonus.
c. Density Bonuses and Transfers notwithstanding, in no case may the number of Equivalent Housing Units incorporated into a lot exceed the Absolute Maximum Density Allowance for such lot.
d. For lots in T3 Zones, the Absolute Maximum Density Allowance is one (1) Equivalent Housing Unit Per lot.
e. Acquired Density may originate from any Density Sending Area in the City of Pass Christian which Is designated by any Density Transfer program described In this Code, so long as the restrictions of both the designating program and the limits of the Transect Zone of the Density Recipient property are observed.

4.7.4 *Density Transfer Sending Areas.* Existing-Community Plans shall designate Sending Areas for Civic Space Density Transfer, Conservation Density Transfer, and Transit Grid Reserve Density Transfer programs.

a. Civic Space Density Transfer Sending Areas are sites of particular value or interest to the Community for their prospective use as Civic Space. Such sites shall be chosen to help achieve the goal of a minimum of 5% Civic Space within a Community Planning Area with an eye to preserving places of unique or unusual beauty which would be damaged or destroyed by development and to correcting planning errors or omissions of the past. Accessibility, availability of other Civic Space within the Community district, proximity to high-density areas, and value as buffer between non-sequential abutting Transect Zones may also be considered in designating Civic Space Density Transfer Sending Areas. After extraction of Density Rights, Civic Space Density Transfer Sending Areas within a Community Planning Area shall be re-zoned as Transect Zone T2. Any area, lot, or parcel designated as a Density Transfer Receiving Area in an Official Community Plan may receive Density Rights acquired from Civic Space Density Transfer Sending Areas. The Existing-Community Plan may include explanation for the designation of a parcel as CSDT Sending Area and may place conditions on the Sending Area Designation which are consistent with the reason for designation. In addition, under the CSDT Program, multiple parcels within a single pedestrian shed may be designated as a Linked Sending Group. In such a case once one parcel has had its Density Rights extracted for use as a Civic Space, the remaining Linked Sending Group parcels are no longer eligible to become Density Donors, and their designation as CSDT Sending Areas expires.

b. Conservation and Viewshed Density Transfer Sending Areas are sites worthy of conservation due to scenic beauty, unsuitability for building, critical habitat, riparian buffer alongside streams, open space needed as a result of planning errors or omissions of the past, potential interference with a viewshed, or inclusion in the categories of Sections 2.3.2 or 2.4.2. After extraction of Density Rights, Conservation Density Transfer Sending Areas within a Community Planning Area shall be re-zoned as Transect Zone T1. Any area, lot or parcel designated as a Density Receiving Area in an Official Community Plan may receive Density Rights acquired from Conservation and Viewshed Density Transfer Sending Areas. The Infill Community Plan may include explanation fro the designation of a parcel as Conservation Sending Area and may place conditions on the Sending Area Designation which are consistent with the reason for designation.

c. Transit Grid Reserve Density Transfer (TGRDT) Sending Areas are anticipated future transportation corridors. After extraction of Density Rights, TGRDT Sending Areas within a Community Planning Area shall be re-zoned as Transect Zone T1. Any area, lot, or parcel designated as a Density Transfer Receiving Area in an Official Community Plan may receive Density Rights acquired from TGRDT Sending Areas. Thoroughfares eventually constructed on former TGRDT Sending Areas shall be consistent with this Code.

d. Designation as a Density Transfer Sending Area provides a lot's owners additional options for land use which support broader Community goals but which are entirely voluntary. IN the creation of an Infill Community Plan, all such Sending Areas shall be assigned to Transect Zones for development according to the methods of Transect-based urban structure to provide seamless urban fabric in the event Density Transfer options go unused.

4.7.5 *Density Recovery Transfers.* Density Recovery Transfers are transfers of Density Allowance intended to compensate a property owner for the public dedication of a portion of a parcel or lot which has been recommended for public use in the Infill Community Plan. As the area of the land to be dedicated is lost to the property owner, a Density Allowance equal to the Maximum Building-Scale Density for the lot multiplied by the area of the portion of land to be dedicated is permanently attached to the remaining lot so that the total Density Allowance of the lot before and after the dedication Is unchanged. The following recommendation on the Special Requirements and Options Map of the Existing-Community Plan entitle a lot to a Density Recovery Transfer should the dedication be executed:

a. *Through Street Recommended*

b. *Service Alley Recommended*

c. Any recommendation accompanied by the designation *Density Recovery Transfer Applies.*

4.7.6 *Density Bonuses.* Density Bonuses may be generally available throughout a Community Planning Area, may be limited to the designated Density Bonus Receiving Areas on an Infill Community Plan, or may be restricted to lots specially designated on an Infill Community Plan, according to the details of the particular Density Bonus Program. IN no case may the Absolute Maximum Density Allowance for a lot be exceeded by a receiving lot. Once awarded, a Density Bonus is valid for up to 5 years from the date of award; if not used within the period the Bonus becomes null and void.

a. *Transit Site Density Bonus.* This Density Bonus may be attached to any lot within any Density Bonus Receiving Area within the City and requires the dedication to the City of a site within an area designated on the Street and Parking Plan for a Public Parking Facility or for a Public Parking Facility or for a future Transit Station. The amount of the Bonus Is the By-Right Density Allowance of the site, and the recipient lot of the Bonus may be designated by the owner of the property to be dedicated.

b. *Street Dedication Bonus.* This Density Bonus shall only be available to lots marked on the Special Requirements and Options Plan with the designation *Through Street Recommended* or *Service Lane Recommended.* In order to be eligible for the bonus the lot owner must construct and dedicate the recommended Thoroughfare, Service Lane or Service Alley to the City, and the designed and completed Public Frontages of resulting Streets must comply with the requirements of this Code. The amount of the Bonus should be as provided in Article 5. The CRC may award a partial Street Dedication Bonus for dedication of right-of-way and/or completed construction of the Public Frontage by Warrant.

c. *Affordable Housing Density Bonus.* The Affordable Housing Density Bonus program is a building-scale bonus available generally to any lot within a designated Density Bonus Receiving Area. It is described in Article 5.

d. *Viewshed Setback Density Bonus* is a building-scale bonus available to lots designated explicitly on the Community Plan as critical to maintaining a viewshed. It is described in Article 5.

e. *Retail Density Bonus* is a building-scale bonus available to lots designated fro *Mandatory Retail* or at a lesser level to lots designated for *Recommended Retail.* It is described In Article 5.

f. *Affordable Housing Height Bonus.* The Affordable Housing Height Bonus program is a building-scale bonus available generally to any lot within a designated Density Bonus Receiving Area. It is described In Article 5.

4.7.7 *Additional Height Allowances and Acquired Density Allowance.* The acquisition of Density Allowance units by Density Transfers and Bonuses may entitle a lot to an Additional Height Allowance in excess of the Maximum Height otherwise allowed within the assigned Transect Zone, according to the details of the Density Bonus or Transfer Program. The Infill Community Plan shall include a formula or table to determine the Additional Height Allowance associated with a particular total Acquired Density Allowance for each Transect Zone. Additional Height Allowance may entitle a lot to an Additional Height Allowance in excess of the Maximum Height otherwise allowed within the assigned Transect Zone, according to the details of the Density Bonus or Transfer Program. The Infill Community Plan shall include a formula or table to determine the Additional Height Allowance associated with a particular total Acquired Density Allowance for each Transect Zone. Additional Height Allowances may further be limited to designated City Centers, Density Receiving Aras, or other designated areas. The relationship between Additional Height Allowance and Acquired Density Allowance specified in the Infill Community Plan shall be guided by the following provisions:

a. The number of additional Acquired Density Allowance units required for eligibility for an additional story of Height Allowance shall be proportional to the area of the site.

b. The number of additional Acquired Density Allowance units per site acre required for eligibility for an additional story of Height Allowance shall be no less than the quotient of the Maximum Building-Scale Density for the Transect Zone and the Maximum Height for the Transect Zone In which the site is located.

c. The number of additional Acquired Density Allowance units required for an additional story of Height Allowance after the second should generally incr4ease with total Height Allowance in order to reflect the added toll on surrounding areas exacted by a structure of greater height, however.

d. The minimum number of Acquired Density Allowance units required to qualify for the first additional story of Height Allowance may be greater than the additional number of Acquired Density Allowance units required to qualify for the second additional story and for subsequent additional stories of Height Allowance.

5.1 INSTRUCTIONS

5.1.1 Lots and buildings located within the City shall be subject to the requirements of this Article.

5.1.2 An owner or developer shall have site and building plans prepared on their behalf and submit the same for consideration for administrative approval by the CRC.

5.1.3 All site and building plans shall be subject to approval by the CRC, and to the extent required under applicable subdivision law, by the Mayor and Board of Aldermen, prior to any work being commenced or other action being taken by the owner or developer with respect to such plans.

5.1.4: The requirements described in this Article shall control the Disposition, Configuration and Function of buildings, as well as their architectural, landscape, parking, signage and ambient standards.

5.1.5 Building and Site Plans submitted under this Article shall show the following, In compliance with the standards described in this Article:

a. For preliminary site and building approval:
   - Building Disposition
   - Building Configuration
   - Building Function
   - parking standards

b. For final approval, in addition to the above:
   - architectural standards
   - landscape standards
   - signage standards
   - ambient standards
   - Special Requirements

5.1.6 For lots included in more than one Zone, the usage shall be governed by the Zone of the Frontage. Density requirements and subdivision requirements for such a lot shall comply with the assigned Zones.

5.2 SPECIFIC TO NATURAL AND RURAL TRANSECT ZONES (T1& T2) AND TO SECTOR ZONES (O2, G1, G2, & G3)

The following shall be applicable to Zones T1 and T2, and to areas zoned O1, O2, G1, G2, and G3:

5.2.1 Buildings in the T1 Zone are permitted by approval of the Mayor and Board of Aldermen on recommendation of the Planning Commission, and in the T2 Zone by Planning Commission approval. Disposition, Configuration, Function, parking, architectural, environmental and ambient standards for such buildings shall be determined concurrently, in public hearing of the Planning Commission under advisement of the City Architect, and with approval of the Mayor and Board of Aldermen.

5.2.2 **Environmental Standards**

The modification of the natural conditions shall be according to Local, State and Federal Guidelines.

5.2.3 **Sector Zones**

Lots or parcels within zones designated on the Community Plan by Sector Zones O2, G1, G2, or G3 shall be governed for purposes of building-scale development or resubdivision into four (4) or fewer parcels by the requirements of Zone T2. Parcels within zones designated as Sector Zone O1 shall be governed for purposes of building-scale development by the requirements of Zone T1. More intensive or extensive development within any Sector Zone shall require planning under Articles 2, 3, and 4 of this Code consistent with the Sector corresponding to the zone designation.

5.3 SPECIFIC TO SUB-URBAN TRANSECT ZONES (T3R, T3E, T3V)

Transect zone T3 includes three variational Subzones: T3-Standard ("T3R Zone" or "T3R"), T3-Estate ("T3E Zone" or "T3E"), and T3-Multi-estate ("T3V Zone" or "T3V"). Requirements for these three Subzones are similar, differing primarily in Lot and Building Disposition and Building Configuration parameters. Wherever "Transect Zone T3" or "T3" is used within this Code, it refers to the T3R, the T3E, and the T3V variational Subzones.

5.3.1 **Building Disposition (T3R, T3E, T3V)**

a. Newly platted lots shall be dimensioned according to Section 5.3.11.
b. Buildings shall be disposed in relation to the boundaries of their lots according to Section 5.3.11.
c. One Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building, may be built on each lot as shown in Table 16C by right. Additional Outbuildings may be built on a lot by Planning Commission consent.
d. Lot coverage shall not exceed that shown in Section 5.3.11.

e. Facades shall be built parallel to a rectilinear Principal Frontage Line or parallel to the tangent of a curved Principal Frontage Line except where required by the CRC to match neighboring or traditional alignments.
f. Setback for Principal Buildings shall be as shown in Table 14G. IN the case of an Infill lot, Setbacks shall match one or the other of the existing adjacent Setbacks, so long as the resulting setback is compliant with this Code. Setbacks may otherwise be adjusted up to fifteen percent (15%) by Warrant for demonstrated cause with the agreement of affected adjacent property owners.
g. Rear Setbacks for Outbuildings shall be a minimum of 12 feet measured from the centerline of the Alley or Rear Lane easement. In the absence of a Rear Alley or Lane, the rear Setback shall be as shown in Section 5.3.11.
h. Building Types shall be shown in Table 9.
i. Disposition requirements for Subzone T3V shall be identical to those for Subzone T3E.
j. Within T3E Zones, existing lot Frontage widths below the minimum required by Section 5.3.11b are permitted by Warrant.
k. Density Bonuses may be offered in return for additional setbacks at designated location on Community Plans for Viewshed Protection.

5.3.2 **Building Configuration (T3R, T3E, T3V)**

a. Private Frontage types shall conform to and be allocated in accordance with Table 7 and Section 5.3.11.
b. Minor Encroachments may encroach the side-setback if necessary to meet International Building Code and other mandatory safety code requirements.
c. [RESERVED]
d. Building Heights shall conform to Table 8 and be as shown in Section 5.3.11.
e. [RESERVED]
f. Building Height shall be measured from the Height Baseline appropriate to the site: outside Flood Hazard Areas regulated by the City's Flood Damage Prevention Ordinance, the Height Baseline shall be the average natural grade at the primary Frontage setback line for the Principal Building on the lot; inside Flood Hazard Areas regulated by the City's Flood Damage Prevention Ordinance, the Height Baseline shall be the Minimum Buildable Elevation. The vertical offset between the Height Baseline and the finish surface of the first floor above the Height Baseline shall not exceed four (4) feet.
g. No Story shall exceed 14 feet in height, measured from finish floor to finish floor.
h. [RESERVED]
i. Minimum size for principal buildings within the T3E Zone shall be 3000 square feet of Enclosed Habitable Floor Space.
j. For a principal building within the T3E Zone, one small story atop such a building, and having an Enclosed Habitable Floor Space of less than 200 square feet, shall not be counted towards the height limit of such building.
k. Configuration requirements for Subzone T3V shall be identical to those for Subzone T3E.

5.3.3 **Building Function & Density (T3R, T3E, T3V)**

a. Buildings in each Transect Zone shall conform to the Functions described in Tables 10 and 11, and Section 5.3.11. Functions that do not conform to the requirements of Tables 10 and 11 shall require approval by public hearing before the Planning Commission.
b. The Actual Parking available to meet the Required Parking shown on Table 12 shall constitute the Base Density. Functions shall be limited by the Base Density, subject to upward adjustment in accordance with paragraphs 5.3.3c and 5.3.3d.
c. The Base Density may be adjusted upward by adding the Actual Parking available for each of two Functions within any pair of adjacent Blocks, and the resulting sum then multiplied by the corresponding Sharing Factor (Table 12). The result shall be the Effective Parking available for calculating and Adjusted Density. Conversely: The Effective Parking required is the sum of the Required Parking divided by the Sharing Factor.
d. Within the Long Pedestrian Shed of a TOD, the Effective Parking available for calculating the intensity on each lot may be increased by a multiplier of thirty percent (30%).
e. Within Subzone T3V multifamily dwellings in the form of Multi-Family Estate shall be permitted at the net Building-Scale Density of 6 units per acre By Right, and with an Absolute Maximum Building-Scale Density of 9 units per acre. Function requirements shall be according to Limited Residential, Limited Lodging, and Restricted Retail.

5.3.4 **Parking Standards (T3R, T3E, T3V)**

a. Vehicular parking shall be required and adjusted for mixed-use as shown in Tables 11 and 12.
b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot.

c. Maximum parking ratios may be established by the CRC.
d. Parking shall be accessed by the Alley or Rear Lane when such are available on the Community Plan.
e. Parking lots shall be masked from the Frontage by a Liner Building or Streetscreen as specified in Section 5.3.5b.
f. Open parking areas shall be located at the Second and Third Lot Layers, as shown in Table 16D, except that Driveway aprons and drop-off, may be located at the First Layer. Garages shall be located at the Third Layer. Parking under elevated structures shall be permitted within the Second Layer under the condition that it is screened from the Frontage. Parking of any vehicle or trailer in the First Layer for a duration exceeding 72 hours shall be prohibited. Access to under house parking shall be permitted through a façade wall for lots less than 50 feet in width, where no reasonable alternative exists.
g. The required parking may be provided within one-quarter mile of the site that it serves, subject to approval by Warrant.
h. [RESERVED]
i. [RESERVED]
j. [RESERVED]
k. For buildings on Secondary Grids (S-Grids), parking lots may be allowed on the Frontage by Warrant (see Section 5.8.1a).

5.3.5 **Architectural Standards (T3R, T3E, T3V)**

The following are general city-wide requirements, and may be modified or overruled by Community Architectural Guidelines adopted as part of an Official Community Plan:

a. Building wall materials may be combined on each Façade only horizontally, with the heavier below the lighter.
b. Streetscreens should be between 4 and 8 feet in height and constructed of a material matching the adjacent building Façade. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
c. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion, with width no greater than height. Bungalows may have horizontally proportioned intercolumniation, with width exceeding height.
d. Openings above the first Story shall not exceed 50% of the total building wall area, with each Façade being calculated independently.
e. [RESERVED]
f. Doors and windows that operate as sliders are prohibited along Frontages.
g. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12.
h. The exterior finish material on all Facades shall be limited to brick, wood siding, cementitous siding and/or stucco; to wood trim, cementitous trim, painted solid PVC or urethane trim, or similar painted solid synthetic trim; or to such other materials as shall appear on a list maintained and approved by the City Architect and by the Design and Development Center, if one has been established. Premium Vinyl Siding may be permitted by Warrant.
i. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
j. Balconies and porches shall be made of painted wood or wrought iron, or shall be clad in painted solid PVC, urethane, or similar painted solid synthetic trim, or shall be constructed of or clad in such other materials as shall appear on a list maintained and approved by the City Architect and by the Design and Development Center, if one has been established.
k. Fences, if provided along a primary or secondary Frontage line, shall be of wood or wrought iron, or material substantially resembling wrought iron. Fences located within or along the First Layer shall be of wood board or metal, and shall be at least 75% visually open above 42 inches above grade. On corner lots, fences within the minimum corresponding setback of a Frontage Line shall be at least 50% visually open above 18 inches above street grade and at least 75% visually open above 36 inches above street grade. Fences shall not in any case exceed 8 feet height.
l. Subject to the other requirements of this Article 5 and the additional requirements for the Historic District set forth in paragraph 5.3.5m below, any building designed in a manner consistent with the publication entitled "A Pattern Book for Gulf Coast Neighborhoods" shall be permitted as of right.
m. Within the Historic District or with respect to any Historic Structure or Historic Site, each building and structure, and its improvement, alteration, addition, or reconstruction, shall comply with the Architectural Guidelines of the Pass Christian Historical Preservation Commission, and shall be subject to approval by the CRC and the Historic Commission.

n. Community Plans may specify Stepbacks above specified floor sand Buildout-at-Height limits governing allowed widths of buildings at certain heights.
o. For any structure elevated more than 4 feet above grade, along Frontage and Elevations extending through the Second Layer, areas below the first Story shall be screened from view form Frontage lines so as to provide not less than 75% opacity on average, when viewed from a point 5 feet above grade at the Frontage Line. Materials used for such screening shall comply with the requirements of this Code for exterior finish materials.
p. Within a single development of multiple T3 lots, building Facades may be substantially repeated only by Warrant.
q. Within Subzone T3V, the only allowed building form shall be that of an estate home, presenting a single primary entrance to the Frontage street and designed to be consistent in appearance form the view along all Frontage lines with the form of a single-family estate home.

5.3.6 **Environmental Standards (T3R, T3E, T3V)**

a. Transect Zone manifest a range of responses to natural and urban conditions. In case of conflict, to the extent not inconsistent with applicable state or federal law, the natural infrastructure shall have priority in the more rural zones (T1-T3) and the urban infrastructure shall have priority in the more urban zones (T4-T6) as detailed in Sections 5.2 through 5.6.
b. The landscape installed shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance.
c. Impermeable surface by building shall be minimized and confined to the ratio of lot coverage by building shown in Table 14F.
d. To the extent not inconsistent with applicable state or federal law, the management of storm water shall be primarily through retention and percolation on the individual lot or through swales in the Public Frontage.

5.3.7 **Landscape Standards (T3R, T3E, T3V)**

a. A minimum of one tree to match the species of street trees on the Public Frontage shall be planted within the First Layer for each 30 feet of Frontage Line as illustrated in Table 16D.
b. [RESERVED]
c. [RESERVED]
d. Trees shall be of various species, naturalistically clustered, with an understory stall below for maintenance. Lawn shall be permitted by Warrant.

5.3.8 **Signage Standards (T3R, T3E, T3V)**

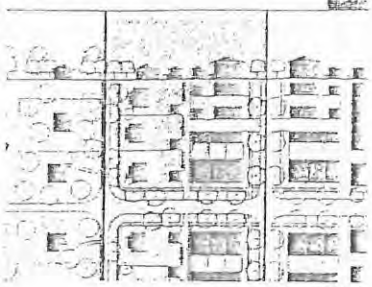
a. One address number no more than 6 inches measured vertically shall be attached to the building in proximity to the principal entrance or at a mailbox.
b. One blade sign for each business may be permanently installed perpendicular to the Façade. Such a sign shall not exceed a total of 4 square feet.
c. [RESERVED]
d. There shall be no signage permitted additional to that specified in this section.
e. Signage shall not be lit.

5.3.9 **Ambient Standards (T3R, T3E, T3V)**

a. Sound levels measured at the building Frontage shall not exceed 65 decibels from sunrise to sunset and 55 decibels from sunset to sunrise.
b. The mounting height of a permanent outdoor Luminaire which is attached directly to the Façade or Elevation of a building shall not exceed 12 feet above Minimum Buildable Elevation, where mounting height is measured from the top-most point of the Luminaire. For a permanent outdoor Luminaire supported by any other means, mounting height shall be limited to the lesser of one-third the distance from the Luminaire to any property line or 25 feet, adjustable by Warrant. Any Luminaire located more than 15 feet above grade shall be Nearly Fully Shielded.
c. Streetlights shall be of a general type illustrated in Table 5.
d. Outdoor storage shall be screed from view from any Frontage by a Streetscreen in conformance with Section 5.3.5b.

5.3.10 [RESERVED]

SECTION 5.3.11a



(see Table 1)

BUILDING FUNCTION (See Table 10 & Table 12)	
a. Residential	restricted use
b. Lodging	restricted use
c. Office	restricted use
d. Retail	restricted use

BUILDING HEIGHT (See Table 8)	
a. Principal Building	2 stories max.
b. Outbuilding	2 stories max.

LOT OCCUPATION	
a. Lot Width	60 ft. min.
b. Lot Coverage	40% max.

BUILDING HEIGHT (See Table 9)	
a. Edgeyard	permitted
b. Sideyard	warrant
c. Rearyard	prohibited
d. Courtyard	prohibited

BUILDING DISPOSITION	
a. Front Setback:	20 ft. min.
b. Side Setback:	5 ft. min.
c. Rear Setback:	5 ft. min.**
d. Frontage Buildout:	N/A

OUTBUILDING DISPOSITION	
a. Front Setback:	Within 3rd Layer
b. Side Setback:	5 ft min.
c. Rear Setback:	5 ft min.*

PRIVATE FRONTAGES (see Table 7)	
a. Common Lawn	permitted
b. Porch & Fence	permitted
c. Terrace or L.C.	prohibited
d. Forecourt	prohibited
e. Stoop	prohibited
f. Shopfront & Awning	prohibited
g. Gallery	prohibited
h. Arcade	prohibited
Refer to Summary Table 14	
PARKING PROVISIONS	
See Tables 11 & 12	

* or 17 ft. from center line of alley

** or 18 ft. from center line of alley

*** by Planning Commission Approval

BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding a raised Basement, or habitable Attic.
2. Each Story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured to the eaves or roof deck.

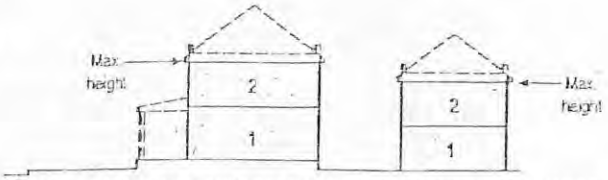
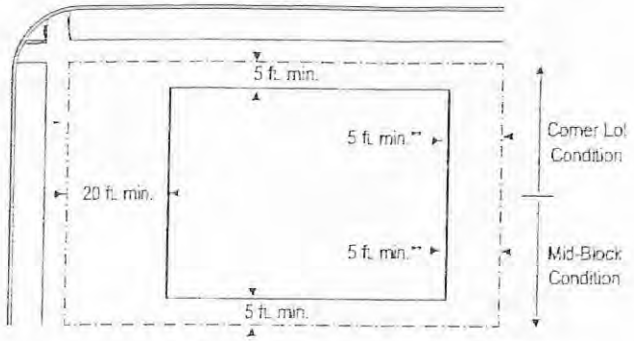


DIAGRAM ABOVE MAY NOT SHOW ACTUAL HEIGHT LIMITS. SEE TABLE AT LEFT.

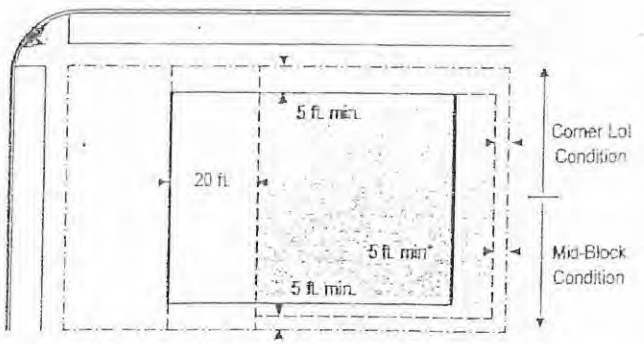
BUILDING DISPOSITION

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Facades shall be built along Principal and Secondary Frontages.



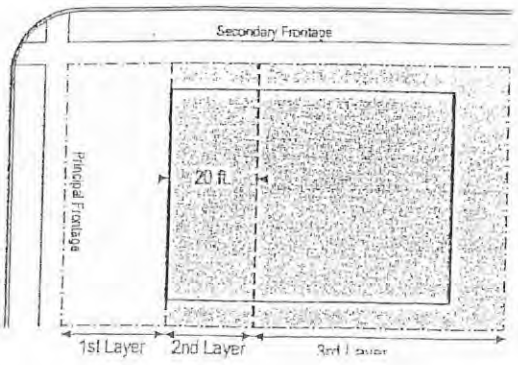
OUTBUILDING DISPOSITION

1. The Elevation of the Outbuildings shall be distanced from the Lot Lines as shown.

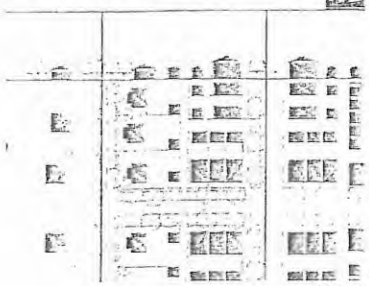


PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the 2nd and 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer.



SECTION 5.3.11b



(see Table 1)

BUILDING FUNCTION (See Table 10 & Table 12)

a. Residential	Prohibited
b. Lodging	Restricted
c. Office	Restricted
d. Retail	Restricted

BUILDING HEIGHT (see Table 8)	
a. Principal Building	3 Stories max.
b. Outbuilding	2 Stories max.

LOT OCCUPATION	
a. Lot Width	90 ft. min.
b. Lot Coverage	40% max.

BUILDING TYPE (see Table 9)	
a. Edgeyard	permitted
b. Sideyard	prohibited
c. Rearyard	prohibited
d. Courtyard	prohibited

BUILDING DISPOSITION	
a. Front Setback	60 ft. min.
b. Side Setback	15 ft. min.
c. Rear Setback	30 ft. min.*
d. Frontage Buildout	N/A

OUTBUILDING DISPOSITION	
a. Front Setback	Within 3rd Layer
b. Side Setback	10 ft. min.
c. Rear Setback	10 ft. min.**

PRIVATE FRONTAGES (see Table 7)	
a. Common Lawn	permitted
b. Porch & Fence	permitted
c. Terrace or L.C.	prohibited
d. Forecourt	prohibited
e. Stoop	prohibited
f. Shopfront & Awning	prohibited
g. Gallery	prohibited
h. Arcade	prohibited

Refer to Summary Table 14

PARKING PROVISIONS

See Tables 11 & 12

* or 42 ft. from center line of alley

** or 22 ft. from center line of alley

BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding a raised Basement, or habitable Attic.
2. Each Story other than the first shall not exceed 14 ft. clear, floor to ceiling. The first Story shall not exceed 16 ft.
3. Maximum height shall be measured to the eaves or roof deck.

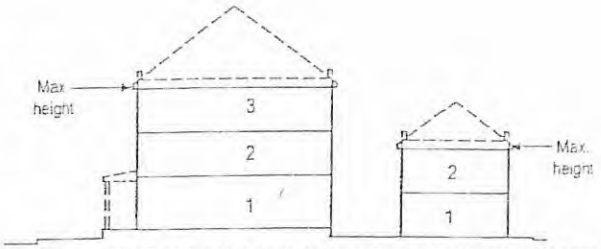
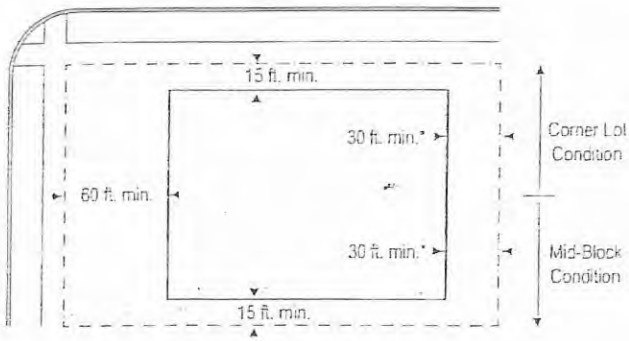


DIAGRAM ABOVE MAY NOT SHOW ACTUAL HEIGHT LIMITS. SEE TABLE AT LEFT.

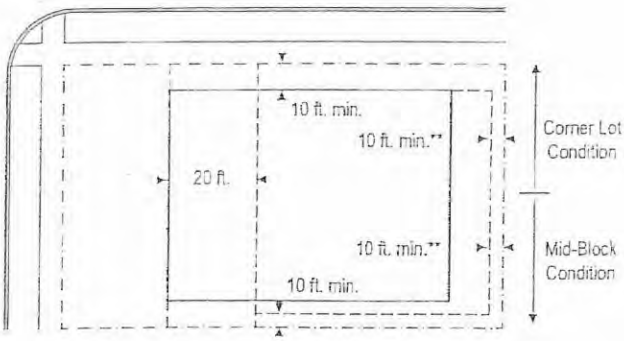
BUILDING DISPOSITION

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Facades shall be built along Principal and Secondary Frontages.



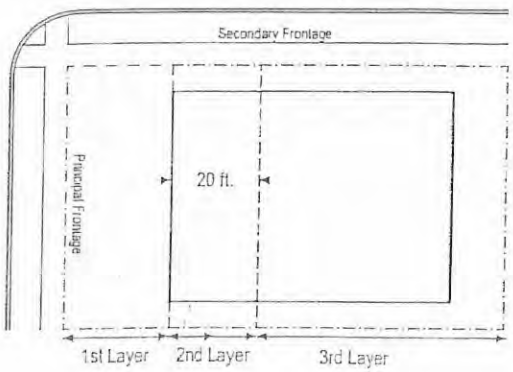
OUTBUILDING DISPOSITION

1. The Elevation of the Outbuildings shall be distanced from the Lot Lines as shown.

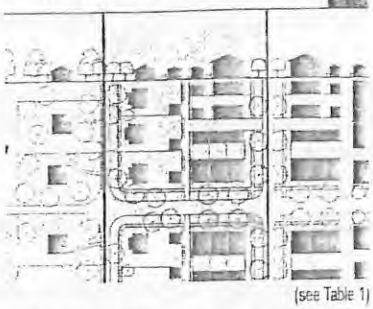


PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the 2nd and 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer.



SECTION 5.3.11c T3V



(see Table 1)

BUILDING FUNCTION (see Tables 10 & 11)	
a. Residential	Limited
b. Lodging	Limited
c. Office	Restricted
d. Retail	Restricted
BUILDING HEIGHT (see Table 8)	
a. Principal Building	3 Stories max.
b. Outbuilding	2 Stories max.
LOT OCCUPATION	
a. Lot Width	90 ft. min.
b. Lot Coverage	40% max.
BUILDING TYPE (see Table 9)	
a. Edgeyard	permitted
b. Sideyard	prohibited
c. Rearyard	prohibited
d. Courtyard	prohibited
BUILDING DISPOSITION	
a. Front Setback	60 ft. min.
b. Side Setback	15 ft. min.
c. Rear Setback	30 ft. min.*
d. Frontage Buildout	N/A
OUTBUILDING DISPOSITION	
a. Front Setback	Within 3rd Layer
b. Side Setback	10 ft. min.
c. Rear Setback	10 ft. min.**
PRIVATE FRONTAGES (see Table 7)	
a. Common Lawn	permitted
b. Porch & Fence	permitted
c. Terrace or L.C.	prohibited
d. Forecourt	prohibited
e. Stoop	prohibited
f. Shopfront & Awning	prohibited
g. Gallery	prohibited
h. Arcade	prohibited

Refer to Summary Table 14

PARKING PROVISIONS
See Tables 11 & 12

* or 42 ft. from center line of alley

** or 22 ft. from center line of alley

BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding a raised Basement, or habitable Attic.
2. Each Story other than the first shall not exceed 14 ft. clear, floor to ceiling. The first Story shall not exceed 16 ft.
3. Maximum height shall be measured to the eaves or roof deck.

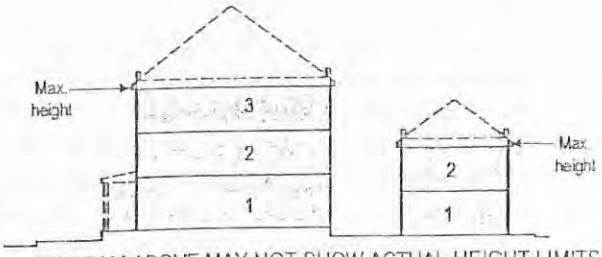
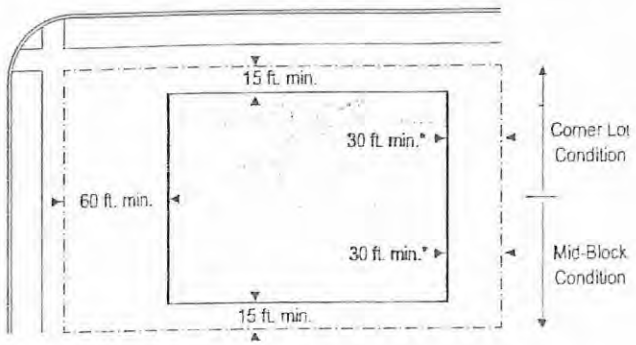


DIAGRAM ABOVE MAY NOT SHOW ACTUAL HEIGHT LIMITS. SEE TABLE AT LEFT.

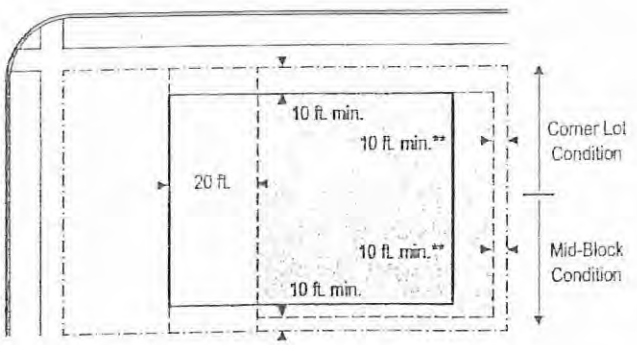
BUILDING DISPOSITION

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Facades shall be built along Principal and Secondary Frontages.



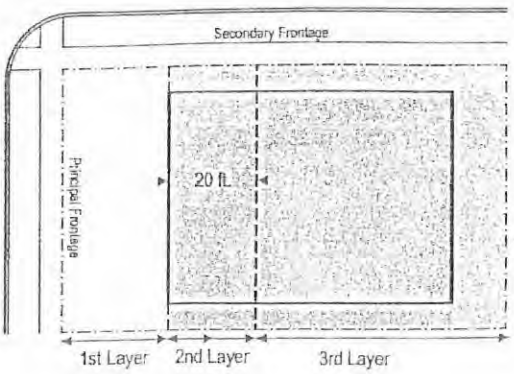
OUTBUILDING DISPOSITION

1. The Elevation of the Outbuildings shall be distanced from the Lot Lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the 2nd and 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer.



5.3.12 **Building-Scale Density Limits, Transfers, and Bonuses (T3R, T3E)**

a. No more than one Independent Residential Unit shall be constructed on a lot in a T3R or T3E Zone, subject to the building configuration requirements of 5.3.2. Within T3V Zone, a lot may incorporate into a Multi-Family Estate a number of Independent Residential Units determined by the Lot Density Allowance.

b. A lot within a T3R or T3E Zone shall not be eligible for inclusion in either Density Transfer Receiving Areas or Density Bonus Receiving Areas as designated on the Community Plan. Lots within T3V Zones may be included in Density Transfer Receiving Areas or Density Bonus Receiving Areas as designated on the Community Plan. Lots within T3 Zones shall not be eligible for Additional Height Allowances.

c. Lots in T3 Zones may be designated on the Community Plan as Density Sending Areas. Such a lot carries Density Rights equal to the By-Right Density Allowance for the lot.

d. A Density Bonus accruing to a lot in a T3 Zone shall be transferable by the owner to a property within a Density Bonus Receiving Area of the City for a period of five years. After five years an untransferred Density Bonus accruing to a T3 Zone lot expires.

5.4 SPECIFIC TO GENERAL URBAN TRANSECT ZONES (T4L, T4+)

Transect zone T4 includes two variational Subzones: T4-Limited ("T4L Zone" or "T4L") and T4-Open ("T4+ Zone" or "T4+"). Requirements for these two Subzones are similar, differing primarily in Function Intensities permitted and in Building Disposition parameters (specifically setbacks). Wherever Transect Zone T4 is referred to within this Code, it refers to both the T4L and the T4+ variational Subzones.

5.4.1 Building Disposition (T4L, T4+)

a. Newly platted lots shall be dimensioned according to Section 5.4.11.
b. Buildings shall be disposed in relation to the boundaries of their lots according to Section 5.4.11.
c. One Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building, may be built on each lot as shown in Table 16C, with the exception of the Cottage Court Special Building Type described in Section 5.4.13.
d. Lot coverage shall not exceed that shown in Section 5.4.11.
e. Facades shall be built parallel to a rectilinear Principal Frontage Line or parallel to the tangent of a curved Principal Frontage Line, or perpendicular to side lot lines, and where possible the alignment shall be chosen to match that of Facades on neighboring lots. Façade alignment shall comply with any requirements indicated in the Community Plan. In Zone T4+ only, Facades shall be built out along a minimum of 60% of the length of the Principal Frontage Line as measured at the maximum required Setback.
f. Setbacks for Principal Buildings shall be as shown in Table 14G for Zones T4 and T4+, as appropriate. In the case of an Infill lot, Setbacks shall match one or the other of the existing adjacent Setbacks so long as the resulting setback is compliant with this Code. Setbacks may otherwise be adjusted up to fifteen percent (15%) by Warrant for demonstrated cause with the agreement of affected adjacent property owners.
g. Rear Setbacks for Outbuildings shall be a minimum of 15 feet measured from the centerline of the Alley or Rear Lane easement. In the absence of a Rear Alley or Lane, the rear Setback shall be as shown in Section 5.4.11.
h. Building Types shall be shown in Table 9, with the addition of the Cottage Court Special Building Type as described in Section 5.4.13.
i. Within T4 Zones in New Community Plans, and for groups of six or more contiguous lots (including across streets) within any T4 Zone in an Infill Community Plan, a minimum Residential housing mix of three Types (none less than 20%) shall be required, selected from Table 9, with the addition of the Cottage Court Special Building Type as described in Section 5.4.13. four groups of contiguous lots (including across streets) within a T4 Zone in an Infill Community Plan, at least two such distinct housing Types shall be required. However small-lot single family Edgeyard Type shall be permitted up to 100% of a T4 development in all cases. For the purposes of this regulation, residential buildings of three or more units, duplexes, and single-family detached houses shall be counted as distinct housing Types; and Edgeyard multifamily residential buildings of three or more units shall be counted as a single house Type.
j. Density Bonuses may be offered in return for additional setbacks at designated location on Community Plans for Viewshed Protection.

5.4.2 Building Configuration (T4L, T4+)

a. Private Frontage types shall conform to and be allocated in accordance with Table 7 and Section 5.4.11.
b. Awnings may encroach the public sidewalk without limit. Stoops may encroach 100% of the depth of a Setback. Open porches and awnings may encroach up to 50% of the depth of the Setback. Balconies and bay windows may encroach up to 25% of the depth of the Setback. Minor Encroachments may encroach the side-setback if necessary to meet International Building Code and other mandatory safety code requirements.
c. Loading docks and service areas shall be permitted on Frontages only by Warrant.
d. Building Heights shall conform to Table 8 and be as shown in Section 5.4.11.
e. [RESERVED]
f. Building Height shall be measured from the Height Baseline appropriate to the site: outside Flood Hazard Areas regulated by the City's Flood Damage Prevention Ordinance, the Height Baseline shall be the average natural grade at the primary Frontage setback line for the Principal Building on the lot; inside Flood Hazard Areas regulated by the City's Flood Damage Prevention Ordinance, the Height Baseline shall be the Minimum Buildable Elevation. The vertical offset between the Height Baseline and the finish surface of the first floor above the Height Baseline shall not exceed four (4) feet.
g. No Story shall exceed 14 feet in height, measured from finish floor to finish floor.

5.4.3 Building Function & Density (T4L, T4+)

a. Buildings in each Transect Zone shall conform to the Functions described in Tables 10 and 11, and Section 5.4.11. Functions that do not conform to the requirements of Tables 10 and 11 shall require approval by public hearing before the Planning Commission.
b. Function Volume accommodated on a lot shall be limited by the ability of Available Parking to meet the parking requirement corresponding to the Function Volume. However, under no circumstances may the Function Volume accommodated on the lot exceed the Density Allowance for that lot.
c. The parking requirement for any Function associated with a building may be reduced where on-site parking spaces required for two distinct Functions are physically and practically accessible within the same facility to vehicles associated with the different uses. To compute the reduction in spaces required for each of the two Functions, divide the smaller of the parking requirements for the two Functions by the appropriate Sharing Factor from Table 12, then subtract the result from the smaller of the two parking requirements. This difference is one-half the Effective Parking Bonus, and the original parking requirement for each of the two Functions may be reduced by one-half the Effective Parking Bonus. Effective Parking Bonuses shall only be permitted for distinct Functions pairwise. To qualify for any Effective Parking Bonus, the parking spaces included in the calculation for both Functions shall be on the usage site generating the requirements, publicly available, and mutually accessible.
d. Within the Long Pedestrian Shed of a TOD, the Effective Parking available for calculating the intensity on each lot may be increased by a multiplier of thirty percent (30%).
e. Accessory uses of Limited Lodging or Limited Office and Ancillary Dwelling Unit shall be permitted within an Outbuilding.
f. [RESERVED]
g. A Home Occupation operated by the property owner is permitted by right in any single Story or Outbuilding of a fee-simple lot, subject to the functional limitations stated in Article 7 (Definitions) and the parking limitations stated in Table 11. Home Occupation requires one (1) parking space in addition to the residential parking requirements for the lot in T4 Zones.

5.4.4 Parking Standards (T4L, T4+)

a. Vehicular parking shall be required and adjusted for mixed-use as shown in Tables 11 and 12.
b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot. On streets where on-street parking is available on only one side, allocation of available parking toward parking requirements of nearby lots shall be determined by the Planning Office.
c. Maximum parking ratios may be established by the CRC.
d. Parking shall be accessed by the Alley or Rear Lane when such are available on the Community Plan.
e. Parking lots shall be masked from the Frontage by a Liner Building or Streetscreen as specified in Section 5.4.5b.
f. All parking areas except for Driveways shall be located in the Third Layer as illustrated in Table 16D. Garages shall be at the Third Layer. Parking under elevated structures within the Second Layer shall be permitted under the condition that it is screened from the Frontage, with access permitted through a façade wall. Access to underhouse parking shall be permitted through a façade wall for lots less than 50 feet in width, where no reasonable alternative exists. Parking of any vehicle or trailer in the First Layer for a duration exceeding 72 hours shall be prohibited.
g. The required parking may be provided within one-quarter mile of the site that it serves, subject to approval by Warrant.
h. [RESERVED]
i. [RESERVED]
j. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.
k. For buildings on Secondary Grids (S-Grids), parking lots may be allowed on the Frontage by Warrant (see Section 5.8.1a).
l. Within Zone T4+, wherever physically possible, two or more abutting surface parking facilities located in adjacent lots shall provide direct vehicular access via two or more Driveways connecting the facilities, with the number of Driveways to be adjusted by Warrant.

5.4.5 Architectural Standards (T4L, T4+)

The following are general city-wide requirements, and may be modified or overruled by Community Architectural Guidelines adopted as part of an Official Community Plan:

a. Building wall materials may be combined on each Façade only horizontally, with the heavier below the lighter.

b. Streetscreens should be between 4 and 8 feet in height and constructed of a material matching the adjacent building Façade. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
c. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion, with width no greater than height. Bungalows may have horizontally proportioned intercolumniation, with width exceeding height.
d. Openings above the first Story shall not exceed 50% of the total building wall area, with each Façade being calculated independently.
e. [RESERVED]
f. Doors and windows that operate as sliders are prohibited along Frontages.
g. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12.
h. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC
i. The exterior finish material on all Facades shall be limited to brick, wood siding, cementitous siding and/or stucco; to wood trim, cementitous trim, painted solid PVC or urethane trim, or similar painted solid synthetic trim; or to such other materials as shall appear on a list maintained and approved by the City Architect and by the Design and Development Center, if one has been established. Premium Vinyl Siding may be permitted by Warrant.
j. Balconies and porches shall be made of painted wood or wrought iron, or shall be clad in painted solid PCV, urethane, or similar painted solid synthetic trim, or shall be constructed of or clad in such other materials as shall appear on a list maintained and approved by the City Architect and by the Design and Development Center, if one has been established.
k. Fences, if provided along a primary or secondary Frontage line, shall be of wood or wrought iron, or materially substantially resembling wrought iron. Fences located within or along the First Layer shall be of wood board or metal. Fences located within the First Layer shall be at least 75% visually open above 42 inches above grade, or if located further than the minimum corresponding setback from a Frontage line, shall meet the requirements for finish materials for a Façade. On corner lots, fences within the minimum corresponding setback of a Frontage line shall be at least 50% visually open above 18 inches above street grade. Fences shall not in any case exceed 8 feet in height.
l. Subject to the other requirements of this Article 5 and the additional requirements for the Historic District set forth in paragraph 5.4.5m below, any building designed in a manner consistent with the publication entitled "A Pattern Book for Gulf Coast Neighborhoods" shall be permitted as of right.
m. Within the Historic District or with respect to any Historic Structure or Historic Site, each building and structure, and its improvement, alteration, addition, or reconstruction, shall comply with the Architectural Guidelines of the Pass Christian Historical Preservation Commission, and shall be subject to approval by the Planning Office and the Historic Commission.
n. Community Plans may specify Stepbacks above specified floor sand Buildout-at-Height limits governing allowed widths of buildings at certain heights.
o. For any structure elevated more than 4 feet above grade, along Frontage and Elevations extending through the Second Layer, areas below the first Story shall be screened from view form Frontage lines so as to provide not less than 75% opacity on average, when viewed from a point 5 feet above grade at the Frontage Line. Materials used for such screening shall comply with the requirements of this Code for exterior finish materials.
p. Within a single development of multiple T4 lots, building Facades may be substantially repeated only by Warrant.

5.4.6 Environmental Standards (T4L, T4+)

a. Transect Zones manifest a range of responses to natural and urban conditions. In case of conflict, to the extent not inconsistent with applicable state or federal law, the natural infrastructure shall have priority in the more rural zones (T1-T3) and the urban infrastructure shall have priority in the more urban zones (T4-T6) as detailed in Sections 5.2 through 5.6.
b. The species of landscape installed shall consist primarily of durable species tolerant of soil compaction.
c. Impermeable surface shall be confined to the ratio of lot coverage by building, as shown in Table 14F.
d. To the extent not inconsistent with applicable state or federal law, the management of storm water shall be primarily off-site through underground storm drainage and there shall be no retention or detention required on the individual lot.
e. Within Advisory, Special, or Community Flood Hazard Areas designated by the City's Flood Damage Protection Ordinance, foundations for single-family residential dwelling units shall not employ slab-on-grade or slab-on-chain-wall construction. Raised Floor on pier-and-beam, pile, or stem-wall foundations shall be permitted.

5.4.7 Landscape Standards (T4L, T4+)

a. A minimum of one tree to match the species of street trees on the Public Frontage shall be planted within the First Layer for each 30 feet of Frontage Line as illustrated in Table 16D where the Private Frontage type permits.
b. [RESERVED]
c. [RESERVED]
d. Trees shall be of species matching the planting on the Public Frontage as shown in Table 4. Lawn shall be permitted.

5.4.8 Signage Standards (T4L, T4+)

a. One address number no more than 6 inches measured vertically shall be attached to the building in proximity to the principal entrance or at a mailbox.
b. One blade sign for each business may be permanently installed perpendicular to the Façade. Such a sign shall not exceed a total of 4 square feet.
c. [RESERVED]
d. There shall be no signage permitted additional to that specified in this section.
e. Any illumination of signs shall be external from the top of the sign downward by means of Fully Shielded Luminaires.

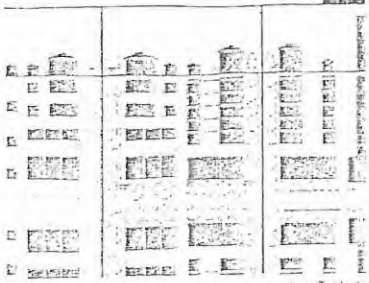
5.4.9 Ambient Standards (T4L, T4+)

a. Sound levels measured at the building Frontage shall not exceed 65 decibels from sunrise to sunset and 55 decibels from sunset to sunrise.
b. The mounting height of a permanent outdoor Luminaire which is attached directly to the Façade or Elevation of a building shall not exceed 12 feet above Minimum Buildable Elevation, where mounting height is measured from the top-most point of the Luminaire. For a permanent outdoor Luminaire supported by any other means, mounting height shall be limited to the lesser of one-third the distance from the Luminaire to any property line or 25 feet, adjustable by Warrant. Any Luminaire located more than 15 feet above grade shall be Nearly Fully Shielded.
c. Streetlights shall be of a general type illustrated in Table 5.
d. Outdoor storage shall be screed from view from any Frontage by a Streetscreen in conformance with Section 5.4.5b.

5.4.10 [RESERVED]

[PAGE RESERVED]

SECTION 5.4.11a



(see Table 1)

BUILDING FUNCTION	(see Tables 10 & 11)
a. Residential	Limited
b. Lodging	Limited
c. Office	Limited
d. Retail	Limited
BUILDING HEIGHT	(see Table 8)
a. Principal Building	3 Stories max.
b. Outbuilding	2 Stories max.
LOT OCCUPATION	
a. Lot Width	24 ft. min.; 96 ft. max.
b. Lot Coverage	70% max.
BUILDING TYPE	(see Table 9)
a. Edgeyard	permitted
b. Sideyard	by Warrant
c. Rearyard	by Warrant
d. Courtyard	by Warrant
e. Cottage Court	permitted
BUILDING SETBACK	
a. Front Setback	6 ft. min.; 24 ft. max.
b. Side Setback	3 ft. min.; 12 ft. max.***
on 2nd. Frontage	6 ft. min.; 18 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
d. Frontage Buildout	N/A
OUTBUILDING SETBACK	
a. Front Setback	Within Third Layer
b. Side Setback	No min.
on 2nd. Frontage	3 ft. min.; 24 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
PRIVATE FRONTAGES	(see Table 7)
a. Common Lawn	permitted
b. Porch & Fence	permitted
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	prohibited

Refer to Summary Table 14

PARKING PROVISIONS
See Tables 11 & 12

* or 15 ft. from center line of alley
** by Planning Commission Approval
*** Max. side setback waived for single-family

BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding a raised Basement, or inhabited Attic.
2. Each Story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured to the eaves or roof deck.

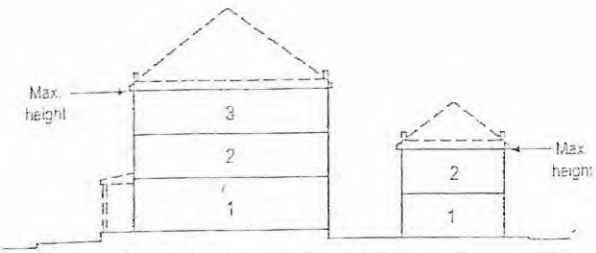
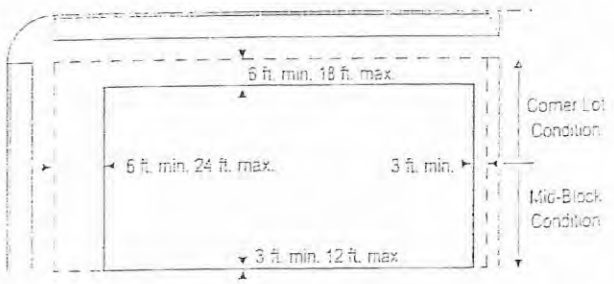


DIAGRAM ABOVE MAY NOT SHOW ACTUAL HEIGHT LIMITS. SEE TABLE AT LEFT.

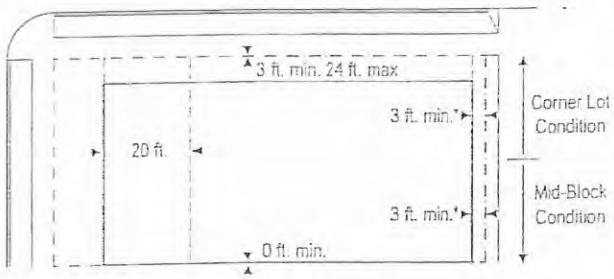
BUILDING DISPOSITION

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Facades shall be built along Principal and Secondary Frontages.



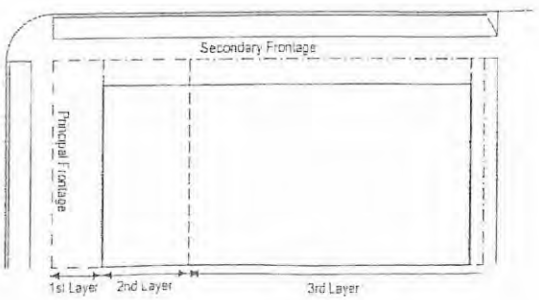
OUTBUILDING PLACEMENT

1. The Elevations of the Outbuildings shall be distanced from the Lot Lines as shown.

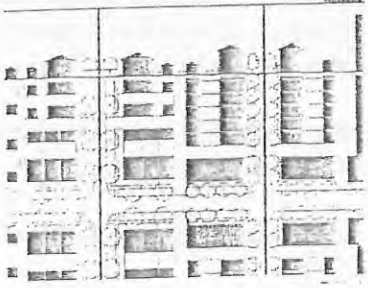


PARKING PROVISIONS

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer.



SECTION 5.4.11b



BUILDING FUNCTION	(see Tables 10 & 11)
a. Residential	Limited
b. Lodging	Limited
c. Office	Open
d. Retail	Open
BUILDING HEIGHT	(see Table 8)
a. Principal Building	3 Stories max.
b. Outbuilding	2 Stories max.
LOT OCCUPATION	
a. Lot Width	18 ft. min.; 96 ft. max.
b. Lot Coverage	70% max.
BUILDING TYPE	(see Table 9)
a. Edgeyard	permitted
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	permitted
e. Cottage Court	permitted
BUILDING SETBACK	
a. Front Setback	No min.; 18 ft. max.
b. Side Setback	No min.; 12 ft. max.
on 2nd. Frontage	No min.; 12 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
d. Frontage Buildout	60% min. at setback
OUTBUILDING SETBACK	
a. Front Setback	Within Third Layer
b. Side Setback	No min.
on 2nd. Frontage	No min.; 12 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
PRIVATE FRONTAGES	(see Table 7)
a. Common Lawn	prohibited
b. Porch & Fence	permitted
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	prohibited

Refer to Summary Table 14

PARKING PROVISIONS
See Tables 11 & 12

* or 15 ft. from center line of alley

BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding a raised Basement, or habitable Attic.
2. Each Story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured to the eaves or roof deck.

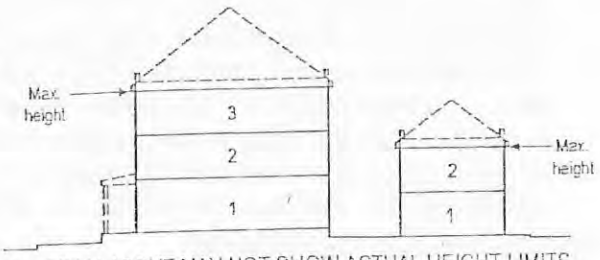
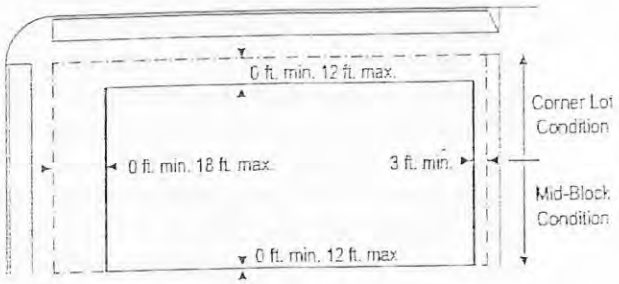


DIAGRAM ABOVE MAY NOT SHOW ACTUAL HEIGHT LIMITS. SEE TABLE AT LEFT.

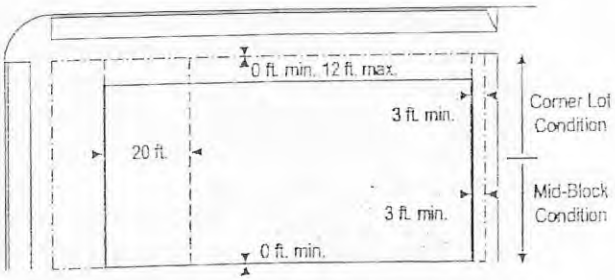
BUILDING DISPOSITION

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Facades shall be built along Principal and Secondary Frontages.



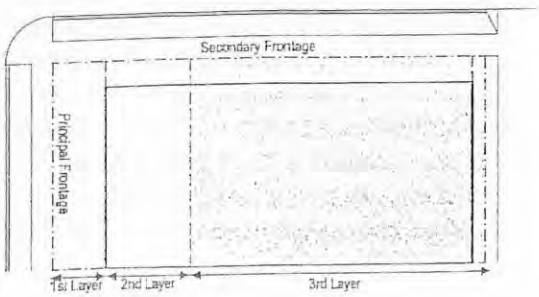
OUTBUILDING PLACEMENT

1. The Facades and Elevations of the Oubuildings shall be distanced from the Lot Lines as shown.



PARKING PROVISIONS

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer.



5.4.12 **Building-Scale Density Limits, Transfers, and Bonuses (T4L, T4+)**

a. [RESERVED].

b. Lots within T4 Zones shall be eligible for inclusion in both Density Transfer Receiving Areas and Density Bonus Receiving Areas as designated on the Community Plan. Lots within T4 Zones shall not be eligible for Additional Height Allowances.

c. Lots in T4 Zones may be designated on the Community Plan as Density Sending Areas. Such a lot carries Density Rights equal to the By-Right Density Allowance for the lot.

d. A Density Bonus accruing to a lot in a T4 Zone outside of any Density Bonus Receiving Areas shall be transferable by the owner to a property within a Density Bonus Receiving Area of the City for a period of five years. After five years an untransferred Density Bonus accruing to a non-Receiving T4-Zone lot expires.

e. Any lot or portion of a lot within the City which is included in any T4L or T4+ Zone may be made eligible by Warrant for a Density Recovery Transfer for the purpose of creating a publicly dedicated Service Alley.

5.4.13 **Cottage Court Special Building Type**

a. The Cottage Court Special Building Type may be built by right in any T4L or T4+ Zone.

b. *General.* The Cottage Court Building Type shall comprise no fewer than 4 and no more than 12 Residential single-family dwelling structures ("Cottages") arrayed about a common rectangular central courtyard, along with up to 4 ancillary Outbuildings at the rear of the lot in accordance with Table 9A. Cottages shall Enfront at least two sides and at most three sides of the courtyard. The maximum number of structures in a Cottage Court development shall be 13, not including an optional Gazebo; the maximum number of dwelling units incorporated shall be 12.

c. *Composite Lots.* A Cottage Court may be laid out and constructed over multiple abutting lots under common ownership without re-subdivision subject to approval of the layout by the City Architect. In such cases covenants shall be recorded for the lots in accordance with provision 5.4.13m. The lot or assembly of lots commonly owned and occupied by the Cottage Court shall be referred to herein as the Composite Lot.

d. *Disposition: General.* Cottage Courts shall be disposed according to Table 9A, with a minimum of four Cottages arranged along at least two opposing sides of a central rectangular common courtyard. The rear of the courtyard may be Enfronted with Cottages, with Outbuildings, or with a visual screen. Consultation with the DDC is recommended, and review and approval of the site plan by the City Architect is required. The Cottage Court Special Building Type shall not be permitted on a corner lot. Interior lot lines between lots comprising the Composite Lot may be ignored for the purposes of determining Building Disposition.

e. *Disposition: Courtyard.* The minimum Unobstructed Courtyard Width shall be 16 feet, and a minimum of 16 feet of space unobstructed by other structures shall be provided in front of each Cottage Façade Enfronting the courtyard. Courtyard width shall not exceed 75 feet, measured Façade to Façade. The common courtyard shall Enfront the street, and no Cottage shall be placed between street and courtyard. Minimum courtyard depth shall be 40 feet, measured from the Frontage line to the nearest Façade or screen which defines the courtyard rear. Every wall of every structure in the Cottage Court which Enfronts, partially Enfronts, or visibly faces the courtyard shall be a Façade. Facades of Cottages and Outbuildings Enfronting the courtyard along any side shall align; however porches and stoops may impinge on the courtyard by up to 8 feet subject to the Unobstructed Courtyard Width requirement. All Cottages shall be oriented with primary entrances from the central common courtyard. The two front most cottages shall have Facades Enfronting the street as well as the courtyard.

f. *Disposition: Structures.* Cottages and outbuildings shall be arranged to provide side setbacks for the Composite Lot of at least 3 feet in all Zones, independent of the setback requirements of the corresponding Transect Zone. Front and rear setbacks for the Composite Lot shall be determined by the corresponding Transect Zone. Cottages shall be separated one from another by no less than six (6) feet. A common Gazebo may be included in the courtyard near the Frontage line subject to the front setback requirements for the corresponding Transect Zone. Outbuildings shall be located in the Fourth Layer behind the common courtyard, separated one from another and from Cottages by no less than ten (10) feet.

g. *Configuration: Cottages.* Cottage Building Height shall be limited to three (3) Stories, with Cottage size subject to the following constraints: No first Story shall exceed 800 square feet of Conditioned Interior Space; no two-Story Cottage shall exceed 1,200 square feet and no three-Story Cottage shall exceed 1,300 square feet of Conditioned Interior Space; not third Story shall exceed 120 square feet in area.

h. *Configuration: Outbuildings.* Outbuildings other than Carriage Houses shall be limited to two (2) Stories height. Carriage House apartments shall be permitted over a garage, storage, or other unoccupied ancillary use, but shall constitute no more than one third (1/3) the total number of dwelling units in the Cottage Court. Carriage House units shall have their primary entrances from the courtyard. Outbuildings which are Carriage Houses shall be limited to three (3) stories in

height. A single Carriage House Outbuilding shall include no more than two (2) dwelling units and no more than 1,500 square feet of Conditioned Interior Space on the second and higher floors. The total third Story floor area of a Carriage House Outbuilding shall not exceed 600 square feet, and no contiguous third Story area shall exceed 400 square feet.

i. *Function and Density.* A Density Bonus of 2.0 units shall be granted to a Cottage Court development of up to 12 dwelling units maximum, but the total number of dwellings on the Composite Lot shall otherwise be limited to the total Density Allowance for the comprising lots. However, the component lots may individually exceed their Density Allowance limits. The actual Building-Scale Density for a Cottage Court shall not be less than 10 units per acre. Functional requirements shall be as specified by the corresponding Transect Zone. Limited Office and Limited Lodging Functions shall be permitted in Outbuildings.

j. *Parking.* Parking shall be accessed from a Rear Alley and shall be located in the Fourth Layer and to the rear of the common courtyard, whether provided by surface lot, by covered parking, or by garage. Parking shall be screened from the courtyard and from abutting properties by visually opaque walls, fencing, landscaping, Building Facades, or some combination thereof. The parking requirement for a Cottage Court Special Building Type shall be 1.0 spaces per dwelling unit for Residential Functions. Curb parking along the Frontage shall not be counted toward the parking requirement. No Driveway or parking apron shall be allowed outside the Fourth Layer. At least one bicycle rack space per dwelling unit, plus two additional spaces, shall be provided for a Cottage Court. No parking shall be permitted in the courtyard, between cottages, or between cottages and Outbuildings or parking screens. Garages or parking covers, if provided, shall meet the Disposition requirements of Outbuildings according to Table 9A and shall present Facades to the common courtyard. Outbuildings may include Carriage House dwelling units on second and third floors.

k. *Architectural.* Design of all structures in a Cottage Court shall be coordinated and shall employ complimentary materials. Consultation with the DDC is recommended; design approval by the City Architect of Facades, Elevations, layout, and landscaping and screening shall be required. The City Architect shall review and approve designs exhibiting general architectural excellence in compliance with any applicable Community Architectural Guidelines or with the publication entitled "A Pattern Book for Gulf Coast Neighborhoods." A Gazebo included in the courtyard shall meet the architectural standards for a porch on a Façade.

l. *Landscaping and screening.* A Cottage Court shall include at least one pedestrian walkway of a minimum width five feet (5ft) running the length of the courtyard and providing pedestrian access to each Cottage. If Flood Prevention Ordinance requirements mandate that cottages be elevated more than 6 feet above grade, the pedestrian walkways may be constructed as elevated walkways. The courtyard shall be landscaped with the greater of one (1) tree per 800 square feet of courtyard area or two (2) trees, and with lawn, groundcover, understory shrubs, or some combination thereof. The courtyard may be separated from the Public Frontage by a painted wood picket fence not to exceed 4 feet height or by a visually open fence of wrought iron or other material approved by the City Architect at a height not to exceed 8 feet. Rear elevations of cottages shall either meet the architectural requirements of Facades or shall be screened from view from adjacent properties by a visually opaque fence, wall, or plantings to a minimum height of six (6) feet along side lot lines of the Composite Lot. Parking areas to the rear shall be screened from view from the courtyard and from adjacent properties in accordance with provision 5.4.13j.

m. *Covenants.* For Cottage Courts constructed on Composite Lots, CRC approval shall be contingent on recording of covenants preventing sale of individual component lots, and preventing re-subdivision of such lots except to combine constituent lots of the Cottage Court into a single lot. For all Cottage Courts approval shall require the recording against the property of covenants providing for permanent retention and maintenance of the common courtyard and the pedestrian passage, and restricting additions to and modifications of dwelling units or common structures and spaces which would not conform with the requirements of this Code for the Cottage Court Special Building Type.

n. All other standard for T4 Zones not explicitly describe in this Section (5.4.13) shall apply to the Cottage Court Special Building Type.

5.5 SPECIFIC TO URBAN CENTER TRANSECT ZONES (T5C, T5H)

Transect Zone T5 includes two variational Subzones: T5-Center ("T5C Zone" or "T5C") and T5-Height ("T5H Zone" or "T5H"). Requirements for these two Subzones are similar, differing primarily in building height limits. Wherever Transect Zone T5 is referred to within this Code, it refers to both T5C and T5H variational Subzones.

5.5.1 Building Disposition (T5C, T5H)

a. Newly platted lots shall be dimensioned according to Section 5.5.11.
b. Buildings shall be disposed in relation to the boundaries of their lots according to Section 5.5.11.
c. One Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building, may be built on each lot as shown in Table 16C.
d. Lot coverage shall not exceed that shown in Section 5.5.11.
e. Facades shall be built parallel to a rectilinear Principal Frontage Line along a minimum of 70% of its length on the Setback shown in Section 5.5.11. In the absence of a building along the remainder of the Frontage Line, a Streetscreen shall be built co-planar with the Façade.
f. Setbacks for Principal Buildings shall be as shown in Table 14G. In the case of an Infill lot, Setbacks shall match one of the other of the existing adjacent Setbacks. Setbacks may otherwise be adjusted up to fifteen percent (15%) by Warrant for demonstrated cause
g. Rear Setbacks for Outbuildings shall be a minimum of 12 feet measured from the centerline of the Alley or Rear Lane easement. In the absence of a Rear Alley or Lane, the rear Setback shall be as shown in Section 5.5.11.
h. Building Types shall be shown in Table 9.
i. [RESERVED]
j. Buildings shall have their principal pedestrian entrances on a Frontage line.
k. Density Bonuses may be offered for additional setbacks at designated locations on Community Plans for Viewshed Protection.

5.5.2 Building Configuration (T5C, T5H)

a. Private Frontage types shall conform to and be allocated in accordance with Table 7 and Section 5.5.11.
b. Awnings may encroach the public sidewalk without limit. Stoops may encroach 100% of the depth of a Setback. Open porches and awnings may encroach up to 50% of the depth of the Setback. Balconies and bay windows may encroach up to 25% of the depth of the Setback. Minor Encroachments may encroach the side-setback if necessary to meet International Building Code and other mandatory safety code requirements.
c. Loading docks and service areas shall be permitted on Frontages only by Variance.
d. Building Heights shall conform to Table 8 and be as shown in Section 5.5.11.
e. A first level Residential or Lodging Function shall be raised a minimum of 2 feet from average sidewalk grade.
f. Building Height shall be measured from the Height Baseline appropriate to the site: outside Flood Hazard Areas regulated by the City's Flood Damage Prevention Ordinance, the Height Baseline shall be the average natural grade at the primary Frontage setback line for the Principal Building on the lot; inside Flood Hazard Areas regulated by the City's Flood Damage Prevention Ordinance, the Height Baseline shall be the Minimum Buildable Elevation. A vertical offset between the Height Baseline and the finish surface of the first floor above the Height Baseline exceeding four (4) feet shall be counted as an additional Story toward the height limit.
g. No Story other than the first shall exceed 14 feet in height, measured from finish floor to finish floor. The first story shall not exceed 16 feet maximum, and shall not be less than 12 feet minimum height.

5.5.3 Building Function & Density (T5C, T5H)

a. Buildings in each Transect Zone shall conform to the Functions described in Tables 10 and 11, and Section 5.5.11. Functions that do not conform to the requirements of Tables 10 and 11 shall require approval by public hearing before the Planning Commission.
b. The Actual Parking available to meet the Required Parking shown in Table 12 shall constitute the Base Density. Functions shall be limited by the Base Density, subject to upward adjustment in accordance with paragraphs 5.5.3c and 5.5.3d.
c. The Base Density may be adjusted upward by adding the Actual Parking available for each of two Functions with any pair of adjacent Blocks, and the resulting sum then multiplied by the corresponding Sharing Factor (Table 12). The result shall be the Effective Parking available for calculating an Adjusted Density. Conversely: The Effective Parking required is the sum of the Required Parking divided by the Sharing Factor.

d. Within the Long Pedestrian Shed of a TOD, the Effective Parking available for calculating the intensity on each lot may be increased by a multiplier of thirty percent (30%).
e. Accessory uses of Limited Lodging or Limited Office shall be permitted within an Outbuilding.
f. First story Commercial shall be permitted throughout and shall be required at Mandatory Shopfront Frontages.
g. Manufacturing within the first Story may be permitted through a Variance.

5.5.4 Parking Standards (T5C, T5H)

a. Vehicular parking shall be required and adjusted for mixed-use as shown in Tables 11 and 12.
b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot. On streets where on-street parking is available on only one side, allocation of available parking toward parking requirements of nearby lots shall be determined by the Planning Office.
c. Maximum parking ratios may be established by the CRC.
d. Parking shall be accessed by the Alley or Rear Lane when such is available in the Community Plan.
e. Parking lots shall be masked from the Frontage by a Liner Building or Streetscreen as specified in Section 5.5.5b.
f. All parking areas shall be located in the Third Lot Layer.
g. The required parking may be provided within one-quarter mile of the site that it serves, subject to approval by Warrant.
h. The vehicular entrance of a parking lot or garage on a Frontage shall be no wider than 30 feet.
i. Pedestrian entrances to all parking lots and parking structures shall be directly from a Frontage Line. Only underground parking structures may be entered by pedestrians directly from a Principal Building. However, a direct entrance from a parking structure or lot to a Principal Building shall be permitted so long as it is restricted to the use only of residents of such building.
j. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.
k. For buildings on Secondary Grids (S-Grids), parking lots may be allowed on the Frontage by Warrant (see Section 5.8.1a).
l. Within Zone T5C or T5H, wherever physically possible, two or more abutting surface parking facilities located in adjacent lots shall provide direct vehicular access via two or more Driveways connecting the facilities, with the number of Driveways to be adjusted by Warrant.

5.5.5 Architectural Standards (T5C, T5H)

The following are general city-wide requirements, and may be modified or overruled by Community Architectural Guidelines adopted as part of an Official Community Plan:

a. Building wall materials may be combined on each Façade only horizontally, with the heavier below the lighter.
b. Streetscreens should be between 4 and 8 feet in height and constructed of a material matching the adjacent building Façade. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
c. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion, with width no greater than height. With the exception of storefronts, two adjacent openings in a Façade shall be separated by a distance not less than one-half the width of the smaller of the openings.
d. Openings above the first Story shall not exceed 50% of the total building wall area, with each Façade being calculated independently.
e. The Facades on Retail Frontages shall be detailed as storefronts and glazed with clear glass no less than 70% of the sidewalk-level story.
[RESERVED]
f. Doors and windows that operate as sliders are prohibited along Frontages.
g. Buildings may have flat roofs enclosed by parapets or sloped roofs. Pitched roofs shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12.
h. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC
i. The exterior finish material on all Facades shall be limited to stone, wood siding, cementitous siding, brick and/or stucco; or to other such materials as shall appear on a list maintained and approved by the City Architect and by the Design and Development Center, if one has been established.
j. Balconies, galleries and arcades shall be made of concrete, painted wood or metal.
k. Streetscreens shall be located coplanar with the building Façade line as shown in Table 16D.

l. Subject to the other requirements of this Article 5 and the additional requirements for the Historic District set forth in paragraph 5.5.5m below, any building designed in a manner consistent with the publication entitled "A Pattern Book for Gulf Coast Neighborhoods" shall be permitted as of right.
m. Within the Historic District or with respect to any Historic Structure or Historic Site, each building and structure, and its improvement, alteration, addition, or reconstruction, shall comply with the Architectural Guidelines of the Pass Christian Historical Preservation Commission, and shall be subject to approval by the Planning Office and the Historic Commission.
n. Community Plans may specify Stepbacks above specified floor sand Buildout-at-Height limits governing allowed widths of buildings at certain heights.
o. For any structure elevated more than 4 feet above grade, along Frontage and Elevations extending through the Second Layer, areas below the first Story shall be screened from view form Frontage lines so as to provide not less than 75% opacity on average, when viewed from a point 5 feet above grade at the Frontage Line. Materials used for such screening shall comply with the requirements of this Code for exterior finish materials.
p. Within a single development of multiple T5 lots, building Facades may be substantially repeated only by Warrant.

5.5.6 Environmental Standards (T5C, T5H)

a. Transect Zones manifest a range of responses to natural and urban conditions. In case of conflict, to the extent not inconsistent with applicable state or federal law, the natural infrastructure shall have priority in the more rural zones (T1-T3) and the urban infrastructure shall have priority in the more urban zones (T4-T6) as detailed in Sections 5.2 through 5.6.
b. The landscape installed shall consist primarily of durable species tolerant of soil compaction.
c. Impermeable surface by building shall be confined to the ratio of lot coverage as shown in Table 14F.
d. To the extent not inconsistent with applicable state or federal law, the management of storm water shall be primarily off-site through underground storm drainage and there shall be no retention or detention required on the individual lot.

5.5.7 Landscape Standards (T5C, T5H)

a. A minimum of one tree to match the species of street trees on the Public Frontage shall be planted within the First Layer for each 30 feet of Frontage Line as illustrated in Table 16D where the Private Frontage type permits.
b. [RESERVED]
c. The First Layer as shown in Table 16D shall be landscaped or paved to match the enfronting Public Frontage as shown in Table 4.
d. Trees shall be a species with shade canopies that, at maturity, begin higher than the top of the second Story of buildings.

5.5.8 Signage Standards (T5C, T5H)

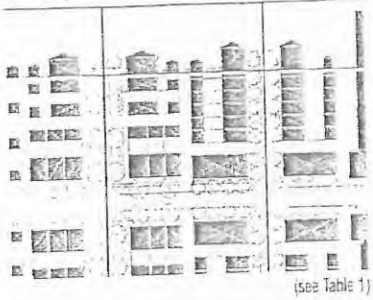
a. One address number no more than 6 inches measured vertically shall be attached to the building in proximity to the principal entrance or at a mailbox.
b. Blade signs, not to exceed 6 square feet for each separate business entrance, may be attached perpendicular to the Façade.
c. [RESERVED]
d. A single external sign band may be applied to the Façade of each building, providing that such sign not exceed 3 feet in height.
e. Signage shall be lighted only by external means, except that signage within the shopfront glazing may be neon lit. Externally illuminated signs shall be lighted from the top of the sign downward by means of a Fully Shielded Luminaire. Illumination of off-site advertising signs is prohibited in T5 Zones, except in T5H Zones within one half mile of a Special District where, by explicit allowance in this Code, a lighted off-site monument sign may be permitted by Warrant.

5.5.9 Ambient Standards (T5C, T5H)

a. Sound levels measured at the building Frontage shall not exceed 70 decibels from sunrise to midnight and 60 decibels from midnight to sunrise.
b. The mounting height of a permanent outdoor Luminaire which is attached directly to the Façade or Elevation of a building shall not exceed 12 feet above Minimum Buildable Elevation, where mounting height is measured from the top-most point of the Luminaire. For a permanent outdoor Luminaire supported by any other means, mounting height shall be limited to the lesser of one-third the distance from the Luminaire to any property line or 32.5 feet, adjustable by Warrant. Any Luminaire located more than 15 feet above grade shall be Fully Shielded.
c. Streetlights shall be of a general type illustrated in Table 5.
d. Outdoor storage shall be screed from view from any Frontage by a Streetscreen in conformance with Section 5.5.5b.

5.5.10 [RESERVED]

SECTION 5.5.11a



(see Table 1)

BUILDING FUNCTION	(see Tables 10 & 11)
a. Residential	Open
b. Lodging	Open
c. Office	Open
d. Retail	Open
BUILDING HEIGHT	(see Table 8)
a. Principal Building	4 Stories max., 2 min.
b. Outbuilding	2 Stories max.
LOT OCCUPATION	
a. Lot Width	18 ft. min.; 180 ft. max.
b. Lot Coverage	90% max.
BUILDING TYPE	(see Table 9)
a. Edgeyard	prohibited
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	permitted
e. Cottage Court	prohibited
BUILDING SETBACK	
a. Front Setback	No min.; 12 ft. max.
b. Side Setback	No min.; 24 ft. max.
on 2nd. Frontage	No min.; 12 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
d. Frontage Buildout	70% min. at setback
OUTBUILDING SETBACK	
a. Front Setback	Within Third Layer
b. Side Setback	No min.
on 2nd. Frontage	3 ft. min.; 12 ft. max.
c. Rear Setback	3 ft. max.*
for corner lot	3 ft. max.*
PRIVATE FRONTAGES	(see Table 7)
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	permitted

Refer to Summary Table 14

PARKING PROVISIONS
See Tables 11 & 12

* or 15 ft. from center line of alley

BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding a raised Basement, or habitable Attic.
2. Each Story other than the first shall not exceed 14 ft. clear, floor to ceiling; the first Story shall not exceed 16 ft. nor be less than 12 ft. in height.
3. Maximum height shall be measured to the eaves or roof deck.

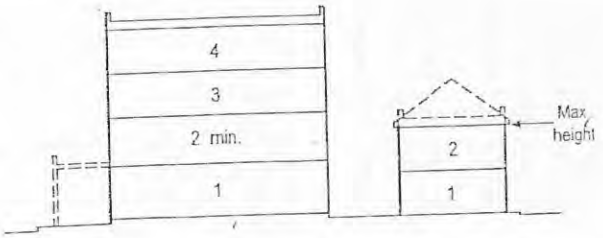
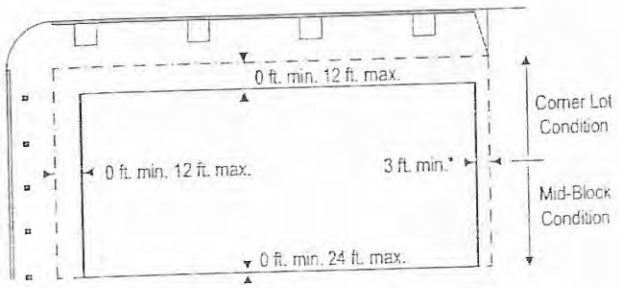


DIAGRAM ABOVE MAY NOT SHOW ACTUAL HEIGHT LIMITS. SEE TABLE AT LEFT.

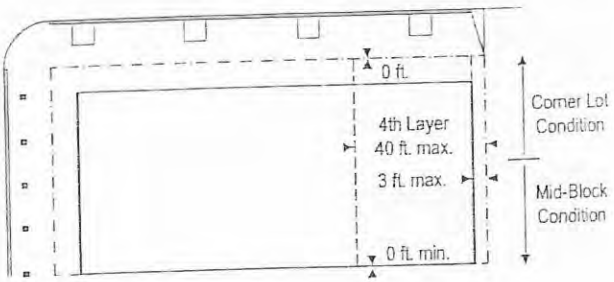
BUILDING DISPOSITION

1. The Facades and Elevations of a building shall be distanced from the Frontage and Lot Lines as shown.
2. Facades shall be built along Principal and Secondary Frontages.



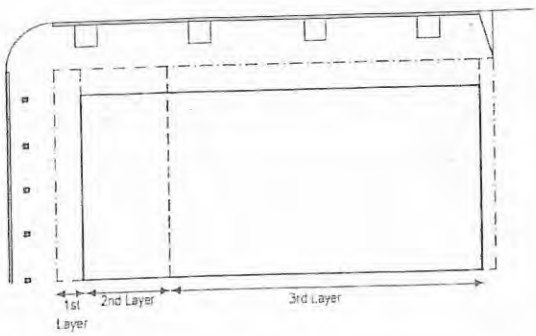
OUTBUILDING DISPOSITION

1. The Elevations of the Outbuildings shall be distanced from the Lot Lines as shown.

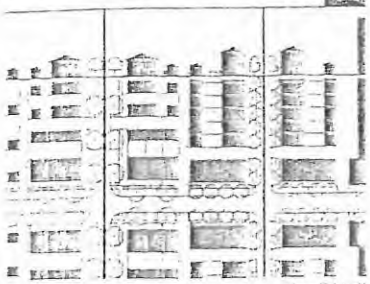


PARKING PROVISIONS

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer as shown in the diagram (see Table 16D).



SECTION 5.5.11b



(see Table 1)

BUILDING FUNCTION	(see Tables 10 & 11)
a. Residential	Open
b. Lodging	Open
c. Office	Open
d. Retail	Open
BUILDING HEIGHT	(see Table 8)
a. Principal Building	5 Stories max., 2 min.
b. Outbuilding	2 Stories max.
LOT OCCUPATION	
a. Lot Width	18 ft. min.; 180 ft. max.
b. Lot Coverage	90% max.
BUILDING TYPE	(see Table 9)
a. Edgeyard	prohibited
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	permitted
e. Cottage Court	prohibited
BUILDING SETBACK	
a. Front Setback	No min.; 12 ft. max.
b. Side Setback	No min.; 24 ft. max.
on 2nd. Frontage	No min.; 12 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
d. Frontage Buildout	70% min. at setback
OUTBUILDING SETBACK	
a. Front Setback	Within Third Layer
b. Side Setback	No min.
on 2nd. Frontage	3 ft. min.; 12 ft. max.
c. Rear Setback	3 ft. max.*
for corner lot	3 ft. max.*
PRIVATE FRONTAGES	(see Table 7)
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	permitted

Refer to Summary Table 14

PARKING PROVISIONS
See Tables 11 & 12

* or 15 ft. from center line of alley

BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding a raised Basement, or habitable Attic.
2. Each Story other than the first shall not exceed 14 ft. clear, floor to ceiling; the first Story shall not exceed 16 ft. nor be less than 12 ft. in height.
3. Maximum height shall be measured to the eaves or roof deck.

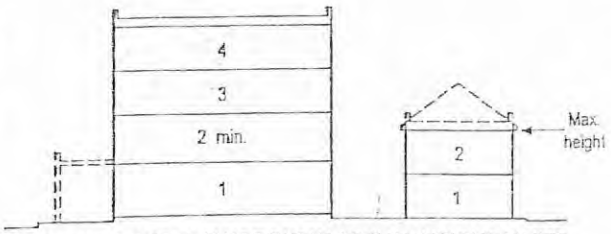
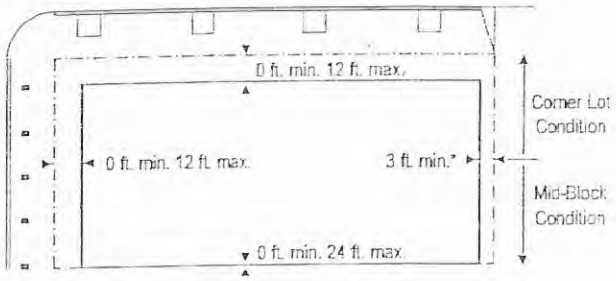


DIAGRAM ABOVE MAY NOT SHOW ACTUAL HEIGHT LIMITS. SEE TABLE AT LEFT.

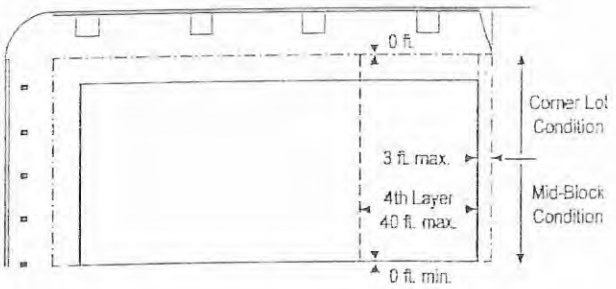
BUILDING DISPOSITION

1. The Facades and Elevations of a building shall be distanced from the Frontage and Lot Lines as shown.
2. Facades shall be built along Principal and Secondary Frontages.



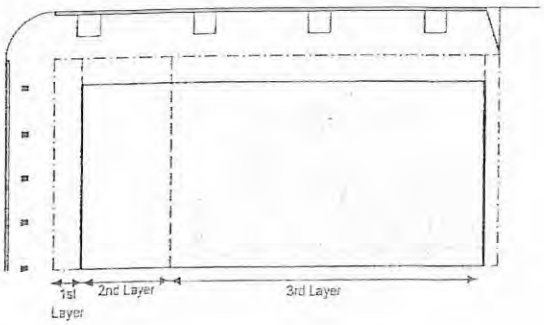
OUTBUILDING DISPOSITION

1. The Elevations of the Outbuildings shall be distanced from the lot lines as shown.



PARKING PROVISIONS

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer as shown in the diagram (see Table 16D).



5.5.12 Building-Scale Density Limits, Transfers, and Bonuses (T5C, T5H)

a. [RESERVED].
b. Lots within T5C and T5H Zones shall be eligible for inclusion in both Density Transfer Receiving Areas and Density Bonus Receiving Areas as designated on the Community Plan. Lots within T5C and T5H Zones in Receiving Areas may qualify for Additional Height Allowances in accordance with the requirements of the applicable Community Plan.
c. Lots in T5C or T5H Zones may be designated on the Community Plan as Density Sending Areas. Such a lot carries Density Rights equal to the By-Right Density Allowance for the lot.
d. A Density Bonus accruing to a lot in a T5C or T5H Zone outside of any Density Bonus Receiving Areas shall be transferable by the owner to a property within a Density Bonus Receiving Area of the City for a period of five years. After five years an untransferred Density Bonus accruing to a non-Receiving T5C or T5H-Zone lot expires.
e. Any lot or portion of a lot within the City which is included in any T5C or T5H Zone may be made eligible by Warrant for a Density Recovery Transfer for the purpose of creating a publicly dedicated Service Alley.

5.6 SPECIFIC TO URBAN CORE TRANSECT ZONES (T6)

INTENTIONALLY OMITTED

5.7 CIVIC FUNCTIONS

5.7.1 General

a. Community Plans shall designate Civic Space (CS) and Civic Building lots (CB).
b. Civic Functions may be allowed by Warrant so long as they do not occupy more than a total of 20% of the area of each Pedestrian Shed. A Civic Function requiring more than 20% of the Pedestrian Shed shall be subject to the creation of a Special District. (See Section 5.8)
c. Parking for Civic Functions shall be determined by Warrant.

5.7.2 Civic Space (CS)

a. Civic Spaces may be approved by Warrant in any Transect Zone.
b. Civic Spaces shall be generally designed as described in Table 13.

5.7.3 Civic Building (CB)

a. Civic Buildings shall be approved by Warrant in any Transect Zone on sites reserved for them in the Community Plan.
b. Civic Buildings shall not be subject to the Building-Scale requirements of the Transect Zone or Special District in which they are located. Instead the particulars of their design shall be determined by public hearing before the Planning Commission under the advisement of the City Architect.

5.8 SPECIAL REQUIREMENTS

5.8.1 A Community Plan may designate the following special requirements:

a. A differentiation of the Thoroughfares as a Primary-Grid (P-Grid) and a Secondary Grid (S-Grid). Buildings along the P-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the S-Grid may be more readily considered for Warrants allowing automobile-oriented standards. The Frontages assigned to the S-Grid shall not exceed 30% of the total length within a Pedestrian Shed.
b. A designation for Mandatory or Recommended (Infill) Retail Frontage requires that a building provide a Shopfront at sidewalk level along the built-out length of the Frontage. The Shopfront shall be no less than 70% glazed in clear glass and provided with an awning, gallery, or arcade overlapping the sidewalk as generally illustrated in Table 7, or shall have such other Retail Frontage and sidewalk orientation as shall be approved by Warrant. The first floor shall be designed for Retail use through the depth of the Second Layer. For the case of Mandatory or Recommended Infill Retail Frontage, Density Bonuses may be available as described in Section 4.5.1.
c. A designation for Mandatory or Recommended Gallery Frontage, requiring that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns. The Gallery Frontage may be combined with a Retail Frontage as shown in Table 7.
d. A designation of Coordinated Streetscape Frontage, requiring that the public and Private Frontages be coordinated as a single, coherent landscape and paving design.
e. A designation of Terminated Vista location, requiring that the building be provided with architectural articulation of a type and character that responds to the location as approved by the CRC.
f. A designation for Cross Block Passages, requiring a minimum 8-foot-wide pedestrian access be reserved between buildings.
g. Without limiting any provision hereof relating to the Historic District or a Historic Structure or Historic Site, a designation of Buildings of Value, requiring that such buildings and structures may be altered or demolished only when in accordance with preservation standards and protocols adopted by the Planning Commission.

5.9 PRE-EXISTING CONDITIONS

5.9.1 Existing buildings that do not conform to the provisions of this Code may continue in use as they are until a Substantial Modification is requested, at which time the Consolidated Review Committee (CRC) shall determine the provisions of this section that shall apply.

5.9.2 [RESERVED]

5.9.3 The modification of existing buildings is permitted by right if such changes result in greater conformance with the specifications of this section or Article 4.

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

5.9.5 Any addition to or modification of a Building of Value that has been designated as such by the Planning Commission or is actually or potentially eligible for inclusion on a state, local or national historic register, including without limitation, the

architectural harmony (similar materials, window proportions, color range, mass/void ratio, roof type and pitch) of such addition or modification, shall be subject to approval by the Planning Office.

5.9.6 The restoration or rehabilitation of an existing building shall not require the provision of (a) parking in addition to that existing or (b) on-site stormwater retention/detention in addition to that existing, except to the extent required by applicable state or federal law.

5.9.7 Nothing contained or implied in this Section 5.9 shall limit sections 1.7 or 1.8 hereof.

5.10 **COMPLIANCE WITH BUILDING CODE AND FEMA REQUIREMENTS.**

Each structure or other improvement installed, constructed or built in the City shall comply with the Pass Christian Building Code and applicable FEMA requirements, as the same may be amended and in effect at the time of installation, construction, or building.

5.11 **HISTORIC PRESERVATION DISTRICT.**

Without limitation to any other provision hereof but supplemental thereto, no structure, building or other improvement may be installed, built, constructed or added to within the Historic Preservation District or with respect to any structure or lot designated as a Historic Site or Historic Structure except in compliance with the Pass Christian Historical Preservation District Guidelines and with the prior written approval of the Historical Preservation Commission.

5.12 **SPECIAL EMERGENCY PROVISIONS.**

Notwithstanding anything to the contrary contained in this Article 5 or the Existing Local Codes, following any declaration of emergency or disaster by the Governor of the State or the President of the United States of America that is applicable to the City (a) the owner of any lot whose residence is destroyed or rendered uninhabitable by the event causing the emergency may place on such lot for a period not to exceed two (2) years from the date of the event, provided that such owner is actively pursuing repair or reconstruction of such residence in accordance with this Code; and (b) any structure pre-approved by the Planning Commission for interim housing following an emergency may be placed at on such lot pending completion of the permanent structure on the Lot. In addition, temporary housing may be located for no longer than 2 years on any other location designated by the Board of Aldermen for such purposes.

5.13 **BUILDING-SCALE DENSITY LIMITS, BONSUES, AND TRANSFERS**

Building-Scale Density Transfers and Bonuses, where available, shall provide localized opportunities to exceed By-Right Density limits and, in some cases determined by the Community Plan, height limits, in exchange for either absorbing density from less appropriate sites or for providing certain significant improvements to the public welfare.

5.13.1 **Building Scale Density Limits**

a. The Maximum Building-Scale Density associated with each Transect Zone, as specified in the Community Plan, shall determine, by multiplication with the lot area, the number of Equivalent Housing Units of density (the "By-Right Density Allowance") available for use on any lot within any such Transect Zone district in that Community Plan, subject to provision 5.13.b.

b. The By-Right Density Allowance for a lot determined by the Maximum Building-Scale Density may not be exceeded, except by the amount it is augmented by one of the methods described in 5.13.2 or 5.13.3 (by the "Acquired Density Allowance"). In no case shall the Function Volume developed on any particular lot exceed the Lot Density Allowance, nor may the Lot Density Allowance exceed the largest whole number below the product of the Absolute Maximum Building-Scale Density and the lot area (the "Absolute Maximum Density Allowance").

5.13.2 **Building-Scale Density Transfers**

Building-Scale Density Transfers attach additional Density Rights to the recipient lot perpetually and shall be recorded as deed restrictions.

a. *Density Recovery Transfer (DRT).* In cases where an Official Community Plan for an infill area recommends that a portion of a lot or parcel be utilized for a public purpose, including a Thoroughfare to connect existing streets, a Rear Alley, a Pedestrian Promenade or Passage, or a Civic Space, a lot may be designated as eligible for a Density Recovery Transfer. Such a lot shall receive a Density Recovery Transfer of a number of Equivalent Density Units calculated to provide the same Density Allowance after the transfer of land to the public use as before. To qualify for the DRT, that portion of the lot must be dedicated to public use in accordance with the original Community Plan recommendation.

b. *Civic Space Density Transfer (CSDT).* Areas designated on the Community Plan as *Civic Space Transfer Sending Area* may be acquired, rendered for public use as Civic Space, and vacated of Density Rights by granting of a perpetual conservation easement with unlimited public access to an approved non-profit organization. The owner may then designate a recipient property or properties for the By-Right Density Allowance of the lot designated for CSDT. Any such recipient property must be designated as part of a Density Transfer Receiving Area. Multiple parcels identified in the Official Community Plan as *Linked Sending Group* for the CSDT Program lose their status as CSDT Sending Areas after any one of the Linked Sending Group parcels has had its Density Rights removed; only one of the Linked Sending Group parcels may be used as a Density Donor.

c. *Transit Grid Reserve Density Transfer.* Areas designated on the Community Plan as *Transit Grid Reserve*, if vacated of Density Rights via granting of a permanent right-of-way to the City for street construction, qualify the original lot for a density transfer sufficient to allow construction of the same number of housing units after the successful rendering to the City of the right-of-way as before. The City shall not be obligated to build such road, transit way, pedestrian path, or any other conveyance within any set period of time. However, should the City construct, have constructed, or allow the construction of such a conveyance, the resulting road and Streetscape shall be designed to the requirements of this Code.

d. *Consecration and Viewshed Density Transfer.* Density may be added by transfer from parcels designated as Conservation and Viewshed Density Transfer Program Sending Areas by their associated Official Community Plan. The recipient lot must be located in a Density Transfer Receiving Area designated on the associated Official Community Plan in order to be eligible to receive a Conservation and Viewshed Density Transfer.

5.13.3 **Building Scale Density Bonuses**

Building-scale Density Bonuses do not attach to the recipient lot; they apply only to a particular project application. Such bonuses shall be in accordance with the procedures established in Article 1.

a. *Through-Street* and *Service-Alley Dedication Density Bonuses.* A lot which is designated on the Community Plan for through-street creation in a pre-existing T3 Zone qualifies for a bonus of two (2) unit additional for each original SmartCode compliant lot, grantable on completion of street construction and dedication. Service-alley creation and dedication similarly qualifies for a bonus of one (1) unit additional for the original SmartCode-compliant lot. Such a bonus designated for T3-Zone lots shall not accrue to the designated lot but to an eligible lot within a designated Density Bonus Receiving Area specified by the owner of the original lot. In pre-existing T4 or T5 Zones, Street Dedication Bonuses shall not exceed two (2) units per increment of one hundred feet of dedicated Street, nor one (1) unit per increment of one hundred feet of Service Lane or Alley length. To qualify for this bonus, Streets and Streetscapes shall be built out according to the requirements of this Code and of the Community Plan. A lot need not be within a designated Density Bonus Receiving Area to qualify for this bonus.

b. *Affordable Housing Density Bonus.* Any lot in Transect Zones T4L, T4+, T5C, or T5H which is within a Density Bonus Receiving Area designated on the governing Community Plan may build up to an additional 15% of the By-Right Density Allowance for that lot under the conditions that at least one-half that number of Certified Affordable Housing units are provided in the City within one-half mile (1/2mi) of the site, and that the Absolute Maximum Density Allowance for the lot is not exceeded. Some of the units may be constructed in the City more than ½ mile from the site subject to Warrant. All such units shall be distributed throughout mixed-income neighborhoods and buildings, shall not be clustered or segregated in any way. All such off-site units shall be certified by the City Architect or DDC as meeting or exceeding the architectural standards of the publication entitled "A Pattern Book for Gulf Coast Neighborhoods" or of the Architectural Guidelines established for the corresponding Neighborhoods, if such have been adopted and off-site locations shall be approved by Warrant. Certified Affordable Hosing units created pursuant to this bonus may be constructed on site, each such unit counting toward the Density Allowance for the site.

c. *Affordable Housing Height Bonus.* Any lot in Transect Zones T5C or T5H within a Density Bonus Receiving Area designated on the governing Community Plan may build one additional story in height, not to exceed the Absolute Maximum Height Limit, in exchange for the creation of six (6) units per site acre of Certified Affordable Housing. The units must be distributed throughout the building(s) and may not be clustered or segregated in any way. Up to 75% of the units may be constructed off site if in accordance with the off-site requirements of 5.13.3b. Units constructed on-site as part of the Affordable Housing Height Bonus may not exceed the Absolute Maximum Density Allowance for the lot, and shall not contribute toward calculation of any Additional Height Allowance.

d. *Viewshed Setback Density Bonus.* Any lot in Transect Zones T4L, T4+, T5C, or T5H within a Density Bonus Receiving Area designated on the governing Community Plan which is designated for a Viewshed Setback Density Bonus shall

receive a bonus of 4 units per one hundred feet of minimum 12-foot Viewshed Easement granted at in accordance with the Community Plan.

e. *Retail Density Bonuses.* A lot in Transect Zones T4+, T5C, or T5H which lies within a Density Bonus Receiving Area in an Infill Community Plan, and which is designated for Mandatory Retail or for Recommended Retail, may qualify for a Density Bonus in accordance with Section 4.5.1b.

f. *Other general Density Bonuses.* Other Density Bonus programs may be created through proper planning process in accordance with state law. Under no circumstances shall the Absolute Maximum Density Limits or the Absolute Maximum Height Limits for a lot be exceeded through the use of any such program. Under no circumstance may a lot qualify for more than 25% of the original By-Right Density Allowance or more than a single additional story by a single such Density Bonus program.

5.13.4 **Additional Height Allowances**

a. Acquired Density Allowances resulting form Density Transfers and Bonuses, excluding those provided by programs which explicitly forbid it, may generate an Additional Height Allowance (AHA) in Transect Zones T5C and T5H. The AHA is an amount by which structures on the lot may exceed the general Transect Zone height limit. The AHA is determined by means of a conversion factor or Height-Density Breakpoint Table provided in the Community Plan for each Transect Zone. Under no circumstances may the total height of any structure exceed the Absolute Maximum Height Limit, independent of any Additional Height Allowance.

b. Total building height may be limited by additional zoning constraints imposed by overlay districts. All structures must comply with applicable height-related restrictions described in this Code or in the corresponding Community Plan, regardless of any Height or Density Bonuses or Density Transfers received.

5.14 OUTBUILDING POLICY.

5.14.1 **Non-dwelling outbuildings on parcels without a primary building.** A non-dwelling outbuilding on a parcel without a primary building can be placed on a parcel without a primary structure under the following conditions:

a. No outbuilding on an otherwise vacant lot may have electrical, water or sewer connected.

b. Any outbuilding erected on a parcel with no primary building is required to have a building permit and a conditional use permit issued by the Planning Commission, and must meet all applicable Flood and building code regulations.

c. Any such outbuilding shall meet the setback requirements of the city's zoning ordinance, with sufficient room permitted in the judgment of the Planning Office for a future primary building

d. The owner of the vacant lot shall sign an agreement to maintain the outbuilding and the vacant lot in an acceptable fashion, not allowing vegetation to grow to a height of more than 18", nor allow trash, vehicles, boasts, etc. to accumulate on the vacant property. Failure to maintain these standards and to expeditiously rectify violations upon notification by the City of Pass Christian shall result in the loss of the conditional use and the requirement to have the lot cleaned and the outbuilding removed. Once the conditional use permit has been lost the owner loses the right to re-apply for a similar permit in the future.

5.14.2 **Outbuilding which is an Ancillary Dwelling Unit on parcels without a primary building.** An Outbuilding which is an Ancillary Dwelling Unit may be placed on a parcel with no primary building under the following conditions:

a. Any outbuilding which is an Ancillary Dwelling Unit erected on a parcel with no primary building is required to have a building permit and must meet all applicable Flood and building code regulations.

b. Planning Commission approves granting of permit for construction of an outbuilding before primary.

c. Owner signs agreement with city to secure and maintain in good standing a permit for construction of a code-compliant primary building within 24 months once the Certificate of Occupancy is issued, and acknowledging that failure to comply will result in revocation of occupancy permit, deactivation of utilities, and requirement for removal of the outbuilding.

d. Any outbuilding which in an Ancillary Dwelling Unit erected on a parcel with no primary building shall have a maximum square footage not greater than the larger of 750 square feet or 40% of the Enclosed Habitable Floor Apace of the proposed primary residence, but in no event shall it exceed 1200 square feet.

5.14.3 **Outbuildings on parcels with existing buildings.**

a. Any outbuilding erected or placed on a parcel is required to have a building permit and to meet all flood code, building code, and zoning code requirements.

b. Any outbuilding which is less than 240 square feet in footprint and less than 12 feet maximum height above adjacent grade will be exempted from architectural standards of the SmartCode, so long as the building is placed in the third layer within 25 feet of the primary building with no façade walls visible from any enfronting street.

5.15 ADDITIONAL SIGNAGE STANDARDS.

The purpose of Sign regulations in this section is to provide a comprehensive system of regulations for Signs visible from the public right-of-way and to provide a set of standards that is designed to optimize communication and quality of Signs while protecting the public and the aesthetic character of the City.

5.15.1 Generally:

It is further intended that these regulations:

a) Safeguard and enhance property values;
b) Protect public and private investment in real property values;
c) Protect public and private investment in real property and improvements;
d) Preserve and improve the aesthetic qualities and features of the City;
e) Reduce public safety hazards;
f) Enhance and promote the development of business and industry within the City;
g) Generally promote the health, safety, and welfare of the general public.

5.15.2 Applicability:

These regulations apply to all Signs, except those Signs located in the public right-of-way, within the City. No Signs or advertising devices of any kind or nature shall be erected or maintained on any premises or affixed to the inside or outside of any Structure to be visible from the public right-of-way except as specifically permitted in or excepted by these regulations.

Signs and components thereof shall be maintained in a safe, neat, clean, attractive and structurally sound condition and not adversely affect or impair public safety. All Signs shall be kept neatly painted, including all metal parts and supports thereof that are not galvanized or of rust-resistant material. Land adjacent shall be kept free of weeds and trash and shall be the responsibility of the owner.

5.15.3 Enforcement

a) The Code Enforcement Officer will frequently inspect, take notice of unauthorized Signs, Signs erected outside or permit conditions, abandoned Signs, and Signs in disrepair.
b) The Code Enforcement Office shall give notice to the owners of record of non-compliant Signs and provide them with the opportunity to be heard by the Zoning Board of Adjustments concerning the Signs' status as legal or non-compliant.
c) Any person failing to remove or repair a non-compliant sign after having been directed to do so by the Code Enforcement Officer shall be guilty of a misdemeanor and, upon conviction, shall be fined $10 per day until the Sign is either removed or made to conform with this code. For any Sign removed by the City, the owner, agent or person having the beneficial interest in the building or premises upon which such Signs are located, or in the sign itself, will incur all costs necessary to remove the Sign.
d) If the owner cannot be found, or fails to respond to notice, then the Code Enforcement Officer shall order the removal of the illegal sign and take it to the City Barn, giving notice to the Owner—if possible—that the owner may reclaim such Sign within thirty (30) days.
e) The timely filing of a proper notice of appeal of the decision to the Board of Aldermen shall stay any criminal prosecution under the terms of this code.

5.15.4 Fees

The fees prescribed in the City Code must be paid to the City of Pass Christian for each Sign installation for which a permit is required by this code and must be paid before any such permit is issued, as provided for herein. Fees for Sign permits for each Sign erected, installed, affixed, structurally or electrically altered or relocated shall be determined in accordance with the fee schedule established by resolution of the Board of Aldermen.

5.15.5 Permit Process

The permit process is intended to ensure that Signs in the city, where they are allowed, meet conditions perceived by this Code before permits are issued.

a. Applicants for new Signs shall apply to the Planning Office and complete the appropriate application form. If an applicant is applying for a sign on new construction, the sign permit will be given at the same time as the building permit. Work on new Signs shall not be initiated until permits have been issued.
b. The City Planner shall examine all applications and approve those that clearly meet the requirements of the SmartCode Ordinance, and issue permits for conforming Signs after receiving the requisite fee set forth. Applicants requesting a minor variance from any of the required stipulations set forth in this code shall be heard by the Planning Commission by Warrant.

5.15.6 Grandfathered Nonconforming Signs

All regulations concerning nonconforming existing structures in Section 1.8 of the SmartCode shall apply to nonconforming Signs, which existed as of the date of the adoption of the SmartCode. A list of grandfathered nonconforming Signs shall be maintained by the City Planner.

5.15.7 Permit Required; Signs Exempted from Permit Requirements

Except for classes of Signs exempted from permit requirements as specified below, all Signs shall require permits.

The following types of Signs are exempted from the permit requirements because such Signs are needed in order to convey messages to protect lives, give direction, identify public access way, and protect civil rights.

Such Signs shall comply with size and location requirements as set forth in these regulations for the specific Transect in which they are to be located.

a. Signs Identifying Streets: No sign permit shall be required for Signs identifying streets. Signs identifying streets shall be the responsibility of the City to specify and erect.
b. Signs Displaying Assigned Address Numbers: No sins permit shall be required for addresses, as required by the applicable Building Code, on all buildings to assist emergency and postal authorities. These Signs are the responsibility of the owner or tenant.
c. State Historical Markers: No sign permit shall be required for standard historical markers erected by Official State authority. Standard historical markers erected by the Official State Authority shall be considered public information signs.
d. Real Estate Signs: No sign permit shall be required for Real Estate Signs. On properties in the T1, T2, and T3 Transects, Temporary Real Estate Signs of up to 16 square feet plus one smaller "hang on" sign may be erected on each street frontage during the listing period and for fourteen (14) days after closing. On properties in the T4 and T5 Transects, Temporary Real Estate Signs of up to 32 square feet plus one smaller "hang on" sign may be erected on each street frontage during the listing period and for fourteen (14) days after closing. Additional real estate Signs may be erected on any frontage enfronting a waterway, civic space, recreational space, or golf course. On properties with 200 ft. or greater at the Frontage, additional Real Estate Signs may be erected at intervals of no less than 100ft. On parcels five (5) acres or more, signs can be up to 32 square feet regardless of Transect.
e. Political Election Signs: No sign permit shall be required after the last date for qualification of candidates. Political Signs must be removed within seven (7) days after the last election in which the candidate participates. Failure to do so will entitle the City to remove them and bill the candidate for the cost of removal and destruction.
f. Contractor/Architectural Signs: No permit shall be required for contractor/architectural Signs. Up to two (2) temporary Contractor/Architectural Signs—the first sign of fourteen (14) square feet or less—and the second sign of eight (8) feet or less, may be erected during the building or renovation period and for ten (10) days thereafter.
g. Signs, Banners and Flags supporting Civic and Charitable Events of Community Interests: No sign permit shall be required for Signs, Banners, and Flags not exceeding thirty-two square feet may be erected. Signs may not be erected more than fourteen (14) days in advance of the scheduled event and must be removed within three days after the event, weather permitting. Failure to do so will entitle the City to remove the Signs and bill the sponsor of the event.
h. Decorative flags, bunting and other decorations related to holidays: No permit shall be required for decorative flags, bunting, and other decorations related to holidays that may be displayed at residences and private and public clubs.

5.15.8 Business Signs

a. Business Signs are permitted on the Immediate Premises of businesses on property zoned T4L, T4+, T5C, T5H, and Special Districts. Off premises Signs are prohibited.
b. Corner Visibility: On a corner lot in any T4L, T4+, T5C, T5H, when the building is so constructed, n o sign shall be erected, placed or allowed in such a manner as materially to impede visibility across the corner between a height of two and one-half (2 ½) feet and ten (10) feet above the center line grades of the intersecting streets and within twenty (20) feet of the corner as measured at the property line.
c. Graphic Design and Content: Content may include only name of associated business and generic description of precuts, services offered, and logo identifying the type of business. Product name may not be used if the product constitutes less than 25% of the volume of business.

5.15.9 Prohibited Signs

a) Bench Signs, cloth, paper, and plactive advertising Signs;
b) Signs affixed to utility poles, trees, and fences;
c) Signs on vehicles used primarily for advertising and not transportation;

d) Movable letter signs;
e) Portable signs;
f) Rooftop signs;
g) Signs using rotating or flashing lights;
h) Billboards.

5.15.10 Specific Stipulations:

a. Service Stations:
   i. On e brand identification sign not higher overall than fifteen (15) feet.
   ii. The Signage area atop the pole is restricted to a maximum of twenty (20) square feet.
   iii. Design can include only brand name, logo, and prices of principle types of fuel sold. Sign may be illuminated from within.
   iv. No sign shall be closer than twelve (12) feet from the curb.
   v. There may be one (1) non-illuminated price sign at each pump, two (2) non-illuminated self-service Signs per pump island, and necessary instructions for assistance of customers.
   vi. Any glass areas of the station may carry credit card information and temporary promotional material no to exceed in size 25% of the glass area.
   vii. External banners, promotional Signs, or neon Signs will not be permitted except by Warrant.
   viii. Combination of fuel and food operations may have Food Information Sign rather than fuel prices on a ground mounted sign.
b. Multiple-Occupancy Professional Buildings Monument Sign: The building shall be allowed a wall identification and/or ground-mounted sign identifying the name and address, and if appropriate, a directory. The total signage area is not to exceed what is allowed for each individual transect zone.
c. Shopping Centers: One (1) ground0mounted sign bearing the name of center and logo, a maximum of fifteen (15) feet in height and surface area to be determined by Warrant. A directory, appropriately sized, may also be approved by Warrant.
d. Subdivision Signs: One permanent ground-mounted sign not to exceed fifteen (15) feet in height and thirty-two (32) square feet in area may be located at each subdivision entrance, the sign to contain only the name of the subdivision and motto/logo. No promotional matter may be shown.
e. Multiple-Family Residential Development as Condominiums, Town Houses, and Apartments: One permanent ground-mounted sign not to exceed six feet (6) feet in height and thirty-two (32) square feet in area is allowed on each thoroughfare abutting the development. Signs may contain only the name, motto, logo, and a brief description of the complex and its address. One hang-on sign announcing availability of units with sale agency address and telephone number is permitted. Additional small directional Signs of not more than two (2) square feet each will be permitted.

5.15.11 Advertising Signs

New Advertising Signs will be allowed only in two (2) areas:

a. Privately owned advertising signs as permitted in Special Districts;
b. The City will design and erect one (1) or more Commercial Sign Boards at suitable locations for providers of goods and services whose place of business is in the city of Pass Christian. Advertisers may arrange for the display of uniform advertising panels affixed to the Sign Boards upon payment of the necessary fees for the permit, preparation, and placement of panels.

[PAGE RESERVED]

The following Tables and their associated metrics are an integral part of this Code.

TABLE 1: Transect Zone Descriptions. This table provides description of the character of each Transect Zone.

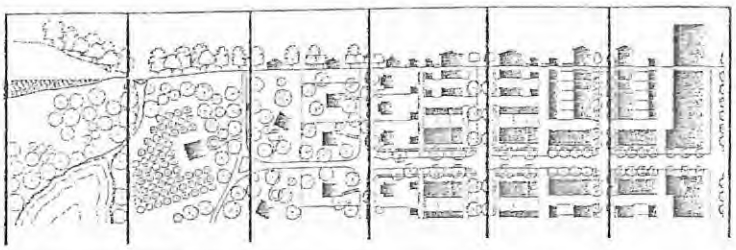
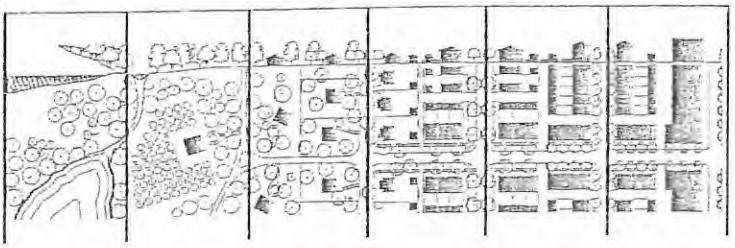
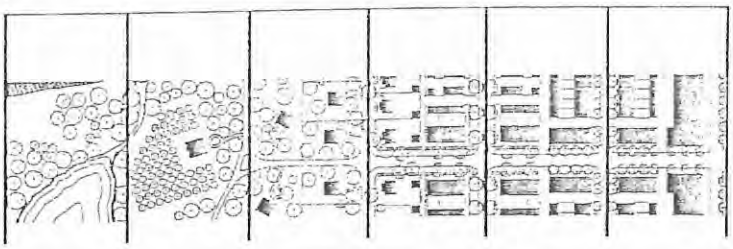
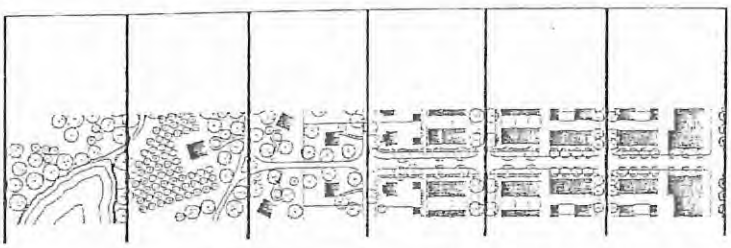
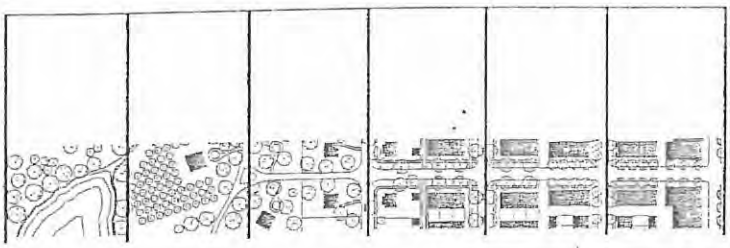
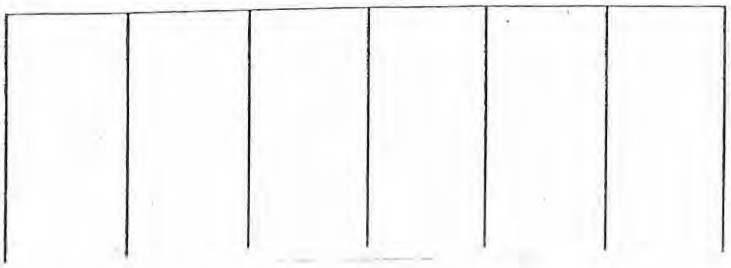
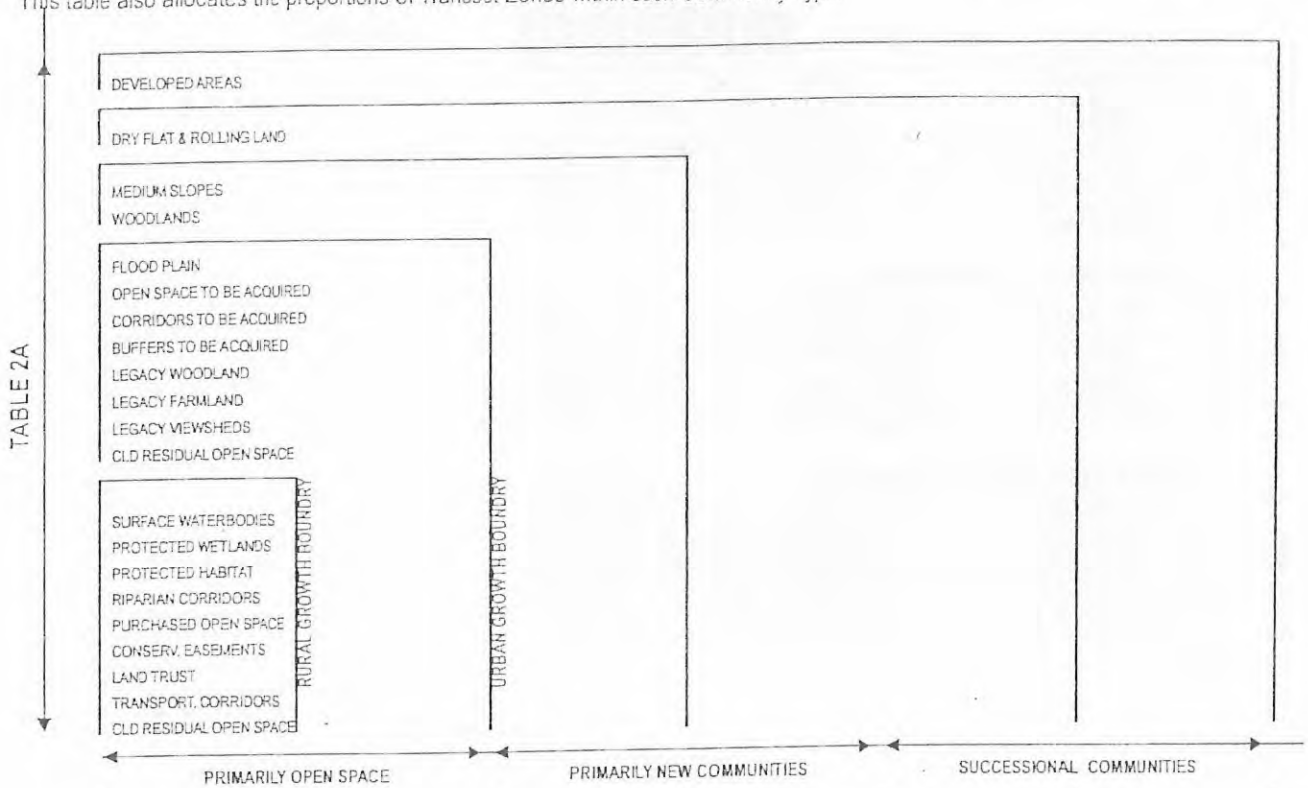
T1 THE NATURAL ZONE consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.	
T2 THE RURAL ZONE consists of lands in open or cultivated state or sparsely settled. These include woodland, agricultural lands, grasslands and irrigable deserts.	
T3 THE SUB-URBAN ZONE, consists of low density suburban residential areas, incuding the T3R Residential and T3E Estate Subzones. Planting is naturalistic with setbacks relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.	
T4 THE GENERAL URBAN ZONE consists of a mixed-use but primarily residential urban fabric. It has a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets typically define medium-sized blocks. This zone includes the T4L Limited and T4+ Open Subzones.	
T5 THE URBAN CENTER ZONE consists of higher density mixed-use building types that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the frontages. T5 includes Subzones T5C and T5H.	
	

TABLE 2: Sector/Community Allocation. Table 2 defines the geography, including both natural and infrastructure elements, determining areas that are or are not suitable for development. Specific Community Types of various intensities are allowable in specific Sectors. This table also allocates the proportions of Transect Zones within each Community Type.



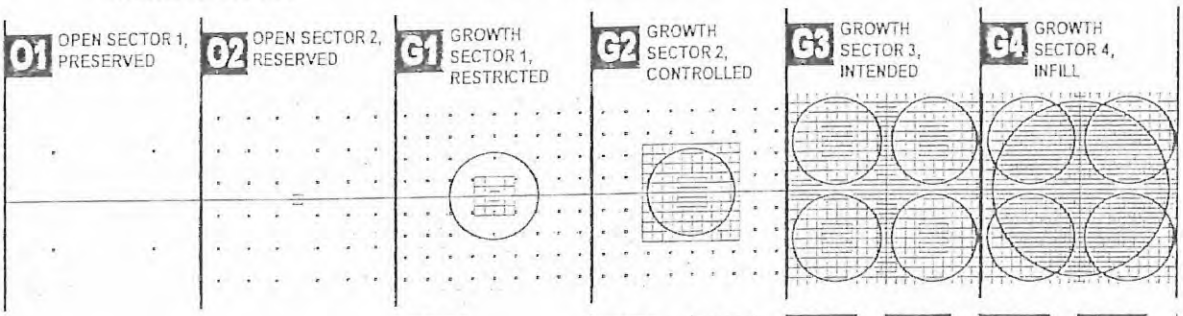


TABLE 2B

			CLD	CLD	TND	TND	RCD	TND	RCD
T1	NO MAXIMUM	NO MAXIMUM	50% MIN	50% MIN					
T2	NO MAXIMUM	NO MAXIMUM			NO MIN	NO MIN			
T3			0 - 30%	0 - 30%	10 - 40%	10 - 40%		VARIABLE	
T4L			10 - 30%	10 - 30%	20 - 50%	20 - 50%	0 - 20%	VARIABLE	VARIABLE
T4+			10 - 30%	10 - 30%	20 - 40%	20 - 40%	10 - 30%	VARIABLE	VARIABLE
T5					10 - 30%	10 - 30%	50 - 90%	VARIABLE	VARIABLE

TABLE 3A: **Vehicular Lane Dimensions.** This table assigns lane widths to Transect Zones. The Design ADT (Average Daily Traffic) is the determinant for each of these sections. The most typical assemblies are shown in Table 3B. Specific requirements for truck and transit bus routes and truck loading shall be decided by Warrant.

DESIGN SPEED	TRAVEL LANE WIDTH	T1	T2	T3	T4	T5
Below 20 mph	8 feet	□	□	□		
20-25 mph	9 feet	□	□	□	□	
25-35 mph	10 feet	□	□	□	□	□
25-35 mph	11 feet	□	□			□
Above 35 mph	12 feet	□	□			□

□ BY RIGHT

DESIGN SPEED	PARKING LANE WIDTH					
20-25 mph	(Angle) 18 feet					□
20-25 mph	(Parallel) 7 feet				□	
25-35 mph	(Parallel) 8 feet			□	□	□
Above 35 mph	(Parallel) 9 feet					□

DESIGN SPEED	EFFECTIVE TURNING RADIUS (See Table 16b)					
Below 20 mph	5-10 feet			□	□	□
20-25 mph	10-15 feet	□	□	□	□	□
25-35 mph	15-20 feet	□	□	□	□	□
Above 35 mph	20-30 feet	□	□			

TABLE 3B: Vehicular Lane/Parking Assemblies. The projected design speeds determine the dimensions of the vehicular lanes and turning radii assembled to create thoroughfares.

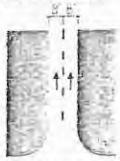
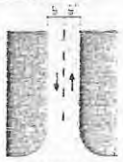
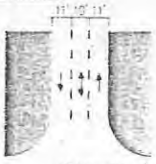
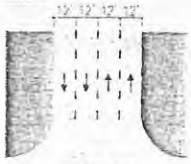
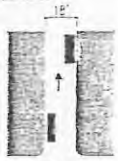
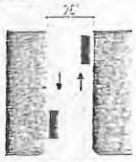
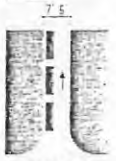
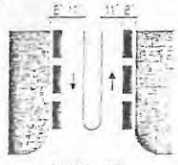
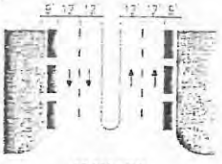
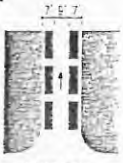
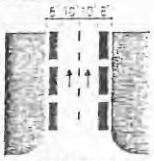
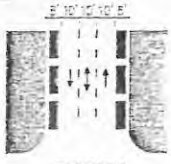
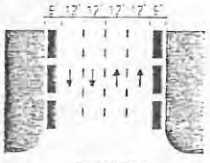
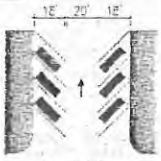
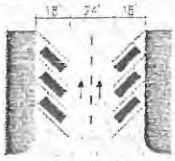
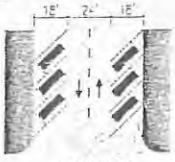
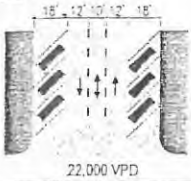
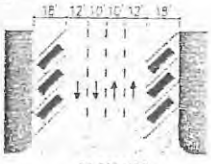
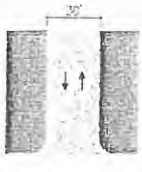
	ONE WAY MOVEMENT			TWO WAY MOVEMENT		
a. NO PARKING	T1 T2 T3	T1 T2 T3 	T1 T2 T3 	T1 T2 	T1 T2 	
Design AADT	300 VPD	600 VPD	2,500 VPD	22,000 VPD	30,000 VPD	
Pedestrian Crossing	3 Seconds	5 Seconds	5 Seconds	9 Seconds	13 Seconds	
Design Speed	20-30 MPH	Below 20 MPH	20-25 MPH		35 MPH and above	
b. YIELD PARKING	T3 T4 		T3 T4 			
Design ADT	1,000 VPD		1,000 VPD			
Pedestrian Crossing	5 Seconds		7 Seconds			
c. PARKING ONE SIDE PARALLEL	T3 T4 	T3 T4 T5	T4 T5	T5 	T5 	
Design ADT	5,000 VPD	18,000 VPD	16,000 VPD	15,000 VPD	32,000 VPD	
Pedestrian Crossing	5 Seconds	8 Seconds	8 Seconds	11 Seconds	13 Seconds	
Design Speed	20-30 MPH		25-30 MPH	25-30 MPH		
d. PARKING BOTH SIDES PARALLEL	T4 	T4 T5 	T4 T5	T5 	T5 	
Design ADT	8,000 VPD	20,000 VPD	15,000 VPD	22,000 VPD	32,000 VPD	
Pedestrian Crossing	7 Seconds	10 Seconds	10 Seconds	13 Seconds	15 Seconds	
Design Speed	Below 20 MPH	25-30 MPH	25-30 MPH	25-30 MPH	35 MPH and above	
e. PARKING BOTH SIDES DIAGONAL	T5 	T5 	T5 	T5 	T5 	
Design ADT	18,000 VPD	20,000 VPD	15,000 VPD	22,000 VPD	31,000 VPD	
Pedestrian Crossing	15 Seconds	17 Seconds	17 Seconds	20 Seconds	23 Seconds	
Design Speed	Below 20 MPH	20-25 MPH	20-25 MPH	25-30 MPH	25-30 MPH	
f. PARKING ACCESS			T3 T4	T5 		
Design ADT						
Pedestrian Crossing			4 Seconds	8 Seconds		
Design Speed						

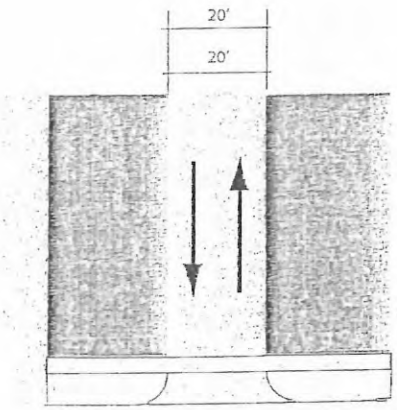
TABLE 3C: Thoroughfare Assemblies. These thoroughfares are asseembled from the elements that appear in Tables 3A and 3B and incorporate the Public Frontages of Table 4. The key gives the thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.

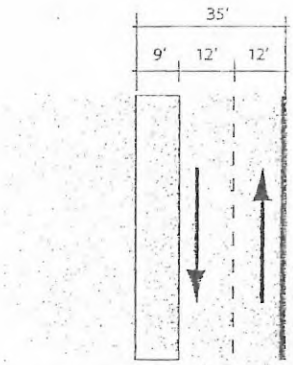
KEY ST-57-20-BL

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

THORQUGHFARE TYPES

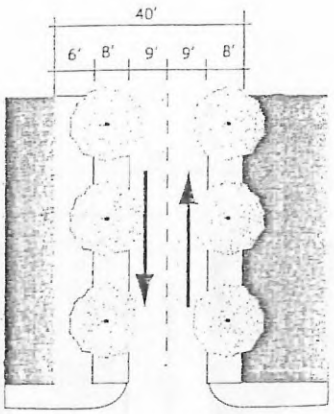
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

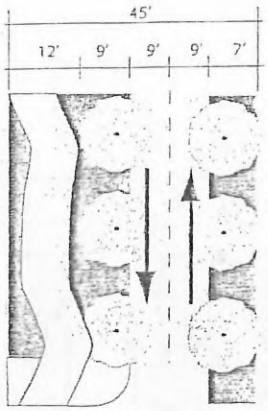




Thoroughfare Type	RA-20-20	RD-35-24-12/12
Transect Zone Assignment	Rear Alley	Elevated Road
Right-of-Way Width	T5, T4	T2, T1
Pavement Width	20 feet	35 feet
Movement	20 feet	24 feet
Design Speed	Slow Movement	Free Movement
Pedestrian Crossing Time	10 MPH	35 MPH
Traffic Lanes	4 seconds	10 seconds
Parking Lanes	2 lanes	2 lanes
Curb Radius	None	None
Public Frontage Type	25 feet	25 feet
Walkway Type	None	Porch and Fence, Common Lawn
Planter Type	None	9' path
Curb Type	None	none
Landscape Type	Inverted Crown	curb
Transportation Provision	None	none
	None	BR

TABLE 3C. THOROUGHFARE ASSEMBLIES (continued)





KEY ST-57-20-BL

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

THOROUGHFARE TYPES

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

RD-40-18-9/9
Road
T3, T2, T1
40 feet
18 feet
Slow Movement
30 MPH
4 seconds
2 lanes
None
15 feet
Porch and Fence, Common Lawn
6' Sidewalk
8' Continuous planter
curb
Trees clustered at 30' o.c. Avg.
BR

RD-45-18-9/9
Road
T3, T2, T1
45 feet
18 feet
Slow Movement
30 MPH
5 seconds
2 lanes
None
25 feet
Porch and Fence, Common Lawn
9' Path
Continuous swale
Swale *
Existing trees
BR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision

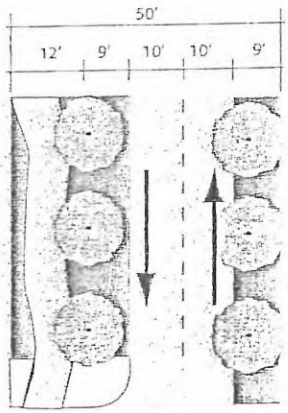
TABLE 3C. THOROUGHFARE ASSEMBLIES (continued)

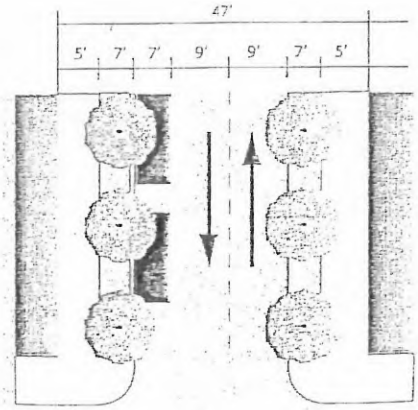
KEY ST-57-20-BL

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

THOROUGHFARE TYPES

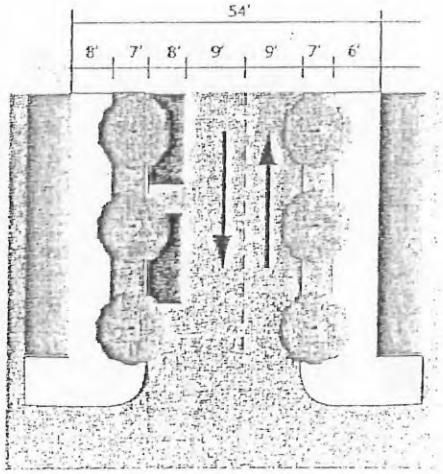
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR





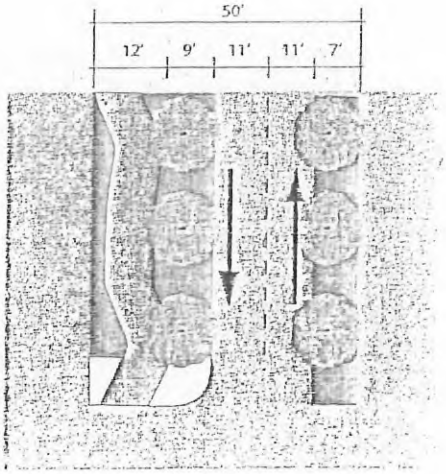
	RD-50-20-10/10	ST-47-25-7/9/9
Thoroughfare Type	Road	Street
Transect Zone Assignment	T3	T3
Right-of-Way Width	50 feet	47 feet
Pavement Width	20 feet	25 feet
Movement	Slow Movement	Slow Movement
Design Speed	35 MPH	20 MPH
Pedestrian Crossing Time	7 seconds	5 seconds
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	none	1 lane
Curb Radius	15 feet	15 feet
Public Frontage Type	Porch and Fence, Common Lawn	Porch and Fence, Common Lawn
Walkway Type	12' path	5 foot Sidewalk
Planter Type	9' Continuous swale	7 foot planting strip
Curb Type	Swale	Curb
Landscape Type	Trees at 30' o.c. Avg.	Street Trees
Transportation Provision	BR	BR

TABLE 3C. THOROUGHFARE ASSEMBLIES (continued)



ST-54-26-8/9/9

Street
T4
54 feet
26 feet
Slow Movement
20 MPH
5 seconds
2 lanes
1 lane
15 feet
See Table 7
8/6 foot Sidewalk
Continuous planter
Curb
Street Trees
BR



RD-50-22-11/11

Road
T3
50 feet
22 feet
Free Movement
35 MPH
9 seconds
2 lane
none
25 feet
Porch and Fence, Common Lawn
12 foot Path
Continuous Swale
Swale
Street Trees
BR

KEY ST-57-20-BL

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

THOROUGHFARE TYPES

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

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision

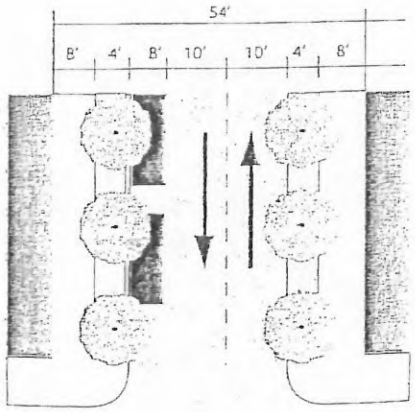
TABLE 3C. THOROUGHFARE ASSEMBLIES (continued)

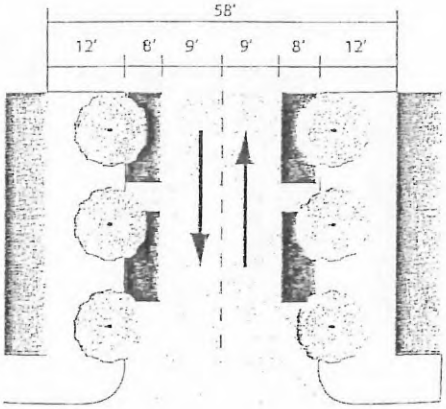
KEY ST-57-20-BL

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

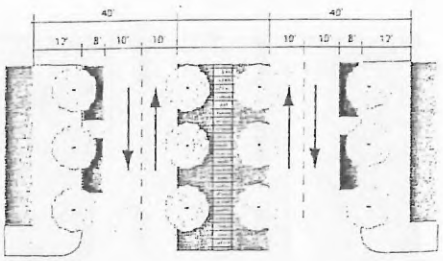
THOROUGHFARE TYPES

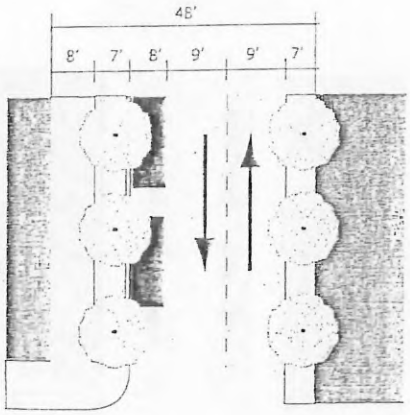
Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR





Thoroughfare Type	ST-54-28-8/10/10	ST-58-34-8/9/9/8
Transect Zone Assignment	Street	Street
Right-of-Way Width	T4	T5
Pavement Width	54 feet	58 feet
Movement	28 feet	34 feet
Design Speed	Slow Movement	Slow Movement
Pedestrian Crossing Time	20 MPH	15 MPH
Traffic Lanes	7 seconds	5 seconds
Parking Lanes	2 lanes	2 lanes
Curb Radius	1 lane	2 lanes
Public Frontage Type	15 feet	15 feet
Walkway Type	See Table 7	See Table 7
Planter Type	8 foot Sidewalk	12 foot Sidewalk
Curb Type	4 foot Continuous planter	Tree wells
Landscape Type	Curb	Curb
Transportation Provision	Street Trees	Street trees
	BR	BR





KEY ST-57-20-BL

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

THOROUGHFARE TYPES

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

AV-40-26-8/10/10	DR-48-26-8/9/9	
Avenue	Drive Street	Thoroughfare Type
T4	T5, T4	Transect Zone Assignment
40/80 feet	48 feet	Right-of-Way Width
26/56 feet	26 feet	Pavement Width
Slow Movement	Slow Movement	Movement
20 MPH	20 MPH	Design Speed
7 seconds	5 seconds	Pedestrian Crossing Time
2/4 lanes	2 lanes	Traffic Lanes
1/2 lanes	1 lane	Parking Lanes
15 feet	15 feet	Curb Radius
See Table 7	See Table 7	Public Frontage Type
12 foot Sidewalk	8 foot Sidewalk	Walkway Type
Tree wells	7' Continuous Planter	Planter Type
Curb	Curb	Curb Type
Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.	Landscape Type
BR	BR	Transportation Provision

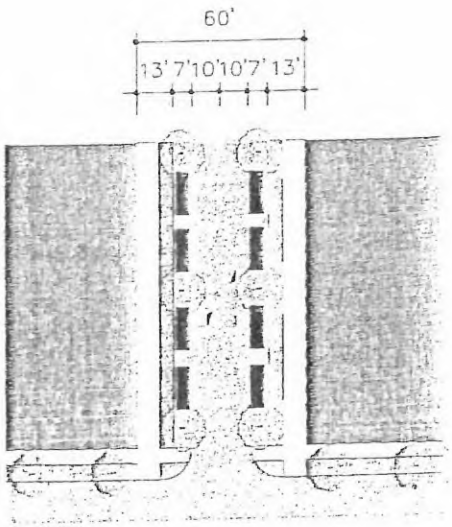
TABLE 3C. THOROUGHFARE ASSEMBLIES (continued)

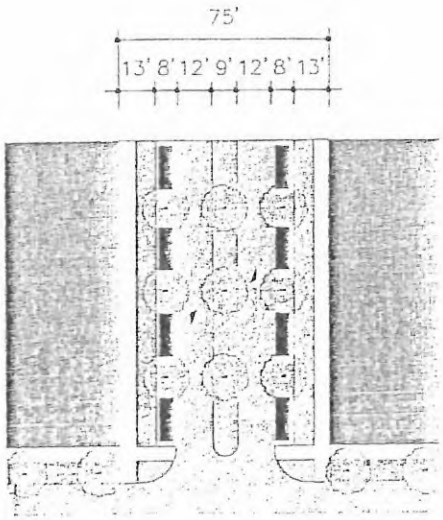
KEY ST-57-20-BL

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

THOROUGHFARE TYPES

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





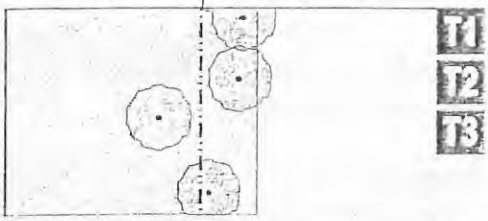
	ST-60-34-VAR	AV-75-40-VAR
Thoroughfare Type	Street	Avenue
Transect Zone Assignment	T4, T3	T5, T4, T3
Right-of-Way Width	60 feet	75 feet
Pavement Width	34 feet	40 feet
Movement	Slow Movement	Slow Movement
Design Speed	20 MPH	25 MPH
Pedestrian Crossing Time	5.5 seconds	13 seconds
Traffic Lanes	2 lanes	2 lanes
Parking Lanes	Both Sides parallel @ 7 feet marked, may be perviously paved	Both Sides parallel @ 8 feet marked, may be perviously paved
Curb Radius	10 feet	15 feet
Public Frontage Type	ST, FC, DY/LC, PF	A/G, S/A, ST, FC, DY/LC
Walkway Type	6 foot Sidewalk	6 foot Sidewalk
Planter Type	7 foot Continuous planter with stepped-out tree wells	7 foot Continuous planter with stepped-out tree wells
Curb Type	Curb or Swale *	Curb or Swale *
Landscape Type	Trees at 50' o.c. Avg.	Trees at 30' o.c. Avg.
Transportation Provision	BR	BR, TR

TABLE 4A: Public Frontages - General The Public Frontage is the area between the private lot line and the edge of the vehicular lanes. Dimensions are given in Table 4B (Public Frontages - Specific)

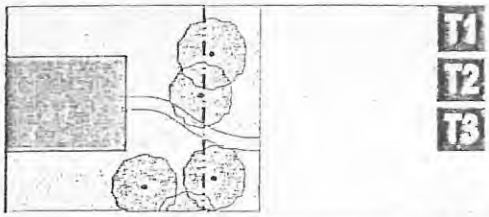
PLAN

LOT PRIVATE FRONTAGE ► | R.O.W. ◄ PUBLIC FRONTAGE

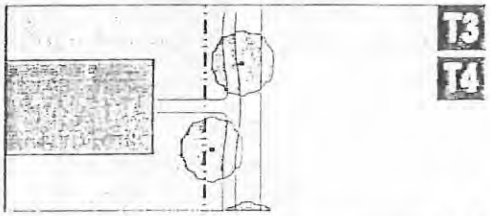
a. (HW) For Highways: This frontage has open swales drained by percolation, bicycle trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.



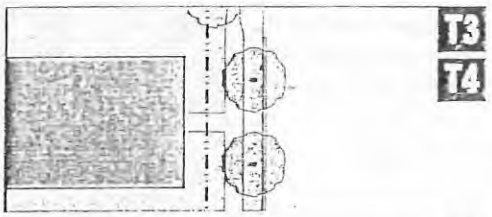
b. (RR) For Rural Roads: This frontage has open swales drained by percolation, without parking. The landscaping consists of multiple tree and shrub species arrayed in naturalistic clusters



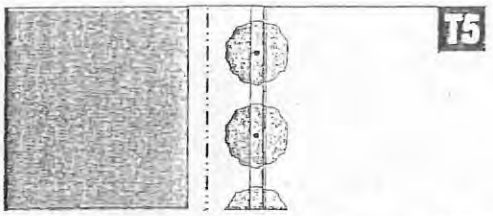
c. (SR) For Standard Roads: This frontage has open swales drained by percolation and a walking path or bicycle trail along one or both sides and yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.



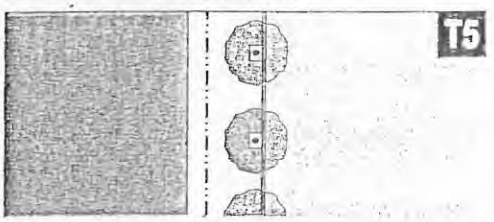
d. (RS) For Residential Street: This frontage has raised curbs drained by inlets and narrow sidewalks separated from the vehicular lanes by a wide continuous planter, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced allee.



e. (SS) (AV) For Standard Streets or Avenues: This frontage has raised curbs drained by inlets and wide sidewalks separated from the vehicular lanes by a narrow continuous planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced allee.



f. (CS) (AV) For Commercial Streets or Avenues: This frontage has raised curbs drained by inlets and very wide sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible but clears the shopfront entrances.



g. (BV) For Boulevards: This frontage has slip roads on both sides. It consists of raised curbs drained by inlets and sidewalks along both sides, separated from the vehicular lanes by planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced allee.

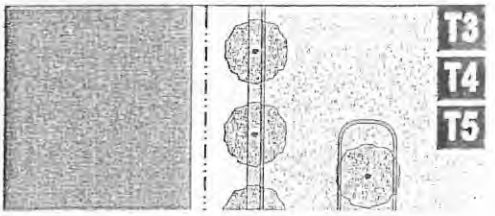


Table 4B: Public Frontages - Specific. This table assembles prescriptions and dimensions for the public frontage elements - curbs, walkways and planters – relative to specific thoroughfare types within Transect Zones. Table 4B-a assembles all of the elements for the various street types. Locally appropriate planting species should be filled in to the calibrated Code.

RURAL ||||||||||||||||||| TRANSECT ||||||||||||||||||| URBAN

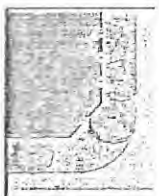
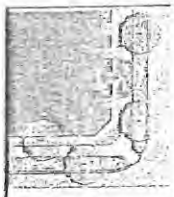
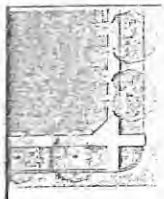
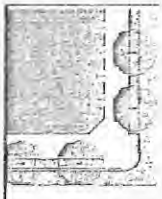
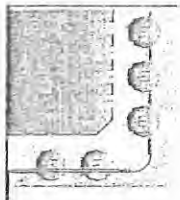
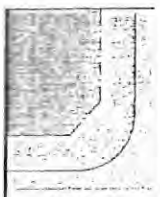
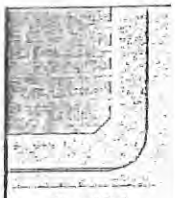
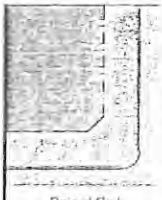
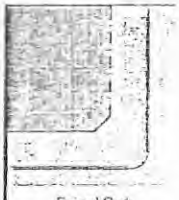
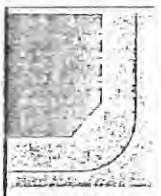
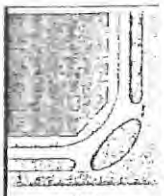
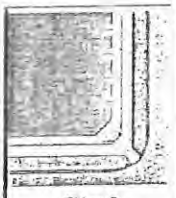
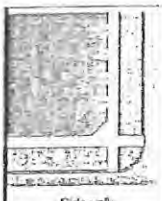
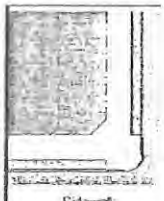
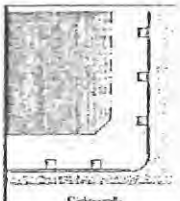
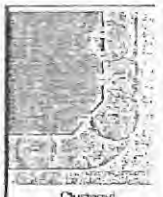
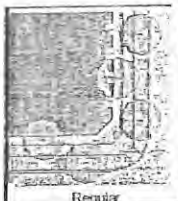
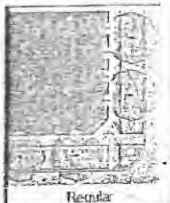
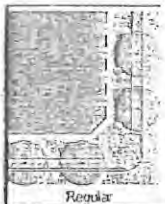
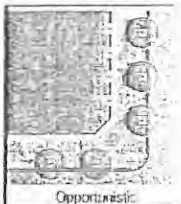
TRANSECT ZONE Public Frontage Type	T1 T2 T3 HW & RR	T1 T2 T3 RR & SR	T3 T4 RS	T4 T5 RS-SS-AV	T5 RS-CS-AV-BV	T5 CS-AV-BV
a. **Assembly:** The principal variables are the type and dimension of curbs, walkways, planters and landscape. Total Width	 16-24 feet	 12-24 feet	 12-18 feet	 12-18 feet	 18-24 feet	 18-30 feet
b. **Curb:** The detailing of the edge of the vehicular pavement, incorporating drainage. Type Radius	 Open Swale 10-30 feet	 Open Swale 10-30 feet	 Raised Curb 5-20 feet	 Raised Curb 5-20 feet	 Raised Curb 5-20 feet	 Raised Curb 5-20 feet
c. **Walkway:** The pavement dedicated exclusively to pedestrian activity. Type Width	 Path Optional n/a	 Path 4-8 feet	 Sidewalk 4-8 feet	 Sidewalk 4-8 feet	 Sidewalk 12-20 feet	 Sidewalk 12-30 feet
d. **Planter:** The layer which accommodates street trees and other landscape. Arrangement Species Planter Type Planter Width	 Clustered Multiple Continuous Swale 8 feet-16 feet	 Clustered Multiple Continuous Swale 8 feet-16 feet	 Regular Alternating Continuous Planter 8 feet-12 feet	 Regular Single Continuous Planter 8 feet-12 feet	 Regular Single Continuous Planter 4 feet-6 feet	 Opportunistic Single Tree Well 4 feet-6 feet
e. **Landscape:** The recommended plant species. Trees Understory	Quercus virginiana - Live Oak Magnolia grandiflora - Bullbay Magnolia Amelanchier arborea - Serviceberry Taxodium distichum - Bald Cypress Pinus palustris - Longleaf Pine Serenoa repens - Saw Palmetto Myrica cerifera 'Fairfax' - Wax Myrtle var. Fairfax Persea palustris - Swamp Redbay Cyrilla racemiflora - Titi Vaccinium elliottii - native blueberry	Quercus virginiana - Live Oak Magnolia grandiflora - Bullbay Magnolia Amelanchier arborea - Serviceberry Taxodium distichum - Bald Cypress Pinus palustris - Longleaf Pine Serenoa repens - Saw Palmetto Myrica cerifera 'Fairfax' - Wax Myrtle var. Fairfax Persea palustris - Swamp Redbay Cyrilla racemiflora - Titi Vaccinium elliottii - native blueberry			Quercus virginiana - Live Oak Magnolia grandiflora - Bullbay Magnolia Amelanchier arborea - Serviceberry Taxodium distichum - Bald Cypress Pinus palustris - Longleaf Pine Serenoa repens - Saw Palmetto Myrica cerifera 'Fairfax' - Wax Myrtle var. Fairfax Persea palustris - Swamp Redbay Cyrilla racemiflora - Titi Vaccinium elliottii - native blueberry	

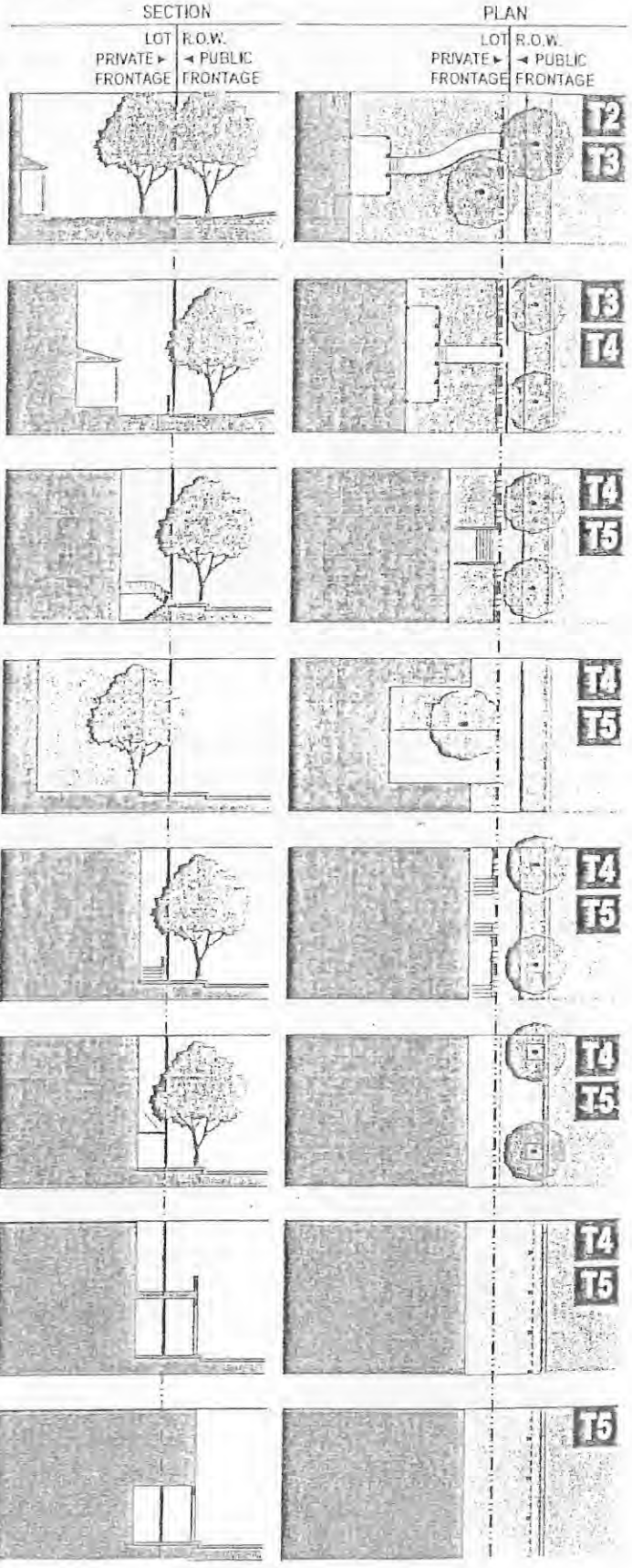
TABLE 5: Public Lighting. Lighting varies in brightness and also in the character of the fixture according to the Transect. The table shows five common types. A listed set of streetlights corresponding to these types would be approved by the utility company and listed on the page.

	T1	T2	T3	T4	T5	SD	Specifications
Cobra Head	▪					▪	Approved Fixture List maintained by City Architect and Urban Design Center
Pipe	▪	▪	▪				Approved Fixture List maintained by City Architect and Urban Design Center
Post		▪	▪	▪		▪	Approved Fixture List maintained by City Architect and Urban Design Center
Column			▪	▪	▪	▪	Approved Fixture List maintained by City Architect and Urban Design Center
Double Column					▪	▪	Approved Fixture List maintained by City Architect and Urban Design Center

TABLE 6: Public Planting. This table shows six common types of street tree shapes and their appropriateness within the Transect Zones.

	T1	T2	T3	T4	T5	SD	Specific Planting
Pole			*	*	*	*	Phoenix canadensis - Canary Island Date Palm * Sabal palmetto - Cabbage Palm * * Sabal louisiana - Short-trunked palmetto * Trachycarpus fortunei - Windmill Palm
Oval	*	*	*	*	*	*	Magnolia grandiflora - Bullbay Magnolia * Magnolia virginiana - Sweetbay * Nyssa sylvatica - Black Tupelo Pinus glabra - Spruce Pine * Pinus palustris - Longleaf Pine (specimen, slow) Quercus hemisphaerica 'Darlington' - Laurel Oak Quercus nuttalli - Nuttall Oak Taxodium ascendens - Pond Cypress *
Ball	*	*	*				Amelanchier arborea - Serviceberry (flowers) Fraxinus pennsylvanica - Green Ash (quick) Ostrya virginiana - American Hophornbeam Persea borbonia - Redbay Quercus phellos - Willow Oak
Pyramid	*	*	*	*			Acer buergerianum - Trident Maple (small) * Halesia diptera - Silverbell (white flowers) Juniperus virginiana - Eastern Red Cedar Liquidamber styraciflua - Sweetgum Nyssa biflora - Swamp Tupelo * Nyssa aquatica - Water Tupelo * Pinus elliottii - Slash Pine (specimen, quick) * Taxodium distichum - Bald Cypress *
Umbrella	*	*	*	*	*	*	Fagus grandifolia - American Beech Pinus elliotti - Slash Pine (clustered, quick) * Pinus palustris - Longleaf Pine (clustered, slow) Quercus virginiana - Live Oak (large) * Quercus geminata - Sand Live Oak (dwarf)
Vase		*	*	*	*		Carya glabra - Pignut Hickory Lagerstroemia fauriei vars. 'Fantasy', 'Kiowa', 'Townhouse' - Japanese Crepemyrtle** * Lagerstroemia X fauriei vars. 'Biloxi', 'Choctaw', 'Basham's Party Pink', 'Miami', 'Wichita' - National Arboretum Hybrid Crepemyrtle** * Pistacia chinensis - Chinese Pistache* Quercus virginiana 'Highrise' or 'QVTIA' - Live Oak cultivar 'Highrise' or 'QVTIA' (large) * Ulmus alata - Winged Elm

TABLE 7: Private Frontages. The Private Frontage is the area between the building and the lot lines.



a. **Common Yard:** a frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.

b. **Porch & Fence:** a frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains the demarcation of the yard. The porches shall be no less than 8 feet deep.

c. **Terrace or Light Court:** a frontage wherein the facade is set back from the frontage line by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes.

d. **Forecourt:** a frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.

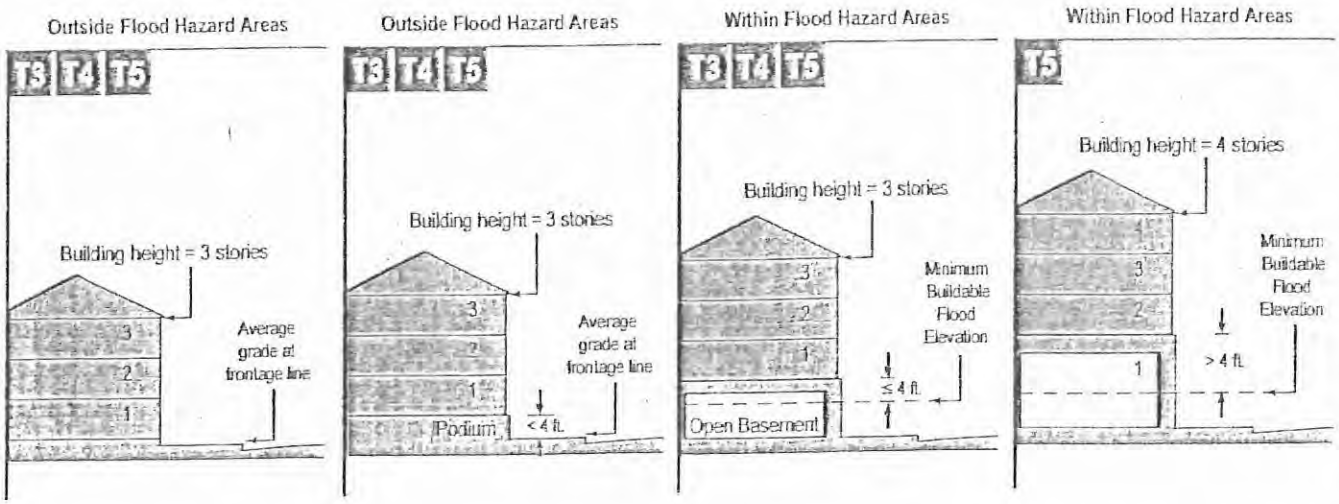
e. **Stoop:** a frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.

f. **Shopfront and Awning:** a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.

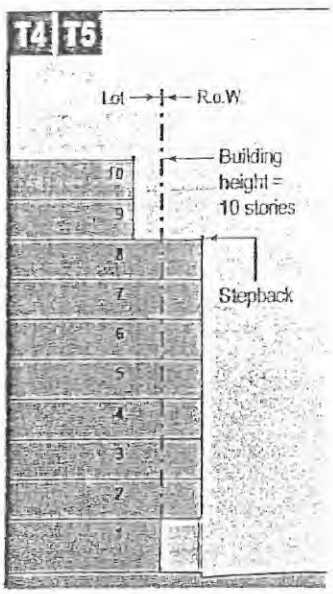
g. **Gallery:** a frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.

h. **Arcade:** a frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.

TABLE 8: Building Configuration. This table illustrates how building heights are measured under the SmartCode. *The heights shown in this table are for illustrative purposes only and may not reflect the building height limits specified in this Code. Accurate height limits appear in Table 14 and in Sections 5.3.11, 5.4.11, and 5.5.11.* The vertical extent of a building is measured by number of Stories, not including a raised Basement or Podium of 4 feet or less, or a habitable Attic. In Transect Zones T3 through T4, maximum height for each Story is 14 feet, floor to floor (floor to ceiling, clear, for the top floor). In Transect Zones T5, the maximum height for the first Story is 16 feet; the maximum is 14 feet for Stories other than the first.



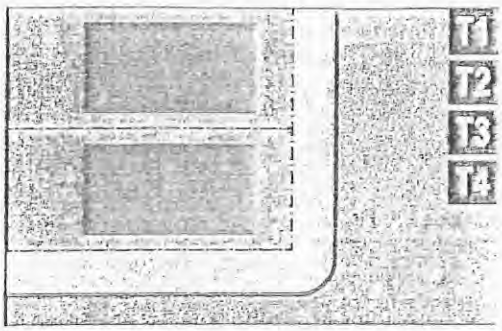
For structures outside the Flood Hazard Zones specified in the City's Flood Damage Prevention Ordinance, height is measured from the average natural grade at the primary Frontage setback line to the eaves of a pitched roof or to the surface of a flat roof. For structures inside areas regulated by the City's Flood Damage Prevention Ordinance, height is measured from the Minimum Buildable Elevation for the site. The upper portion of an uninhabited Basement level or Podium may raise the starting point for the height measurement by up to 4 feet. In Zones T3 and T4, the first floor may not be more than 4 feet above the Height Baseline. In Zones T5, a lower level which raises the first floor above the Height Baseline by more than 4 feet counts as a complete additional Story toward the maximum building height limit. Note that in the figures above heights indicated may not be indicative of applicable limits.



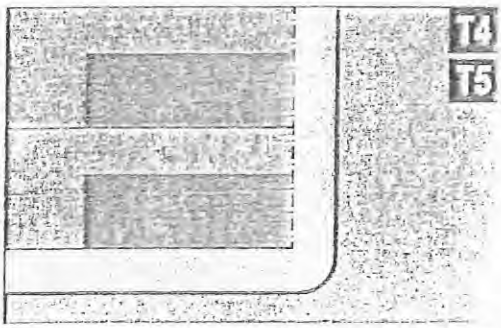
The T4 and T5 Transect Zones have additional height provisions:
(1) Height limits may be adjusted upward by the use of Density Transfers and Density Bonuses in some areas for some Zones T5; see Article 5 for additional details.
(2) The applicable Community Plan may stipulate Stepback and Buildout-at-Height requirements. The illustration at right shows the example of a Stepback above the 8th Story. Note the heights indicated at right may not be indicative of applicable limits.

TABLE 9: Building Disposition. This table approximates the location of the structure relative to the boundaries of each individual lot, establishing suitable building types for each Transect Zone.

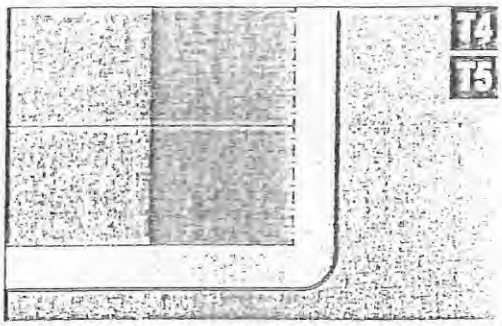
a. **Edgeyard:** Specific Types - Single family Houses, Cottages, Villas, Estate Houses, urban Villas. A building that occupies the center of its lot with setbacks on all sides. This is the least urban of types as the front yard sets it back from the frontage, while the side yards weaken the spatial definition of the public thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed backbuilding and/or outbuilding.



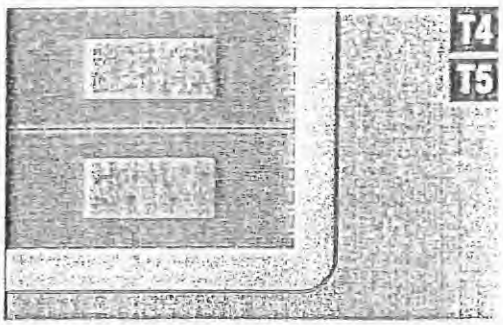
b. **Sideyard:** Specific Types - Charleston Single Houses, zero-lot-line houses. A building that occupies one side of the lot with the setback to the other side. The visual opening of the side yard on the street frontage causes this building type to appear freestanding. A shallow frontage setback defines a more urban condition. If the adjacent building is similar with a blank party wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze.



c. **Rearyard:** Specific Types - Townhouses, Rowhouses, Live-Work units, perimeter blocks. A building that occupies the full frontage, leaving the rear of the lot as the sole yard. This is a very urban type as the continuous facade steadily defines the public thoroughfare. The rear elevations may be articulated for functional purposes. In its residential form, this type is the rowhouse. For its commercial form, the rear yard can accommodate substantial parking.



d. **Courtyard:** Specific Types - Patio Houses. A building that occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas. (Patio Houses)



e. **Specialized:** A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.

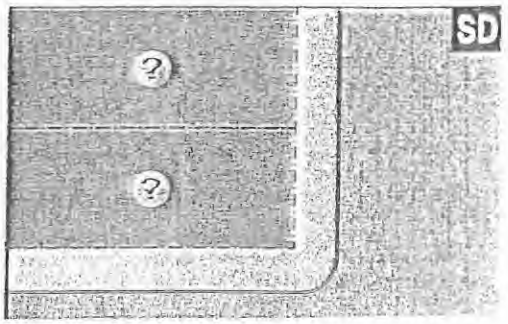


TABLE 9A: Cottage Court Special Building Type Disposition. See Section 5.4.13 for details.

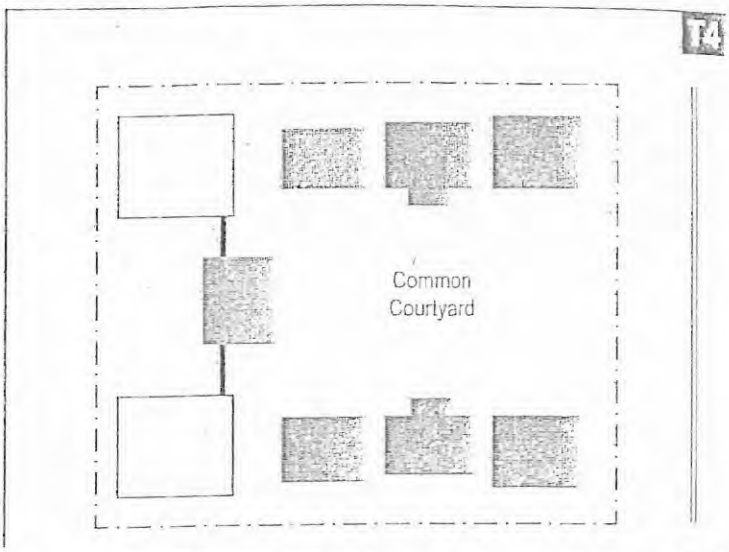
a. **Cottage Court, Example 1:** An array of 4 to 12 Cottages along with up to 4 Outbuildings around a common courtyard constitutes a Cottage Court Special Building Type. The Cottages may be arrayed around up to three sides of the common courtyard, with the front of the courtyard always abutting the street.

This example shows 7 Cottages defining the courtyard with two Outbuildings, one with Limited Office and the other a storage unit. The central area between Outbuildings is a surface parking area, and is screened from the courtyard by walls and by the Cottage at the end of the courtyard.

Screening Fence or Wall

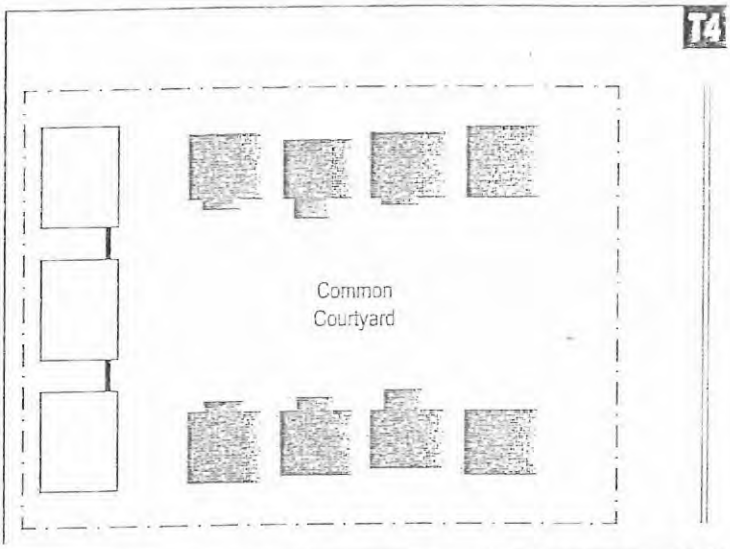
Cottage Unit

Ancillary Outbuilding



b. **Cottage Court, Example 2:** Cottages must be arranged to define at least the sides of the common courtyard. Outbuildings are confined to the Fourth Layer and the rear of the courtyard, but may be used to define the rear boundary of the courtyard in combination with fencing, walls, or other screening.

This example shows 8 Cottages and 3 Outbuildings defining the courtyard. The central Outbuilding is a Carriage House, with storage on the ground floor and two Residential units above. The outer two Outbuildings are garages. This Cottage Court contains 10 Residential units total.



c. **Cottage Court Disposition Requirements:** This figure indicates various setback and other dispositional dimensions.

a: Front setback, determined by Transect Zone requirements
b: Rear setback, determined by Transect Zone requirements
c: Side setback = 3 feet minimum in all Zones
d: Distance between Cottages = 6 feet minimum
e: Distance between Outbuildings and other buildings = 10 feet minimum
f: Courtyard depth = 40 feet minimum
g: Courtyard width = 75 feet maximum, 16 feet minimum
h: Unobstructed Courtyard Width = 16 feet minimum

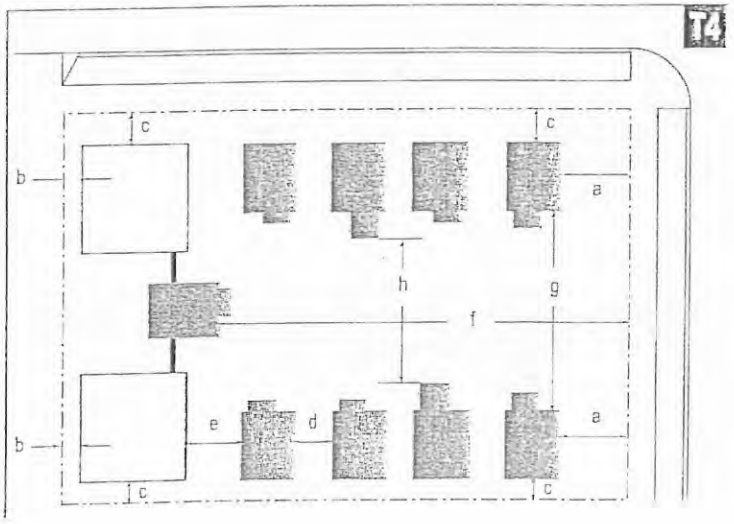


TABLE 10: Specific Function. This table delegates specific Functions within Transect Zones and makes specific functions available for incorporation into Special Districts, and it should be used in conjunction with Table 11. Zone T3V Building Functions are identical to those of T3E except that Multi-Family

a. RESIDENTIAL	T1	T2	T3E	T3R	T4L	T4+	T5	SD
Apartment Building	×	×	×	×	□	□	□	×
Row House	×	×	×	×	○	□	□	×
Duplex House	×	×	×	×	□	□	□	×
Sideyard House	×	×	×	◆	○	□	□	×
Cottage Court	×	×	×	◆	○	□	×	×
Single-Family House	×	□	□	□	□	□	□	×
Estate House	×	□	□	×	×	×	×	×
Multi-family Estate	×	×	×	×	×	×	×	×
Accessory Unit	×	○	□	□	□	□	□	×
Manufactured House	×	×	×	×	×	×	×	◆
Temporary Tent	×	×	×	×	×	×	×	×
Live-Work Unit	×	○	□	□	□	□	□	◆

b. LODGING								
Hotel (no room limit)	×	×	×	×	×	×	□	◆
Inn (up to 12 rooms)	×	◆	×	×	□	□	□	×
Bed & Breakfast (up to 5 rooms)	×	◆	×	◆	□	□	□	×
S.R.O. Hostel	×	×	×	×	×	×	×	◆
School Dormitory	×	×	×	×	□	□	□	□

c. OFFICE								
Office Building	×	×	×	×	×	□	□	□
Suite in Building	×	◆	×	×	□	□	□	□
Work-Live Unit	×	×	◆	◆	□	□	□	◆

d. RETAIL								
Open-Market Building	×	□	×	×	□	□	□	□
Retail Building	×	×	×	×	×	□	□	□
Display Gallery	×	×	×	×	□	□	□	□
Restaurant	×	×	×	×	□	□	□	□
Kiosk	×	×	×	×	□	□	□	□
Nightclub	×	×	×	×	×	×	◆	◆
Pawn Shop	×	×	×	×	×	×	×	◆
Adult Entertainment	×	×	×	×	×	×	×	◆

e. CIVIC								
Bus Shelter	×	×	□	□	□	□	□	□
Convention Center	×	×	×	×	×	×	×	□
Conference Center	×	×	×	×	×	×	□	□
Library or Musuem	×	×	×	×	□	□	□	□
Live Theater	×	×	×	×	×	□	□	□
Movie Theater	×	×	×	×	×	×	□	□
Outdoor Auditorium	×	◆	×	×	×	×	◆	□
Parking Structure	×	×	×	×	×	□	□	□
Passenger Terminal	×	×	×	×	×	◆	□	□
Sports Stadium	×	×	×	×	×	×	×	□
Surface Parking Lot	×	◆	◆	×	□	□	□	□
Religious Assembly	×	×	×	×	◆	○	□	□

f. OTHER: AGRICULTURE	T1	T2	T3E	T3R	T4L	T4+	T5	SD
Grain Storage	×	□	×	×	×	×	×	□
Livestock Pen	◆	□	×	×	×	×	×	◆
Greenhouse	◆	□	A	A	×	×	×	□
Stable	◆	□	A	A	×	×	×	◆
Kennel	◆	□	A	A	◆	◆	◆	◆

f. OTHER: AUTOMOTIVE								
Gasoline	×	◆	×	×	×	◆	◆	□
Automobile Service	×	×	×	×	×	◆	◆	□
Truck Maintenance	×	×	×	×	×	◆	◆	□
Drive-Through Facility	×	×	×	×	×	◆	◆	□
Rest Stop	□	□	×	×	×	×	×	◆
Roadside Stand	□	□	×	×	×	×	×	◆
Billboard	×	×	×	×	×	×	×	◆
Shopping Center	×	×	×	×	×	×	×	□
Shopping Mall	×	×	×	×	×	×	×	□

f. OTHER: CIVIL SUPPORT								
Fire Station	×	×	□	□	□	□	□	□
Police Station	×	×	×	×	□	□	□	□
Cemetery	×	□	◆	◆	◆	×	×	□
Funeral Home	×	×	×	×	○	□	□	□
Hospital	×	×	×	×	×	×	◆	□
Medical Clinic	×	×	×	×	◆	○	□	□

f. OTHER: EDUCATION								
College	×	×	×	×	×	◆	◆	□
High School	×	×	×	×	◆	◆	◆	□
Trade School	×	×	×	×	×	◆	◆	□
Elementary School	×	×	×	◆	□	□	□	□
Other - Childcare Center	×	◆	×	◆	□	□	□	◆

f. OTHER: INDUSTRIAL								
Heavy Industrial Facility	×	×	×	×	×	×	×	□
Light Industrial Facility	×	×	×	×	×	×	◆	□
Truck Depot	×	×	×	×	×	×	×	□
Laboratory Facility	×	×	×	×	×	×	◆	□
Water Supply Facility	×	×	×	◆	◆	◆	×	□
Sewer and Waste Facility	×	×	×	◆	◆	◆	×	□
Electric Substation	◆	◆	◆	◆	◆	◆	◆	□
Antenna Tower	◆	◆	×	×	×	×	◆	□
Cremation Facility	×	×	×	×	×	×	×	□
Warehouse	×	×	×	×	×	×	◆	□
Produce Storage	×	×	×	×	×	×	×	□
Mini-Storage	×	×	×	×	×	×	×	□

□ BY RIGHT ○ BY WARRANT

× PROHIBITED

◆ BY PLANNING COMMISSION APPROVAL

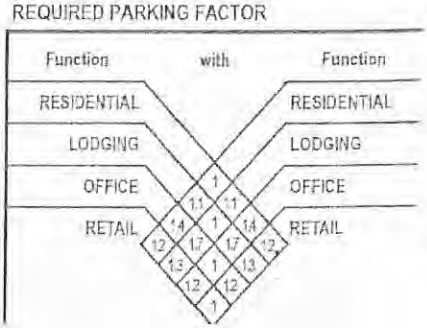
	Restricted	Limited	Open
a. RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Ancillary Building (ADU). A single owner must own both dwellings and occupy one of them. ADU parking requirements are identical to those for Home Occupation.	Limited Residential: The number of dwellings on each Lot is subject to residential-use parking requirements and Density Limits. An Outbuilding used as an Ancillary Dwelling Unit does not count toward the Total Density Allowance of the lot if the principal building is a single family residnece and the owner resides on the lot.	Open Residential: The number of dwellings on each Lot is limited by the parking requirement any any applicable Density Limits. Ancillary Dwelling Units must be counted toward the Total Density Allowance of the lot.
b. LODGING	Restricted Lodging: The number of bedrooms available on each lot for lodging is limited by the lodging-use parking requirement, in addition to the parking requirement for the dwelling, not to exceed five (5) bedrooms, subject to Planning Commission approval. Food service may be provided in the a.m. The maximum length of stay may not exceed ten days.	Limited Lodging: The number of bedrooms available on each lot for lodging is limited by the lodging-use parking requirement, up to twelve (12) bedrooms, in addition to the parking requirement for the dwelling, and in addition to any applicable Density Limits. Food service may be provided in the a.m. The Maximum length of stay shall not exceed 10 days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the lodging-use parking requirement and any applicable Density Limits. Food service may be provided at all times.
c. OFFICE	Restricted Office or Live-Work: The only office use permitted is Home Occupation. The building area available for office use in each Live-Work unit is restricted to one story only of the principal or the ancillary building. The work quareters shall be invisible from the frontage. The business may employ one person other than the owner, with no walk-in trade.	Limited Office: The building area available for office use on each Lot is limited to either of the first two stories of the Principal Building and to the ancillary building, and by the office use parking requirement, in addition to the parking requirement for each dwelling, and to any applicable Density Limits. Home Occupation is permitted under the Limited Office regime.	Open Office: The building area available for office use on each lot is limited by the parking requirement and by applicable Density Limits. Under Open office use, parking requirements may be satisfied by spaces in parking areas more than 1/4 mile from the site if transit is provided to the remote parking area, subject to approval by Warrant. Home Occupation is permitted.
d. RETAIL	Restricted Retail: The building area available for retail use is restricted to one block corner location at the first story for each 300 dwelling units and by the retail-use parking requirement, in addition to the parking requirement of each dwelling. This specific use shall be further limited to Neighborhood Store or food service seating of no more than 20. Retail use shall further require Planning Commission approval.	Limited Retail: The building area available for retail use is limited to the first story of buildings at corner location, not more than one per block, and by the retail-use parking requirement, in adition to the parking re3quirement of each dwelling and any applicable Denity Limits. The specific use shall be further limited to Neighborhood Store, or food service seating no more than 40.	Open Retail: The building area available for Retail use is limited by the retail-use parking requirement, and by any applicable Density Limits.
e. CIVIC, F, OTHER	See Table 10	See Table 10	See Table 10

TABLE 12: Parking Calculations. The Required Parking table summarizes the parking requirements for each site, or conversly, the amount of building allowed on each site given the parking available.

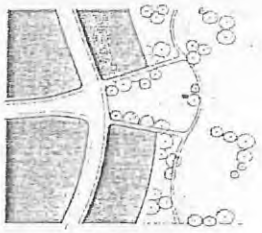
REQUIRED PARKING (See Table 10)

	T2 T3R T3E T3V	T4L T4+	T5C T5H
RESIDENTIAL	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling
LODGING	1.0 / dwelling	1.0 / dwelling	1.0 / dwelling
OFFICE	3.0 / 1,000 sq.ft.	3.0 / 1,000 sq.ft.	2.0 / 1,000 sq.ft.
RETAIL	4.0 / 1,000 sq.ft.	4.0 / 1,000 sq.ft.	3.0 / 1,000 sq.ft.
HOME OCCUPATION	1.0 spaces	1.0 spaces	0.0 spaces
CIVIC & OTHER	To be determined by Warrant		

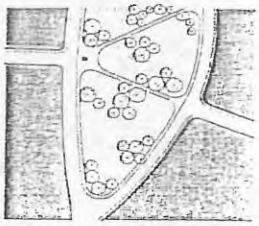
REQUIRED PARKING FACTOR



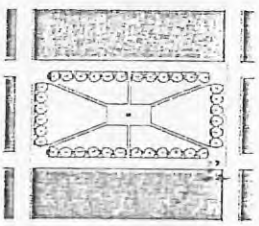
Nature Park: a natural preserve available for unstructured recreation. A nature park may be independent of surrounding building Frontages. Its landscape should consist of paths and trails, meadows, woodland and open shelters, all naturalistically disposed. Nature parks may be linear, following the trajectories of natural corridors. T1,T2,T3



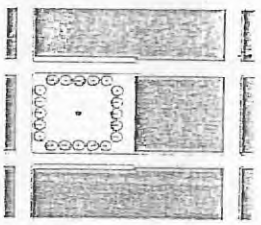
Green: an open space fronted by public streets, available for unstructured recreation. A green should be spatially defined by landscaping. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 2 acres and the maximum shall be 15 acres. Smaller Greens may be approved by Warrant in Infill Communities. T3,T4,T5



Square: an open space, available for civic purposes and commercial activities. A square is spatially defined by building frontages. Its landscape should consist primarily of pavement and few trees formally disposed. It should be located at the intersection of important streets. The minimum size should be 1 acre and the maximum shall be 5 acres. Smaller Squares may be approved by Warrant in Infill Communities. T4,T5,T6



Plaza: an open space, available for unstructured recreation and civic purposes. A plaza should be spatially defined by building frontages. Its landscape should consist primarily of pavement and few trees formally disposed. It shall be located at the intersection of important streets. The minimum size should be 1 acre and the maximum should be 2 acres. Smaller Plazas may be approved by Warrant in Infill Communities. T5,T6



Playground: an open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds should be interspersed within residential areas and may be placed within a block. Playgrounds may be included within Parks and Greens. There should be no minimum size and the maximum shall be 1 acre. A **Pocket Park** is size-wise identical to a Playground and may be substituted anywhere a Playground is required, but is designed for the use of adults, with benches, lighting, trash receptacles, and commonly more elaborate landscaping and use of public art than is typical of other Civic Spaces. T1-T6

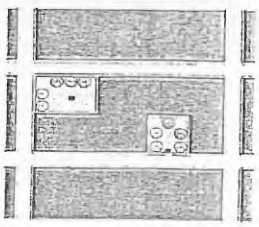
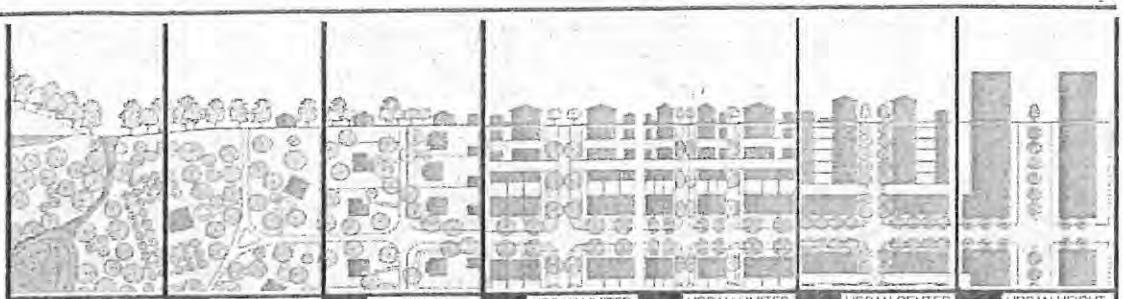


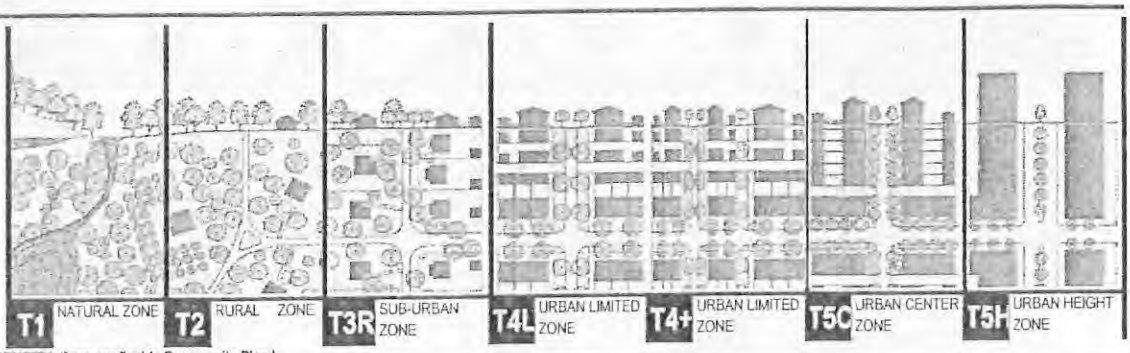
TABLE 14A-F: Summary of Transect Zones - Community-Scale Design Parameters. This part of Table 14 summarizes the Transect Zone parameters used in designing Communities and in laying out Community Plans. Once determined by a particular Community Plan, values for the Maximum Building Scale Densities should be entered in the blank spaces on Table 14G-M (following page) for incorporation into the Community Plan.



	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4L URBAN LIMITED ZONE	T4+ URBAN LIMITED ZONE	T5C URBAN CENTER ZONE	T5H URBAN HEIGHT ZONE
a. ALLOCATION OF ZONES for NEW COMMUNITIES by area (see Section 3.1 and Table 2)							
CLD	no minimum*	(50%-T1) min*	0 - 30%	10-30%	10-30%	prohibited	prohibited
TND	no minimum	no minimum	10 - 40%	20-50%	20-40%	10 - 30%	prohibited
RCD	no minimum	prohibited	prohibited	0-20%	10-30%	50-90%	prohibited
TOD	no minimum	prohibited	prohibited	0-10%	10-30%	60-90%	0-5%
							*T1 & T2 must be greater than 50% of a CLD
b. GROSS EQUIVALENT DENSITIES for NEW COMMUNITIES (see Section 3.4)							
By-Right Limit	1 EHU/ 100 ac. Avg.	1 EHU/ 100 ac. gross	5 EHU/ ac. gross	10 EHU/ ac. gross	15 EHU/ ac. gross	25 EHU/ ac. gross	30 EHU/ ac. gross
Absolute Limit	by PCA*	by PCA*	8 EHU/ ac. gross	15 EHU/ ac. gross	25 EHU/ ac. gross	35 EHU/ ac. gross	45 EHU/ ac. gross
Other Functions	by PCA*	by PCA*	0-10%	10-25%	30- 65%	40 - 75%	20-85%
							*by Planning Commission Aporoval
c. MAXIMUM BUIDING-SCALE for INFILL COMMUNITIES (see Section 4.4)							
By-Right Limit	Variance required	Warrant required	1 EHU/ lot except T3V	12 EHU/ ac. Net	18 EHU/ ac. Net	30 EHU / ac. Net	36 EHU / ac. Net
Absolute Limit*	not applicable	not applicable	not applicable	18 EHU/ ac. Net	30 EHU / ac. Net	60 EHU / ac. Net	75 EHU / ac. Net
							*Within Designated Receiving Areas
d. BLOCK SIZE							
Block Perimeter	no maximum	no maximum	3,000 ft. max.	2,400 ft. max.	2,400 ft. max.	2,000 ft. max.	2,000 ft. max. *
							* 3,000 ft. max. with parking structures
e. PUBLIC FRONTAGES (See Table 4)							
HW & RR	permitted	permitted	permitted	prohibited	prohibited	prohibited	prohibited
BV	prohibited	prohibited	permitted	permitted	permitted	permitted	permitted
SR	prohibited	prohibited	permitted	permitted	prohibited	prohibited	prohibited
RS	prohibited	prohibited	permitted	permitted	permitted	prohibited	prohibited
SS & AV	prohibited	prohibited	prohibited	prohibited	permitted	permitted	permitted
CS & AV	prohibited	prohibited	prohibited	prohibited	prohibited	permitted	permitted
Rear Lane	permitted	permitted	permitted	permitted	permitted	prohibited	prohibited
Rear Alley	prohibited	prohibited	permitted	required	required	required	required
Path	permitted	permitted	permitted	permitted	permitted	prohibited	prohibited
Passage	prohibited	prohibited	permitted	permitted	permitted	permitted	permitted
Bicycle Trail	permitted	permitted	permitted	prohibited*	prohibited*	prohibited*	prohibited*
Bicycle Lane	permitted	permitted	permitted	permitted	permitted	prohibited	prohibited
Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted	permitted
							* out permitted with Open Spaces
f. CIVIC SPACES (See Table 13)							
Park	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Green	prohibited	prohibited	permitted	permitted	permitted	permitted	permitted
Square	prohibited	prohibited	prohibited	permitted	permitted	permitted	permitted
Plaza	prohibited	prohibited	prohibited	prohibited	prohibited	permitted	permitted
Playground	permitted	permitted	permitted	permitted	permitted	permitted	permitted

ARTICLE 2,3,4

TABLE 14G-M: Summary of Transect Zones - Building-Scale Design Parameters. This part of Table 14 summarizes the Transect Zone parameters required for design of buildings on individual lots. Once determined by a particular Community Plan, values for the Maximum Building Scale Densities should be entered in the blank spaces at 14G. For an Existing-Community Plan, these values must be as in 14C; for New Community Plans they are calculated according to Section 3.4.



	T1 NATURAL ZONE	T2 RURAL ZONE	T3R SUB-URBAN ZONE	T4L URBAN LIMITED ZONE	T4+ URBAN LIMITED ZONE	T5C URBAN CENTER ZONE	T5H URBAN HEIGHT ZONE
G. MAXIMUM BUILDING-SCALE DENSITY (from applicable Community Plan)							
By-Right Limit	Variance required	Warrant required	1 EHU / lot				
Absolute Limit	not applicable*	not applicable*	not applicable*				
					*Ineligible for application of Building-Scale Density Transfer and Bonuses		
H. LOT OCCUPATION							
Lot Width	by PCA*	by Warrant	60 ft. min.**	24 ft. min 96 ft. max	18 ft. min 96 ft. max	18 ft. min 180 ft. max	18 ft. min 180 ft. max
Lot Coverage	by PCA*	by Warrant	60% max.**	70% max	70% max	90% max	90% max
		*by Planning Commission Approval		**Zone T3E and T3V Lot Occupation requirements differ; see Section 5.3.11b			
I. BUILDING SETBACK							
Front Setback	by PCA*	48 ft. min	20 ft. min**	6 ft. min 24 ft. max	0 ft. min 18 ft. max	0 ft. min 12 ft. max	0 ft. min 12 ft. max
Side Setback	by PCA*	20 ft. min	5 ft. min**	3 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 24 ft. max	0 ft. min 24 ft. max
Rear Setback	by PCA*	96 ft. min	5 ft. min**	3 ft. min	3 ft. min	3 ft. min	3 ft. min
		*by Planning Commission Approval		**Zone T3E and T3V Setbacks differ; see Section 5.3.11b			
J. BUILDING TYPE (see Table 9)							
Edgeyard	permitted	permitted	permitted	permitted	permitted	prohibited	prohibited
Sideyard	prohibited	prohibited	by Warrant	by Warrant	permitted	permitted	permitted
Rearyard	prohibited	prohibited	prohibited	by Warrant	permitted	permitted	permitted
Courtyard	prohibited	prohibited	prohibited	by Warrant	permitted	permitted	permitted
Cottage Court	prohibited	prohibited	prohibited	by Warrant	permitted	prohibited	prohibited
K. PRIVATE FRONTAGES (see Table 7)							
Common Yard	not applicable	permitted	permitted	permitted	prohibited	prohibited	prohibited
Porch & Fence	not applicable	prohibited	permitted	permitted	permitted	prohibited	prohibited
Terrace/Light Ct.	not applicable	prohibited	prohibited	permitted	permitted	permitted	permitted
Forecourt	not applicable	prohibited	prohibited	permitted	permitted	permitted	permitted
Stoop	not applicable	prohibited	prohibited	permitted	permitted	permitted	permitted
Shopfront/Awning	not applicable	prohibited	prohibited	permitted	permitted	permitted	permitted
Gallery	not applicable	prohibited	prohibited	permitted	permitted	permitted	permitted
Arcade	not applicable	prohibited	prohibited	prohibited	prohibited	permitted	permitted
L. BUILDING HEIGHT (see Table 8)							
Principal Building	not applicable	3 stories max	2* stories max	3 stories max	3 stories max	4** Stories max, 2 min	5** Stories max, 2 min
Outbuilding	not applicable	2 stories max	2 stories max	2 stories max	2 stories max	2 Stories max	2 Stories max
M. BUIDING FUNCTION (see Tables 10 & 11)		*Zone T3E/T3V limits differ; see Section 5.3.11b		**Density Transfers and Bonuses may alter height limits in some districts			
Residential	prohibited	restricted use	restricted use	limited use	limited use	open use	open use
Lodging	prohibited	restricted use	restricted use*	limited use	limited use	open use	open use
Office	prohibited	prohibited	restricted use	limited use	open use	open use	open use
Retail	prohibited	prohibited	restricted use	limited use	open use	open use	open use
						*Lodging Restrictions vary, see tables 5.3.11a, 5.3.11b, and 5.3.11c.	

ARTICLE 5

This Article provides definitions for terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Article, then the Planning Office shall determine the correct definition of the term.

DEFINITIONS

Absolute Maximum Building- Scale Density: A parameter of a Transect Zone or district which conveys the maximum number of Equivalent Housing Units per unit Lot-Level Area which can be constructed on lots within the district or Zone, independent of how the Density Rights were acquired. For each lot in the district the Absolute Maximum Building-Scale Density, along with the lot's area, determines the Absolute Maximum Density Allowance for the lot.

See *Maximum Building-Scale Density.*

Absolute Maximum Density Allowance: The maximum number of Equivalent Housing Units which may be constructed on a lot through any means, including by Right, by Density Transfer, or by Density bonus. The Absolute Maximum Density Allowance is determined by multiplying the appropriate Absolute Maximum Building- Scale Density by the area of the lot. Under no circumstances may a lot's Density Allowance exceed the lot's Absolute Maximum Density Allowance.

See also *Lot Density Allowance, By-right Density Allowance.*

Acquired Density Allowance: a number of Equivalent Housing Units which may be constructed on a lot as a result of acquisition of Density Rights through Density Transfer or Density Bonus. The Lot Density Allowance is the sum of the Acquired and By-Right Density Allowances.

Advisory Flood Hazard Area: one of several Flood Hazard Areas which may be identified and regulated by the city of Pass Christian's Flood Damage Prevention Ordinance. See the Flood Damage Prevention Ordinance for a detailed description.

Additional Height Allowance: a number of Stories beyond the Maximum By-Right Height Limit for the assigned Transect Zone which may be constructed on a lot within a Density Receiving Area as a result of obtaining a particular Acquired Density Allowance. The relationship between a particular Additional Height Allowance and the Acquired Density Allowance which permits it is determined by the Height- Density Breakpoint Table of the Community Plan.

See also *Height-Density Breakpoint Table.*

Affordable Housing: dwellings consisting of rental or for-sale units which are economically accessible to a family earning 80% or less of Area Median Income, where economic accessibility is defined to mean that rent (in the case of rental units) or mortgage, amortization, taxes, and property insurance (in the case of for-sale units) consume 30% or less of the family's gross income (33% where Unbundled parking must be secured).

Affordable Housing Trust (AHT): a non-profit organization whose purpose is the managing and providing for-rent affordable housing units in an area.

Allee: a regularly spaced and aligned row of trees usually planted along a thoroughfare or pedestrian path.

Ancillary Dwelling Unit (ADU): an apartment not greater than the larger of 750 square feet or 40% of the Enclosed Habitable Floor Space of the primary residence on the lot, but in no event shall it exceed 1200 square feet, which shares the ownership and utility connections with a Principal Building. An Ancillary Unit may or may not be within an Outbuilding. Entry to an ADU which Is attached to the Principal Building shall not be visible from the Frontage Line. Under Restricted Residential Function (single family) the owner of the property must occupy either the ADU or the principal dwelling. Ancillary Units do not count toward maximum density calculations. (See Tables 11, 12, and 16) Maximum square footage may be adjusted by Variance.

Apartment: a dwelling unit sharing a building and a Lot with other units and/or uses. Apartments may be for rent or for sale as condominiums.

Approved Affordable Housing Provider (AAHP): an Affordable Housing Trust or Community Land Trust which has been approved by the City for certification and management of Affordable Housing within the City of Pass Christian.

Approved Conservation Trust: a Conservation Land Trust which has been approved by the City to help guarantee the enforcement vacation of Density Rights from Density Donor properties by means of acquisition of perpetual conservation easements on such properties.

Architectural Review: a component of the building-scale approval process by which the City Architect or other designated design professional evaluates the compliance of exterior architectural and design aspects of a plan with specified standards or guidelines, generally either the Community Architectural Guidelines within a Community Planning Area or Conservation District, or Historical Architectural Guidelines within an Historic District.

Area Median Income (AMI): U.S. Department of Housing and Urban Development's measure of median gross family income for the Biloxi-Gulfport-Pascagoula Metropolitan Statistical Area, adjusted annually.

Attic: an interior space that occurs within a pitched roof structure, whether conditioned or unconditioned. An Attic may include only a single floor of habitable space.

Avenue (AV): a thoroughfare of high vehicular capacity and low speed. Avenues are short distance connectors between urban centers. Avenues may be equipped with a landscaped median. Avenues become collectors upon existing urban areas.

Backbuilding: a single-story structure connecting a Principal Building to an Outbuilding. (See Table 16)

Basement: any level of a structure of which less than 4 feet of the height (measured to the finish floor of the story above) extends above the Height Baseline for the structure. For the purpose of this definition a Basement need not be closed.

Bed and Breakfast: an owner-occupied Lodging type offering 1 to 5 bedrooms, permitted to serve breakfast in the mornings to guests.

Bicycle Lane (BL): a dedicated lane intended for use of bicycles running within a moderate speed vehicular thoroughfare, demarcated by striping.

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

Bicycle Trail (BT): a bicycle way running independently of a high-speed vehicular thoroughfare.

Billboard: A panel for the display of advertisements in public places, such as alongside highways or on the sides of buildings.

Block: the aggregate of private lots, passages, rear lanes and alleys, circumscribed by thoroughfares or waterway.

Block Face: the aggregate of all the building facades on one side of a block. The Block Face provides the context or establishing architectural harmony.

Boulevard (BV): a Thoroughfare designed for high vehicular capacity and moderate speed. Boulevards are long distance thoroughfares that transverse urbanized areas. Boulevards are usually equipped with Slip Roads buffering Sidewalks and buildings. Boulevards become arterials upon exiting urban areas.

Brownfield: an area previously used primarily as an industrial site.

Building Configuration: the form of a building, based on its massing, private frontage and height.

Building Deposition: the placement of a building on its lot (See Table 9).

Building Function: the uses accommodated by a building and its lot. Functions are categorized as Restricted, Limited, or Open, according to the intensity of the use (See Table 10&11).

Building Height: the vertical extent of a building, measured in Stories from the Height Baseline for the building, not including a habitable Attic or up to 4 feet of allowed elevation between the finish surface of the first floor and the Height Baseline. Building height shall be measured from the Height Baseline to the eaves of a pitched roof or to the top of a flat roof (See Table 8), and does not include masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. A single story may not exceed the max of 14 or in some cases 16 feet as specified in Article 5, such measure to include space occupied by any duct work, electrical, or plumbing utilities. *See Height Baseline.*

Building Scale Density: the number of Equivalent Housing Units per unit of Lot-Level Area of a development.

Building-Scale Density Receiving Area: a Density Transfer Receiving Area or Density Bonus Receiving Area designated on an Official Community Plan.

Building-Scale Density Transfer: a Density Transfer transaction in which Density Rights are attached to a Recipient lot or parcel within a Community Planning Area governed by an Official Community Plan. The Density Rights transferred may originate from a Density Transfer Sending Area designated by any Density Transfer program.

Building Type: a structure category determined by function, disposition on the lot, and configuration, including frontage and height.

Buildout: the extent of a specified linear path which is occupied by built structures, expressed as a fraction of the extent of the Frontage Line or another specified reference line. For Frontage Buildout the linear path is parallel to the Principal Frontage Line but generally displaced from it by the building's Setback.

Bungalow: a typically single-family residential house form characterized by its low form and broad front porch, commonly of only a single story with a habitable attic.

Buildout-at-Height Limits: a schedule of maximum Buildout limits along a specified measurement line or direction for a series of specified Heights, generally indicated as a percentage of lot width or Frontage width measured at the juncture of specified Stories of a building.

By-Right Density Allowance: the number of EHUs obtained by multiplying the Maximum Building-Scale Density for the appropriate Transect Zone by the area of a particular lot. The By-Right Density Allowance represents the maximum number of Equivalent Housing Units which can be constructed on a lot by right, without acquiring additional Density Rights. The total Lot Density Allowance may be increased from the By-Right Density Allowance through Density Transfers and Bonuses.

See *Lot Density Allowance.*

By-Right Gross Equivalent Density Limit: the maximum Gross Equivalent Density permitted by right for a Transect Zone of a New Community Plan in the absence of Density Rights acquired by transfer from other sites, as specified In Table 14.

By Right Permit: a proposal for a building or community plan that complies with this code and may thereby be processed administratively, without public hearing (see *Warrant* and *Variance*).

By- Transfer Gross Equivalent Density Limit: the absolute maximum Gross Equivalent Density permitted by any means for a Transect Zone of a New Community Plan, including density entitled by right and density acquired by transfer from other sites.

CLD: Conservation Land Development, Clustered Land Development. An incomplete neighborhood, standing free in the countryside. Because of a location away from transportation, CLD has a weak commercial center. This is the only Community type permitted by Right in the Restricted Growth Sector. (Syn: Hamlet, Cluster)

Carriage House: An Outbuilding containing a garage, storage, or other unoccupied ancillary use on the ground floor and one or more dwelling units above.

Certificate of Density Bonus: an official document provided by the Planning Office acknowledging that the named party has met the requirements of the indicated Density Bonus program and awarding the specified Bonus. Certificates of Density Bonus shall expire 10 years after issuance.

City: "the City" refers to the City of Pass Christian, Mississippi.

Civic: the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

Civic Building: a building designed specifically for a civic function. Civic Buildings shall not be subject to the requirements of Article 5. The particulars of their design shall be determined by Variance.

Civic Parking Reserve: parking structure or lot within a quarter-mile of the site that it serves. Space may be leased or bought from this Reserve to satisfy parking requirements.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationship between their intended use, their size, their landscaping and their enfronting buildings (see Table 13).

Commercial: the term collectively defining workplace, office and retail functions.

Common Destination: An area of focused community activity defining the approximate center of a Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, a bus stop. A Common Destination may act as the social center of a neighborhood. (See Section 3.7 Civic Function).

Community: a complex entity including the people, traditions, history and land associated with a small area with a distinct identity, generally including several neighborhoods and pedestrian sheds, bound by the common physiognomy of the landscape and by physical proximity at the pedestrian scale. Also used as a synonym for Community Planning Area.

Community Architectural Guidelines: guidelines or requirements optionally provided as part of a Community Plan to govern the external design and layout of structures and landscaping. Such Guidelines may be informational and purely advisory, may be simple prescriptive requirements to be imposed by the CRC, or may be detailed and relatively complex standards to guide review of plans by the City Architect.

Community Council: a civic organization of residents of a particular Community Planning Area dedicated to the improvement of the Community.

Community Flood Hazard Area: one of several Flood Hazard Areas which may be identified and regulated by the City of Pass Christian's Flood Damage Prevention Ordinance. See the Flood Damage Prevention Ordinance for a detailed description.

Community Land Trust: a non-profit land trust which acquires and holds land for the benefit of the community, providing secure and affordable access to land and potential housing for community residents.

Community Plan: a New Community Plan or an Infill Community Plan; a governing plan for the development and maintenance of a district which may include one or several Neighborhoods and/or Downtowns. A Community Plan includes at a minimum a Regulating Plan, detailing the layout of the Transect zone districts over the Community, and a Special Requirements Plan, describing additional details and requirements. The Community Plan may include other specifications as well. See *New Community Plan, Infill Community Plan.*

Community Planning Area: the geographic extent governed by a Community Plan.

Community- Scale Density Transfer: A transfer of Density Rights in which the Recipient is all instances of one or more Transect Zones within a New Community Plan, resulting in the acquisition of density beyond the By-Right Density Allocation for those Transect Zones within the New Community Planning Area. The transfer occurs in the Community planning stage and ultimately results in higher Building-Scale density limits for lots and parcels within the augmented Transect Zones in the New Community than would obtain by right. See also *Building-Scale Density Transfer.*

Community Type: a category defining the physical form of a settlement. The three basic Community Types addressed in this Code are CLD, TND, and RCD/TOD. The choice of Community Type will depend upon the regional Sector, level of urban intensity desired, particulars of the site, transportation, and implementation.

Composite Lot: a plot of land comprising several contiguous individual abutting lots under common ownership which are treated as a single lot for the purpose of meeting Setbacks and other Building Disposition requirements.

Conditional Transect Zone Adjustment (CTZA): a recommended alternative to the official Transect Zone mapping for a parcel or area which is not compliant with the lot and block size requirements of the actual Transect assignment, appearing as part of the Community Plan. The CTZA usually includes recommended street additions and re-subdivision of lots. The Community Plan can be amended to incorporate the CTZA as the official Transect Zone assignment for the parcel or area through an expedited process if the owner accepts the alternative plan.

Conditioned Interior Space: the floor area of the enclosed heated living area of a dwelling, not including porches, areas with a ceiling height of six feet or less, or architectural projections, including bay windows, fireplaces or utility closets not greater than 18" in depth and 6' in width.

Conservation District: an overlay district which may impose Building Disposition, Building Configuration, and Architectural requirements stricter than those required in the underlying Transect Zone. A Conservation District may also impose additional limits on modifications to older structures in anticipation of possible future Historic District status.

Conservation Land Trust: a tax-exempt non-profit land trust whose purpose is the conservation of open, natural, or green space or ecology.

Cottage Court Special Building Type: a Building Type in which several (4 to 12) Cottages are arrayed on a single lot around a common courtyard open to the street. The individual Cottages Enfront the courtyard, and the courtyard Enfronts the street.

Consolidated Review Committee (CRC): Usually part of the Planning Office, a CRC is composed of one representative from each of the regulatory agencies that have jurisdiction over the permitting of a project, as well as a representative of the Planning Commission.

Context: surroundings made up of the particular combination of elements that create specific habitat.

Corridor: a lineal geographic system incorporating transportation and/or Greenway trajectories. A transportation Corridor may be a lineal urban Transect Zone.

Cottage: A single-family dwelling, on either a regular Lot, often shared with an ancillary building in the rearyard, or arrayed In a group with other Cottages as part of a Cottage Court Special Building Type on a common lot.

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

Curb: the edge of the vehicular pavement detailed as a raised curb or flush to a swale. The Curb usually incorporates the drainage system (see Table 4).

DDC: Design and Development Center. see **UDC.**

Density: the Function Volume within a standard measure of land area, usually given as Equivalent Housing Units per acre (see Section 3.4). commonly used as a metric of development Intensity. see *Gross Equivalent Density, Building-scale Density.*

Density Allocation: the maximum number of Equivalent Housing Units which may be constructed within a district, area, or a Transect Zone, determined by multiplying the appropriate Gross Equivalent Density limit from Table 14B by the Gross Area of the district or Zone. The by-right Density Allocation may be increased by the use of Density Transfers.

Density Allowance: synonym for Lot Density Allowance.

Density Bonus: an additional number of Equivalent Housing Units which may be added to the Density Allowance for a lot if certain requirements are met. The requirements and number of additional units are determined by the particular Density Bonus program. Density Bonuses always apply at the building scale. Density Bonuses do not attach permanently to a property, and unredeemed Density Bonuses expire 10 years from the date of issue.

Density Bonus Receiving Area: a lot or area designated on the Official Community Plan for the area as being eligible for receiving Density Bonuses, whereby the By-Right Density Allowance of the lot or area may be temporarily increased in accordance with the requirements of a Density Bonus program described in this Code.

Density Donor: Synonym for *Density Transfer Donor.*

Density Receiving Area: see *Receiving Area.*

Density Recipient: Synonym for *Density Transfer Recipient.*

Density Rights: entitlement under zoning to construct on a parcel or area of land buildings characterized by a certain Function Volume or less. The upper limit of by-right permitted Function Volume for the site is the By-Right Density Allowance for the site. In a case where the parcel is not yet incorporated into a Community Plan (which normally determines the density value of a parcel), the density value of the land is determined by the Effective Density Allowance. Density Rights may be transferred and augmented for purposes consistent with the goals of the Comprehensive Plan through Density Transfer and Density Bonus programs.

Density Sending Area: see *Density Transfer Sending Area*

Density Transfer: a transaction by which the By-Right Density Allowance or Allocation for a Donor lot or parcel is eliminated and an identical Acquired Density Allowance is ultimately attached to a Recipient lot or parcel. The original By-Right Allowance or Allocation is effectively transferred between the two properties. A Certificate of Detached Density Rights may be used to isolate the extraction of Density Rights from the Donor property from the attachment of the Density Rights to the Recipient property. Density Transfers are only permitted between designated properties and according to the terms of specific programs in support of the goals of the City's Comprehensive Plan.

Density Transfer Donor (Density Donor, Donor): the lot or parcel which is party to a Density Transfer transaction acting as the Sending Area, which provides Density Rights in the form of the lot or parcel's by-right Density Allowance or Density Allocation for use at another location (the Density Recipient). The Density Rights of the Density Transfer Donor site are vacated during the transaction by the granting of a conservation easement to a third-party Approved Conservation Land Trust.

Density Transfer Receiving Area: a lot or area designated on either the Official Community Plan for the area or the City's Sector Plan, if one has been adopted, as being eligible for Density Transfer Recipient status, whereby the By-Right Density Allowance or Density Allocation for other lots or areas within Sending Areas may be transferred to the lot or area. Once the transfer has been executed, the Density Allowance of the lot or Density Allocation of the area is increased by the amount of the transfer.

Density Transfer Recipient (Density Recipient, Recipient): the lot which is party to a Density Transfer transaction acting as the Receiving Area, which receives Density Rights In the form of an Acquired Density Allowance, representing the terminated by-right Density Allowance or Allocation from another lot or parcel (the Density Donor). The Density Rights acquired from the Density Transfer Recipient site are recorded by deed restriction on the Recipient property and in the records of the Planning Office.

Density Transfer Sending Area: a lot or area designated on either the Official Community Plan for the area or City's Sector Plan, if one has been adopted, as being eligible for Density Transfer Donor status, where By-Right Density Allowance or Density Allocation for the lot or area maybe vacated and transferred to an eligible Density Transfer Receiving Area. once the transfer has been executed, the former Sending Area's Density Rights are partially or wholly vacated, depending upon the terms of the Density Transfer, and the lot or area Is rezoned to either O1 Open Preserved Sector, or to a Zone set by the terns of the Density Transfer program which established the Sending Area. Once Density Rights have been extracted from a Sending Area, development of the property is strictly banned.

Design Speed: is the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed.

Developable Areas: residual to the Preserved Open Sector.

District: see *Special District.*

Driveway: a vehicular lane within a lot, usually leading to a garage or open parking area. A Driveway within the First Layer shall not exceed 12 feet In width. A Driveway of 18 feet width or more becomes subject to the constraints of a parking lot.

Dwelling: residence of a single housekeeping unit.

East Pass Christian: that certain parcel designated on the City's Sector Plan as Sector G4-East Pass Christian.

Edgeyard Building: a building that occupies the center of its Lot with Setbacks on all sides.

Elevation: an exterior wall of a building not along a Frontage Line. See: *Façade.* (table 16)

Enclosed Habitable Floor Space: floor space area within the exterior envelope of a building, excluding attached garage space or those spaces with less than seven (7) feet of head room above the floor. Enclosed Habitable Floor Space includes open porches.

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

Enfront: to place an element along a Frontage Line, as in "porches Enfront the street."

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

Equivalent Housing Unit (EHU): an abstracted measure of compatible mixed-use development (Function Volume) variously equivalent to one independent Residential Unit, two bedrooms of Lodging, 1000 square feet of Retail floor space, or 1000 feet of Office floor space. EHUs are used in calculating densities for mixed-use environments. Support areas ancillary to the measured uses are not included in the measurement. Functions other than Residential, Office, Lodging and Retail are regulated through methods other than Density Limits.

Estate House: an Edgeyard building type. A single-family dwelling on a very large Lot of rural character, often shared by one or more Accessory Buildings. (Syn: country house, villa)

Facade: the exterior wall of a building that is set along a Frontage Line. Facades are more tightly regulated than Elevations due to their impact on the public realm. *See Elevation, Frontage Line*

FEMA: the Federal Emergency Management Agency. FEMA administers the National Flood Insurance Program, which impacts development and buildings through local communities' Flood Damage Prevention Ordinances.

First Layer: a range of depth of a lot starting at the Frontage Line and extending to the rearmost portion of the structure's front Façade. Within the First Layer certain elements are permitted and others forbidden (see Table 16).
See also *Second Layer, Third Layer, Fourth Layer.*

Flood Hazard Area: any of several types of areas recognized for some degree of potential flood threat which may be identified and regulated by the City of Pass Christian's Flood Damage Prevention Ordinance. See the Flood Damage Prevention Ordinance for detailed descriptions of the various regulated Flood Hazard Areas.

Frontage Line: those lot lines that coincide with a Public Frontage. Façades along Frontage Lines define the public realm and are therefore more regulated than the elevations that concede with other Lot Lines (see Table 16). A property Enfronting two or more Thoroughfares need have only a single Principal Entrance.

Fully Shielded Luminaire: a Luminaire which directs no light above a horizontal plane intersecting the topmost point of the fixture; all light emanating from such a fixture is therefore directed downward or outward, but not upward.

See *Luminaire, Nearly Fully Shielded Luminaire.*

Function: See *Building Function.*

Function Intensity: An indication of the level of usage associated with a particular mixed-use Function. Function Intensity is regulated as Restricted, Limited, or Open according to the requirements of Table 11.

Function Volume: A measure of the amount of compatible mixed use at a particular site. The Functions included in Function Volume are Residential, Lodging, Office, and Retail; other generally less compatible uses are not included in the Function Volume. The unit of measure for Function Volume is the Equivalent Housing Unit (EHU). The maximum Function Volume permitted on a lot is regulated by the Lot Density Allowance. See *Density.*

Gazebo: a freestanding elevated covered porch independent of other buildings. The architectural standards for porches apply.

GIS (Geographic Information System): a computerized program in widespread municipal use that organizes data on maps. Various municipal departments can input information including the location of wetlands, thoroughfares, water/sewer lines, boundaries, building footprints, schools, zoning, land-use, etc. GIS makes information available as layered databases. The protocol for preparing a Sector Plan should be based on GIS information (Section 2.*1).*

Greenfield: a project planned for an undeveloped area outside the existing urban fabric. See *Infill.*

Greenway: an open space corridor in largely natural conditions which may include trails for bicycles and pedestrians.

Greyfield: an area previously used primarily as a parking lot. Shopping centers and shopping malls are typical Greyfield sites.

Gross Area: the total area of a development or district, including Thoroughfares but not Civic Functions. See also *Lot-Level Area.*

Gross Equivalent Density: Function Volume Density for an extended area, specified as the number of Equivalent Housing Units per unit of Gross Area of a development. The Gross Equivalent Density for New Communities is limited in the SmartCode through a By-Right Gross Equivalent Density Limit and a By-Transfer Limit. See *Equivalent Housing Unit, Gross Area.*

Height-Density Breakpoint Table or Formula: a schedule, provided as part of any Community Plan permitting Building-Scale Density Bonuses or Transfers, which determines the Acquired Density Allowance required to qualify for a particular Additional Height Allowance.

Height Baseline: the base elevation from which the height of a building is measured. Outside the Flood Hazard Zones regulated by the City of Pass Christian's Flood Damage Prevention Ordinance, the Height Baseline is the average natural grade of the primary Frontage setback line for the Principal Building on the lot. Inside the Flood Hazard Zones, the Height Baseline is the Minimum Buildable Elevation determined by the flood ordinance. See *Minimum Buildable Elevation.*

Historical Architectural Guidelines: guidelines or requirements associated with a particular Historic District which govern the external design and layout of structures and landscaping. Such Guidelines serve as standards for review of plans for structures within the District by the City Architect.

Historical Commission: a designated commission that is devoted to the preservation, restoration, repair or re-creation of historic sites, structures and character within one of the Historic Districts of Pass Christian, or with respect to Historic Structures or Historic Sites within the City.

Historic District: any district designated as such by the Mayor and Board of Aldermen and identified as such on the zoning map of the city.

Historic Site: a site designated as such on an official map adopted by the Mayor and Board of Aldermen and maintained by the City. A Historic Structure must be an existing structure.

Historic Structure: a structure designated as such on an official map adopted by the Mayor and Board of Aldermen and maintained by the City. A Historic Structure may be an existing structure or a structure that existed prior to August 29, 2005.

Home Occupation: non-retail commercial enterprises permitted in Zones T3-6. The work quarters should be invisible from the frontage, located either within the house or in an outbuilding. Permitted activities are defined by the Restricted Office category (Table 11).

House: (Syn.: Single): an Edgeyard building type. A single-family dwelling on a large lot, often shared with an ancillary building in the rearyard.

Immediate Premises: Shall include property abutting or adjoining a parcel of land, although separated by a public right-of-way, which is owned or leased by written agreement by the owner of the business

Inn: a Lodging type, owner-occupied offering 6-12 bedrooms, permitted to serve breakfast in the morning to guests.

Independent Building: a building designed by a different architect from the adjacent buildings.

Independent Residential Unit (IRU): Residential premises constituting one principal dwelling unit and possibly one Ancillary Dwelling Unit.

Infill: a project within the existing urban fabric.

Infill Community: a community within or adjacent to the existing developed urban fabric of the City.

Infill Community Plan: a Community Plan for a district including existing, built-out urban fabric, possibly Including some undeveloped parcels. See *Community Plan.*

Inside Turning Radius: the curved edge of a thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. (see Tables 3 and 16).

Kiosk: a small open-fronted building or booth less than 75 square feet from which newspapers, magazines, refreshments, tickets, information pamphlets, and similar goods may be sold, or through which police presence or similar community services may be offered. A Kiosk shall not exceed 12 feet in height, shall have Façades on all sides, shall be approved by the City Architect as being an excellent embodiment or either the Gulf Coast Pattern Book, or of the Community Architectural Guidelines if they exist. The City may require that all Kiosks be securely stowed according to requirements set forth by the Planning Official, Police Chief, or Fire Chief of the City in anticipation of impending severe weather, may require the posting of a bond at the time permitting to assure that such removal and stowage is performed in a timely manner, and shall impose such other requirements as may be necessary to assure the public safety. A Kiosk and associated displays may not impede pedestrian passage on the sidewalk. Goods may be displayed outside the Kiosk but shall not be stored outside the Kiosk outside hours of business. Only goods of sizes which allow them to be passed through the sales window shall not exceed 30 inches by 30 inches.

Layer: a range of depth of a Lot within which certain elements are permitted. (see table 16) *See First Layer, Second Layer, Third Layer, and Fourth Layer.*

Linear Pedestrian Shed: A Pedestrian Shed that is elongated along an important commercial Corridor such as a main street. The resulting shed is shaped like a lozenge. (sometimes called an Elongated Pedestrian Shed.)

Liner Building: a narrow building specifically designed to mask a surface parking lot, a parking structure, or other structure from a Frontage by creating a Façade. The provision of usable space within the Liner Building is secondary to its primary purpose of screening.

Linked Sending Group: several parcels located within the same Pedestrian Shed which are designated as a group of conditional Civic Space Density Transfer program Sending Areas. Once the Density Rights have been extracted from one of the parcels, the others lose their status as viable potential Density Donors and are no longer part of the CSDT Sending Area.

Live-Work: a fee-simple dwelling unit that contains a Commercial component anywhere In the unit. (Syn.: Flexhouse.) (See *Work-Live.)*

Lodging: premises available for daily and weekly renting of bedrooms. The area allocated for food service shall be calculated and provided with parking according to Retail Function. Bedrooms in Lockoff Units shall be counted towards the Lodging Function Volume of a lot or parcel in any Transect Zone with Open Lodging Intensity.

Long Pedestrian Shed: a Pedestrian Shed that is an average 1/2 mile radius used for mapping community types when a transit stop (bus or rail) is present or proposed as the Common Destination. The Long Pedestrian Shed is based on the fact that people will walk 10 minutes to transit. See *Pedestrian Shed.*

Lot Density Allowance: The maximum number of Equivalent Housing Units which may be constructed on a lot. The Lot Density Allowance may be increased from the By-Right Density Allowance through Density Transfers and Bonuses, and is then the sum of the By-Right and the Acquired Density Allowances, but in no case may the total number of units exceed the Absolute Maximum Density Allowance. (Synonym: Total Density Allowance). See *Absolute Maximum Density Allowance, By-Right Density Allowance, Acquired Density Allowance.*

Lot-Level Area: the total area of a development or district included in individual lots, excluding the area covered by thoroughfares and Civic Functions. Synonyms: net area, building-scale area. See also *Gross Area.*

Lot Line: the boundary that legally and geometrically demarcates a lot (see Frontage Line). Such lines appear graphically on Community and Site Plans. Codes reference lot lines as the baseline for measuring setbacks (see Tables 16 and 14G).

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

Luminaire: A light fixture, including the electric lamp(s), lamp socket, and any other associated optical or electrical components, but not including the means of support, whether by pole, bracket, or other means.

Main Civic Space: a designated Civic Space near the center of a Pedestrian Shed. In a New Community, each Pedestrian Shed shall have at least one Main Civic Space.

Manufacturing: premises available for the creation, assemblage and/or repair of artifacts, and potentially including their retail sale.

Maximum Building-Scale Density: A parameter of a Transect Zone or district which conveys the maximum number of Equivalent Housing Units per unit Lot-Level Area which can be constructed on lots within a district or Transect Zone by right, without acquiring additional Density Rights. For each lot in the district, the Maximum Building-Scale Density and the lot's area determine the By-Right Density Allowance for the lot. See *Absolute Maximum Building-Scale Density.*

Meeting Hall: a building available for gatherings, including conferences. It should accommodate at least one room equivalent to a minimum of 10 square feet per projected dwelling unit within the Pedestrian Shed in which the meeting hall is located. Within a New Community a Meeting Hall shall be completed upon the sale of 75% of the dwelling units. The Meeting Hall may be used for the marketing purposes of the development until the sale of 75% of the dwelling units, at which time control of its use shall be given to the Community Council.

Minimum Buildable Elevation (MBE): The minimum elevation at which the lowest habitable level of a structure may be built in compliance with the City of Pass Christian's Flood Damage Prevention Ordinance, or, alternatively by choice of the property owner, in compliance with any new Base Flood Elevations proposed by the Federal Emergency Management Agency (FEMA) If they exceed the requirements of the City's Flood Ordinance. Depending on the Flood Hazard Area, the MBE is expressed either as a minimum elevation from the finish surface of the first floor or for the lowest surface of a structural member supporting the first floor. Refer to the City's Flood Damage Prevention Ordinance for specific requirements.

Monument Sign: A freestanding sign not exceeding 6 feet in height measured from the finished grade to the top of the sign; Average finish grade at the perimeter of the monument shall not exceed 4 feet above the maximum elevation at the frontage line for the lot containing the Monument. The total signage area shall not exceed 60 square feet on each of two sides, not including the area of a base. A Monument Sign shall include a visually opaque base of at least 12 inches height and extending along at least 75% of the length of the Monument comprising materials appropriate for building Frontages in the Transect Zone in which the Monument is located.

Multi-Family Estate: a residential building type of minimum 3000 square feet Enclosed Habitable Space with the external appearance of a single-family Estate or mansion on a large semi-rural lot. All Façades and Elevations visible from any Frontage shall be required to appear identical to those of a single family Estate, in particular with a single entrance on the Primary Frontage.

Nearly Fully Shielded Luminaire: a luminaire which is Fully Shielded when operated without Its plastic or glass diffuser or window, but which, owning to the scattering effects of such a window or diffuser, is not Fully Shielded when operated completely assembled.

Neighborhood: a mostly residential area, often but not necessarily with a recognized edge based on a mapped Pedestrian Shed with a mixed-use center or corridor.

Neighborhood Store: a Retail establishment of 2000 square feet or less selling stock or services appropriate to the routine needs of a surrounding residential neighborhood.

Net Developable Area, Net Site Area: the developable areas of a site. The Net Site Area shall be allocated at the various Transect Zones according to the parameters In Table 14A.

New Community Plan: a Community Plan for a Greenfield development. Once it has received Final Approval, a New Community Plan acts as the zoning regulation for the completed development.

Office: premises available for the transaction of general business but excluding retail, artisanal and Manufacturing uses.

Open Sector: One of two Sectors where development is discouraged.

Outbuilding: an accessory building, usually located toward the rear of the same lot as a Principal Building. It is sometimes connected to the principal building by a Backbuilding. Outbuildings shall not exceed 750 square feet or 40% of the Enclosed Habitable Floor Space of the Principal Building on the lot, exclusive of parking areas (see Table 16).

Parking Structure: a building containing one or more stories of parking. Parking Structures shall have Liner Buildings at the first story or higher.

Passage (PS): a pedestrian connector passing between buildings, providing shortcuts through long blocks and connecting rear parking areas to frontages. Passages may be roofed or built over.

Path (PT): a pedestrian way traversing a park or rural area, with landscape matching the contiguous open space. Paths should connect directly with the urban sidewalk network.

Pedestrian Shed: An area, approximately circular, that is centered on a Common Destination. A Pedestrian Shed is applied to determine the approximate size of a Neighborhood. A Standard Pedestrian Shed is 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along Thoroughfares. The Common Destination should have the present or future capacity to accommodate a T5 Transect Zone, for TND and a T6 Zone for RCD. A Long Pedestrian Shed is 1/2 mile radius or 2640 feet, and may be used In Community planning when transit is presented or proposed. (Sometimes called a "walkshed" or "walkable catchment.") A Linear Pedestrian Shed is elongated to follow a Commercial corridor. See *Standard, Long, or Linear Pedestrian Shed.*

Planter: the element of the public streetscape which accommodates street trees. Planters may be continuous individual.

Planning Commission Approval: official process by which the Planning Commission in a regular or special called meeting provides permission for a specific use on a property or allows specific building type or setback arrangement on a property, in accordance with the requirements of this Code. Such a specific approval where required in this capital code shall be determined in a publicly advertised meeting of the Planning Commission.

Pocket Park: Civic Space meeting the general size and location requirements of a play ground but Intended for general use rather than the use of children. a Pocket Park shall Include at a minimum seating for two, a trash receptacle, lighting, and landscaping. Pocket Parks are generally quite small and should Include more intensive landscaping and public art than other forms of Civic Space.

Podium: an apparent continuous base or pedestal under a building, commonly comprising a crawl space or filled chain wall.

Premium Vinyl Siding: vinyl siding which meets or exceeds all of the following minimum standards: (1) siding shall be certified by the manufacture to be constructed of polypropylene, or shall be certified by the manufacture both to be constructed of PVC (polyvinyl chloride) not less than 0.044 inches thick and also to meet or exceed the specifications of ASTM D3679 for rigid PVC siding, as most currently adopted or revised by the American Society for Testing and Materials (ASTM); (2) siding specification shall include a reinforce nail hem curl or double nail hem designed to increase panel wind load resistance; (3) siding shall exhibit both product certification and color-retention certification by the Vinyl Siding Institute; (4) siding is certified by manufacture to have a warranty period of at least 40 years; and (5) siding shall be installed in accordance with the manufacturer's instructions applicable to the specific product and in accordance with ASTM D4756, Standard Practice for Installation of Rigid Poly(Vinyl Chloride) (PVC) Siding and Soffit.

Primary-Secondary Grid: thoroughfare designations appearing on the Regulating Plan. Buildings on the P-Grid are subject to all of the provisions of this Code. Buildings on the S-Grid are exempt from certain provisions, allowing for Warranted open parking lots, unlined parking decks, drive-through, and hermetic building fronts.

Principal Building: the main building on a Lot, usually located toward the Frontage. *See Table 16.*

Principal Frontage Line: the Frontage Line of a lot a butting the street on which the lot is addressed, or toward which the primary entrance of the building opens. a lot may have only one Principal Frontage Line, but may have several Secondary Frontages. see also *Secondary Frontage Line.*

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

Private Frontage: the privately held Layer between the frontage line and the principal building facade. The structures and landscaping within the Private Frontage may be held to specific standards. the variables of Private Frontage are the depth of the set back and the combination of architectural elements such as fences, stoops, porches and galleries (see Table 7).

Public Frontage: the area between the curb of the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the type of curb, walk, planter, street tree and streetlight (see Table 4).

Rear Alley (AL): a vehicular drive way located to the rear of Lots providing access to service areas and parking, and containing utility easements. Allies should be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges.

Rear Lane (LA): a vehicular drive way located to the rear of Lots providing access to parking and outbuildings and containing utility easements. Rear Lanes may be paved lightly to Driveway standards. Its streetscape consists of gravel or landscaped edges, no raised curb and is drained by percolation.

Rearyard Building: a building that occupies the full frontage line, leaving the rear of the Lot as the sole yard. This is a more urban type, as the continuous façade specially defines the public thoroughfare. For its residential function, this type yields a rowhouse. For its commercial function, the rear yard can accommodated substantial parking.

Regional Center Development (RCD): a Community Type based upon a partial or entire Long Pedestrian Shed, oriented toward a strong Town Center. With transit existing or proposed, it is called TOD (Transit-Oriented Development). The minimum developable area of an RCD/TOD is 160 acres for greenfield and 80 acres for infill. This Community Type is permitted by right within G-3 Intended Growth Sector (see Section 3.3.3) and the G-4 Infill Growth Sector (see Section 4.3.2). RCD/TOD may be adjoined without buffers by one or several Standard Pedestrian Sheds that meet the individual Transect Zone requirements of an RCD as specified in Tables 2 and 14A.

Residential: premises available for long-term human dwelling.

Retail: premises available for the sale of merchandise and food service.

Retail Frontage Line: Frontage Lines designated on a Community Plan that require the provision of a Shopfront, causing the ground level to be available for retail use.

Road (RD): a local, rural and suburban thoroughfare of low vehicular speed and capacity. Its public frontage consists of swales drained by percolation and a walking path or bicycle trail along one or both sides. The landscaping consists of multiple species composed in naturalistic clusters. This type is allocated to the more rural Transect Zones (T1-T3).

Rowhouse: a single-family dwelling that shares a party wall with another of the same type and occupies the full Frontage Line. (Syn: Townhouse). See *Rearyard Building.*

Rural Boundary Line: the extent of potential urban growth as determined by existing geographical determinants. The rural boundary is permanent.

Second Layer: a range of depth of a lot starting at the rearmost portion of the structure's front Façade and extending 20 feet towards the rear of the lot. Within the Second Layer certain elements are permitted and others forbidden (see Table 16). See also *First Layer, Third Layer, Fourth layer.*

Secondary Grid: see **Primary-Secondary Grid.**

Secondary Frontage Line: Frontage Line of a lot other than its Principal Frontage. Typically Secondary Frontage is the side street Frontage for a corner lot. A lot may have only one Principal Frontage, but may have several Secondary Frontages, each corresponding to a different street bounding the lot. See also *Principal Frontage.*

Sector: a neutral term for a geographic area. In the SmartCode there are six specific Sectors that establish the legal boundaries for several kinds of development. Two Sectors represent unbuildable open space (Preserve and Reserve) and the other four are Urban Growth Sectors of varying intensity (Restricted, Controlled, Intended and Infill Growth Sectors). Sectors address the legal status of place at the regional scale while Transect Zones address the physical character of communities. Sectors contain Community Types (CLD, TND, RCD, TOD), which contain Transect Zones, which contain design standards appropriate to those T-Zones.

Service Boundary Line: the extent of potential or feasible urban growth as determined by the extension of infrastructure, principally sewer.

Setback: the area of a lot measured from the lot line to a building facade or elevation. This area must be maintained clear of permanent structures with the exception of: galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first story level) which are permitted to encroach into the Setback (see Section 5.2.1 and Table 14G).

Shared Parking Policy: an accounting for parking spaces that are available to more than one Function. The requirement is reduced by a factor, shown as a calculation. The Shared Parking ratio varies according to multiple functions in close proximity which are unlikely to require the spaces at the same time (see Tables 11 and 12).

Shed: A simple roofed structure used as a storage space or a workshop.

Sideyard Building: a building that occupies one side of the lot with a setback on the other side.

Sidewalk: the paved layer of the public frontage dedicated exclusively to pedestrian activity.

Sidewalk Retail: Open-air uses including pushcart peddlers, outdoor cafés and restaurants, and open-air markets. Also, a Special Requirements designation on a Community Plan requiring coordination of the Public and Private Frontages so as to accommodate Sidewalk Retail (in the first sense), allowing the use of the designated area by licensed vendors of such retail, and requiring abutting lots to plan for the possibility of future provision of open market services, including secure storage areas for pushcarts in parking structures and retail space on the first floor with dedicated sidewalk access to accommodate possible outdoor restaurant usage.

Sign: Any identification, description, illustration, or device, illuminated or non-illuminated, that is visible from a public right-of-way or is located on private property and visible to the public and which directs attention to a product, place, activity, person, institution, business, message, or solicitation, including any permanently installed or situated merchandise, with the exception of window displays, and any letter, numeral, character, figure, emblem, painting, banner, pennant, placard, or temporary Sign designed to advertise, identify, or convey information.

Sign, Banner: A Sign made from flexible material suspended from a pole or poles, or with one (1) or both ends attached to a Structure or Structures. Where Signs are composed of strings of banners, they shall be constructed to be pennant or streamer Signs.

Sign, Construction (Contractor/Architectural): A temporary Sign erected on the premises on which construction is taking place, during the period of such construction, indicating the names of individuals or entities associated with, participating in, or having a role or Interest with respect to the project. Notable features of the project under construction may be included in construction Signs by way of text or images.

Sign, Real Estate: Signs used solely for the purpose of offering the property on which they are displayed for sale, rent, lease, or Inspection or Indicating that the property has been sold, rented, or leased Such Signs shall be non-illuminated and limited in content to the name of the owner or agent, and address or telephone number for contract, and an indication of the area and general classification of the property. Real Estate Signs are distinguished in these regulations from other forms of Advertising Signs and are permitted in certain districts and locations from which other forms of Advertising Signs are excluded.

Special Flood Hazard Area: one of several Flood Hazard Areas which may be identified and regulated by the City of Pass Christian's Flood Damage Prevention Ordinance. See the Flood Damage Prevention Ordinance for a detailed description.

Specialized Building: a building that is not subject to Residential, Commercial, or Lodging classification. Most specialized buildings are dedicated to manufacturing and transportation, and are distorted by the trajectories of machinery.

Special District (SD): Special District designations shall be assigned to areas that, by their intrinsic function, disposition, or configuration, cannot conform to one of the six normative Transect Zones or four Community Types specified by this Code. Typical Districts may include large parks, institutional campuses, refinery sites, airports, etc.

Standard Pedestrian Shed: An area, roughly circular, that is centered on a Common Destination. A Pedestrian Shed is applied to determine the approximate size of a Neighborhood. A Standard Pedestrian Shed is 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. The Standard Pedestrian Shed is based on the fact that, provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along thoroughfares. (Sometimes called a "walkshed" or "walkable catchment.") See *Pedestrian Shed.*

Stepback: a horizontal offset of a building Façade as measured at two different Heights. The offset must move the Façade away from the Frontage or Lot Line it faces with increasing height. A Stepback requirement may be monolithic, as in a requirement for a 24-foot Stepback at the eight-ninth Story transition, or cumulative, as in a requirement for a 24-foot Stepback between the top of the forth Story and the bottom of the ninth Story.

Story: a habitable level within a building of no more than 14 or 16 feet In height from finished floor to the finished floor above, or finished floor clear to the ceiling for the top-most floor of a building. Attics and raised Basements are not considered Stories for the purposed of determining Building Height. (See *Building Height.*)

Streamside Corridor: the zone within which a waterway flows, its width to be variably interpreted according to the Transect Zone.

Street (ST): a local urban Thoroughfare of low speed and capacity. Its public frontage consists of raised curbs drained by inlets and sidewalks separated from the vehicular lanes by a planter and parking on both sides. The landscaping consists of regularly placed street trees. This type is permitted within the more urban Transect Zones (T4-T6).

Streetscape: the urban element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages (building façades and elevations, porches, yards, fences, awnings, etc.), and the amenities of the public frontages (street trees and plantings, benches, streetlights, etc.).

Streetscreen: sometimes called a Streetwall. A freestanding wall built along the Frontage Line, or coplanar with the adjacent Facade, often for the purpose of masking a parking lot from the thoroughfare. Streetscreens should be between 4 and 8 feet in height and constructed of a material matching the adjacent building Façade. The streetscreen may be a hedge or fence by Warrant. Streetscreens shall have openings no larger than is necessary to allow automobile and pedestrian access. In addition, all streetscreens over 4 feet high shall be 30% permeable or articulated to avoid blank walls. A single length of streetscreen along a Frontage, including any pedestrian and vehicle openings, may be no longer than 50 feet maximum.

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

Subzones: a zone which shares many of its requirements with one or more other zones. The zones are referred to as Subzones of a Zone which represents the entire class.

TDR-Transfer of Development Rights: a method of relocating existing zoning rights from areas to be preserved as open space to areas to be more densely urbanized.

TDR Receiving Area: an area intended for development that may be made more dense by the purchase of development rights from TDR Sending Areas.

TDR Sending Area: an area previously zoned for development within the designated Reserved Open Sector (O2). The development rights assigned to this land may be purchased for TDR Receiving Areas. The sending areas, voided of their development rights, are re-allocated to the Preserved Open Sector (O1).

Terminated Vista: a location at the axial conclusion of a thoroughfare. A building located at a Terminated Vista designated on a Community Plan is required or recommended to be designed in response to the axis.

Third Layer: a range of depth of al lot starting 20 feet behind the rearmost portion of the structure's front Façade and extending to the rear lot line. Within the Third Layer certain elements are permitted and others forbidden (see Table 16). See also *First Layer, Second Layer, Fourth Layer.*

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

Thoroughfare: a vehicular way incorporating moving lanes and parking lanes within a right-of-way (see Tables 3 and 16).

Tier: synonym for *Sector.*

TND or Traditional Neighborhood Development: a Community Type based upon a Standard Pedestrian Shed oriented toward a Common Destination consisting of a mixed-use center or corridor, and having a minimum developable area of 80 acres for greenfield and 20 for infill. This Community Type is permitted by right within the G-2 Controlled Growth Sector, the G-3 Intended Growth Sector (see Section 3.3.2) and the G-4 Infill Growth Sector (see Section 4.3.2). A TND may be comprised of a partial or entire Standard Pedestrian Shed or more than one Standard Pedestrian Shed. (Syn.: Village, Urban Village).

TOD: Transit-Oriented Development. TOD is a Regional Center Development (RCD) with transit available or proposed. This Community Type is permitted by right within the G-3 Intended Growth Sector and G-4 Infill Growth Sector.

Town: RCD. A Community Type consisting of at least one Long Pedestrian Shed with a strong mixed-use center, or more than one TND sharing a center.

Town Center: the mixed-use center or main commercial corridor of a community. A Town Center in a hamlet or small TND may consist of little more than a meeting hall, corner store, and main civic space. A Town Center for RCD or TOD communities may be a substantial downtown commercial area, often connected to other Town Centers by Transit.

Townhouse: Syn: **Rowhouse** (See **Rearyard Building).**

Transect: a system of ordering human habitats in a range from the most natural to the most urban. The SmartCode is based upon six Transect Zones which describe the physical character of place at any scale, according to the density and intensity of land use and urbanism.

Transect Zone (T-zone): Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, density, height, and setback requirements, other elements of the intended habitat are integrated, including those of the private lot and building and the enfronting public streetscape. The elements are determined by their location on the Transect scale. The T-Zones are: T1 Natural, T2 Rural, T3 Sub-Urban, T4 General Urban including T4L Limited Urban and T4+ Open Urban, T5 Urban Center including the T5C Urban Center and T5H Urban Height Subzones, and T6 Urban Core (see Table 1).

Transition Line: a horizontal line spanning the full width of a façade, expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

Type: a form category determined by function, disposition, and configuration, Including size or extent. There are community types, street types, civic space types, etc. See also *Building Type.*

UDC (Urban Design Center): A component of the Planning Office assigned to advise on the use of this Code and to aid in the design of the communities and buildings based on it.

Unobstructed Courtyard Width: the composite width, measured parallel to the Frontage Line, of the common-use landscaped area at the center of a Cottage Court which is free of any built structure, including porches, stoops, stairways, or Gazebos. The Unobstructed Width as defined herein may incorporate any number of trees, shrubs, or other natural objects or obstacles.

Urban Growth Boundary: the extent of potential urban growth as determined by the projected demographic needs of a region. The urban boundary may be adjusted from time to time.

Urban Village: A TND Community Type within an urbanized area. See *TND.*

Viewshed: an area within, or critical to the provision of, a scenic or valued view from a Civic Space, transit corridor, or another space within the public realm.

Village: A Village is usually a TND Community Type standing isolated in the countryside, but with a stronger center than a hamlet due to its proximity to a transportation corridor. See *TND.*

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of this Code, but that is justified by its Intent. Warrants may be granted administratively through the CRC.

Work-Live: a fee-simple mixed-use unit with a substantial Commercial component that may accommodate employees and walk-in trade. Work-Live units allow more Intensive non-residential usage and are therefore allowed only in Zones T4, T5, and T6, subject to the combined requirements of both the residential and the non-residential uses. In particular this subjects Work-Live units to ADA requirements and parking requirements more stringent than those imposed on Live-Work units. See *Live-Work.*

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APPENDIX: OFFICIAL COMMUNITY PLANS

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ARTICLE 8E. SPECIAL DISTRICTS

8A.1 AUTHORITY, INTENT, & APPLICABILITY

8A.1.1 Authority and Intent.

a. The Downtown Community Plan is adopted under the terms of Articles 1 and 4 of the City of Pass Christian SmartCode as an Infill Community Plan. Having been adopted by proper planning process consistent with the requirements of state law and of the City of Pass Christian SmartCode, this Official Community Plan is an integral part of the City of Pass Christian SmartCode, and as such shall take precedence over conflicting Existing Local Codes other than the City of Pass Christian Health and Safety Codes within the Downtown Community Planning Area as defined on the City of Pass Christian, Mississippi, official zoning map.

b. This Community Plan is consistent with the Intent (Section 1.2) of the City of Pass Christian SmartCode, and its requirements and options shall be interpreted consistently with the Intent section of the City of Pass Christian SmartCode.

8A.1.2 **Applicability.** The requirements of this Community Plan shall be applicable within the Downtown Community Planning Area defined on the City of Pass Christian official zoning map. Within that Community Planning Area the requirements, allowances, options, and intent of this Community Plan shall preempt any conflicting requirements or restrictions of the Existing Local Codes, as provided in the City of Pass Christian SmartCode. Within the Downtown Community Planning Area all previously established zoning districts shall be forthwith extinguished and inapplicable, and only the requirements of this SmartCode Community Plan and its associated amps shall be applicable, except as explicitly noted herein or elsewhere in the City of Pass Christian SmartCode.

8.A.1.3 **Component Parts.** In addition to the text of this Article (8A), this Community Plan includes the following four series of maps as an integral part hereof:

a. A Regulating Plan comprising a single map designated as the Downtown Community Plan Regulating Plan Map, and depicting boundaries of the Downtown Community Planning Area, Transect Zone assignments within that Planning Area, boundaries of any Overlay Districts created by this plan within that planning Area, boundaries of any RCDs within that Planning Area, and other regulatory districts.

b. A Special Requirements and Options Plan comprising a single map depicting the Special Requirements incumbent upon property owners within the Planning Area and depicting the Special Options, including Density Transfer Sending Areas and Density Bonus opportunities available to property owners within the Planning Area.

8.A.2 GENERAL REQUIREMENTS

8A.2.1 Civic Spaces additional to those shown in this Community Plan may be created within the Downtown Community Planning Area by Warrant. Additional sites for Civic Buildings may be created by Warrant so long as on-site parking is screened from street view in accordance with the normal requirements of this Code. Creation of Civic Building sites shall otherwise require Planning Commission Approval. Any Civic Function described by an entry in Table 20 of this Code shall be regulated in accordance with the requirements herein.

8A.2.2 Within the Downtown Community Planning Area all surface parking lots adjacent to non-frontage lot or parcel boundaries without intervening buildings shall make provision for driveways providing direct vehicular access to similarly situated parking lots on adjacent parcels, and shall provide stub driveways for future access to such lots on adjacent parcels as a condition of the parking requirement.

8A.2.3 Thoroughfares created or reconfigured within the Downtown Community Planning Area through Infill Plan or any other method shall be compliant with the requirements for Thoroughfare design in the City of Pass Christian SmartCode.

8A.3 COMMUNITY-WIDE BUILDING-SCALE DESNTIY REQUIREMENTS

8A.3.1 Building-Scale Density Limits for Transect Zones within the Downtown Community Planning Area, including both Maximum By-Right Building-Scale Density and Absolute Maximum Building-Scale Density, shall be as indicated for Infill Community Plans in Table 14C of Article 6 of the City of Pass Christian SmartCode.

8A.3.2 Within the Downtown Community Planning Area, Density Bonus Receiving Areas shall include areas explicitly designated on the Downtown Community Plan Regulating Map as within a "Density Transfer & Bonus Receiving Area" in addition to any other parcel designated as T4L, T4+, T5C, or T5H.

8A.3.3 Within the Downtown Community Planning Area Density Transfer Receiving Areas shall include only areas explicitly designated on the Downtown Community Plan Regulating Map as within a "Density Transfer & Bonus Receiving Area".

8A.3.4 **Density Transfer Sending Areas.** In addition to specific sites designated as Density Transfer Sending Areas in the Special Requirements and Options Plan, specific areas within the various Overlay Districts are also eligible as Density Transfer Sending Areas in accordance with Section 8A.4.3.

8A.3.5 **Density Recovery Transfer Sending Areas.** Within the Downtown Community Planning Areas, and area designated for Recommended Through Street, Recommended Service Lane, or Transit Grid Reserve Density Transfer Sending Area qualifies for an associated Density Recovery Transfer. Areas required to meet additional setback requirements associated with Overlay Corridor Districts shall also be eligible for Density Recovery Transfers.

8A.3.6 **Street Dedication Density Bonus.** Any area designated within this Community Plan for Recommended Through Street or Recommended Service Lane shall qualify for an associated Street Dedication Density Bonus contingent upon the buildout of the public frontage and right-of-way in accordance with the requirements of the City of Pass Christian SmartCode and of this Community Plan. Outside Density Receiving Areas such Bonus shall not be used but shall be transferrable. Any street recommended for widening shall qualify for an associated Street Dedication Density Bonus of one half the standard Street Dedication Density Bonus.

8A.3.7 **Retail Density Bonus.** Lots including Frontage designated on the Downtown Community Plan for "Mandatory Retail" or for "Recommended Retail" shall be eligible for Mandatory Retail Bonuses or for Recommended Retail Bonuses, respectively, consistent with the provisions of Section 5.13 of the Pass Christian SmartCode. The bonus shall be calculated based on the length of compliant build-out Frontage but shall not exceed that which would be accrued by the designated length of Frontage, subject to the interpretation guidelines of Section 8A5.

8A.3.8 **Viewshed Density Bonuses.** Lots and portions of lots designated on the Downtown Community Plan for "Viewshed Setback" or for "Viewshed Setback + Cross-Block Passage Required" shall qualify for a Viewshed Density Bonus consistent with the provisions of the Pass Christian SmartCode. Such Density Bonus shall be transferrable to any property within the City of Pass Christian which lies within a Community-Plan designated Density Bonus Receiving Area.

8A.3.9 Within the Downtown Community Planning Area the Absolute Maximum Height within T5C and T5H Zones shall be 5 stories. The Absolute Maximum Height within T4L and T4+ Zones shall be 3 stories.

8A.3.10 Additional Height Allowances within the Downtown Community Planning Area shall be permitted in accordance with the Height-Density Table 8A.3.10. The Acquired Density Allowance required shall be calculated from Table 8A.3.10 using the area of the entire lot. Zones not included in Table 8A.3.10 shall not be eligible for Additional Height Allowance within the Downtown Community Planning Area. Within the Downtown Community Planning Area, any stories accrued through Additional height Allowance shall be stepped back from the Façade of the building sufficiently so as to be hidden from the view of a pedestrian anywhere on the public Frontage fronting the Façade with eye level at 5 feet above grade. Use of Additional Height Allowance requires the use of flat roofs on the added stories.

Table 8A.3.10 Height-Density Table

Additional Height Allowance	T5C Acquired Density Required	T5H Acquired Density Required
1 story additional	8 units / acre*	**Prohibited**
2 stories or more additional	**Prohibited**	**Prohibited**

8A.4 THE REGULATING PLAN

8A.4.1 Map Interpretation

a. Boundary lines depicted on the maps comprising this Community Plan as being generally parallel to parcel boundary lines existing as the time of adoption of this Plan and depicted to lie within five feet (5') of such parcel boundary lines shall be taken to coincide with such parcel boundary lines over the extent to which the depicted boundary is generally parallel to and within 5' of the parcel boundary. If such a depicted boundary lies within 5' of and parallel to more than one such depicted parcel boundary, that boundary shall be taken to be coincident with the near of the two depicted parcel boundaries. Further questions of map interpretation shall be resolved by the CRC with appeal available in accordance with the SmartCode of the City of Pass Christian.

b. Transect Zone Boundary Lines depicted as lying more than 5 feet from any generally parallel parcel boundary line, and which do not represent an extension of an adjacent parcel boundary line, shall be interpreted to lie the nearest multiple of 25 feet from the nearest generally parallel parcel line.

c. The maps of this Community Plan have been created partly taking into account parcel boundaries as approximately known at the time of adoption and depicted in the maps. Changes to parcel boundaries from their positions represented in these maps shall not affect the boundaries or requirements imposed by this Community Plan. The CRC shall interpret

the intended meaning of boundaries, requirements, and options of this plan in the event of inaccuracies in parcel boundaries at the time of adoption.

8A.4.2 **Regulatory Areas**

In addition to the Transect Zone districts within the Downtown Community Planning Area, the Regulating Plan designates the following:

a. Special Harbor District SD-H, a Special District intended for marine- and harbor-related commercial activities. The requirements of this district are as indicated in Table 8E.1. Within the Special Harbor District, all Building Functions shall be subject to Planning Commission Approval. Architectural standards of Transect Zone T4+ apply, with the exceptions that no screening for areas below the first Story is required on elevated structures, and that all sides of all structures are to be regarded as Facades. All parking areas within the Special Harbor District shall be required to interconnect with adjacent parking areas where feasible.

b. Special Beach District SD-B, a Special District intended to regulate development of the sand beach. Within the Special Beach District no enclosed structures are permitted. Open structures of 300 square feet or less are permitted with Planning Commission approval. Piers and wharves are permitted only in compliance with all Federal, State, and Existing Local Codes. Requirements of the Special Beach District are as indicated in Table 8E.1.

c. Overlay Districts shall be as described in Section 8A.4.3.

8A.4.3 **Overlay Districts**

The Downtown Community Plan includes the following Overlay Districts:

a. **Overlay Districts incorporated from the Existing Codes.** The Flood Hazard Overlay Zone as defined within the Existing Codes of the City of Pass Christian shall continue to apply to areas within the Downtown Community Planning Area.

b. **Railroad Corridor Overlay District.** In order to provide for future likely creation of a Railroad Street Corridor along the length of the New Orleans & Mobile railroad line through the downtown, properties within the Downtown Community Planning Area with frontage along the north side of the railroad right-of-way are included in the Railroad Corridor Overlay District. Within this district, required setbacks from the railroad right-of-way line shall be increased by the distance from the right-of-way line to a point 65 feet from the centerline of the railway. All of the additional setback becomes part of a Density Recovery Transfer Sending Area available to any property owner who may choose to dedicate the additional setback to the city for future Thoroughfare right-of-way.

c. **Katrina Mid-Term Transitional Recovery Overlay District.** Within this Overlay District, a Special Eight-Year Recovery Permit shall be available to any qualified applicant for a building permit prior to close of business on December 31, 2014, on execution of an agreement with the city acknowledging the terms included herein. Structures permitted under the Special Eight-Year Recovery Permit shall meet all Article 5 zoning code requirements except shall be exempt for the duration of the special permit from the following requirements of Article 5:

   (1) Minimum building height requirements in excess of one story;
   (2) Minimum interior first-floor height requirements;
   (3) Limits on the number of primary buildings on a single parcel;
   (4) Limits of one outbuilding on a parcel, so long as each such outbuilding in excess of one is located behind fronting buildings, is sued for functions ancillary to the uses of the primary buildings or which would otherwise be permitted in an outbuilding under Article 5, and does not exceed 500 square feet;
   (5) Limits on roof pitch for sloped roofs, so long as frontage walls include parapet walls designed to hide the roof from view from the street Façade view;
   (6) Any applicable Special Requirements of Mandatory Retail, Mandatory Gallery, or Mandatory Arcade;
   (7) Landscape Standards of Article 5;
   (8) Frontage Buildout requirements and maximum side setback requirements.

Additionally buildings permitted under this special permit shall be allowed to use, in additional to the materials normally permitted under Article 5, synthetic stucco on Facades, and synthetic stucco or corrugated steel trimmed with painted wood or similar allowed trim materials on Elevations.

All structures permitted under this special permit shall be limited to the By-Right Density Allowance for the lot. Any structure permitted under this special permit must be certified by the City Planner to comply with architectural guidelines established explicitly for this permit by the Planning Commission in public hearing.

Availability of this special permit shall in no way be interpreted to abridge the right of any property owner to build in full compliance with the normal terms of the city's zoning code without resort to the allowances of this Special Eight-Year Recovery Permit.

All special permits issued by the city under the terms of this section shall expire on 31 December 2018 and shall not be extended or renewed. Neither the expiry nor the non-renewability of this permit may be altered by Warrant or Variance, but may be changed only by amendment of this ordinance in compliance with state law. Any structure permitted under this special permit shall not be entitled to grandfathering of any kind, and shall be deemed to be non-conforming structures after 31 December 2018, and property owners shall agree to remove such structures before the expiry of the special permit, or to acquire before such expiry a valid building permit to make any such structure fully compliant with the zoning in effect at the time of expiration of the special permit, and to maintain such permit in good standing until the structure shall be made fully compliant, subject to the rules of the city on such permits. Owners of any building permitted under the terms of this special permit which in not removed or made fully compliant with the zoning code requirements effective outside of this permit shall be fined an amount starting at $200 per day on the day after expiry, and escalating by eight and one-third percent at the end of each successive month, for each day after special permit expiry on which the building is non-conforming, until such time as the non-conforming building shall be removed or made fully compliant with the city's zoning code. Deviation from the terms of this special permit shall not be permitted. At any time after expiry of such special permit the city may require the deactivation of all utility services to a non-conforming building and order its demolition.

8A.5 SPECIAL REQUIREMENTS AND OPTIONS PLAN

8A.5.1 Special Requirements and Map Interpretation

a. All Thoroughfares other than Service Lanes and Alleys which are not specifically identified in the Special Requirements Map as Secondary Grid Streets are Primary Grid Thoroughfares.

b. Mandatory Retail Frontage designation requires that the building Façade along the designated Frontage be built out as shopfront and designed for Retail use through at least the Second Layer.

c. Mandatory Retail Frontage is required over at least 50% of Frontage for all T5C- and T5H- designated lots as a condition of the Transect Zone assignment. Such Retail requirements may be removed only through rezoning to Zone T4+ when the property does not lie near an important intersection.

d. Mandatory and Recommended Retail Frontage designations enable a Special Option which makes the lot eligible for Density Bonuses in accordance with the City of Pass Christian SmartCode.

e. Mandatory and Recommended Retail designations are indicated on the Special Requirements Map via thickened linear marks drawn generally parallel to but immediately outside of the parcel Frontage boundaries of the parcels to which they apply.
   - Such a mark depicted as being within 5 feet of a parcel Frontage boundary shall be interpreted as if it abutted the parcel boundary, and shall be taken to designate the parcel Frontage for the Retail designation corresponding to the color and pattern of the mark.
   - Such Retail designations which terminate within 10 feet of a parcel boundary or a Transect Zone boundary crossing or intersecting the Frontage line shall be interpreted as extending along the Frontage line to the parcel or Transect Zone boundary.
   - The length of a depicted designation whose endpoint does not lie within 10 feet of a parcel or Transect Zone boundary shall be interpreted as the nearest multiple of 25 feet.
   - The placement of any such Retail designation mark on the map is intended only to indicate the Frontage line along which the requirement or option applies; the thickness or exact shape of any Retail designation mark otherwise has no significance.

f. Stepback Code designations on the Special Requirements Map shall have the following interpretations:
   - B-8: Façade above the top of the 2nd story must step 8 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.
   - B-12: Façade above the top of the 2nd story must step 12 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.
   - B-16: Façade above the top of the 2nd story must step 16 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.
   - B-24: Façade above the top of the 2nd story must step 24 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.

- C-8: Façade above the top of the 3rd story must step 8 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.
- C-12: Façade above the top of the 3rd story must step 12 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.
- C-16: Façade above the top of the 3rd story must step 16 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.
- C-24: Façade above the top of the 3rd story must step 24 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.

g. A Gallery or a combination of Gallery and smaller stepback may be approved by Warrant for use as an alternative to the full stepback. In order to be acceptable the Gallery must be designed in compliance with any architectural guidelines established for the Downtown Community Planning Area, the total depth of stepback plus Gallery must be the specified required stepback depth, and the Gallery must include a shed roof at the designated story so as to obfuscate building mass.

h. The CRC shall interpret the extent of Stepback requirements which do not cover the full extent of a parcel subject to the following guidelines:

- Stepback designations appearing on the Special Requirements Map are thickened linear marks drawn within the parcel boundary of the affected parcel, and generally are depicted as parallel to and within 5 feet of the lot line to which they apply.
- Where a stepback for a corner lot applies only to one of the two corner Frontage lines, the stepback mark is tapered toward the applicable Frontage and away from the inapplicable Frontage line.
- The placement of the stepback designation mark on the map is intended only to designate the Frontage line to which the Stepback rule applies and, by its pattern and color, the stepback requirement; beyond this the exact thickness or shape of the designation mark within the indicated parcel has no significance.
- Stepback designation marks which are depicted to extend to within 10 feet of an indicated parcel boundary on the map shall be interpreted to abut that parcel boundary.
- Stepback designation marks which are depicted to extend to within 10 feet of a Transect Zone boundary crossing a Frontage line shall be interpreted to extend along the Frontage line to that Transect Zone boundary.
- Stepback designation marks which are depicted to end along a Frontage line more than 10 feet from any indicated parcel boundary or Transect Zone boundary shall be interpreted to extend the nearest multiple of 25 feet from the nearest parcel boundary, corner, or Transect Zone boundary which the same designation mark crosses or abuts.

8A.5.2 **Special Options and Map Interpretation**

a. Street Dedication Bonuses associated with Recommended Through Streets Service Alleys shall require construction of streets or alleys consistent with the requirements of the Pass Christian SmartCode. The CRC shall determine the required SmartCode street cross section consistent with the Transect Zone assignment and in such a way as to guarantee reasonable consistency of street design throughout the Downtown Community Planning Area. Within the Downtown Community Planning Area, two streets have been designated for recommended widening: Henderson Avenue south of the New Orleans & Mobile Railroad line, and Market Street south of the New Orleans & Mobile Railroad line.

b. Placement on the Special Options Map and the Thoroughfares Map of Recommended Through Street and Recommended Service Lane designations are approximate, reflecting the desirability for cross-block vehicular access, additional Frontage, service access, and other needs. Actual location of final rights-of-way shall be negotiable subject to achieving the objectives of increased connectivity and access, with the CRC making determination of acceptability of any alternative proposed routing. In particular adjacent lot owners not covered by the indicated designations may negotiate with the CRC for dedication of rights-of-way which, if approved by the CRC, shall be eligible for all the benefits associated with the original designation. Once on such route has been dedicated to the city, any Density Recovery Transfer or Density Bonus options associated with the original designation shall be exhausted and unavailable for re-use.

c. Density Bonuses associated with the Recommended and Mandatory Retail designations are transferable. These bonus options shall apply to properties for on-site use regardless of their inclusion in a Density Receiving Area.

8B.1 AUTHORITY, INTENT, & APPLICABILITY

8B.1.1 Authority and Intent.

a. The East Pass Community Plan is adopted under the terms of Articles 1 and 4 of the City of Pass Christian SmartCode as an Infill Community Plan. Having been adopted by proper planning process consistent with the requirements of state law and of the City of Pass Christian SmartCode, this Official Community Plan is an integral part of the City of Pass Christian SmartCode, and as such shall take precedence over conflicting Existing Local Codes other than the City of Pass Christian Health and Safety Codes within the East Pass Community Planning Area as defined on the City of Pass Christian, Mississippi, official zoning map.

b. This Community Plan is consistent with the Intent (Section 1.2) of the City of Pass Christian SmartCode, and its requirements and options shall be interpreted consistently with the Intent section of the City of Pass Christian SmartCode.

8B.1.2 **Applicability.** The requirements of this Community Plan shall be applicable within the East Pass Community Planning Area defined on the City of Pass Christian official zoning map. Within that Community Planning Area the requirements, allowances, options, and intent of this Community Plan shall preempt any conflicting requirements or restrictions of the Existing Local Codes, as provided in the City of Pass Christian SmartCode. Within the East Pass Community Planning Area all previously established zoning districts shall be forthwith extinguished and inapplicable, and only the requirements of this SmartCode Community Plan and its associated amps shall be applicable, except as explicitly noted herein or elsewhere in the City of Pass Christian SmartCode.

8.B.1.3 **Component Parts.** In addition to the text of this Article (8B), this Community Plan includes the following four series of maps as an integral part hereof:

a. A Regulating Plan comprising a single map designated as the East Pass Community Plan Regulating Plan Map, and depicting boundaries of the East Pass Community Planning Area, Transect Zone assignments within that Planning Area, boundaries of any Overlay Districts created by this plan within that planning Area, boundaries of any RCDs within that Planning Area, and other regulatory districts.

b. A Special Requirements and Options Plan comprising a single map depicting the Special Requirements incumbent upon property owners within the Planning Area and depicting the Special Options, including Density Transfer Sending Areas and Density Bonus opportunities available to property owners within the Planning Area.

8.B.2 GENERAL REQUIREMENTS

8B.2.1 Civic Spaces additional to those shown in this Community Plan may be created within the East Pass Community Planning Area by Warrant. Additional sites for Civic Buildings may be created by Warrant so long as on-site parking is screened from street view in accordance with the normal requirements of this Code. Creation of Civic Building sites shall otherwise require Planning Commission Approval. Any Civic Function described by an entry in Table 20 of this Code shall be regulated in accordance with the requirements herein.

8B.2.2 Within the East Pass Community Planning Area all surface parking lots adjacent to non-frontage lot or parcel boundaries without intervening buildings shall make provision for driveways providing direct vehicular access to similarly situated parking lots on adjacent parcels, and shall provide stub driveways for future access to such lots on adjacent parcels as a condition of the parking requirement.

8B.2.3 Thoroughfares created or reconfigured within the East Pass Community Planning Area through Infill Plan or any other method shall be compliant with the requirements for Thoroughfare design in the City of Pass Christian SmartCode.

8B.3 COMMUNITY-WIDE BUILDING-SCALE DESNTIY REQUIREMENTS

8B.3.1 Building-Scale Density Limits for Transect Zones within the East Pass Community Planning Area, including both Maximum By-Right Building-Scale Density and Absolute Maximum Building-Scale Density, shall be as indicated for Infill Community Plans in Table 14C of Article 6 of the City of Pass Christian SmartCode.

8B.3.2 Within the East Pass Community Planning Area, Density Bonus Receiving Areas shall include areas explicitly designated on the East Pass Community Plan Regulating Map as within a "Density Transfer & Bonus Receiving Area" in addition to any other parcel designated as T4L, T4+, T5C, or T5H.

8B.3.3 Within the East Pass Community Planning Area Density Transfer Receiving Areas shall include only areas explicitly designated on the East Pass Community Plan Regulating Map as within a "Density Transfer & Bonus Receiving Area".

8B.3.4 **Density Transfer Sending Areas.** In addition to specific sites designated as Density Transfer Sending Areas in the Special Requirements and Options Plan, specific areas within the various Overlay Districts are also eligible as Density Transfer Sending Areas in accordance with Section 8B.4.3.

8B.3.5 **Density Recovery Transfer Sending Areas.** Within the East Pass Community Planning Areas, any area designated for Recommended Through Street, Recommended Service Lane, or Transit Grid Reserve Density Transfer Sending Area qualifies for an associated Density Recovery Transfer. Areas required to meet additional setback requirements associated with Overlay Corridor Districts shall also be eligible for Density Recovery Transfers.

8B.3.6 **Street Dedication Density Bonus.** Any area designated within this Community Plan for Recommended Through Street or Recommended Service Lane shall qualify for an associated Street Dedication Density Bonus contingent upon the buildout of the public frontage and right-of-way in accordance with the requirements of the City of Pass Christian SmartCode and of this Community Plan. Outside Density Receiving Areas such Bonus shall not be used but shall be transferrable. Any street recommended for widening shall qualify for an associated Street Dedication Density Bonus of one half the standard Street Dedication Density Bonus.

8B.3.7 **Retail Density Bonus.** Lots including Frontage designated on the East Pass Community Plan for "Mandatory Retail" or for "Recommended Retail" shall be eligible for Mandatory Retail Bonuses or for Recommended Retail Bonuses, respectively, consistent with the provisions of Section 5.13 of the Pass Christian SmartCode. The bonus shall be calculated based on the length of compliant build-out Frontage but shall not exceed that which would be accrued by the designated length of Frontage, subject to the interpretation guidelines of Section 8A5.

8B.3.8 **Viewshed Density Bonuses.** Lots and portions of lots designated on the East Pass Community Plan for "Viewshed Setback" or for "Viewshed Setback + Cross-Block Passage Required" shall qualify for a Viewshed Density Bonus consistent with the provisions of the Pass Christian SmartCode. Such Density Bonus shall be transferrable to any property within the City of Pass Christian which lies within a Community-Plan designated Density Bonus Receiving Area.

8B.3.9 Within the East Pass Community Planning Area the Absolute Maximum Height within T5C and T5H Zones shall be 5 stories. The Absolute Maximum Height within T4L and T4+ Zones shall be 3 stories.

8B.3.10 Additional Height Allowances within the East Pass Planning Area shall be permitted in accordance with the Height-Density Table 8B.3.10. The Acquired Density Allowance required shall be calculated from Table 8B.3.10 using the area of the entire lot. Zones not included in Table 8B.3.10 shall not be eligible for Additional Height Allowance within the East Pass Community Planning Area.

Table 8B.3.10 Height-Density Table

Additional Height Allowance	T5C Acquired Density Required	T5H Acquired Density Required
1 story additional	8 units / acre	10 units / acre
2 stories or more additional	**Prohibited**	**Prohibited**

8B.4 THE REGULATING PLAN

8B.4.1 Map Interpretation

a. Boundary lines depicted on the maps comprising this Community Plan as being generally parallel to parcel boundary lines existing as the time of adoption of this Plan and depicted to lie within five feet (5') of such parcel boundary lines shall be taken to coincide with such parcel boundary lines over the extent to which the depicted boundary is generally parallel to and within 5' of the parcel boundary. If such a depicted boundary lies within 5' of and parallel to more than one such depicted parcel boundary, that boundary shall be taken to be coincident with the near of the two depicted parcel boundaries. Further questions of map interpretation shall be resolved by the CRC with appeal available in accordance with the SmartCode of the City of Pass Christian.

b. Transect Zone Boundary Lines depicted as lying more than 5 feet from any generally parallel parcel boundary line, and which do not represent an extension of an adjacent parcel boundary line, shall be interpreted to lie the nearest multiple of 25 feet from the nearest generally parallel parcel line.

c. The maps of this Community Plan have been created partly taking into account parcel boundaries as approximately known at the time of adoption and depicted in the maps. Changes to parcel boundaries from their positions represented in these maps shall not affect the boundaries or requirements imposed by this Community Plan. The CRC shall interpret the intended meaning of boundaries, requirements, and options of this plan in the event of inaccuracies in parcel boundaries at the time of adoption.

8B.4.2 Regulatory Areas

In addition to the Transect Zone districts within the East Pass Community Planning Area, the Regulating Plan designates the following:

a. Special Beach District SD-B, a Special District intended to regulate development of the sand beach. Within the Special Beach District no enclosed structures are permitted. Open structures of 300 square feet or less are permitted with Planning Commission approval. Piers and wharves are permitted only in compliance with all Federal, State, and Existing Local Codes. Requirements of the Special Beach District are as indicated in Table 8E.1.
b. Special Big Box Retail District SD-W, a Special District intended to provide for large-format retail establishments in a more automotive-centric configuration than can be accommodated in normal Transect Zones. The SD-W District is fully described in Section 8E.
c. Overlay Districts shall be as described in Section 8B.4.3.
d. Sector Plan Zone G-3. Lands designated with the G-3 Sector designation do not lie within the G-4 Infill Sector. Te requirements for building-scale development on a parcel are those of Transect Zone T2. Additional development on such parcel or parcels beyond a primary building and associated ancillaries shall require submission of a New Community Plan under Article 3 of the SmartCode which is consistent with the requirements for the G-3 Intended Growth Sector.

8B.4.3 Overlay Districts

The East Pass Community Plan includes the following Overlay Districts:

a. **Overlay Districts incorporated from the Existing Codes.** The Flood Hazard Overlay Zone as defined within the Existing Codes of the City of Pass Christian shall continue to apply to areas within the East Pass Community Planning Area.
b. **Railroad Corridor Overlay District.** In order to provide for future likely creation of a Railroad Street Corridor along the length of the New Orleans & Mobile railroad line through the downtown, properties within the East Pass Community Planning Area with frontage along the north side of the railroad right-of-way are included in the Railroad Corridor Overlay District. Within this district, required setbacks from the railroad right-of-way line shall be increased by the distance from the right-of-way line to a point 65 feet from the centerline of the railway. All of the additional setback becomes part of a Density Recovery Transfer Sending Area available to any property owner who may choose to dedicate the additional setback to the city for future Thoroughfare right-of-way.

8B.5 SPECIAL REQUIREMENTS AND OPTIONS PLAN

8B.5.1 Special Requirements and Map Interpretation

a. All Thoroughfares other than Service Lanes and Alleys which are not specifically identified in the Special Requirements Map as Secondary Grid Streets are Primary Grid Thoroughfares.
b. Mandatory Retail Frontage designation requires that the building Façade along the designated Frontage be built out as shopfront and designed for Retail use through at least the Second Layer.
c. Mandatory Retail Frontage is required over viable portions of Frontage for all T5C- and T5H- designated lots as a condition of the Transect Zone assignment. Such Retail requirements may be removed only through rezoning to Zone T4+ when the property does not lie near an important intersection.
d. Mandatory and Recommended Retail Frontage designations enable a Special Option which makes the lot eligible for Density Bonuses in accordance with the City of Pass Christian SmartCode.
e. Mandatory and Recommended Retail designations are indicated on the Special Requirements Map via thickened linear marks drawn generally parallel to but immediately outside of the parcel Frontage boundaries of the parcels to which they apply.
    - Such a mark depicted as being within 5 feet of a parcel Frontage boundary shall be interpreted as if it abutted the parcel boundary, and shall be taken to designate the parcel Frontage for the Retail designation corresponding to the color and pattern of the mark.
    - Such Retail designations which terminate within 10 feet of a parcel boundary or a Transect Zone boundary crossing or intersecting the Frontage line shall be interpreted as extending along the Frontage line to the parcel or Transect Zone boundary.
    - The length of a depicted designation whose endpoint does not lie within 10 feet of a parcel or Transect Zone boundary shall be interpreted as the nearest multiple of 25 feet.
    - The placement of any such Retail designation mark on the map is intended only to indicate the Frontage line along which the requirement or option applies; the thickness or exact shape of any Retail designation mark otherwise has no significance.
f. Stepback Code designations on the Special Requirements Map shall have the following interpretations:
    - B-8: Façade above the top of the 2nd story must step 8 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.

- B-12: Façade above the top of the 2nd story must step 12 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.
- B-16: Façade above the top of the 2nd story must step 16 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.
- B-24: Façade above the top of the 2nd story must step 24 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.
- C-8: Façade above the top of the 3rd story must step 8 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.
- C-12: Façade above the top of the 3rd story must step 12 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.
- C-16: Façade above the top of the 3rd story must step 16 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.
- C-24: Façade above the top of the 3rd story must step 24 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.

g. A Gallery or a combination of Gallery and smaller stepback may be approved by Warrant for use as an alternative to the full stepback. In order to be acceptable the Gallery must be designed in compliance with any architectural guidelines established for the East Pass Community Planning Area, the total depth of stepback plus Gallery must be the specified required stepback depth, and the Gallery must include a shed roof at the designated story so as to obfuscate building mass.

h. The CRC shall interpret the extent of Stepback requirements which do not cover the full extent of a parcel subject to the following guidelines:

- Stepback designations appearing on the Special Requirements Map are thickened linear marks drawn within the parcel boundary of the affected parcel, and generally are depicted as parallel to and within 5 feet of the lot line to which they apply.
- Where a stepback for a corner lot applies only to one of the two corner Frontage lines, the stepback mark is tapered toward the applicable Frontage and away from the inapplicable Frontage line.
- The placement of the stepback designation mark on the map is intended only to designate the Frontage line to which the Stepback rule applies and, by its pattern and color, the stepback requirement; beyond this the exact thickness or shape of the designation mark within the indicated parcel has no significance.
- Stepback designation marks which are depicted to extend to within 10 feet of an indicated parcel boundary on the map shall be interpreted to abut that parcel boundary.
- Stepback designation marks which are depicted to extend to within 10 feet of a Transect Zone boundary crossing a Frontage line shall be interpreted to extend along the Frontage line to that Transect Zone boundary.
- Stepback designation marks which are depicted to end along a Frontage line more than 10 feet from any indicated parcel boundary or Transect Zone boundary shall be interpreted to extend the nearest multiple of 25 feet from the nearest parcel boundary, corner, or Transect Zone boundary which the same designation mark crosses or abuts.

8B.5.2 **Special Options and Map Interpretation**

a. Street Dedication Bonuses associated with Recommended Through Streets Service Alleys shall require construction of streets or alleys consistent with the requirements of the Pass Christian SmartCode. The CRC shall determine the required SmartCode street cross section consistent with the Transect Zone assignment and in such a way as to guarantee reasonable consistency of street design throughout the East Pass Community Planning Area.

b. Placement on the Special Options Map and the Thoroughfares Map of Recommended Through Street and Recommended Service Lane designations are approximate, reflecting the desirability for cross-block vehicular access, additional Frontage, service access, and other needs. Actual location of final rights-of-way shall be negotiable subject to achieving the objectives of increased connectivity and access, with the CRC making determination of acceptability of any alternative proposed routing. In particular adjacent lot owners not covered by the indicated designations may negotiate with the CRC for dedication of rights-of-way which, if approved by the CRC, shall be eligible for all the benefits associated with the original designation. Once on such route has been dedicated to the city, any Density Recovery Transfer or Density Bonus options associated with the original designation shall be exhausted and unavailable for re-use.

c. Density Bonuses associated with the Recommended and Mandatory Retail designations are transferable. These bonus options shall apply to properties for on-site use regardless of their inclusion in a Density Receiving Area.

8B.5.3 **Second Street Redesign Recommendation.** Second Street is designated for Recommended Street Redesign throughout the East Pass Community Planning Area. The purpose of the redesign is to include pedestrian and bicycle accommodations, including a pedestrian path along one side of the street separated from the vehicular lanes by a street tree planting strip, and bicycle route markers, consistent with SmartCode Thoroughfare cross-section RD-50-20-10/10.

8C.1 AUTHORITY, INTENT, & APPLICABILITY

8C.1.1 Authority and Intent.

a. The West Pass Community Plan is adopted under the terms of Articles 1 and 4 of the City of Pass Christian SmartCode as an Infill Community Plan. Having been adopted by proper planning process consistent with the requirements of state law and of the City of Pass Christian SmartCode, this Official Community Plan is an integral part of the City of Pass Christian SmartCode, and as such shall take precedence over conflicting Existing Local Codes other than the City of Pass Christian Health and Safety Codes within the West Pass Community Planning Area as defined on the City of Pass Christian, Mississippi, official zoning map.

b. This Community Plan is consistent with the Intent (Section 1.2) of the City of Pass Christian SmartCode, and its requirements and options shall be interpreted consistently with the Intent section of the City of Pass Christian SmartCode.

8C.1.2 **Applicability.** The requirements of this Community Plan shall be applicable within the West Pass Community Planning Area defined on the City of Pass Christian official zoning map. Within that Community Planning Area the requirements, allowances, options, and intent of this Community Plan shall preempt any conflicting requirements or restrictions of the Existing Local Codes, as provided in the City of Pass Christian SmartCode. Within the West Pass Community Planning Area all previously established zoning districts shall be forthwith extinguished and inapplicable, and only the requirements of this SmartCode Community Plan and its associated amps shall be applicable, except as explicitly noted herein or elsewhere in the City of Pass Christian SmartCode.

8.C.1.3 **Component Parts.** In addition to the text of this Article (8C), this Community Plan includes the following four series of maps as an integral part hereof:

a. A Regulating Plan comprising a single map designated as the West Pass Community Plan Regulating Plan Map, and depicting boundaries of the West Pass Community Planning Area, Transect Zone assignments within that Planning Area, boundaries of any Overlay Districts created by this plan within that planning Area, boundaries of any RCDs within that Planning Area, and other regulatory districts.

b. A Special Requirements and Options Plan comprising a single map depicting the Special Requirements incumbent upon property owners within the Planning Area and depicting the Special Options, including Density Transfer Sending Areas and Density Bonus opportunities available to property owners within the Planning Area.

8.C.2 GENERAL REQUIREMENTS

8C.2.1 Civic Spaces additional to those shown in this Community Plan may be created within the West Pass Community Planning Area by Warrant. Additional sites for Civic Buildings may be created by Warrant so long as on-site parking is screened from street view in accordance with the normal requirements of this Code. Creation of Civic Building sites shall otherwise require Planning Commission Approval. Any Civic Function described by an entry in Table 20 of this Code shall be regulated in accordance with the requirements herein.

8C.2.2 Within the West Pass Community Planning Area all surface parking lots adjacent to non-frontage lot or parcel boundaries without intervening buildings shall make provision for driveways providing direct vehicular access to similarly situated parking lots on adjacent parcels, and shall provide stub driveways for future access to such lots on adjacent parcels as a condition of the parking requirement.

8C.2.3 Thoroughfares created or reconfigured within the West Pass Community Planning Area through Infill Plan or any other method shall be compliant with the requirements for Thoroughfare design in the City of Pass Christian SmartCode.

8C.3 COMMUNITY-WIDE BUILDING-SCALE DESNTIY REQUIREMENTS

8C.3.1 Building-Scale Density Limits for Transect Zones within the West Pass Community Planning Area, including both Maximum By-Right Building-Scale Density and Absolute Maximum Building-Scale Density, shall be as indicated for Infill Community Plans in Table 14C of Article 6 of the City of Pass Christian SmartCode.

8C.3.2 Within the West Pass Community Planning Area, Density Bonus Receiving Areas shall include areas explicitly designated on the West Pass Community Plan Regulating Map as within a "Density Transfer & Bonus Receiving Area" in addition to any other parcel designated as T4L, T4+, T5C, or T5H.

8C.3.3 Within the West Pass Community Planning Area Density Transfer Receiving Areas shall include only areas explicitly designated on the West Pass Community Plan Regulating Map as within a "Density Transfer & Bonus Receiving Area".

8C.3.4 **Density Transfer Sending Areas.** In addition to specific sites designated as Density Transfer Sending Areas in the Special Requirements and Options Plan, specific areas within the various Overlay Districts are also eligible as Density Transfer Sending Areas in accordance with Section 8C.4.3.

8C.3.5 **Density Recovery Transfer Sending Areas.** Within the West Pass Community Planning Areas, any area designated for Recommended Through Street, Recommended Service Lane, or Transit Grid Reserve Density Transfer Sending Area qualifies for an associated Density Recovery Transfer. Areas required to meet additional setback requirements associated with Overlay Corridor Districts shall also be eligible for Density Recovery Transfers.

8C.3.6 **Street Dedication Density Bonus.** Any area designated within this Community Plan for Recommended Through Street or Recommended Service Lane shall qualify for an associated Street Dedication Density Bonus contingent upon the buildout of the public frontage and right-of-way in accordance with the requirements of the City of Pass Christian SmartCode and of this Community Plan. Outside Density Receiving Areas such Bonus shall not be used but shall be transferrable.

8C.3.7 **Retail Density Bonus.** Lots including Frontage designated on the West Pass Community Plan for "Mandatory Retail" or for "Recommended Retail" shall be eligible for Mandatory Retail Bonuses or for Recommended Retail Bonuses, respectively, consistent with the provisions of Section 5.13 of the Pass Christian SmartCode. The bonus shall be calculated based on the length of compliant build-out Frontage but shall not exceed that which would be accrued by the designated length of Frontage, subject to the interpretation guidelines of Section 8C5.

8C.3.8 **Viewshed Density Bonuses.** Lots and portions of lots designated on the West Pass Community Plan for "Viewshed Setback" or for "Viewshed Setback + Cross-Block Passage Required" shall qualify for a Viewshed Density Bonus consistent with the provisions of the Pass Christian SmartCode. Such Density Bonus shall be transferrable to any property within the City of Pass Christian which lies within a Community-Plan designated Density Bonus Receiving Area.

8C.3.9 Within the West Pass Community Planning Area the Absolute Maximum Height within T5C and T5H Zones shall be 5 stories. The Absolute Maximum Height within T4L and T4+ Zones shall be 3 stories.

8C.3.10 Additional Height Allowances within the West Pass Planning Area shall be permitted in accordance with the Height-Density Table 8C.3.10. The Acquired Density Allowance required shall be calculated from Table 8C.3.10 using the area of the entire lot. Zones not included in Table 8C.3.10 shall not be eligible for Additional Height Allowance within the West Pass Community Planning Area.

Table 8C.3.10 Height-Density Table

Additional Height Allowance	T5C Acquired Density Required	T5H Acquired Density Required
1 story additional	8 units / acre	10 units / acre
2 stories or more additional	**Prohibited**	**Prohibited**

8C.4 THE REGULATING PLAN

8C.4.1 Map Interpretation

a. Boundary lines depicted on the maps comprising this Community Plan as being generally parallel to parcel boundary lines existing as the time of adoption of this Plan and depicted to lie within five feet (5') of such parcel boundary lines shall be taken to coincide with such parcel boundary lines over the extent to which the depicted boundary is generally parallel to and within 5' of the parcel boundary. If such a depicted boundary lies within 5' of and parallel to more than one such depicted parcel boundary, that boundary shall be taken to be coincident with the near of the two depicted parcel boundaries. Further questions of map interpretation shall be resolved by the CRC with appeal available in accordance with the SmartCode of the City of Pass Christian.

b. Transect Zone Boundary Lines depicted as lying more than 5 feet from any generally parallel parcel boundary line, and which do not represent an extension of an adjacent parcel boundary line, shall be interpreted to lie the nearest multiple of 25 feet from the nearest generally parallel parcel line.

c. The maps of this Community Plan have been created partly taking into account parcel boundaries as approximately known at the time of adoption and depicted in the maps. Changes to parcel boundaries from their positions represented in these maps shall not affect the boundaries or requirements imposed by this Community Plan. The CRC shall interpret the intended meaning of boundaries, requirements, and options of this plan in the event of inaccuracies in parcel boundaries at the time of adoption.

8C.4.2 Regulatory Areas

In addition to the Transect Zone districts within the West Pass Community Planning Area, the Regulating Plan designates the following:

a. Special Beach District SD-B, a Special District intended to regulate development of the sand beach. Within the Special Beach District no enclosed structures are permitted. Open structures of 300 square feet or less are permitted with

Planning Commission approval. Piers and wharves are permitted only in compliance with all Federal, State, and Existing Local Codes. Requirements of the Special Beach District are as indicated in Table 8E.1.

b. Overlay Districts shall be as described in Section 8C.4.3.

8C.4.3 **Overlay Districts**

The West Pass Community Plan includes the following Overlay Districts:

c. **Overlay Districts incorporated from the Existing Codes.** The Flood Hazard Overlay Zone as defined within the Existing Codes of the City of Pass Christian shall continue to apply to areas within the West Pass Community Planning Area.

d. **Railroad Corridor Overlay District.** In order to provide for future likely creation of a Railroad Street Corridor along the length of the New Orleans & Mobile railroad line through the downtown, properties within the West Pass Community Planning Area with frontage along the north side of the railroad right-of-way are included in the Railroad Corridor Overlay District. Within this district, required setbacks from the railroad right-of-way line shall be increased by the distance from the right-of-way line to a point 65 feet from the centerline of the railway. All of the additional setback becomes part of a Density Recovery Transfer Sending Area available to any property owner who may choose to dedicate the additional setback to the city for future Thoroughfare right-of-way.

8C.5 SPECIAL REQUIREMENTS AND OPTIONS PLAN

8C.5.1 Special Requirements and Map Interpretation

a. All Thoroughfares other than Service Lanes and Alleys which are not specifically identified in the Special Requirements Map as Secondary Grid Streets are Primary Grid Thoroughfares.

b. Mandatory Retail Frontage designation requires that the building Façade along the designated Frontage be built out as shopfront and designed for Retail use through at least the Second Layer.

c. Mandatory Retail Frontage is required over viable portions of Frontage for all T5C- and T5H- designated lots as a condition of the Transect Zone assignment. Such Retail requirements may be removed only through rezoning to Zone T4+ when the property does not lie near an important intersection.

d. Mandatory and Recommended Retail Frontage designations enable a Special Option which makes the lot eligible for Density Bonuses in accordance with the City of Pass Christian SmartCode.

e. Mandatory and Recommended Retail designations are indicated on the Special Requirements Map via thickened linear marks drawn generally parallel to but immediately outside of the parcel Frontage boundaries of the parcels to which they apply.

(1) Such a mark depicted as being within 5 feet of a parcel Frontage boundary shall be interpreted as if it abutted the parcel boundary, and shall be taken to designate the parcel Frontage for the Retail designation corresponding to the color and pattern of the mark.

(2) Such Retail designations which terminate within 10 feet of a parcel boundary or a Transect Zone boundary crossing or intersecting the Frontage line shall be interpreted as extending along the Frontage line to the parcel or Transect Zone boundary.

(3) The length of a depicted designation whose endpoint does not lie within 10 feet of a parcel or Transect Zone boundary shall be interpreted as the nearest multiple of 25 feet.

(4) The placement of any such Retail designation mark on the map is intended only to indicate the Frontage line along which the requirement or option applies; the thickness or exact shape of any Retail designation mark otherwise has no significance.

f. Stepback Code designations on the Special Requirements Map shall have the following interpretations:

(1) B-8: Façade above the top of the 2nd story must step 8 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.

(2) B-12: Façade above the top of the 2nd story must step 12 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.

(3) B-16: Façade above the top of the 2nd story must step 16 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.

(4) B-24: Façade above the top of the 2nd story must step 24 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.

(5) C-8: Façade above the top of the 3rd story must step 8 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.

(6) C-12: Façade above the top of the 3rd story must step 12 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.
(7) C-16: Façade above the top of the 3rd story must step 16 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.
(8) C-24: Façade above the top of the 3rd story must step 24 feet back from the 1st story Façade facing the designated Frontage line over at least 80% of the built-out Frontage.

g. A Gallery or a combination of Gallery and smaller stepback may be approved by Warrant for use as an alternative to the full stepback. In order to be acceptable the Gallery must be designed in compliance with any architectural guidelines established for the West Pass Community Planning Area, the total depth of stepback plus Gallery must be the specified required stepback depth, and the Gallery must include a shed roof at the designated story so as to obfuscate building mass.

h. The CRC shall interpret the extent of Stepback requirements which do not cover the full extent of a parcel subject to the following guidelines:
(1) Stepback designations appearing on the Special Requirements Map are thickened linear marks drawn within the parcel boundary of the affected parcel, and generally are depicted as parallel to and within 5 feet of the lot line to which they apply.
(2) Where a stepback for a corner lot applies only to one of the two corner Frontage lines, the stepback mark is tapered toward the applicable Frontage and away from the inapplicable Frontage line.
(3) The placement of the stepback designation mark on the map is intended only to designate the Frontage line to which the Stepback rule applies and, by its pattern and color, the stepback requirement; beyond this the exact thickness or shape of the designation mark within the indicated parcel has no significance.
(4) Stepback designation marks which are depicted to extend to within 10 feet of an indicated parcel boundary on the map shall be interpreted to abut that parcel boundary.
(5) Stepback designation marks which are depicted to extend to within 10 feet of a Transect Zone boundary crossing a Frontage line shall be interpreted to extend along the Frontage line to that Transect Zone boundary.
(6) Stepback designation marks which are depicted to end along a Frontage line more than 10 feet from any indicated parcel boundary or Transect Zone boundary shall be interpreted to extend the nearest multiple of 25 feet from the nearest parcel boundary, corner, or Transect Zone boundary which the same designation mark crosses or abuts.

8C.5.2 **Special Options and Map Interpretation**

a. Street Dedication Bonuses associated with Recommended Through Streets Service Alleys shall require construction of streets or alleys consistent with the requirements of the Pass Christian SmartCode. The CRC shall determine the required SmartCode street cross section consistent with the Transect Zone assignment and in such a way as to guarantee reasonable consistency of street design throughout the West Pass Community Planning Area.

b. Placement on the Special Options Map and the Thoroughfares Map of Recommended Through Street and Recommended Service Lane designations are approximate, reflecting the desirability for cross-block vehicular access, additional Frontage, service access, and other needs. Actual location of final rights-of-way shall be negotiable subject to achieving the objectives of increased connectivity and access, with the CRC making determination of acceptability of any alternative proposed routing. In particular adjacent lot owners not covered by the indicated designations may negotiate with the CRC for dedication of rights-of-way which, if approved by the CRC, shall be eligible for all the benefits associated with the original designation. Once on such route has been dedicated to the city, any Density Recovery Transfer or Density Bonus options associated with the original designation shall be exhausted and unavailable for re-use.

c. Density Bonuses associated with the Recommended and Mandatory Retail designations are transferable. These bonus options shall apply to properties for on-site use regardless of their inclusion in a Density Receiving Area.

8C.5.3 **North Street Redesign Recommendation.** North Street is designated for Recommended Street Redesign throughout the West Pass Community Planning Area. The purpose of the redesign is to include pedestrian and bicycle accommodations, including sidewalks along both sides of the street separated from the vehicular lanes by a street tree planting strips, and bicycle route markets, consistent with SmartCode Thoroughfare cross-sections ST-54-28-10/10, ST-58-34-8/9/9/8 in accordance with the Transect Zone and with the discretion of the CRC.

8D.1 AUTHORITY, INTENT, & APPLICABILITY

8D.1.1 Authority and Intent.

a. The North Central Community Plan is adopted under the terms of Articles 1, 2, and 4 of the City of Pass Christian SmartCode as an Infill Community Plan. Having been adopted by proper planning process consistent with the requirements of state law and of the City of Pass Christian SmartCode, this Official Community Plan is an integral part of the City of Pass Christian SmartCode, and as such shall take precedence over conflicting Existing Local Codes other than the City of Pass Christian Health and Safety Codes within the North Central Community Planning Area as defined on the City of Pass Christian, Mississippi, official zoning map.

b. This Community Plan is consistent with the Intent (Section 1.2) of the City of Pass Christian SmartCode, and its requirements and options shall be interpreted consistently with the Intent section of the City of Pass Christian SmartCode.

8D.1.2 **Applicability.** The requirements of this Community Plan shall be applicable within the North Central Community Planning Area defined on the City of Pass Christian official zoning map. Within that Community Planning Area the requirements, allowances, options, and intent of this Community Plan shall preempt any conflicting requirements or restrictions of the Existing Local Codes, as provided in the City of Pass Christian SmartCode. Within the North Central Community Planning Area all previously established zoning districts shall be forthwith extinguished and inapplicable, and only the requirements of this SmartCode Community Plan and its associated amps shall be applicable, except as explicitly noted herein or elsewhere in the City of Pass Christian SmartCode.

8.D.1.3 **Component Parts.** In addition to the text of this Article (8D), this Community Plan includes the following four series of maps as an integral part hereof:

a. A Regulating Plan comprising a single map designated as the North Central Community Plan Regulating Plan Map, and depicting boundaries of the North Central Community Planning Area, Transect Zone assignments within that Planning Area, boundaries of any Overlay Districts created by this plan within that planning Area, boundaries of any RCDs within that Planning Area, and other regulatory districts.

b. A Special Requirements and Options Plan comprising a single map depicting the Special Requirements incumbent upon property owners within the Planning Area and depicting the Special Options, including Density Transfer Sending Areas and Density Bonus opportunities available to property owners within the Planning Area.

8.D.2 GENERAL REQUIREMENTS

8D.2.1 Civic Spaces additional to those shown in this Community Plan may be created within the North Central Community Planning Area by Warrant. Additional sites for Civic Buildings may be created by Warrant so long as on-site parking is screened from street view in accordance with the normal requirements of this Code. Creation of Civic Building sites shall otherwise require Planning Commission Approval. Any Civic Function described by an entry in Table 20 of this Code shall be regulated in accordance with the requirements herein.

8D.2.2 Within the North Central Community Planning Area all surface parking lots adjacent to non-frontage lot or parcel boundaries without intervening buildings shall make provision for driveways providing direct vehicular access to similarly situated parking lots on adjacent parcels, and shall provide stub driveways for future access to such lots on adjacent parcels as a condition of the parking requirement.

8D.2.3 Thoroughfares created or reconfigured within the North Central Community Planning Area through Infill Plan or any other method shall be compliant with the requirements for Thoroughfare design in the City of Pass Christian SmartCode.

8D.3 COMMUNITY-WIDE BUILDING-SCALE DESNTIY REQUIREMENTS

8D.3.1 Building-Scale Density Limits for Transect Zones within the North Central Community Planning Area, including both Maximum By-Right Building-Scale Density and Absolute Maximum Building-Scale Density, shall be as indicated for Infill Community Plans in Table 14C of Article 6 of the City of Pass Christian SmartCode.

8D.3.2 Within the North Central Community Planning Area, Density Bonus Receiving Areas shall include areas explicitly designated on the North Central Community Plan Regulating Map as within a "Density Transfer & Bonus Receiving Area" in addition to any other parcel designated as T4L, T4+, T5C, or T5H.

8D.3.3 Within the North Central Community Planning Area Density Transfer Receiving Areas shall include only areas explicitly designated on the North Central Plan Regulating Map as within a "Density Transfer & Bonus Receiving Area".

8D.3.4 **Density Transfer Sending Areas.** In addition to specific sites designated as Density Transfer Sending Areas in the Special Requirements and Options Plan, specific areas within the various Overlay Districts are also eligible as Density Transfer Sending Areas in accordance with Section 8D.4.3.

8D.3.5 **Density Recovery Transfer Sending Areas.** Within the North Central Community Planning Areas, any area designated for Recommended Through Street, Recommended Service Lane, or Transit Grid Reserve Density Transfer Sending Area qualifies for an associated Density Recovery Transfer. Areas required to meet additional setback requirements associated with Overlay Corridor Districts shall also be eligible for Density Recovery Transfers. Additionally any lot or portion of a lot within a T4 Zone may be made subject to a Density Recovery Transfer for the purpose of service alley dedication by Warrant.

8D.3.6 **Street Dedication Density Bonus.** Any area designated within this Community Plan for Recommended Through Street or Recommended Service Lane shall qualify for an associated Street Dedication Density Bonus contingent upon the buildout of the public frontage and right-of-way in accordance with the requirements of the City of Pass Christian SmartCode and of this Community Plan. Outside Density Receiving Areas such Bonus shall not be used but shall be transferrable.

8D.3.7 **Retail Density Bonus.** Lots including Frontage designated on the North Central Community Plan for "Mandatory Retail" or for "Recommended Retail" shall be eligible for Mandatory Retail Bonuses or for Recommended Retail Bonuses, respectively, consistent with the provisions of Section 5.13 of the Pass Christian SmartCode. The bonus shall be calculated based on the length of compliant build-out Frontage but shall not exceed that which would be accrued by the designated length of Frontage, subject to the interpretation guidelines of Section 8D5.

8D.3.8 [RESERVED]

8D.3.9 Within the North Central Community Planning Area the Absolute Maximum Height within T5C and T5H Zones shall be 5 stories. The Absolute Maximum Height within T4L and T4+ Zones shall be 3 stories.

8D.3.10 Additional Height Allowances within the North Central Planning Area shall be permitted in accordance with the Height-Density Table 8D.3.10. The Acquired Density Allowance required shall be calculated from Table 8D.3.10 using the area of the entire lot. Zones not included in Table 8D.3.10 shall not be eligible for Additional Height Allowance within the North Central Community Planning Area.

Table 8C.3.10 Height-Density Table

Additional Height Allowance	T5C Acquired Density Required	T5H Acquired Density Required
1 story additional	8 units / acre	10 units / acre
2 stories or more additional	**Prohibited**	**Prohibited**

8D.4 THE REGULATING PLAN

8D.4.1 Map Interpretation

a. Boundary lines depicted on the maps comprising this Community Plan as being generally parallel to parcel boundary lines existing as the time of adoption of this Plan and depicted to lie within five feet (5') of such parcel boundary lines shall be taken to coincide with such parcel boundary lines over the extent to which the depicted boundary is generally parallel to and within 5' of the parcel boundary. If such a depicted boundary lies within 5' of and parallel to more than one such depicted parcel boundary, that boundary shall be taken to be coincident with the near of the two depicted parcel boundaries. Further questions of map interpretation shall be resolved by the CRC with appeal available in accordance with the SmartCode of the City of Pass Christian.

b. Transect Zone Boundary Lines depicted as lying more than 5 feet from any generally parallel parcel boundary line, and which do not represent an extension of an adjacent parcel boundary line, shall be interpreted to lie the nearest multiple of 25 feet from the nearest generally parallel parcel line. In cases where such a boundary is not generally parallel to any nearby parcel line, the actual indicated line shall be taken as the intended boundary, and shall be effected by survey.

c. The maps of this Community Plan have been created partly taking into account parcel boundaries as approximately known at the time of adoption and depicted in the maps. Changes to parcel boundaries from their positions represented in these maps shall not affect the boundaries or requirements imposed by this Community Plan. The CRC shall interpret the intended meaning of boundaries, requirements, and options of this plan in the event of inaccuracies in parcel boundaries at the time of adoption.

8D.4.2 Regulatory Areas

In addition to the Transect Zone districts within the North Central Community Planning Area, the Regulating Plan designates the following:

a. **Special Industrial-Marine District SD-I** a Special District intended to provide appropriate sites for heavy and light industrial activities and marine-related services. Office and retail functions ancillary to the primary industrial and marine

services uses are permitted; Residential and Lodging functions are prohibited. Buffering of open storage and work areas from public streets is required. Requirements of the SD-I District are as indicated in Section 8E.

b. **Special Medium Density Mixed-Use District SD-M,** a Special District intended to provide an Open Intensity mixture of commercial functions, including Office, Retail, and Lodging. In contrast with the similar Transect Zone 4+, this district also permits some automobile-related services by right. Requirements and allowances of the SD-M District are fully described in Section 8E.

c. **Special Auto-Oriented Services District SD-A,** a Special District intended to provide automotive services and general retail services in a more automotive-centric configuration than can be accommodated in normal Transect Zones. Requirements of the SD-A District are fully described in Section 8E.

d. **Special High-Hazard Commercial District SD-HH,** a Special District which permits commercial uses deemed compatible with high flood hazard areas. Requirements of the SD-HH District are fully described in Section 8E.

e. **Overlay Districts** shall be as described in Section 8D.4.3.

f. **Sector Plan Zones G1, G2, G3, O2.** Lands designated with the Sector designations do not lie within the G-4 Infill Sector. The requirements for building-scale development on a parcel within these Zones are those of Transect Zone T2. Additional development on such parcel or parcels beyond a primary building and associated ancillaries on a single parcel, or subdivision of a parcel consistent with the area requirements of Zone T2 from Table 14B, shall require submission of a New Community Plan under Article 3 of the SmartCode which is consistent with the requirements for the corresponding Sector.

8D.4.3 **Overlay Districts**

The North Central Community Plan includes the following Overlay Districts:

a. **Overlay Districts incorporated from the Existing Codes.** The Flood Hazard Overlay Zone as defined within the Existing Codes of the City of Pass Christian shall continue to apply to areas within the North Central Community Planning Area.

b. **High Surge Hazard Overlay District.** This overlay district covers areas of the town subject to unusual degrees of risk from flood and storm surge which may not be readily apparent from casual observation. The purpose of this overlay is to accommodate the particular needs of such areas in order to guarantee that they contribute usefully to the well-being and function of the city and are developed in a coordinated manner. To these ends:

   (1) All areas within the High Surge Hazard Overlay District are herby identifies as High Hazard Density Sending Areas under the City's Transfer of Development Rights system, inappropriate for development as a result of the elevation and surge hazard.

   (2) In addition every parcel within the High Surge Hazard Overlay District is entitled on vacation of development rights to a Density Bonus of the nearest whole number of units which is the greater of 4 units per acre or 1 unit per lot existing at the time of adoption of this Community Plan. Non-contiguous lots presented for TDR simultaneously shall qualify for the area bonuses based on total acreage.

   (3) Urban Conservation Developments are available by right within this overlay district for areas of at least 10 acres.

   (4) After vacation of development rights, lands within the High Hazard Density Sending Area may be used for the following purposes subject to the requirement that no more than 10% impervious parcel coverage:

      - Short-term or overflow parking on pervious paved lots.
      - Long-term boat or trailer storage on pervious paved lots or pavilion cover.
      - Open Market use under pavilion cover.
      - Athletic fields or courts, with minimal impervious cover, or amphitheater or fairground designed with strict attention to best stormwater management practices as approved by Warrant. On-site public toilet facilities for such facilities permitted by Warrant.
      - Public boardwalks, piers, pedestrian, equestrian, and bicycle trails throughout.
      - Boat launches, water taxi terminals, and transit stops are permitted within the district.
      - Other outdoor recreational and entertainment uses.

   Parking and other requirements for such usage shall be subject to Planning Commission Approval, regardless of whether Building Permit is required for associated construction.

c. **Natural Drainage Restoration Districts.** Those overlay districts include areas marked on the North Central Community Plan maps as Natural Drainage Channels and Natural Drainage Buffers, and are intended to permit and incentivize the restoration of a network of designated drainage ways serving the City as natural-appearing drainage waterways and associated wetlands to enhance short-term flood capacity. With in these designated areas, the following requirements and option apply:

(1) No structure shall be constructed within 150 feet of a designated Natural Drainage Channel on the North Central Community Planning Map without review by the Planning Commission in open session to assure that the natural and improved drainage and surge management system for the city is not impaired.

(2) All areas within designated Natural Drainage Restoration Districts are Conservation Density Transfer Sending Areas. Where such areas are not also within the High Surge Hazard Overlay District, a Natural Drainage Density Bonus of 4 units per acre shall be made available to property owners who vacate the development rights of that portion of a parcel within the Natural Drainage Restoration District. Such conservation shall not preclude restoration or creation of natural or pseudo-natural waterway and wetland conditions for detention and treatment of stormwater runoff. However these areas shall be developed with both functional and aesthetic goals to appear natural.

(3) Within 75 feet of indicated Natural Drainage Channels, a Drainage Channel Density Bonus of 2 units per acre shall be available for property owners who vacate the development rights of such land in addition to the Natural Drainage Density Bonuses indicated above.

(4) In the event of vacation of development rights, all such areas within the Natural Drainage Restoration District shall be maintained in an approximately natural or manage-natural state, with the exception that restoration to the condition of a natural drainage bed with associated wetlands shall be permitted.

(5) Lots with the Natural Drainage Restoration District may not normally be subdivided except for cases determined by the Planning Commission to be consistent with the City's goals in implementing Best Management Practices for stormwater and surge drainage management.

(6) Routing of automobile parkway routes which improve access through the city and of pedestrian, equestrian, and bicycle trails providing increased alternative access through the city shall be permitted in Natural Drainage Restoration Districts, but must be designed so as not to impede drainage flow and shall use elevated causeway construction with open understructure within such Districts.

d. **Railroad Corridor Overlay District.** In order to provide for future likely creation of a Railroad Street Corridor along the length of the New Orleans & Mobile railroad line through the downtown, properties within the North Central Community Planning Area with frontage along the north side of the railroad right-of-way are included in the Railroad Corridor Overlay District. Within this district, required setbacks from the railroad right-of-way line shall be increased by the distance from the right-of-way line to a point 65 feet from the centerline of the railway. All of the additional setback becomes part of a Density Recovery Transfer Sending Area available to any property owner who may choose to dedicate the additional setback to the city for future Thoroughfare right-of-way.

e. **North Street Corridor Overlay District.** In order to provide for future buildout of a North Street Multi-Way Boulevard along the length of North Street throughout the city, properties within the North Central Community Planning Area with frontage along North Street are included in the North Street Corridor Overlay District. Within this district, required setbacks form the North Street right-of-way line exiting at the time of this adoption shall be increased by 45 feet in order to provide a clear zone before standard Transect zone setbacks of 70 feet from the centerline of the North Street right of way. All of the additional setback becomes part of a Density Recovery Transfer Sending Area available to any property owner who may choose to dedicate the additional setback to the city for future Thoroughfare right-of-way. Portions of intended slip lanes may be constructed on this right-of-way with CRC approval to enhance access and parking available to adjacent property owners before reconstruction of the street as whole.

8D.5 SPECIAL REQUIREMENTS AND OPTIONS PLAN

8D.5.1 Special Requirements and Map Interpretation

a. All Thoroughfares other than Service Lanes and Alleys which are not specifically identified in the Special Requirements Map as Secondary Grid Streets are Primary Grid Thoroughfares.

b. Mandatory Retail Frontage designation requires that the building Façade along the designated Frontage be built out as shopfront and designed for Retail use through at least the Second Layer.

c. Mandatory Retail Frontage is required over viable portions of Frontage for all T5C- and T5H- designated lots as a condition of the Transect Zone assignment. Such Retail requirements may be removed only through rezoning to Zone T4+ when the property does not lie near an important intersection.

d. Mandatory and Recommended Retail Frontage designations enable a Special Option which makes the lot eligible for Density Bonuses in accordance with the City of Pass Christian SmartCode.

e. Mandatory and Recommended Retail designations are indicated on the Special Requirements Map via thickened linear marks drawn generally parallel to but immediately outside of the parcel Frontage boundaries of the parcels to which they apply.
   - Such a mark depicted as being within 5 feet of a parcel Frontage boundary shall be interpreted as if it abutted the parcel boundary, and shall be taken to designate the parcel Frontage for the Retail designation corresponding to the color and pattern of the mark.
   - Such Retail designations which terminate within 10 feet of a parcel boundary or a Transect Zone boundary crossing or intersecting the Frontage line shall be interpreted as extending along the Frontage line to the parcel or Transect Zone boundary.
   - The length of a depicted designation whose endpoint does not lie within 10 feet of a parcel or Transect Zone boundary shall be interpreted as the nearest multiple of 25 feet.
   - The placement of any such Retail designation mark on the map is intended only to indicate the Frontage line along which the requirement or option applies; the thickness or exact shape of any Retail designation mark otherwise has no significance.

8D.5.2 **Special Options and Map Interpretation**

a. Street Dedication Bonuses associated with Recommended Through Streets Service Alleys shall require construction of streets or alleys consistent with the requirements of the Pass Christian SmartCode. The CRC shall determine the required SmartCode street cross section consistent with the Transect Zone assignment and in such a way as to guarantee reasonable consistency of street design throughout the North Central Community Planning Area.

b. Placement on the Special Options Map and the Thoroughfares Map of Recommended Through Street and Recommended Service Lane designations are approximate, reflecting the desirability for cross-block vehicular access, additional Frontage, service access, and other needs. Actual location of final rights-of-way shall be negotiable subject to achieving the objectives of increased connectivity and access, with the CRC making determination of acceptability of any alternative proposed routing. In particular adjacent lot owners not covered by the indicated designations may negotiate with the CRC for dedication of rights-of-way which, if approved by the CRC, shall be eligible for all the benefits associated with the original designation. Once on such route has been dedicated to the city, any Density Recovery Transfer or Density Bonus options associated with the original designation shall be exhausted and unavailable for re-use.

c. Density Bonuses associated with the Recommended and Mandatory Retail designations are transferable.

8D.5.3 **North Street Redesign Recommendation.** North Street is designated for Recommended Street Redesign throughout the North Central Community Planning Area. The purpose of the redesign is to provide additional vehicular through travel lanes and to allow the street to accommodate both relatively higher-speed through traffic as well as local pedestrian-safe low-speed traffic in pedestrian-intensive areas, and to provide pedestrian and bicycle accommodations. To this end, along sections of North Street zoned T4+ or greater, or zoned Special District-Mixed-Use Commercial, North Street should be built out according as a Multi-Way Boulevard, with four travel lanes, slip lanes with one travel and one or two parking lanes separated from the primary travel lanes by generous tree-planted medians, and street-tree plantings and sidewalks along the edges of the right-of-way. Along sections zoned T4L, buildout shall be according to the discretion of the Planning Commission; and along sections zoned T1, T2, T3R, or other Special District, North Street should be built out as a four-travel-lane boulevard with generous protective planting strips isolating pedestrian and bicycle trails from the travel lanes, with variation from these recommendations according to the discretion of the Planning Commission.

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TABLE 8E.1: SPECIAL DISTRICTS

	SD-B Beach	SD-H Harbor	SD-W Retail Big-Box	SD-I Industrial/Marine	SD-M Medium-Density/Mixed Use	SD-A Auto-Centric	SD-HH High-Hazard	
A. ALLOCATION OF ZONES								
a. CLD/Cluster	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	
b. TND/Village	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	
c. TOD/Town	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	
B. BASE RESIDENTIAL DENSITY								
a. By-Right Limit	Prohibited	18 EHU / ac. Net	20 EHU / ac. Net	15 EHU / ac. Net	18 EHU / ac. Net	12 EHU / ac. Net	12 EHU / ac. Net	
b. Absolute Limit	Prohibited	by PCA*	24 EHU / ac. Net	15 EHU / ac. Net	30 EHU / ac. Net	12 EHU / ac. Net	12 EHU / ac. Net	
c. Other Functions	Prohibited	100%	100%	Not Applicable	Not Applicable	Not Applicable	Not Applicable	
C. BLOCK SIZE								
A. Block Perimeter	Not Applicable	Not Applicable	45000 ft. max.	5000 ft. max.	2400 ft. max.	3000 ft. max.	3000 ft. max.	
D. PUBLIC FRONTAGES								
a. Rural Road	Prohibited	Prohibited	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	
b. Standard Road	Prohibited	Prohibited	Permitted	Permitted	Permitted	Permitted	Permitted	
c. Residential Road	Prohibited	Prohibited	Prohibited	Prohibited	Permitted	Prohibited	Prohibited	
d. Residential Street	Prohibited	Prohibited	Prohibited	Prohibited	Permitted	Prohibited	Prohibited	
e. Standard Street	Prohibited	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	
f. Commercial Street	Prohibited	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	
g. Avenue	Prohibited	Prohibited	Permitted	Permitted	Permitted	Permitted	Permitted	
h. Boulevard	Prohibited	Prohibited	Permitted	Permitted	Permitted	Permitted	Permitted	
i. Rear Lane	Prohibited	Prohibited	Prohibited	Prohibited	Permitted	Prohibited	Prohibited	
j. Rear Alley	Prohibited	Prohibited	Permitted	Permitted	Required	Required	Required	
k. Path	Prohibited	Permitted	Permitted	Prohibited	Permitted	Permitted	Permitted	
l. Passage	Prohibited	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	
m. Bicycle Trail	Prohibited	Prohibited	Permitted	Permitted	Permitted	Permitted	Permitted	
n. Bicycle Lane	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	
o. Bicycle Route	Prohibited	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	
E. CIVIC SPACES								
a. Park	Prohibited	Prohibited	Permitted	Prohibited	Permitted	Permitted	Permitted	
b. Green	Prohibited	Prohibited	Permitted	Permitted	Permitted	Permitted	Permitted	
c. Square	Prohibited	Permitted	Prohibited	Prohibited	Permitted	Permitted	Prohibited	
d. Plaza	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	
e. Playground	Prohibited	Prohibited	Prohibited	Prohibited	Permitted	Prohibited	Prohibited	
F. LOT OCCUPATION								DISPOSITION
a. Lot Width	Not Applicable	18 ft. min. 96 ft. max.	50 ft. min. 700 ft. max.	1500 ft. max.	18 ft. min. 96 ft. max.	40 ft. min. 180 ft. max.	60 ft. min. 180 ft. max.	
b. Lot Coverage	Not Applicable	90% max.	90% max.	40% max.	70% max.	60% max.	40% max.	
G. BUILDING SETBACK								
a. Front Setback	Not Applicable	0 ft. min. 18 ft. max.	0 ft. min.	6 ft. min.	0 ft. min. 18 ft. max.	20 ft. min.	6 ft. min.	
b. Side Setback	Not Applicable	0 ft. min. 12 ft. max.	0 ft. min.	20 ft. min.	0 ft. min.	12 ft. min.	12 ft. min.	
c. Rear Setback	Not Applicable	3 ft. min.	20 ft. min.	30 ft. min.	3 ft. min.	12 ft. min.	12 ft. min.	
H. BUILDING TYPE								
a. Edgeyard	Prohibited	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	
b. Sideyard	Prohibited	Permitted	Permitted	Prohibited	Permitted	Permitted	Permitted	
c. Rearyard	Prohibited	Permitted	Permitted	Prohibited	Permitted	Permitted	Permitted	
I. PRIVATE FRONTAGES TYPES								CONFIGURATION
a. Common Yard	Prohibited	Prohibited	Permitted	Permitted	Permitted	Permitted	Permitted	
b. Porch & Fence	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	
c. Terrace or L.C.	Prohibited	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	
d. Forecourt	Prohibited	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	
e. Stoop	Prohibited	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	
f. Shopfront	Prohibited	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	
g. Gallery	Prohibited	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	
h. Arcade	Prohibited	Prohibited	Permitted	Permitted	Permitted	Permitted	Permitted	
i. Parking Lot	Prohibited	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Prohibited	
J. BUILDING HEIGHT								
a. Principal Building	Not Applicable	3 stories max.	3 stories max.	3 stories max.	3 stories max.	2 stories max.	2 stories max.	
b. Outbuilding	Not Applicable	2 stories max.	2 stories max.	2 stories max.	2 stories max.	2 stories max.	2 stories max.	
K. BUILDING FUNCTION								FUNCTION
a. Residential	Prohibited	Prohibited	Prohibited	Prohibited	Open Intensity rules	by PCA	Prohibited	
b. Lodging	Prohibited	Prohibited	Prohibited	Prohibited	Open Intensity rules	Prohibited	Prohibited	
c. Office	Prohibited	Permitted	Permitted	Permitted	Open Intensity rules	Permitted	Permitted	
d. Retail	Prohibited	Permitted	Permitted	Permitted	Open Intensity rules	Permitted	Permitted	

8E.2 SPECIFIC TO RETAIL BIG-BOX SPECIAL DISTRICT (SD-W)

The Retail Big-Box Special District is intended to provide for large-format retail establishments in a more automobile-centric format than Transect Zones.

8E.2.1 Building Disposition (SD-W)

a. Newly platted lots shall be dimensioned according to Table 8E.1 part F. Blocks shall be dimensioned with maximum perimeter according to Table 8E.1 part C; smaller block sizes are encouraged. Block perimeters over 3500 feet should be mitigate by providing pedestrian access via paths or driveways across blocks. Addition of streets and driveways connecting the Special District to streets lying outside the Special District shall require Planning Commission Approval.
b. Buildings shall be disposed in relation to the boundaries of their lots according to Table 8E.1 part G. Within the Special District the CRC may permit a boundary of the Special District to function as a public Frontage Line for abutting lots of 5 acres or more.
c. One Principal Building may be built on each lot by right. One or more Outbuildings may be built on a lot with Planning Commission Approval.
d. Lot coverage shall not exceed that shown in Table 8E.1 part F.
e. [RESERVED]
f. Setbacks for Principal Buildings shall be as shown in Table 8E.1 part G. In the case of an Infill lot, Setbacks shall match one or the other of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Variance.
g. Rear Setback for Outbuildings shall be a minimum of 12 feet measured from the centerline of the Alley or Rear Lane easement. In the absence of Rear Alley or Lane, the rear Setback for Outbuildings shall be as shown in Table 8E.1 part G.
h. Building Types shall be as shown in Table 9.
i. [RESERVED]
j. [RESERVED]
k. Density Bonuses may e offered for additional setbacks sat designated location on Community Plans for Viewshed Protection.

8E.2.2 Building Configuration (SD-W)

a. Private Frontage types shall conform to and be allocated in accordance with Table 7 and Table 8E.1 part I. In addition to these, within Special District SD-W the Private Frontage type of Parking Lot shall be permitted, comprising a landscaped vehicular parking area including tree cover in accordance with Section 8E.2.7, and business entrances on the building Frontage facing such parking lot.
b. Minor Encroachments may encroach the side-setback if necessary to meet International Building Code and other mandatory safety code requirements.
c. Loading docks and service areas shall not be permitted on Frontages.
d. Building Heights shall conform to Table 8 of Article 6 and be as shown in Table 8E.1 part J.
e. [RESERVED]
f. Building Height shall be measured from the Height Baseline appropriate to the site: outside Flood Hazard Areas regulated by the City's Flood Damage Prevention Ordinance, the Height Baseline shall be the average grade at the primary Frontage setback line for the Principal Building on the lot; inside Flood Hazard Areas regulated by the City's Flood Damage Prevention Ordinance, the Height Baseline shall be the Minimum Buildable Elevation. A vertical offset between the Height Baseline and the finish surface of the first floor above the Height Baseline exceeding four (4) feet shall be counted as an additional Story toward the height limit.
g. No Story other than the first shall exceed 14 feet in height, measured from floor to ceiling. The first story shall not exceed 26 feet maximum, and shall no be less than 10 feet minimum height.

8E.2.3 Building Function & Density (SD-W)

a. Functions permitted within buildings in the Special District SD-W include Retail, Office, and Civic, in addition to light industrial, childcare center, and all Functions within the Automotive category in Table 10. Industrial Functions other than light industrial, Educational Function other than childcare center, and Functions included in the Table 10 categories Residential, Lodging, Agricultural, or Civil Support are prohibited. Functions that do not conform to the requirements of Tables 10 shall require approval by public hearing before the Planning Commission. Retail and Office Functions within Special District SD-W shall be governed by the Open Intensity rules of Table 11.
b. The Actual Parking available to meet the Required Parking shown in Table 12 shall constitute the Base Density. Functions shall be limited by the Base Density, subject to upward adjustment in accordance with paragraph 8E.23.d.

c. Within Special District SD-W the Base Density for a lot shall not be increased by the use of a Sharing Factor greater than 1.0.
d. Within the Long Pedestrian Shed of a TOD, the Effective Parking available for calculating the intensity on each lot may be increased by a multiplier of thirty percent (30%).
e. [RESERVED]
f. [RESERVED]
g. [RESERVED]

8E.2.4 **Parking Standards (SD-W)**

a. Vehicular parking requirements for Special District SD-W shall be as shown in Tables 12 for zones T2 and T3. However, the use of a Sharing Factor to reduce parking requirement shall not be permitted within Special District SD-W.
b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot.
c. Maximum Parking ratios may be established by the CRC.
d. Parking may be accessed by the Alley or Rear Lane when such is available.
e. Parking lots shall be separated from the public Frontage by a Liner Building, Streetscreen, or landscape strip of 12 feet depth minimum.
f. Parking areas may be located within the First Lot Layer within Special District SD-W.
g. The required parking may be provided within a Public Parking Facility within one-quarter mile of the site that it serves, subject to approval by Warrant.
h. The vehicular entrance of a parking lot or garage on a Frontage shall be no wider than 40 feet.
i. [RESERVED]
j. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every twenty-five vehicular parking spaces.
k. [RESERVED]
l. Two or more surface parking facilities located in adjacent lots within Special District SD-W which are separated by no intervening buildings shall provide direct vehicular access via two or more Driveways connecting the facilities, with the number and placement of Driveways to be adjusted by Warrant.
m. Parking lots enfronting public Frontage shall meet the landscaping requirements of Section 8E.2.7.

8E.2.5 **Architectural Standards (SD-W)**

a. Building wall materials may be combined on each Façade only horizontally, with the heavier below the lighter. Building wall materials may be varied along the length of the Façade in order to minimize its apparent size.
b. Streetscreens should be between 4 and 8 feet in height and constructed of a material matching the adjacent building Façade. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
c. [RESERVED]
d. Openings above first Story shall not exceed 50% of the total building wall area, with each Façade being calculated independently.
e. [RESERVED]
f. [RESERVED]
g. Buildings may have flat roofs enclosed by parapets or sloped roofs. Pitched roofs shall be symmetrically sloped no less than 5:12.
h. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
i. [RESERVED]
j. [RESERVED]
k. [RESERVED]
l. [RESERVED]
m. [RESERVED]
n. Community Plans may specify Stepbacks above specified floors and Buildout-at-Height limits governing allowed widths of building at certain heights.
o. For any structure elevated more than 4 feet above grade, along Frontage and Elevation extending through the Second Layer, areas below the first Story shall be screened from view from Frontage lines so as to provide not less than 75%

opacity on average, when viewed from a point 5 feet above grade at the Frontage Line. Materials used for such screening shall comply with the requirements of this Code for exterior finish materials.

8E.2.6 **Environmental Standards (SD-W)**

a. [RESERVED]
b. The landscape installed shall consist primarily of durable native species tolerant of soil compaction.
c. Impermeable surface, including those ancillary to the building, shall be confined to the ratio of lot coverage as shown in Table 14F. Permeable paving surfaces shall be counted toward the maximum lot coverage ratio by weighting in accordance with their fractional impermeability.
d. [RESERVED]
e. To the extent consistent with applicable state or federal law, stormwater management by method described as Best Management Practice according to the United States Environmental Protection Agency shall be permitted by right and encouraged.

8E.2.7 **Landscape Standards (SD-W)**

a. A minimum of one tree to match the species of street trees on the Public Frontage shall be planted within the First Layer for each 30 feet of Frontage.
b. Parking Lots along Frontage Lines shall be planted with no fewer tan one tree of a durable native species per 15 parking spaces or per 5000 square feet, whichever is greater. Tree species shall be chosen from those indicated for either Special District or T6 in Table 6 of Article 6.
c. [RESERVED]
d. [RESERVED]
e. Where the Special District enfronts streets across from Transect Zones T3, T4, or T5, the edge of the Special District shall be screened from the street by means of a Streetscreen or of a dense planting of no less than 12 feet depth.
f. For lots of 5 acres or more, placement of a single flagpole within the First Layer shall be permitted. The height of such flagpole shall not exceed 40 feet above grade, and any such flagpole shall be certified to withstand winds of at least 120 miles per hour. The flag size permitted shall be limited to six feet (6') or less along the hoist end by ten feet (10') or less in length, or lesser maximum dimension consistent with the required wind rating.

8E.2.8 **Signage Standards (SD-W)**

a. One address number with numerals no less than 6 inches measured vertically shall be attached to the building in proximity to the principal entrance.
b. Blade signs, not to exceed 6 square feet for each separate business entrance, may be attached perpendicular to the Façade. Alternatively, for each public entrance to the building, one external-facing sign may be applied to the Façade of a building in the vicinity of each entrance provided that such sign not exceed 3 feet in height. Such sign may be lighted only by external means.
c. Additionally one external-facing sign independent of all entrance locations may be applied to the Façade of each building, providing that such sign not exceed 8 feet in height. Such sign may be lighted by internal or external means.
d. Within the Special District SD-W, each parcel of 10 acres or more which is building out in compliance with this code shall be permitted to place one off-site Monument Sign. Such sign shall be located within one quarter mile of the corresponding parcel, may be internally or externally illuminated, and may be located outside of the corresponding Special District SD-W within an adjacent T5C or T5H Zone by Warrant. If externally illuminated, lighting shall be from the top of the sign downward by means of a Fully Shielded Luminaires. The lot area within 3 feet of the Monument base shall be landscaped with native species consistent with Table 4B requirements for T5 or T6 or other native species approved by Warrant.
e. Additional on-site signage may be provided for the purposes of safety or traffic direction, approved by Warrant. Such signage may be externally lit if approved by Warrant.
f. External lighting sings, where permitted, shall be accomplished by lighting from the top of the sign downward by means of a Fully Shielde3d Luminaire, with the exception that signs permitted to be applied to the Façade of a building may be externally illuminated from beneath by Luminaires shielded from view form above the building.
g. A flagpole, where permitted, may be illuminated from either the top down or via uplighting. If illumination is provided by uplighting, Luminaires shall be entirely shielded from the direct view of drivers of automobiles on public roads and from the view of pedestrians more than fifteen feet (15') from the base of the flagpole. Such uplighting shall be limited to 5000 lumens maximum.

8E.2.9 **Ambient Standards (SD-W)**

a. Sound levels measured at Frontage Lines within Special District SD-W shall not exceed 70 decibels from sunrise to midnight and 60 decibels from midnight to sunrise. The sound level measured from every Frontage Line comprising the perimeter of a block containing the Special District SD-W shall adhere to this same limit.
b. The mounting height of a permanent outdoor Luminaire shall be limited to the lesser of one-third the distance from the Luminaire to any property line of 42.5 feet, adjustable by Warrant. All such Luminaires, not including internally illuminated signs permitted in Section 8E.2.8, shall be Fully Shielded.
c. Streetlights shall be of a general type illustrated in Table 5 for use in either Special Districts or in Transect Zones T5 or T6, or otherwise approved by Warrant, and shall be of a Fully Shielded design. However, within 20 feet of a building Façade or of a building elevation abutting a parking lot, and along designated pedestrian routes, Nearly Fully Shielded Luminaires may be employed.
d. Outdoor storage shall be screened from view from any Frontage by a Streetscreen in conformance with Section 8E.2.5b.

8E.2.10 [RESERVED]

8E.2.11 [RESERVED]

8E.2.12 **Building-Scale Density Limits, Transfers, and Bonuses (SD-W)**

a. [RESERVED]
b. Lots within Special District SD-W shall not be eligible to receive either Density Transfers or Density Bonuses other than Density Recovery Transfers and Viewshed Protection Bonuses.
c. Lots in Special District SD-W shall not be designated as Density Sending Areas.
d. [RESERVED]

ADDITIONAL DEFINITIONS:

Monument Sign: A freestanding sign not exceeding 6 feet in height measured from the finished grade to the top of the sign; Average finish grade at the perimeter of the monument shall not exceed 4 feet above the maximum elevation at the Frontage line fro the lot containing the Monument. The total signage areas shall not exceed 60 square feet on each of two sides, not including the area of a base. A Monument Sign shall include a visually opaque base of at least 12 inches height and extending along at least 75% of the length of the Monument comprising materials appropriate for building Frontages in the Transect Zone in which the Monument is located.

8E.3 SPECIFIC TO INDUSTRIAL-MARINE SPECIAL DISTRICT (SD-I)

The Industrial-Marine Special District is intended to provide siting for industrial uses and for marine-related uses inappropriate fro mixing with residential use.

8E.3.1 Building Disposition (SD-I)

a. Newly platted lots shall be dimensioned according to Table 8E.1 part F. Blocks shall be dimensioned with maximum perimeter according to Table 8E.1 part C; smaller block sizes are encouraged. Addition of streets and driveways connecting the Special District to streets lying outside the Special District shall require Planning Commission Approval.
b. Buildings shall be disposed in relation to the boundaries of their lots according to Table 8E.1 part G. Within the Special District the CRC may permit a boundary of the Special District to function as a public Frontage Line for abutting lots of 5 acres or more.
c. One Principal Building may be built on each lot by right. One or more Outbuildings may be built on a lot with Planning Commission Approval.
d. Lot coverage shall not exceed that shown in Table 8E.1 part F.
e. [RESERVED]
f. Setbacks for Principal Buildings shall be as shown in Table 8E.1 part G. In the case of an Infill lot, Setbacks shall match one or the other of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Variance.
g. Rear Setback for Outbuildings shall be a minimum of 15 feet measured from the centerline of the Alley or Rear Lane easement. In the absence of Rear Alley or Lane, the rear Setback for Outbuildings shall be as shown in Table 8E.1 part G.
h. Building Types shall be as shown in Table 9.
i. [RESERVED]
j. [RESERVED]
k. [RESERVED]
l. Where rear and side lot lines correspond to Special District boundaries, setbacks shall be increased by an additional 15 feet beyond those required elsewhere in the district, and along such boundaries inspection easements of at least 8-feet clear, to provide access available at all times, shall be provided and marinated along the District boundary to ensure that City ordinances regarding lot maintenance, public safety, and cleanliness may be enforced.

8E.3.2 Building Configuration (SD-I)

a. Private Frontage types shall conform to and be allocated in accordance with Table 7 and Table 8E.1 part I. In addition to these, within Special District SD-I the Private Frontage type of Parking Lot shall be permitted, comprising a landscaped vehicular parking area including tree cover in accordance with Section 8E.3.7, and business entrances on the building Frontage facing such parking lot. Such fronting lots shall only be used to provide visitor parking, with all employee parking concealed from the public street via buildings, Streetscreens, or landscaping.
b. Minor Encroachments may encroach the side-setback if necessary to meet International Building Code and other mandatory safety code requirements.
c. Loading docks and service areas shall not be permitted on Frontages.
d. Building Heights shall conform to Table 8 of Article 6 and be as shown in Table 8E.1 part J.
e. [RESERVED]
f. Building Height shall be measured from the Height Baseline appropriate to the site: outside Flood Hazard Areas regulated by the City's Flood Damage Prevention Ordinance, the Height Baseline shall be the average grade at the primary Frontage setback line for the Principal Building on the lot; inside Flood Hazard Areas regulated by the City's Flood Damage Prevention Ordinance, the Height Baseline shall be the Minimum Buildable Elevation.
g. Total building and equipment height shall not exceed 50 feet except by Planning Commission Approval for demonstrated need related to specific usage.

8E.3.3 Building Function & Density (SD-I)

a. Functions permitted within buildings in the Special District SD-I include Retail, Office, and Civic, and all Functions within the Automotive or Industrial categories in Table 10, along with uses ancillary to these Functions. Functions included in Table 10 categories Residential, Lodging, or Agricultural are prohibited. Functions that do not conform to the requirements of Tables 10 shall require approval by public hearing before the Planning Commission. Retail and Office Functions within Special District SD-I shall be governed by the Open Intensity rules of Table 11.
b. The Actual Parking available to meet the Required Parking shown in Table 12 shall constitute the Base Density. Functions shall be limited by the Base Density, subject to upward adjustment in accordance with paragraph 8E.33.d.

c. Within Special District SD-I the Base Density for a lot shall not be increased by the use of a Sharing Factor greater than 1.0.
d. [RESERVED]
e. [RESERVED]
f. [RESERVED]
g. [RESERVED]

8E.3.4 **Parking Standards (SD-I)**

a. Vehicular parking requirements for Special District SD-I shall be as shown in Tables 12 for zones T2 and T3. However, the use of a Sharing Factor to reduce parking requirement shall not be permitted within Special District SD-I.
b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot.
c. Maximum Parking ratios may be established by the CRC.
d. Parking may be accessed by the Alley or Rear Lane when such is available.
e. Parking lots shall be separated from the public Frontage by a Liner Building, Streetscreen, or landscape strip of 12 feet depth minimum approved by Warrant.
f. Parking areas intended for visitors may be located within the First Lot Layer within Special District SD-I subject to the above screening requirements, with any such area not to exceed 10 parking spaces except by Planning Commission Approval.
g. [RESERVED]
h. The vehicular entrance of a parking lot or garage on a Frontage shall be no wider than 40 feet.
i. [RESERVED]
j. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every twenty-five vehicular parking spaces.
k. [RESERVED]
l. [RESERVED]
m. Parking lots enfronting public Frontage shall meet the landscaping requirements of Section 8E.3.7.

8E.3.5 **Architectural Standards (SD-I)**

a. Use of corrugated galvanized steel as a siding or roofing material for buildings enfronting streets is encouraged. In all cases buildings enfronting streets should appear neat and orderly, but use of materials is otherwise unrestricted.
b. Streetscreens should be between 4 and 8 feet in height and constructed of a durable material approved by the CRC. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
c. [RESERVED]
d. [RESERVED]
e. [RESERVED]
f. [RESERVED]
g. [RESERVED]
h. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
i. [RESERVED]
j. [RESERVED]
k. [RESERVED]
l. [RESERVED]
m. [RESERVED]
n. [RESERVED]
o. [RESERVED]

8E.3.6 **Environmental Standards (SD-I)**

a. [RESERVED]
b. The landscape installed shall consist primarily of durable native species tolerant of soil compaction.
c. Impermeable surface, including those ancillary to the building, shall be confined to the ratio of lot coverage as shown in Table 14F. Permeable paving surfaces shall be counted toward the maximum lot coverage ratio by weighting in accordance with their fractional impermeability.
d. [RESERVED]

e. To the extent consistent with applicable state or federal law, stormwater management by method described as Best Management Practice according to the United States Environmental Protection Agency shall be permitted by right and encouraged.

8E.3.7 **Landscape Standards (SD-I)**

a. A minimum of one tree to match the species of street trees on the Public Frontage shall be planted within the First Layer for each 30 feet of Frontage.
b. Parking Lots along Frontage Lines shall be planted with no fewer tan one tree of a durable native species per 15 parking spaces or per 5000 square feet, whichever is greater. Tree species shall be chosen from those indicated for either Special District or T6 in Table 6 of Article 6.
c. [RESERVED]
d. [RESERVED]
e. Where the Special District enfronts streets across from Transect Zones T3, T4, or T5, the edge of the Special District shall be screened from the street by means of a Streetscreen or of a dense planting of no less than 20 feet depth, or of a liner building meeting the frontage requirements of the facing zone.
f. For lots of 5 acres or more, placement of a single flagpole within the First Layer shall be permitted. The height of such flagpole shall not exceed 40 feet above grade, and any such flagpole shall be certified to withstand winds of at least 120 miles per hour. The flag size permitted shall be limited to six feet (6') or less along the hoist end by ten feet (10') or less in length, or lesser maximum dimension consistent with the required wind rating.

8E.3.8 **Signage Standards (SD-I)**

a. One address number with numerals no less than 6 inches measured vertically shall be attached to the building in proximity to the principal entrance.
b. Blade signs, not to exceed 6 square feet for each separate business entrance, may be attached perpendicular to the Façade. Alternatively, for each public entrance to the building, one external-facing sign may be applied to the Façade of a building in the vicinity of each entrance provided that such sign not exceed 3 feet in height. Such sign may be lighted only by external means.
c. Additionally one external-facing sign independent of all entrance locations may be applied to the Façade of each building, providing that such sign not exceed 8 feet in height. Such sign may be lighted by internal or external means.
d. For sites with Parking Lot Frontage or with front setbacks exceeding 20 feet, one off-site Monument Sign may be employed by the business establishment, not to exceed one sign per 200-feet of street frontage in any case. Such sign shall be located with a setback of at least 10 feet from the Frontage Line, and may be externally or internally illuminated. The lot area within 3 feet of the Monument base shall be landscaped with native species consistent with Table 4B requirements for T5 or T6 or other native species approved by Warrant.
e. Additional on-site signage may be provided for the purposes of safety or traffic direction, approved by Warrant. Such signage may be externally lit if approved by Warrant.
f. External lighting sings, where permitted, shall be accomplished by lighting from the top of the sign downward by means of a Fully Shielded Luminaire, with the exception that signs permitted to be applied to the Façade of a building may be externally illuminated from beneath by Luminaires shielded from view form above the building. Internal illumination shall be permitted by Warrant, and shall be only via lighter letters and symbols on a non-illuminated dark background; illuminated area shall not exceed 25% of the messaging area of the sign. No animation of signage shall be permitted.
g. A flagpole, where permitted, shall not be illuminated.
h. Billboards shall not exceed 25' height maximum above natural grade. Illumination, if provided, shall be external and in accordance with the above requirements.

8E.3.9 **Ambient Standards (SD-I)**

a. Sound levels measured at Frontage Lines within Special District SD-I shall not exceed 75 decibels from sunrise to midnight and 70 decibels from midnight to sunrise. The sound level measured from every Frontage Line outside the Special District SD-I but comprising the perimeter of a block containing the Special District SD-I shall adhere to a limit of 70 decibels from sunrise to midnight and 65 decibels from midnight to sunrise.
b. The mounting height of a permanent outdoor Luminaire shall be limited to the lesser of one-third the distance from the Luminaire to any property line of 42.5 feet, adjustable by Warrant. All such Luminaires, not including internally illuminated signs permitted in Section 8E.3.8, shall be Fully Shielded.
c. Streetlights shall be of a general type illustrated in Table 5 for use in either Special Districts or in Transect Zones T5 or T6, or otherwise approved by Warrant, and shall be of a Fully Shielded design. However, within 20 feet of a building

Façade or of a building elevation abutting a parking lot, and along designated pedestrian routes, Nearly Fully Shielded Luminaires may be employed.

d. Outdoor storage shall be screened from view from any Frontage by a Streetscreen in conformance with Section 8E.3.5b.

8E.3.10 [RESERVED]

8E.3.11 [RESERVED]

8E.3.12 **Building-Scale Density Limits, Transfers, and Bonuses (SD-I)**

a. [RESERVED]

b. Lots within Special District SD-I shall not be eligible to receive either Density Transfers or Density Bonuses other than Density Recovery Transfers and Viewshed Protection Bonuses.

c. [RESERVED]

d. [RESERVED]

8E.4 SPECIFIC TO MEDIUM-DENSITY MIXED USE SPECIAL DISTRICT (SD-M)

The Medium-Density Mixed Use Special District is intended to provide by-right siting for many auto-related uses but in a frontage-controlled format appropriate for mixed use and for proximity to the more controlled Transect Zones.

8E.4.1 Building Disposition (SD-M)

a. Newly platted lots shall be dimensioned according to Table 8E.1 part F. Blocks shall be dimensioned with maximum perimeter according to Table 8E.1 part C; smaller block sizes are encouraged. Block perimeters over 2800 feet should be mitigated by providing pedestrian access via paths or driveways across blocks.
b. Buildings shall be disposed in relation to the boundaries of their lots according to Table 8E.1 part G. Within the Special District the CRC may permit a boundary of the Special District to function as a public Frontage Line for abutting lots of 5 acres or more.
c. One Principal Building may be built on each lot by right. One or more Outbuildings may be built on a lot with Planning Commission Approval.
d. Lot coverage shall not exceed that shown in Table 8E.1 part F.
e. [RESERVED]
f. Setbacks for Principal Buildings shall be as shown in Table 8E.1 part G. In the case of an Infill lot, the CRC may require that setbacks match one or the other of the existing adjacent Setbacks. Setbacks shall otherwise be adjusted by Variance.
g. Rear Setback for Outbuildings shall be a minimum of 12 feet measured from the centerline of the Alley or Rear Lane easement. In the absence of Rear Alley or Lane, the rear Setback for Outbuildings shall be as shown in Table 8E.1 part G.
h. Building Types shall be as shown in Table 9.
i. [RESERVED]
j. [RESERVED]
k. Density Bonuses may be offered for additional setbacks at designated locations on Community Plans for Viewshed Protection.

8E.4.2 Building Configuration (SD-M)

a. Private Frontage types shall conform to and be allocated in accordance with Table 7 and Table 8E.1 part I. In addition to these, within Special District SD-M the Private Frontage type of Parking Lot may be permitted by Planning Commission Approval subject to demonstration of specific need arising from the particular usage. Parking Lot Frontage shall comprise a landscaped vehicular parking area including tree cover in accordance with Section 8E.4.7, and business entrances on the building Frontage facing such parking lot.
b. Minor Encroachments may encroach the side-setback if necessary to meet International Building Code and other mandatory safety code requirements.
c. Loading docks and service areas shall not be permitted on Frontages.
d. Building Heights shall conform to Table 8 of Article 6 and be as shown in Table 8E.1 part J.
e. [RESERVED]
f. Building Height shall be measured from the Height Baseline appropriate to the site: outside Flood Hazard Areas regulated by the City's Flood Damage Prevention Ordinance, the Height Baseline shall be the average grade at the primary Frontage setback line for the Principal Building on the lot; inside Flood Hazard Areas regulated by the City's Flood Damage Prevention Ordinance, the Height Baseline shall be the Minimum Buildable Elevation. A vertical offset between the Height Baseline and the finish surface of the first floor above the Height Baseline exceeding four (4) feet shall be counted as an additional Story toward the height limit.
g. No Story other than the first shall exceed 14 feet height, measured from floor to ceiling. The first story shall not exceed 16 feet maximum, and shall not be less than 10 feet minimum height.

8E.4.3 Building Function & Density (SD-M)

a. Functions permitted within buildings in the Special District SD-M include Residential; Lodging; Retail with the exception of Nightclub, Adult Entertainment, and Pawn Shop; Office; Civic; and Agricultural; in addition to light industrial, childcare center, and all Function within the Automotive category in Table 10 with the exception of Billboard. Industrial Functions other than light industrial and Educational Functions other than childcare center are prohibited. Functions that do not conform to the requirements of Table 10 shall require approval by public hearing before the Planning Commission. Residential, Retail, Lodging, and Office Functions within Special District SD-M shall be governed by the Open Intensity rule of Table 11.

b. The Actual Parking available to meet the Required Parking shown in Table 12 shall constitute the Base Density. Functions shall be limited by the Base Density, subject to upward adjustment in accordance with paragraph 8E.43.d.
c. Within Special District SD-M the Base Density for a lot shall not be increased by the use of a Sharing Factor greater than 1.0.
d. Within the Long Pedestrian Shed of a TOD, the Effective Parking available for calculating the intensity on each lot may be increased by a multiplier of thirty percent (30%).
e. [RESERVED]
f. [RESERVED]
g. [RESERVED]

8E.4.4 **Parking Standards (SD-M)**

a. Vehicular parking requirements for Special District SD-M shall be as shown in Tables 12 for zones T2 and T3. However, the use of a Sharing Factor to reduce parking requirement shall not be permitted within Special District SD-M.
b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot.
c. Maximum Parking ratios may be established by the CRC.
d. Parking may be accessed by the Alley or Rear Lane when such is available.
e. Parking lots shall be separated from the public Frontage by a Liner Building, Streetscreen, or landscape strip of 12 feet depth minimum.
f. Parking areas may be located within the First Lot Layer by Planning Commission Approval subject to demonstrated need associated with specific requirements of the particular usage within Special District SD-A. In such case parking areas shall require buffering by Liner Building, Streetscreen, or landscape strip as approved by the CRC.
g. The required parking may be provided within a Public Parking Facility within one-quarter mile of the site that it serves, subject to approval by Warrant.
h. The vehicular entrance of a parking lot or garage on a Frontage shall be no wider than 30 feet.
i. [RESERVED]
j. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every fifteen vehicular parking spaces.
k. [RESERVED]
l. Two or more surface parking facilities located in adjacent lots within Special District SD-M which are separated by no intervening buildings shall provide direct vehicular access via two or more Driveways connecting the facilities, with the number and placement of Driveways to be adjusted by Warrant.
m. Parking lots enfronting public Frontage shall meet the landscaping requirements of Section 8E.4.7.

8E.3.5 **Architectural Standards (SD-M)**

a. Building wall materials may be combined on each Façade only horizontally, with the heavier below the lighter. Building wall materials may be varied along the length of the Façade in order to minimize its apparent size. Building materials shall be limited to those available for Transect Zone T4+.
b. Streetscreens should be between 4 and 8 feet in height and constructed of a material matching the adjacent building Façade. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
c. [RESERVED]
d. Openings above the first Story shall not exceed 50% of the total building wall area, with each Façade being calculated independently.
e. [RESERVED]
f. [RESERVED]
g. Buildings may have flat roofs enclosed by parapets or sloped roofs. Pitched roofs shall be symmetrically sloped no less than 5:12.
h. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
i. External finish materials are limited to those allowed in Transect Zone T4+, except that other materials may be permitted by Planning Commission Approval.
j. [RESERVED]
k. [RESERVED]
l. [RESERVED]

m. [RESERVED]
n. Community Plans may specify Stepbacks above specified floors and Buildout-at-Height limits governing allowed widths of buildings at certain heights.
o. For any structure elevated more than 4 feet above ground, along Frontage and Elevations extending through the Second Layer, areas below the first Story shall be screened from view from Frontage lines so as to provide not less than 75% opacity on average, when viewed from a point 5 feet above grade at the Frontage line. Materials used for such screening shall comply with the requirements of this Code for exterior finish materials.

8E.4.6 **Environmental Standards (SD-M)**

a. [RESERVED]
b. The landscape installed shall consist primarily of durable native species tolerant of soil compaction.
c. Impermeable surface, including those ancillary to the building, shall be confined to the ratio of lot coverage as shown in Table 14F. Permeable paving surfaces shall be counted toward the maximum lot coverage ratio by weighting in accordance with their fractional impermeability.
d. [RESERVED]
e. To the extent consistent with applicable state or federal law, stormwater management by method described as Best Management Practice according to the United States Environmental Protection Agency shall be permitted by right and encouraged.

8E.4.7 **Landscape Standards (SD-M)**

a. A minimum of one tree to match the species of street trees on the Public Frontage shall be planted within the First Layer for each 30 feet of Frontage.
b. Parking Lots along Frontage Lines shall be planted with no fewer tan one tree of a durable native species per 10 parking spaces or per 4000 square feet, whichever is greater. Tree species shall be chosen from those indicated for either Special District or T6 in Table 6 of Article 6.
c. [RESERVED]
d. [RESERVED]
e. Where the Special District enfronts streets across from Transect Zones T3, T4, or T5, the edge of the Special District shall be screened from the street by means of a Streetscreen or of a dense planting of no less than 18 feet depth. Alternatively a property owner may match the Frontage requirements of the facing zone.
f. For lots of 5 acres or more, placement of a single flagpole within the First Layer shall be permitted. The height of such flagpole shall not exceed 40 feet above grade, and any such flagpole shall be certified to withstand winds of at least 120 miles per hour. The flag size permitted shall be limited to six feet (6') or less along the hoist end by ten feet (10') or less in length, or lesser maximum dimension consistent with the required wind rating.

8E.4.8 **Signage Standards (SD-M)**

a. One address number with numerals no less than 6 inches measured vertically shall be attached to the building in proximity to the principal entrance.
b. Blade signs, not to exceed 6 square feet for each separate business entrance, may be attached perpendicular to the Façade. Alternatively, for each public entrance to the building, one external-facing sign may be applied to the Façade of a building in the vicinity of each entrance provided that such sign not exceed 3 feet in height. Such sign may be lighted only be external means, or internally by Warrant.
c. Additionally one external-facing sign independent of all entrance locations may be applied to the Façade of each building, providing that such sign not exceed 8 feet in height. Such sign may be lighted by internal or external means.
d. [RESERVED]
e. Additional on-site signage may be provided for the purposes of safety or traffic direction, approved by Warrant. Such signage may be externally lit if approved by Warrant.
f. External lighting of signs, where permitted, shall be accomplished by lighting from the top of the sign downward by means of a Fully Shielded Luminaire, with the exception that signs permitted to be applied to the Façade of a building may be externally illuminated from beneath by Luminaires shielded from view from above the building. Internal illumination shall be permitted by Warrant, and shall be only via lighter letters and symbols on a non-illuminated dark background; illuminated area shall not exceed 25% of the messaging area of the sign. No animation of signage shall be permitted.
g. A flagpole, where permitted, shall not be illuminated.

8E.4.9 **Ambient Standards (SD-M)**

a. Sound levels measured at Frontage Lines within Special District SD-M shall not exceed 70 decibels from sunrise to midnight and 55 decibels from midnight to sunrise. The sound level measured from every Frontage Line comprising the perimeter of a block containing the Special District SD-M shall adhere to this same limit.
b. The mounting height of a permanent outdoor Luminaire shall be limited to the lesser of one-third the distance from the Luminaire to any property line of 42.5 feet, adjustable by Warrant. All such Luminaires, not including internally illuminated signs permitted in Section 8E.4.8, shall be Fully Shielded.
c. Streetlights shall be of a general type illustrated in Table 5 for use in either Special Districts or in Transect Zones T5 or T6, or otherwise approved by Warrant, and shall be of a Fully Shielded design. However, within 20 feet of a building Façade or of a building elevation abutting a parking lot, and along designated pedestrian routes, Nearly Fully Shielded Luminaires may be employed.
d. Outdoor storage shall be screened from view from any Frontage by a Streetscreen in conformance with Section 8E.4.5b.

8E.4.10 [RESERVED]

8E.4.11 [RESERVED]

8E.4.12 **Building-Scale Density Limits, Transfers, and Bonuses (SD-M)**

a. [RESERVED]
b. Lots within Special District SD-M shall not be eligible to receive either Density Transfers or Density Bonuses other than Density Recovery Transfers and Viewshed Protection Bonuses.
c. Lots in Special District SD-M shall not be designated as Density Sending Areas.
d. [RESERVED]

8E.5 SPECIFIC TO AUTO-CENTRIC SPECIAL DISTRICT (SD-A)

The Auto-Centric Special District is intended to provide for appropriate siting for automotive-scaled development without regard for pedestrian-scale needs.

8E.5.1 Building Disposition (SD-A)

a. Newly platted lots shall be dimensioned according to Table 8E.1 part F. Blocks shall be dimensioned with maximum perimeter according to Table 8E.1 part C; smaller block sizes are encouraged. Block perimeters over 3500 feet should be mitigated by providing pedestrian access via paths or driveways across blocks. Addition of streets and driveways connecting the Special District to streets lying outside the Special District shall require Planning Commission Approval.
b. Buildings shall be disposed in relation to the boundaries of their lots according to Table 8E.1 part G. Within the Special District the CRC may permit a boundary of the Special District to function as a public Frontage Line for abutting lots of 5 acres or more.
c. One Principal Building may be built on each lot by right. One or more Outbuildings may be built on a lot with Planning Commission Approval.
d. Lot coverage shall not exceed that shown in Table 8E.1 part F.
e. [RESERVED]
f. Setbacks for Principal Buildings shall be as shown in Table 8E.1 part G. In the case of an Infill lot, the CRC may require that setbacks match one or the other of the existing adjacent Setbacks. Setbacks shall otherwise be adjusted by Variance.
g. Rear Setback for Outbuildings shall be a minimum of 12 feet measured from the centerline of the Alley or Rear Lane easement. In the absence of Rear Alley or Lane, the rear Setback for Outbuildings shall be as shown in Table 8E.1 part G.
h. Building Types shall be as shown in Table 9.
i. [RESERVED]
j. [RESERVED]
k. Density Bonuses may be offered for additional setbacks at designated locations on Community Plans for Viewshed Protection.
l. Where rear and side lot lines correspond to Special District boundaries, inspection easements of at least 8-feet clear, with access available at all times, shall be provided and maintained along the District boundary to ensure that City ordinance regarding lot maintenance, public safety, and cleanliness may be enforced.

8E.5.2 Building Configuration (SD-A)

a. Private Frontage types shall conform to and be allocated in accordance with Table 7 and Table 8E.1 part I. In addition to these, within Special District SD-A the Private Frontage type of Parking Lot may be permitted by Warrant, comprising a landscaped vehicular parking area including tree cover in accordance with Section 8E.5.7, and business entrances on the building Frontage facing such parking lot.
b. Minor Encroachments may encroach the side-setback if necessary to meet International Building Code and other mandatory safety code requirements.
c. Loading docks and service areas shall not be permitted on Frontages.
d. Building Heights shall conform to Table 8 of Article 6 and be as shown in Table 8E.1 part J.
e. [RESERVED]
f. Building Height shall be measured from the Height Baseline appropriate to the site: outside Flood Hazard Areas regulated by the City's Flood Damage Prevention Ordinance, the Height Baseline shall be the average grade at the primary Frontage setback line for the Principal Building on the lot; inside Flood Hazard Areas regulated by the City's Flood Damage Prevention Ordinance, the Height Baseline shall be the Minimum Buildable Elevation. A vertical offset between the Height Baseline and the finish surface of the first floor above the Height Baseline exceeding four (4) feet shall be counted as an additional Story toward the height limit.
g. No Story other than the first shall exceed 14 feet height, measured from floor to ceiling. The first story shall not exceed 26 feet maximum, and shall not be less than 10 feet minimum height.

8E.5.3 Building Function & Density (SD-A)

a. Functions permitted within buildings in the Special District SD-A include Retail with the exceptions of Nightclub, Adult Entertainment, and Pawn Shop, Office, Civic and Agricultural, in addition to light industrial, childcare center, and all Functions within the Automotive category in Table 10 with the exception of Billboard. Industrial Functions other than light industrial and Educational Functions other than childcare center are prohibited. Residential and Lodging Functions are permitted in Special District SD-A only by Planning Commission Approval. Functions that do not conform to the

requirements of Table 10 shall require approval by public hearing before the Planning Commission. Retail, Office, Lodging, and Retail Functions within Special District SD-A shall be governed by the Open Intensity rules of Table 11.

b. The Actual Parking available to meet the Required Parking shown in Table 12 shall constitute the Base Density. Functions shall be limited by the Base Density, subject to upward adjustment in accordance with paragraph 8E.5.3d.
c. Within Special District SD-A the Base Density for a lot shall not be increased by the use of a Sharing Factor greater than 1.0.
d. [RESERVED]
e. [RESERVED]
f. [RESERVED]
g. [RESERVED]

8E.5.4 **Parking Standards (SD-A)**

a. Vehicular parking requirements for Special District SD-A shall be as shown in Tables 12 for zones T2 and T3. However, the use of a Sharing Factor to reduce parking requirement shall not be permitted within Special District SD-A.
b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot.
c. Maximum Parking ratios may be established by the CRC.
d. Parking may be accessed by the Alley or Rear Lane when such is available.
e. Parking lots shall be separated from the public Frontage by a Liner Building, Streetscreen, or landscape strip of 12 feet depth minimum.
f. Parking areas may be located within the First Lot Layer by Warrant within Special District SD-A with buffering by Liner Building, Streetscreen, or landscape strip as approved by the CRC.
g. [RESERVED]
h. The vehicular entrance of a parking lot or garage on a Frontage shall be no wider than 40 feet.
i. [RESERVED]
j. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every twenty-five vehicular parking spaces.
k. [RESERVED]
l. Two or more surface parking facilities located in adjacent lots within Special District SD-A which are separated by no intervening buildings shall provide direct vehicular access via two or more Driveways connecting the facilities, with the number and placement of Driveways to be adjusted by Warrant.
m. Parking lots enfronting public Frontage shall meet the landscaping requirements of Section 8E.4.7.

8E.5.5 **Architectural Standards (SD-A)**

a. Building wall materials may be combined on each Façade only horizontally, with the heavier below the lighter. Building wall materials may be varied along the length of the Façade in order to minimize its apparent size.
b. Streetscreens should be between 4 and 8 feet in height and constructed of a material matching the adjacent building Façade. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
c. [RESERVED]
d. Openings above the first Story shall not exceed 50% of the total building wall area, with each Façade being calculated independently.
e. [RESERVED]
f. [RESERVED]
g. Buildings may have flat roofs enclosed by parapets or sloped roofs. Pitched roofs shall be symmetrically sloped no less than 5:12.
h. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
i. External finish materials are limited to those allowed in Transect Zone T4+, except that other materials may be permitted by Warrant.
j. [RESERVED]
k. [RESERVED]
l. [RESERVED]
m. [RESERVED]

n. Community Plans may specify Stepbacks above specified floors and Buildout-at-Height limits governing allowed widths of buildings at certain heights.
o. For any structure elevated more than 4 feet above ground, along Frontage and Elevations extending through the Second Layer, areas below the first Story shall be screened from view from Frontage lines so as to provide not less than 75% opacity on average, when viewed from a point 5 feet above grade at the Frontage line. Materials used for such screening shall comply with the requirements of this Code for exterior finish materials.

8E.5.6 **Environmental Standards (SD-A)**

a. [RESERVED]
b. The landscape installed shall consist primarily of durable native species tolerant of soil compaction.
c. Impermeable surface, including those ancillary to the building, shall be confined to the ratio of lot coverage as shown in Table 14F. Permeable paving surfaces shall be counted toward the maximum lot coverage ratio by weighting in accordance with their fractional impermeability.
d. [RESERVED]
e. To the extent consistent with applicable state or federal law, stormwater management by method described as Best Management Practice according to the United States Environmental Protection Agency shall be permitted by right and encouraged.

8E.5.7 **Landscape Standards (SD-A)**

a. A minimum of one tree to match the species of street trees on the Public Frontage shall be planted within the First Layer for each 30 feet of Frontage.
b. Parking Lots along Frontage Lines shall be planted with no fewer tan one tree of a durable native species per 10 parking spaces or per 4000 square feet, whichever is greater. Tree species shall be chosen from those indicated for either Special District or T6 in Table 6 of Article 6.
c. [RESERVED]
d. [RESERVED]
e. Where the Special District enfronts streets across from Transect Zones T3, T4, or T5, the edge of the Special District shall be screened from the street by means of a Streetscreen or of a dense planting of no less than 12 feet depth. Alternatively a property owner may match the Frontage requirements of the facing zone.
f. For lots of 5 acres or more, placement of a single flagpole within the First Layer shall be permitted. The height of such flagpole shall not exceed 40 feet above grade, and any such flagpole shall be certified to withstand winds of at least 120 miles per hour. The flag size permitted shall be limited to six feet (6') or less along the hoist end by ten feet (10') or less in length, or lesser maximum dimension consistent with the required wind rating.

8E.5.8 **Signage Standards (SD-A)**

a. One address number with numerals no less than 6 inches measured vertically shall be attached to the building in proximity to the principal entrance.
b. Blade signs, not to exceed 6 square feet for each separate business entrance, may be attached perpendicular to the Façade. Alternatively, for each public entrance to the building, one external-facing sign may be applied to the Façade of a building in the vicinity of each entrance provided that such sign not exceed 3 feet in height. Such sign may be lighted only be external means.
c. Additionally one external-facing sign independent of all entrance locations may be applied to the Façade of each building, providing that such sign not exceed 8 feet in height. Such sign may be lighted by internal or external means.
d. For sites with Parking Lot Frontage or with front setbacks exceeding 20 feet, one off-site Monument sign may be employed per parcel; if multiple parcels are served by a single effective connected fronting parking lot, only one such sign shall be permitted for the whole. Such sign shall be located with a setback of at least 10 feet from the Frontage Line, and may be externally or internally illuminated. The lot area within 3 feet of the Monument base shall be landscaped with native species consistent with Table 4B requirements for T5 or T6 or other native species approved by Warrant.
e. Additional on-site signage may be provided for the purposes of safety or traffic direction, approved by Warrant. Such signage may be externally lit if approved by Warrant.
f. External lighting of signs, where permitted, shall be accomplished by lighting from the top of the sign downward by means of a Fully Shielded Luminaire, with the exception that signs permitted to be applied to the Façade of a building may be externally illuminated from beneath by Luminaires shielded from view from above the building. Internally lit signs shall comprise lighter letters or symbols on an unilluminated dark background, with total illuminated area not to exceed 25% of the entire messaging area of the signage. No animation of signage shall be permitted.
g. A flagpole, where permitted, shall not be illuminated.

8E.5.9 **Ambient Standards (SD-A)**

a. Sound levels measured at Frontage Lines within Special District SD-A shall not exceed 70 decibels from sunrise to midnight and 60 decibels from midnight to sunrise. The sound level measured from every Frontage Line comprising the perimeter of a block containing the Special District SD-A shall adhere to this same limit.

b. The mounting height of a permanent outdoor Luminaire shall be limited to the lesser of one-third the distance from the Luminaire to any property line of 42.5 feet, adjustable by Warrant. All such Luminaires, not including internally illuminated signs permitted in Section 8E.5.8, shall be Fully Shielded.

c. Streetlights shall be of a general type illustrated in Table 5 for use in either Special Districts or in Transect Zones T5 or T6, or otherwise approved by Warrant, and shall be of a Fully Shielded design. However, within 20 feet of a building Façade or of a building elevation abutting a parking lot, and along designated pedestrian routes, Nearly Fully Shielded Luminaires may be employed.

d. Outdoor storage shall be screened from view from any Frontage by a Streetscreen in conformance with Section 8E.5.5b.

8E.5.10 [RESERVED]

8E.5.11 [RESERVED]

8E.5.12 **Building-Scale Density Limits, Transfers, and Bonuses (SD-A)**

a. [RESERVED]

b. Lots within Special District SD-A shall not be eligible to receive either Density Transfers or Density Bonuses other than Density Recovery Transfers and Viewshed Protection Bonuses.

c. Lots in Special District SD-A shall not be designated as Density Sending Areas.

d. [RESERVED]

8E.6 SPECIFIC TO HIGH-HAZARD COMMERCIAL SPECIAL DISTRICT (SD-HH)

The High-Hazard Commercial Special District is intended to permit development appropriate commercial development in areas inappropriate for residential and certain other uses owing to low elevation and common susceptibility to flood hazards.

8E.6.1 Building Disposition (SD-HH)

a. Newly platted lots shall be dimensioned according to Table 8E.1 part F. Blocks shall be dimensioned with maximum perimeter according to Table 8E.1 part C; smaller block sizes are encouraged. Block perimeters over 3500 feet should be mitigated by providing pedestrian access via paths or driveways across blocks. Addition of streets and driveways connecting the Special District to streets lying outside the Special District shall require Planning Commission Approval.
b. Buildings shall be disposed in relation to the boundaries of their lots according to Table 8E.1 part G. Within the Special District the CRC may permit a boundary of the Special District to function as a public Frontage Line for abutting lots of 5 acres or more.
c. One Principal Building may be built on each lot by right. One or more Outbuildings may be built on a lot with Planning Commission Approval.
d. Lot coverage shall not exceed that shown in Table 8E.1 part F.
e. [RESERVED]
f. Setbacks for Principal Buildings shall be as shown in Table 8E.1 part G. In the case of an Infill lot, the CRC may require that setbacks match one or the other of the existing adjacent Setbacks. Setbacks shall otherwise be adjusted by Variance.
g. Rear Setback for Outbuildings shall be a minimum of 12 feet measured from the centerline of the Alley or Rear Lane easement. In the absence of Rear Alley or Lane, the rear Setback for Outbuildings shall be as shown in Table 8E.1 part G.
h. Building Types shall be as shown in Table 9.
i. [RESERVED]
j. [RESERVED]
k. Density Bonuses may be offered for additional setbacks at designated locations on Community Plans for Viewshed Protection.
l. Where rear and side lot lines correspond to Special District boundaries, inspection easements of at least 8-feet clear, with access available at all times, shall be provided and maintained along the District boundary to ensure that City ordinances regarding lot maintenance, public safety, and cleanliness may be enforced.

8E.6.2 Building Configuration (SD-HH)

a. Private Frontage types shall conform to and be allocated in accordance with Table 7 and Table 8E.1 part I. In addition to these, within Special District SD-HH the Private Frontage type of Parking Lot may be permitted by Warrant, comprising a landscaped vehicular parking area including tree cover in accordance with Section 8E.6.7, and business entrances on the building Frontage facing such parking lot.
b. Minor Encroachments may encroach the side-setback if necessary to meet International Building Code and other mandatory safety code requirements.
c. Loading docks and service areas shall not be permitted on Frontages.
d. Building Heights shall conform to Table 8 of Article 6 and be as shown in Table 8E.1 part J.
e. [RESERVED]
f. Building Height shall be measured from the Height Baseline appropriate to the site: outside Flood Hazard Areas regulated by the City's Flood Damage Prevention Ordinance, the Height Baseline shall be the average grade at the primary Frontage setback line for the Principal Building on the lot; inside Flood Hazard Areas regulated by the City's Flood Damage Prevention Ordinance, the Height Baseline shall be the Minimum Buildable Elevation. A vertical offset between the Height Baseline and the finish surface of the first floor above the Height Baseline exceeding four (4) feet shall be counted as an additional Story toward the height limit.
g. No Story other than the first shall exceed 14 feet height, measured from floor to ceiling. The first story shall not exceed 26 feet maximum.

8E.6.3 Building Function & Density (SD-HH)

a. Functions permitted within buildings in the Special District SD-HH include Retail with the exception of Adult Entertainment and Pawn Shop, Office, and Civic, in addition to light industrial, childcare center, and all Functions within the Automotive category in Table 10 with the exceptions of Billboard. Assembly Functions including indoor and outdoor entertainment are permitted and encouraged subject to Planning Commission constraints on parking and bathroom accommodations. Industrial Functions other than light industrial, Educational Functions other than childcare center and Functions included

in the Table 10 categories Residential, Lodging, Agricultural, or Civil Support are prohibited. Functions that do not conform to the requirements of Tables 10 shall require approval by public hearing before the Planning Commission. Retail and Office Functions within Special District SD-HH shall governed by the Open Intensity rules of Table 11.

b. The Actual Parking available to meet the Required Parking shown in Table 12 shall constitute the Base Density. Functions shall be limited by the Base Density, subject to upward adjustment in accordance with paragraph 8E.6.3d.
c. Within Special District SD-HH the Base Density for a lot shall not be increased by the use of a Sharing Factor greater than 1.0.
d. [RESERVED]
e. [RESERVED]
f. [RESERVED]
g. [RESERVED]

8E.6.4 **Parking Standards (SD-HH)**

a. Vehicular parking requirements for Special District SD-HH shall be as shown in Tables 12 for zones T2 and T3. However, the use of a Sharing Factor to reduce parking requirement shall not be permitted within Special District SD-HH.
b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot.
c. Maximum Parking ratios may be established by the CRC.
d. Parking may be accessed by the Alley or Rear Lane when such is available.
e. Parking lots shall be separated from the public Frontage by a Liner Building, Streetscreen, or landscape strip of 12 feet depth minimum, except that open parking may be provided without screening from streets other than North Street with Planning Commission Approval.
f. Parking areas may be located within the First Lot Layer by Warrant within Special District SD-HH with buffering by Liner Building, Streetscreen, or landscape strip as approved by the CRC.
g. The required parking may be provided within a Public Parking Facility within one-quarter mile of the site that it serves, subject to approval by Warrant.
h. The vehicular entrance of a parking lot or garage on a Frontage shall be no wider than 40 feet.
i. [RESERVED]
j. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every twenty-five vehicular parking spaces.
k. [RESERVED]
l. Two or more surface parking facilities located in adjacent lots within Special District SD-HH which are separated by no intervening buildings shall provide direct vehicular access via two or more Driveways connecting the facilities, with the number and placement of Driveways to be adjusted by Warrant.
m. Parking lots enfronting public Frontage shall meet the landscaping requirements of Section 8E.6.7.

8E.6.5 **Architectural Standards (SD-HH)**

a. Building wall materials may be combined on each Façade only horizontally, with the heavier below the lighter. Building wall materials may be varied along the length of the Façade in order to minimize its apparent size.
b. Streetscreens should be between 4 and 8 feet in height and constructed of a material matching the adjacent building Façade. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
c. [RESERVED]
d. Openings above the first Story shall not exceed 50% of the total building wall area, with each Façade being calculated independently.
e. [RESERVED]
f. [RESERVED]
g. Buildings may have flat roofs enclosed by parapets or sloped roofs. Pitched roofs shall be symmetrically sloped no less than 5:12.
h. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
i. External finish materials are limited to those allowed in Transect Zone T4+, except that other materials may be permitted by Warrant.
j. [RESERVED]
k. [RESERVED]

l. [RESERVED]
m. [RESERVED]
n. Community Plans may specify Stepbacks above specified floors and Buildout-at-Height limits governing allowed widths of buildings at certain heights.
o. For any structure elevated more than 4 feet above ground, along Frontage and Elevations extending through the Second Layer, areas below the first Story shall be screened from view from Frontage lines so as to provide not less than 75% opacity on average, when viewed from a point 5 feet above grade at the Frontage line. Materials used for such screening shall comply with the requirements of this Code for exterior finish materials.

8E.6.6 **Environmental Standards (SD-HH)**

a. [RESERVED]
b. The landscape installed shall consist primarily of durable native species tolerant of soil compaction.
c. Impermeable surface, including those ancillary to the building, shall be confined to the ratio of lot coverage as shown in Table 14F. Permeable paving surfaces shall be counted toward the maximum lot coverage ratio by weighting in accordance with their fractional impermeability.
d. [RESERVED]
e. To the extent consistent with applicable state or federal law, stormwater management by method described as Best Management Practice according to the United States Environmental Protection Agency shall be permitted by right and encouraged.

8E.6.7 **Landscape Standards (SD-HH)**

a. A minimum of one tree to match the species of street trees on the Public Frontage shall be planted within the First Layer for each 30 feet of Frontage.
b. Parking Lots along Frontage Lines shall be planted with no fewer tan one tree of a durable native species per 10 parking spaces or per 4000 square feet, whichever is greater. Tree species shall be chosen from those indicated for either Special District or T6 in Table 6 of Article 6.
c. [RESERVED]
d. [RESERVED]
e. Where the Special District enfronts streets across from Transect Zones T3, T4, or T5, the edge of the Special District shall be screened from the street by means of a Streetscreen or of a dense planting of no less than 12 feet depth. Alternatively a property owner may match the Frontage requirements of the facing zone.
f. For lots of 5 acres or more, placement of a single flagpole within the First Layer shall be permitted. The height of such flagpole shall not exceed 40 feet above grade, and any such flagpole shall be certified to withstand winds of at least 120 miles per hour. The flag size permitted shall be limited to six feet (6') or less along the hoist end by ten feet (10') or less in length, or lesser maximum dimension consistent with the required wind rating.

8E.6.8 **Signage Standards (SD-HH)**

a. One address number with numerals no less than 6 inches measured vertically shall be attached to the building in proximity to the principal entrance.
b. Blade signs, not to exceed 6 square feet for each separate business entrance, may be attached perpendicular to the Façade. Alternatively, for each public entrance to the building, one external-facing sign may be applied to the Façade of a building in the vicinity of each entrance provided that such sign not exceed 3 feet in height. Such sign may be lighted only be external means.
c. Additionally one external-facing sign independent of all entrance locations may be applied to the Façade of each building, providing that such sign not exceed 8 feet in height. Such sign may be lighted by internal or external means.
d. For sites with Parking Lot Frontage or with front setbacks exceeding 20 feet, one off-site Monument sign may be employed per parcel; if multiple parcels are served by a single effective connected fronting parking lot, only one such sign shall be permitted for the whole. Such sign shall be located with a setback of at least 10 feet from the Frontage Line, and may be externally or internally illuminated. The lot area within 3 feet of the Monument base shall be landscaped with native species consistent with Table 4B requirements for T5 or T6 or other native species approved by Warrant.
e. Additional on-site signage may be provided for the purposes of safety or traffic direction, approved by Warrant. Such signage may be externally lit if approved by Warrant. Such signage may be externally lit if approved by Warrant.
f. External lighting of signs, where permitted, shall be accomplished by lighting from the top of the sign downward by means of a Fully Shielded Luminaire, with the exception that signs permitted to be applied to the Façade of a building may be externally illuminated from beneath by Luminaires shielded from view from above the building.
g. A flagpole, where permitted, shall not be illuminated.

8E.6.9 **Ambient Standards (SD-HH)**

a. Sound levels measured at Frontage Lines within Special District SD-HH shall not exceed 70 decibels from sunrise to midnight and 60 decibels from midnight to sunrise. The sound level measured from every Frontage Line comprising the perimeter of a block containing the Special District SD-HH shall adhere to this same limit.

b. The mounting height of a permanent outdoor Luminaire shall be limited to the lesser of one-third the distance from the Luminaire to any property line of 42.5 feet, adjustable by Warrant. All such Luminaires, not including internally illuminated signs permitted in Section 8E.6.8, shall be Fully Shielded.

c. Streetlights shall be of a general type illustrated in Table 5 for use in either Special Districts or in Transect Zones T5 or T6, or otherwise approved by Warrant, and shall be of a Fully Shielded design. However, within 20 feet of a building Façade or of a building elevation abutting a parking lot, and along designated pedestrian routes, Nearly Fully Shielded Luminaires may be employed.

d. Outdoor storage shall be screened from view from any Frontage by a Streetscreen in conformance with Section 8E.6.5b.

8E.6.10 [RESERVED]

8E.6.11 [RESERVED]

8E.6.12 **Building-Scale Density Limits, Transfers, and Bonuses (SD-HH)**

a. [RESERVED]

b. Lots within Special District SD-A shall not be eligible to receive either Density Transfers or Density Bonuses other than Density Recovery Transfers and Viewshed Protection Bonuses.