



Erie Town Center

PD Development Guide

PD-001143-2020

exp**ERIENCE**
TOWN CENTER

PD Development Guide

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INTENT

The Erie Town Center Planned Development (PD) encourages an urban pattern which is compact, connected, complete, convivial, cost-effective, conserving, and cooperative; responding to the aspirations of residents participating in the public process of November 6 – November 12, 2019 that led to the creation of the Town Center PD. These intentions shall guide the proposals of developers, the interpretation of regulators, and the decisions of the Town.

To be **compact** by wasting as little land as possible in being as dense as the local market will bear.

To be **connected** by the rights-of-way being suitable for travel by foot, bike, and transit, as well as cars.

To be **complete** by approaching a balance of housing, commercial premises, workplaces, cultural facilities, and of recreational places.

To be **complex** by providing the range of dwellings suitable for younger and older persons, for individuals and households, and accessible to a range of incomes, reflecting a regional demographic balance.

To be **convivial** in encouraging streetscapes and public spaces that support social interaction and by masking parking lots behind attractive building frontages.

To be **cost-effective** by not wasting resources on overdesigned infrastructure or inefficient or unwarranted permit processing.

To be **conserving** by discouraging automobile commuting and errands, unnecessarily large dwellings, and water-hungry landscaping.

To be **cooperative** by coordinating private-sector plans with each other and harmonizing the aesthetic of buildings.

ERIE TOWN CENTER PD SUBSECTIONS

Section A: GENERAL PROVISIONS

Section B: PD PLAN

Section C: ARCHITECTURAL STANDARDS

Section A: GENERAL PROVISIONS

A1.0 The provisions of the Erie Town Center PD shall govern the development of the Erie Town Center. Where the provisions of the PD do not address a particular subject, the relevant provisions of the Town’s Unified Development Code (UDC) and standards shall be applicable.

A2.0 All Subdivision and Site Plan Land Use applications for development within this PD shall be reviewed under the UDC Chapter 7 Review and Approval Procedures as modified below.

A2.1 Subdivision Land Use applications shall follow UDC Section 10.7.7 D. Procedure for Review of Final Plats. The Sketch Plan and Preliminary Plat review procedures within UDC Section 10.7.7 Subdivision shall not be required.

A2.2 Site Plan and Site Plan Amendment Land Use applications shall follow UDC Section 10.7.12 E Procedure for Administrative Site Plan Review.

A.2.3 Appeals of final decisions, made on a Subdivision, Site Plan or an amendment of either, shall be made to the Board of Trustees and shall follow the review and approval procedures for appeals in Chapter 7 of the UDC.

A 3.0 Land use applications, for development in the Erie Town Center, are eligible to utilize the Alternative Equivalent Compliance process outlined in Chapter 6 of the UDC. Alternative equivalent compliance is a procedure that allows development to occur where the intent of a design related provision is met through an alternative design. It is not a general waiver of regulations; rather, it permits a site-specific

plan that is equal to or better than the strict application of a design standard. The Alternative Equivalent Compliance process in the UDC shall be followed with the following modifications:

A3.1 Applicability: Applicability shall be expanded to include Parking, Architectural Standards, Illustratives and Right-of-Way Types within the Erie Town Center PD.

A3.2 Criteria: To grant approval for an alternative equivalent compliance in the Erie Town Center, the decision making body shall find that the following criteria are met:

- The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard.
- The proposed alternative result’s in benefits to the community that are equivalent to or better than compliance with the subject design standard.
- The proposed alternative substantially achieves the intent of the Erie Town Center PD which includes the:
 - Provision of a diversity of Building Types as illustrated in the Building Diversity Diagram;
 - The orientation of buildings in the Frontage Plan and their appropriate relationship to adjacent uses, streets, plazas, open spaces and paths;
 - The inclusion of appropriate connections, orientations and design intent for pedestrian, bicycles, mass transit, and vehicles as identified in the Right-of-Way Type Assignment Plan and the Right-of-Way Types; and,
 - The location, purpose and connectivity of the Civic and Open Spaces Plan and the Path Network Plan.

Section B: PD PLAN

B1.0 The Right-of-Way Type Assignment Plan shows the trajectory and types of rights-of-way. The rights-of-way shall be built as specified in the Right-of-Way Types.

B2.0 The PD Zoning Map allocates three Zoning Categories: Urban Center Zone (UC), General Urban Zone (GU), and Urban Edge Zone (UE).

B2.1 Permitted Uses

B2.1.1 Urban Center Zone: The uses allowed within the Urban Center Zone shall be those identified in the Community Commercial – CC zone district within the Table of Permitted Uses, Chapter 3 of the UDC except as modified below. For mixed-use buildings, commercial uses shall occupy the ground floor.

B2.1.2 Permitted Uses by Right added to the Urban Center Zone:

- Industrial, Light – only permitted in UC3 Commercial and Cultural Incubator Spaces as illustrated in the Development Guide
- Light Manufacturing, General – only permitted in UC3 Commercial and Cultural Incubator Spaces as illustrated in the Development Guide

B2.1.3 Prohibited Uses added to the Urban Center Zone:

- Dormitory
- Public Safety Station
- Transit Center
- Zoo
- Hospital
- Substance Abuse Treatment Facility, Outpatient

- Urgent Care Center
- Utility Facility, Major
- Animal Hospital, Large Animals
- Animal Hospital, Large Animals (outdoor facilities)
- Animal Hospital, Small Animals (outdoor facilities)
- Kennel or Animal Day Care (outdoor facilities)
- Golf Course
- Golf Driving Range
- Golf Putting Course
- Funeral Parlor, Mortuary or Crematory
- Retail/Medical Marijuana Sales
- Shopping Center
- Car Wash
- Vehicle Sales and Rental
- Building Materials and Lumber Sales
- Recycling Collection Point

B2.1.4 General Urban Zone: The uses allowed within the General Urban Zone shall be those identified in the Neighborhood Mixed Use - NMU zone district within the Table of Permitted Uses, Chapter 3 of the UDC except as modified below. For mixed-use buildings, commercial uses shall occupy the ground floor.

B2.1.5 Permitted Use by Right added to the General Urban Zone (GU5):

- Recreational Vehicle Park – only permitted in GU5 Park Model Village as illustrated in the Development Guide

B2.1.6 Special Review Use added to the General Urban Zone (GU5):

- Retirement Home, Nursing Home, or Assisted Living Facility – only permitted by Special Review Use in the GU5 zone area.

B2.1.7 Prohibited Uses added to the General Urban Zone:

- Dormitory
- Group Home, Large
- Retirement Home, Nursing Home, or Assisted Living Facility (SRU in GU5 only)
- Public Safety Station
- Transit Center
- Urgent Care Center
- Utility Facility, Major
- Retail/Medical Marijuana Sales
- Shopping Center

B2.1.8 Urban Edge Zone: The uses allowed within the Urban Edge Zone shall be those identified in the Medium Density Residential - MR zone district within the Table of Permitted Uses, Chapter 3 of the UDC except as modified below.

B2.1.9 Special Review Use added to the Urban Edge Zone (EU5):

- Retirement Home, Nursing Home, or Assisted Living Facility – only permitted by Special Review Use in the EU5 zone area.

B2.1.10 Prohibited Uses added to the Urban Edge Zone:

- Mobile Home Park
- Group Home, Large
- Retirement Home, Nursing Home, or Assisted Living Facility (SRU in UE5 only)
- Public Safety Station
- Transit Center
- Utility Facility, Major
- Golf Course
- Golf Driving Range
- Golf Putting Course
- General Retail

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- Personal Service Establishment
- Pharmacy
- Retail/Medical Marijuana Sales

B2.2 Dimensional Standards

- B2.2.1 The Primary and Special Frontages Plan specifies the Frontage Line of each lot.
- B2.2.2 Specific dimensional requirements by Building Type and Zoning Category are located on pages 27 through 38. The following sub-sections provide the dimensional standards for building types that are allowed in a zone but not represented as a Building Type on pages 27 through 38.

B2.2.3 Dimensional Standards for the Urban Center Zone shall be:

| Lot Occupation | | |
|--|--------------------|-------------------------|
| Max. Lot Coverage by Buildings | | 70% |
| Building Setbacks - Principal Building | | |
| A | Principal Frontage | 5ft. min. - 12 ft. max. |
| B | Secondary Frontage | 0ft. min. - 5 ft. max. |
| C | Side Setback | 0ft. min. - 5 ft. max. |
| D | Rear Setback | 0 ft. min. |
| Encroachments into Building Setbacks | | |
| Principal Frontage | | 8 ft. max. |
| Secondary Frontage | | 5 ft. max. |
| Side | | 3 ft. max. |
| Rear | | 0 ft. max. |
| Frontage Requirements | | |
| Frontage Buildout | | 90% min. |
| Glazing at Ground Level | | 30% min. - 60% max. |
| Glazing at Upper Level(s) | | 30% min. - 60% max. |
| Frontage Types | | |
| At Principal Frontage | | Shopfront, Stoop |
| Building height | | |
| Principal Building | | 35 ft. max. |

B2.2.4 Dimensional Standards for residential uses in the General Urban Zone shall be:

| Lot Occupation | | |
|--|--|-------------------------|
| Max. Lot Coverage by Buildings | | 90% |
| Building Setbacks - Principal Building | | |
| A | Principal Frontage | 5 ft. min. - 18 ft max. |
| B | Secondary Frontage / Side Detached Setback | 5 ft. min. |
| C | Attached Side Setback | 0 ft. min. |
| D | Rear Setback | 3 ft. min. |
| Building Setbacks - Outbuilding/Accessory Building | | |
| E | Rear Setback (to alley) | 3 ft. min. |
| F | Side Setback | 0 ft. min. |
| Encroachments into Building Setbacks | | |
| Principal Frontage | | 12 ft. max. |
| Secondary Frontage | | 3 ft. max. |
| Side Detached | | 0 ft. max. |
| Rear | | 0 ft. max. |
| Frontage Requirements | | |
| Frontage Buildout | | 60% min. |
| Glazing at Ground Level | | 10% min. - 50% max. |
| Glazing at Upper Level(s) | | 10% min. - 50% max. |
| Frontage Types | | |
| At Principal Frontage | | Porch or Stoop |
| Building height | | |
| Principal Building | | 35 ft. max. |

B2.2.5 Dimensional Standards for non-residential uses or mixed use in the General Urban Zone shall be:

| Lot Occupation | | |
|--|---------------------------|-------------------------|
| Max. Lot Coverage by Buildings | | 70% |
| Building Setbacks - Principal Building | | |
| A | Principal Frontage | 5ft. min. - 18 ft. max. |
| B | Secondary Frontage | 0ft. min. - 5 ft. max. |
| C | Side Setback | 0ft. min. - 5 ft. max. |
| D | Rear Setback | 0 ft. min. |
| Encroachments into Building Setbacks | | |
| | Principal Frontage | 8 ft. max. |
| | Secondary Frontage | 5 ft. max. |
| | Side | 3 ft. max. |
| | Rear | 0 ft. max. |
| Frontage Requirements | | |
| | Frontage Buildout | 90% min. |
| | Glazing at Ground Level | 30% min. - 60% max. |
| | Glazing at Upper Level(s) | 30% min. - 60% max. |
| Frontage Types | | |
| | At Principal Frontage | Shopfront, Stoop |
| Building height | | |
| | Principal Building | 35 ft. max. |

B2.2.6 Dimensional Standards for the Urban Edge Zone shall be:

| Lot Occupation | | |
|--|--|-------------------------|
| Max. Lot Coverage by Buildings | | 90% |
| Building Setbacks - Principal Building | | |
| A | Principal Frontage | 5 ft. min. - 24 ft max. |
| B | Secondary Frontage / Side Detached Setback | 5 ft. min. |
| C | Attached Side Setback | 0 ft. min. |
| D | Rear Setback | 3 ft. min. |
| Building Setbacks - Outbuilding/Accessory Building | | |
| E | Rear Setback (to alley) | 3 ft. min. |
| F | Side Setback | 0 ft. min. |
| Encroachments into Building Setbacks | | |
| | Principal Frontage | 12 ft. max. |
| | Secondary Frontage | 3 ft. max. |
| | Side Detached | 3 ft. max. |
| | Rear | 0 ft. max. |
| Frontage Requirements | | |
| | Frontage Buildout | 60% min. |
| | Glazing at Ground Level | 10% min. - 50% max. |
| | Glazing at Upper Level(s) | 10% min. - 50% max. |
| Frontage Types | | |
| | At Principal Frontage | Porch or Stoop |
| Building height | | |
| | Principal Building | 35 ft. max. |

B3.0 General Standards for all zones shall include:

- B3.1

Zero lot line setbacks shall be permitted where buildings are attached at a lot line.
- B3.2

Encroachments: Signs, awnings and canopies are permitted to encroach over a property line as specified in these Development Standards. No other type of encroachment shall extend over the property line.
- B3.3

Permitted encroachments into building setbacks include:
 - Stairs
 - Accessibility ramps
 - Landings
 - Porches
 - Decks
 - Patios
 - Balconies
 - Incidental architectural features such as: signs, cornices, eaves, awnings, window wells, chimneys, bay windows, ornamental features and other similar architectural features.

B4.0 Building height

- B4.1

Maximum building height shall be measured to the eave of a pitched roof or to the highest point on a roof deck of a flat roof (not to include the parapet wall height).
- B4.1

Hotels may be up to 45 ft. in height measured to the top of the roof deck for Hotels.
- B4.2

Chimneys and roof screens masking machinery shall not be limited by the maximum building height.
- B4.3

Ornamental towers in the Urban Center Zone, when uninhabited above 35 ft., may be up to 75 ft. in height.

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B5.0 Lot Widths

- B5.1

There shall be no minimum nor maximum lot width in the Urban Center and General Urban Zones.
- B5.2

The maximum lot width for a single family residential lot in the Urban Edge Zone shall be 80 ft.
- B5.3

There may be up to three residential units on each lot identified as a Compound within the General Urban Zone and Urban Edge Zone. The gross floor area of the units combined shall not exceed 3500 sf. and all units shall remain under single ownership with the owner resident on the premises.

B6.0 Parking Requirements.

- B6.1

There shall be provided 1 parking space per each efficiency dwelling unit or 1 bedroom dwelling unit. There shall be 2 parking spaces provided for any dwelling unit with more than 1 bedroom. There shall be 1 parking space for each 300 sf. of building space for public/institutional uses, commercial uses and manufacturing and light industrial uses. Calculation of parking spaces that result in a fraction of a space shall be rounded down.
- B6.2

On single family residential lots less than 60 ft. in width, off-street parking shall be accessed from a rear alley. Parking on single family residential lots 60 ft. or larger in width may be accessed from the frontage. Parking on attached residential lots or multi-family lots shall be accessed from a rear alley and the parking shall be oriented to the rear of the lot.
- B6.3

Off-Street Parking in front-loaded residential lots shall be placed behind the minimum frontage setback.
- B6.4

Residential garage doors that face the frontage shall be set back a minimum of 24 ft from the principal building frontage.
- B6.5

On-street parking along the lot frontage shall count towards fulfillments of the parking requirement.
- B6.6

ADA spaces shall be compliant with ADA standards.

B6.7 Generally, parking lots shall be paved in concrete or asphalt. An allowed alternative to paved parking lots shall be crushed granite surfaces. This is less visually jarring, more environmentally sensitive, less expensive, and easier to plant with trees. Drainage should be designed so that the tributary sub-areas do not result in erosion and snow removal and snow storage should be accommodated.

B6.8 Typically, large surface parking lots should be lined with thin buildings (liner building). When liner buildings are not feasible, large parking lots or any parking lot with 10 spaces or more shall be required to line the parking lot with a hedge combined with a metal fence between 3 and 4 feet high or short masonry wall of between 3 and 4 feet high to screen the cars. Screening shall not be required where a parking lot is bordered by an alley or building.

B6.9 In the Urban Center Zone, prior to erecting liner buildings, food trucks and temporary retail within non-permanent structures may also be placed as liners along the frontages of large parking lots.

B6.10 Parking garages shall be lined with liner buildings along frontages.

B7.0 Open Spaces / Paths

- B7.1

Provide a network of pedestrian paths connecting the Town Center with surrounding civic assets, residential neighborhoods, the historic downtown, and existing trails (see Path Network Plan).
- B7.2

Create a network of open spaces servicing the Town Center. Spaces shall detail their function i.e. public plazas, pocket parks, greens, community gardens, and neighborhood parks. The spaces shall be coordinated and connect with the town-wide network (see Civic and Open Space Plan).
- B7.3

The Town’s Unified Development Code (UDC) sets the park and open space land dedication requirements based on the combined factors of number of dwelling units, and number of persons per dwelling unit within a development area. The

UDC further provides that in development areas where the stated land dedication requirements cannot be met due to size limitations, or are not desired by the Town to be dedicated, a fee-in-lieu shall be paid to the Town to acquire future park and open space land elsewhere to serve the community.

B7.4 The Town understands and supports the need for high density residential, commercial development and hardscape gathering areas which are typical components found in urban settings. In an effort to accommodate the proposed plan, the Town will consider providing partial credit towards the land dedication requirement on a case by case basis. In addition to accepting standard park and open space lands consistent with the characteristics specified in the UDC, credit may be given for amenities such as enhanced trail corridors, gathering plazas and community event spaces. Credit will not be given for tree lawns and landscaping associated with rights-of way. Development areas within Downtown that are unable to meet the land dedication requirements specified in the UDC shall pay the Town the appropriate fee-in-lieu.

Section C: ARCHITECTURAL STANDARDS

- C1.0

Architectural standards shall apply to buildings in all zones. Municipal-owned buildings shall be exempt.
- C1.1

The building facades designated as Special Frontages on the PD Plan should be designed to exceed the architectural standards of this Development Guide as they frame and define special locations in the Erie Town Center.
- C1.2

Commercial use awnings and canopies may extend the depth of the enfronting sidewalk; however, the awning must be a minimum of 2 ft from the curb.
- C1.3

Porches, if provided, on the frontage shall be a minimum of 5 ft deep.
- C2.0

Openings.
- C2.1

Window mullions, if present, shall all be identical in proportion throughout the building frontage.

| | | |
|--|--|--|
| C2.2 Materials | C3.3 Materials | C4.2 The heavier of the wall materials shall be located below the lighter (stone below brick; brick below stucco; stucco below wood). The material transition shall run horizontally across the entire length of the facade. |
| C2.2.1 Windows shall be made of painted aluminum, wood or vinyl and shall have transparent glass. | C3.3.1 Sloped Roofs shall be clad in slate, galvanized metal, concrete tile, or composition shingles. | |
| C2.2.2 Shutters shall be made of painted wood or composite wood or fiber-cement. | C3.3.2 Flat Roofs shall be clad with an EPDM roofing material or similar. | C4.4 Materials |
| C2.3 Configuration | C3.3.3 Gutters, downspouts and projecting drainpipes shall be made of galvanized metal or painted aluminum. | C4.4.1 Building Walls shall be finished in wood or fiber-cement clapboard, board and batten or shingles; masonry stucco, brick, stone or metal (galvanized or corrugated). |
| C2.3.1 Operable windows shall be single, double or triple-hung casements. Openings shall be rectangular with a vertical orientation or be a square proportion. Multiple windows in the same rough opening shall be separated by a 4 inch minimum post. | C3.4 Configuration | C4.4.2 Arches and Piers shall match the primary materials and colors of the building walls. |
| C2.3.2 Muntins shall be true divided panes or fixed on the interior and exterior surfaces. Panes shall be similar proportions, throughout the building. | C3.4.1 Principal Roofs, where sloped, shall be a symmetrical gable or hip. Flat roofs shall be surrounded by a horizontal parapet wall no less than 30 inches high where the roof deck meets the parapet wall. | C4.4.3 Columns and Posts shall be made of wood, fiberglass, metal, or cast stone. |
| C2.3.3 Bay Windows shall extend to the floor inside and to the ground outside, or be supported by visible brackets. | C3.4.2 Ancillary Roofs may be sheds angled no less than 3:12. | C4.4.4 Frontage Walls and Stoops shall match the primary materials and colors of the associated buildings. |
| C2.3.4 Shutters shall be either louvered or paneled, sized and shaped to match the associated openings. | C3.4.3 Dormers, if provided, shall be habitable and placed a minimum of 3 feet from the side building walls. | C4.4.5 Fences for side and rear yards shall be made of closed wood boards, brick, stone, trellis, lattice, or some combination thereof. Fences may have masonry stucco, brick, or stone bases and columns. |
| C2.3.5 Exterior doors (except garage doors) shall be side hinged (no sliders). | C3.4.4 Eaves shall be a minimum of 1 ft deep. | C4.4.6 Frontage Fences shall be made of metal or wood pickets. |
| C3.0 Roofs. | C3.4.5 Rafter Tails shall not exceed 6 inches in height at their ends. | C4.4.7 Gates on frontage fences and walls shall be made of metal or wood. |
| C3.1 Sloped roofs should be between 4:12 and 8:12 on one story structures, between 4:12 and 10:12 on the second story of two-story structures, and between 3:12 and 8:12 on porches. | C3.4.5 Roof Penetrations, including vent stacks, shall typically be placed on the roof slope that does not face a frontage. | C4.5 Configuration |
| C3.2 Flat roofs shall be surrounded on all sides by a parapet. | C3.4.6 Skylights shall be flat to the roof plane. | C4.5.1 Building Walls shall show no more than two materials in addition to the basement or undercroft. Materials shall change only along a horizontal line. |
| | C4.0 Walls. | C4.5.2 Undercrofts shall be enclosed with horizontal wood clapboard, wood louvers, shingles, or framed wood lattice. |
| | C4.1 No more than two wall materials shall be present in any building facade, excluding basements, porches, bay windows, shutters, and trim. | |

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- C4.5.3 Masonry stucco shall have a smooth sand-finish.
- C4.5.4 Brick may be painted.
- C4.5.6 Trim shall not exceed 1 inch in depth or 6 inches in width at corner and around openings. The front entrance trim may be any size or configuration.
- C4.5.7 Arches and piers of masonry shall be no less than 12 X 12 inches.
- C4.5.8 Posts shall be no less than 6 X 6 inches at finished dimension.
- C4.5.9 Intercolumniation on the ground floor shall be vertically proportioned.
- C4.5.10Frontage fences and walls shall have a maximum height of 4 ft. Side and rear yard fences and walls shall have a maximum height of 6 ft.

C5.0 Attachments.

C5.1 Materials

- C5.1.1 Chimneys, where visible, shall be brick, stone, or masonry stucco.
- C5.1.2 Flues may be black painted or galvanized.
- C5.1.3 Decks shall be made of wood or composite decking materials and shall be located within side or rear yards.
- C5.1.4 Signs shall be made of wood or metal.
- C5.1.5 Awnings shall be a light metal armature stretching a non-translucent canvas membrane.

- C5.1.6 Balconies and Railings shall be made of wood or metal.

C5.2 Configuration

- C5.2.1 Chimneys shall extend to the ground and have a projecting cap on top.
- C5.2.2 Balconies shall not protrude more than 3 feet from the principal facade of the building it is attached to.
- C5.2.3 Railings shall have top and bottom rails centered on the balusters. Bottom rails shall not be flush with the floor.
- C5.2.4 Postal Numbers shall be placed on the principal building facades and on the alley facing facade.
- C5.2.5 Awnings shall be sloping rectangles without side or bottom soffit panels.
- C5.2.6 Keystones and Quoins shall not be permitted.

C6.0 Screening

- C6.1 Roof top mechanical equipment shall be fully screened from all sides by either an opaque screen enclosure or by the building parapets, both of which shall be equal or greater in height than the equipment.
- C6.2 Wall mounted mechanical equipment should not be placed on the primary facade of the principal building. If the equipment is located on a facade that faces a frontage, then a sight obscuring method shall be used to blend the element into the facade of the building. Example of sight obscuring methods may include: painting equipment to match building, providing a screen for equipment; or providing landscaping that obscures the equipment.

- C6.3 Ground mounted equipment shall not be installed within 200 ft of an intersection of streets. When practicable, ground mounted equipment should be placed along side and rear yards. Ground mounted equipment located along a frontage area shall be screened by either a screening structure or by landscaping either of which shall be equal to or greater than the height of the equipment.
- C6.5 Outdoor refuse/recycling collection receptacles shall not be located along a frontage and should be set back from the front plane of the principal structure. Receptacles shall be located off an alley when available. Receptacles shall be screened from view on all sides by a solid wall 6 ft in height that uses one of the primary wall materials from the principal structure. Access doors into the receptacle shall be constructed of opaque metal that matches the height of the wall. Lids are required on all outdoor receptacles that are not in a roofed enclosure.

Note 1: The PD Zoning Map and associated ‘Development Guide’ have been prepared using information provided by the Town and/or other stakeholders. Portions of such information, including but not limited to the location and impact of underminings, remain incomplete and/or unverified at the time of preparation of the PD Zoning Plan and associated ‘Development Guide’. In determining building types, uses, design, and construction techniques for individual sites, developers must satisfy themselves and the Town that site information has been verified for accuracy and completeness. For example the PD zoning on a site might allow a building height of up to 3 stories; the verification of the presence of undermining may require a single story building and limit specific uses.

Note 2: The PD Zoning Plan and associated ‘Development Guide’ allow for flexibility. This is a key strength of the design and an important part of being a sustainable, successful Town Center. Several of the Plans and Illustrations that follow depict one possible configuration out of several for the Town Center; for clarity such plans and illustrations are labeled ‘For Illustrative Purposes Only’.



| Parcel | Areas (Acres) |
|------------------------------------|---------------|
| 1 - Ranchwood | 28 |
| 2 - Regency | 20 |
| 3 - Four Corners/ Foundry Builders | 45 |
| 4 - Erie Commons | 21 |
| 5 - Ellen Lumry Estate | 30 |
| Total Area Five Parcels: 145 acres | |
| Total Area Town Center: 390 acres | |





Legend

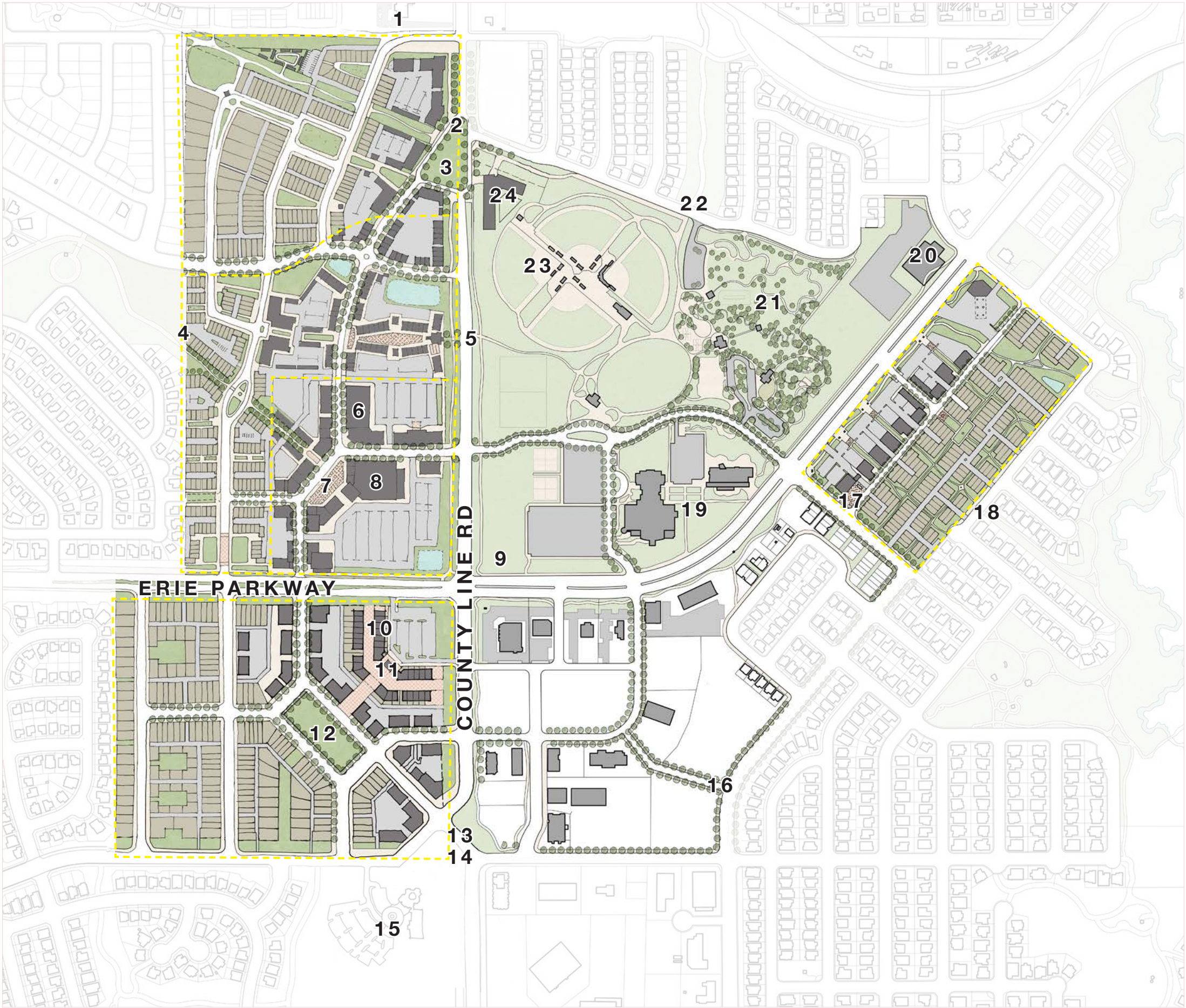
- UE Urban Edge Zone
- GU General Urban Zone
- UC Urban Center Zone

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Annotated Illustrative Plan

This Plan is for Illustrative Purposes Only

*This Plan version shows Option A for the Southern Gateway. (Please see p.16)
Further study is needed to determine the final realignment plan for this area.



Legend

- 1 Police Station
- 2 'The Peel' Northern Gateway
- 3 expERIEnce Signage
- 4 Trail Connection
- 5 County Line Underpass
- 6 Potential Civic Building / Community Center Expansion Location (TBD)
- 7 Town Center Plaza
- 8 Grocery Store
- 9 expERIEnce Signage
- 10 Commercial and Cultural Incubator Spaces
- 11 Event Spaces
- 12 Neighborhood Park
- 13 The Peel Southern Gateway
- 14 expERIEnce Signage
- 15 Church
- 16 Erie Commons Link Road
- 17 Erie Commons Plaza
- 18 Trail Connection
- 19 Community Center and Library
- 20 Health Center
- 21 Expanded Erie Park
- 22 Trail Connection
- 23 Playing Fields
- 24 Potential Civic Building / Community Center Expansion Location (TBD)

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Town Center Illustration

This Rendering is for
Illustrative Purposes Only

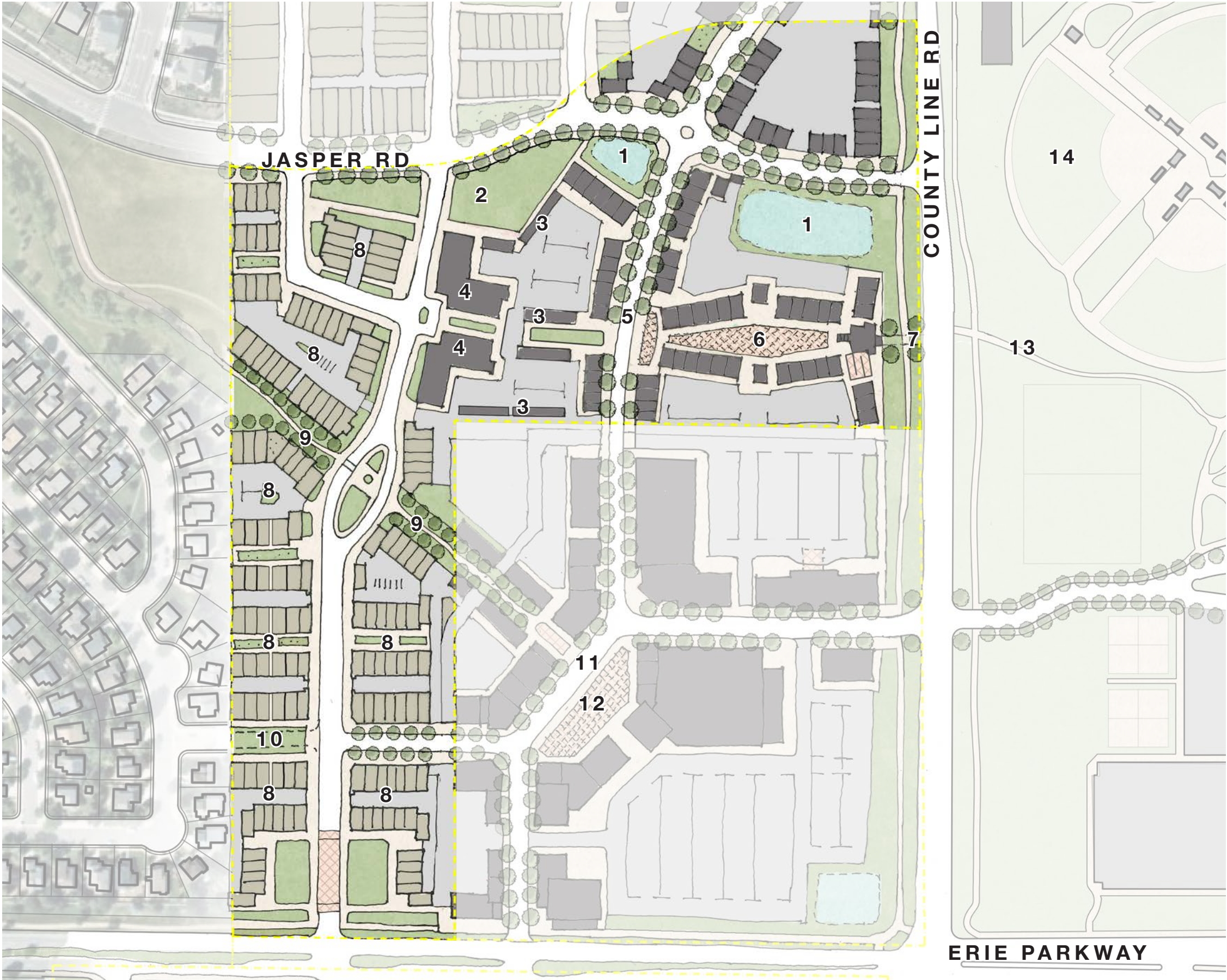
*This Plan version shows Option B
for the Southern Gateway.
(Please see p.16)



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Illustrative Parcel 1 Annotations -
Ranchwood

This Plan is for Illustrative Purposes Only



Legend

- 1 Detention Ponds
- 2 Existing Well Buffer Zone
- 3 Liner Buildings
- 4 Apartment Buildings
- 5 The Peel
- 6 Neighborhood Plaza
- 7 Underpass
- 8 Residential (may include more than one building type; refer to PD Development Guide)
- 9 Trail Connection to Town Center Plaza and Grocery Store
- 10 Pedestrian Path to Sun West Neighborhood
- 11 Transit Stop
- 12 Town Center Plaza and Grocery Store
- 13 Trail Connection to Community Center and Library
- 14 Playing Fields

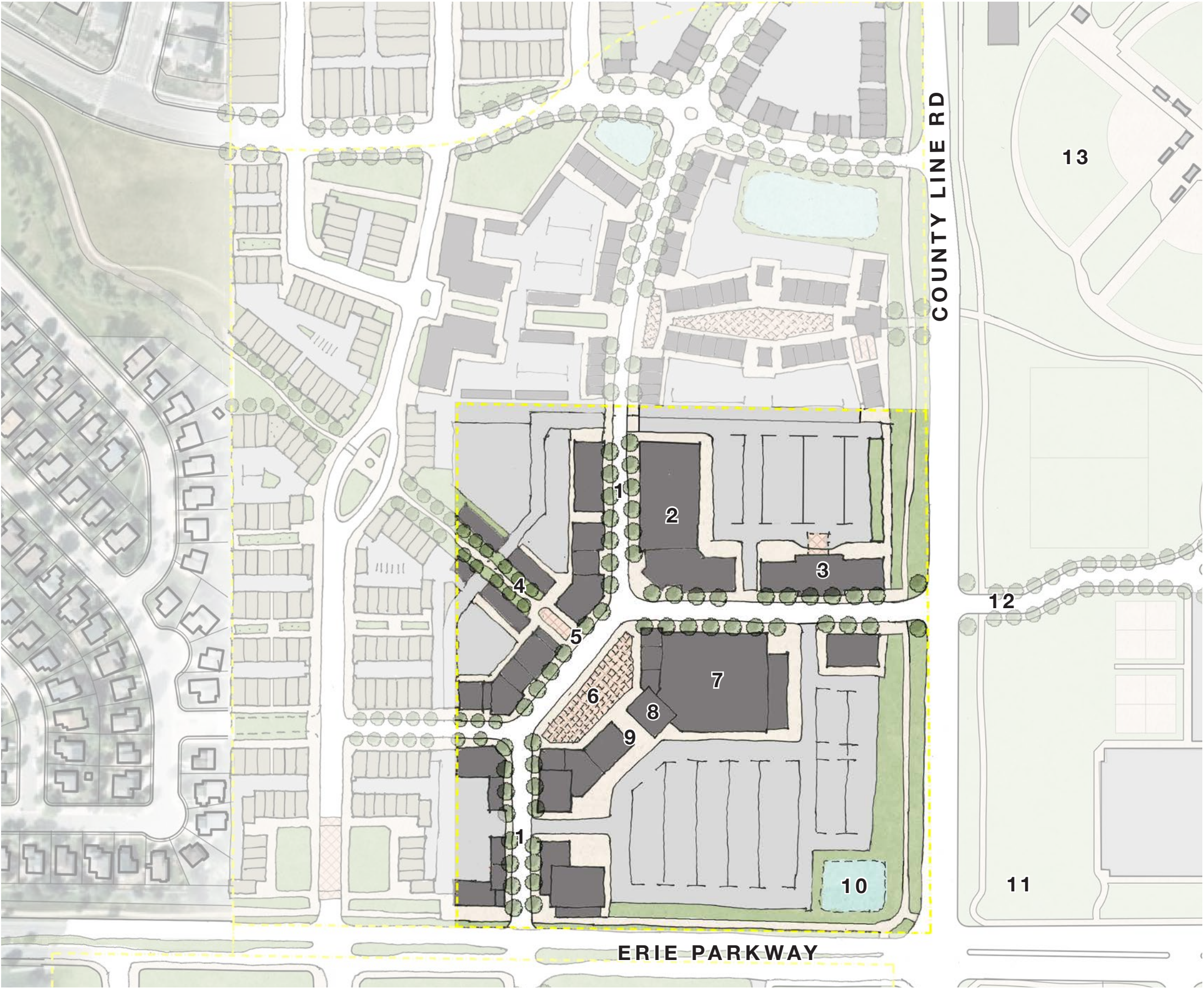
PD Development Guide

Illustrative Parcel 2 Annotations - Regency

This Plan is for Illustrative Purposes Only

Legend

- 1 The Peel
- 2 Potential Civic Building / Community Center Expansion Location (TBD)
- 3 Hotel
- 4 Trail Connection
- 5 Transit Stop
- 6 Town Center Plaza
- 7 Grocery
- 8 Landmark Feature
- 9 Paseo Connection Between Parking and Town Center
- 10 Detention Pond
- 11 expERIENCE Signage
- 12 Connection to Community Center
- 13 Playing Fields



This Rendering is for Illustrative Purposes Only



PD Development Guide

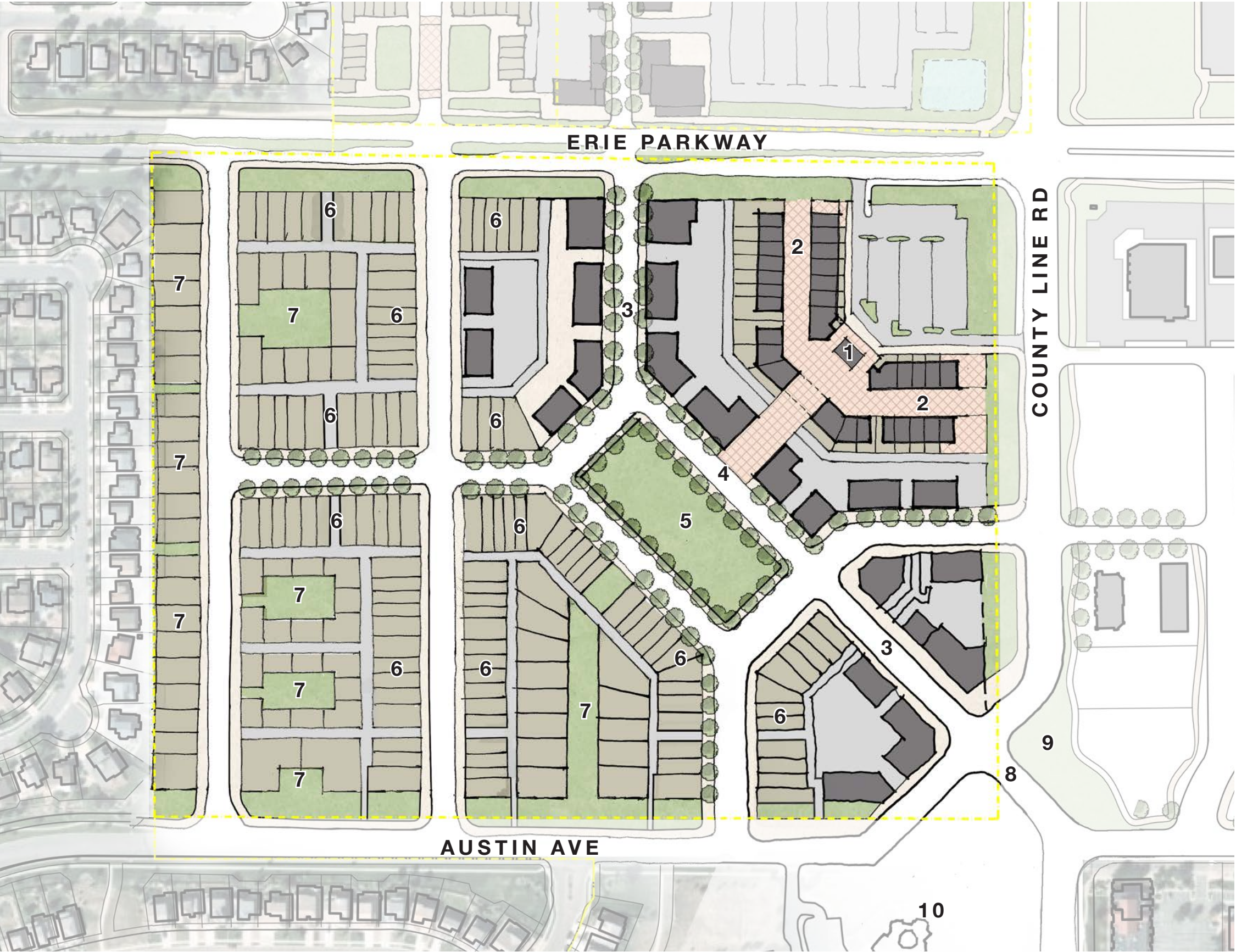
Illustrative Parcel 3 Annotations - Four Corners / Foundry Builders



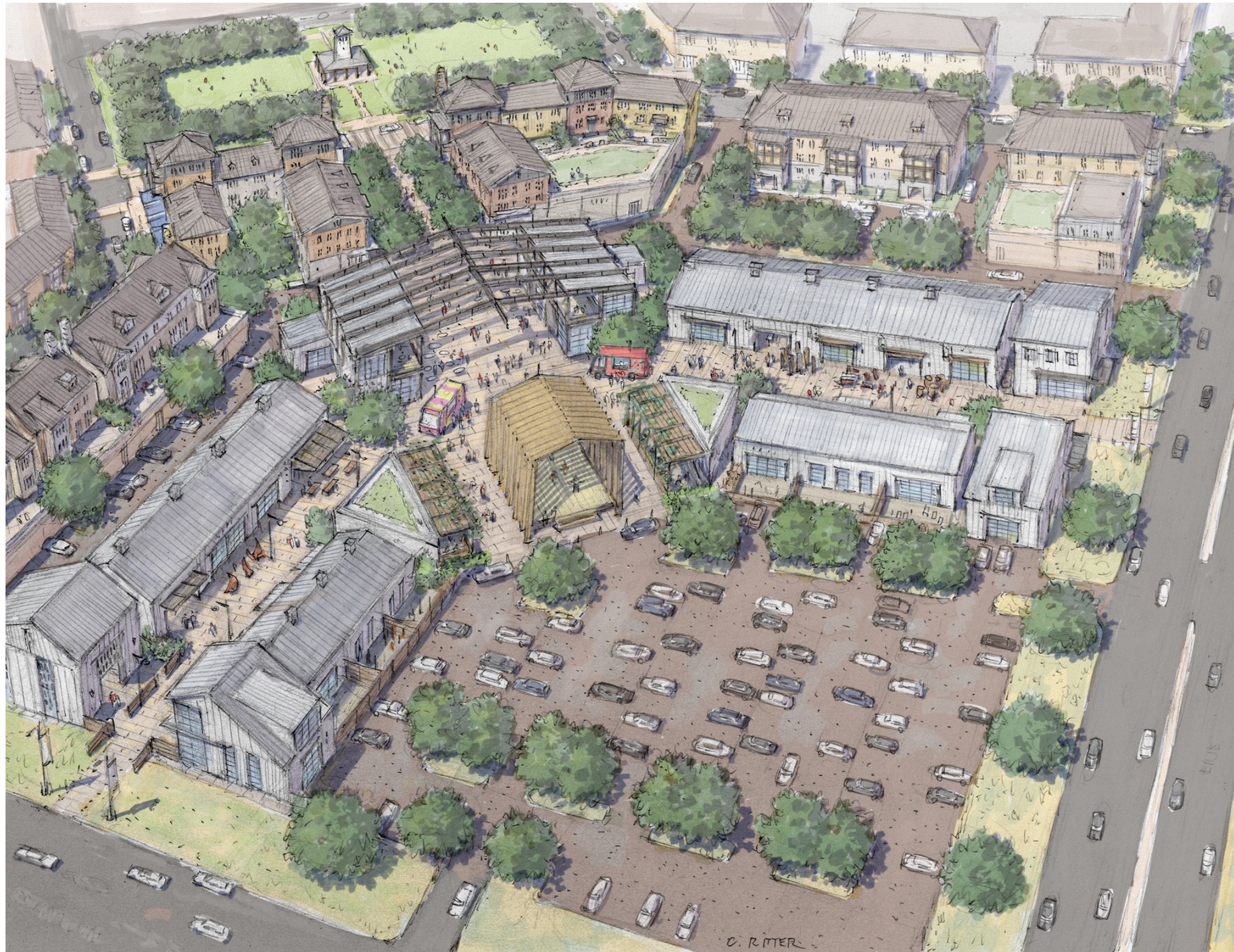
Above: Option B - The Peel Southern Gateway Roundabout

Legend

- 1 Entertainment Spaces
- 2 Commercial and Cultural Incubator Spaces
- 3 The Peel
- 4 Transit Stop
- 5 Neighborhood Park with Informal Playing Fields
- 6 Multifamily Housing (may include more than one building type; refer to PD Development Guide)
- 7 Single Family Housing (may include more than one building type; refer to PD Development Guide)
- 8 The Peel Southern Gateway
- 9 expERIEnce Signage
- 10 St. Luke Orthodox Church



This Rendering is for
Illustrative Purposes Only



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Parcel 3 Illustration - Four Corners Neighborhood and Park

This Rendering is for
Illustrative Purposes Only



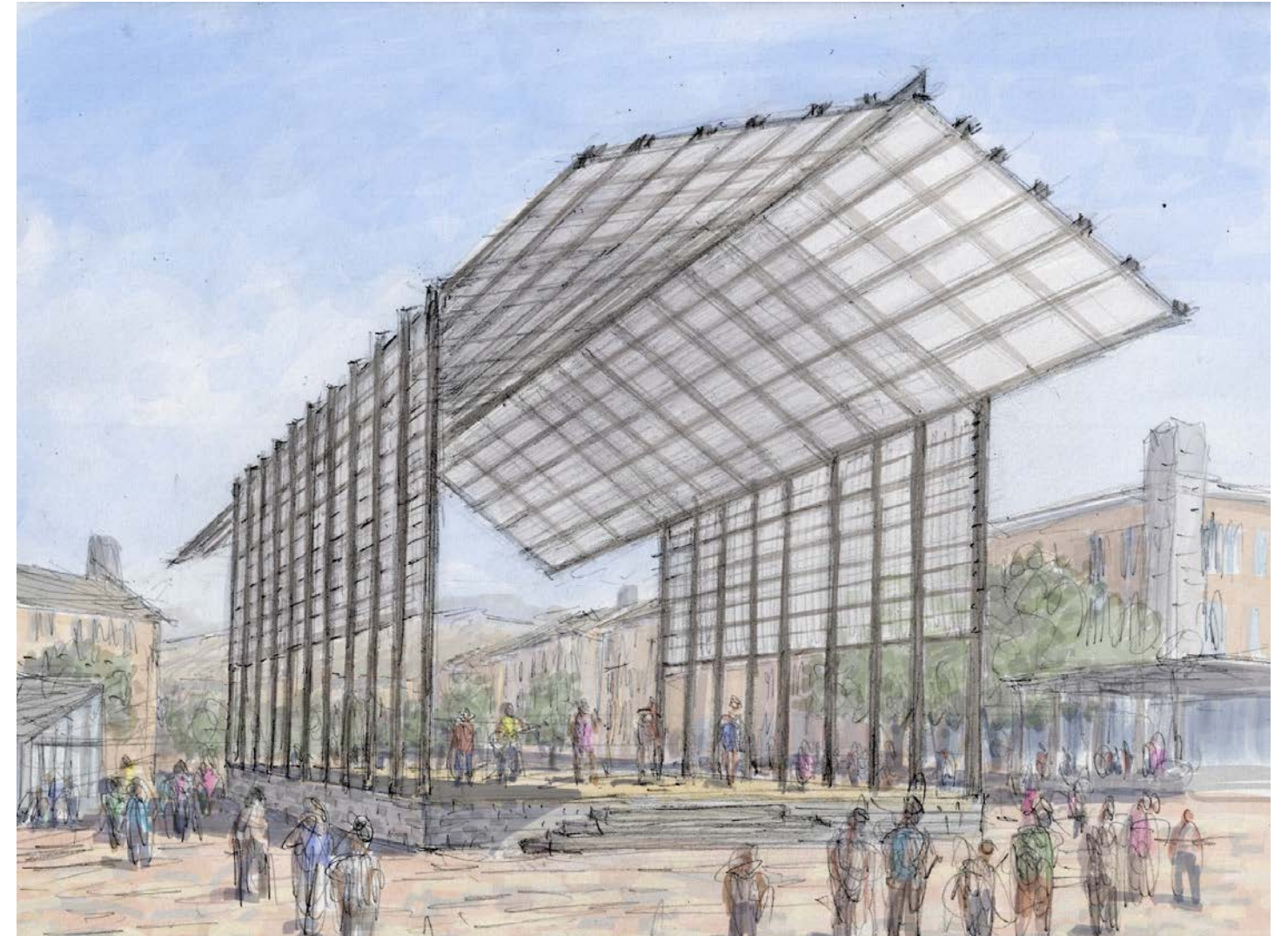
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Parcel 3 Illustration - Event Space Structure

These Renderings are for Illustrative Purposes Only



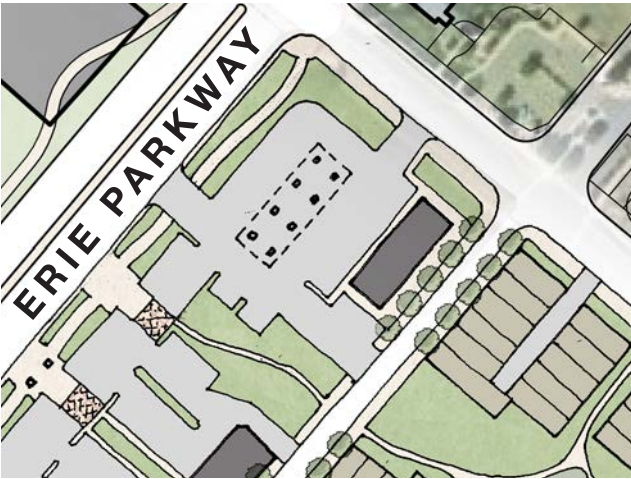
Scheme 1 - Stone



Scheme 2 - Ties

PD Development Guide

Illustrative Parcel 4 Annotations - Erie Commons



Convenience Store and Gas Station alternative Option B

Legend

- 1 Health Center
- 2 Convenience Store and Gas Station
- 3 Pedestrian Paths
- 4 Trail Connections
- 5 Detention Pond
- 6 Central Open Space
- 7 Commercial Right-of-Way
- 8 Community Green Space
- 9 Erie Commons Plaza
- 10 Transit Stop
- 11 Intersection Allowing Crossing to Library and Community Center
- 12 Library
- 13 Expanded Community Center

Note: Residential comprises small lot single family but may include more than one building type (refer to PD Development Guide)



This Rendering is for
Illustrative Purposes Only



PD Development Guide

Illustrative Parcel 5 Annotation - Ellen Lumry Estate

This Plan is for Illustrative Purposes Only

Legend

1

Police Station

2

Proposed Site for Park Model Village

3

Trail Connection

4

Small Civic Buildings eg pavilions

5

Liner Buildings

6

The Peel Northern Gateway

7

expERIENCE Signage

8

Gateway Building

9

Public Green

10

Neighborhood Park

11

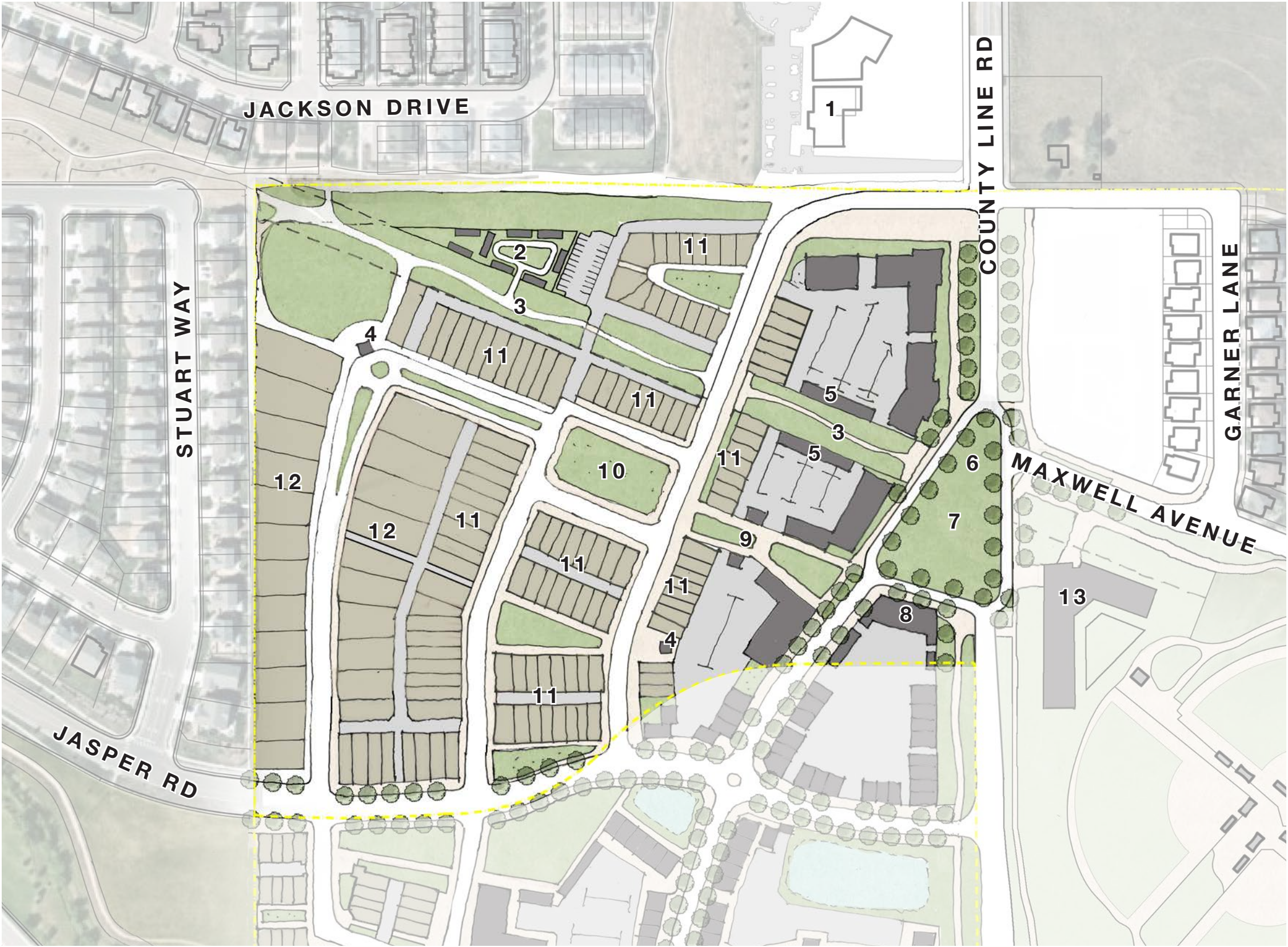
Multifamily Housing (may include more than one building type; refer to PD Development Guide)

12

Single Family Housing (may include more than one building type; refer to PD Development Guide)

13

Potential Civic Building / Community Center Expansion Location TBD



PD Development Guide

Primary and Special Frontages Plan



Legend

- Primary Frontages
- Special Frontages

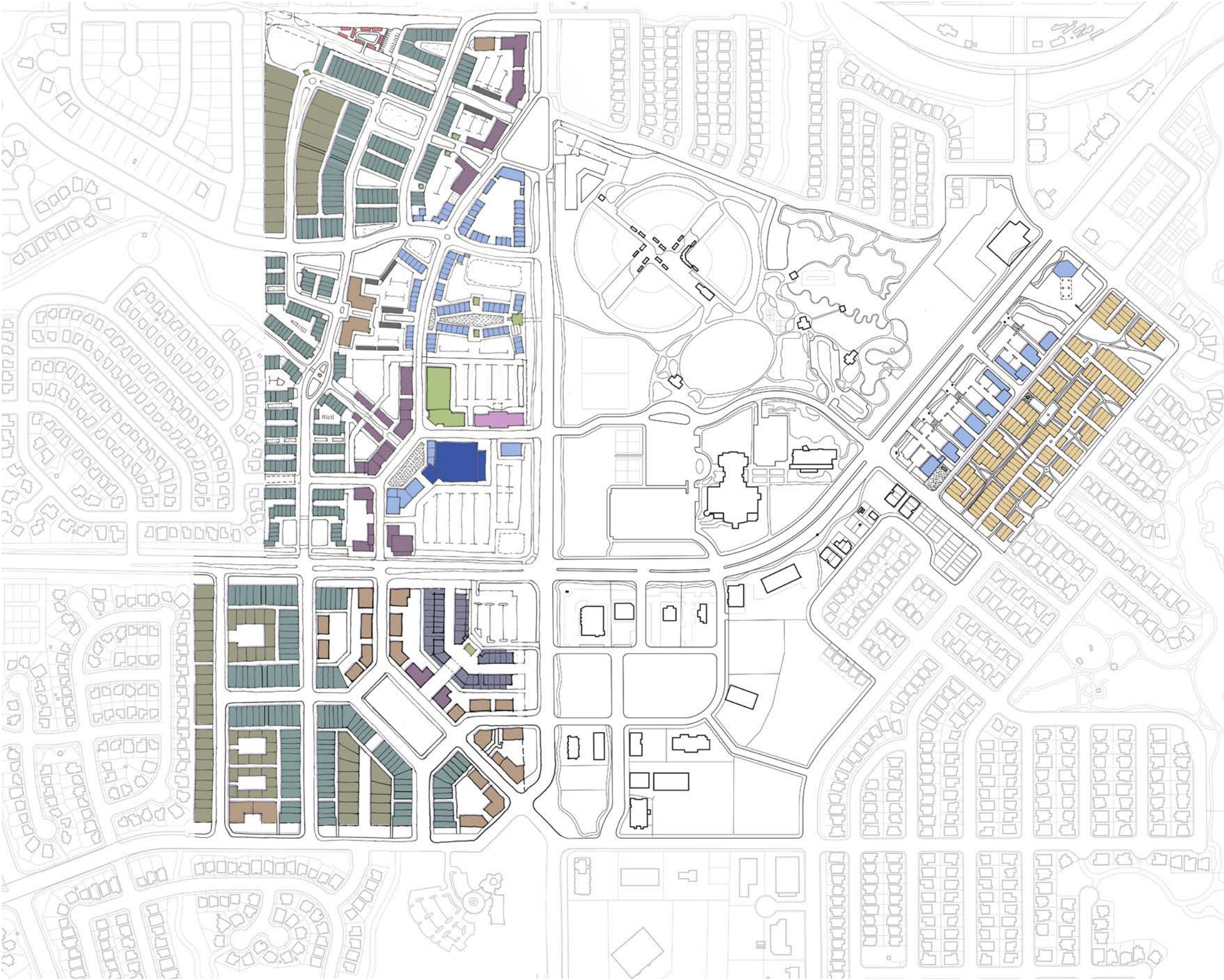
PD Development Guide

Building Diversity Diagram

This Plan is for Illustrative
Purposes Only.

Legend

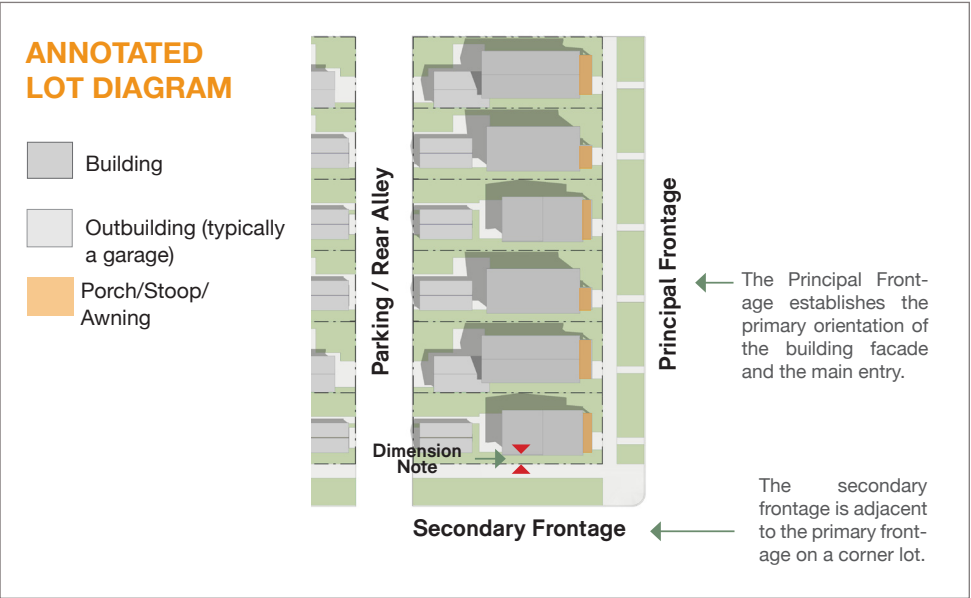
- Civic
- Grocery
- Commercial
- Mixed Use
- Commercial and Cultural
- Incubator Spaces
- Townhouses
- Single Family / Compounds
- Apartments
- Small Lot Single Family
- Hotel
- Liners
- Park Model



PD Development Guide

Building Types Matrix

| BUILDING TYPES | | | | | | | | | | | |
|---|---|---|--|---|--|--|---|---|---|--|--|
| URBAN EDGE | | | | TRANSACT | | | | URBAN CENTER | | | |
| HOUSE | COMPOUND | PARK MODEL HOME | SMALL LOT SINGLE FAMILY | APARTMENT VILLA | TOWNHOUSE | LIVE/WORK | APARTMENT BUILDING | LINER BUILDING | MIXED-USE BUILDING | RETAIL | GROCERY STORE |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| <p>• House: A single-family dwelling on a large lot, shared with an ancillary building in the rear yard. The garage may be front-loaded.</p> | <p>• Compound: A lot containing several buildings, including separate residences. <i>Syn.:</i> Campus</p> | <p>• Park Model Home: Manufactured dwelling that is certified as a recreational vehicle and is transportable, but is designed for permanent placement where an RV or mobile home is allowed.</p> | <p>• Small Lot Single-Family: A single-family dwelling on a lot shared with an ancillary building in the rear yard.</p> | <p>• Apartment Villa: Designed similarly to a large house or villa, but contains several multi-family units. This type fits well on a street of single-family homes. <i>Syn.:</i> Mansion Apartments, Senior Apartments</p> | <p>• Townhouse: A single-family dwelling with common walls on the side lot lines, the facades forming a continuous frontage line. <i>Syn.:</i> Rowhouse, Terrace House</p> | <p>• Live/Work: A fully mixed-use lot type with one dwelling above or behind a commercial space. <i>Syn.:</i> Flexhouse, Shop-front.</p> | <p>• Apartment Building: A residential building type accommodating multiple dwellings disposed above and beside each other, sharing a common entry. <i>Variant:</i> Loft Building</p> | <p>• Liner Building: A thin building used to screen surface parking lots from view. This flexible space shall meet the permitted uses for the zone. The ground floor may be designed to serve as either small retail space or covered parking for the units above.</p> | <p>• Mixed-Use Block: a flexible residential and /or commercial building type. Commercial buildings have floorplates deeper than residential ones. <i>Syn.:</i> Flex Building, Office Building.</p> | <p>• Retail Building: a purpose-built building solely designed for the sale of services or goods to the public for consumption. Is generally located in proximity to multiple residential or commercial areas, with convenient access to parking, automobile and pedestrian traffic. <i>Syn.:</i> Store, Shop, Restaurant.</p> | <p>• Grocery Store: a retail building purpose-built to primarily sell food, either fresh or preserved. Is generally located centrally in a regional catchment area, with convenient access to parking, automobile and pedestrian traffic. <i>Syn.:</i> Supermarket</p> |



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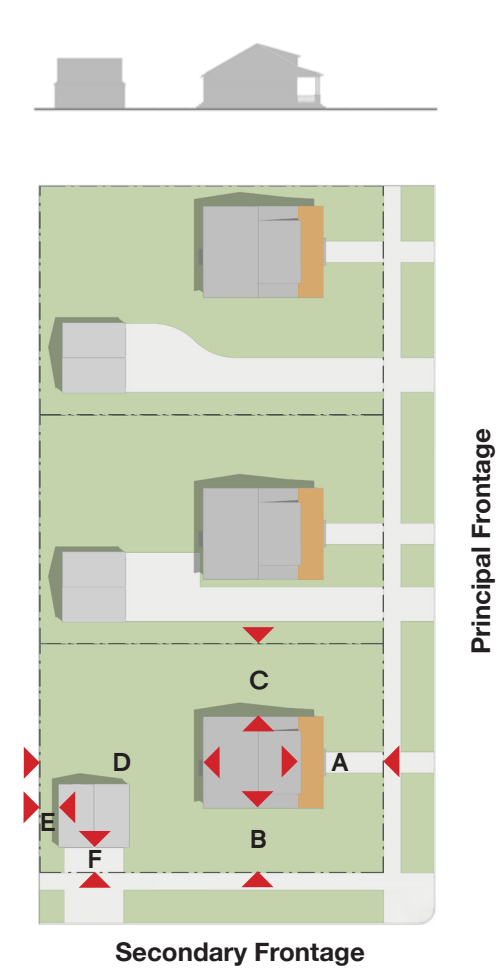
Building Type Development Standards

HOUSE (UE)

LOT TYPE 1A

INTENT:

Type 1A A single-family dwelling on a large lot, shared with an ancillary building in the rear yard. The garage may be front-loaded.



| Lot Occupation | | |
|---|-------------------------|-------------------------|
| Max. Lot Coverage by Buildings | 50% | |
| Building Setbacks - Principal Building | | |
| A | Principal Frontage | 5 ft. min - 24 ft. max. |
| B | Secondary Frontage | 5 ft. min. |
| C | Side Setback | 5 ft. min. |
| D | Rear Setback | 30 ft. min. |
| Building Setbacks - Outbuilding /Accessory Building | | |
| E | Rear Setback (to alley) | 3 ft. min. |
| F | Side Setback | 5 ft. min. |
| Encroachments into Building Setbacks | | |
| Principal Frontage | 8 ft. max. | |
| Secondary Frontage | 3 ft. max. | |
| Side | 3 ft. max. | |
| Rear | 8 ft. max. | |

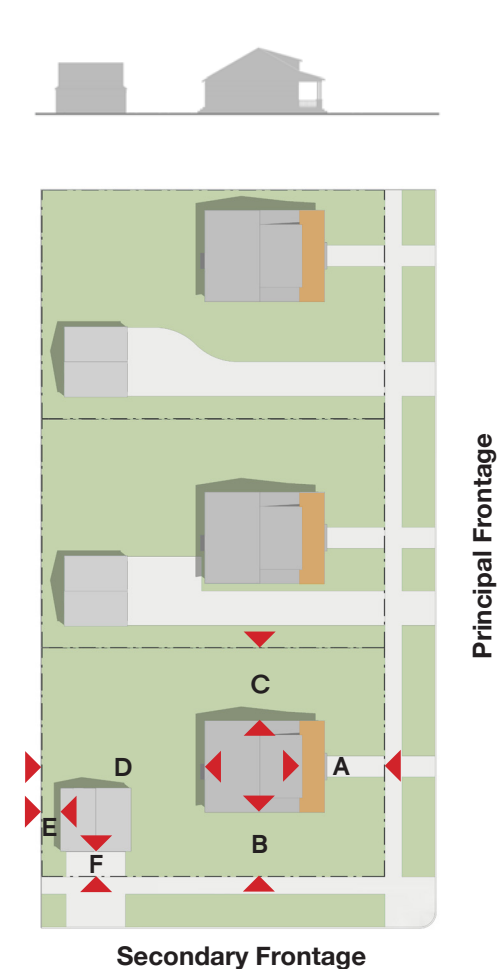
| Frontage Requirements | | |
|---------------------------|---------------------|--|
| Frontage Buildout | 40% min. | |
| Glazing at Ground Level | 10% min. - 30% max. | |
| Glazing at Upper Level(s) | 10% min. - 30% max. | |
| Frontage Types | | |
| At Principal Frontage | Porch or Stoop | |
| Building height | | |
| Principal Building | 35 ft. max. | |

HOUSE (GU)

LOT TYPE 1B

INTENT:

Type 1B A single-family dwelling on a large lot, shared with an ancillary building in the rear yard. The garage may be front-loaded.



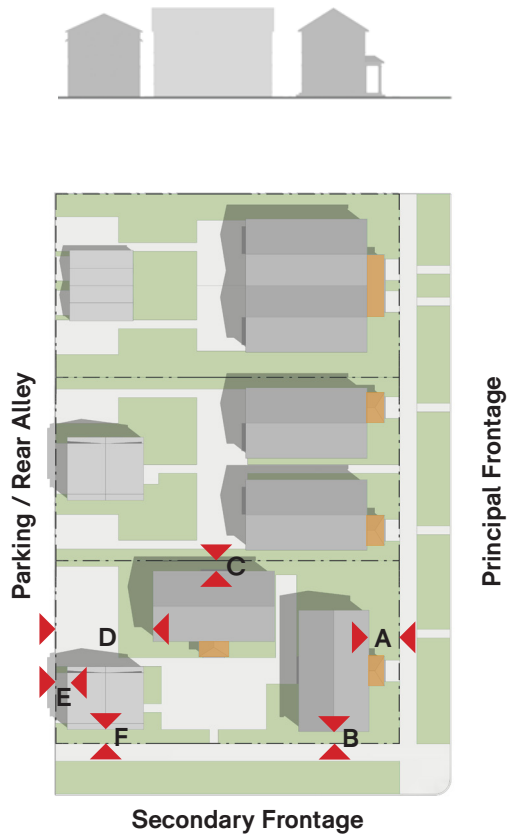
| Lot Occupation | | |
|---|-------------------------|-------------------------|
| Max. Lot Coverage by Buildings | 50% | |
| Building Setbacks - Principal Building | | |
| A | Principal Frontage | 5 ft. min - 18 ft. max. |
| B | Secondary Frontage | 5 ft. min. |
| C | Side Setback | 5 ft. min. |
| D | Rear Setback | 30 ft. min. |
| Building Setbacks - Outbuilding /Accessory Building | | |
| E | Rear Setback (to alley) | 3 ft. min. |
| F | Side Setback | 5 ft. min. |
| Encroachments into Building Setbacks | | |
| Principal Frontage | 8 ft. max. | |
| Secondary Frontage | 3 ft. max. | |
| Side | 3 ft. max. | |
| Rear | 8 ft. max. | |

| Frontage Requirements | | |
|---------------------------|---------------------|--|
| Frontage Buildout | 40% min. | |
| Glazing at Ground Level | 10% min. - 30% max. | |
| Glazing at Upper Level(s) | 10% min. - 30% max. | |
| Frontage Types | | |
| At Principal Frontage | Porch or Stoop | |
| Building height | | |
| Principal Building | 35 ft. max. | |

COMPOUND (UE)

LOT TYPE 2A

INTENT:
Type 2A is a lot containing several build-
ings, including separate dwelling units.
Syn.: Campus



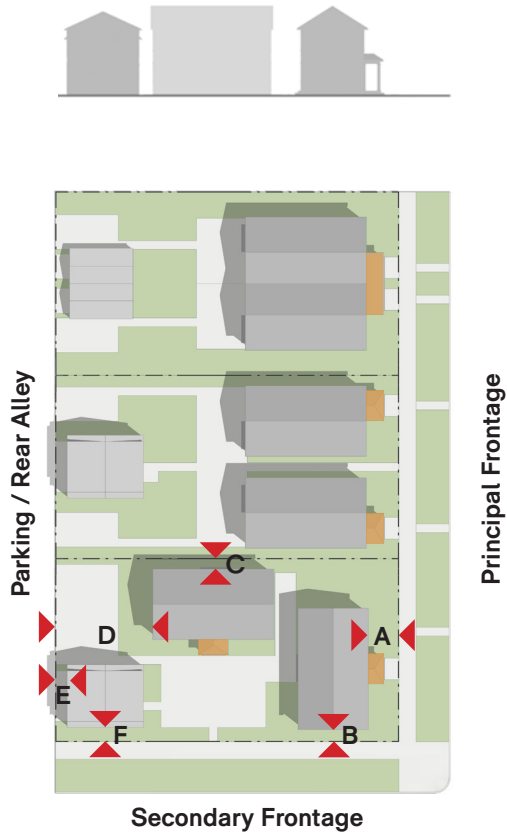
| Lot Occupation | | |
|--|--------------------------|--|
| Max. Lot Coverage by Buildings | 60% | |
| Building Setbacks - Principal Building | | |
| A Principal Frontage | 5 ft. min. - 24 ft. max. | |
| B Secondary Frontage | 5 ft. min. | |
| C Side Setback | 5 ft. min. | |
| D Rear Setback | 30 ft. min. | |
| Building Setbacks - Outbuilding/Accessory Building | | |
| E Rear Setback (to alley) | 3 ft. min. | |
| F Side Setback | 5 ft. min. | |
| Encroachments into Building Setbacks | | |
| Principal Frontage | 8 ft. max. | |
| Secondary Frontage | 3 ft. max. | |
| Side | 3 ft. max. | |
| Rear | 8 ft. max. | |

| Frontage Requirements | | |
|---------------------------|---------------------|--|
| Frontage Buildout | 50% min. | |
| Glazing at Ground Level | 10% min. - 30% max. | |
| Glazing at Upper Level(s) | 10% min. - 30% max. | |
| Frontage Types | | |
| At Principal Frontage | Porch or Stoop | |
| Building height | | |
| Principal Building | 35 ft. max. | |

COMPOUND (GU)

LOT TYPE 2B

INTENT:
Type 2B is a lot containing several build-
ings, including separate dwelling units.
Syn.: Campus



| Lot Occupation | | |
|--|--------------------------|--|
| Max. Lot Coverage by Buildings | 60% | |
| Building Setbacks - Principal Building | | |
| A Principal Frontage | 5 ft. min. - 18 ft. max. | |
| B Secondary Frontage | 5 ft. min. | |
| C Side Setback | 5 ft. min. | |
| D Rear Setback | 30 ft. min. | |
| Building Setbacks - Outbuilding/Accessory Building | | |
| E Rear Setback (to alley) | 3 ft. min. | |
| F Side Setback | 5 ft. min. | |
| Encroachments into Building Setbacks | | |
| Principal Frontage | 8 ft. max. | |
| Secondary Frontage | 3 ft. max. | |
| Side | 3 ft. max. | |
| Rear | 8 ft. max. | |

| Frontage Requirements | | |
|---|---------------------|--|
| Frontage Buildout | 50% min. | |
| Glazing at Ground Level | 10% min. - 30% max. | |
| Glazing at Upper Level(s) | 10% min. - 30% max. | |
| Frontage Types | | |
| At Principal Frontage | Porch or Stoop | |
| Building height (to eave of a pitched roof) | | |
| Principal Building | 35 ft. max. | |

PD Development Guide

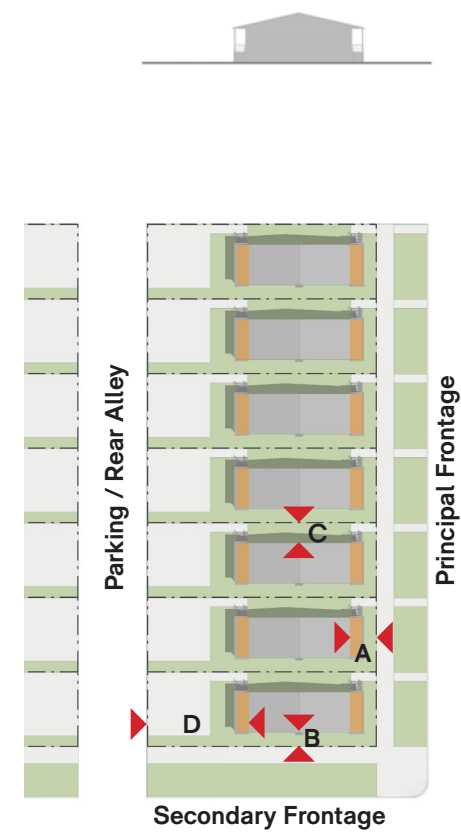
Building Type Development Standards

PARK MODEL (GU)

LOT TYPE 3

INTENT:

Type 3B manufactured dwelling that is certified as a recreational vehicle and is transportable, but is designed for permanent placement where an RV or mobile home is allowed.



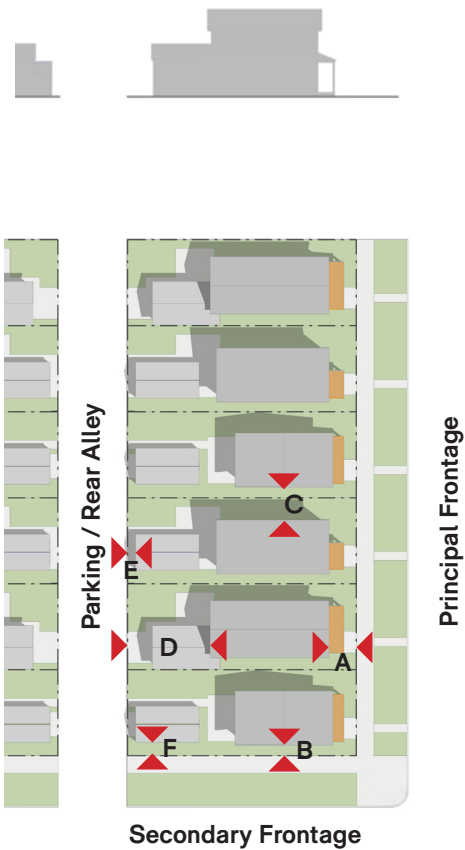
| Lot Occupation | | |
|--|--------------------|-------------------------|
| Max. Lot Coverage by Buildings | 40% | |
| Building Setbacks - Principal Building | | |
| A | Principal Frontage | 5 ft. min - 18 ft. max. |
| B | Secondary Frontage | 5 ft. min. |
| C | Side Setback | 5 ft. min. |
| D | Rear Setback | 25 ft. min. |
| Encroachments into Building Setbacks | | |
| Principal Frontage | 8 ft. max. | |
| Secondary Frontage | 3 ft. max. | |
| Side | 3 ft. max. | |
| Rear | 8 ft. max. | |

| Frontage Requirements | |
|-------------------------|---------------------|
| Frontage Buildout | 50% min. |
| Glazing at Ground Level | 10% min. - 30% max. |
| Frontage Types | |
| At Principal Frontage | Porch |
| Building height | |
| Principal Building | 16 ft. max. |

SMALL LOT SINGLE-FAMILY (UE)

LOT TYPE 4A

INTENT:
Type 4A A small single-family dwelling on a lot shared with an ancillary building in the rear yard.

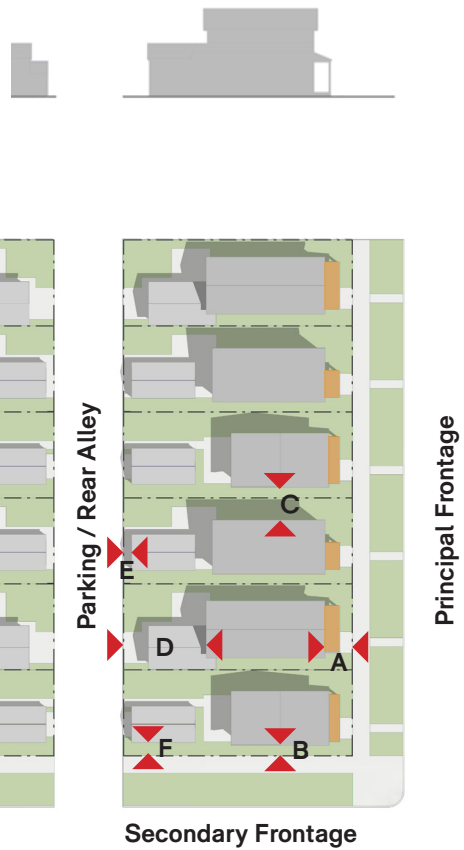


| Lot Occupation | | |
|--|-------------------------|-----------------------|
| Max. Lot Coverage by Buildings | 60% | |
| Building Setbacks - Principal Building | | |
| A | Principal Frontage | 5ft min. - 24 ft max. |
| B | Secondary Frontage | 3 ft. min. |
| C | Side Setback | 3 ft. min. |
| D | Rear Setback | 3 ft. min. |
| Building Setbacks - Outbuilding/Accessory Building | | |
| E | Rear Setback (to alley) | 3 ft. min. |
| F | Side Setback | 3 ft. min. |
| Encroachments into Building Setbacks | | |
| Principal Frontage | 8 ft. max. | |
| Secondary Frontage | 3 ft. max. | |
| Side | 0 ft. max. | |
| Rear | 0 ft. max. | |

SMALL LOT SINGLE-FAMILY (GU)

LOT TYPE 4B

INTENT:
Type 4B A small single-family dwelling on a lot shared with an ancillary building in the rear yard.



| Lot Occupation | | |
|--|-------------------------|-----------------------|
| Max. Lot Coverage by Buildings | 60% | |
| Building Setbacks - Principal Building | | |
| A | Principal Frontage | 5ft min. - 18 ft max. |
| B | Secondary Frontage | 3 ft. min. |
| C | Side Setback | 3 ft. min. |
| D | Rear Setback | 3 ft. min. |
| Building Setbacks - Outbuilding/Accessory Building | | |
| E | Rear Setback (to alley) | 3 ft. min. |
| F | Side Setback | 3 ft. min. |
| Encroachments into Building Setbacks | | |
| Principal Frontage | 8 ft. max. | |
| Secondary Frontage | 3 ft. max. | |
| Side | 0 ft. max. | |
| Rear | 0 ft. max. | |

| Frontage Requirements | | |
|---------------------------|---------------------|--|
| Frontage Buildout | 60% min. | |
| Glazing at Ground Level | 10% min. - 50% max. | |
| Glazing at Upper Level(s) | 10% min. - 50% max. | |
| Frontage Types | | |
| At Principal Frontage | Porch or Stoop | |
| Building height | | |
| Principal Building | 35 ft. max. | |

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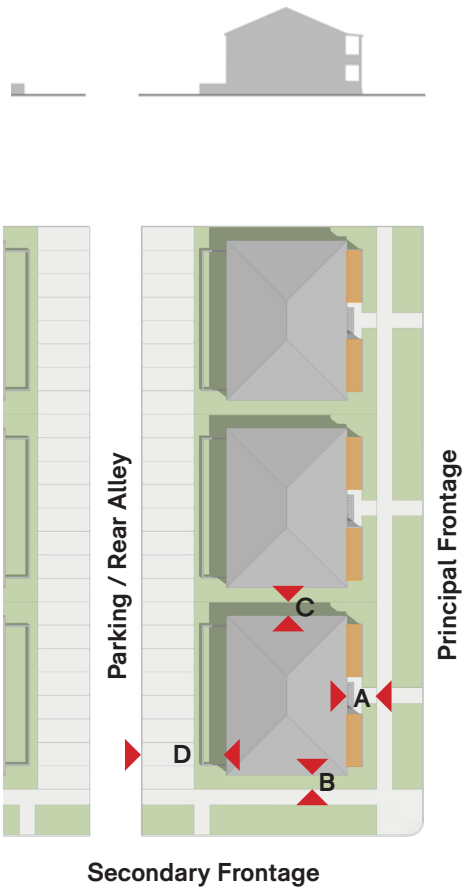
Building Type Development Standards

APARTMENT VILLA (UE)

LOT TYPE 5A

INTENT:

Type 5A Designed similarly to a large house or villa, but contains several multi-family units. This type fits well on a street of single-family homes. *Syn.:* **Mansion Apartments, Senior Apartments**



| Lot Occupation | | |
|--|-------------------------|--|
| Max. Lot Coverage by Buildings | 90% | |
| Building Setbacks - Principal Building | | |
| A Principal Frontage | 5 ft. min. - 24 ft max. | |
| B Secondary Frontage | 5 ft. min. | |
| C Side Setback | 5 ft. min. | |
| D Rear Setback | 3 ft. min. | |
| Encroachments into Building Setbacks | | |
| Principal Frontage | 8 ft. max. | |
| Secondary Frontage | 3 ft. max. | |
| Side | 3 ft. max. | |
| Rear | 0 ft. max. | |

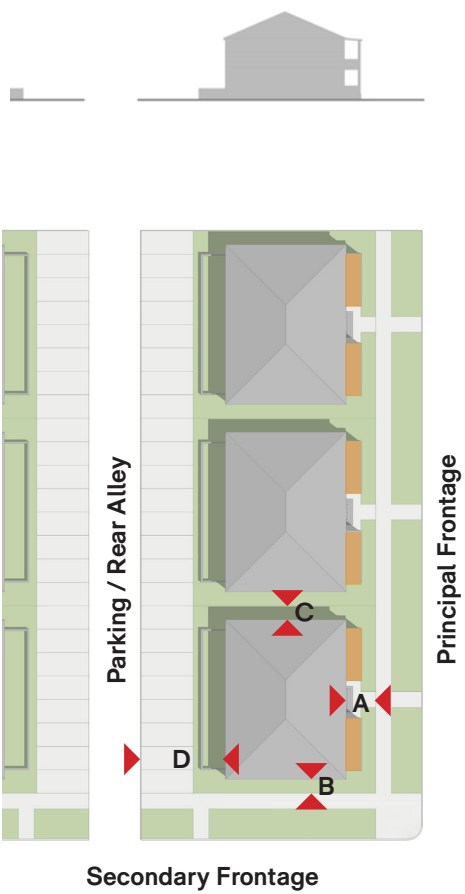
| Frontage Requirements | |
|---------------------------|---------------------|
| Frontage Buildout | 60% min. |
| Glazing at Ground Level | 10% min. - 50% max. |
| Glazing at Upper Level(s) | 10% min. - 50% max. |
| Frontage Types | |
| At Principal Frontage | Stoop |
| Building height | |
| Principal Building | 35 ft. max. |

APARTMENT VILLA (GU)

LOT TYPE 5B

INTENT:

Type 5B Designed similarly to a large house or villa, but contains several multi-family units. This type fits well on a street of single-family homes. *Syn.:* **Mansion Apartments, Senior Apartments**



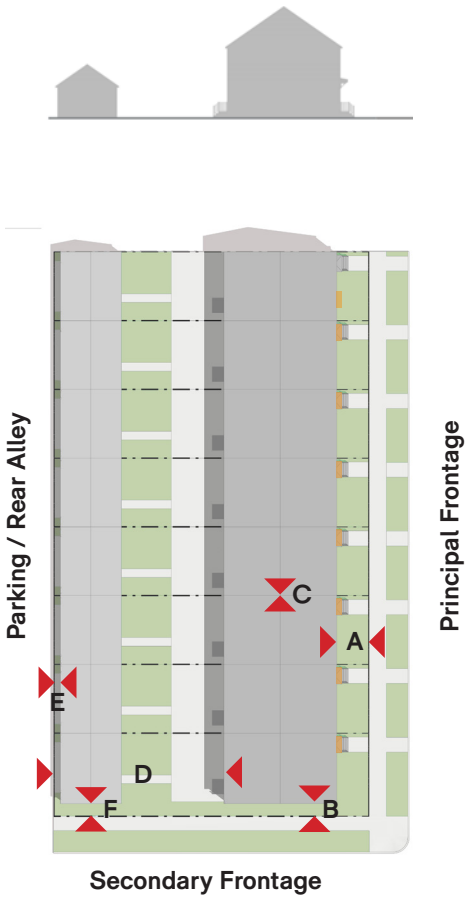
| Lot Occupation | | |
|--|-------------------------|--|
| Max. Lot Coverage by Buildings | 90% | |
| Building Setbacks - Principal Building | | |
| A Principal Frontage | 5 ft. min. - 18 ft max. | |
| B Secondary Frontage | 5 ft. min. | |
| C Side Setback | 5 ft. min. | |
| D Rear Setback | 3 ft. min. | |
| Encroachments into Building Setbacks | | |
| Principal Frontage | 8 ft. max. | |
| Secondary Frontage | 3 ft. max. | |
| Side | 3 ft. max. | |
| Rear | 0 ft. max. | |

| Frontage Requirements | |
|---------------------------|---------------------|
| Frontage Buildout | 60% min. |
| Glazing at Ground Level | 10% min. - 50% max. |
| Glazing at Upper Level(s) | 10% min. - 50% max. |
| Frontage Types | |
| At Principal Frontage | Stoop |
| Building height | |
| Principal Building | 35 ft. max. |

TOWNHOUSE (UE)

LOT TYPE 6A

INTENT:
Type 6A A single-family dwelling with common walls on the side lot lines, the facades forming a continuous frontage line. Syn.: **Rowhouse, Terrace House**

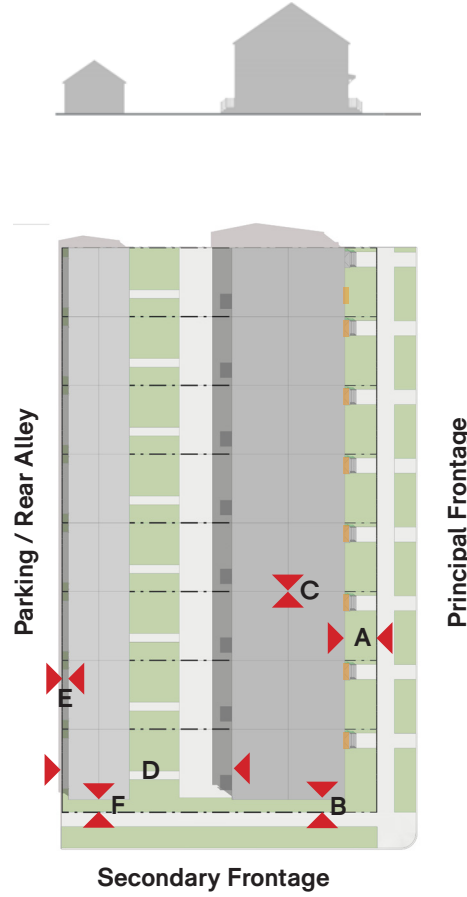


| Lot Occupation | | |
|--|--|-------------------------|
| Max. Lot Coverage by Buildings | 90% | |
| Building Setbacks - Principal Building | | |
| A | Principal Frontage | 5 ft. min. - 24 ft max. |
| B | Secondary Frontage / Side Detached Setback | 5 ft. min. |
| C | Attached Side Setback | 0 ft. min. |
| D | Rear Setback | 3 ft. min. |
| Building Setbacks - Outbuilding/Accessory Building | | |
| E | Rear Setback (to alley) | 3 ft. min. |
| F | Side Setback | 0 ft. min. |
| Encroachments into Building Setbacks | | |
| Principal Frontage | 12 ft. max. | |
| Secondary Frontage | 3 ft. max. | |
| Side Detached | 3 ft. max. | |
| Rear | 0 ft. max. | |

TOWNHOUSE (GU)

LOT TYPE 6B

INTENT:
Type 6B A single-family dwelling with common walls on the side lot lines, the facades forming a continuous frontage line. Syn.: **Rowhouse, Terrace House**



| Lot Occupation | | |
|--|--|-------------------------|
| Max. Lot Coverage by Buildings | 90% | |
| Building Setbacks - Principal Building | | |
| A | Principal Frontage | 5 ft. min. - 18 ft max. |
| B | Secondary Frontage / Side Detached Setback | 5 ft. min. |
| C | Attached Side Setback | 0 ft. min. |
| D | Rear Setback | 3 ft. min. |
| Building Setbacks - Outbuilding/Accessory Building | | |
| E | Rear Setback (to alley) | 3 ft. min. |
| F | Side Setback | 0 ft. min. |
| Encroachments into Building Setbacks | | |
| Principal Frontage | 12 ft. max. | |
| Secondary Frontage | 3 ft. max. | |
| Side Detached | 0 ft. max. | |
| Rear | 0 ft. max. | |

| Frontage Requirements | |
|---------------------------|---------------------|
| Frontage Buildout | 60% min. |
| Glazing at Ground Level | 10% min. - 50% max. |
| Glazing at Upper Level(s) | 10% min. - 50% max. |
| Frontage Types | |
| At Principal Frontage | Porch or Stoop |
| Building height | |
| Principal Building | 35 ft. max. |

PD Development Guide

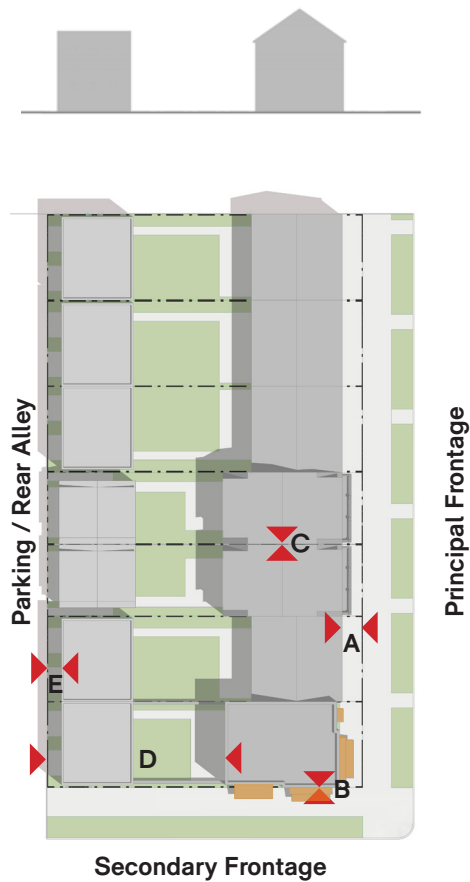
Building Type Development Standards

LIVE/WORK (GU)

LOT TYPE 7A

INTENT:

Type 7A is a fully mixed-use type with one dwelling above or behind a commercial space. *Syn.:* **Flex-house, Shop-front.**



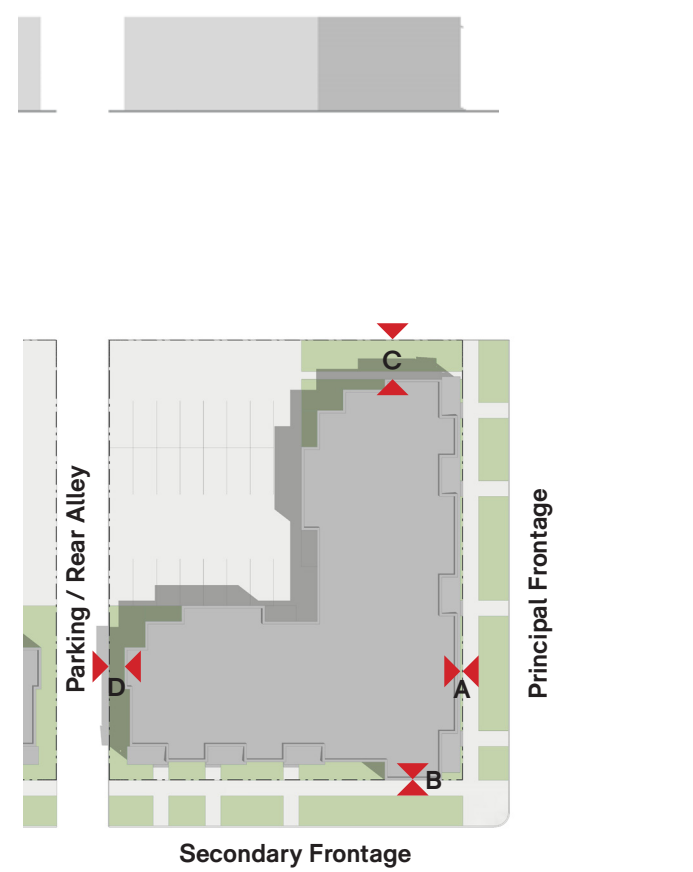
| Lot Occupation | | |
|--|--|--------------------------|
| Max. Lot Coverage by Buildings | 70% | |
| Building Setbacks - Principal Building | | |
| A | Principal Frontage | 5 ft. min. - 18 ft. max. |
| B | Secondary Frontage / Side Detached Setback | 0 ft. min - 5 ft max. |
| C | Attached Side Setback | 0 ft. min. |
| D | Rear Setback | 3 ft. min. |
| Building Setbacks - Outbuilding/Accessory Building | | |
| E | Rear Setback (to alley) | 3 ft. min. |
| F | Side Setback | 0 ft. min. |
| Encroachments into Building Setbacks | | |
| Principal Frontage | 3 ft. max. | |
| Secondary Frontage | 3 ft. max. | |
| Side | 0 ft. max. | |
| Rear | 0 ft. max. | |

| Frontage Requirements | |
|---------------------------|-------------------------|
| Frontage Buildout | 60% min. |
| Glazing at Ground Level | 50% min. - 80% max. |
| Glazing at Upper Level(s) | 30% min. - 50% max. |
| Frontage Types | |
| At Principal Frontage | Shopfront, Porch, Stoop |
| Building height | |
| Principal Building | 35 ft. max. |

APARTMENT BUILDING (UE)

LOT TYPE 8A

INTENT:
Type 8A a residential type accommodating multiple dwellings disposed above and beside each other, sharing a common entry. *Syn.: Loft Building*



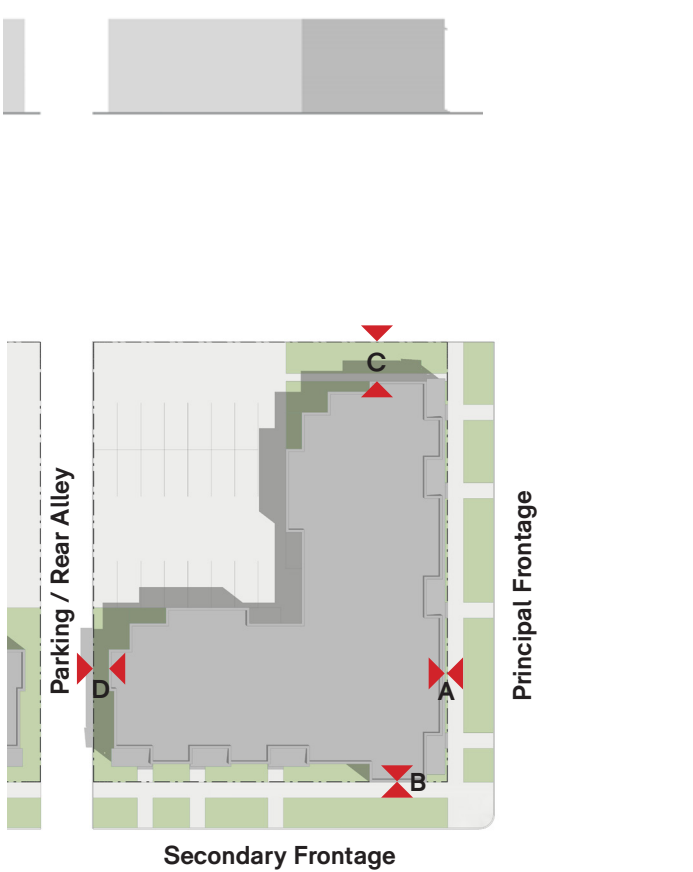
| Lot Occupation | | |
|--|--------------------|--------------------------|
| Max. Lot Coverage by Buildings | 60% | |
| Building Setbacks - Principal Building | | |
| A | Principal Frontage | 5 ft. min. - 24 ft. max. |
| B | Secondary Frontage | 0 ft. min. - 12 ft. max. |
| C | Side Setback | 5 ft. min. |
| D | Rear Setback | 3 ft. min. |
| Encroachments into Building Setbacks | | |
| Principal Frontage | 8 ft. max. | |
| Secondary Frontage | 3 ft. max. | |
| Side | 3 ft. max. | |
| Rear | 0 ft. max. | |

| Frontage Requirements | | |
|---------------------------|---------------------|--|
| Frontage Buildout | 80% min. | |
| Glazing at Ground Level | 30% min. - 60% max. | |
| Glazing at Upper Level(s) | 30% min. - 60% max. | |
| Frontage Types | | |
| At Principal Frontage | Shopfront, Stoop | |
| Building height | | |
| Principal Building | 35 ft. max. | |

APARTMENT BUILDING (GU)

LOT TYPE 8B

INTENT:
Type 8B is a residential type accommodating multiple dwellings disposed above and beside each other, sharing a common entry. *Syn.: Loft Building*



| Lot Occupation | | |
|--|--------------------|--------------------------|
| Max. Lot Coverage by Buildings | 60% | |
| Building Setbacks - Principal Building | | |
| A | Principal Frontage | 5 ft. min. - 18 ft. max. |
| B | Secondary Frontage | 0 ft. min. - 12 ft. max. |
| C | Side Setback | 0 ft. min. - 5 ft. max. |
| D | Rear Setback | 3 ft. min. |
| Encroachments into Building Setbacks | | |
| Principal Frontage | 5 ft. max. | |
| Secondary Frontage | 3 ft. max. | |
| Side | 3 ft. max. | |
| Rear | 0 ft. max. | |

| Frontage Requirements | | |
|---------------------------|---------------------|--|
| Frontage Buildout | 80% min. | |
| Glazing at Ground Level | 30% min. - 60% max. | |
| Glazing at Upper Level(s) | 30% min. - 60% max. | |
| Frontage Types | | |
| At Principal Frontage | Shopfront, Stoop | |
| Building height | | |
| Principal Building | 45 ft. max. | |

PD Development Guide

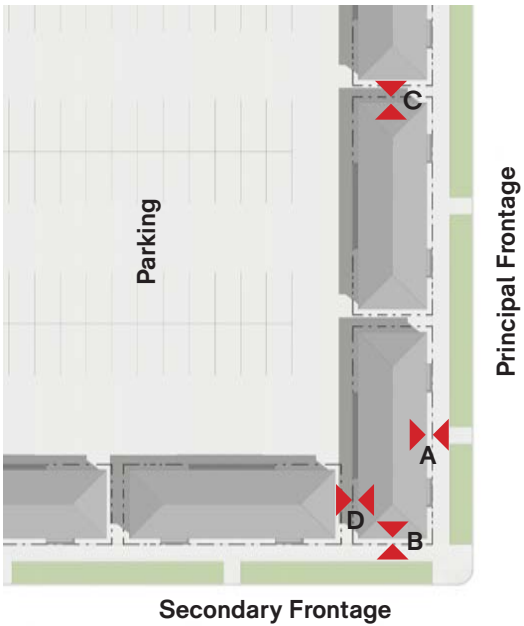
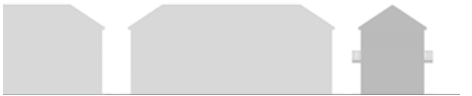
Building Type Development Standards

LINER BUILDING (GU)

LOT TYPE 9A

INTENT:

Type 9A Is a thin building used to screen surface parking lots from view. This flexible space shall meet the permitted uses for the zone. The ground floor may be designed to serve as either small retail space or covered parking for the units above.



| Lot Occupation | | |
|--|-------------------------|--|
| Max. Lot Coverage by Buildings | 90% | |
| Building Setbacks - Principal Building | | |
| A Principal Frontage | 5 ft. min - 18 ft. max. | |
| B Secondary Frontage | 0 ft. min - 5 ft. max. | |
| C Side Setback | 0 ft. min - 5 ft. max. | |
| D Rear Setback | 3 ft. min. | |
| Encroachments into Building Setbacks | | |
| Principal Frontage | 5 ft. max. | |
| Secondary Frontage | 3 ft. max. | |
| Side | 3 ft. max. | |
| Rear | 0 ft. max. | |

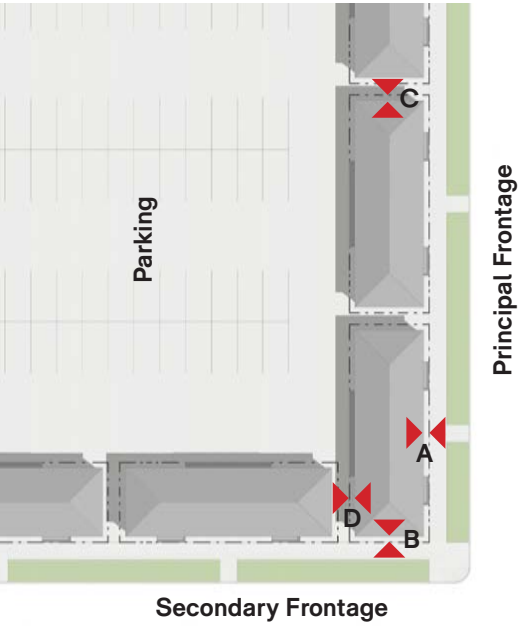
| Frontage Requirements | | |
|---------------------------|---------------------|--|
| Frontage Buildout | 90% min. | |
| Glazing at Ground Level | 20% min. - 50% max. | |
| Glazing at Upper Level(s) | 20% min. - 50% max. | |
| Frontage Types | | |
| At Principal Frontage | Shopfront, Stoop | |
| Building height | | |
| Principal Building | 35 ft. max. | |

LINER BUILDING (UC)

LOT TYPE 9B

INTENT:

Type 9B Is a thin building used to screen surface parking lots from view. This flexible space shall meet the permitted uses for the zone. The ground floor may be designed to serve as either small retail space or covered parking for the units above.



| Lot Occupation | | |
|--|-------------------------|--|
| Max. Lot Coverage by Buildings | 90% | |
| Building Setbacks - Principal Building | | |
| A Principal Frontage | 5 ft. min - 12 ft. max. | |
| B Secondary Frontage | 0 ft. min - 5 ft. max. | |
| C Side Setback | 0 ft. min - 5 ft. max. | |
| D Rear Setback | 3 ft. min. | |
| Encroachments into Building Setbacks | | |
| Principal Frontage | 5 ft. max. | |
| Secondary Frontage | 3 ft. max. | |
| Side | 3 ft. max. | |
| Rear | 0 ft. max. | |

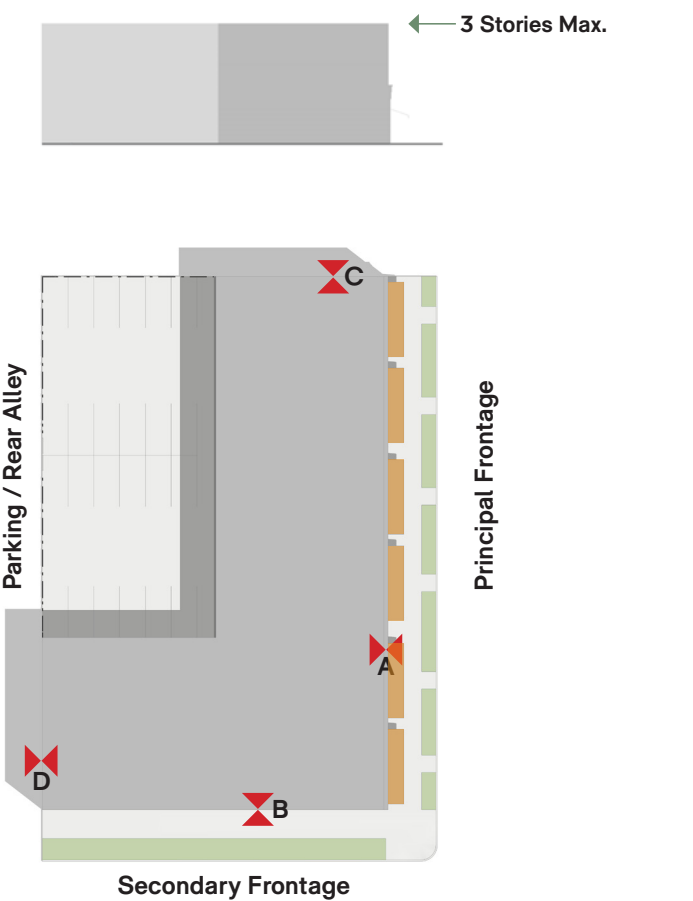
| Frontage Requirements | | |
|---------------------------|---------------------|--|
| Frontage Buildout | 90% min. | |
| Glazing at Ground Level | 20% min. - 50% max. | |
| Glazing at Upper Level(s) | 20% min. - 50% max. | |
| Frontage Types | | |
| At Principal Frontage | Shopfront, Stoop | |
| Building height | | |
| Principal Building | 35 ft. max. | |

MIXED-USE BUILDING (GU)

LOT TYPE 10A

INTENT:

Type 10A is a rearyard, flexible residential and/ or commercial type. Commercial buildings have floorplates deeper than residential ones. *Syn.:* **Flex Building, Office Building.**



| Lot Occupation | | |
|--|--------------------|-------------------------|
| Max. Lot Coverage by Buildings | 70% | |
| Building Setbacks - Principal Building | | |
| A | Principal Frontage | 5ft. min. - 18 ft. max. |
| B | Secondary Frontage | 0ft. min. - 5 ft. max. |
| C | Side Setback | 0ft. min. - 5 ft. max. |
| D | Rear Setback | 0 ft. min. |
| Encroachments into Building Setbacks | | |
| | Principal Frontage | 8 ft. max. |
| | Secondary Frontage | 5 ft. max. |
| | Side | 3 ft. max. |
| | Rear | 0 ft. max. |

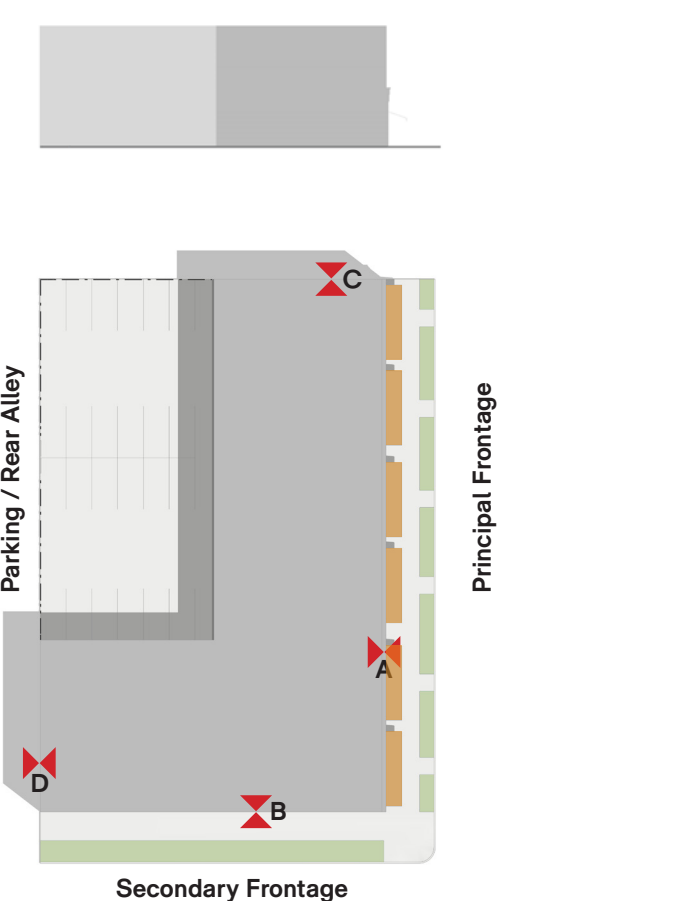
| Frontage Requirements | | |
|---------------------------|---------------------|--|
| Frontage Buildout | 90% min. | |
| Glazing at Ground Level | 30% min. - 60% max. | |
| Glazing at Upper Level(s) | 30% min. - 60% max. | |
| Frontage Types | | |
| At Principal Frontage | Shopfront, Stoop | |
| Building height | | |
| Principal Building | 35 ft. max. | |

MIXED-USE BUILDING (UC)

LOT TYPE 10B

INTENT:

Type 10B is a rearyard, flexible residential and/ or commercial type. Commercial buildings have floorplates deeper than residential ones. *Syn.:* **Flex Building, Office Building.**



| Lot Occupation | | |
|--|--------------------|-------------------------|
| Max. Lot Coverage by Buildings | 70% | |
| Building Setbacks - Principal Building | | |
| A | Principal Frontage | 5ft. min. - 12 ft. max. |
| B | Secondary Frontage | 0ft. min. - 5 ft. max. |
| C | Side Setback | 0ft. min. - 5 ft. max. |
| D | Rear Setback | 0 ft. min. |
| Encroachments into Building Setbacks | | |
| | Principal Frontage | 8 ft. max. |
| | Secondary Frontage | 5 ft. max. |
| | Side | 3 ft. max. |
| | Rear | 0 ft. max. |

| Frontage Requirements | | |
|---------------------------|---------------------|--|
| Frontage Buildout | 90% min. | |
| Glazing at Ground Level | 30% min. - 60% max. | |
| Glazing at Upper Level(s) | 30% min. - 60% max. | |
| Frontage Types | | |
| At Principal Frontage | Shopfront, Stoop | |
| Building height | | |
| Principal Building | 35 ft. max. | |

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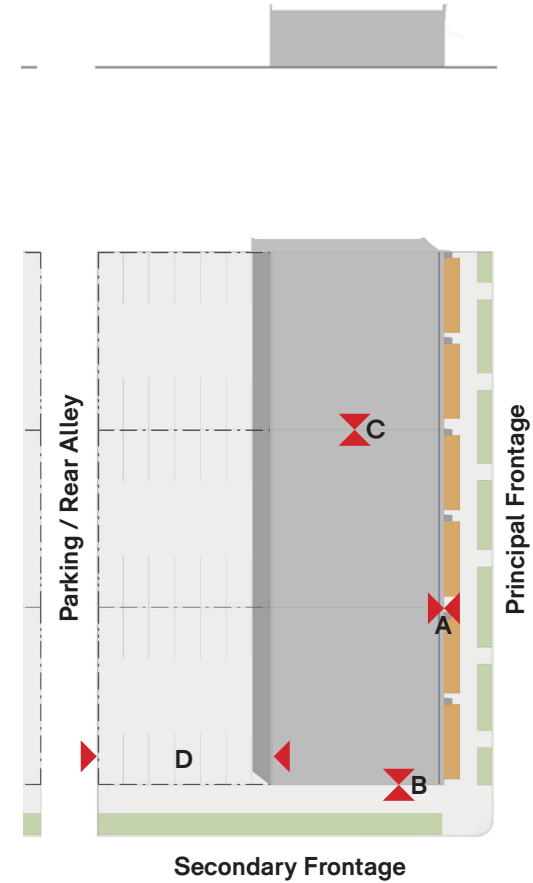
Building Type Development Standards

RETAIL BUILDING

LOT TYPE 11

INTENT:

Type 11 is a purpose-built building solely designed for the sale of services or goods to the public for consumption. Is generally located in proximity to residential or commercial areas, with convenient access to parking, automobile and pedestrian traffic. *Syn.:* **Store, Shop, Restaurant.**



| Lot Occupation | | |
|--|-------------------------|--|
| Max. Lot Coverage by Buildings | 50% | |
| Building Setbacks - Principal Building | | |
| A Principal Frontage | 0 ft. min - 12 ft. max. | |
| B Secondary Frontage | 0 ft. min - 12 ft. max. | |
| C Side Setback | 0 ft. min - 5 ft. max. | |
| D Rear Setback | 25 ft. min. | |
| Encroachments into Building Setbacks | | |
| Principal Frontage | 8 ft. max. | |
| Secondary Frontage | 8 ft. max. | |
| Side | 3 ft. max. | |
| Rear | 3 ft. max. | |

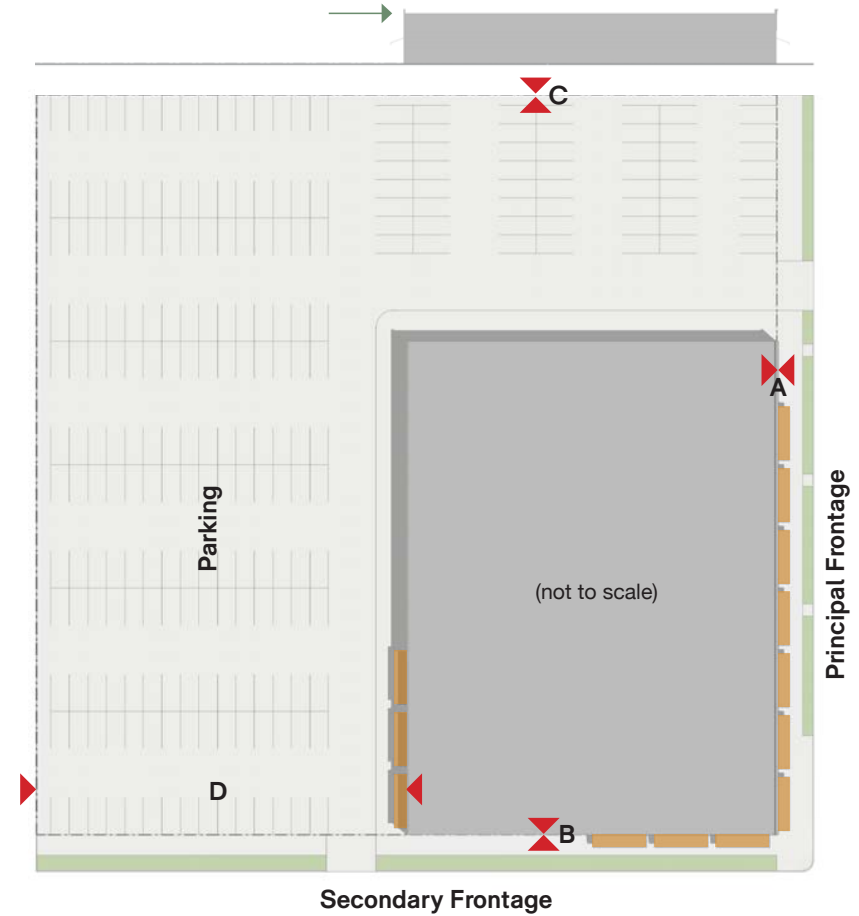
| Frontage Requirements | | |
|-------------------------|---------------------|--|
| Frontage Buildout | 90% min. | |
| Glazing at Ground Level | 50% min. - 80% max. | |
| Frontage Types | | |
| At Principal Frontage | Shopfront | |
| Building height | | |
| Principal Building | 35 ft. max. | |

GROCERY STORE

LOT TYPE 12

INTENT:

Type 12 is a retail building purpose-built to primarily sell food, either fresh or preserved. Is generally located centrally in a regional catchment area, with convenient access to parking, automobile and pedestrian traffic. *Syn.:* **Supermarket**



| Lot Occupation | | |
|--|-------------------------|--|
| Max. Lot Coverage by Buildings | 60% | |
| Building Setbacks - Principal Building | | |
| A Principal Frontage | 0 ft. min - 12 ft. max. | |
| B Secondary Frontage | 0 ft. min - 12 ft. max. | |
| C Side Setback | 0 ft. min - 5 ft. max. | |
| D Rear Setback | 25 ft. min. | |
| Encroachments into Building Setbacks | | |
| Principal Frontage | 8 ft. max. | |
| Secondary Frontage | 8 ft. max. | |
| Side | 3 ft. max. | |
| Rear | 3 ft. max. | |

| Frontage Requirements | | |
|-------------------------|---------------------|--|
| Frontage Buildout | 50% min. | |
| Glazing at Ground Level | 50% min. - 80% max. | |
| Frontage Types | | |
| At Principal Frontage | Shopfront | |
| Building height | | |
| Principal Building | 35 ft. max. | |



Figure 1. A-Frame Sign



Figure 2. Awning Sign



Figure 3. Canopy Sign



Figure 4. Corner Sign

SIGNAGE

1. Entrances to buildings may install one directory sign, no more than 4 s.f. at each entry.
2. Signage proposed to be located on a building shall be integrated into the design aesthetic of the building.
3. For public/institutional uses, commercial uses, and manufacturing and light industrial uses a maximum of three of the following signage elements shall be allowed for each building frontage:
 - a. An A-frame sidewalk sign is permitted when there is a minimum of 8 ft. of sidewalk left clear for pedestrian passage, (see Figure 1 and Table 1).
 - b. Fabric awning signs may be placed on the vertical valance or the sloping plane of the awning. (see Figure 2 and Table 1).
 - c. Canopy Signs should only be located within the first 4 in. from the outer edges of the canopy, unless using a hanging sign (see Figure 3 and Table 1).
 - d. Corner signs shall project a maximum of 3.5 ft. from the building facade, measured to the outer most edge of the sign from the wall (see Figure 4 and Table 1).
 - e. Ground signs shall only be located along principal arterial right of ways. Signs shall be made of wood or metal. Ground sign supports and base may include brick or stone. (see Figure 5 and Table 1).
 - f. Hanging signs shall only be used under canopies or other approved structural elements that project a minimum of 5 ft. from the facade (see Figure 6 and Table 1).
 - g. Horizontal wall sign shall be placed on the signage band placed above the windows (see Figure 18 and Table 1).
 - h. Projecting blade signs shall not be larger than 2 ft. high x 3 ft. wide constructed of wood or metal and supported by metal brackets and supports. It shall not project more than 5 ft. from the building facade. This is the preferred signage for pedestrian visibility (see Figure 8 and Table 1).
 - i. Wall mural signs that integrate art as the primary focus or art murals shall be allowed. Murals that include sign elements advertising a business or product shall limit the size of the advertised element to 10 % of the overall size of the mural. (see Figure 9 and Table 1).
 - j. Window signs shall not substantially obscure visibility of the interior of the shop (see Figures 10 and Table 1).
 - k. Neon signs shall be installed behind the storefront glazing and shall be regulated as a window sign for sign area maximum allowed.
 - l. All signs must be externally illuminated, with the exception of neon signs.
 - m. Any sign that projects over a pedestrian way shall have a minimum clearance of 8 ft. from the sidewalk.

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Signage Standards

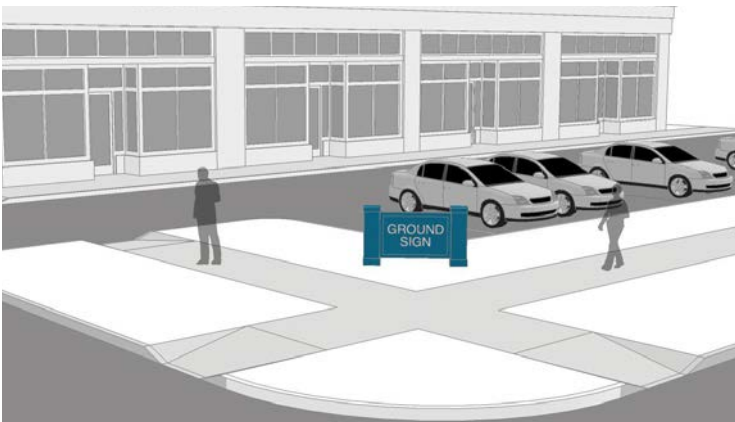


Figure 5. Ground Sign



Figure 6. Hanging Sign



Figure 7. Horizontal Wall Sign



Figure 8. Projecting Blade Sign



Figure 9. Wall Mural Sign (only by approval from the Planning Division)



Figure 10. Window Sign

| SIGN | HEIGHT | NUMBER (MAX.) | SIGN AREA (MAX.) | COPY HEIGHT (MAX.) |
|------------------|------------|---------------------------|--------------------------------------|--|
| ADDRESS | 1 ft max. | 1 per frontage | 2 s.f. per sign face | n/a |
| A-FRAME | 3 ft max. | 1 per ground floor tenant | max. 3 ft. high max. 2.5 ft. wide | n/a |
| AWNING | n/a | n/a | 25% of sloping plane | 8 in. |
| CANOPY | n/a | 1 per entry | 2 s.f. per linear ft. of storefront | 8 in. |
| CORNER | n/a | 1 per frontage | 12 s.f. | 1.5 ft. |
| GROUND | 6 ft. max. | 1 per lot | 50 s.f. | 1.5 ft. |
| HANGING | n/a | 1 per tenant | 6 s.f. per side | 8 in. |
| HORIZONTAL WALL | n/a | 1 per entry | 3 s.f. per linear ft. of storefront | 18 in. or 30 in. if over 40 ft. from ROW |
| PROJECTING BLADE | n/a | 1 per tenant | 6.5 s.f. per side | 8 in. |
| WALL MURAL | n/a | 1 per building | Advertisement sign 10% of mural | n/a |
| WINDOW | n/a | n/a | 10% of window | 6 in. |

Table 1. Signage Requirements

Note: Definitions are included for terms that are referenced in the text of this document. The inclusion of the term here does not necessarily imply that it is used in the Development Guide. Other definitions, not included below, can be found in the Unified Development Code.

Accessory Building: a structure that is subordinate to the principal structure on a lot.

Allee: a regularly spaced and aligned row of trees usually planted along a right-of-way or path.

Alley: a right-of-way, or access easement, designated to be a secondary means of vehicular access to the rear or side of properties; an Alley may connect to a vehicular driveway located to the rear of lots providing access to outbuildings, service areas and parking, and may contain utility easements.

Ancillary Structure/Roof: a secondary structure attached to the main structure, typically in the form of a one-story structure attached to a two-story structure.

Apartment: a residential unit sharing a building and a lot with other units and/or uses. Syn: flat.

Arcade: a private frontage conventional for retail use wherein the facade is a colonnade supporting habitable space that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line.

Arch: A curved symmetrical structure spanning an opening and typically supporting the weight of a bridge, roof, or wall above it.

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

Awning: a fixed or movable shading structure, cantilevered or otherwise entirely supported from a building, used to protect outdoor spaces from sun, rain, and other natural conditions.

Backbuilding: a single-story structure connecting a principal building to an outbuilding.

Block: the aggregate of private lots, passages, rear alleys and rear lanes, circumscribed by rights-of-way.

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

Civic: the term defining organizations dedicated primarily to community

benefit through the arts, culture, education, recreation, government, transport, and municipal parking.

Civic Building: a building operated by organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for other community benefit.

Civic Space: an outdoor area dedicated for public use. Civic space types are defined by the combination of certain physical constraints including the relationships among their intended use, their size, their planting and their enfronting buildings.

Close: a pedestrian way, traversing a block with housing units and commercial uses along it.

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

Continuous Planter: a narrow strip of turf bordering on a public frontage which accommodates street trees, whether continuous or individual.

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

Disposition: the placement of a building on its lot.

Driveway: a vehicular lane within a lot, often leading to a garage.

Elevation: an exterior wall of a building. See: **Facade**.

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a setback, into the public frontage, or above a height limit. Regulations limit the extent of encroachments.

Encroachment: any building 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. Regulations limit the extent of encroachments.

Enfront: to place an element along a frontage, as in “porches enfront the street.”

Facade: the exterior wall of a building that is set along a frontage line. See **Elevation**.

Focal Elements: focuses specifically on a point of interest along a street. Focal elements should be emphasized by architectural design.

Forecourt: a private frontage wherein a portion of the facade is close to the frontage line and the central portion is set back.

Frontage: the area between a building facade and the right-of-way, inclusive of its built and planted components. Frontage is divided into private frontage and public frontage.

Frontage Buildout: the minimum percentage of the length of a build-to line along which a building façade must be constructed in order to properly define the public space of the street.

Frontage Line: a lot line bordering a public frontage. Façades facing frontage lines define the public realm and are therefore more regulated than the elevations facing other lot lines.

Function: the use or uses accommodated by a building and its lot, categorized as restricted, limited, or open, according to the intensity of the use.

Green: a civic space type for unstructured recreation, spatially defined by planting rather than building frontages.

Intercolumniation: The distance between two columns.

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

Live/Work: a mixed use unit consisting of a commercial and residential function. It typically has a substantial commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominantly as work space with incidental residential accommodations that meet basic habitability requirements.

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

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

Lot Width: the length of the principal frontage line of a lot.

Marquee: a tall rooflike projection above a theater entrance, usually containing the name of a currently featured play or film and its stars.

Median: the dividing area between two opposing lanes of traffic. Within boulevards and avenues, medians may be planted.

Mixed-Use: multiple functions within the same building through superimposition or adjacency, or in multiple buildings by adjacency.

PD Development Guide

Definitions

(Continued)

Open Air Structure: an outdoor structure used for protection against rain and/or sun. The structure shall be open to the air on at least two sides, and may have a roof or trellis. Open Air Structures may not be enclosed with glass unless specifically permitted in this code.

Open Space: land intended to remain undeveloped; it may be for civic space.

Outbuilding: an accessory building, usually located toward the rear of the same lot as a principal building.

Park: a civic space type that is a natural preserve available for unstructured recreation.

Parking Garage: a building containing one or more stories of parking above grade.

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

Path: a pedestrian way traversing a Park or rural area, with landscape matching the contiguous open space, ideally connecting directly with the urban sidewalk network.

Pier: A solid support designed to sustain vertical pressure.

Plaza: a civic space type designed for civic purposes and commercial activities in the more urban transect zones, generally paved and spatially defined by building frontages.

Principal Building: the main building on a lot, usually located toward the frontage.

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

Principal Frontage: the private frontage designated to bear the address and principal entrance to the building, and the measure of the minimum lot width.

Public Parking lot: Publicly accessible parking lot.

Public Frontage: the area between the curb of the vehicular lanes and the frontage line.

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

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

Retail Frontage: frontage that requires the provision of a storefront, encouraging the floor level to be available for retail use.

Right-of-Way: land used for utilities, vehicles, and pedestrians to provide access to lots and open spaces. Rights-of-Way consist of vehicular lanes and/or the public frontage.

Secondary Frontage: on corner lots, the private frontage that is not the principal frontage. As it affects the public realm, its side facing the principal frontage is regulated.

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

Setback: the area of a lot measured from the lot line to a building facade or elevation, with the exception of encroachments.

Shared Surface: a vehicular and pedestrian way in which the pedestrian way and the vehicular way are not distinguished physically or through signage.

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

Square: a civic space type designed for unstructured recreation and civic purposes, spatially defined by building frontages and consisting of paths, lawns and trees, formally disposed.

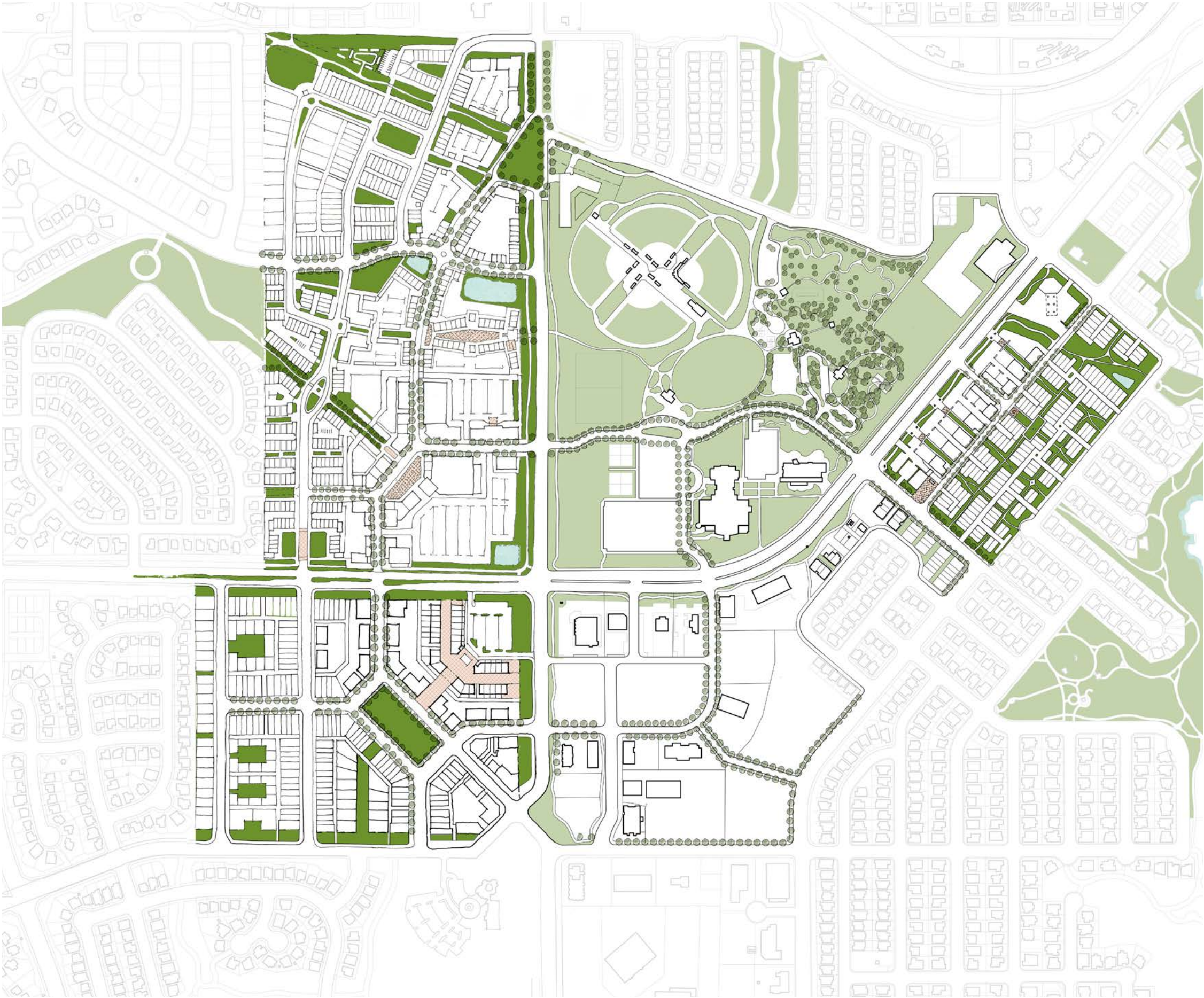
Stoop: a private frontage wherein the facade is aligned close to the frontage line with the First floor elevated from the sidewalk for privacy, with an exterior stair and landing at the entrance.

Story: a habitable level within a building, excluding an attic or raised basement.

Terminated Vista: a location at the axial conclusion of a right-of-way.

Turning Radius: the curved edge of a right-of-way 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.

Undercroft: A subterranean room.



Legend

- Existing Green Open Spaces
- Proposed Green Open Spaces
- Plazas / Paved Open Spaces
- Possible Detention Ponds

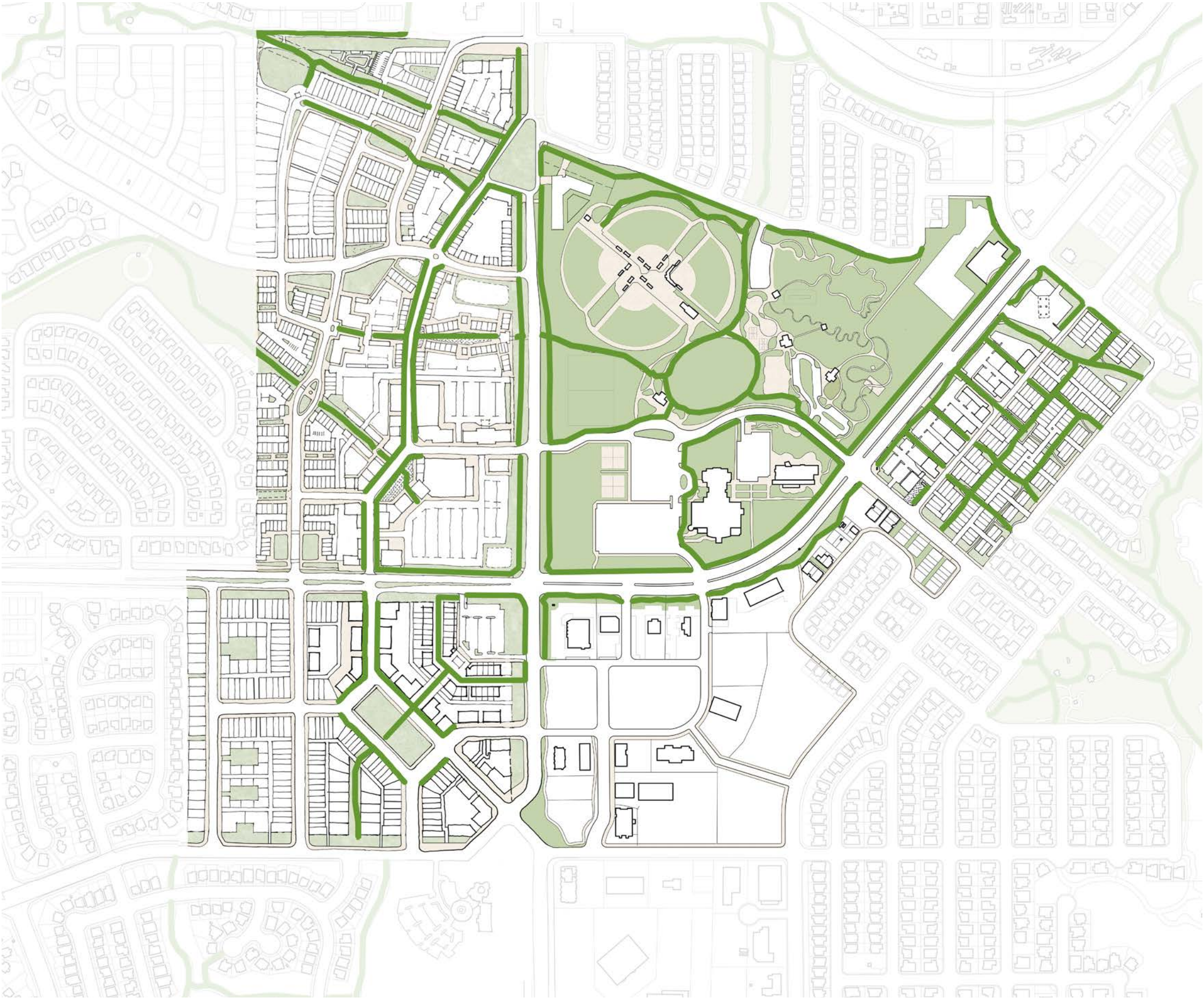
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Path Network Plan

Legend

Existing / Proposed Open Spaces

Primary Paths / Connections



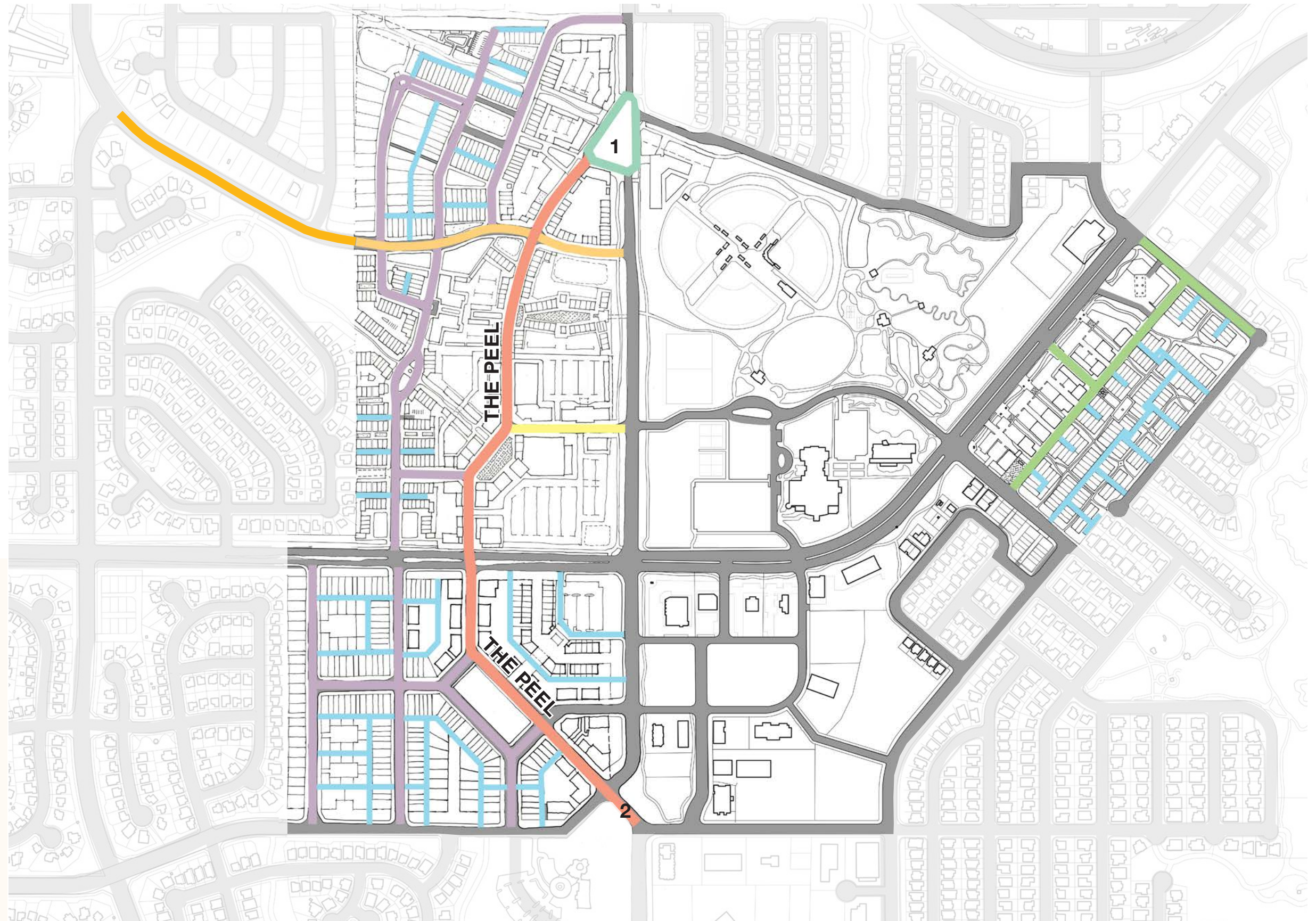
ST-57-20

— Pavement Width
— Right of Way Width
— Streetscape Type

Legend

- CS-60-36 (The Peel)
- CS-35-23
(The Peel Roundabout)
- ST-70-46 (Jasper New)
- ST-140-52 (Jasper Retrofit)
- ST-60-32/34
- CS-60-34/36
- CS/ST-60-36
- AL-22-12

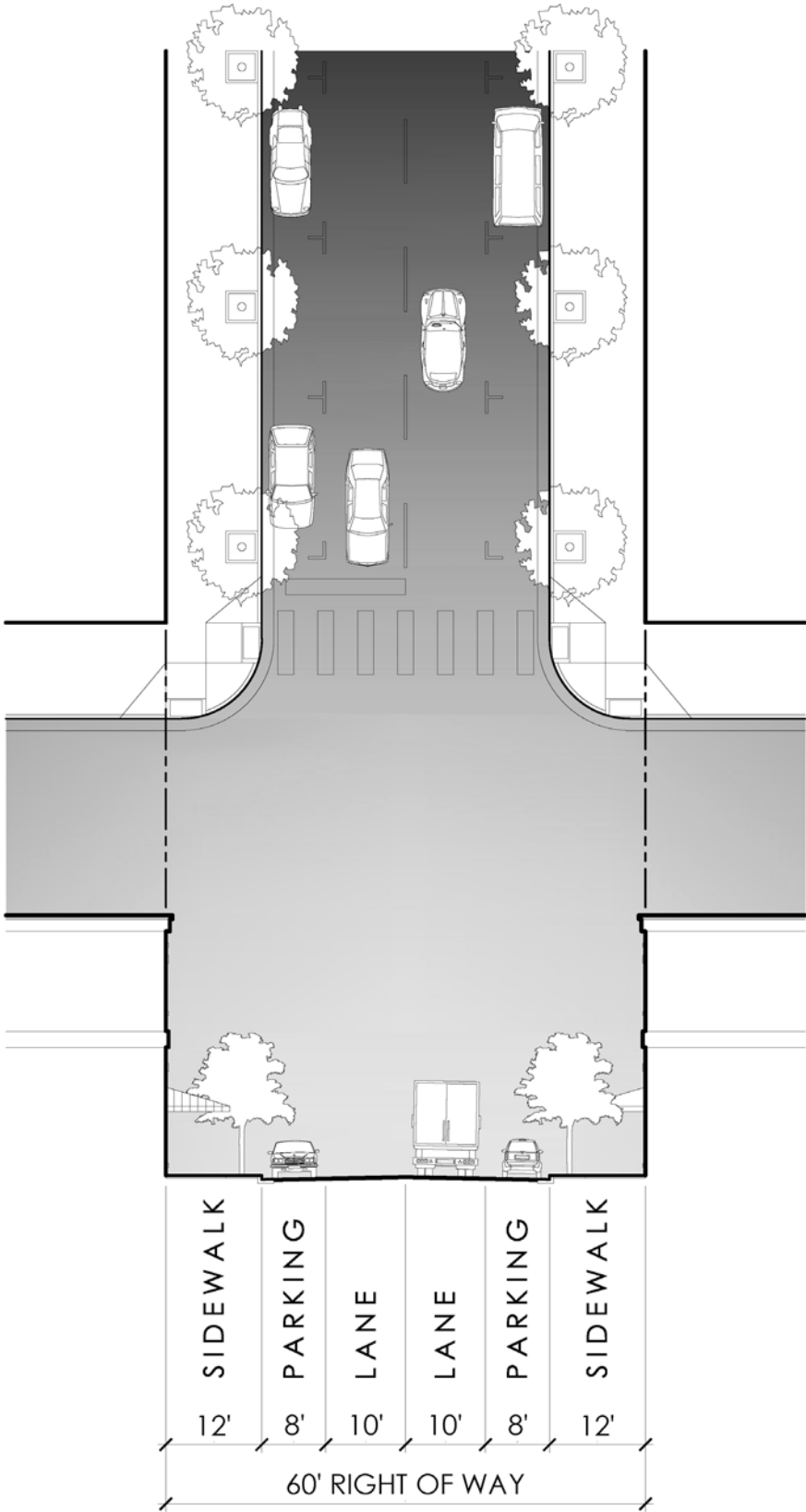
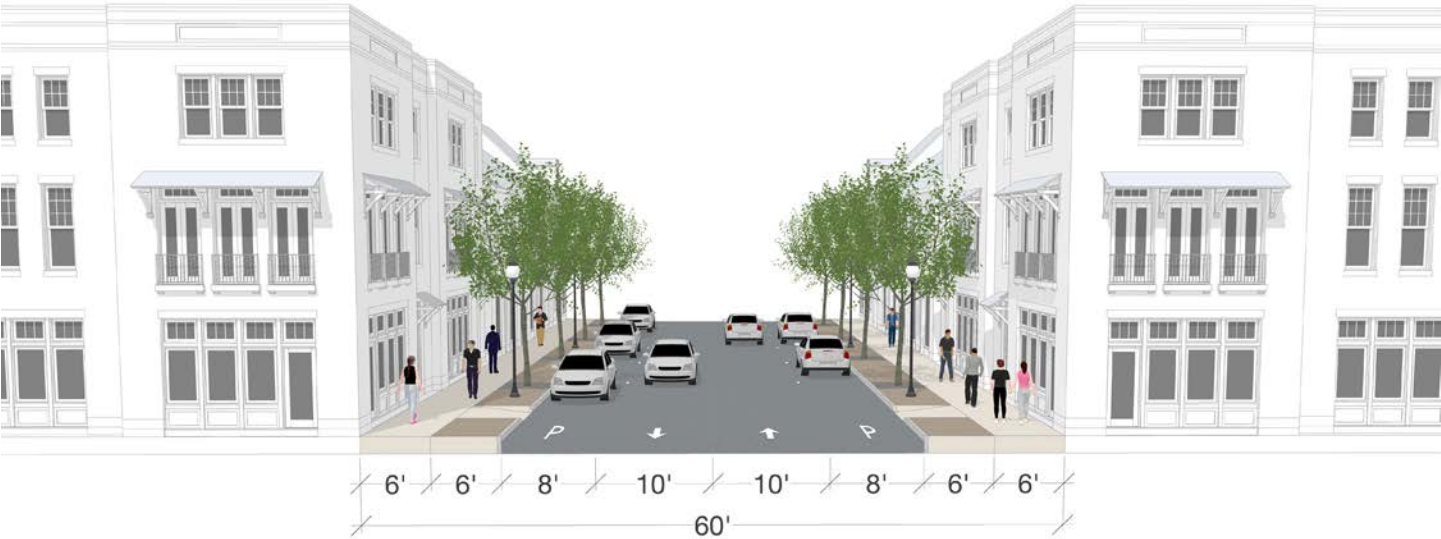
- 1** North Gateway
- 2** South Gateway



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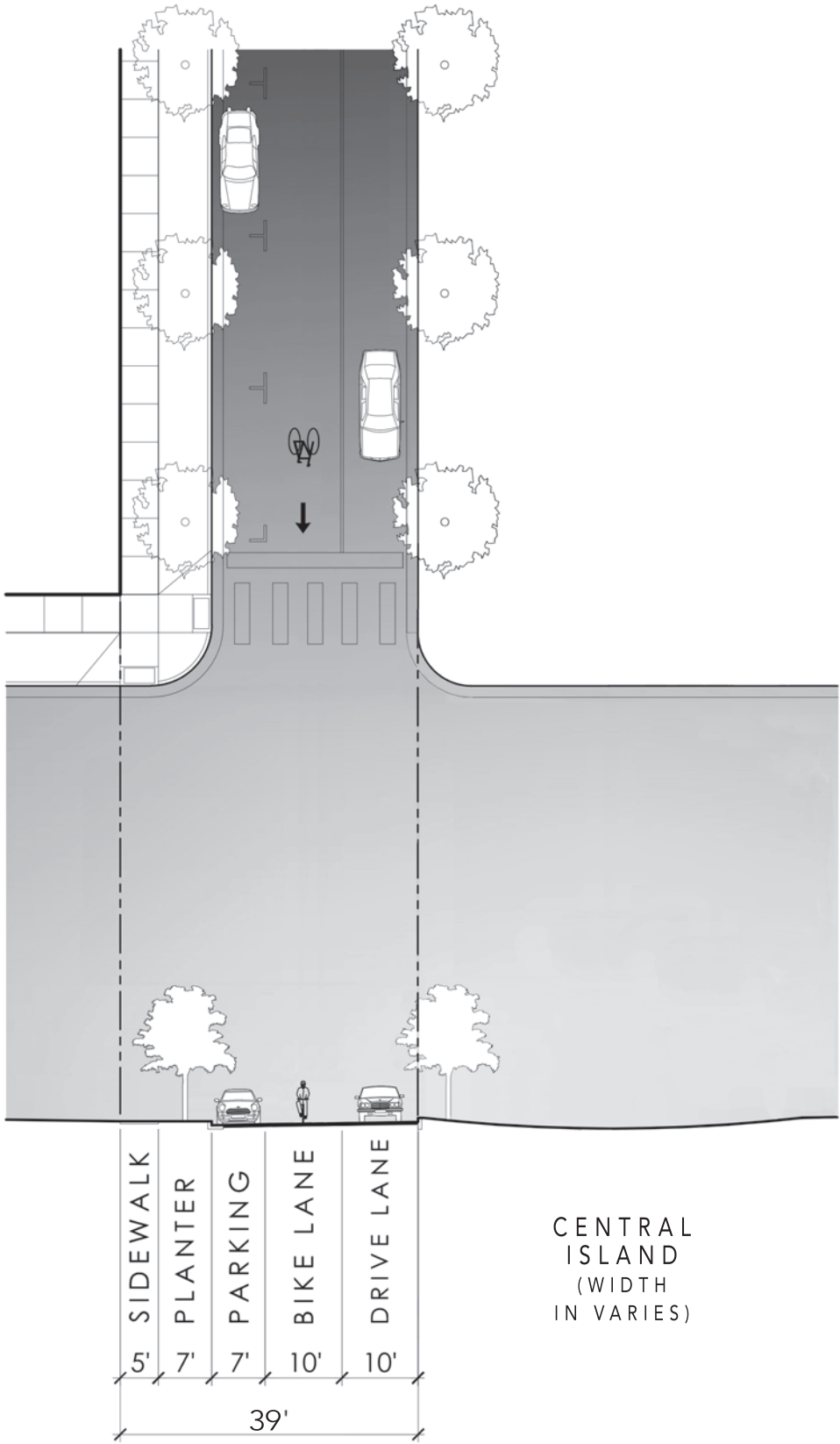
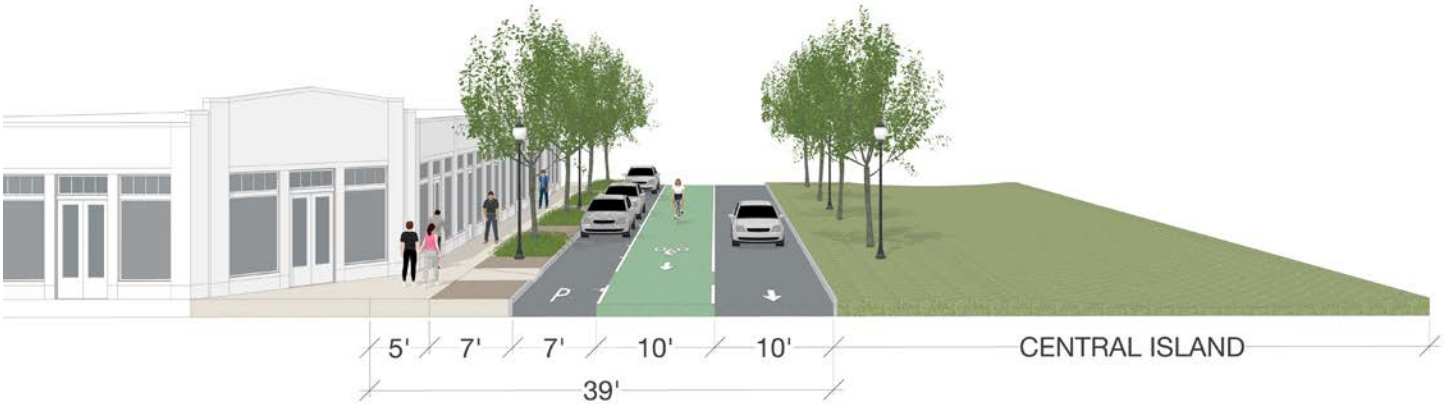
Right-of-Way Types

CS-60-36 (The Peel)



| | |
|------------------------|----------------------|
| RIGHT-OF-WAY TYPE..... | Commercial |
| ROW WIDTH | 60 feet |
| PAVEMENT WIDTH | 36 feet |
| MOVEMENT | free movement |
| TRAFFIC LANES | 2 lanes |
| BIKE LANES | shared lane |
| CURB RADIUS | 6 feet |
| WALKWAY TYPE | 12 foot sidewalk |
| PLANTER TYPE | 4ft x 4ft tree well |
| CURB TYPE..... | curb & gutter |
| LANDSCAPE TYPE..... | trees at 30 feet O.C |

CS-39-27 (The Peel Roundabout)

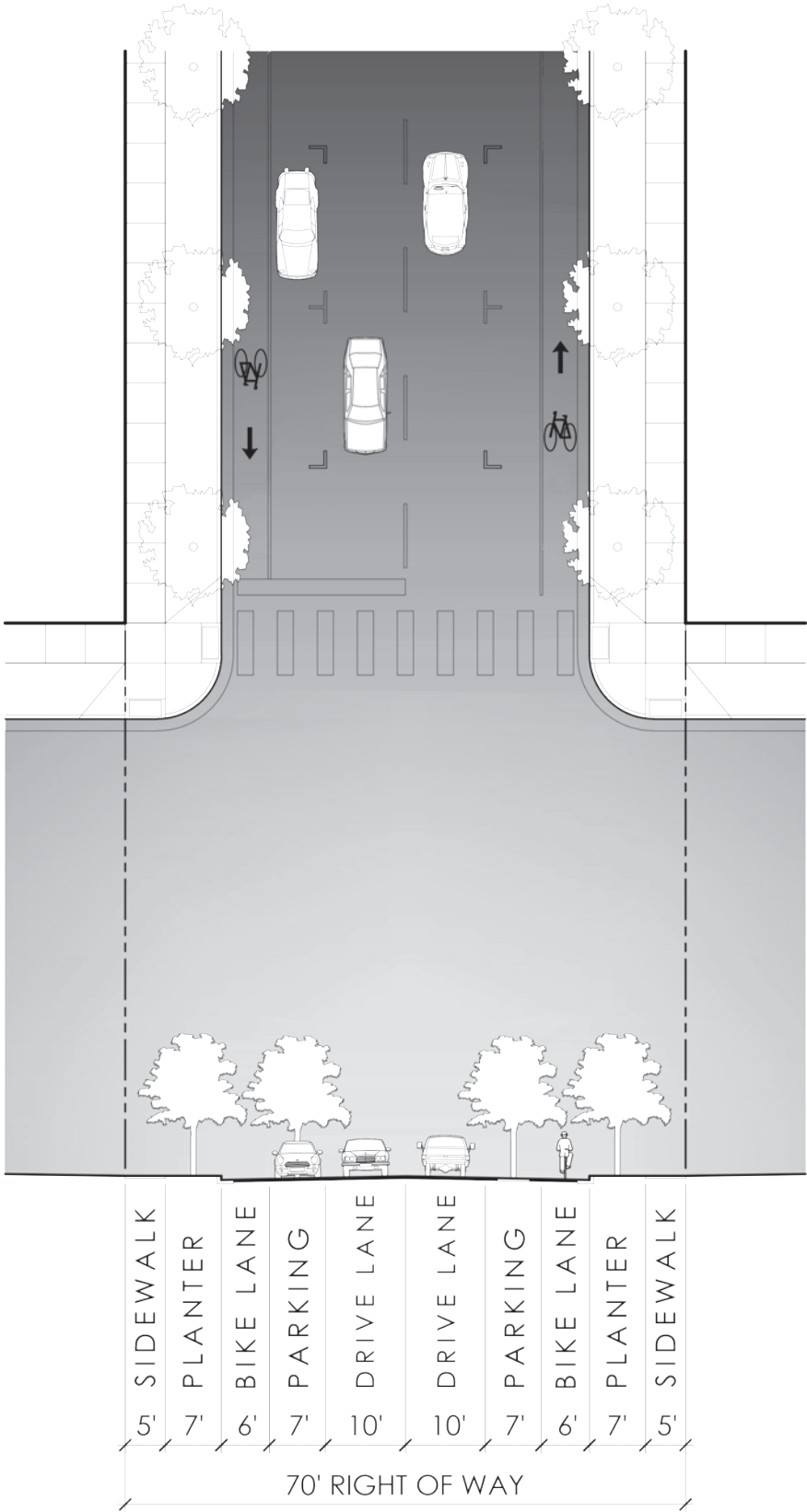
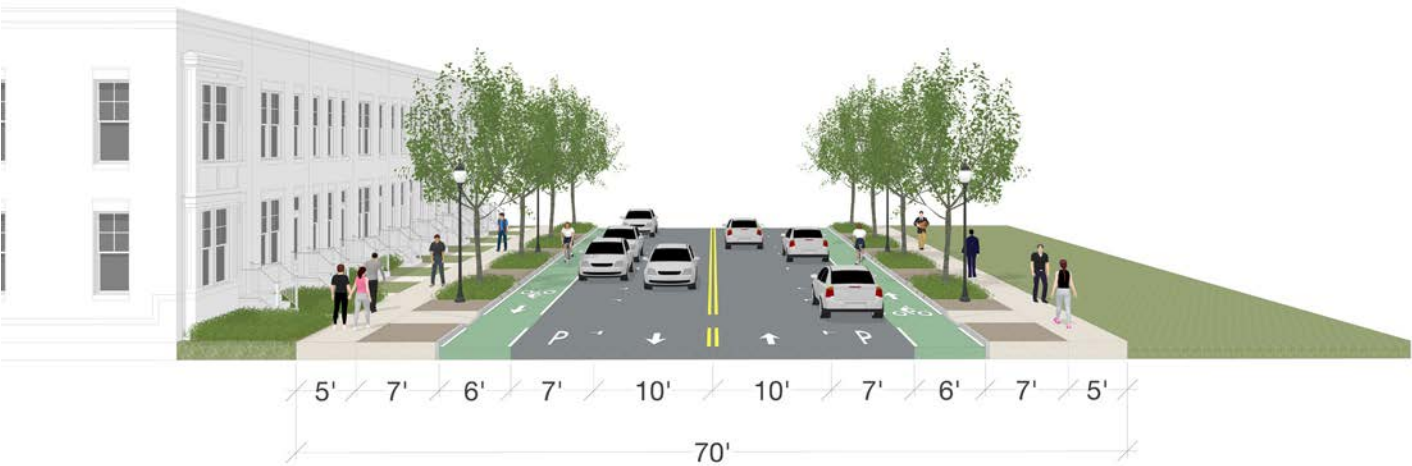


| | |
|------------------------|---|
| RIGHT-OF-WAY TYPE..... | Roundabout |
| ROW WIDTH | 39 feet |
| PAVEMENT WIDTH | 27 feet |
| MOVEMENT | free movement |
| TRAFFIC LANES | 2 lanes |
| BIKE LANES | one sides (6 feet, marked) |
| CURB RADIUS | 45 feet central island, 7 feet on streets |
| WALKWAY TYPE..... | 5 foot sidewalk |
| PLANTER TYPE | raised median |
| CURB TYPE..... | curb & gutter, vertical curb |
| LANDSCAPE TYPE..... | trees at 30 feet O.C |

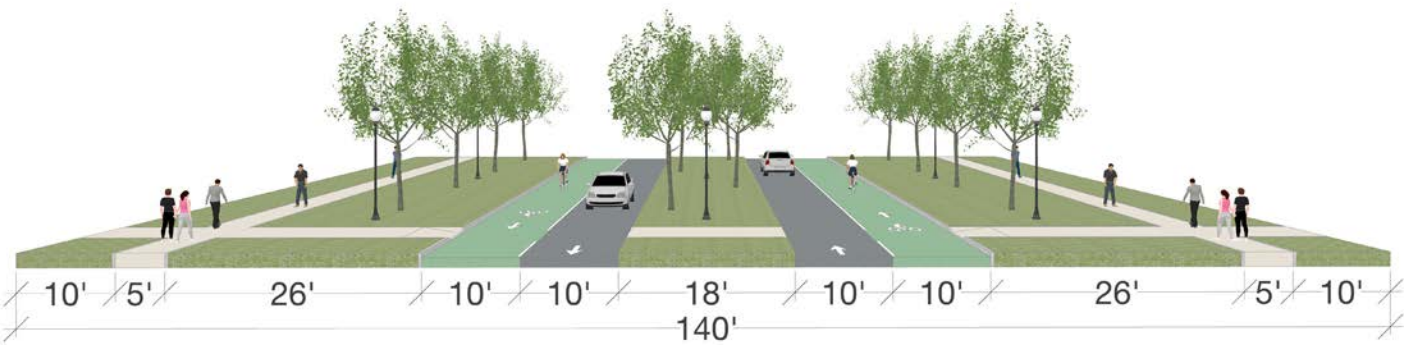
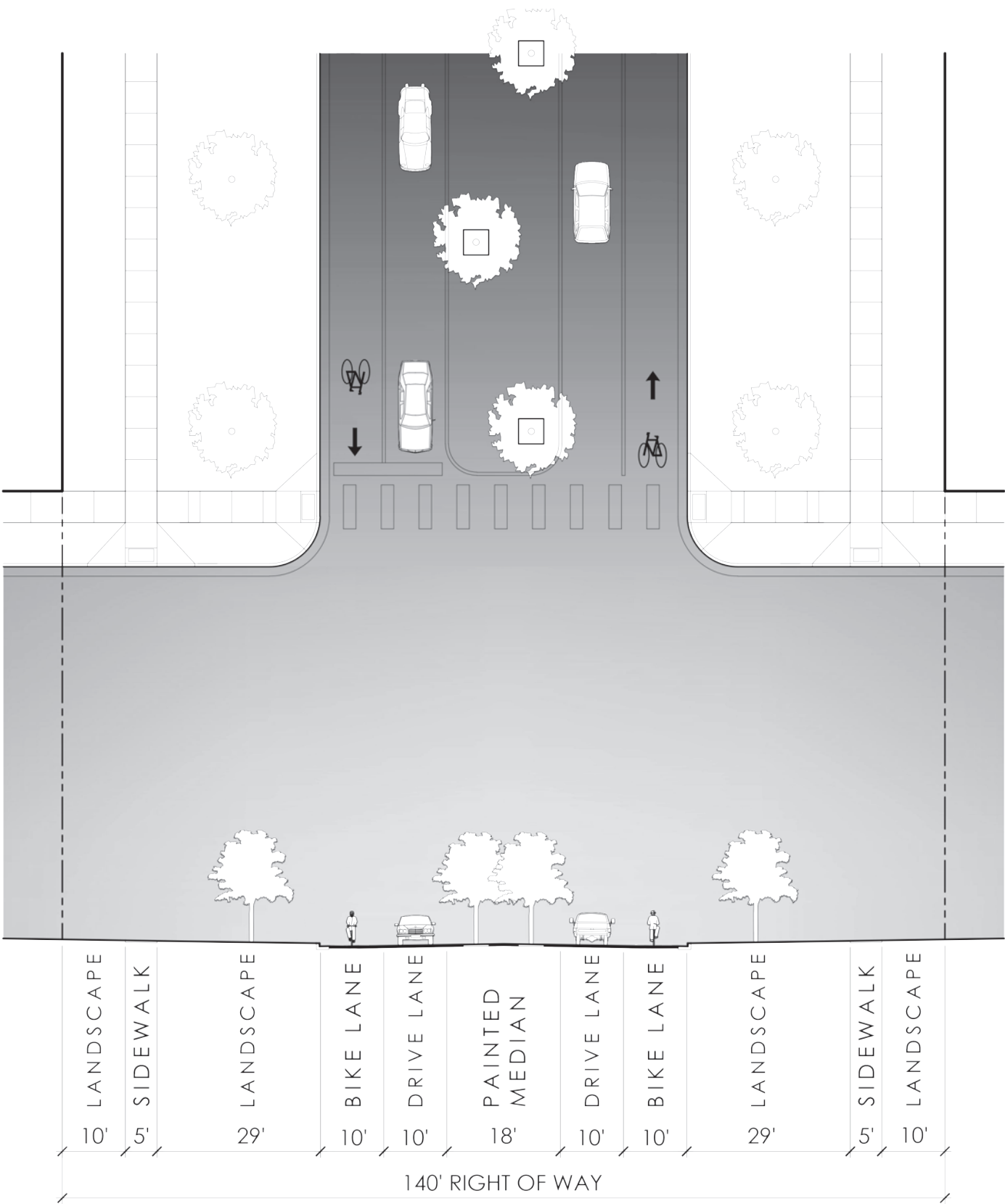
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Right-of-Way Types

ST-70-46



| | |
|------------------------|---|
| RIGHT-OF-WAY TYPE..... | Residential with parking-protected bike lanes |
| ROW WIDTH | 70 feet |
| PAVEMENT WIDTH | 46 feet |
| MOVEMENT | free movement |
| TRAFFIC LANES | 2 lanes |
| BIKE LANES | both lanes (7 feet, marked) |
| CURB RADIUS | 8 feet |
| WALKWAY TYPE | 5 foot sidewalk |
| PLANTER TYPE | 4 ft x 4 ft tree well |
| CURB TYPE | curb & gutter |
| LANDSCAPE TYPE..... | trees at 30 feet O.C |

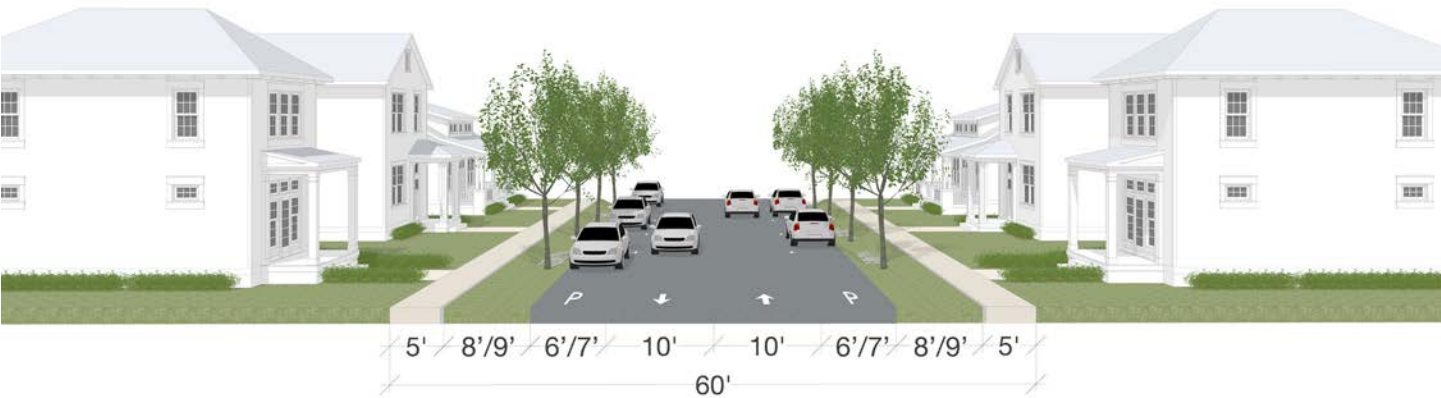


| | |
|------------------------|---|
| RIGHT-OF-WAY TYPE..... | Residential / Commercial |
| ROW WIDTH | 140 feet |
| PAVEMENT WIDTH | 58 feet |
| MOVEMENT | free movement |
| TRAFFIC LANES | 2 lanes |
| BIKE LANES | both lanes (7 feet, marked) |
| CURB RADIUS | 8 feet |
| WALKWAY TYPE..... | 5 foot sidewalk |
| PLANTER TYPE | both sides (26 feet) |
| CURB TYPE..... | curb & gutter |
| LANDSCAPE TYPE..... | trees pocket in median at 30 feet O.C (staggered) |

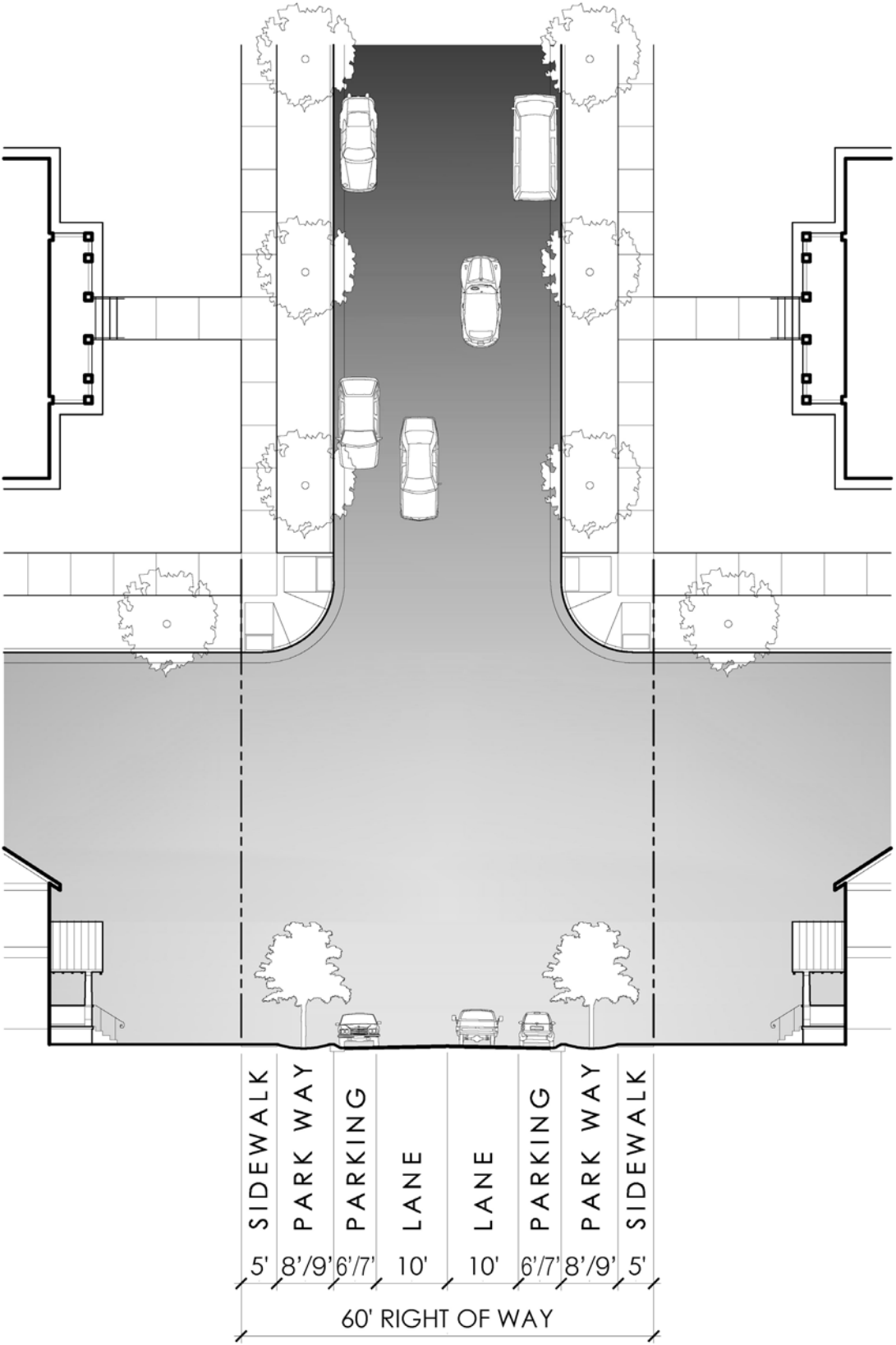
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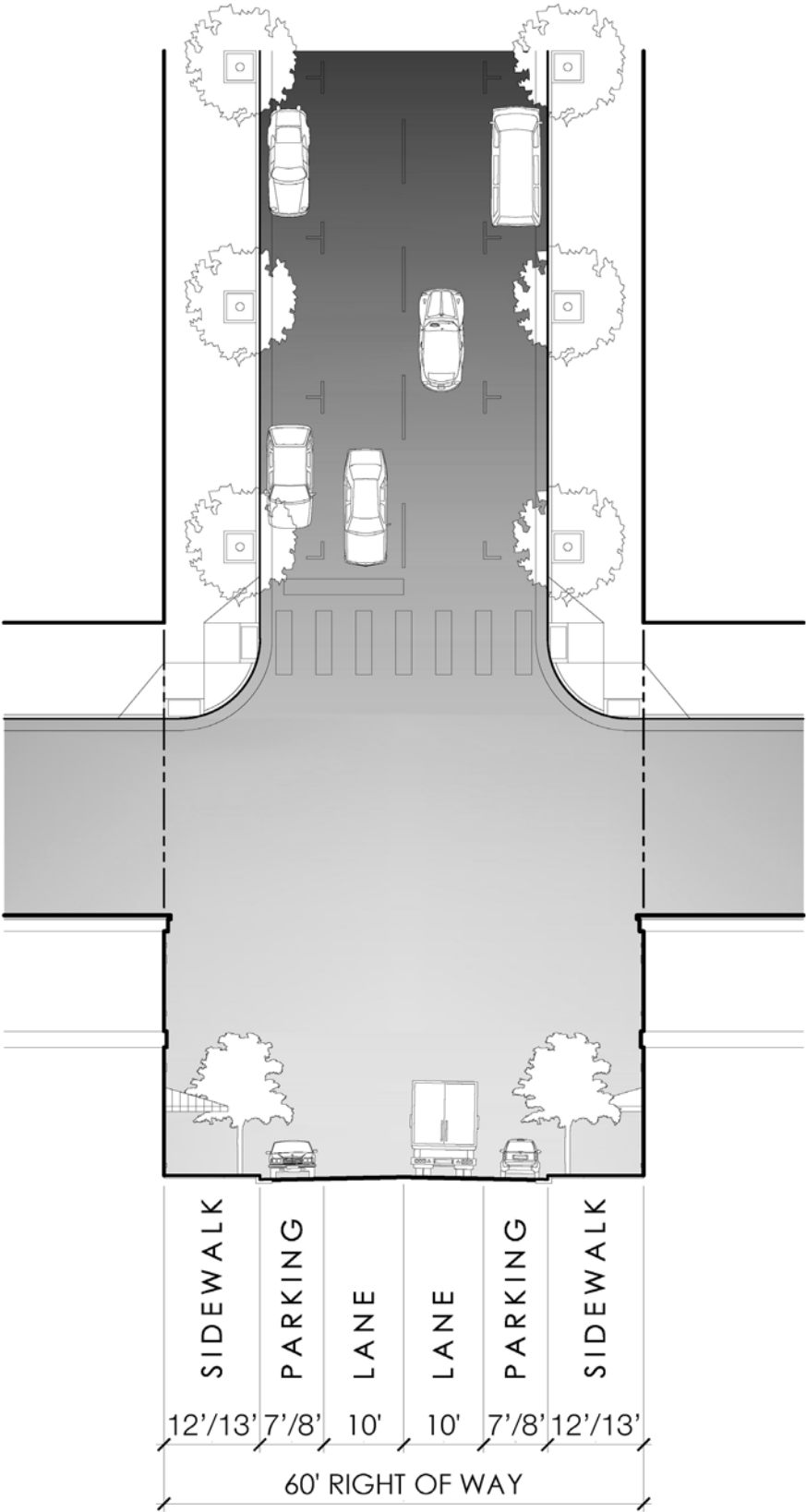
Right-of-Way Types

ST-60-32/34



| | |
|------------------------|----------------------|
| RIGHT-OF-WAY TYPE..... | Residential |
| ROW WIDTH | 60 feet |
| PAVEMENT WIDTH | 32/34 feet |
| MOVEMENT | slow movement |
| TRAFFIC LANES | 2 lanes |
| BIKE LANES | shared lane |
| CURB RADIUS | 8 feet |
| WALKWAY TYPE | 5 foot sidewalk |
| PLANTER TYPE | landscaped park way |
| CURB TYPE | curb & gutter |
| LANDSCAPE TYPE..... | trees at 30 feet O.C |



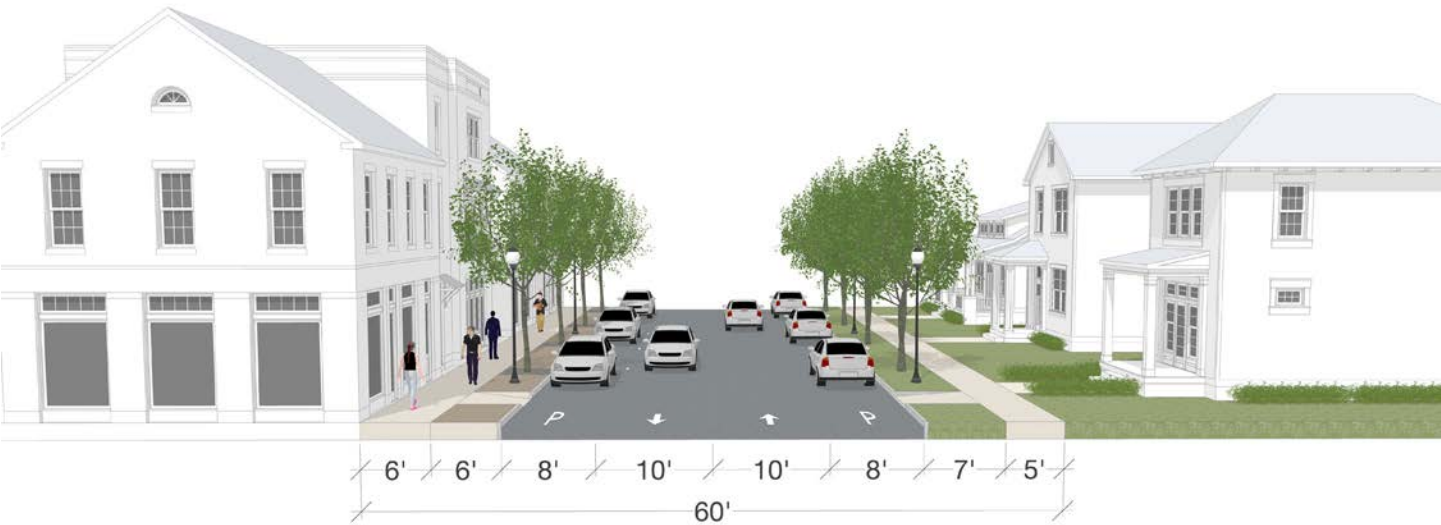


| | |
|------------------------|----------------------|
| RIGHT-OF-WAY TYPE..... | Commercial |
| ROW WIDTH | 60 feet |
| PAVEMENT WIDTH | 34/36 feet |
| MOVEMENT | free movement |
| TRAFFIC LANES | 2 lanes |
| BIKE LANES | shared lane |
| CURB RADIUS | 6 feet |
| WALKWAY TYPE..... | 12/13 foot sidewalk |
| PLANTER TYPE | 4ft x 4ft tree well |
| CURB TYPE..... | curb & gutter |
| LANDSCAPE TYPE..... | trees at 30 feet O.C |

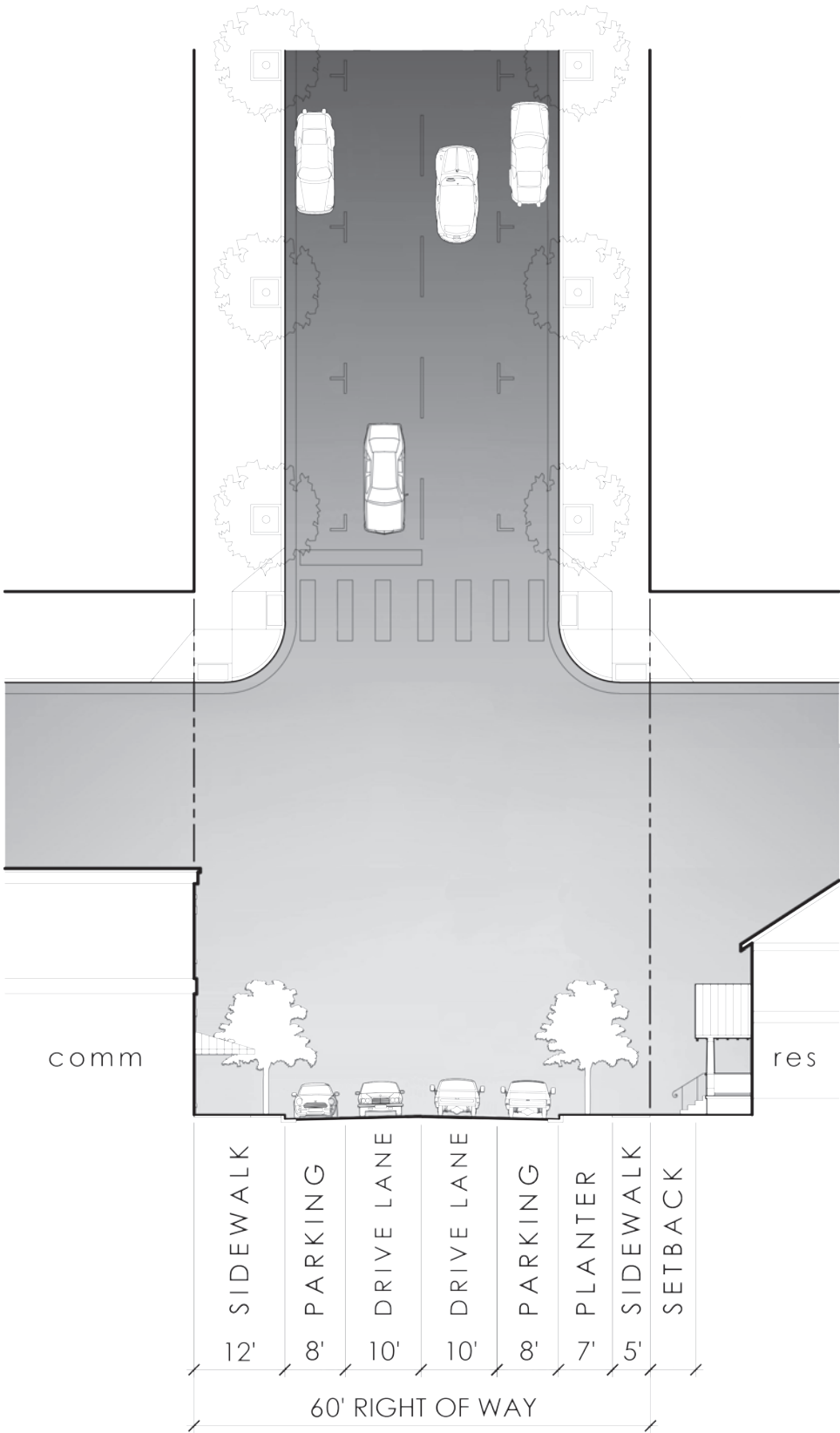
PD Development Guide

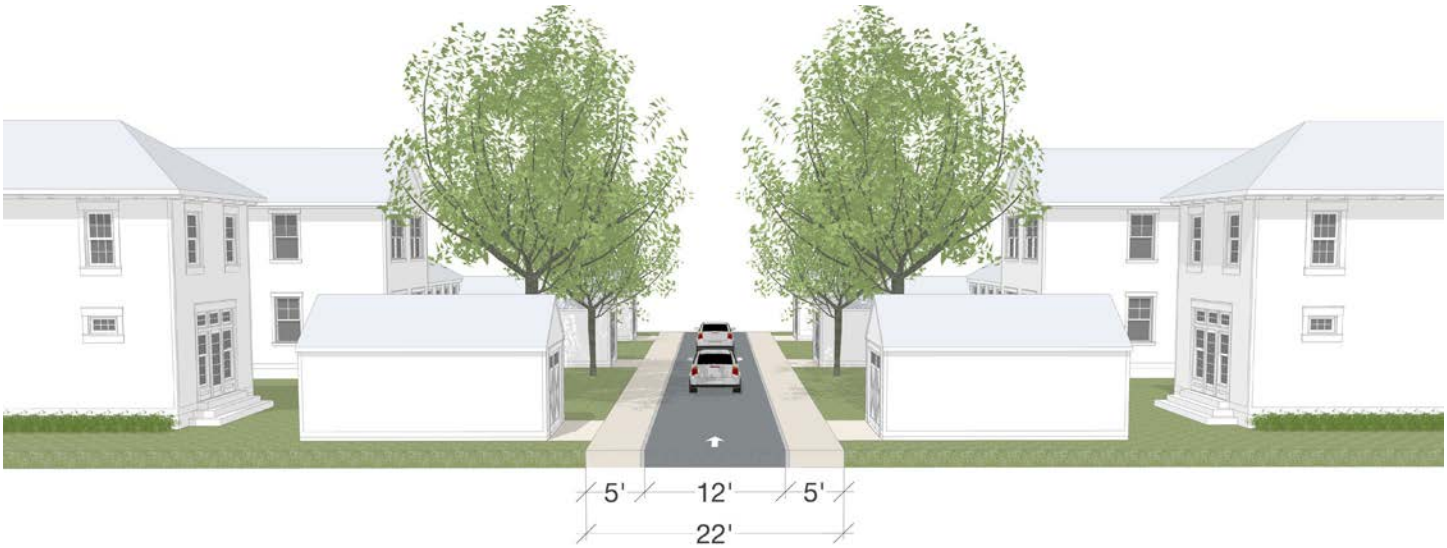
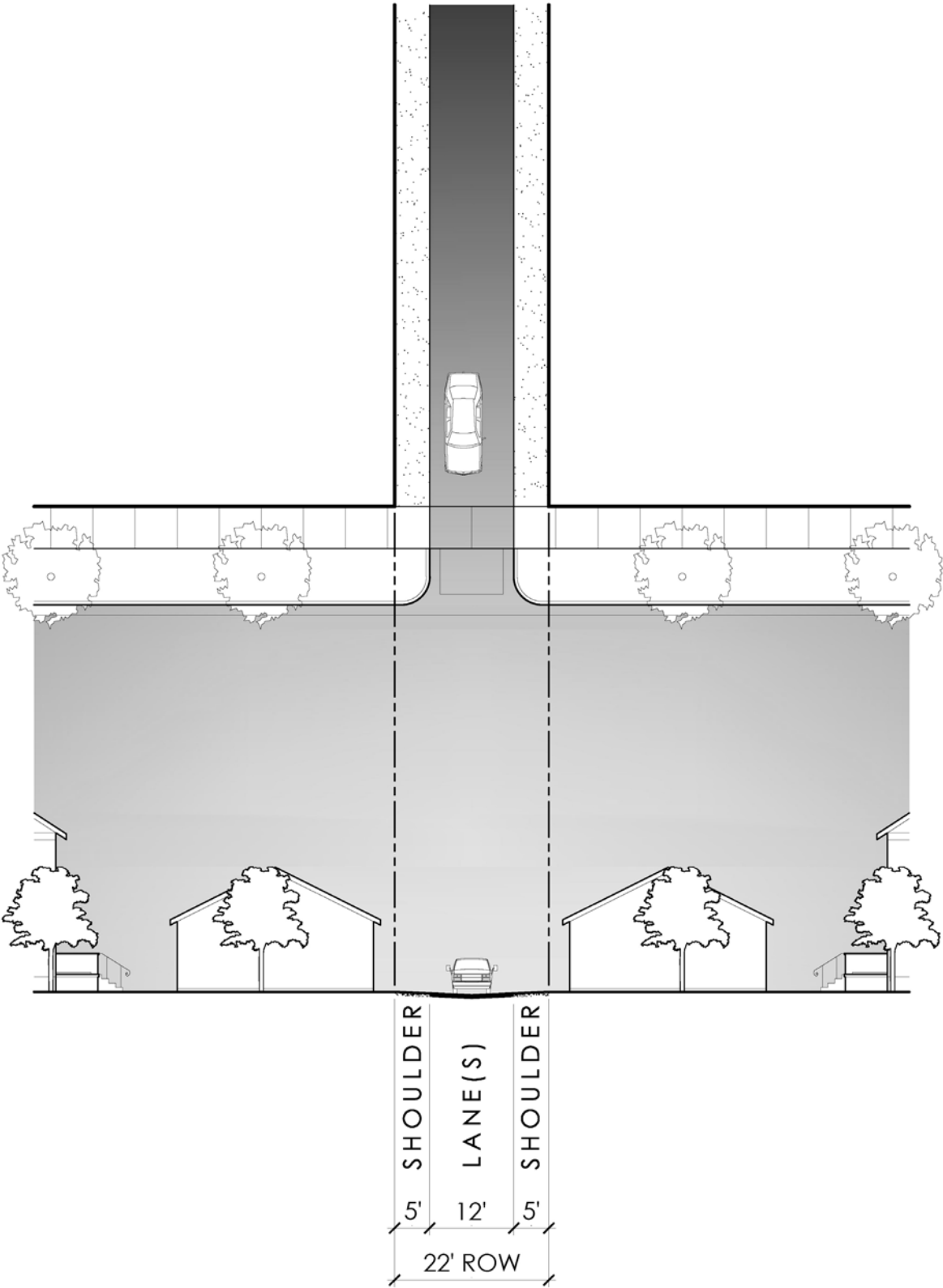
Right-of-Way Types

CS/ST-60-36



| | |
|------------------------|-------------------------------------|
| RIGHT-OF-WAY TYPE..... | Commercial/ Residential |
| ROW WIDTH | 60 feet |
| PAVEMENT WIDTH | 36 feet |
| MOVEMENT | free movement |
| TRAFFIC LANES | 2 lanes |
| BIKE LANES | shared lane |
| CURB RADIUS | 6 feet |
| WALKWAY TYPE | 12 ft & 5 ft sidewalk |
| PLANTER TYPE | 4 ft x 4 ft tree well, 7ft treelawn |
| CURB TYPE | curb & gutter |
| LANDSCAPE TYPE..... | trees at 30 feet O.C |





| | |
|------------------------------|---------------------------------|
| RIGHT-OF-WAY TYPE..... | Alley |
| MINIMUM ROW WIDTH..... | 22 feet |
| MINIMUM PAVEMENT WIDTH | 12 feet |
| MOVEMENT | yield |
| TRAFFIC LANES | 1 lane |
| PARKING LANES | none |
| CURB RADIUS | 4 feet (curb cut) |
| SHOULDER TYPE | 5 feet, dirt, gravel, AC or PCC |
| WALKWAY TYPE..... | none |
| PLANTER TYPE | none |
| CURB TYPE..... | none |
| LANDSCAPE TYPE..... | none |