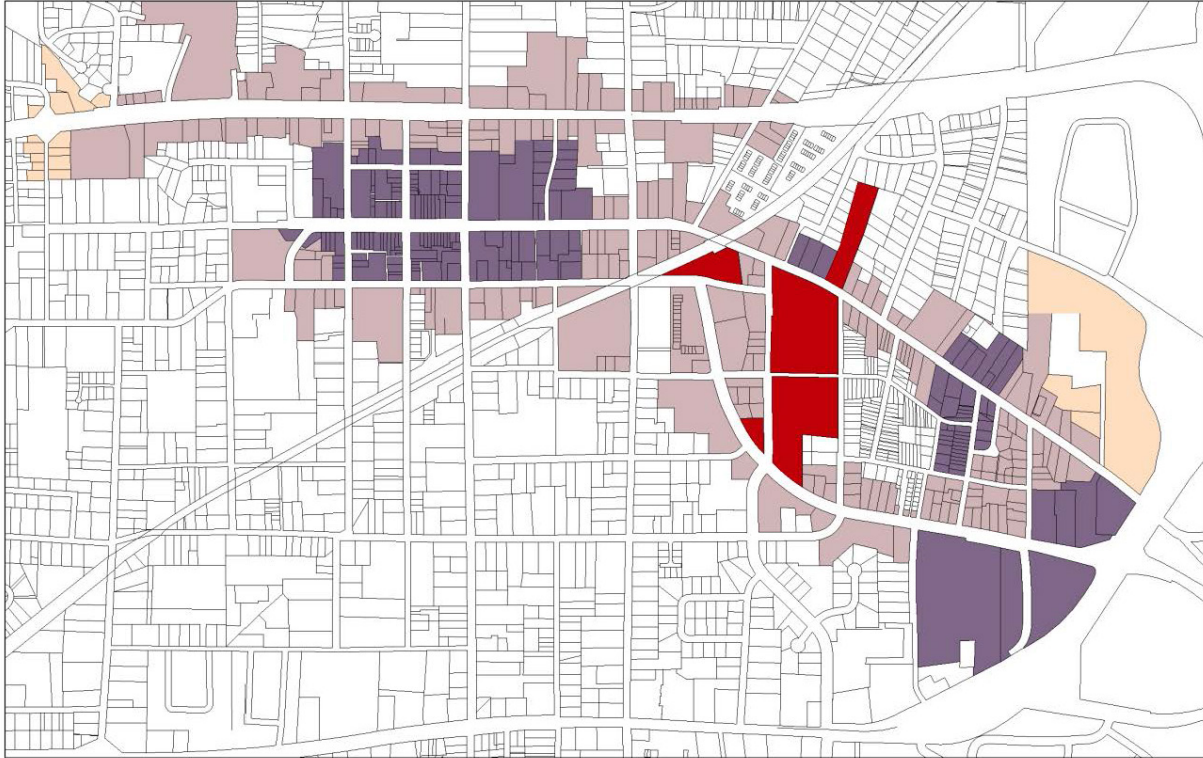


Sec. T. - Transect districts.

**REGULATING PLAN
TRANSECT DISTRICTS OVERVIEW**

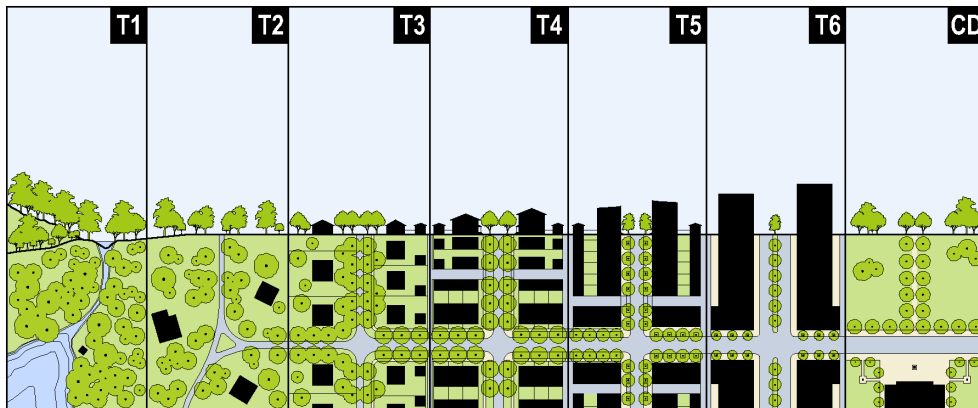


Zoning Map Key



§ 1 - INTENT AND PROCESS.

TABLE 1. TRANSECT DISTRICTS



1.1 GENERAL

- (a) The diagrams and illustrations within this Section, unless specifically noted as advisory, are considered regulatory in nature and are legally binding.
- (b) The definitions of a term in this section shall take precedence over definitions of the same term elsewhere in the City of Starkville Municipal Code.
- (c) Where the provisions of ARTICLE VI - GENERAL PROVISIONS and ARTICLE VIII PARKING of the Starkville Municipal Code are in conflict with the requirements of this Section, the requirements of this Section shall apply.

1.2 INTENT

- (a) Regulations on buildings equitably balance the rights of individual property owners and the interests of the community as a whole.
- (b) Infrastructure, landscape and buildings shape the public realm, the spatial definition of which can be understood as a continuum from weak to strong.
- (c) Transect Districts organize the individual characteristics of infrastructure, landscape and buildings into distinct physical environments, with the overall character of each differing from one another.
- (d) Distinct physical environments provide a choice in living arrangement for citizens with differing physical, social, and emotional needs.
- (e) Mixed Uses within Transect Districts and individual buildings provides access to daily needs within close proximity to dwellings so that residents may choose to work, recreate, and shop within walking distance to their home.

1.3 TRANSECT DISTRICTS

- (a) The following Transect Districts are established under the provisions of this Section and are illustrated on Table 1:
 - i) T1 District - Reserved for Future
 - ii) T2 District - Reserved for Future
 - iii) T3 District - Reserved for Future
 - iv) T4 District
 - v) T5 District

- vi) T6 District
- vii) Civic District
- (b) The T1 District consists of land approximating a wilderness condition, including land unsuitable for development due to topography, hydrology, or vegetation.
- (c) The T2 District consists of sparsely settled lands in open or cultivated states with little spatial definition, if any.
- (d) The T3 District consists of lightly settled lands and is primarily residential in character, where deep setbacks and limited Lot coverage creates only a minimal level of spatial definition of outdoor spaces.
- (e) The T4 District consists of moderately settled lands, is primarily residential in character, but permits an appropriate level of Mixed Use. Moderate setbacks and Lot coverage by buildings creates an increased sense of spatial definition.
- (f) The T5 District consists of heavily settled lands and is primarily Mixed-Use in character. Shallow setbacks, high Lot coverage, and multi-level buildings creates strong spatial definition of outdoor spaces.
- (g) The T6 District consists of the most intensely settled lands and is mixed-use in character. Multi-storied buildings positioned at the front Lot Line, no Setbacks, and maximum Lot coverage by buildings creates the strongest definition of outdoor space of all Districts.
- (h) The Civic District consists of open spaces and public buildings dedicated to arts, culture, education, recreation, local government, and/or municipal parking Uses that serve as necessary components of any community.

1.4 ADMINISTRATIVE REVIEW

- (a) This Section specifically provides for the administrative approval or denial of site and/or building plans.
- (b) Administrative reviews of site and/or building plans shall be reviewed within 30 calendar days of receipt of a complete application submittal package to the Planning Office.
- (c) Any decision regarding an approval or denial of a site and/or building plan shall state, in writing, the reasons for the approval or denial, within 30 calendar days of receipt of the complete application submittal package to the Planning Office.
- (d) If the Planning Office denies any site and/or building plan, the applicant may appeal the decision to the Planning and Zoning Commission so long as the appeal is submitted within 30 days of the denial. The Planning and Zoning Commission shall review the application de novo.
 - i. The appeal must be filed with the Planning Office for submittal to the Planning and Zoning Commission.
 - ii. The following procedures shall apply to all appeals:
 - a. The appeal shall state specific relief sought and reasons for such relief.
 - b. It shall be the applicant's responsibility to provide sufficient justification for approval of the appeal.
 - c. The City Planner shall prepare a report evaluating the applicant's appeal for the Planning and Zoning Commission within 30 days of the filing of the appeal. If the Planning and Zoning Commission fails to act upon the appeal within 90 days of the filing of the appeal, the appeal will be deemed denied and subject to further appeal as set out in subsection (g).
 - d. In reviewing the appeal, the Planning and Zoning Commission shall consider all technical evaluation and relevant factors presented by the applicant and City staff.

- e. The Planning and Zoning Commission may attach such conditions to the granting of the appeal as it deems necessary to further the purpose of this Form Based Code.
- f. If the appeal is approved, it shall be granted upon findings by the Planning and Zoning Commission that the following standards have been met:
 - i. That failure to approve the appeal could result in exceptional hardship to the applicant; and
 - ii. That approving the appeal will not result in any threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public; and
 - iii. That the necessity for the appeal is not the result of conditions which have been self-imposed by the applicant; and
 - iv. That the approval of the appeal is the minimum necessary for the applicant to continue with the project.
- g. If the appeal is not approved, the decision of the Planning and Zoning Commission may be appealed to the Mayor and Board of Aldermen. The appeal shall be filed in writing by the applicant within 10 working days of the denial by the Planning and Zoning Commission and shall be filed with the Planning Office. The appeal shall be heard at the next regularly scheduled meeting of the Mayor and Board of Aldermen following receipt of the notice of appeal.

1.5 EXCEPTION AND VARIANCE

- (a) There are two types of permitted deviations from the requirements of this Section:
 - i. Exception
 - a. Requests for Exception shall only be permitted as specifically indicated in this Section.
 - b. To apply for an Exception, the applicant shall provide the following:
 - i. The specific Exception(s) requested including citation from this Section and why the Exception is being sought.
 - ii. Maps, text, drawings and/or statistical data related to the requested Exception(s).
 - c. No Exception shall be approved unless the Planning and Zoning Commission finds the approval would:
 - i. Be consistent with § 1.2 Intent and 1.3 Transect Districts of this Section,
 - ii. and be consistent with the goals, objectives and policies of the City of Starkville's Comprehensive Plan.
 - d. Any decision regarding an approval or denial of an Exception shall state, in writing, the reasons for the approval or denial.
 - e. If the Planning and Zoning Commission denies any requested Exception, the applicant may appeal the decision to the Mayor and Board of Aldermen. The Mayor and Board of Aldermen shall review the application de novo.
 - ii. Dimensional Variance
 - a. A Dimensional Variance shall be processed pursuant to Chapter 2 - Administration, Article VI - Board of Adjustments & Appeals, Section 2 - 176 Variances and the Board of Adjustments & Appeals of the City of Starkville's Code of Ordinances.
- (b) Exceptions shall be advertised and noticed in the same fashion as conditional uses in the City's Code of Ordinances in accordance with Appendix A, Article VI, Section 1.

1.6 ADMINISTRATIVE ADJUSTMENT

- (a) The Planning Department has the discretion to approve any site and/or building plan that deviates less than five (5) percent from any specific numerical standard prescribed in this Chapter.

1.7 NOTICE OF PROPOSED AMENDMENTS

- (a) Amendments of Transect district classifications, whether from one Transect to another, or from a standard zoning classification to a Transect district classification, shall be advertised and noticed in accordance with the zoning amendment process of Appendix A, Article IV of the City's Code of Ordinances.

§ 2 - GENERAL TO ALL TRANSECT DISTRICTS

Lots located within the T1, T2, T3, T4, T5 and T6 Transect Districts shall be subject to the requirements of this sub-section.

2.1 PERMITS

- (a) Building or construction permits shall not be issued for development or redevelopment on private Lots prior to the submittal and approval of a site or building plan drawn to scale showing the following, in compliance with the standards of this Section and subject to the regulations of APPENDIX A - ZONING, ARTICLE III - ENFORCEMENT of the Starkville Municipal Code:
 - i. Site Plan Area
 - ii. Lots
 - a. Lot Lines
 - b. Lot Width
 - iii. Lot Occupation
 - a. Setbacks
 - b. Building Placement
 - c. Facade Alignment
 - d. Facade Buildout
 - e. Lot Coverage
 - iv. Building Form
 - a. Building Height
 - b. Setback Encroachments
 - c. Fenestration
 - v. Use and Intensity
 - vi. Parking
 - vii. Landscape
 - viii. Signage
- (b) Site and building plans submitted under this Section shall be prepared by the land owner or a representative of the land owner, and shall be approved administratively by the Building/Codes Official.
- (c) Existing buildings that do not conform to the provisions of this Section may be continued in such Use until a Substantial Modification is requested, at which time the provisions of this Section shall apply.

2.2 LOTS

- (a) Lot Lines abutting a vehicular Thoroughfare shall be known as a Frontage Line. (see Table 2)
- (b) Lots with multiple Lot Lines abutting a vehicular Thoroughfare shall designate one Frontage Line as a Primary Frontage Line, with all remaining Frontage Lines designated as Secondary Frontage Lines.
- (c) Lot Width shall be calculated as the length of the Primary Frontage Line of a Lot, measured from side Lot Line to side Lot Line. (see Table 2)
- (d) Where multiple Lots are aggregated under single ownership, the side Setbacks between assembled Lots may be eliminated.
- (e) Lots shall be composed of three regulatory Layers as shown on Table 2 and according to the following guidelines:
 - i. First Layer - The area of a Lot from any Frontage Line to the Facade of the Primary Building.
 - ii. Second Layer - The area of a Lot set behind the first Layer to a depth of 20 feet.
 - iii. Third Layer - The area of a Lot set behind the second Layer and extending to the rear Lot Line.

2.3 LOT OCCUPATION

- (a) Primary Buildings, Secondary Buildings and Outbuildings shall be Setback in relation to the boundaries of their Lot as specified on Table 3.
- (b) Within the permitted ranges for each Transect District, the designated front Setback shall be the same for each Lot of a Block Face.
- (c) Primary buildings shall be positioned on a Lot in accordance with Table 3. Building type examples diagrammed on Table 3 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.
- (d) The Facade of a Primary Building shall be built parallel to the Frontage Line of a Lot or to the tangent of a curved Frontage Line of a Lot, and along a minimum percentage of a Lot's width, as specified on Table 3 as Frontage Buildout.
- (e) Lot coverage by buildings and impermeable surfaces is specified on Table 3.

2.4 BUILDING FORM

- (a) Permitted building heights, measured in number of Stories, are specified on Table 3.
- (b) Height limits do not apply to Attics or raised basements, masts, belfries, clock towers, chimney flutes, water tanks, or elevator bulkheads.
- (c) Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Use, which shall be a minimum of 11 feet with a maximum of 25 feet.
- (d) Attics shall not exceed 14 feet in height.
- (e) The footprint of any Outbuilding shall not exceed 576 square feet.
- (f) The habitable living area of an Accessory Unit within an Outbuilding shall not exceed 576 square feet.
- (g) Permitted Encroachments into the Setbacks of any Lot or into the Public Frontage of any Thoroughfare are specified on Table 3.
- (h) All Facades shall be Fenestrated with clear glass no less than 30% of the first Story.

- (i) Building with a first floor Commercial Use shall be Fenestrated with clear glass no less than 70% of the first Story.
- (j) Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
- (k) Fenestration percentages shall be calculated as the total combined area of window glazing (lights or panes within each window's casing) divided by the total area of the facade for the target Story of a building.
- (l) All openings, including porches, Galleries, Arcades and windows shall be square or vertical in proportion, excluding windows required for Commercial Uses by Sec. T - 2.4(i).

2.5 BUILDING USE AND INTENSITY

- (a) Buildings shall conform to the Uses specified for each District on Table 5.

2.6 PARKING

- (a) Parking location standards are be specified on Table 3.
- (b) Open parking areas shall be masked from view at the Public Frontage by a Building or Streetscreen.
- (c) The minimum number of parking spaces required for each individual Use is specified on Table 6.
- (d) The minimum number of parking spaces required for each Use shall be calculated as the sum of the actual parking provided (1) within the Lot, (2) along the parking lane of the Thoroughfare abutting the Lot Frontage, and (3) by purchase or lease from a Municipal Parking facility.
- (e) For Lots with more than one Use (i.e. Mixed-Use), the total number of parking spaces required may be adjusted downward to the highest total demand calculated for each weekday (night, daytime, and evening periods) and weekend (night, daytime, and evening periods) according to Table 7. The weekday or weekend time period generating the highest demand shall indicate the new minimum parking space requirement for that specific combination of Uses.
- (f) The parking occupancy calculation may be used to reduce the total number of parking spaces required for any combination of Uses within the same Block by Exception.

2.7 LANDSCAPE

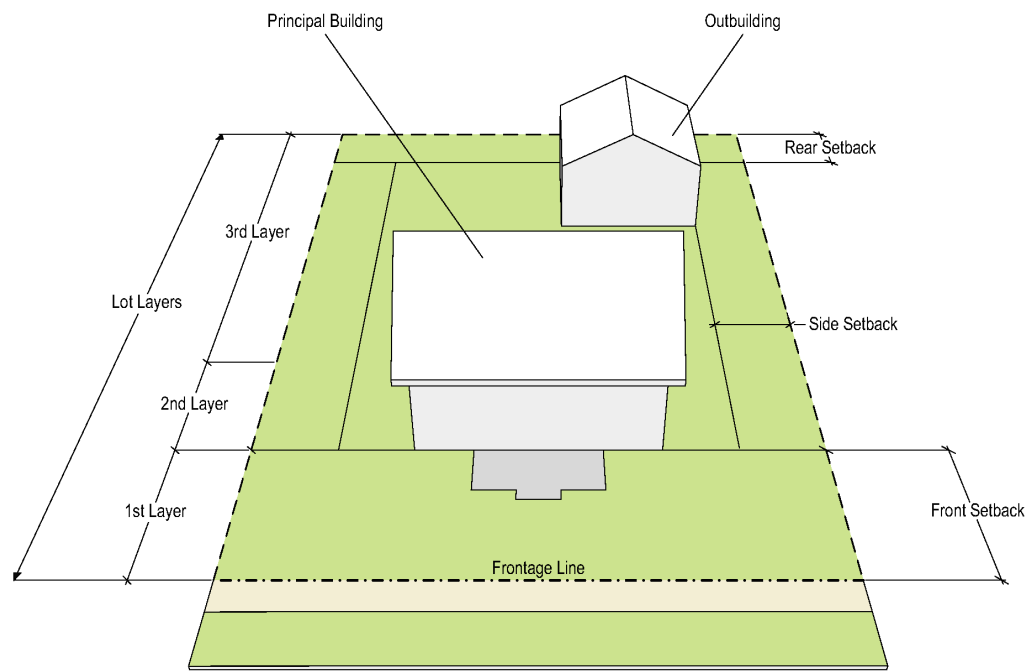
- (a) Parking areas with twelve (12) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree for every twelve (12) parking spaces.

2.8 SIGNAGE

- (a) Signage shall be designed according to Table 8 and specific types permitted as indicated for each Sub-District.
- (b) Address Signs shall be made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of the unit they identify. Address Signs may be attached to a mailbox by Exception.
- (c) Awning Signage shall be limited to no more than seventy percent (70%) of the Valance of the awning or the vertical portion of a dome awning. The height of the Valance shall not exceed twelve (12) inches. Awning Signs shall contain only the business name, logo, and/or street address.
- (d) One (1) Band Sign limited to 90% of the width of the building Facade shall be permitted for each building with a Commercial Use. Information shall consist only of the name and/or logo of the business.

- (e) Blade Signs shall be permitted only for businesses that have a Principal Entrance on the first Story.
- (f) One (1) Blade Sign shall be permitted for each business if the Facade is no more than five (5) feet from the Principal Frontage Line. Blade Signs may encroach into the Public Frontage up to four (4) feet, shall clear the Sidewalk by at least eight (8) feet, and shall not encroach above the bottom of any second Story windows. Blade Signs shall be limited to the name and/or logo of the business.
- (g) Marquees shall be located only above the Principal Entrance of a building, shall provide a minimum clearance of ten (10) feet, and may Encroach the Public Frontage to within two (2) feet of the Curb. Message Boards shall be permitted as part of Marquees.
- (h) One (1) Nameplate per address limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to a building wall within ten (10) feet of a Principal Entrance.
- (i) Outdoor Display Cases shall not exceed six (6) square feet and may be internally illuminated.
- (j) One (1) freestanding, double-sided, temporary Sidewalk Sign may be placed within the Parking Strip of the Public Frontage for each business. Sidewalk Signs shall be removed at the close of business each day.
- (k) Window signs shall not interfere with the primary function of windows, which is to enable passersby and public safety personnel to see through windows into premises and view product displays. Window signs may list services and/or products sold on the premises, or provide phone numbers, operating hours or other messages.
- (l) Decorative Lighting shall be prohibited in all Transect Districts.

TABLE 2. LOT STRUCTURE



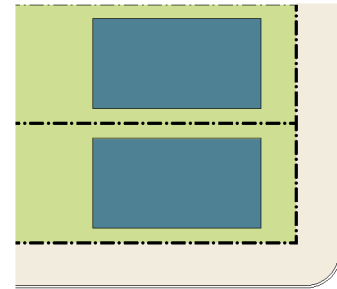
LOT LINES	
Frontage Line	A Lot line bordering the Public Frontage.

Secondary Frontage Line	Corner Lots have more than one Frontage Line. One Frontage Line is designated the Primary Frontage Line and all remaining Frontage Lines are designated as Secondary Frontage Lines.
BUILDINGS	
Primary Building	The main building on a Lot.
Secondary Building	Any ancillary building on a Lot in Residential Use.
Outbuilding	A building located toward the rear of a Lot such as a garage, carport, or workshop and may include an Accessory Unit.
SETBACKS	
Primary Front Setback	The area of a Lot measured from the Primary Frontage Line to the nearest permissible location of a Principal Building, excluding Encroachments.
Secondary Front Setback	The area of a Lot measured from the Secondary Frontage Line to the nearest permissible location of a Principal Building, excluding Encroachments.
Side Setback	The area of a Lot measured from any side Lot Line to the nearest permissible location of a Principal Building, excluding Encroachments.
Rear Setback	The area of a Lot measured from a rear Lot Line to the nearest permissible location of a Principal Building or Outbuilding, excluding Encroachments.
LOT LAYERS	
First Layer	The area of a Lot from the Frontage Line to the Facade of the Principal Building.
Second Layer	The area of a Lot set behind the 1st Layer to a depth of 20 feet in all Transect Districts.
Third Layer	The area of a Lot set behind the 2nd Layer and extending to the rear Lot Line.
LOT SIZE	
Lot Width	The length of the Principal Frontage Line of a Lot.

TABLE 3. BUILDING PLACEMENT

EDGEYARD PLACEMENT

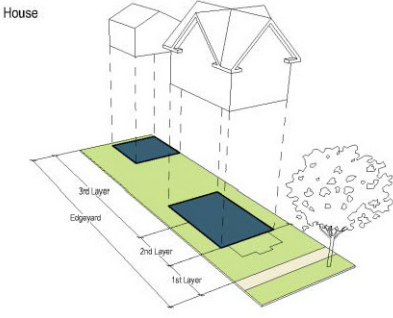
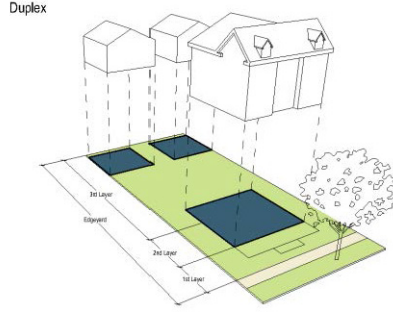
The placement of a Primary Building within the boundaries of its Lot to create an Edgeyard around the building, with Setbacks on all sides. This is the least urban of types as the front yard sets the building back from the Public Frontage, while the side yards weaken the spatial definition of the Thoroughfare in front of the building.



Types: Estate House, House, Cottage, Duplex, Apartment House

TABLE 3. BUILDING PLACEMENT (continued)

TYPE EXAMPLES - For illustrative and advisory purposes only	TRANSECT ZONE	T4	T5	T6
	A. LOT OCCUPATION			
	Lot Coverage	70% max.	n/a	n/a
	Frontage Buildout at Setback	60% min.	n/a	n/a
	B. BUILDING SETBACKS			
	Primary Front Setback	6 ft. min. 18 ft. max.	n/a	n/a
	Secondary Front Setback	6 ft. min. 18 ft. max.	n/a	n/a
	Side Setback	0 ft. min.	n/a	n/a

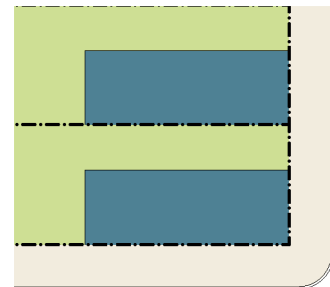
	Rear Setback	3 ft. min.	n/a	n/a
 <p>House</p>  <p>Duplex</p>	C. OUTBUILDING SETBACKS			
	Front Setback	setback + 20 ft. min.	n/a	n/a
	Side Setback	0 ft. or 3 ft. at corner	n/a	n/a
	Rear Setback	3 ft. min.	n/a	n/a
	D. BUILDING HEIGHT (stories)			
	Principal Building	2 max.	n/a	n/a
	Secondary Building	2 max.	n/a	n/a
	Outbuilding	2 max.	n/a	n/a
	E. PRIVATE FRONTAGE			
	i. Setback Encroachments			
	Open Porch	50% max.	n/a	n/a
	Balcony and/or Bay Window	50% max.	n/a	n/a
	Stoop, Lightwell, or Terrace	100% max.	n/a	n/a
	ii. Public Frontage Encroachments			
	Awning, Gallery, or Arcade	100% max.	n/a	n/a
	iii. Encroachment Depths			

	Porch	8 ft. min.	n/a	n/a
	Gallery	10 ft. min.	n/a	n/a
	Arcade	n/a	n/a	n/a
	F. PARKING LOCATION			
	2nd Layer	not permitted	n/a	n/a
	3rd Layer	permitted	n/a	n/a

TABLE 3. BUILDING PLACEMENT (continued)

SIDEYARD PLACEMENT

The placement of a Primary Building within the boundaries of its Lot to create a private Sideyard, with a Setback to one side. A shallow Front Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a twin or double House.

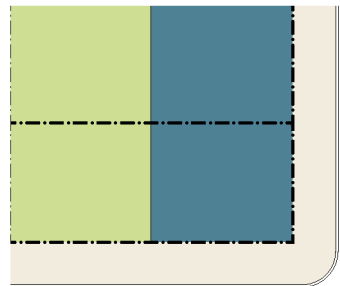


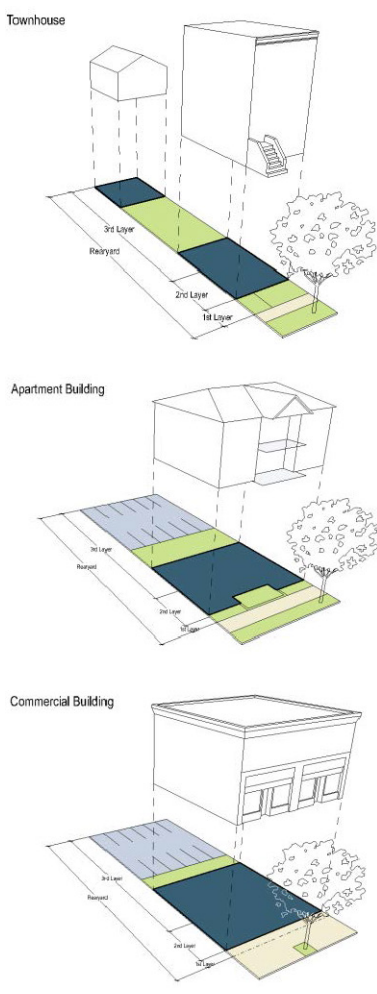
TYPE EXAMPLES - For illustrative and advisory purposes only	TRANSECT ZONE	T4	T5	T6
<p>Sideyard House</p>	A. LOT OCCUPATION			
	Lot Coverage	70% max.	80% max.	n/a
	Frontage Buildout at Setback	60% min.	80% min.	n/a

	B. BUILDING SETBACKS			
	Primary Front Setback	6 ft. min. 18 ft. max.	2 ft. min. 15 ft. max.	n/a
	Secondary Front Setback	6 ft. min. 18 ft. max.	2 ft. min. 15 ft. max.	n/a
	Side Setback	0 ft. min.	0 ft. min. 24 ft. max.	n/a
	Rear Setback	3 ft. min.	3 ft. min.	n/a
	C. OUTBUILDING SETBACKS			
	Front Setback	setback + 20 ft. min.	40 ft. max. from rear	n/a
	Side Setback	0 ft. or 3 ft. at corner	0 ft. or 3 ft. at corner	n/a
	Rear Setback	3 ft. min.	3 ft. min.	n/a
	D. BUILDING HEIGHT (stories)			
	Principal Building	2 max.	4 max.	n/a
	Secondary Building	2 max.	4 max.	n/a
	Outbuilding	2 max.	2 max.	n/a
	E. PRIVATE FRONTAGE			
	i. Setback Encroachments			
	Open Porch	50% max.	n/a	n/a
	Balcony and/or Bay Window	50% max.	100% max.	n/a

	Stoop, Lightwell, or Terrace	100% max.	100% max.	n/a
	ii. Sidewalk Encroachments			
	Awning, Gallery, or Arcade	100% max.	100% max.	n/a
	iii. Encroachment Depths			
	Porch	8 ft. min.	n/a	n/a
	Gallery	10 ft. min.	10 ft. min.	n/a
	Arcade	n/a	12 ft. min.	n/a
	F. PARKING LOCATION			
	2nd Layer	not permitted	not permitted	n/a
	3rd Layer	permitted	permitted	n/a

TABLE 3. BUILDING PLACEMENT (continued)

REARYARD PLACEMENT	
<p>The placement of a Primary Building within the boundaries of its Lot to create a Rearyard, leaving the rear of the Lot as private space or available for dedicated parking in its commercial form. Common walls shared with adjacent buildings create a continuous Façade along the Frontage Line that steadily defines the public Thoroughfare in front of the building. Rear Elevations may be articulated for functional purposes.</p>	
<p>Types: Rowhouse, Apartment Building, Commercial Building, Office Building, Live-Work Building, Mixed-Use Building</p>	

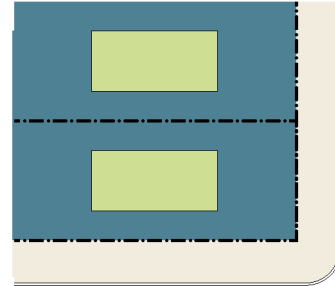
TYPE EXAMPLES - For illustrative and advisory purposes only		TRANSECT ZONE	T4	T5	T6
 <p>Townhouse</p> <p>Apartment Building</p> <p>Commercial Building</p>		A. LOT OCCUPATION			
		Lot Coverage	70% max.	80% max.	90% max.
		Frontage Buildout at Setback	60% min.	80% min.	80% min.
		B. PRINCIPAL BUILDING SETBACKS			
		Primary Front Setback	6 ft. min. 18 ft. max.	2 ft. min. 15 ft. max.	0 ft. min. 15 ft. max.
		Secondary Front Setback	6 ft. min. 18 ft. max.	2 ft. min. 15 ft. max.	0 ft. min. 15 ft. max.
		Side Setback	0 ft. min.	0 ft. min. 24 ft. max.	0 ft. min. 24 ft. max.
		Rear Setback	3 ft. min.	3 ft. min.	0 ft. min.
		C. OUTBUILDING SETBACKS			
		Front Setback	setback + 20 ft. min.	40 ft. max. from rear	n/a
		Side Setback	0 ft. or 3 ft. at corner	0 ft. or 3 ft. at corner	n/a
		Rear Setback	3 ft. min.	3 ft. min.	n/a
		D. BUILDING HEIGHT (stories)			
		Principal Building	2 max.	4 max.	5 max.

	Secondary Building	2 max.	4 max.	n/a
	Outbuilding	2 max.	2 max.	n/a
	E. PRIVATE FRONTAGE			
	i. Setback Encroachments			
	Open Porch	50% max.	n/a	n/a
	Balcony and/or Bay Window	50% max.	100% max.	100% max.
	Stoop, Lightwell, or Terrace	100% max.	100% max.	100% max.
	ii. Sidewalk Encroachments			
	Awning, Gallery, or Arcade	100% max.	100% max.	100% max.
	iii. Encroachment Depths			
	Porch	8 ft. min.	n/a	n/a
	Gallery	10 ft. min.	10 ft. min.	10 ft. min.
	Arcade	n/a	12 ft. min.	12 ft. min.
	F. PARKING LOCATION			
	2nd Layer	not permitted	not permitted	not permitted
	3rd Layer	permitted	permitted	permitted

TABLE 3. BUILDING PLACEMENT (continued)

COURTYARD PLACEMENT

The placement of a Primary Building within the boundaries of its Lot to create a private Courtyard, while internally defining one or more private patios. Common walls shared with adjacent buildings create a continuous Facade along the Frontage Line that steadily defines the public Thoroughfare in front of the building. This is the most urban of types, as it is able to shield the private realm from all sides.




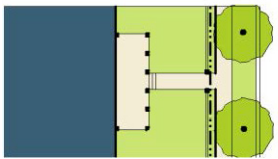


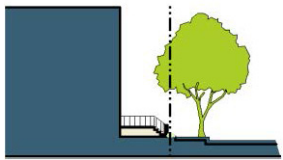


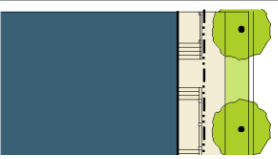
Types: Courtyard House, Courtyard Apartment Building

TYPE EXAMPLES - For illustrative and advisory purposes only	TRANSECT ZONE	T4	T5	T6
<p>Courtyard House</p> <p>The diagram shows a 3D perspective of a courtyard house. The building footprint is shown in blue, and the courtyard is in green. The setbacks are labeled: 3rd Layer, Courtyard, 2nd Layer, and 1st Layer. A tree is shown in the courtyard.</p>	A. LOT OCCUPATION			
	Lot Coverage	n/a	80% max.	90% max.
	Frontage Buildout at Setback	n/a	80% min.	80% min.
	B. PRINCIPAL BUILDING SETBACKS			
	Primary Front Setback	n/a	2 ft. min. 15 ft. max.	0 ft. min. 15 ft. max.
	Secondary Front Setback	n/a	2 ft. min. 15 ft. max.	0 ft. min. 15 ft. max.
	Side Setback	n/a	0 ft. min. 24 ft. max.	0 ft. min. 24 ft. max.
	Rear Setback	n/a	3 ft. min.	0 ft. min.

C. OUTBUILDING SETBACKS			
Front Setback	n/a	40 ft. max. from rear	n/a
Side Setback	n/a	0 ft. or 3 ft. at corner	n/a
Rear Setback	n/a	3 ft. min.	n/a
D. BUILDING HEIGHT (stories)			
Principal Building	n/a	4 max.	5 max.
Secondary building	n/a	4 max.	n/a
Outbuilding	n/a	2 max.	n/a
E. PRIVATE FRONTAGE			
i. Setback Encroachments			
Open Porch	n/a	n/a	n/a
Balcony and/or Bay Window	n/a	100% max.	100% max.
Stoop, Lightwell, or Terrace	n/a	100% max.	100% max.
ii. Sidewalk Encroachments			
Awning, Gallery, or Arcade	n/a	100% max.	100% max.
iii. Encroachment Depths			
Porch	n/a	n/a	n/a

	Gallery	n/a	10 ft. min.	10 ft. min.
	Arcade	n/a	12 ft. min.	12 ft. min.
F. PARKING LOCATION				
	2nd Layer	n/a	not permitted	not permitted
	3rd Layer	n/a	permitted	permitted

TABLE 4. SETBACK ENCROACHMENTS

	SECTION		PLAN	
	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE
a. Porch: a roof covered, raised platform at the entrance to a building.			T4	
b. Dooryard: an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk.			T4 T5	
c. Terrace: an elevated, paved patio or veranda at the entrance to a building. This type is a suitable for first floor Commercial Uses as outdoor seating space.			T4 T5	
d. Stoop: an exterior stair and landing leading to an elevated first Story of a building.			T4 T5 T6	

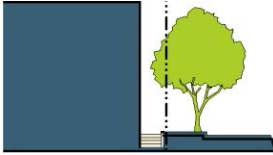
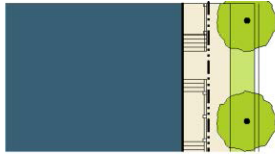
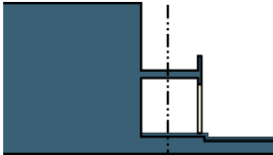

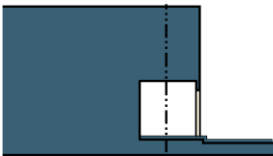

e. Lightwell: an exterior stair and landing leading to a below grade Story of a building.			T4 T5 T6
f. Gallery: an attached cantilevered shed or a lightweight colonnade extending from a building Facade to overlap the Sidewalk.			T4 T5 T6
g. Arcade: colonnade supported upper Stories of a building projecting over the Sidewalk, where the Facade of the first Story remains at or behind the Frontage Line			T5 T6

TABLE 5. BUILDING USE

TRANSECT DISTRICT	T4	T5	T6
RESIDENTIAL			
Assisted Living Facility	■	■	
Dwelling, Accessory Unit	■	■	
Dwelling, Single Family	■	■	
Dwelling, 2-Family	■	■	
Dwelling, 3 & 4 Family	□	■	■
Dwelling, Multi-Family	□	■	■
Dwelling, Live/Work	□	■	■
Dormitory		■	■

Fraternity/Sorority House		■	■
Group Home		■	
COMMERCIAL			
Business Offices	<input type="checkbox"/>	■	■
Conference/Convention Center		<input type="checkbox"/>	■
Eating/Drinking Establishment	<input type="checkbox"/>	■	■
General Retail/Services	<input type="checkbox"/>	■	■
Personal Services	<input type="checkbox"/>	■	■
Recreation and Entertainment, Indoor		■	■
Recreation and Entertainment, Outdoor		■	■
Visitor Accommodations & Services		■	■
Parking Lot/Garage		<input type="checkbox"/>	<input type="checkbox"/>
Home Occupation	■	■	■
LODGING			
Bed & Breakfast Inn	■	■	<input type="checkbox"/>
Boarding/Rooming House		<input type="checkbox"/>	<input type="checkbox"/>
Hotel (no room limit)		<input type="checkbox"/>	■
PUBLIC & INSTITUTIONAL			
Child Care		<input type="checkbox"/>	■
Community Services	■	■	■

Family Run Child Care	■	■	
Educational Facilities	■	■	■
Governmental Facilities	□	■	■
Institutional & Health Care Facilities	□	■	■
Places of Worship	□	□	□
Transportation			■
Utilities	■	■	■
MANUFACTURING & INDUSTRIAL			
Industrial, Light		□	
Manufacturing, Light		□	
CIVIL SUPPORT			
Fire Station	■	■	■
Police Station	■	■	■
Post Office		■	■
Funeral Home	□	□	□

■ BY RIGHT

□ BY EXCEPTION

TABLE 6. REQUIRED PARKING


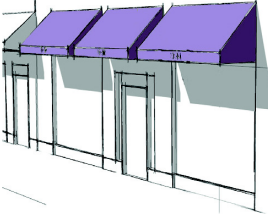



	T4	T5	T6*
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RESIDENTIAL			
Primary Building	1.5/dwelling	1.0/dwelling	0/dwelling
Secondary Building	1.5/dwelling	1.0/dwelling	n/a
Accessory Building	1.0/dwelling	1.0/dwelling	n/a
LODGING	1.0/bedroom	1.0/bedroom	1.0/bedroom
OFFICE	3.0/1,000 sq. ft.	2.0/1,000 sq. ft.	2.0/1,000 sq. ft.
RETAIL	4.0/1,000 sq. ft.	3.0/1,000 sq. ft.	3.0/1,000 sq. ft.
CIVIC			
OTHER			


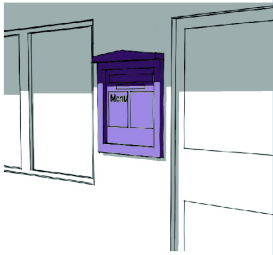


*Areas previously classified as C-3, Commercial Business District, on the Official Zoning Map of Starkville, Mississippi prior to the date this amendment was adopted shall be exempt from T6 parking requirements.

TABLE 7. PARKING OCCUPANCY RATES						
USES	M - F	M - F	M - F	SAT & SUN	SAT & SUN	SAT & SUN
	8 AM - 6 PM	6 PM - 12 AM	12 AM - 8 AM	8 AM - 6 PM	6 PM - 12 AM	6 PM - 12 AM
RESIDENTIAL	60%	100%	100%	80%	100%	100%
LODGING	70%	100%	100%	70%	100%	100%
OFFICE	100%	20%	5%	5%	5%	5%
RETAIL (general)	90%	80%	5%	100%	70%	5%
Restaurant	70%	100%	100%	70%	100%	10%

Movie Theater	40%	80%	10%	80%	100%	10%
Entertainment	40%	100%	10%	80%	100%	5%
CONFERENCE	100%	100%	5%	100%	100%	5%
CIVIC (non-Church)	100%	20%	5%	10%	10%	5%
CIVIC (Church)	20%	20%	5%	100%	50%	5%

TABLE 8. SIGN STANDARDS				
	T4	T5	T6	SPECIFICATIONS
Address Sign 	■	■	■	Quantity 1 per address Area 2 sf max Width 24 in max Height 12 in max Depth / Projection 3 in max Clearance 4.5 ft min Apex N/A Letter Height 6 in max
Awning and Sign 	■	■	■	Quantity 1 per window Area N/A Width width of Awning Height N/A Depth / Projection 4 ft min Clearance 8 ft max Apex N/A Letter Height 5 in min, 10 in max
Band Sign 	□	■	■	Quantity 1, 2 for corner building Area 1.5 sq ft per linear ft of Facade Width 90% of width of Facade max Height 3 ft max Depth / Projection 7 in max Clearance 7 ft max Apex N/A Letter Height 18 in max
Blade Sign 	■	■	■	Quantity 1 per Facade, 2 max Area T3: 4 sq ft; T4 & T5: 6 sq ft Width 4 ft max Height 4 ft max Depth / Projection 4 ft max Clearance 8 ft min Apex N/A Letter Height 8 in max
Marquee and Sign 	■	■		Quantity 1 per business Area N/A Width width of entrance plus 4' o.c. Height 50% Story height max Depth / Projection 4 ft min, 10 ft max Clearance N/A Apex N/A Letter Height 3 ft min

- By Right
- By Exception

TABLE 8. SIGN STANDARDS (continued)				
	T4	T5	T6	SPECIFICATIONS
Nameplate Sign 	■	■	■	Quantity 1 Area 3 sf max Width 18 in max Height 2 ft max Depth / Projection 3 in max Clearance 4 ft max Apex 7 ft max Letter Height N/A
Outdoor Display Case 	■	■	■	Quantity 1 Area 6 sf max Width 3.5 ft max Height 3.5 ft max Depth / Projection 5 in max Clearance 4 ft max Apex N/A Letter Height N/A
Sidewalk Sign 	■	■	■	Quantity 1 per business Area 8 sf max Width 26 in max Height 42 in max Depth / Projection N/A Clearance N/A Apex 42 in max Letter Height N/A
Window Sign 	■	■	■	Quantity 1 per window Area 25% of glass max Width varies Height varies Depth / Projection N/A Clearance 4 ft Apex N/A Letter Height 8 in max

- By Right
- By Exception

§ 3 - SPECIFIC TO T4 DISTRICTS

Lots located within the T4 District shall be subject to the requirements of this section.

6.1 LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 96 feet, measured at the Frontage Line.

6.2 LOT OCCUPATION

- (a) For Lots less than one-hundred and fifty (150) feet deep, one (1) Primary Building and one (1) Outbuilding may be built on each Lot.
- (b) Primary Buildings may be positioned within the boundaries of a Lot to create an Edgeyard, Sideyard, or Rearyard. (see Table 3)
- (c) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 9.
- (d) Lot coverage by Buildings and impermeable surfaces shall be a maximum of 70% of the Lot area.
- (e) Frontage Buildout of Primary building Facades shall be a minimum of 60% at the Setback.

6.3 BUILDING FORM

- (a) The Principal Entrance of any Secondary Building shall be oriented toward a Frontage Line, Driveway or the Facade of an Outbuilding.
- (b) The maximum height of a Primary Building shall be two (2) stories as specified on Table 3 and Table 9.
- (c) The maximum height of a Secondary Building shall be two (2) stories as specified on Table 3 and Table 9.
- (d) The maximum height of an Outbuilding shall be two (2) stories as specified on Table 3 and Table 9.
- (e) Open porches, balconies, and bay windows may Encroach the first Lot Layer 50% of its depth.
- (f) Reserved.
- (g) Stoops, Lightwells, and Terraces may Encroach the first Lot Layer 100% of its depth.

6.4 BUILDING USE

- (a) Buildings may combine up to two (2) Uses listed on Table 5.
- (b) The number of dwelling units on each Lot shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7).
- (c) The work quarters of Home Businesses shall be not be visible from the Public Frontage.
- (d) Lodging Uses shall be owner occupied.
- (e) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), up to twelve (12) bedrooms max and in addition to any parking requirement for any other Use.
- (f) The building area available for Office Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to the parking requirement for any other Use.
- (g) The building area available for Retail Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to the parking requirement for any other Use.

6.5 PARKING

- (a) Driveways shall be no wider than 10 feet in the first Lot Layer.

- (b) All parking areas and garages shall be located at the third Lot Layer as illustrated on Table 11.

6.6 LANDSCAPE

- (a) The first Lot Layer may not be paved, with the exception of Driveways as specified in § 3.5(a).

6.7 SIGNAGE

- (a) Address, Awning, Blade, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Band Signs shall be permitted by Exception.
- (c) Permitted signage types shall conform to the specifications of Table 8.
- (d) Signage shall be externally illuminated, except that Window Signs may be neon lit.

TABLE 9. T4 BUILDING SETBACKS

	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Front Setback (Principal)	6 ft. min. 18 ft. max.	20 ft. min. + setback
Front Setback (Secondary)	6 ft. min. 18 ft. max.	n/a
Side Setback	0 ft. min.	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.	3 ft. min.
Illustration		

TABLE 10. T4 BUILDING HEIGHT

	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Height (in Stories)	2 stories	2 stories

Illustration

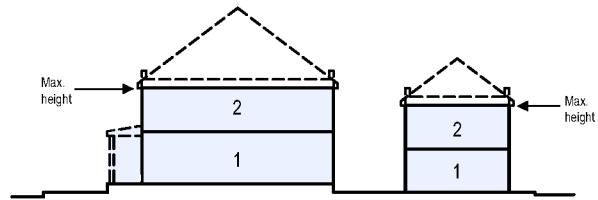
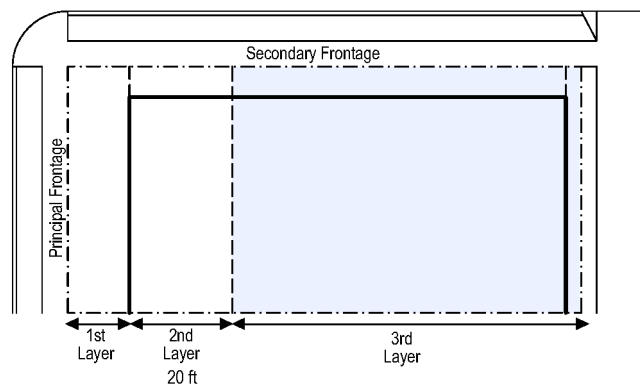
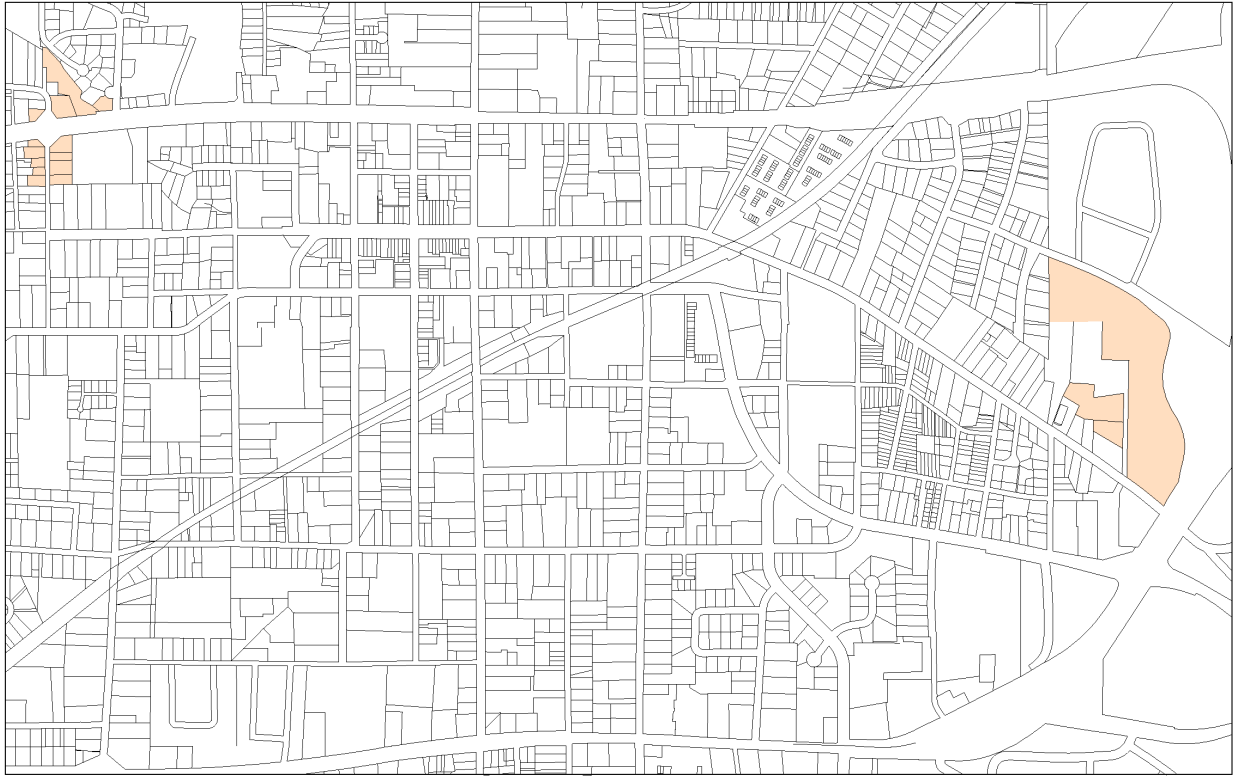


TABLE 11. T4 PARKING PLACEMENT





PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer.
2. Covered parking shall be provided within the third Layer.
3. Trash containers shall be stored within the third Layer.





Zoning Map Key

	T4
	T5
	T6
	CD

§ 4 - SPECIFIC TO T5 DISTRICTS.

Lots located within the T5 District shall be subject to the requirements of this section.

7.1 LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.

7.2 LOT OCCUPATION

- (a) For Lots less than one-hundred and fifty (150) feet deep, one (1) Primary Building and one (1) Outbuilding may be built on each Lot.
- (b) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 12.
- (c) Primary Buildings may be positioned within the boundaries of a Lot to create a Sideyard, Rearyard, or Courtyard. (see Table 3)
- (d) Lot coverage by buildings shall be a maximum of 90% of the Lot area.

- (e) Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.

7.3 BUILDING FORM

- (a) The Principal Entrance of any Secondary Building shall be oriented toward a Frontage Line, Driveway or the Facade of an Outbuilding.
- (b) The maximum height of a Primary Building shall be four (4) stories as specified on Table 3 and on Table 12.
- (c) The maximum height of a Secondary Building shall be four (4) stories as specified on Table 3 and on Table 12.
- (d) The maximum height of an Outbuilding shall be two (2) stories as specified on Table 3 and on Table 12.
- (e) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.
- (f) Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.
- (g) A first Story Residential or Lodging Use shall be raised a minimum of three (3) feet from the average grade of the Walkway.
- (h) Loading docks and service areas shall be permitted on Frontages by Exception.
- (i) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.
- (j) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- (k) Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.

7.4 BUILDING USE

- (a) Buildings may combine two (2) or more Uses listed on Table 5.
- (b) The number of dwelling units on each Lot shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7).
- (c) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.
- (d) The building area available for Office Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use.
- (e) The building area available for Retail Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use.
- (f) Retail Uses under 1,500 square feet shall be exempt from parking requirements.

7.5 PARKING LOCATION

- (a) All parking lots, garages and Parking Structures shall be located at the third Lot Layer as illustrated on Table 14.
- (b) Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.

- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

7.6 LANDSCAPE

- (a) The first Lot Layer may be paved.

7.7 SIGNAGE

- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

TABLE 12. T5 BUILDING SETBACKS		
	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Front Setback (Principal)	2 ft. min. 15 ft. max.	40 ft. max. from rear
Front Setback (Secondary)	2 ft. min. 15 ft. max.	n/a
Side Setback	0 ft. min. 24 ft. max.	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.	3 ft. min.
Illustration		

TABLE 13. T5 BUILDING HEIGHT		
	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Height (in Stories)	4 stories	2 stories

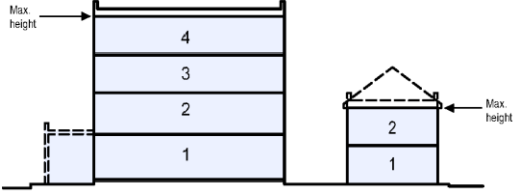
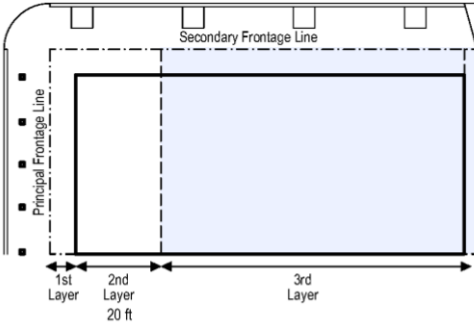
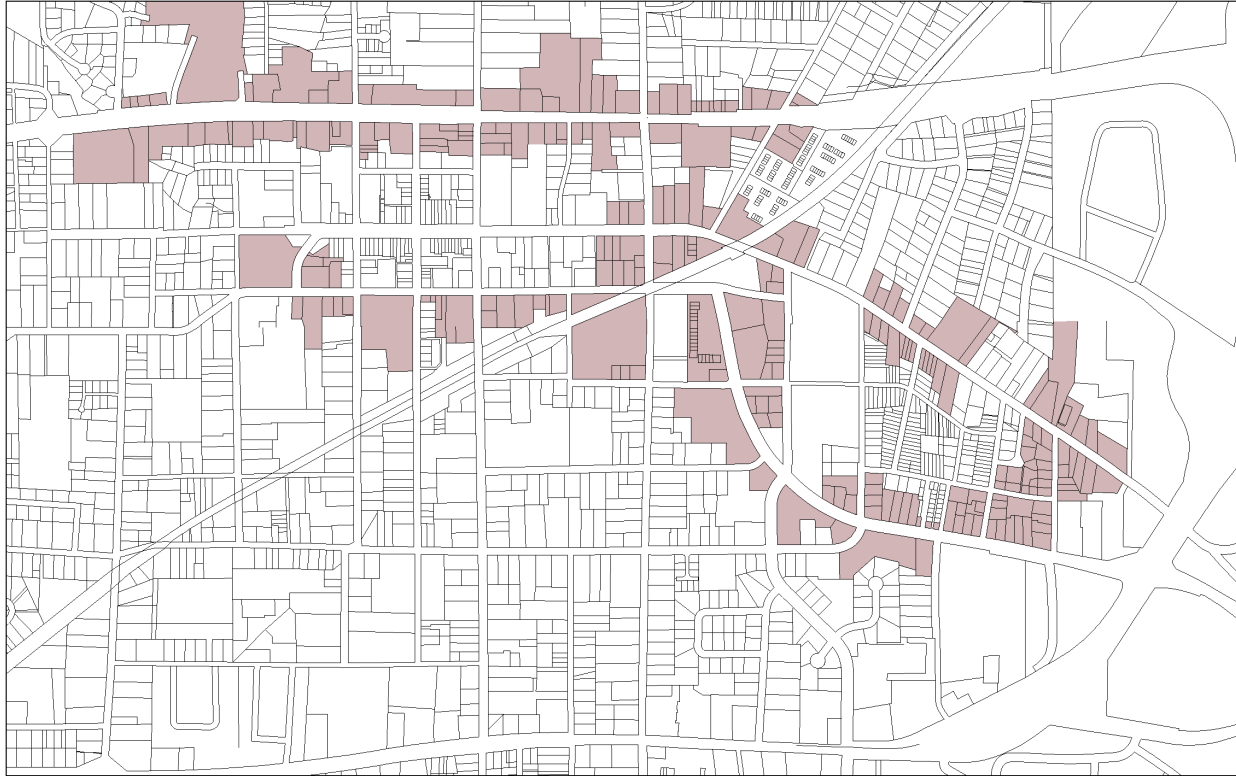
<p>Illustration</p>	
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TABLE 14. T5 PARKING PLACEMENT	
PARKING PLACEMENT	
1. Uncovered parking spaces may be provided within the third layer.	
2. Covered parking shall be provided within the third layer.	
3. Trash containers shall be stored within the third Layer.	



Zoning Map Key

	T4
	T5
	T6
	CD

§ 5. - SPECIFIC TO T6 DISTRICTS.

Lots located within the T6 District shall be subject to the requirements of this section.

8.1 LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.

8.2 LOT OCCUPATION

- (a) One (1) Primary Building may be built on each Lot.
- (b) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 15.
- (c) Primary Buildings may be positioned within the boundaries of a Lot to create a Rearyard or Courtyard. (see Table 3)
- (d) Lot coverage by Buildings shall be a maximum of 90% of the Lot area.
- (e) Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.

8.3 BUILDING FORM

- (a) The maximum height of a Primary building shall be five (5) Stories. (see Table 3 and on Table 15)
- (b) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.
- (c) Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.
- (d) A first Story Residential or Lodging Function shall be raised a minimum of three (3) feet from the average grade of the Walkway.
- (e) Loading docks and service areas shall be permitted on Frontages by Exception.
- (f) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.
- (g) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- (h) Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.
- (i) The Principal Entrance to a building shall be oriented toward the Frontage Line. Buildings on corner Lots may orient the Principal Entrance at a forty-five degree (45°) angle to the intersection of the Primary and Secondary Frontage Lines.

8.4 BUILDING USE

- (a) Buildings may combine two (2) or more Uses listed on Table 6.
- (b) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.

8.5 PARKING

- (a) All parking lots, garages and Parking Structures shall be located in the third Lot Layer as illustrated on Table 17.
- (b) Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.
- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

8.6 LANDSCAPE

- (a) The first Lot Layer may be paved.

8.7 SIGNAGE

- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

TABLE 15. T6 BUILDING SETBACKS

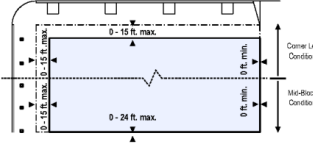
	PRINCIPAL BUILDING	OUTBUILDING
Front Setback (Principal)	0 ft. min. 15 ft. max.	n/a
Front Setback (Secondary)	0 ft. min. 15 ft. max.	n/a
Side Setback	0 ft. min. 24 ft. max.	n/a
Rear Setback	0 ft. min.	n/a
Illustration		n/a

TABLE 16. T6 BUILDING HEIGHT

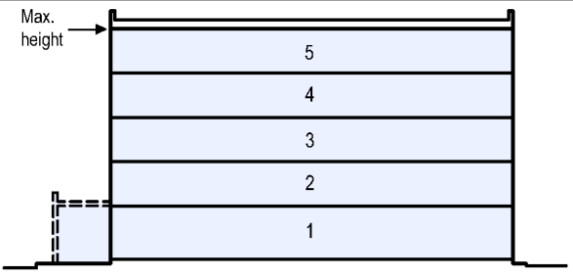
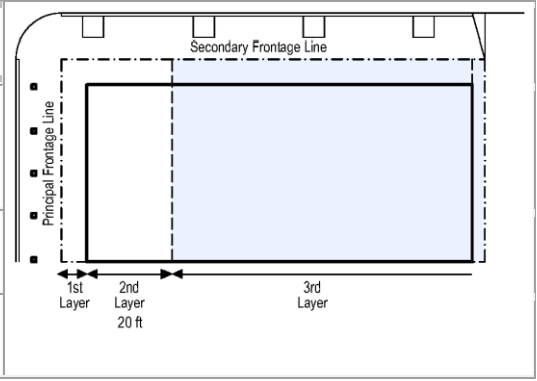
	PRINCIPAL BUILDING	OUTBUILDING
Height (in Stories)	5 stories	n/a
Illustration		

TABLE 17. T6 PARKING PLACEMENT

PARKING PLACEMENT	
1. Uncovered parking spaces may be provided within the third Layer.	
2. Covered parking shall be provided within the third Layer.	
3. Trash containers shall be stored within the third Layer.	



Zoning Map Key

- T4
- T5
- T6
- CD

§ 6. - SPECIFIC TO CIVIC DISTRICTS.

Lots located within the Civic District shall be subject to the requirements of this section.

9.1 GENERAL

- (a) Civic Districts shall be developed as Civic Space or Civic Buildings.

9.2 PERMITS

- (a) Building or construction permits shall not be issued for development or redevelopment on private Lots prior to the submittal and approval of a site or building plan drawn to scale showing the following, in compliance with the standards of this Section and subject to the regulations of APPENDIX A - ZONING, ARTICLE III - ENFORCEMENT of the Starkville Municipal Code:
 - i. For Civic Space
 - a. Type
 - b. Hardscape Plan
 - c. Landscape Plan
 - d. Plant List
 - e. Irrigation Plan, if applicable
 - ii. For Civic Buildings
 - a. Lot Lines
 - b. Building Placement
 - c. Setbacks
 - d. Building Height
 - e. Building Use(s)
 - f. Parking
 - g. Any requirements for Civic Space, if applicable
- (b) Site or building plans submitted under this Section shall be prepared by the land owner or a representative of the land owner, and shall be approved administratively by the Building/Codes Official.
- (c) Existing buildings that do not conform to the provisions of this Section may be continued in such Use until a Substantial Modification is requested, at which time the provisions of this Section shall apply.

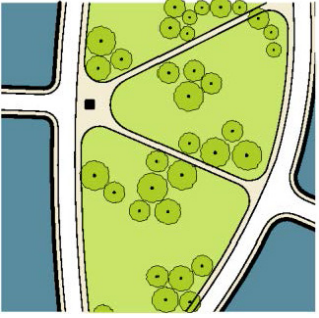
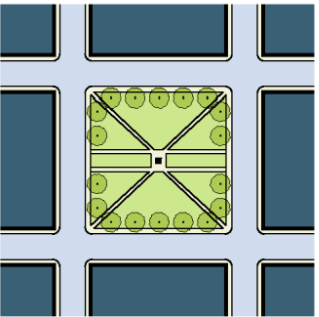
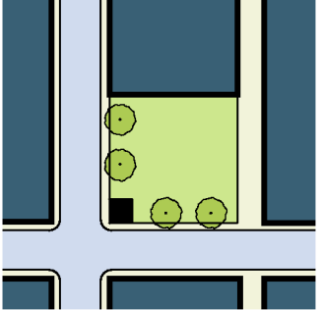
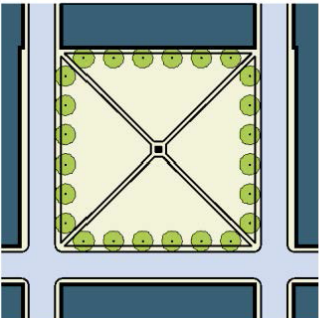
9.3 CIVIC SPACE STANDARDS

- (a) Civic Spaces shall be designed as generally described on Table 18. Civic Space types diagrammed on Table 18 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.
- (b) Civic Space designed as a Green, Square, or Plaza shall have a minimum of 50% of its perimeter fronting a Thoroughfare. Other configurations may be exempt from this standard by Exemption.

9.4 CIVIC BUILDING STANDARDS

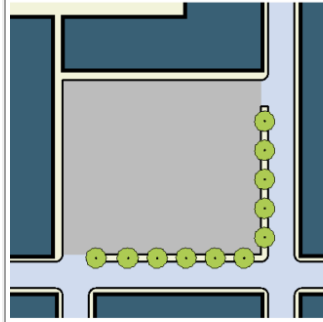
- (a) Permitted Uses for Civic Buildings are specified on Table 6, but may include other Uses by Exception.
- (b) The permitted Use(s) for a Civic Building is determined according to the highest Sub-District designation of any abutting Lots.
- (c) Parking requirements for Civic Buildings are specified on Table 7 and are available for parking reductions as set forth in Table 8.

TABLE 18. CIVIC SPACE TYPES

<p>a. Park</p> <p>An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. Sections of a Green may be designed specifically for the recreation of children.</p>	 <p>T4</p>
<p>b. Square</p> <p>An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Landscape shall consist of paths, lawns and trees, formally disposed.</p>	 <p>T4 T5</p>
<p>h. Pocket Park or Playground</p> <p>An Open Space, available for unstructured recreation. A Pocket Park provides greenery and a place to sit outdoors and is typically spatially defined by buildings because in most cases it is located within a Block. Pocket Parks may be created around a monument, historic marker or art project and/or may be designed specifically for the recreation of children.</p>	 <p>T4 T5 T6</p>
<p>f. Plaza</p> <p>An Open space available for Civic purposes and Commercial activities. A plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement.</p>	 <p>T5 T6</p>

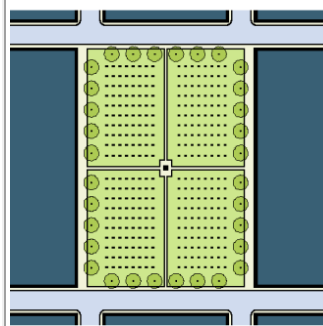
g. Commercial Plaza

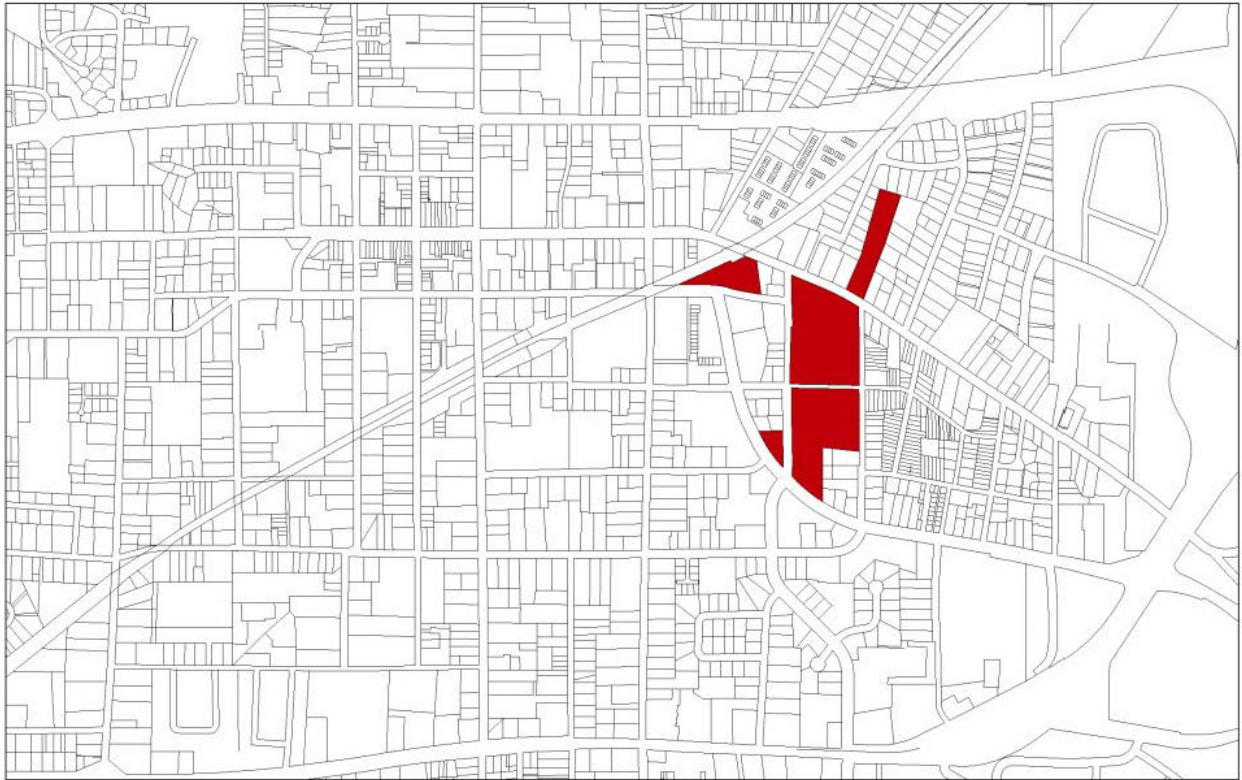
A multi-purpose Open Space available for Civic purposes, Commercial activities and as flex parking space. The parking area is designed as a Plaza with brick, gravel, cobbles or artistically jointed concrete. The Commercial Plaza should be separated from adjacent Thoroughfares and spatially defined by a landscaped buffer including Street Trees. Removable bollards are suggested to delineate parking from non-parking areas.



a. Cemetery

An Open Space designed for internment and civic gatherings. Landscape shall consist of lawn and trees, naturalistically disposed, and often having vehicular lanes provided for access to the site.





Zoning Map Key

	T4
	T5
	T6
	CD

§ 7. - DEFINITIONS.

A	
Accessory Building:	an Outbuilding with an Accessory Unit.
Address Sign:	a sign, generally applied to a building wall, that displays a building's address.
Administrative Review:	the process by which the Community and Economic Development Department reviews submitted Regulating, streetscape, site and/or building plans to determine compliance with this Code.
Apartment:	a Residential unit sharing a building and Lot with other units and/or uses;

	may be for rent or for sale as a condominium.
Apex:	the highest point of a sign as measured from the point on the ground where its structure is located, or, if no sign structure is present, from the point on the ground directly below the sign itself.
Arcade:	a Private Frontage conventional for Retail use wherein the Facade is a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade of the First Story remains at the Frontage Line.
Assisted Living Facility:	facilities that provide supervision or assistance with activities of daily living, coordination of services by outside health care providers and monitoring of resident activities to help ensure their health, safety, and well-being.
Attic:	the interior part of a building contained within a pitched roof structure.
Awning Sign:	lettering applied directly on the Valance or other vertical portion of an awning.
B	
Band Sign:	a sign that is attached flat on the exterior front, rear or side wall of any building or other structure. (Syn: wall-mounted sign, fascia sign)
Bed and Breakfast:	an owner-occupied Lodging type offering 1 to 5 bedrooms, permitted to serve breakfast in the morning to guests.
Blade Sign:	a sign mounted on the building Facade, projecting at a 90-degree angle. (Syn: projecting sign).
Block:	an aggregate land area circumscribed by Thoroughfares.
Block Face:	the aggregate of all the Primary Frontage Lines, or alternatively the building Facades, on one side of a Block.
Boarding House:	an establishment with lodging for five or more persons where meals are regularly prepared and served for compensation and where food is placed upon the table family style, without service or ordering of individual portions from a menu.

Business Offices:	facilities that provide for activities that are conducted in an office setting and generally focus on business, professional, or financial services. Offices may include food, day care, recreational, fitness, and parking uses that are for use by the employees of the business.
By Right:	characterizing an entitlement that complies with the regulations of this Section and is permitted and processed administratively, without a public hearing.
C	
Child Care:	a licensed facility that provides care, protection, and supervision for children or adults on a regular basis away from their primary residence.
Child Care, Family:	a private residence where care, protection, and supervision are provided for a fee, for no more than five children at one time, including children of the service provider.
Civic:	the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, religious, and municipal parking.
Civic Building:	a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the Development Authority. A Civic Building is owned by a municipal or governmental body.
Civic Space:	an outdoor area permanently dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, size, landscaping and surrounding buildings.
Civic Sub-District:	designation for public sites dedicated for Civic Buildings and/or Civic Space.
Clearance:	the height above the walkway, or other surface if specified, of the bottom edge of an element.
Commercial:	the term collectively defining workplace, Office, Retail, and Lodging Uses.
Common Yard:	a planted Private Frontage wherein the Facade is set back from the Frontage Line. The yard is visually continuous with adjacent yards.

Community Services:	any building arranged for community gatherings for social, cultural, or community service purposes.
Conference/Convention Center:	facilities used for business or professional conferences, seminars, events such as sporting activities, entertainment and cultural and training programs.
Cottage:	a small Edgeyard Building on a regular Lot.
Courtyard:	the placement of a building within the boundaries of its Lot to create a private Courtyard, while internally defining one or more private patios.
D	
Density:	the number of dwelling units within a standard measure of land area.
Dormitory:	facility which serves as an accessory to an educational facility located at or nearby a school or campus, and houses persons who are students at, or employed by, that educational facility.
Driveway:	a vehicular lane within a Lot, often leading to a garage.
Dwelling:	any building or portion thereof that is designated for residential Use.
Dwelling Unit:	a single unit providing complete, independent living facilities for one or more persons including provisions for living, cooking, and sanitation.
Dwelling, Accessory:	a residential unit within an Outbuilding under the same ownership and located on the same Lot as a Primary Building.
Dwelling, Live/Work:	a dwelling which includes an office or studio for the resident to operate a home occupation.
Dwelling, Multi-Family:	a residential building containing two or more Dwelling Units under the same roof. (Syn: Triplex, Fourplex, Apartment Building, Condo)
Dwelling, Single-Family:	a residential building containing a single Dwelling Unit.
Dwelling, Two-Family:	a residential building with two (2) separate Dwelling Units under the same roof. (Syn: Duplex)

E	
Eating & Drinking Establishment:	facilities that prepare and sell food and beverages for immediate on- or off-site consumption.
Edgeyard:	the placement of a building within the boundaries of its Lot to create an Edgeyard around the building, with Setbacks on all sides.
Educational Facilities:	public, private or denominational schools at the elementary, middle, high school, or college level that provide state-mandated basic education or a comparable equivalent. (Syn: College, University, School)
Effective Turning Radius:	the measurement of the turning radius at a corner taking parked cars into account.
Elevation:	an exterior wall of a building not along a Frontage Line. (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.
F	
Facade:	the exterior wall of any building oriented toward or set along a Frontage Line. The following materials are allowed for use on a building façade: brick, wood, fiber cement siding, stucco and natural stone. (see Elevation)
Family:	one or more persons occupying a single dwelling unit and living as a single household unit. Family shall not include a fraternity, sorority, club, monastery, convent or institutional group.
Farm:	a ten-acre or larger tract of land used for the production, keeping, or maintenance for sale or for lease, of plants and animals useful for man.
Farm Support Business:	a commercial establishment engaged in the sale of farm support goods and/or services.
Fenestrated:	provided with windows.
Fenestration:	the design and placement of windows on a building.

Fraternity/Sorority:	the residence of a group of six or more persons, not related by blood, marriage, adoption or guardianship and living together as a single housekeeping unit and being served meals from central cooking and eating facilities.
Frontage:	the area between a building Facade and the vehicular lanes of a Thoroughfare, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage.
Frontage Line:	a Lot line bordering the Public Frontage and where minimum Lot Width is measured. Facades facing Frontage lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines.
G	
Gallery:	an attached cantilevered shed or a lightweight colonnade extending from a building Facade to overlap the Sidewalk.
General Retail:	retail sales, lease, or rent of new or used goods or services to the general public.
Government Facilities:	buildings arranged for the purpose of providing for the general operations and functions of local, state, or federal governments; does not include jails or airports. (Syn: Government Office, Post Office, Police Station, Fire Department, Ambulatory Service)
H	
Home Occupation:	non-Retail Commercial enterprises incidental and secondary to a residential use and located either within a Primary Building or in an Outbuilding.
House:	a single unit Edgeyard Building on a Lot.
I	
Inn:	a Lodging type, offering 6 to 12 bedrooms, permitted to serve breakfast in the mornings to guests.
Industrial, Light:	facilities engaged in the repair or servicing of industrial, business or consumer machinery, equipment, products, or by-products mainly by

	providing centralized services for separate retail outlets.
Industrial, Heavy:	heavy industry facilities involved in activities that may be considered noxious in terms of their impacts on surrounding uses due to noise, glare, dust, odor, or hazardous materials, high incidence of rail or truck traffic, outdoor storage of products, material, or equipment.
Institutional & Health Care Facilities:	buildings that house and care for the elderly or disabled, housing related to treatment programs, medical and surgical care/treatment facilities and laboratory services, and may provide overnight care as well as outpatient service. (Syn: Drug or Alcohol Treatment Facility, Clinic, Laboratory, Nursing Home, Mental Health Treatment Facility, Health Center)
L	
Layer:	a range of depth of a Lot within which certain elements are permitted.
Lightwell:	a Private Frontage type that is a below-grade entrance or recess designed to allow light into basements.
Liner Building:	a building specifically designed to mask a Parking Structure from a Frontage.
Live-Work:	a Mixed-Use unit consisting of a Commercial and Residential Use. The Commercial Use may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity. (Syn: shophouse)
Lodging:	premises available for daily and weekly renting of bedrooms.
Lot:	a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine its grain (i.e., fine grain or coarse grain) of the urban fabric.
Lot Line:	the boundary that legally and geometrically demarcates a Lot.
Lot Width:	the length of the Primary Frontage Line of a Lot.
M	
Manufactured Home:	a factory-built, single family structure, including modular homes and "Katrina Cottages", transportable in one or more sections and is not

	constructed with a permanent hitch or other device allowing transport of the unit other than for the purpose of delivery to a permanent site.
Manufacturing, Light:	any business organized to do any type of manufacturing of items and goods for sale on the premises limited to ten (10) employees maximum and does not produce annoying or harmful by products including dust, odors, or noise.
Manufacturing, Heavy:	any business organized to do any type of manufacturing of items and goods for sale on the premises and requiring more than ten (10) employees.
Marquee:	a structural feature of a building that provides shelter and sign space.
Message Board:	a sign with changeable text. Non-electronic Message Boards typically consist of letters attached to a surface within a transparent display case. Electronic Message Boards typically have a fixed or changing message composed of a series of lights.
Mixed Use:	multiple Uses within the same building, consolidated vertically and/or horizontally into a single structure.
Mobile Home:	a detached unit for commercial, residential, or industrial purposes, designed for transportation on its own wheels to be delivered to the site where it is to be occupied, complete and ready for occupancy or use. Travel Trailers are not considered mobile homes.
Mulch:	a protective covering consisting of organic materials customarily used in landscaping and placed around plants to retain soil moisture, retard erosion, shield roots from freezing, and inhibit weed growth.
N	
Nameplate:	a sign consisting of either a panel or individual letters applied to a building, listing the names of businesses or building tenants.Non-Seasonal
Decorative Lighting:	Any lighting (LED Rope Lighting, Traditional Christmas Lights, etc.) that is visible from any public street and used for advertising purposes or for drawing attention to a commercial establishment that is not part of a temporary seasonal display. This shall include lights mounted inside and/or outside the building. This does not include lighting for permanent outdoor

	dining areas.
O	
Office:	premises available for the transaction of general business but excluding Retail, artesian and Manufacturing Uses.
Open Space:	land intended to remain undeveloped; it may be used for Civic Space.
Outbuilding:	A building usually located toward the rear of the same Lot as a Primary Building such as a garage, carport, or workshop and may include an Accessory Unit.
Outdoor Display Case:	a sign consisting of a lockable metal or wood framed cabinet with a transparent window or windows, mounted onto a building wall or freestanding support. It allows the contents, such as menus or maps, to be maintained and kept current.
P	
Park:	a Civic Space type available for unstructured recreation, spatially defined by landscaping.
Parking Lot:	an open area which provides parking spaces that are not accessory to a specific principal Use.
Parking Structure:	a building containing one or more Stories of parking above grade.
Path:	a pedestrian way traversing a Greenway or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.
Personal Services:	establishments primarily engaged in providing services involving the care of a person or apparel.
Playground:	an Open Space designed and equipped for the recreation of children.
Plaza:	a Civic space type designed for Civic purposes and Commercial activities in the more urban Sub-Districts, generally paved, spatially defined by buildings, and internal to or part of a Block.

Pocket Park:	a Civic Space type of limited size available for unstructured recreation and may be designed as a playground; normally located internal to a Block.
Primary Building:	the main building on a Lot.
Primary Frontage:	the Private Frontage designed to bear the address and Principal Entrance(s) of a building.
Principal Entrance:	the main point(s) of access for pedestrians into a building or unit within a building.
Private Frontage:	the area of a private Lot between the Facade of a building and the Public Frontage. (see First Layer)
Public Frontage:	the area between the edge of the vehicular lanes of a Thoroughfare and the Frontage Line of private Lots and Civic Spaces.
R	
Recreation & Entertainment, Indoor:	an establishment providing spectator, recreational entertainment or sporting activities to participants within and enclosed facility.
Recreation & Entertainment, Outdoor:	an establishment or area providing spectator, recreational entertainment or sporting activities to participants within an open or partially enclosed or screened facility.
Rearyard:	the placement of a building within the boundaries of its Lot to create a Rearyard, leaving the rear of the Lot as private space or available for dedicated parking.
Residential:	characterizing premises available for long-term human dwelling.
Retail:	characterizing premises available for the sale of merchandise, food service, repair or maintenance of merchandise, entertainment, and health services.
Rowhouse:	a single or multi-unit building that shares a party wall with another of the same type and a Facade along 100% of the Frontage Line.
S	

Secondary Building:	any ancillary building on a Lot.
Setback:	the area of Lot measured from a Lot Line to the nearest permissible location of a Primary Building, Secondary Building, or Outbuilding, excluding Encroachments.
Shared Parking:	an accounting for parking spaces that are available to more than one Function.
Sidewalk:	a type of Walkway paved with concrete or Pavers.
Sidewalk Sign:	a movable freestanding sign that is typically double-sided, placed at the entrance to a business to attract pedestrians. (Var: sandwich board, A-frame sign.)
Sideyard:	the placement of a building within the boundaries of its Lot to create a private Sideyard, with a Setback to one side.
Square:	a Civic Space designed for unstructured recreation and Civic purposes, circumscribed by Thoroughfares, spatially defined by building Frontages, and consisting of Paths and/or Sidewalks, lawn and trees, formally disposed.
Stoop:	an exterior stair and landing leading to an elevated first Story of a building.
Story:	a habitable level within a building, excluding an Attic or raised basement.
Substantial Modification:	alteration to a building, excluding the interior, that is valued at more than 50% of the market value of the entire building.
Streetscreen:	a freestanding wall built along the Frontage Line, or coplanar with the Facade. Streetscreens mask a parking lot from a Thoroughfare, provide privacy to a sideyard, and/or strengthen the spatial definition of the public realm.
T	
Terminated Vista:	a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan should be designed in response to its unique position at a visual termination point.

Thoroughfare:	a way for use by pedestrian and vehicular traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and Public Frontage.
Trades & Skilled Services:	those services that require skilled labor or craftsmanship for the repair and upkeep of structures and land.
Transect:	a cross-section of the environment showing a range of different habitats. The Transect of human habitat types used in this Code is divided into six Transect Districts. These districts describe the physical form and character of a place, according to the form and intensity of its land use and Urbanism.
Transportation:	any area of land designed and set aside for public transportation, such as buses or trains. (Syn: Station, Depot)
U	
Utilities:	facilities that provide public or private utility services to the private and public at large, and may include on-site personnel. (Syn: Water, Sewer, Gas, Electric, Telephone, Cable Television, Internet, Recycling Center)
V	
Valance:	the portion of an awning that hangs perpendicular to the Sidewalk.
Variance:	a grant of relief from the requirements of this Section in deviation from the regulations and standards prescribed to permit construction that would otherwise be prohibited.
Vehicular Sales & Service:	an establishment or land for the display, sale, leasing, repair or service of vehicles.
Villa:	a large single unit Edgeyard Building on a large Lot.
Visitor Accommodation & Services:	facilities that provide lodging units or rooms for short term stays of less than 30 days for rent, lease, or interval occupancy.
W	
Walkway:	the section of the Public Frontage dedicated exclusively to pedestrian activity.

Warehousing & Distribution:	a place of business engaged in warehousing, wholesaling, distribution or storage within a building.
Wholesale Services:	establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; or to other wholesalers.
Window Sign:	a sign placed or painted on the interior of a Shopfront window or the window of a business door.
Y	
Z	
Zoning Map:	the official map or maps that are part of the zoning ordinance and delineate the boundaries of individual Districts and Sub-Districts. See Regulating Plan.

(Ord. No. 2012-2, § II, 1-17-12; Ord. No. 2014-6, 9-16-14; Ord. No 2015-3, 6-16-15)