

Chapter 9: Specific to Signage Types

Sections:

x.09.010	Purpose
x.09.020	Sign Types
x.09.030	Overview of Sign Types
x.09.040	Yard/Porch Sign
x.09.050	Projecting Sign
x.09.060	Awning/Canopy Sign
x.09.070	Wall Sign
x.09.080	Painted Wall Sign
x.09.090	Window Sign
x.09.100	Sidewalk Sign
x.09.110	Directory Sign
x.09.120	Changeable Copy Sign
x.09.130	Marquee Sign

x.09.010 Purpose

1. This [Chapter](#) provides standards to ensure that all signs are compatible with the intended physical character, and in compliance with all applicable plans of the [Jurisdiction](#).
2. The purpose of this [Chapter](#) is to promote public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards to:
 - A. Balance public and private objectives by allowing adequate opportunities for effective messaging;
 - B. Improve pedestrian, bicycle, and traffic safety from injury or property damage caused by, or which may be fully or partially attributed to, cluttered or distracting signage;
 - C. Protect property values and improve the local economy and quality of life by preserving and enhancing the appearance of the streetscape; and
 - D. Provide clear and unambiguous sign standards that generate signage that is consistent with the intended physical character of each zone.

x.09.020 Sign Types

1. The allowed sign types are listed in [Table x.09.030.A \(Sign Types Overview\)](#), together with the permit required for each sign type in each zone. [Table x.09.030.A \(Sign Types Overview\)](#) includes references to the applicable standards for each sign type.
2. Any sign type allowed in [Table x.09.030.A \(Sign Types Overview\)](#) may be established on any design site within the zone, subject to a [Sign Permit](#) in compliance with [Section x.xx.xxx \(Jurisdiction Sign Permit Standards\)](#).
3. A sign type that is not listed in [Table x.09.030.A \(Sign Types Overview\)](#) is not allowed.
4. Each sign type is coordinated with the allowed private frontage types in each zone which may have additional standards to further calibrate each sign type for its context.

x.09.030 Overview of Sign Types

1. [Table A \(Sign Types Overview\)](#) provides an overview of the allowed sign types in each zone.

Table x.09.030.A: Sign Types Overview

Sign Type	Specific Standards	Zones							
		T3		T4				T5	
		EN	SN	SN.S	CN.M	SMS.S	CMS	CN	CMS
Yard/Porch Sign	x.09.040	X	X	P	P	P	X	X	X
Projecting Sign	x.09.050	X	X	O	O	P	P	X	P
Awning/Canopy Sign	x.09.060	X	X	O	O	P	P	X	P
Wall Sign	x.09.070	X	X	X	X	P	P	O	P
Painted Wall Sign	x.09.080	X	X	X	X	P	P	P	P
Window Sign	x.09.090	X	X	O	O	P	P	O	P
Sidewalk Sign	x.09.100	X	X	O	O	P	P	O	P
Directory Sign	x.09.110	X	X	P	P	P	P	P	P
Changeable Copy Sign	x.09.120	X	X	X	X	X	P	X	P
Marquee Sign	x.09.130	X	X	X	X	X	P	X	P

Key P = Allowed O = Allowed Only in Open Sub-Zone or Side Street X = Not Allowed

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x.09.040 Yard/Porch Sign



Example of a Yard Sign



Example of Porch Sign near the building entrance

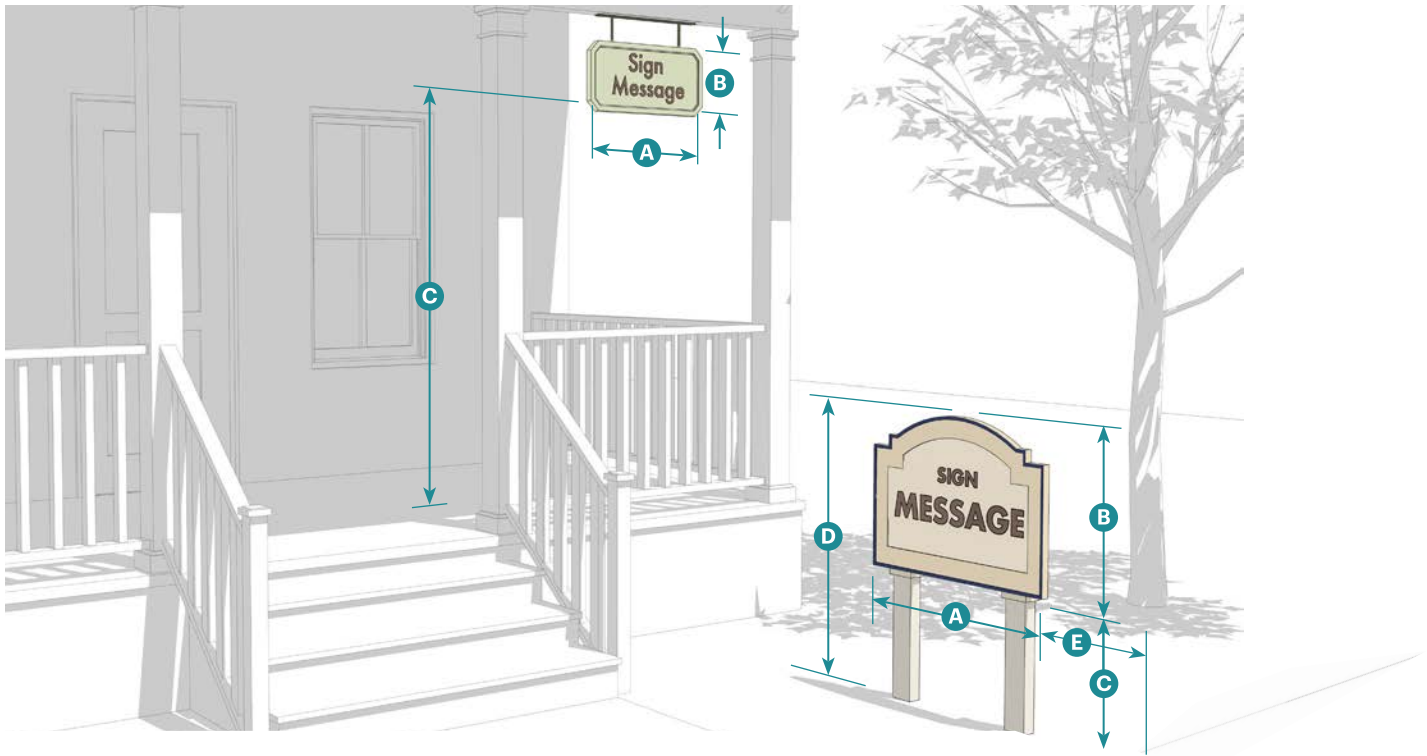


Example of a Yard Sign

1. Description

This sign is mounted on a porch or in a setback between the public ROW and the building facade. This type is pedestrian scaled and intended to be read from the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.



2. Sign Size

Signable Area	6 sf max.	
Width	36" max.	A
Height	36" max.	B

3. Location

Clear Height		C
Mounted on Porch	6'8" min.	
Mounted in Yard	12" min.	
Overall Height		D
Mounted in Yard	5' max	
Distance from Sidewalk	24" min.	E

Yard/Porch Signs are not allowed within the public ROW.

Yard-mounted signs shall be parallel or perpendicular to the ROW.

x.09.050 **Projecting Sign**



Example of a Projecting Sign



Example of a Projecting Sign



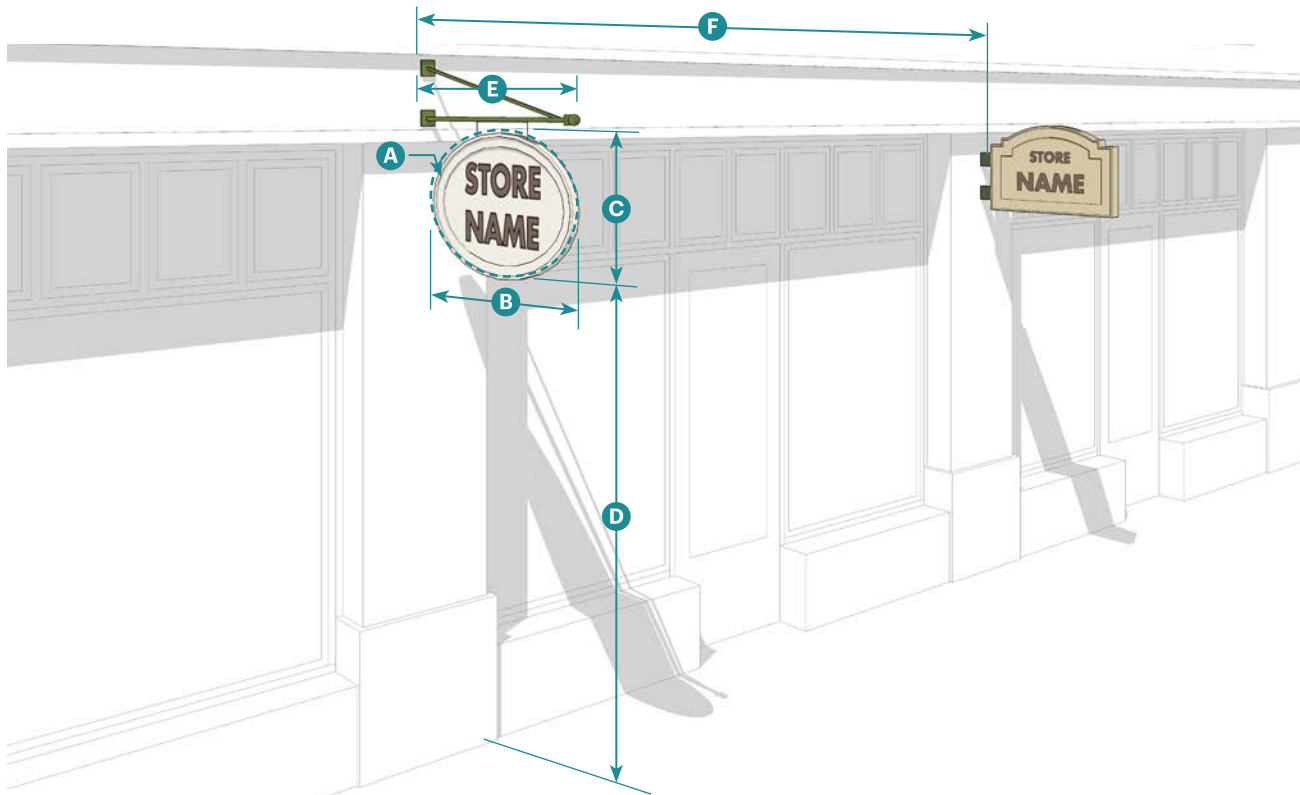
Examples of a Projecting Sign

A. Description

This sign is mounted perpendicular to a building's facade, by decorative brackets that may allow the sign to swing slightly; small in size. This type is pedestrian scaled and intended to be read along the sidewalk.

Synonyms: Blade Sign, Bracket Sign

General Note: Photos on this page are illustrative, not regulatory.



B. Sign Size		
Signable Area	6 sf per side, max.; 12 sf total, max.	A
Width	36" max.	B
Height	36" max.	C
Thickness	4" max.	

C. Location		
Clear Height	8' min.	D
Projection	4' max.	E
Distance between Signs	10' max.	F
D. Miscellaneous		
Neon is not allowed.		

x.09.060 Awning/Canopy Sign



Example of Awning Sign with signs on valance and canopy



Example of glass Awning/Canopy Sign

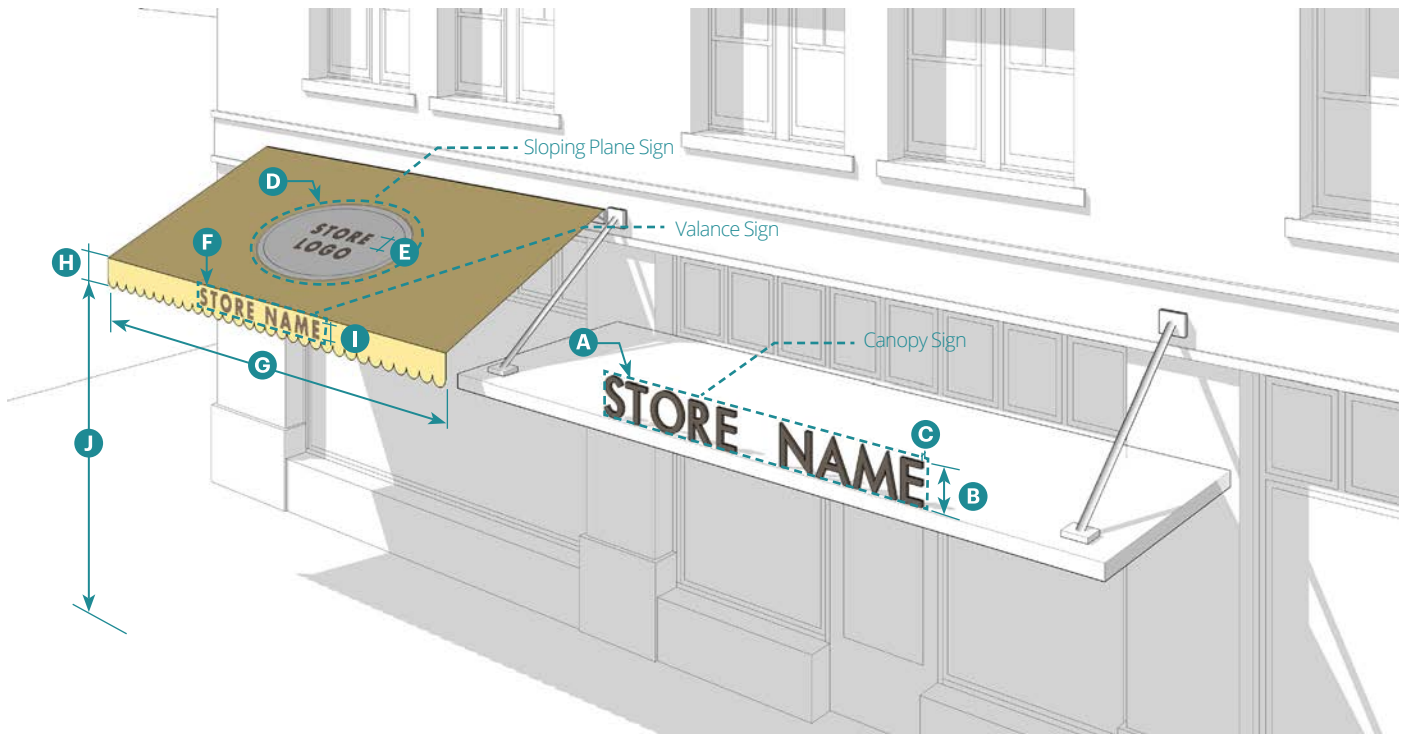


Examples of a Awning/Canopy Sign

1. Description

This sign is on the awning or canopy of a shopfront. This type is pedestrian scaled and intended to be read along the sidewalk or from the other side of the street.

General Note: Photos on this page are illustrative, not regulatory.



2. Sign Size

Canopy Sign

Signable Area	1 sf per linear foot of shopfront, max.	A
Lettering Height	16" max.	B
Lettering	6" max.	C
Thickness		

Awning/Sloping Plane Sign

Signable Area	25% coverage of sloping plane, max.	D
Lettering Height	18" max.	E

Valance Sign

Signable Area	75% coverage max. of width G and height H	F
Width	Shopfront width, max.	G
Height	8" min.; 12" max.	H
Lettering Height	8" max.	I

3. Location

Clear Height	8' min.	J
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Signs per Awning	1 of each, max.
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Only the tenant's store name, logo, and/or address shall be applied to the Awning.

4. Miscellaneous

Vinyl or plastic, and closed-ended awnings are not allowed.

x.09.070 Wall Sign



Example of a Wall Sign integrated with the architecture



Example of Wall Sign



Example of Wall Sign

1. Description

This sign is flat against the facade, consisting of individual cut letters applied to a panel mounted directly to the building or painted directly on the wall surface. This type is pedestrian scaled when on the ground floor. This type is placed above shopfronts and runs horizontally along the 'expression line', entablature of traditional buildings, decorative cornice, or sign band at the top of the building.

General Note: Photos on this page are illustrative, not regulatory.



2. Sign Size

Signable Area	1 sf per linear foot of shopfront; width up to 80 sf max.	A
Signable Width	Shopfront width, max.	B
Signable Height	12" min.; 3' max.	C
Lettering/Image Width	75% of signable width, max.	D
Lettering/Image Height	75% of signable height or 18" max. (whichever is lesser)	E

3. Location

Projection	8" max.
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Sign shall not project beyond the cornice.

4. Miscellaneous

- Internal illumination is not allowed.
- Neon is not allowed.

x.09.080 Painted Wall Sign



Example of a Painted Wall coordinated with the business sign



Example of Painted Wall Sign at a second story



Example of Painted Wall Sign at a second story

1. Description

This sign is flat against a secondary facade, along a side street or an alley, on the front facade of a [Maker Shopfront \(x.07.090\)](#), or along the side of a vacant design site. These signs are painted directly on the building, pedestrian-scaled if on the ground floor and larger if on upper stories. These signs are intended to be visible from a greater distance and are accompanied by additional signage on the primary facade at the business entrance.

General Note: Photos on this page are illustrative, not regulatory.



2. Sign Size

Signable Area		A
1-story	1,000 sf max.	
2-story	2,000 sf max.	
3-story	3,000 sf max.	
Width	Length of facade	B
Height		C
1-story	15' max.	
2-story	25' max.	
3-story	30' max.	

3. Location

Projection	None
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Painted Wall Signs are to be located on secondary facades. Where the [Maker Shopfront \(x.07.090\)](#) is allowed, the painted wall sign is allowed on the main facade.

x.09.090 Window Sign



Example of a Window Sign



1. Description

This sign consists of individual letters and designs applied directly on the inside of a window. This type is pedestrian scaled and intended to be read from the sidewalk.

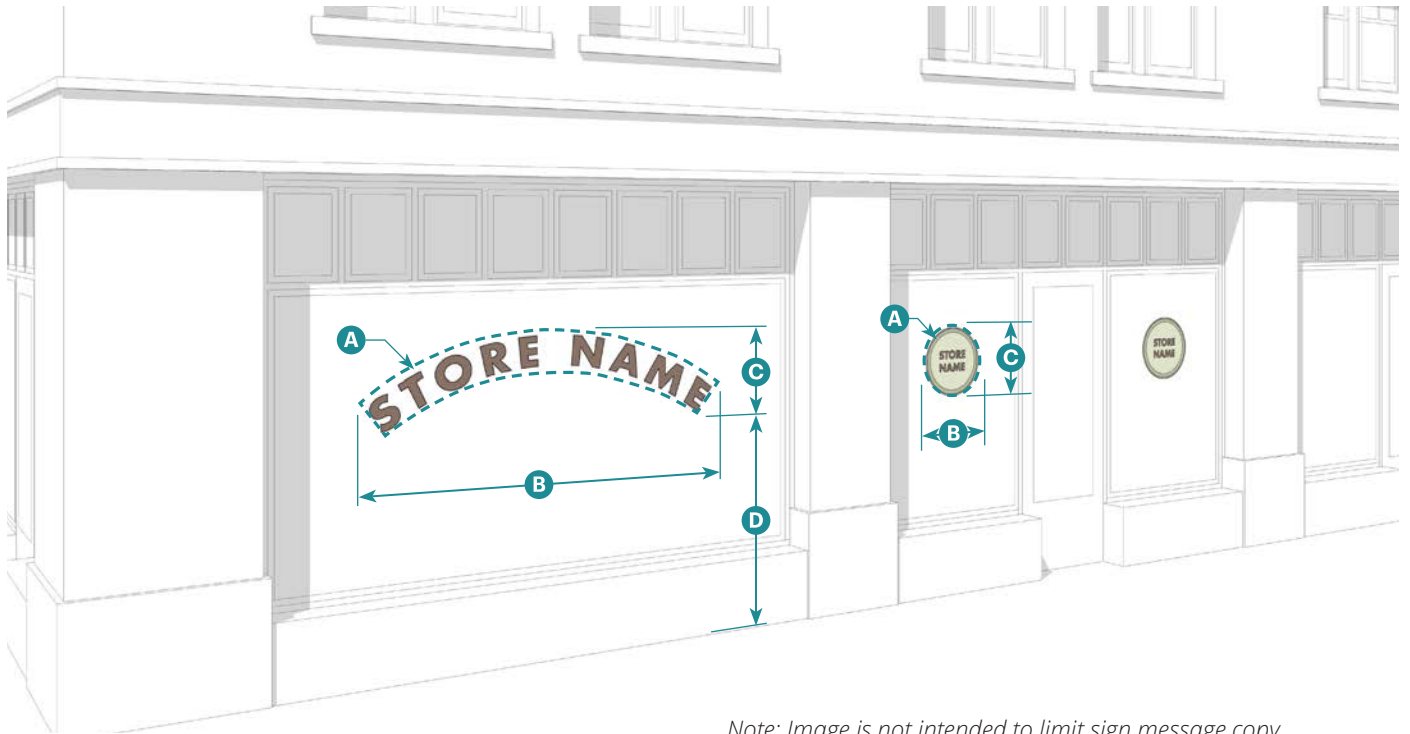


Example of a Window Sign



Example of a Window Sign

General Note: Photos on this page are illustrative, not regulatory.



Note: Image is not intended to limit sign message copy.

2. Sign Size

Signable Area per Shopfront Window	25% max.	A
Width	75% max. of width of uninterrupted Shopfront glazing	B
Height	24" max.	C

3. Location

Height Above Ground	3' min.	D
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Window Signs shall be applied directly to the inside of the glass and be accessible for maintenance.

x.09.100 Sidewalk Sign



Example of a Sidewalk Sign



Example of a Sidewalk Sign

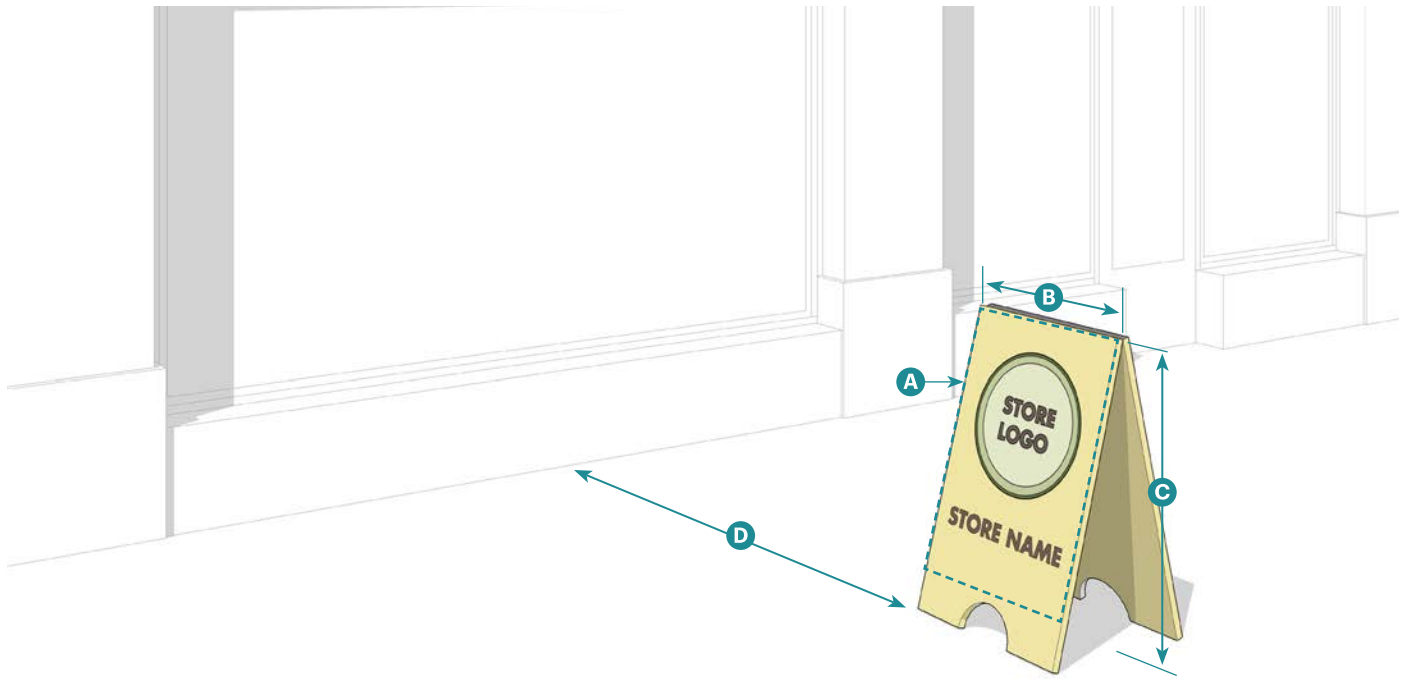


Example of a Sidewalk Sign

1. Description

This sign provides secondary signage and may be used to announce daily specials, sales, or point to shops off the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.



Note: Image is not intended to limit sign message copy.

2. Sign Size

Signable Area	6 sf per side, max.	A
Width	24" max.	B
Height	36" max.	C
Signs per Shopfront	1 max.	

3. Location

Sidewalk Signs shall not interfere with pedestrian travel **D** or encroach upon the required accessible path.

Sidewalk Signs shall only be displayed during business hours and removed when the business is closed.

4. Miscellaneous

Illuminated signs are not allowed.

x.09.110 Directory Sign



Example of a Directory Sign



Example of a Directory Sign

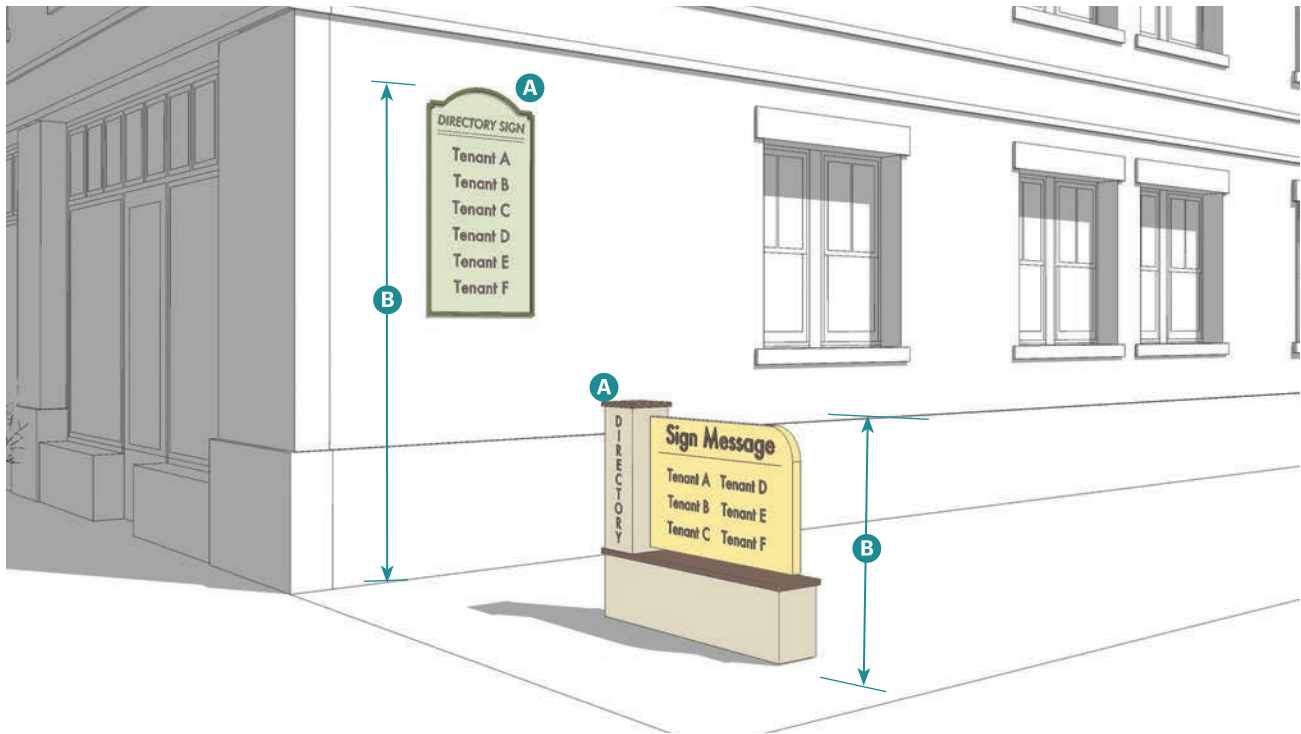


Example of a Directory Sign

A. Description

This sign provides a listing of establishments within a building or series of buildings. This type is pedestrian scaled and intended to be read from the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.



Note: Image is not intended to limit sign message copy.

B. Sign Size

Signable Area¹ 6 sf max. **A**

Both the Wall Mounted and the Freestanding Signs may be used on the same design site if separated by at least 35 feet.

¹ Does not apply to signs required by law

C. Location

Clear Height 8' min. **B**

Wall Mounted 6'8" min.

Freestanding 3' min.

Directory Sign may include the names of the business and business address but shall not include any other words.

x.09.120 Changeable Copy Sign



Example of a Changeable Copy Sign



Example of a Changeable Copy Sign



Example of a Changeable Copy Sign

1. Description

This sign is designed so that characters, letters, numbers, or illustrations can be manually changed or rearranged without altering the face or surface of the sign. This type is pedestrian scaled and intended to be read from the sidewalk or across the street.

General Note: Photos on this page are illustrative, not regulatory.



Note: Image is not intended to limit sign message copy.

2. Sign Size

Signable Area ¹	Total of 2 square feet per linear foot of shopfront	
Height	8' max.	A

¹ Does not apply to signs required by law

3. Location

Clear Height	8' min.	B
Signs per Building	1 max.	
Signs may have up to 3 sides when mounted to project from the building.		C

4. Miscellaneous

Internal illumination allowed only as an integral part of a building-mounted sign.

x.09.130 Marquee Sign



Example of a Marquee Sign projecting at 90 degree angle



Example of a Marquee Sign projecting at 90 degree angle

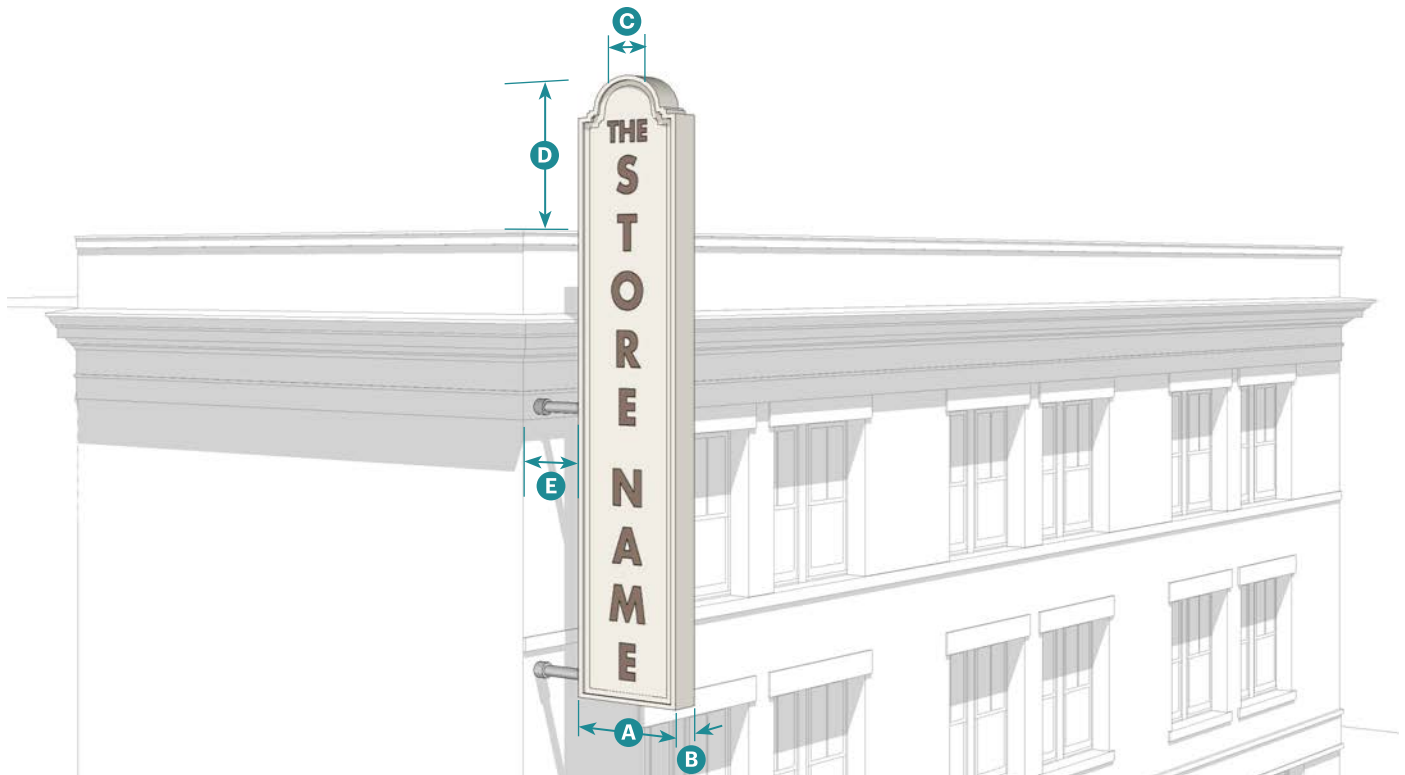


Example of a Marquee Sign projecting at 90 degree angle

1. Description

This vertical sign is located either along the face where it projects perpendicular to the facade, or at the corner of the building where it projects at a 45 degree angle. These signs may extend beyond the parapet of the building but may also terminate below the cornice or eave. This type is intended to be read from the sidewalk or across the street.

General Note: Photos on this page are illustrative, not regulatory.



2. Sign Size

Signable Area		
Width	24" max.	A
Depth	10" max.	B
Lettering Width	75% of sign width max.	C
Secondary Changeable Copy Area	24" x 26" max.	

3. Location

Clear Height	12' min. ¹ above sidewalk/ground	
Extension	10' max. above top of parapet	D
Projection from Facade	3' max.	E
Number of Signs	1 max. per 200' street frontage	

Marquee Signs shall only be located along a street frontage.

¹When located over driveways or alleys, minimum clear height is 16'.

4. Miscellaneous

Neon may only be used with painted lettering; signs consisting only of neon lettering are not allowed.

General Note: Image not intended to limit sign message copy.

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Chapter 10: Specific to Large Sites

Sections:

x.10.010	Purpose
x.10.020	General to Walkable Community Design
x.10.030	Walkable Neighborhood Plan
x.10.040	General to Civic Space

x.10.010 Purpose

This [Chapter](#) establishes standards to create walkable neighborhoods.

1. Development subject to this [Chapter](#) is required to create and reinforce walkable neighborhoods with a mix of housing, civic, retail, and service uses within a compact, walkable, and transit-friendly environment.
2. Developments in compliance with this [Section](#) shall achieve the following goals:
 - A. Improve the built environment and human habitat;
 - B. Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and transit;
 - C. Reduce vehicle traffic and support transit by providing for a mixture of land uses, highly interconnected block and street network, and compact community form;
 - D. Generate or reinforce neighborhoods with a variety of housing types to serve the needs of a diverse population;
 - E. Promote the health benefits of walkable environments;
 - F. Generate pedestrian-oriented and scaled neighborhoods where the automobile is accommodated but does not dominate the streetscapes;
 - G. Reinforce the unique identity of [Jurisdiction](#) and build upon the local context, climate, and history;
 - H. Realize development based on the patterns of existing walkable neighborhoods; and
 - I. Design that suits specific topographical, environmental, design site layout, and design constraints unique to the design site.

x.10.020 General to Walkable Community Design

1. Developments of at least three acres or at least 700 feet long or deep shall be designed per the following standards:
 - A. Developments of 20 acres or less, see [Figure 1 \[Walkable Neighborhood Plan Design Process Overview for Large Sites \(3 to 20 Acres\)\]](#); or
 - B. Developments over 20 acres, see [Figure 2 \[Walkable Neighborhood Plan Design Process Overview for Large Sites \(Over 20 Acres\)\]](#); and
 - C. **Walkable Neighborhood Plan (WNP).** Proposed development is required to include a [Walkable Neighborhood Plan \(WNP\)](#) in compliance with this [Subsection](#) that identifies the proposed and existing blocks, civic and open spaces, and streets within 1,500 linear feet of the proposed development. WNP's shall include the information required in [Section x.10.030 \(Walkable Neighborhood Plan\)](#).
2. **Civic Space Required**
 - A. Civic space shall be provided in compliance with [Section x.10.040 \(General to Civic Space\)](#).
 - B. A minimum of 10 percent of the total development area, after subtracting street right-of ways, is required.
3. **Streets.** Streets are to be applied to create walkable neighborhoods with redundant routes for vehicular, bicycle, and pedestrian circulation.
 - A. New streets are required to meet the standards in [Section x.xx.xxx \(Jurisdiction Street Standards\)](#), including maximum slope.
 - B. Required streets, indicated on the [Zone Map](#) or a [Site Development Regulating Plan](#) may be adjusted from their identified location by up to 100 feet in either direction.
 - C. The [WNP](#) shall identify the proposed street and block network.
 - D. Streets that pass from one zone to another may transition in their streetscape along the street's edges. For example, while a street within a more intense zone (e.g., T4CMS) with retail shops may have wide sidewalks with trees in grates, it may transition to a narrower sidewalk with a planting strip within a less intense zone (e.g., T4CN.M) with lower intensity residential building types.
4. **Alleys**
 - A. Existing alleys may be removed if street access is provided to the design sites on those blocks in compliance with the access standards of the zone.
 - B. Alleys may be added in compliance with [Section x.xx.xxx \(Jurisdiction Street Standards\)](#) and in compliance with [Table A \(Block Size Standards\)](#).
 - C. Design sites adjoining an alley and/or with a slope greater than six percent may be reduced in depth by up to 10 feet of the required depth. Rear setbacks may be reduced as allowed by [Section x.11.030 \(Adjustment to Standards\)](#). Front setbacks shall not be reduced.
5. **External Connectivity**
 - A. The arrangement of streets shall provide for the alignment and continuation of existing or proposed streets into adjoining lands where the adjoining lands are undeveloped and intended for future development, or where the adjoining lands are undeveloped and include opportunities for such connections.

NOTE to Jurisdiction re Subsection x.10.020.2.B:

Be sure to calculate the required amount of civic space AFTER rights-of-way have been applied to the development area and then subtract the area of all rights-of-way from the total development area. Also, when finalizing the minimum amount of civic space required, consider amounts beginning at 5% to identify the amount that still provides civic space while maintaining market feasibility for the project.

NOTE to Jurisdiction re 2 (Streets/Civic Space): Be sure to calculate the required amount of civic space AFTER rights-of-way have been applied to the development area and then subtract the area of all rights-of-way from the total development area. Also, when finalizing the minimum amount of civic space required, consider amounts beginning at 5% to identify the amount that still provides civic space while maintaining market feasibility for the project.

Figure x.10.020.1: Walkable Neighborhood Plan Design Process Overview for Large Sites (3 to 20 Acres)

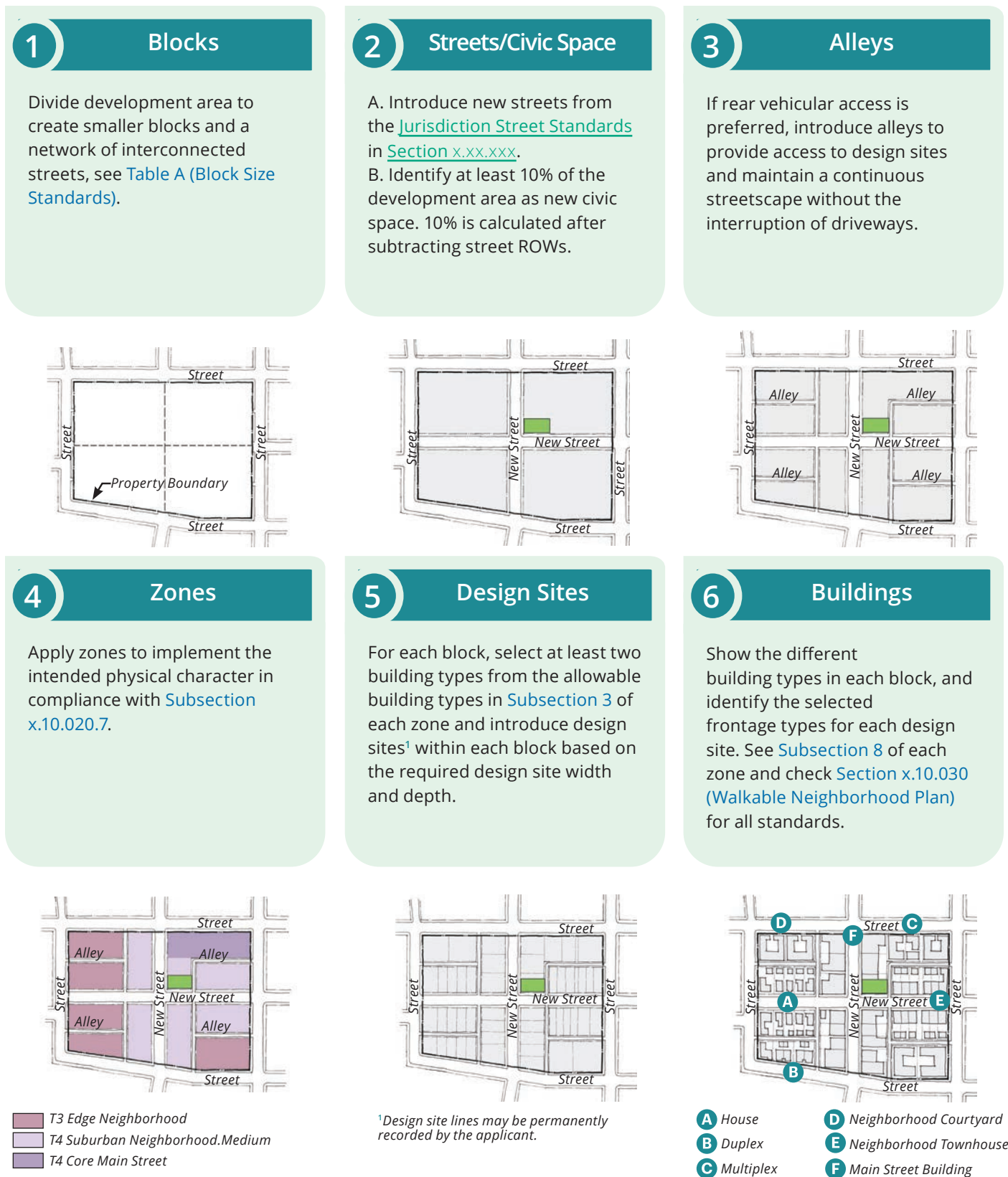


Figure x.10.020.2: Walkable Neighborhood Plan Design Process Overview for Large Sites (Over 20 Acres)

1 Blocks

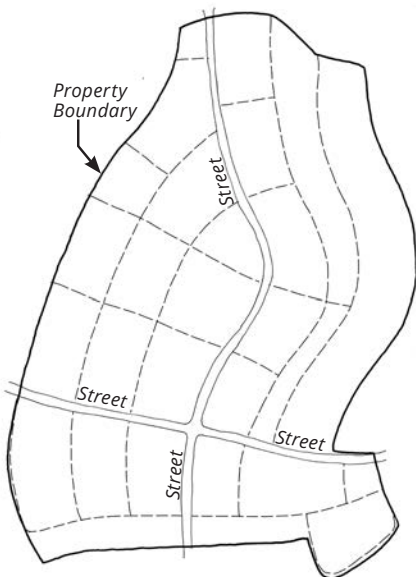
Divide development area to create smaller blocks and a network of interconnected streets, see [Table A \(Block Size Standards\)](#).

2 Streets/Civic Space

A. Introduce new streets from the [Jurisdiction Street Standards](#) in [Section x.xx.xxx](#).
 B. Identify at least 10% of the development area as new civic space. 10% is calculated after subtracting street ROWs.

3 Alleys

If rear vehicular access is preferred, introduce alleys to provide access to design sites and maintain a continuous streetscape without the interruption of driveways.



Existing Site

Development area with existing streets and superblocks

This diagram shows the starting point: a development area with a few main streets and large, unbroken blocks (superblocks). The site boundary is clearly defined.

Figure x.10.020.2: Walkable Neighborhood Plan Design Process Overview for Large Sites (Over 20 Acres) (Continued)

4 Zones

Apply zones to implement the intended physical character, in compliance with [Subsection x.10.020.7](#).

5 Design Sites

For each block, select at least two building types from the allowable building types in [Subsection 3](#) of each zone and introduce design sites¹ within each block based on the required design site width and depth.

6 Buildings

Show the different building types in each block, and identify the selected frontage types for each design site. See [Subsection 8](#) of each zone and check [Section x.10.030 \(Walkable Neighborhood Plan\)](#) for all standards.



- T3 Edge Neighborhood
- T4 Suburban Neighborhood.Small
- T4 Core Neighborhood.Medium



¹Design site lines may be permanently recorded by the applicant.



- A House
- B Duplex
- C Cottage Court
- D Neighborhood Townhouse
- E Multiplex
- F Main Street Building

- B. Street rights-of-way shall be extended to or along adjoining property boundaries to provide a roadway connection or street stub for development, in compliance with [Table A \(Block Size Standards\)](#), for each direction (north, south, east, and west) in which development abuts vacant land.
- C. Right-of-way stubs shall be identified and include a notation that all stubs are to connect with future streets on adjoining property and be designed to transition in compliance with [Section x.xx.xxx \(Jurisdiction Street Standards\)](#).
- D. New dead-end streets and cul-de-sacs are not allowed, except when the grade of the new street exceeds 15 percent.

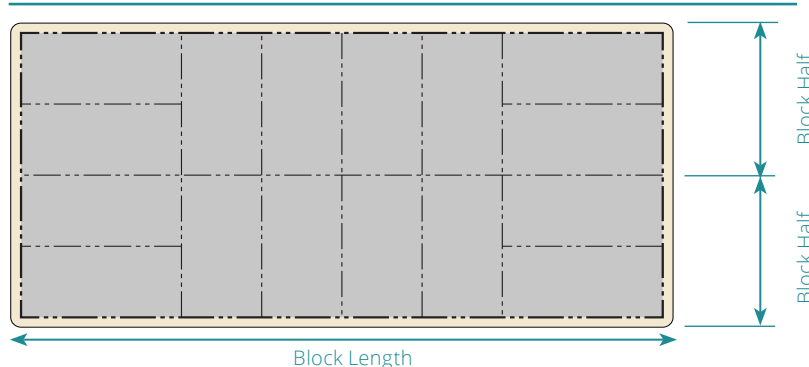
6. **Block Size**

- A. Individual block lengths and the total block perimeter shall be in compliance with the standards in [Table A \(Block Size Standards\)](#).
- B. If a block contains multiple zones, the most intense zone is to be used to establish the standards for block size.
- C. Blocks shall be a minimum width to result in two halves of developable design sites in compliance with the design site depth standards for the allowed building types in the zone. A single half is allowed when adjoining an existing half-block.
- D. Blocks may be uniquely shaped in compliance with the standards in [Table A \(Block Size Standards\)](#), and the allowed adjustments in [Table x.11.030.A \(Adjustments to Standards\)](#).

Table x.10.020.A: Block Size Standards			
Zone	Length	Passage Required ¹	Perimeter Length
T3EN	900' max.	Yes	2,400' max.
T3SN	900' max.	Yes	2,400' max.
T4SN.S	600' max.	Yes	2,000' max.
T4CN.M	600' max.	Yes	2,000' max.
T4SMS.S	600' max.	Yes	2,000' max.
T4CMS	600' max.	No	2,000' max.
T5CN	400' max.	No	1,600' max.
T5CMS	400' max.	No	1,600' max.

¹ In compliance with the standards for a Passage in [Subsection x.10.040.13 \(Passage\)](#)

Figure x.10.020.3 Block Size



Key

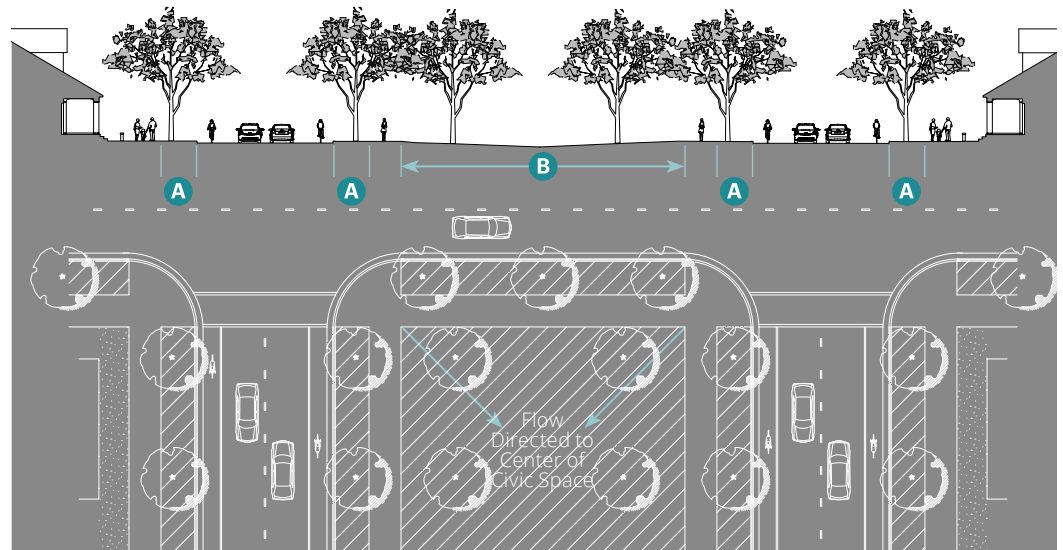
--- Block Perimeter --- Design Site

7. **Stormwater Management**




A. **Integrated Design**

- (1) Stormwater management is required through a system that is integral to the streetscapes and/or the civic and open space(s) in the development.
- (2) The WNP shall identify the area(s) being proposed for managing stormwater. These areas are required to be a combination of the following:
 - (a) Swale within a planted median;
 - (b) Swale within a continuous tree planter adjacent to the travel lane;
 - (c) Pond or other water body; and/or
 - (d) Areas within an allowed civic space type.
- (3) The area(s) used for stormwater management is to be designed for both seasonal temporary on-site retention of stormwater and as public open space for the neighborhood(s) accessible to the public.
- (4) The stormwater management area(s) may connect with those of adjacent development(s).

Figure x.10.020.4 Stormwater Management Diagram



Key

-  Potential Area for Stormwater Management
-  Planted Swale
-  Civic Space Graded to also Accommodate Stormwater

8. **Applying Zones**

- A. **Allocation of Zones.** The WNP shall map the proposed zones on the proposed blocks and any existing blocks in the development in compliance with the following:
 - (1) Sites less than three acres are required to apply one zone, using only the zones established in [Chapter 3 \(Zones\)](#); or
 - (2) Sites greater than three acres and up to 20 acres shall apply at least two zones using only the zones established in [Chapter 3 \(Zones\)](#); or
 - (3) Sites over 20 acres shall apply zones in compliance with the allocation mix standards in [Table B \(Required Allocation Mix of Zones\)](#).
- B. **Organization of Zones.** Zones shall be organized and mapped in a manner that responds appropriately to the various design site conditions. When applying or amending zone boundaries, more intense zones (i.e., T4SMS.S, T4CMS, and T5CMS) shall be organized around a neighborhood main street, civic or open space, transit stop, or civic building locations suitable for greater intensities. These areas shall not be located on slopes greater than six percent.
- C. **Transition between Zones.** Transitions between zones shall occur within the block or across alleys along the adjacent prevailing slope.

Table x.10.020.B: Required Allocation Mix of Zones		
Zone	Minimum % of Land ¹	Maximum % of Land ¹
Walkable Development		
Total to not exceed 100%		
T3EN	None	10%
T3SN	None	15%
T4SN.S	10%	40%
T4CN.M	25%	40%
T4SMS.S	None	25%
T4CMS	10%	25%
T5CN	None	25%
T5CMS	None	20%
Walkable Development within 1,500 feet of transit stop²		
Total to not exceed 100%		
T3EN	None	5%
T3SN	None	10%
T4SN.S	30%	50%
T4CN.M	40%	70%
T4SMS.S	None	30%
T4CMS	None	25%
T5CN	None	40%
T5CMS	None	30%

¹ Net area after subtracting rights-of-way for streets and open/civic space

² A high-frequency transit stop with approximately 15-minutes between arriving buses

x.10.030 Walkable Neighborhood Plan

1. Walkable Neighborhood Plan (WNP) Standards

A. Organization. Each WNP is required to:

- (1) Identify the zone(s), civic space(s), street and block network, as allowed to be adjusted by [Table x.11.030.A \(Adjustments to Standards\)](#); and
- (2) Be in compliance with the design standards of [Section x.10.020 \(General to Walkable Community Design\)](#).

2. Required Content

A. General. Each WNP shall include the following information:

- (1) Boundaries of the proposed development;
- (2) Existing and proposed blocks within 1,500 linear feet of the development boundaries;
- (3) Open space not to be developed (if any);
- (4) Civic space, in compliance with [Section x.10.040 \(General to Civic Space\)](#); and
- (5) Mapping of proposed zones in compliance with [Subsection x.10.020.8](#).

B. Illustrative Site Plan

- (1) The proposed physical character of the WNP shall be identified on an Illustrative Plan showing, in plan view, the proposed building types and private frontage types on each block and the proposed public frontage types showing proposed trees and landscaping along streets and in civic space types.
- (2) As individual needs of a development may change over time, the building types specified in the WNP may be substituted with other building types allowed by the zone in compliance with the zone standards.

3. Required Mix of Building Types and Private Frontage Types

- A. Except in the T4CMS and T5CMS zones, the WNP shall maintain a mix of at least two different building types and two different private frontage types within each block, using only the types allowed in the zone(s).
- B. The WNP shall maintain a mix of at least two different architectural styles within each block.
- C. The WNP shall show dimensioned block depths for both halves of each block to demonstrate compliance with the minimum design site depth required for the building types in each zone.
- D. The applicant may choose to show the shortest minimum design site depth allowed in each zone with an acknowledgement that the selected depth may not accommodate the full range of building types allowed by the zone.

x.10.040 General to Civic Space

1. The [WNP](#) shall identify open spaces and civic space types in compliance with the following standards and the standards of [Table A \(Civic Space Types Overview\)](#).
2. When hillsides are within the development, the hillside ridge(s) shall be the location for civic and open space.
3. Required civic and open space identified on the [Zone Map](#) or [Site Development Regulating Plan](#) may be adjusted from its identified location by up to 100 feet in any direction.
4. Public access and visibility is required along public parks, natural open spaces, and civic uses, including creeks and drainages and stormwater management areas, and shall be fronted by:
 - A. Single-loaded frontage streets (those with development on one side and open space on the other);
 - B. Bike and pedestrian paths; or
 - C. Other methods of frontage that provide similar access and visibility to the open space allowed in the zone. Such access may be provided through public easements or other similar methods.
5. **Amount of Civic Space Required.** As required by [Subsection x.10.020.2](#) or [Section x.xx.xxx \(Jurisdiction Open Space Standards\)](#), development design sites are required to set aside a minimum area of the design site as civic space. One or more civic spaces may be used to meet the required area.
6. **Building Frontage Along or Adjacent to a Civic Space.** The facades on building design sites attached to or across a street from a civic space shall be designed as a "front" on to the civic space, in compliance with [Subsection 5](#) and [Subsection 8](#) of the zone.
7. **Civic Space Types Overview.** This [Subsection](#) identifies the allowed civic space types and standards for improvements to existing civic spaces and for construction of new civic spaces. For each civic space type, [Subsection 1](#) and [Subsection 3](#) are regulatory, and [Subsection 2](#) and [Subsection 4](#) are non-regulatory. Allowed civic space types are identified in [Table A \(Civic Space Types Overview\)](#).

NOTE to Jurisdiction:

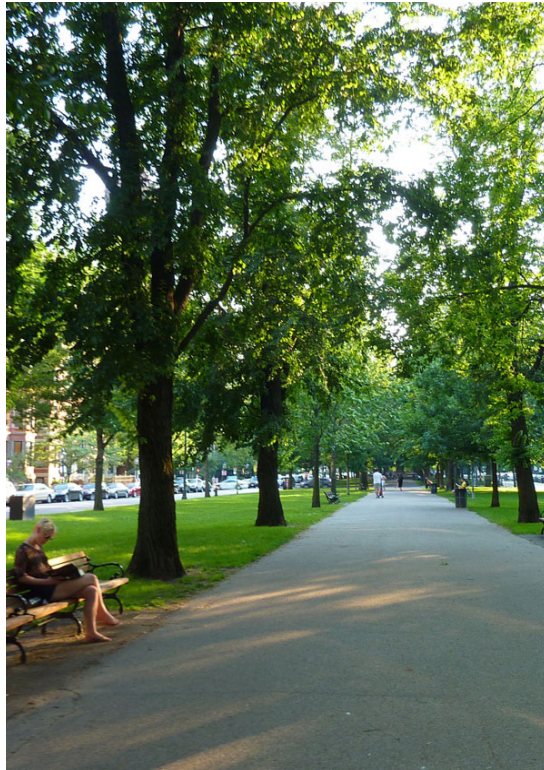
Select one approach for item #5

Table x.10.040.A: Civic Space Types Overview

	Specific Standards	Zones							
		T3		T4				T5	
		EN	SN	SN.S	CN.M	SMS.S	CMS	CN	CMS
Greenway	x.10.040.8	P	P	P	P	X	X	P	X
Green	x.10.040.9	P	P	P	P	X	X	P	X
Plaza	x.10.040.10	X	X	X	X	P	P	X	P
Playground	x.10.040.11	P	P	P	P	P	P	P	P
Community Garden	x.10.040.12	P	P	P	P	P	P	P	P
Passage	x.10.040.13	P	P	P	P	P	P	P	P

Key P = Allowed X = Not Allowed

8. Greenway



1. Description

A multiple-block long linear space for community gathering and strolling for nearby residents and employees, defined by a tree-lined street on at least one side, sometimes forming a one-way couplet on its flanks and by the fronting buildings across the street. Greenways serve an important role as a green connector between destinations.

2. General Character

Formal or informal dominated by landscaping and trees with integral stormwater management capacity

Hardscape path

Spatially defined by tree-lined streets and adjacent buildings

3. Size and Location

Size 2 continuous blocks in length, min.

Width 60' min.

Shall front at least one street

4. Typical Uses

Passive recreation

Walking/running

9. **Green**



1. Description

A large space available for unstructured and limited amounts of structured recreation.

2. General Character

Formal or informal with integral stormwater management capacity

Primarily planted areas with paths to and between recreation areas and civic buildings

Spatially defined by tree-lined streets and adjacent buildings

3. Size and Location

Size 300' x 300' min.

Street required on at least one side of the Green.

Facades on design sites attached to or across a street shall "front" on to the Green.

4. Typical Uses

Unstructured passive and active recreation

Civic uses

Temporary commercial uses

10. Plaza



1. Description

A community-wide focal point primarily for civic purposes and commercial activities.

2. General Character

Formal, urban

Hardscaped and planted areas in formal patterns

Spatially defined by buildings and tree-lined streets

3. Size and Location

Size 50' x 50' min.

Street required one of the Plaza's sides.

Facades on design sites attached to or across a street shall "front" on to the Plaza.

4. Typical Uses

Civic uses

Commercial uses in support of civic uses

Passive recreation

Accessory Uses < 1,500 gsf

11. Playground



1. Description

A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, places protected from the street and in locations where children do not have to cross any major streets. An open shelter, play structure(s), or interactive art and fountain(s) may be included. Playgrounds may be included within all other civic space types except Community Garden.

2. General Character

Play structure(s), interactive art, and/or fountain(s)

Shade and seating provided

May be fenced

Spatially defined by trees

3. Size and Location

Size 40' x 60' min.

4. Typical Uses

Active and passive recreation

Casual seating

12. Community Garden



1. Description

A small-scale space designed as a grouping of garden plots available for small-scale cultivation. Community gardens may be fenced and may include a small accessory structure for storage. Community Gardens may be included within all other civic space types except Playgrounds.

2. General Character

- Informal or Formal, urban
- Combination of planted areas and hardscape
- Spatially defined by building frontages and adjacent street trees
- Walkways along edges or across space

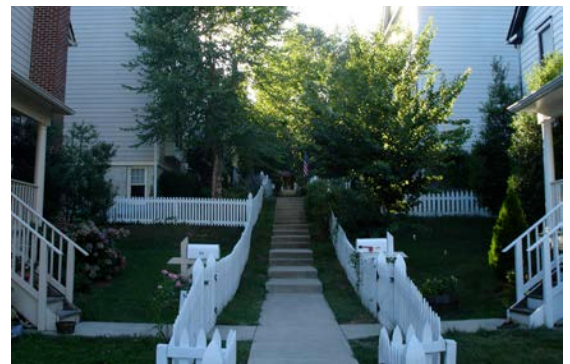
3. Size and Location

Size No minimum; within any design site as allowed by the zone

4. Typical Uses

- Food production
- Passive recreation

13. Passage



1. Description

A pedestrian pathway that extends from the public sidewalk into a civic space and/or across the block to another public sidewalk. The pathway is lined by non-residential shopfronts and/or residential ground floors and pedestrian entries as required by the zone.

2. General Character

- Formal, urban
- No accessory structure(s)
- Primarily hardscape with landscape accents
- Spatially defined by building frontages
- Trees and shrubs in containers and/or planters

3. Size and Location

- Size 20' min. clear width between or through buildings
- Ground floor facades shall be in compliance with facade zone in [Subsection 5](#) and frontages allowed in [Subsection 8](#) of the zone.
- Dooryards, porches, patios, and sidewalk dining shall not encroach into the minimum required width.

4. Typical Uses

- Civic and commercial activity as allowed by the zone
- Ground floor residential as allowed by the zone

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