



City of Las Cruces[®]

PEOPLE HELPING PEOPLE

COUNCIL WORK SESSION SUMMARY ROUTING SLIP

Meeting Date March 14, 2016

TITLE: DOWNTOWN DEVELOPMENT CODE

- Are there attachments to the Council Work Session Summary? Yes No
- Will there be a Video Presentation for this item? Yes No
- Will there be a PowerPoint Presentation for this item? Yes No
- If "yes", will a copy of the PowerPoint Presentation be included on the Council Work Session Agenda? Yes No

DEPARTMENT / ORGANIZATION	SIGNATURE	PHONE NO.	DATE
Drafter/Staff Contact		3048	3/2/16
Department Director		x-3067	3-2-16
Other			
Assistant City Manager/CAO (if applicable)			
Assistant City Manager/COO (if applicable)			3/4/16
City Manager			3-7-16



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PEOPLE HELPING PEOPLE

Council Work Session Summary

Meeting Date: March 14, 2016

TITLE: DOWNTOWN DEVELOPMENT CODE.

PURPOSE(S) OF DISCUSSION:

- Inform/Update
- Direction/Guidance
- Legislative Development/Policy

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

In October 2013, a charrette was held to focus on specific downtown design features. Among the proposed catalyst projects, the final report stated the importance of adopting a form-based code to promote downtown development. As such, the City has proposed adopting the form-based Downtown Development Code (DDC) in the downtown area. The DDC would increase focus on urban design and human interaction with the built-environment while maintaining oversight of appropriate downtown land uses. The DDC encourages a variety of residential options through mixed use development and overall integration of compatible land uses.

Some benefits of the proposed DDC for the downtown area are:

- Balance development flexibility with predictability for adjoining property owners
- Encourage a mix of uses within a compact, walkable urban setting
- Blend a more urban downtown environment with adjoining historic neighborhoods
- Enhance and preserve historic elements of downtown

If approved by City Council, this proposed DDC would replace the existing Central Business District and Main Street Overlay.

SUPPORT INFORMATION:

1. Attachment "A", Downtown Development Code.

Sec. 38-43. Downtown Development Code.

A. Purpose. The purpose of this section and the zoning districts defined herein is to accommodate government facilities, retail, office, residential, and other similar uses in the downtown area of the city with appropriate height, yard, and intensity standards to allow for a higher density and intensity of development. Further, the properties described within the Main Street (MS) zoning district are identified as a special area within the Downtown to encourage revitalization through incentives and clearly defined development standards. See Table 1. Downtown Regulating Plan for the district boundaries. See Sec. N. MS Architectural Standards for development standards that apply to the MS district only.

1. The Downtown Development Code is designed to foster infill redevelopment in a mixed-use pattern as part of a vibrant, diverse, downtown.
2. This Section is intended to promote traditional urban form and a lively mix of uses, allowing for shopfronts, sidewalk cafes, and other commercial uses at the street level, with wide sidewalks and shade trees, overlooked by upper story residences and offices. It also provides a setting for major activities that benefit the community such as markets, festivals, and entertainment.
3. A range of open spaces should be distributed within adjacent neighborhoods and throughout downtown.
4. Buildings and landscaping should contribute to the physical definition of thoroughfares as civic places.
5. The transect designations in Sec. B. Zoning Districts shall describe the general character of downtown.

B. Zoning Districts. Zoning districts are limited to the following transect designations:

1. Downtown (DT): This district consists of higher intensity mixed-use buildings that accommodate retail, offices, institutional, and residences. The thoroughfares have wide sidewalks with street trees and buildings are set close to the sidewalks.
2. Main Street (MS): This district is similar in use and character to DT, but the massing and proportions are in harmony with an urban core.
3. General Urban (GU): This district includes a mix of uses, but is primarily in the form of medium-intensity mixed use structures. It may have a wide range of building types: residences, live-work units, commercial buildings, theaters, and mixed-use buildings. The thoroughfares have wide sidewalks and buildings are set close to the sidewalks.

C. Downtown Regulating Plan

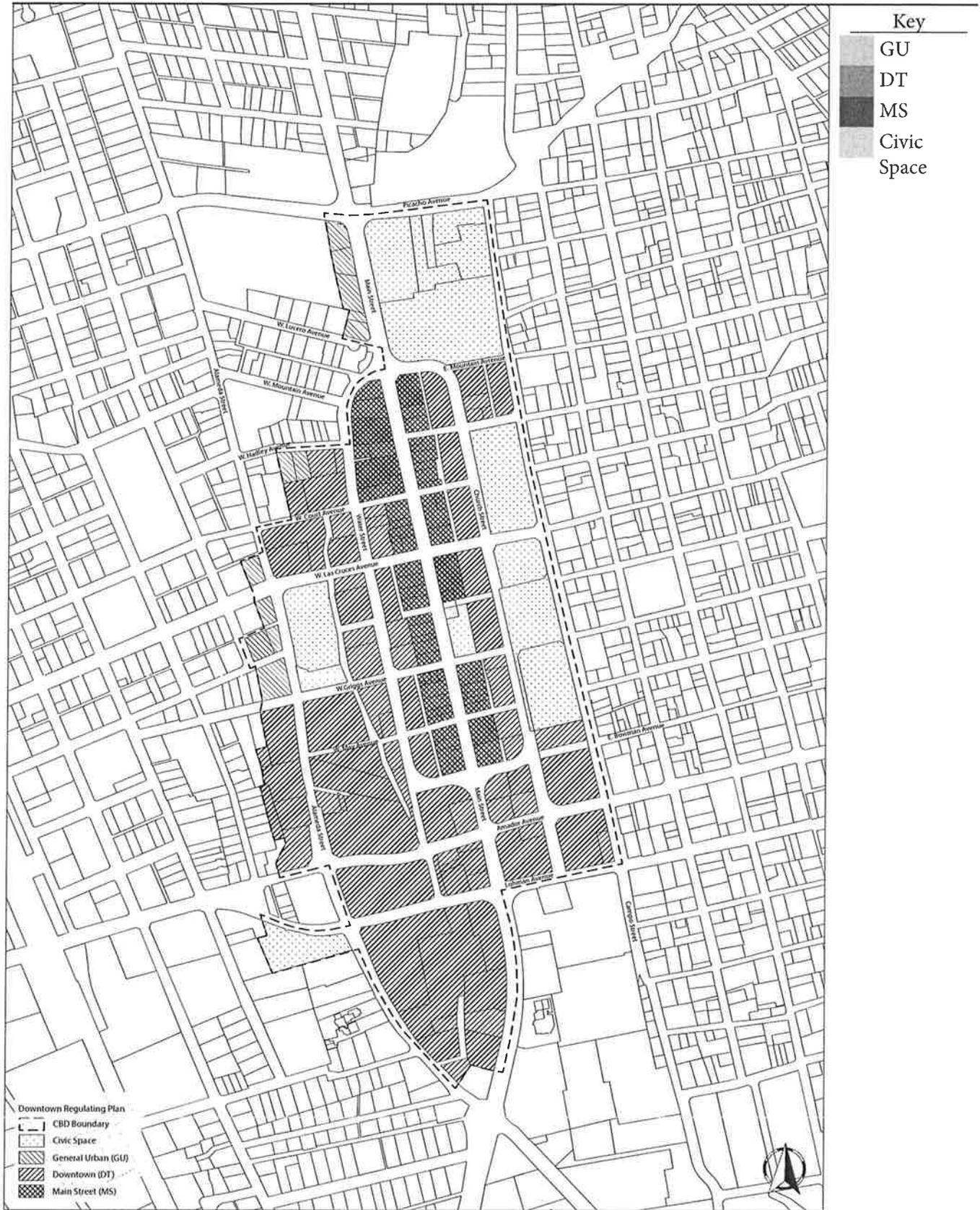
1. The regulating plan is the zoning map and principal tool for implementing the Downtown Master Plan, as amended. It identifies the transect district for the building site (See Table 1. Downtown Regulating Plan) which regulates standards for each lot.

2. New development in Downtown shall provide sidewalk improvements, civic spaces as needed, and contribute to a shared parking and access strategy to create a complementary pattern for growth and development. The rules below will enhance a compact, economically sustainable, mixed-use downtown that complements the adjacent neighborhoods and provides flexible opportunities for residential, employment, government, institutional, and commercial uses.
3. Where present, alleys shall provide access to the rear of all lots. Alley dedication and construction within the rear setback is required as part of a redevelopment project if they do not exist. Alleys shall be constructed pursuant to Table 16. Access and Sec. T. Streetscape.

D. Instructions

1. Find the transect zone for your parcel in Table 1. Downtown Regulation Plan.
2. Site and building plans submitted under this Section shall include the following, in compliance with the standards described in this Section:
 - a. Site Plan / Building Placement
 - b. Building Specifications including floor plans (See § H through § K.)
 - c. MS Architectural Standards, if applicable (See § L on page 20.)
 - d. Fencing (See § M on page 21.)
 - e. Signs (See § N on page 22.)
 - f. Use (See § O on page 29.)
 - g. Parking (See § P on page 32.)
 - h. Landscaping (See § Q on page 34.)
 - i. Streetscape, if applicable (See § R on page 35.)
3. Site and building plans submitted under this Section require administrative approval by the Community Development Department.

TABLE 1. DOWNTOWN REGULATING PLAN



E. Definitions

This Sub-section provides definitions for terms in this Section that are technical in nature or that otherwise may not reflect a common usage of the term. Words in italics throughout the Section indicate defined terms. Additional definitions are in Article III of Chapter 38, Zoning Code and Sec. 36-3 of Chapter 36, Signs.

Alley: a vehicular way located to the rear of lots providing access to service areas, parking and accessory structures.

Civic Space: an outdoor informal or formal area permanently dedicated for public use. See Table 2. Civic Space.

TABLE 2. CIVIC SPACE

<p>a. Square: Size: The minimum size shall be 1/4 acre and the maximum shall be 3 acres. Edge Condition: A square is spatially defined by building frontages. Landscape: A square's landscape shall consist of paths, lawns and trees, formally arranged.</p>	
<p>b. Plaza: Size: The minimum size shall be 1/4 acre and the maximum shall be 2 acres. Edge Condition: A plaza shall be spatially defined by building frontages. Landscape: Its landscape may consist primarily of pavement. Trees and grass are optional, but perimeter shade is required.</p>	
<p>c. Playground: Size: There shall be no minimum or maximum size. Edge Condition: Playgrounds shall be interspersed within urban areas and may be placed within a block. Landscape: A playground shall be fenced and may include an open shelter. Playgrounds may be included within plazas and squares.</p>	

Director: City of Las Cruces Community Development Department Director.

Elevation: an exterior wall of a building not along a frontage line. See: facade. See Table 3. Terminology Illustrated.

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element extending into a setback, into the public frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit extending into the public frontage setback, or above a height limit.

Facade: the exterior wall or elevation of a building that is set along a frontage line. See Table 3. Terminology Illustrated.

Frontage: the area between a building facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into private and public frontages. See Table 3. Terminology Illustrated.

Primary Frontage: on corner lots, the private frontage designated to bear the address and principal entrance to the building, and the measure of minimum lot width. Prescriptions for the parking locations pertain only to the principal frontage. Prescriptions for the front setback pertain to both frontages of a corner lot. See frontage.

Secondary Frontage: on corner lots, the private frontage not on the primary thoroughfare.

Private Frontage: the privately owned setback between the frontage line and principal building facade.

Common Entry: a private frontage configuration for office and residential use, wherein the facade is aligned close to the frontage line with the primary building entrance at sidewalk grade. The common entry may be buffered by a planter at the sidewalk.

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

Gallery: a private frontage configuration for retail use wherein the facade is aligned close to the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk.

No Yard: a private frontage yard type with zero setback at the frontage line.

Porch: a private frontage configuration wherein the facade has a covered patio or elevated area at the primary entrance.

Shopfront: a private frontage configuration for retail use, with substantial glazing, wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade.

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

Terrace: a private frontage yard type with a shallow setback and front elevated patio, usually

with a low wall at the frontage line. This type buffers residential uses from urban sidewalks. Terraces are also suitable for outdoor cafes.

Walled Yard: a private frontage yard type with a wall at the frontage line.

Frontage buildout: the percentage of the lot width that is occupied by the building facade at the front setback.

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

Landscaped Area: the area of a lot or parcel exclusive of building footprints, driveway and walkway pavements, and other impervious hardscape areas, and exclusive of ponds, pools and other water features.

Liner building: a building specifically designed to mask a parking lot or a parking structure from a public frontage.

Live-Work: a mixed-use unit consisting of a commercial and residential use. The commercial use may be anywhere in the unit.

Lot Coverage: the percentage of a lot that is covered by buildings and other roofed structures.

Mixed-Use: multiple uses within the same building or in multiple buildings.

Pedestrian Passage: a pedestrian access between or through buildings. The passage may connect mid-block parking to the street.

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

Signs: Signs shall be defined pursuant to Chapter 36, Signs. Additional definitions are as follows:

Changeable Copy: A sign which allows characters, letters, or illustrations to be changed without altering the sign.

Display Case: A display case located on the facade of a building which displays menus, handbills or posters advertising a scheduled event, performance or film, and merchandise associated with the event, performance or film.

Projecting Sign: A small sign, which is suspended from an overhang, canopy, marquee, or awning, or is suspended from a mounting attached directly to the building wall, and hangs perpendicular to the building wall. An 8-foot clearance is required between a projecting sign and finished grade.

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

Streetscreen: a freestanding wall built along the frontage line with the facade. It may mask a parking lot from the public frontage, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm. (Syn: streetwall).

Transect: categorization system that organizes all elements of the built environment.

Use, Civic (See § O on page 29.): community uses open to the public including: meeting halls; li-

bareries; schools; police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; and government functions open to the public.

Use, Commerce (See § O on page 29.): commerce uses shall be considered to encompass all of the following:

1. Executive, Administrative, and Professional Offices
2. Medical and Dental Offices, and Clinics
3. Day Care Centers
4. On-premise Alcohol Sales
5. Sidewalk Cafes
6. Outdoor Food and Beverage Service
7. All of the Civic Use Categories
8. All of the Retail Use Categories
9. Parking Facilities and Structures

Use, Cottage Industry (See § O on page 29.): cottage industry uses shall refer to an industry whose labor force consists of individuals working at home with their own equipment.

Use, Lodging (See § O on page 29.): lodging uses are defined as premises available for daily and weekly renting of bedrooms and shall be considered to encompass all of the following:

1. Bed and Breakfast
2. Inn
3. Motel
4. Hotel

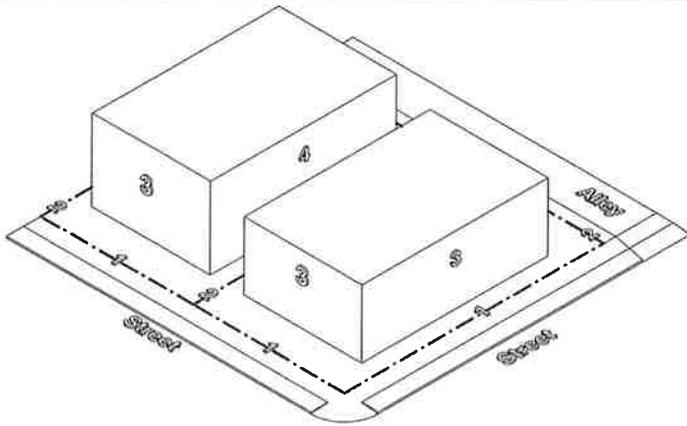
Use, Residential (See § O on page 29.): residential uses shall be considered to encompass all of the following:

1. Dwelling Units
2. Adult Foster Care Family Home
3. Family Day Care Homes
4. Foster Family Homes
5. Homes for the Disabled

Use, Retail (See § O on page 29.): retail uses shall be considered to encompass all of the following:

1. Retail service: establishments providing services, as opposed to products, to the general public, including restaurants, finance, real estate and insurance, travel agencies, health and educational services, galleries, and temporary storage, provided that the temporary storage is ancillary to the primary retail service.
2. Retail specialty: Include, but are not limited to the sale of gifts, antiques, flowers, books, jewelry, wearing apparel or craft shops making articles exclusively for sale at retail on the premises.
3. Retail trade: Establishments engaged in selling new goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

TABLE 3. TERMINOLOGY ILLUSTRATED



- 1 – Frontage Line
- 2 – Lot Line
- 3 – Facade
- 4 – Elevation

F. Existing building and property alteration, remodel, or renovation

1. For the purpose of this section, alteration, remodel, or renovation shall be defined as: Any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders, as well as any change in rooflines, or any enlargement to or diminution of a building or structure, whether horizontally or vertically.
2. Minor modifications. For the purpose of this section, a minor modification shall be one that does not result in an alteration, remodel, or renovation as described in Section F.1. The minor modification of an existing building or property is permitted by-right if such changes result in greater conformance with the purposes and specifications of this Section. The minor modification must comply with the design standards unless, through the determination of the Director or designee, said compliance would substantially create an undue burden to the property owner or create a condition whereby the expansion and compliance measure, partially applied, would be substantially out of character with the existing development.
3. Existing buildings and properties that do not conform to the provision of this Section may continue in use as they are. However, they shall be brought into compliance with current standards when:
 - i. The property remains vacant for a period of one continuous year or greater; or
 - ii. Alteration, remodel, or renovation causes any one-time or cumulative increase of 30 percent or greater to the gross square footage of building area occurs during a ten-year period; or
 - iii. A change in use occurs on the property which results in the alteration of the use orientation (e.g. service to retail), or density (e.g. eight dwelling units to 15 dwelling units) or change in occupancy type from the building code perspective.
4. Once permission to proceed has been granted by the Director or designee, the applicant may apply for the permit. Work shall not commence until permit approval is granted.

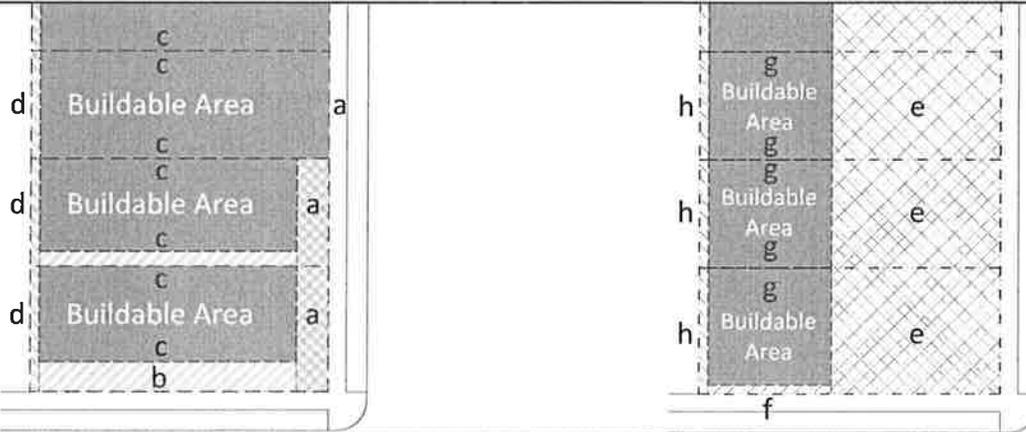
5. The restoration or rehabilitation of an existing building shall not require the provision of parking in addition to that existing, nor on-site stormwater retention/detention in addition to that existing, unless otherwise required by County or State code.
6. Normal maintenance activities as verified by the city's building official or designee are exempt from this provision.
7. Should an applicant not agree with the interpretation by the Director or designee, the interpretation may be appealed to the Planning and Zoning Commission.

G. Building Placement

1. Lot coverage by building shall not exceed that recorded in Table 4 – Table 6.
2. Facades shall be built parallel to the principal frontage line, and along a minimum percentage of the frontage width at the setback, as specified as frontage buildout on Table 4 – Table 6.
3. Setbacks for principal buildings and accessory buildings shall be as shown in Table 4 – Table 6. Setbacks may be adjusted by up to 10 percent by administrative waiver to accommodate specific site conditions. The Director or designee shall make the following written findings:
 - a. The waiver is consistent with the provisions of Sec. B. Zoning Districts.
 - b. The waiver is consistent with the Downtown Master Plan.
 - c. The building placement will not materially endanger the public health or safety.
 - d. The location and character of the building placement, if developed according to the plans and information approved, will be in harmony with proximate land uses, and consistent with the purposes of the district.
 - e. The building placement will not adversely affect Downtown by altering its character.

TABLE 4. BUILDING FORM STANDARDS - GU

BUILDING SETBACKS



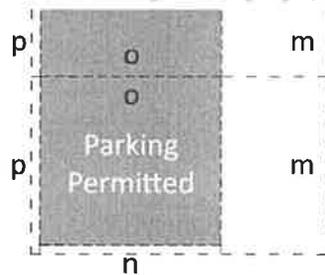
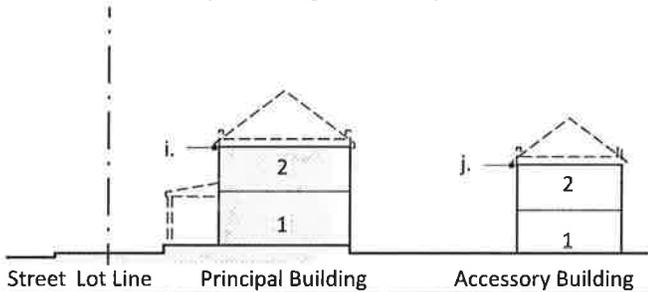
PRINCIPAL BUILDINGS

ACCESSORY BUILDING

a	Primary Frontage	15 ft. max.	e	From Rear Lot Line	40 ft. max.
b	Secondary Frontage	10 ft. max.	f	Secondary Frontage	5 ft. min.
c	Side Lot Line	0 ft. or 5 ft. min.	g	Side Lot Line	0 ft. min.
d	Rear Lot Line	3 ft. min.	h	Rear Lot Line	3 ft. min.

BUILDING ENVELOPE

PARKING AND STORAGE SETBACKS

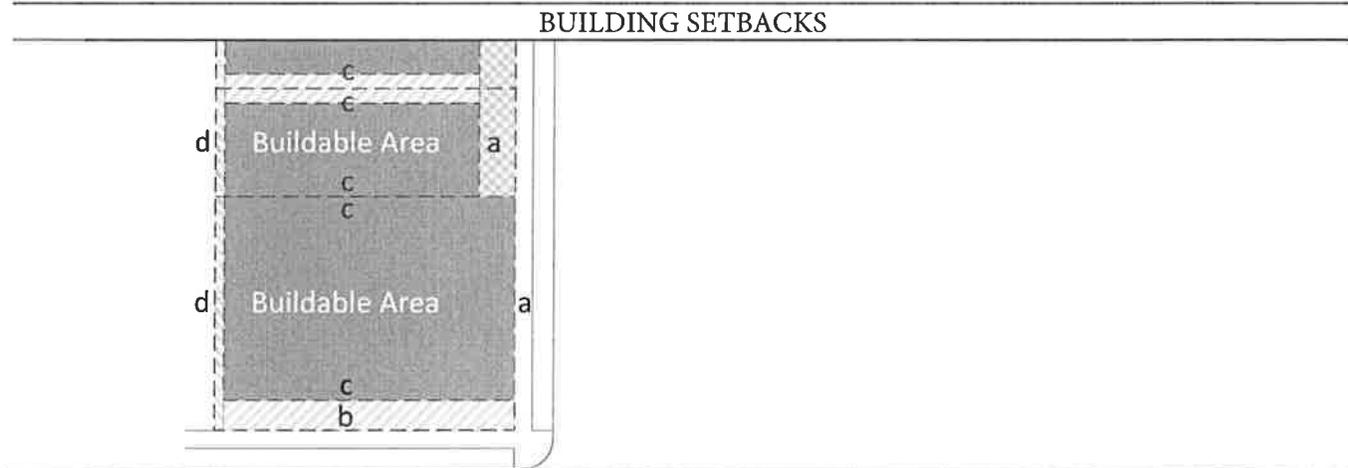


i	Building Height	2.5 stories max.	m	Primary Frontage	20 ft. + Principal Building Setback
j	Outbuilding Height	2 stories max.	n	Secondary Frontage	5 ft. min.
k	Parking Height	n/a	o	Side Lot Line	0 ft. min.
l	Lot Coverage	70% max.	p	Rear Lot Line	3 ft. min.

BUILDING FRONTAGE

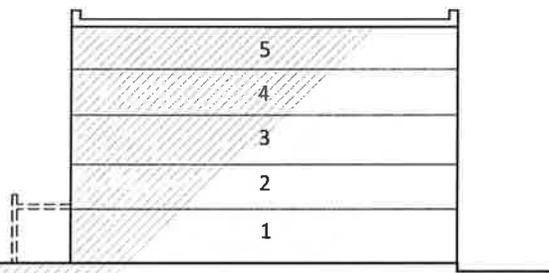
Permitted Frontages, see Table 7 and Table 8	Yard Walled Yard Terrace No Yard	Yard Porch Stoop Shopfront
Frontage Buildout	60% min.	

TABLE 5. BUILDING FORM STANDARDS - DT



PRINCIPAL BUILDINGS		ACCESSORY BUILDING			
a	Primary Frontage	12 ft. max.	e	From Rear Lot Line	n/a
b	Secondary Frontage	8 ft. max.	f	Secondary Frontage	n/a
c	Side Lot Line	0 ft. or 5 ft. min.	g	Side Lot Line	n/a
d	Rear Lot Line	3 ft. min.	h	Rear Lot Line	n/a

BUILDING ENVELOPE



PARKING AND STORAGE SETBACKS



i	Building Height	5 stories max.	m	Primary Frontage	20 ft. + Principal Building Setback
j	Outbuilding Height	n/a	n	Secondary Frontage	5 ft. min.
k	Parking Height	5 stories max.	o	Side Lot Line	0 ft. min.
l	Lot Coverage	100% max.	p	Rear Lot Line	3 ft. min.

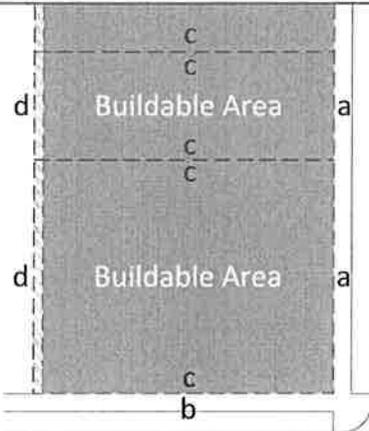
BUILDING FRONTAGE

Permitted Frontages, see Table 7 and Table 8	Yard	Configuration Stoop Common Entry Shopfront Gallery
	No Yard	
	Terrace	
	Forecourt	
Frontage Buildout	70% min.	

TABLE 6. BUILDING FORM STANDARDS - MS

BUILDING SETBACKS

TABLE 6. BUILDING FORM STANDARDS - MS



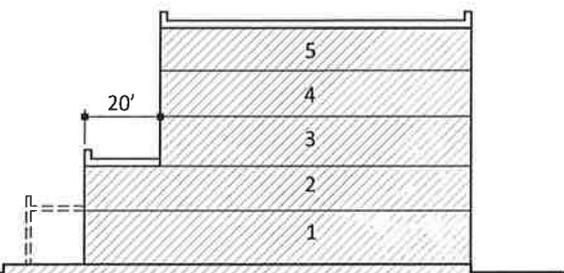
PRINCIPAL BUILDINGS

a	Primary Frontage	0 ft. max.
b	Secondary Frontage	0 ft. max.
c	Side Lot Line	6 ft. max.
d	Rear Lot Line	0 ft. min.

ACCESSORY BUILDING

e	From Rear Lot Line	n/a
f	Secondary Frontage	n/a
g	Side Lot Line	n/a
h	Rear Lot Line	n/a

BUILDING ENVELOPE



PARKING AND STORAGE SETBACKS



i	Building Height	5 stories max.
	Main Street Stepback	20' after 2nd story
j	Outbuilding Height	n/a
k	Parking Height	5 stories max.
l	Lot Coverage	100% max.

m	Primary Frontage	20 ft. + Principal Building Setback
n	Secondary Frontage	5 ft. min.
o	Side Lot Line	0 ft. max.
p	Rear Lot Line	0 ft. min.

BUILDING FRONTAGE

Permitted Frontages, see Table 7 and Table 8	Yard	Configuration
	No Yard	Common Entry
	Terrace	Shopfront
Frontage Buildout	100% min.	Gallery

H. Building Specifications: Height

1. Building height is regulated by Table 4 – Table 6, measured as follows:
 - a. Building height is measured in above ground stories.
 - b. Stories are measured from finished floor to finished ceiling.
 - c. Stories above the ground floor are limited to 14 feet after which height they are counted as two stories.
 - d. For residential uses, a ground floor story of 16 feet or less is counted as one story. Ground floors exceeding 16 feet in height are counted as two stories.
 - e. For non-residential and mixed-uses a ground floor story shall be no less than 10 feet in height. A ground floor story of 25 feet or less is counted as one story. Ground floors exceeding 25 feet in height are counted as two stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional floor.
 - f. Height limits do not apply to unfinished attics, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads.
 - g. Building setbacks shall be required in MS pursuant to Table 6.i.

I. Building Specifications: Frontage Requirements

1. Lot lines abutting a right-of-way are designated as a primary frontage or secondary frontage as follows:
 - a. For lots abutting a right-of-way along a single lot line, the lot line abutting the right-of-way is designated the primary frontage.
 - b. For lots abutting a right-of-way along multiple lot lines, the lot line relating to the address of the principal building is designated the primary frontage. All remaining lot lines are designated secondary frontages.
 - c. Main Street is considered the primary frontage for all lots abutting the right-of-way.
2. Regulations pertaining to primary frontages and secondary frontages, collectively frontage requirements, apply to the area of the lot within the front setback and secondary front setback including the following:
 - a. Building facades;
 - b. Structures that project from the facade such as porches, terraces, stoops, awnings, canopies, and galleries;
 - c. Landscape elements and ground surfaces between the building facade and the lot line.

3. Where building facades do not occupy the entire frontage length, a streetscreen is required as follows:
 - a. Streetscreens must be between 4 and 8 feet in height.
 - b. Openings in the streetscreen for vehicular access may be no wider than 26 feet.
 - c. Streetscreens shall provide no less than 70 percent opacity.
4. Frontages are regulated by frontage type according to Table 7, Table 8, and as follows:
 - a. Landscaping, fencing, and general surface treatment are regulated according to frontage yard type pursuant to Table 7.
 - b. Encroachments and configurations are regulated according to frontage configuration type pursuant to Table 8.
 - c. Frontage types are a combination of frontage yard type and frontage configuration type.
 - d. Where frontage yard types permit multiple frontage configuration types, one or more frontage configuration type may be selected for each facade.
5. Frontage types must be designated at all building frontages and must comply with the standards for that type.
6. A shopfront frontage is required for all ground floor retail uses.
7. Building entries must be provided along frontages as follows:
 - a. The principal entrance must be located at the primary frontage.
 - b. All habitable spaces within a building must be accessible from frontages.
 - c. Building entries must be provided at primary frontages at a minimum of one entry for every 50 feet of frontage.
 - d. Building entries must be provided at secondary frontages at a minimum of one entry for every 150 feet of frontage.
8. Loading docks and service areas up to a combined width of 30 feet may be incorporated into secondary frontages no more than 50 feet from the rear lot line.

TABLE 7. FRONTAGE TYPES – YARD

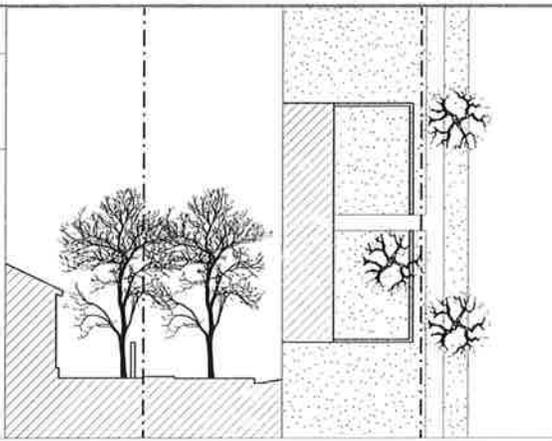
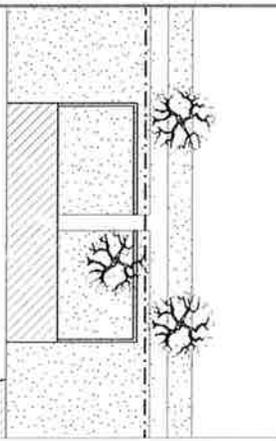
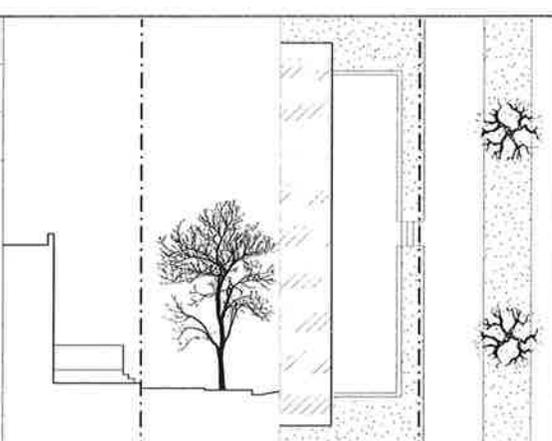
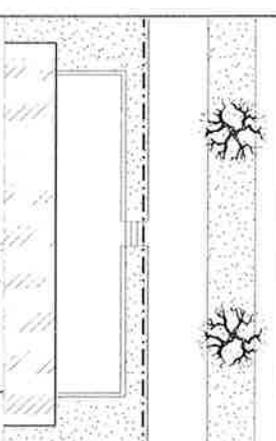
FRONTAGE TYPE REQUIREMENTS		SECTION		PLAN	
		PRIVATE	PUBLIC	PRIVATE	PUBLIC
YARD A - WALLED					
District	GU				
Setback Depth	0 ft. min., 1.5 ft. max.				
Combinations	Porch, Stoop				
Landscape and Fencing Requirements	(a) The front setback must be landscaped. (b) Walls are required within 18 in. of frontage lines. (c) 1 understory tree, or 10 shrubs are required for every 500 sf of landscaped area, or fraction thereof.				
Additional Requirements	(a) Retaining walls are permitted for landscape level changes. (b) Paving is limited to permitted walkways and driveways. (c) 1 walkway per frontage providing access to the primary entrance is permitted up to 48 in. in width. (d) This yard type must be combined with either a porch or stoop frontage.				
YARD B - TERRACE		SECTION		PLAN	
		PRIVATE	PUBLIC	PRIVATE	PUBLIC
District	GU, DT, MS				
Setback Depth	12 ft. max.				
Combinations	Common Entry, Shopfront, Gallery				
Landscape and Fencing Requirements	(a) The front setback must be landscaped and may be paved in DT and MS. (b) Fencing is permitted at or behind the building setback line. (c) In GU, fencing is permitted at frontage lines.				
Additional Requirements	(a) The frontage setback must be raised between 12 in. and 36 in. (b) Terraces may be no less than 8 feet in depth. (c) Retaining walls are permitted for level changes. (d) If in MS the terrace must be embedded with the building to maintain the zero setback requirement, but shall remain open facing the street. (e) This yard type must be combined with a shopfront or common entry frontage or a combination of both.				

TABLE 7. FRONTAGE TYPES - YARD

FRONTAGE TYPE REQUIREMENTS		SECTION		PLAN	
		PRIVATE	PUBLIC	PRIVATE	PUBLIC
YARD C - NO-YARD					
District	GU, DT, MS				
Setback Depth	8 ft. max.				
Combinations	Common Entry, Shopfront, Gallery				
Landscape and Fencing Requirements	(a) The frontage setback must be paved and integrated with the public sidewalk. (b) Raised planters and portable and non-permanent planters are permitted.				
Additional Requirements	(c) The frontage setback must match sidewalk grade. (d) The frontage setback may be used for outdoor seating and merchandise sales and display. The frontage setback may not be used for storage.				
YARD D - FORECOURT					
District	DT				
Setback Depth	8 ft. max., excluding forecourt				
Combinations	Shopfront, Common Entry, Gallery				
Landscape and Fencing Requirements	(a) The frontage setback must be paved and integrated with the public sidewalk. (b) Raised planters and portable and non-permanent planters are permitted. (c) Forecourts may be paved or landscaped.				
Additional Requirements	(a) A forecourt shall be located at the primary entrance, and shall be no greater than 600 sf. in area. (b) The forecourt must be bound by facades on a minimum of 2 sides. (c) Facades at the forecourt may exceed maximum frontage setback. (d) The frontage setback must be configured according to Yard E - No-Yard.				

TABLE 8. FRONTAGE TYPES - CONFIGURATION

FRONTAGE CONFIGURATION REQUIREMENTS		SECTION		PLAN	
		PRIVATE	PUBLIC	PRIVATE	PUBLIC
CONFIGURATION A - PORCH					
District	GU				
Entry Grade	36 in. max.				
Combinations	n/a				
Setback and Encroachment	(a) Porches and related structures may encroach into frontage setbacks up to 100% of their depth in GU.				

Additional Requirements (a) A porch may only occur at the primary entrance.
 (b) Porches may be no less than 6 feet in depth.

FRONTAGE CONFIGURATION REQUIREMENTS		SECTION		PLAN	
		PRIVATE	PUBLIC	PRIVATE	PUBLIC
CONFIGURATION B - STOOP					
District	GU, DT				
Entry Grade	36 in. max.				
Combinations	Common Entry				
Setback and Encroachment	(a) Stoops and related structures may encroach into frontage setbacks up to 100%. (b) Stoops may be recessed into building facades.				

Additional Requirements (a) A stoop is required at the primary entrance.
 (b) Stoops may be masonry, stone, stucco, or concrete.
 (c) Wood is prohibited for stoop railings.
 (d) Stoop landings may be covered.

TABLE 8. FRONTAGE TYPES - CONFIGURATION

FRONTAGE CONFIGURATION REQUIREMENTS		SECTION		PLAN	
		PRIVATE	PUBLIC	PRIVATE	PUBLIC
CONFIGURATION C - COMMON ENTRY					
District	DT, MS				
Entry Grade	20 in max.				
Combinations	Shopfront, Stoop				
Setback and Encroachment	(a) Canopies and awnings may encroach into frontage setbacks up to 100% of their depth. (b) Canopies and awnings may encroach into the public right-of-way up to 10 feet.				
Additional Requirements	(a) A stoop combination is permitted in DT. (b) Canopies are permitted at the primary entrance. (c) Awnings are permitted along facades.				
CONFIGURATION E - SHOPFRONT					
District	DT, MS				
Entry Grade	sidewalk grade				
Combinations	Common Entry, Shopfront				
Setback and Encroachment	(a) Display windows may encroach into frontage setbacks up to 5 feet in depth. (b) Awnings may encroach into frontage setbacks up to 100% of their depth. (c) Awnings may encroach into the public right-of-way up to 10 feet.				
Additional Requirements	(a) Entries may be recessed from the facade up to 5 feet in depth. (b) Tenant spaces must provide shopfronts along no less than 70% of tenant space frontage. (c) Tenant spaces with frontage on both primary and secondary frontages must provide shopfronts along no less than 30% of the secondary frontage.				

TABLE 8. FRONTAGE TYPES – CONFIGURATION

FRONTAGE CONFIGURATION REQUIREMENTS		SECTION		PLAN	
		PRIVATE	PUBLIC	PRIVATE	PUBLIC
CONFIGURATION D- GALLERY					
District	DT, MS				
Entry Grade	sidewalk grade				
Combinations	Shopfront, Common Entry				
Setback and Encroachment	<p>(a) Galleries may encroach into frontage setbacks up to 100% of their depth.</p> <p>(b) Galleries may encroach into the public right-of-way to 10 feet.</p> <p>(c) Awnings are not permitted in combination with galleries.</p>				
Additional Requirements	<p>(d) Galleries may be no less than 8 feet in depth.</p> <p>(e) Galleries must have a minimum clearance of 10 feet.</p> <p>(f) Galleries must be supported by columns.</p> <p>(g) Galleries must be covered by roofing, green roofing, upper terraces, trellises, solar collectors, or fabric.</p>				

J. Building Specifications: Encroachments

1. Encroachments into frontages are permitted as follows:
 - a. Encroachments in frontage setback are prohibited except where specifically permitted in this Section, Table 7, and Table 8.
 - b. Roof overhangs, cornices, window and door surrounds and other facade decorations may encroach into the front setback up to 2 feet but not beyond the lot line, and may not obscure views from windows to the street or from the street into windows.
 - c. Shading devices may encroach into frontage setbacks as follows:
 - d. In GU, shading devices attached to facades may encroach up to 6 feet, but not beyond the lot line.
 - e. In DT and MS, shading devices may encroach into the front setback up to the lot line, and into the right-of-way up to 10 feet or within 2 feet of the curb.
 - f. Balconies may encroach into the frontage setback a maximum of 3 feet, but not beyond the lot line.

g. Bay and bow windows may encroach into the frontage setbacks up to 3 feet, but not beyond the lot line.

2. Encroachments into pedestrian passages are permitted as follows:

- a. A minimum of 14 feet in height must be maintained along the entire length of pedestrian passage.
- b. Buildings and structures may encroach over pedestrian passages.
- c. An unobstructed pedestrian path must be maintained a minimum of 5 feet in width and 8 feet in height. The pedestrian path is required to be continuous however it is not required to follow a straight line.
- d. Signage, bay and bow windows, balconies, lighting fixtures, and display windows may encroach into pedestrian passages.
- e. Outdoor seating, outdoor dining, and other non-permanent fixtures may encroach into pedestrian passages.

K. Building Specifications: Glazing

1. Facade glazing at building frontages must meet the minimum area requirements, calculated by glass area for each facade separately, as specified in Table 9. Minimum Facade Glazing.

TABLE 9. MINIMUM FACADE GLAZING

MEASUREMENT	GU	DT
Ground Floor	15%	30%
Second Floor	10%	20%
Upper Floors	n/a	20%

- 2. Mirrored and reflective glass is prohibited.
- 3. Shopfront frontages must meet the following glazing requirements:
 - a. Shopfronts must provide clear glazed areas for visibility into tenant spaces for no less than 60 percent of the shopfront area.
 - i. Facade area is calculated as the height from finished floor to finished ceiling times the width of the tenant space.
 - b. Shopfront glazing requirements are calculated separately for each tenant space.
- 4. Signs and posters shall cover no more than 30 percent of the total glazing area.

L. MS Architectural Standards. This sub-section supersedes the zoning district standards for any subject addressed in the MS zoning district.

1. Building Width:
 - a. New buildings facing Main Street shall not exceed the average building width on their block except as follows:
 - i. Buildings may be a maximum of 150 feet wide if the facade is designed to simulate the average width of buildings on the block.
2. Facade Standards:
 - a. Glazing at the second story shall not exceed 30% of the second story building facade wall area.
 - b. Mechanical equipment shall be screened from the street view.
3. Sidewalk coverings
 - a. When awnings, canopies or galleries are used, they shall be designed and installed in compliance with building codes.
 - b. Sidewalk coverings shall not obscure architectural details of designated historic building facades.
4. Signs
 - a. Signs shall not obscure other building elements such as windows, cornices or architectural details.
 - b. Individual business signs in a single storefront shall relate to each other in design, size and placement on the building and lettering style.
 - c. Externally illuminated signs shall contain light within the sign frame and shall not spill light over to other portions of the building.

M. Fencing.

1. Hedges in frontage fences shall be evergreen.
2. Wood frontage fences shall be painted or stained.
3. Lot line fences shall be between 60 and 72 inches in height.
4. Frontage fences shall not exceed 48 inches in height nor violate the clear sight triangle.
5. Frontage fences may occur at the lot line, or up to 18 inches behind the lot line to permit landscaping.

6. When erected on a lot line, all of the fence and any of its supporting structures shall be contained within the lot.
7. The supporting members and posts shall be on the inside, and the smooth or flat faces on the outside. If two faces are used, each face shall be of the same type and finish. Board on board fences is considered equal treatment.
8. Chain link, barbed wire, razor wire, and electrically charged fences are not permitted.

N. Signs.

The general intent of regulating signs that are visible from the public frontage is to ensure proper dimensioning and placement with respect to existing or planned architectural features, to maintain or improve public safety, to maintain or improve the aesthetic character of the context in which they are located (See Table 10). Signage provides legible information for pedestrians as well as drivers.

Except with respect to the additional provisions in this section, Chapter 36, Signs shall be applicable and govern pursuant to the administration, processes and provisions for all signage within the City Limits of the City of Las Cruces. However, only the signage types permitted in this subsection and Table 10. General Sign Restrictions hereof shall be permitted in the Downtown. Unless specifically defined in Sec. E. Definitions, all definitions used in this Section shall be as defined in Sec. 36-3 of Chapter 36, Signs.

1. Prohibited Signs

- a. Moving, flashing, or animated signs including but not limited to searchlights, streamers and spinners;
- b. Inflatable signs, such as but not limited to balloons, gas inflated signs or similar inflated signs;
- c. Portable signs, except for sidewalk signs as allowed in Table 10;
- d. Flags, other than those specifically allowed in Chapter 36, Signs;
- e. Outdoor image projections (signs projected from an external light source onto a building or structure) or any other similar devices.

2. Permitted Signs and Sign Restrictions

- a. Permitted sign types are limited by Transect district and the following restrictions according to Table 10. General Sign Restrictions:
 - i. The number of signs per sign type;
 - ii. The area of signs;
 - iii. Height of sign copy.
- b. Additional sign restrictions apply per sign type according to Table 11. Specific Sign Regulations.
- c. A permit is required for the installation or modification of all signs as specified in Table 11

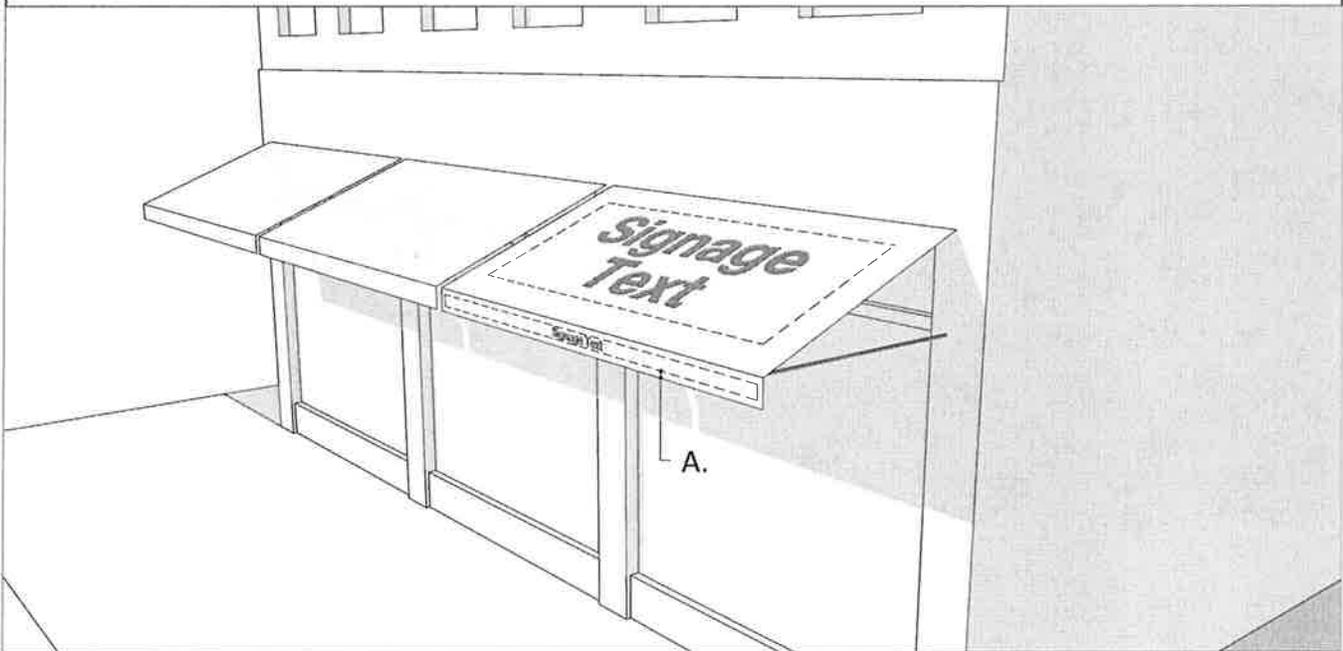
- as Permit.
- i. Signs projecting into rights-of-way require a revocable permit.
 - ii. Signs not requiring a permit must meet all of the requirements of this section.
 - iii. Signs requiring building inspector approval must be designed by a structural engineer.
- d. Signs may be installed and maintained for the period of time specified according to Table 10 as Period.
- i. All signs must be removed within 14 days of the termination of the permitted period. Signs permitted for a permanent period are not regulated by this subsection.
 - ii. Where the period of a sign is limited to during business hours, the sign must be removed during all hours the establishment is not in operation.
 - iii. Any moveable signs must be removed from outdoor spaces during high winds or other weather conditions that might pose a hazard to public safety.
- e. All signs must provide the following clearance except where specified otherwise:
- i. 8 feet at pedestrian ways;
 - ii. 13.5 feet at vehicular ways.
- f. Illuminated signs are permitted as follows:
- i. Signs may be illuminated by a light source external to the sign;
 - ii. Internally illuminated signs are permitted at shopfront frontages.
- g. Changeable copy is permitted for display cases, suspended, kiosk, ground, and sidewalk signs, and at community and regional parks. Change of copy does not require a permit.

TABLE 10. GENERAL SIGN RESTRICTIONS

SIGN TYPE	MS	DT	PERMIT	PERIOD	NUMBER	MAX. SIZE	MAX. COPY HEIGHT
Awning	•	•	S	O	1 sloping plane, plus 1 valence per awning	75% of sloping plane; 75% area of awning valence	16 in. on sloping plane; 8 in. on valence
Banner		•	n/a	O	1 per frontage	48 sf.	n/a
Canopy		•	S	P	1 per canopy	2 sf per linear foot of shopfront	36 in. max.
Corner		•	S	P	1 per building	24 in. wide	n/a
Display Case		•	S	P	1 per business	6 sf.	n/a
Ground			S	P	1 per frontage	36 sf.	n/a
Kiosk		•	S	P	n/a	24 sf.	18 in.
Marquee		•	S	P	1 per entry	n/a	n/a
Projecting	•	•	S	P	1 per tenant	6 sf.	8 in.
Sidewalk	•	•	n/a	B	1 per tenant	8 sf.	n/a
Suspended	•	•	S	P	1 per entry	6 sf.	n/a
Wall Sign		•	S	O	1 per frontage	3 sf. per 1 linear ft. up to 90% of the width of tenant space	18 in.
Wall Mural Sign		•	S	P	1 per frontage	3 sf. per 1 linear ft. up to 90% of the width of tenant space	n/a
Window	•	•	S	O	1 per window	25% of glazed area	12 in.
Window: Neon		•	n/a	O	n/a	25% of glazed area	n/a
Permit	n/a	not required		Period	n/a	not required	
	S	standard			P	permanent	
					O	period of occupation	
					B	during business hours	

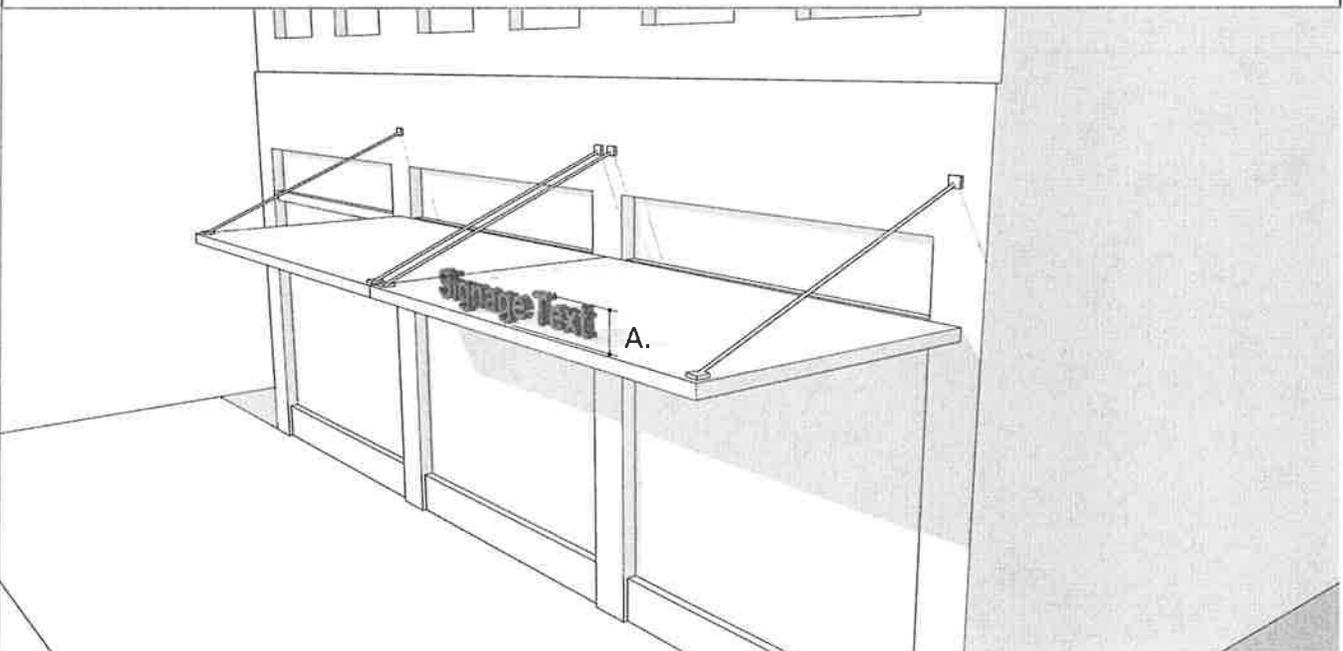
TABLE 11. SPECIFIC SIGN REGULATIONS

AWNING SIGN



- (a) Valence signage area must have 1 in. border.
- (b) Valence signage area and panel signage area may not exceed 75% of total valence or panel area. They shall be calculated individually.

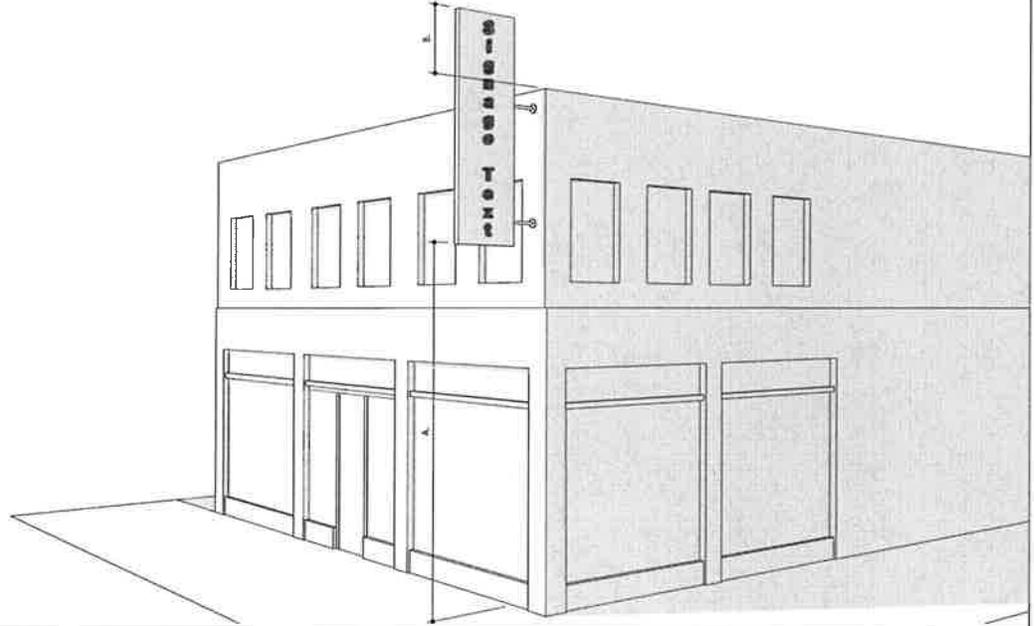
CANOPY SIGN



- (a) Lettering height may not exceed 24 in.
- (b) Canopy signs may be externally illuminated or neon. Fixtures must be shielded to prevent glare. Conduit, raceways, and wiring may not be exposed to view from the sidewalk.

TABLE 11. SPECIFIC SIGN REGULATIONS

CORNER SIGN



- (a) Corner signs must provide 10 feet of clearance.
- (b) Corner signs may extend up to 6 feet above parapets.
- (c) Corner signs may be located only at the corner of a building with both primary and secondary frontages.

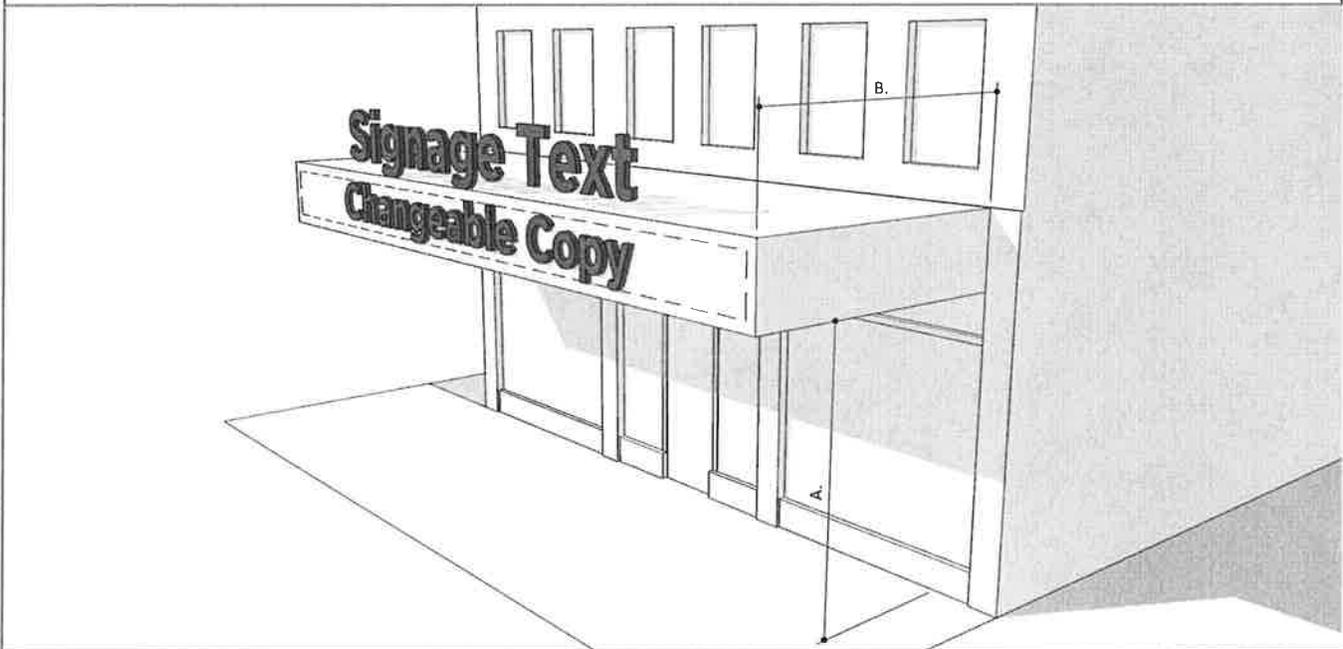
GROUND SIGN



- (a) Ground signs must not exceed 6 feet in height or width with a signable area of 12 sf max.
- (b) One ground sign per frontage is permitted and may be double-sided.
- (c) Ground signs must be constructed of durable materials.

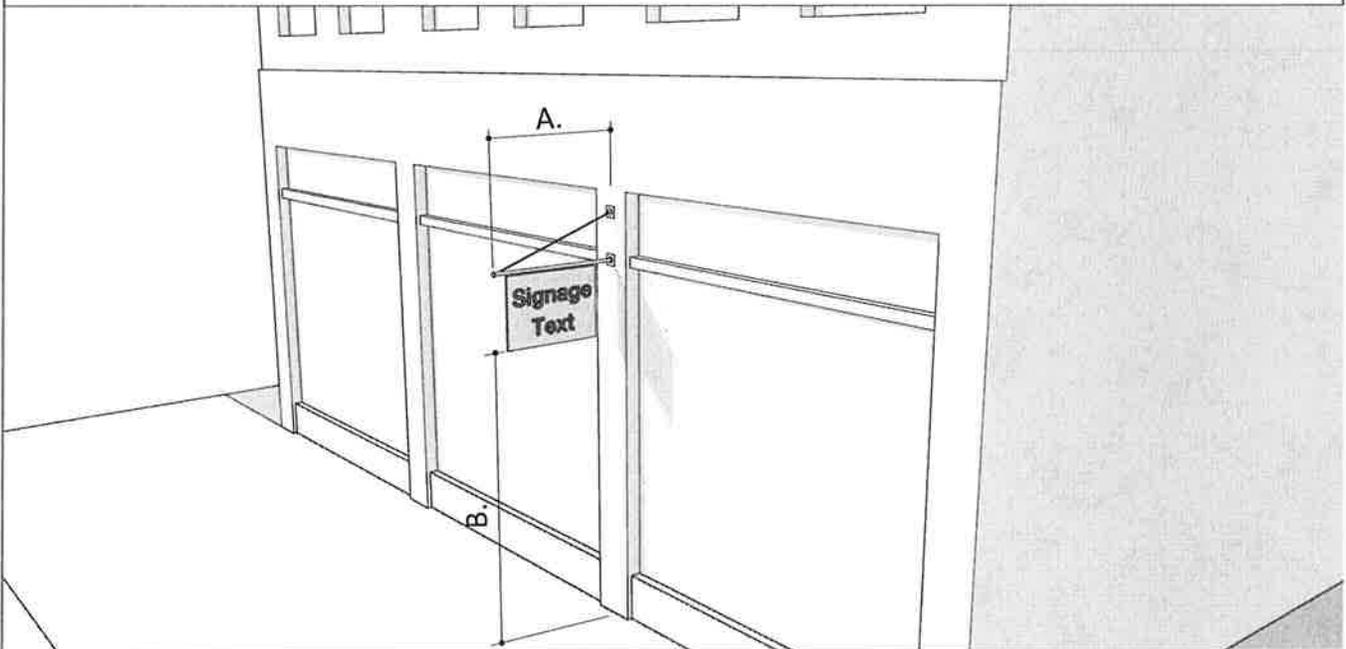
TABLE 11. SPECIFIC SIGN REGULATIONS

MARQUEE SIGN



- (a) Marquee signs must provide 8 feet of clearance.
- (b) Marquee signs may project to within 2 feet of the curb.
- (c) Marquee signs may be combined with a canopy sign or a projecting sign.

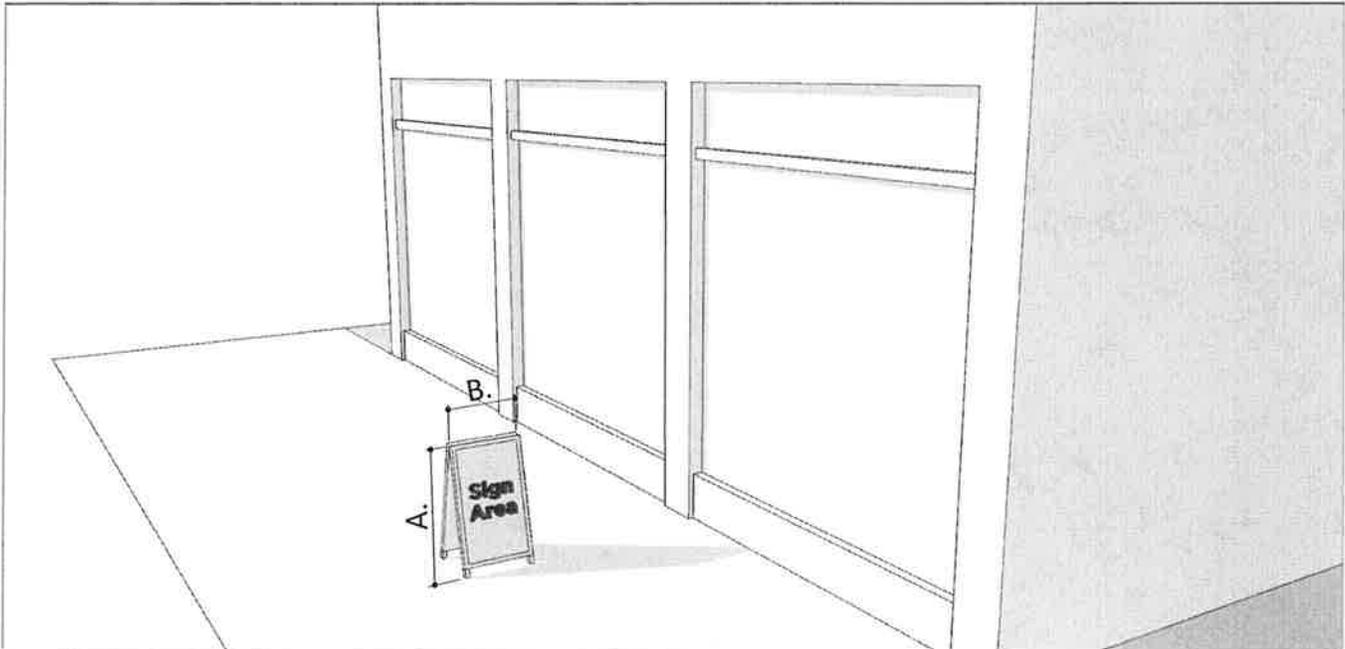
PROJECTING SIGN



- (a) Projecting signs may encroach into the right-of-way up to 3 feet.
- (b) Projecting signs must provide 8 feet of clearance.
- (c) Projecting signs may be double-sided.

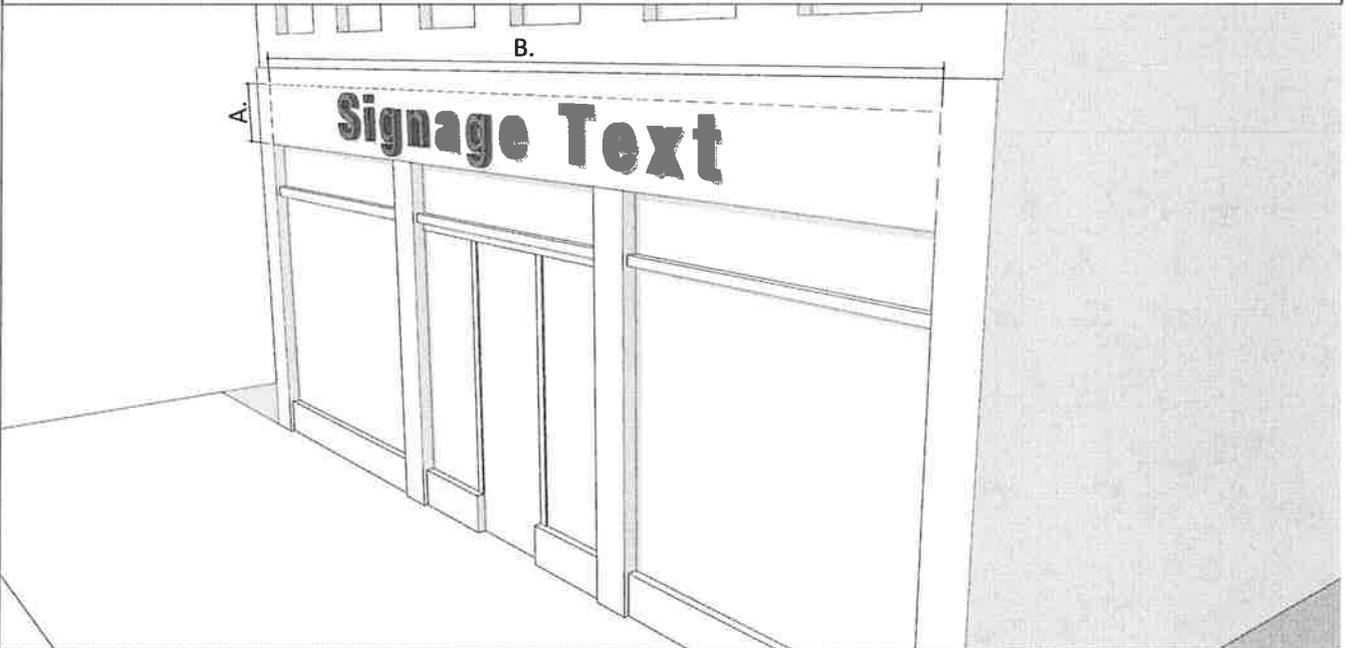
SIDEWALK SIGN

TABLE 11. SPECIFIC SIGN REGULATIONS



- (a) Sign height may not exceed 42 inches
- (b) Sign width may not exceed 26 inches.

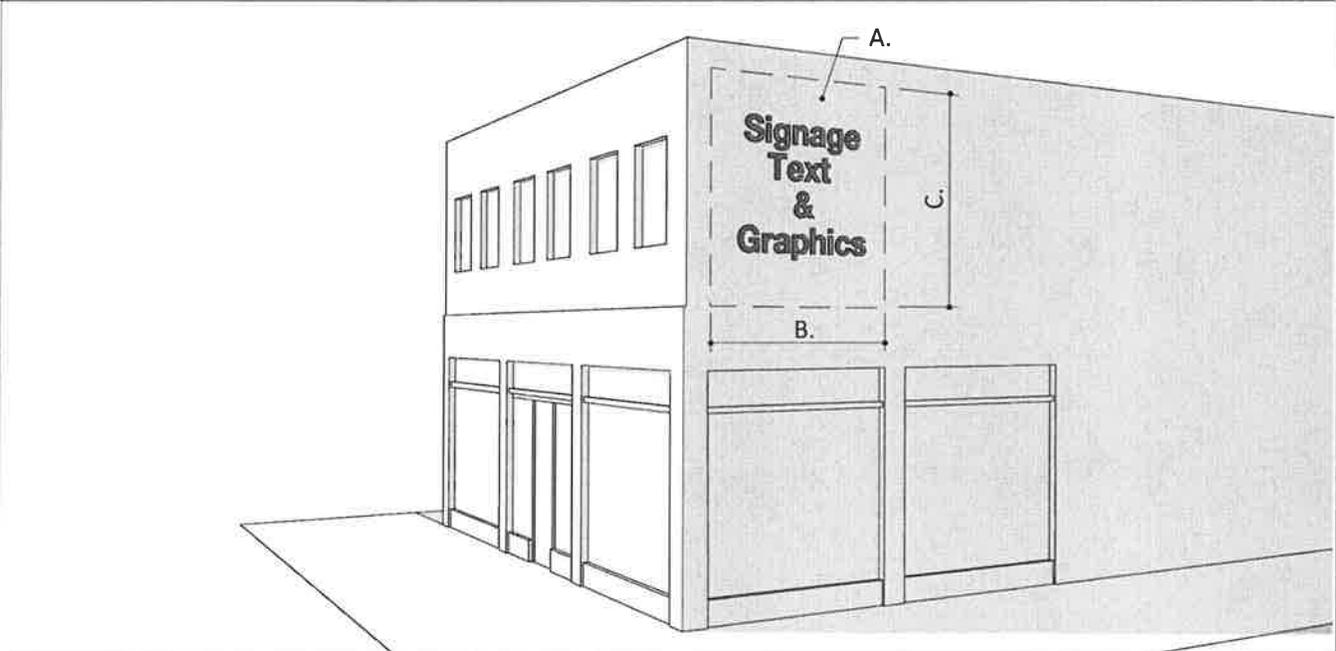
WALL SIGN



- (a) Sign height may not exceed 36 in.
- (b) Sign width may be 90% of storefront width.
- (c) Wall signs may be externally illuminated or neon. Fixtures must be shielded to prevent glare.

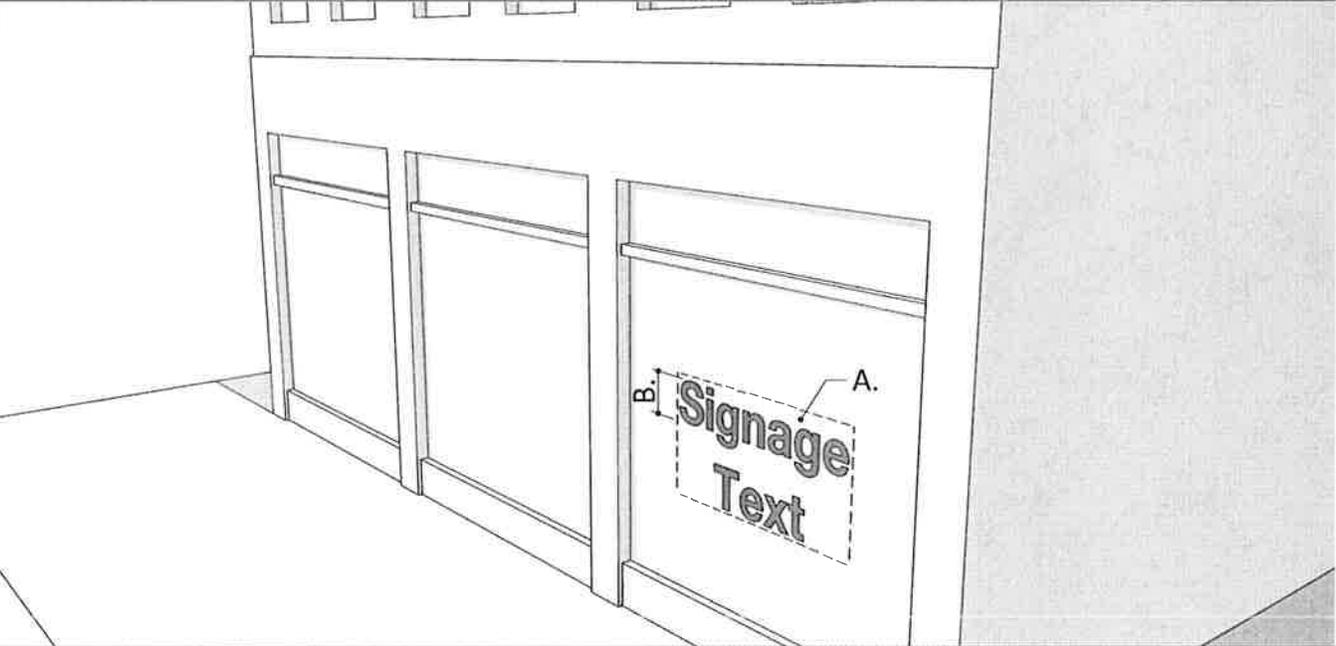
TABLE 11. SPECIFIC SIGN REGULATIONS

WALL MURAL SIGN



- (a) Signable area is 1,000 sf max.
- (b) Sign width is 50 ft. max.
- (c) Sign height is 60 ft. max.
- (d) Only text or graphics painted directly on the wall or a graphic mural are permitted.

WINDOW SIGN



- (a) Signable area is 25% max. of shopfront window
- (b) Copy height is 12 in. max.

O. Uses.

1. Lot and building use is allowed according to Table 12. Allowed Uses by use category and sub-category.
2. Multiple uses within a single lot or building are permitted in all districts.
3. Accessory uses are permitted as follows:
 - a. Accessory dwellings in GU are limited to housing related to the principal dwelling, rental housing and home office uses, not exceeding 600 square feet per story.
 - b. Home occupations are permitted subject to obtaining a use permit in accordance with the provisions of Sec. 38-52.
4. Manufacturing uses, other than cottage industries, are not permitted Downtown.
5. Conditional Uses are permitted pursuant to Sec. 38-53.

TABLE 12. ALLOWED USES

USE CATEGORY	GU	DT	MS	CONDITIONS
RESIDENTIAL				
Single or Two-family Dwelling	A	NP	NP	
Family Child Care Home (1-5 occupants)	C	C	C	See Section 38-52D; Section 38-53; and Section 38-54
Accessory Dwelling Unit	A	A	A	
Multi-family Dwelling	A	A	A	
Group Home (up to 16 occupants)	C	C	C	See Section 38-52D; Section 38-53; and Section 38-54
LODGING				
Lodging in Accessory Dwelling Unit	A	A	A	
Bed and Breakfast (up to 6 rooms)	A	NP	NP	
Inn (up to 12 rooms)	A	A	A	
Hotel	NP	A	A	
OFFICE				
Accessory Office	A	A	A	
Live-work Unit	A	A	A	
Office	C	A	A	Building area available for office use is limited to the first story.
Outpatient Clinic	NP	A	A	

(A) Approved by Right (C) Conditional (NP) Not Permitted

TABLE 12. ALLOWED USES

USE CATEGORY	GU	DT	MS	CONDITIONS
Laboratory	NP	C	C	Medical, dental, or similar uses. Permitted only when entirely contained within an office building and used strictly for the purpose of serving the occupants of the office complex. There shall be no advertising signs or other visible displays indicating the use from the exterior of the building.
RETAIL				
Open Market Space	A	A	A	
Retail	C	A	A	Building area available for retail use is limited to the first story.
Push Cart	A	A	A	
Kiosk	NP	A	A	
Gasoline Sales	C	C	NP	Permitted only when vehicle repair activities are not associated with the use.
Restaurant or Other Dining Establishment	C	A	A	Seating shall not exceed 40.
Outdoor Cooking	A	A	A	
Outdoor Dining	A	A	A	
Tavern or Bar	C	A	A	Seating shall not exceed 40.
Nightclub	NP	A	A	
INSTITUTIONAL				
Live Theater or Movie Theater	NP	A	A	
Broadcasting Studios	NP	A	NP	
Gallery	C	A	A	Building area available for gallery use is limited to the first story.
Museum	C	A	A	Building area available for museum use is limited to the first story.
Libraries	A	A	A	
Legislative and Court Chambers	NP	A	A	
Conference Center	NP	A	A	
Terminal Waiting Areas	NP	A	A	
Funeral Homes	NP	A	NP	
Participatory Assembly	A	A	A	
Nursing Home with Medical Care	C	C	C	Must be located on a collector or higher designated roadway.

(A) Approved by Right (C) Conditional (NP) Not Permitted

TABLE 12. ALLOWED USES

USE CATEGORY	GU	DT	MS	CONDITIONS
Classroom for Participatory Assembly Uses	A	A	A	
Child Classrooms & Daycare	A	A	A	
Accessory Daycare (fewer than 6 children)	A	A	A	
School, K-12	A	A	A	
School, college or university	A	A	A	
School, commercial, trade or technical	C	A	A	Located on a minor arterial or higher designated roadway.
AGRICULTURAL				
Animal (Pet) Care Facility	NP	A	A	
Animal (Pet) Day Care Facility	NP	A	A	
Chickens	C	NP	NP	Roosters are not permitted.
Garden Supply or Greenhouse	A	NP	NP	

(A) Approved by Right (C) Conditional (NP) Not Permitted

P. Parking.

1. Off-street Parking Location and Access

- a. Off-street parking is not required in the downtown transects. Unless otherwise specified, off-street parking design shall comply with Sec. 38-58 of Chapter 38, Zoning as well as any state and federal regulations.
- b. When provided, parking may not be located within 30 feet of the primary frontage line and 20 feet of secondary frontage lines.
- c. Parking areas shall have well-delineated pedestrian access routes to the most direct entrance of the building they serve.
- d. Parking may be fulfilled in the following locations:
 - i. Parking spaces provided within the lot
 - ii. Parking spaces provided along a parking lane (on-street) corresponding to lot frontages.
 - iii. Parking spaces leased from a private or public parking facility within 500 feet of the lot.
 - iv. Parking spaces managed by an established parking district.

2. Parking lots and structures visible from frontages require one of the following screening methods or a combination of methods:

- a. Liner buildings, optional at parking lots and required at parking structures. The ground floor frontages of parking structures shall be screened with liner buildings with the exception of ingress and egress points.
 - b. A masonry wall no less than 4 feet in height.
 - c. An evergreen hedge, or other landscape element to screen the view of parking, no less than 4 feet in height.
3. Driveways providing access to off-street parking are limited to 24 feet (2-way) in width in DT or MS and 10 feet (1-way) in width in GU.
4. Vehicular access to off-street parking is restricted as follows:
- a. Lots with rear alley access must provide vehicular access from a rear alley.
 - b. One curb-cut is permitted for each secondary frontage. Curb cuts shall comply with Chapter 32, Design Standards.
 - c. Where secondary frontages are not available, one curb-cut is permitted at the primary frontage for lots with a minimum width of 80 feet.
5. Pedestrian access to off-street parking must be provided from frontages, according to the following:
- a. A minimum of one ADA-compliant walkway must be provided between each lot frontage and off-street parking areas.
 - b. Pedestrian access walkways must be a minimum of 6 feet in width in DT.
6. Shared Vehicular Parking Options
- a. The number of spaces provided may be reduced according to Table 13, completed as follows:
 - i. For each use, enter the minimum required spaces as specified in Table 13, into the first column.
 - ii. For each time of day, multiply the required spaces per use by the occupancy rate, and enter the sum of the resulting column in the bottom row.
 - iii. The resulting reduced minimum required parking spaces is the highest value entered in the bottom row.

TABLE 13. SHARED PARKING

USES	REQ #	M - F	M - F	M - F	SAT & SUN	SAT & SUN	SAT & SUN
		8AM - 6PM	6PM - 12AM	12AM -	8AM - 6PM	6PM - 12AM	12AM -
Residential		60%	100%	100%	80%	100%	100%
Office		70%	100%	100%	70%	100%	100%
Lodging		100%	20%	5%	5%	5%	5%
Retail		90%	80%	5%	100%	70%	5%
Restaurant		70%	100%	100%	70%	100%	100%
Theater		40%	80%	10%	80%	100%	10%
Entertainment		40%	100%	10%	80%	100%	50%
Conference		100%	100%	5%	100%	100%	5%
Civic		100%	20%	5%	10%	10%	5%
Civic Religious		20%	20%	5%	100%	50%	5%
Total Required							

Q. Landscaping.

1. The spacing and placement of plants shall be adequate and appropriate for the typical size, shape and habit of the plant species at maturity.
2. Landscape quantities shall be determined by Article IV, Development Standards for Landscaping of Chapter 32, Design Standards.
3. Proposed trees and understory trees shall be centered horizontally and minimally:
 - a. Two (2) feet from walkways, curbing, and other impervious pavements when planted in a tree well or continuous planter;
 - b. Three (3) feet from walkways, curbing and other impervious pavements when planted in a continuous swale;
 - c. Five (5) feet from street lights, underground utilities, utility meters and service lines, fences, walls and other ground level obstructions;
 - d. Six (6) feet from porch eaves, and awnings and similar overhead obstructions associated with the ground level of buildings;

- e. Eight (8) feet from balconies, verandas, building eaves and cornices, and similar overhead obstructions associated with the upper stories of buildings.
- 4. Ground vegetation with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited within two (2) feet of the sidewalk or street.
- 5. Bare and exposed ground shall be covered with live plant materials and/or mulch, including gravel mulch.
- 6. Artificial plants or artificial turf are prohibited.
- 7. Specific to DT and MS
 - a. Landscape islands in interior parking lots shall only occur at the end of drive aisles. Islands should be the minimum size for healthy growth for the specific species of tree.
 - b. Porous paving materials may be used in order to increase storm water infiltration on site.
- 8. Any tree species and cultivar applicable for planting in the Downtown Las Cruces microclimate may be considered for planting within Downtown public squares, plazas, and private parcels, with the exception of those identified in Table 14. Prohibited Plants.

TABLE 14. PROHIBITED PLANTS

BOTANICAL NAME	COMMON NAME
<i>Pennisetum setaceum</i>	Crimson fountaingrass
<i>Tamarix</i> spp.	Saltcedar
x <i>Chitalpa</i>	Chitalpa
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Brassica tournefortii</i>	Sahara mustard
<i>Peganum harmala</i>	African rue
<i>Arundo donax</i>	Giant cane
<i>Saccharum ravennae</i>	Ravennagrass
<i>Ulmus pumila</i>	Siberian elm
<i>Ailanthus altissima</i>	Tree of heaven

R. Streetscape.

The primary use of thoroughfares is to provide access to private lots and public civic spaces. In accordance with the intent of this Section, streetscape improvements shall be designed to support several modes of transportation: public transportation, motor vehicles, and non-motorized vehicles such as bicycles and pedestrians.

- 1. Alley easements include one (1) bi-directional vehicular lane, within a total width alley no more than 20 feet pursuant to Table 17. Access. The entire right-of-way should be paved.
- 2. At the time of, and within, new or infill development trees shall be planted at an average

spacing of no less than 40 feet on center within the front setback of the parcel being developed unless the front setback is less than 8 feet pursuant to Table 15. Public Frontage Type.

3. Streetscape improvements may be made pursuant to Table 15.
 - a. At commercial frontages the spacing of trees may be irregular to avoid visually obscuring shopfronts.
 - b. At gallery frontages, public planting is not required and public lighting may be provided within the gallery.
 - c. Tree spacing may be adjusted up to 20 percent by administrative waiver to accommodate specific site conditions.

TABLE 15. PUBLIC FRONTAGE TYPE

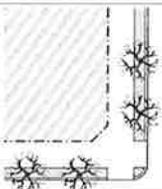
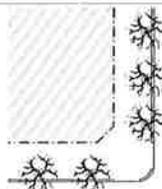
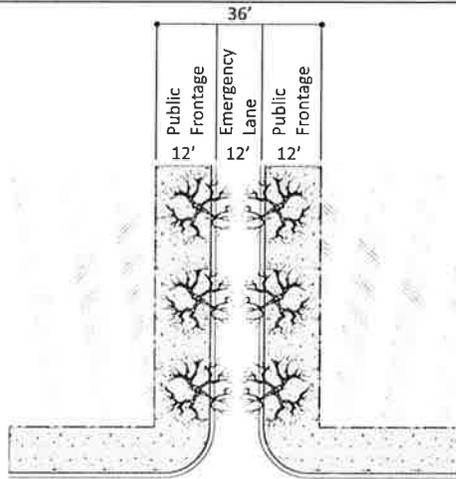
PUBLIC FRONTAGE TYPE	A	B
i. Assembly: The principal variables are the type and dimension of curbs, walkways, planters and landscape.		
Total Width	10-20 feet	16-20 feet
ii. Curbing: The detailing of the edge of the vehicular way, incorporating drainage.		
Type Cuts	Raised Curb Ramp at 1:12 slope	Raised Curb Ramp at 1:12 slope
iii. Walkway: The portion of the thoroughfare dedicated exclusively to pedestrian activity		
Type Width	Sidewalk 10 - 15 feet	Sidewalk 12 - 16 feet
iv. Planter: The portion of the thoroughfare accommodating street trees and other landscape.		
Arrangement	Opportunistic Continuous	Opportunistic Tree Well
Planter Type		
Planter Width	5 feet	4 feet x 9 feet

TABLE 16. ACCESS

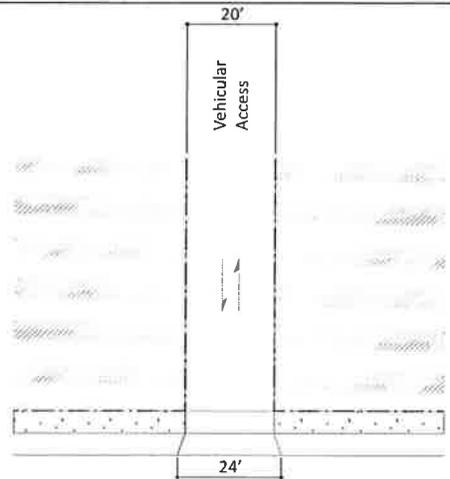
KEY PP-44-

12
 Thoroughfare Type
 Right of Way Width
 Pavement Width

THOROUGHFARE
 TYPES
 Alley: A
 Pedestrian Passage: PP



PP-36-12



A-20-20

ASSEMBLY
 Thoroughfare Type
 Intensity District
 Right-of-Way Width
 Pavement Width

Access
 GU, DT, MS
 36 ft.
 12 ft.

Access
 GU, DT, MS
 20 ft.
 20 ft.

