

23-4D-2190    T6 Urban (T6U)



**A. General Intent**

To provide a vibrant, compact, high-intensity walkable urban environment that provides urban housing choices as well as a wide range of regional-center appropriate uses such as employment, retail, services, entertainment, civic, and public uses. The form and intensity is such that it supports public transportation alternatives with walking and biking as the primary means of getting around, and evolves over time. Buildings shall have the following form characteristics:

Attached

Small to Block Lot Widths

Block to Large Block Form

Small to No Front Setbacks

Small to No Side Setbacks

Up to 16 Stories

Gallery, Terrace, and Shopfront Frontages

**B. Sub-Zone**

T6U–Restricted Sub-Zone (T6U–R)

The Restricted sub-zone provides the same building form but requires retail and service uses at sidewalk level.

**C. Lot Size**

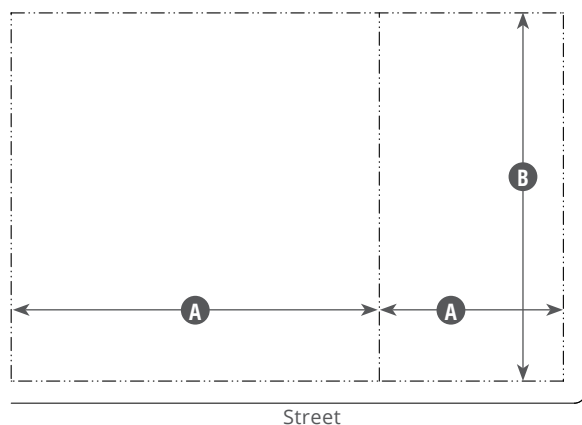
Width        40' min.

Depth        100' min. (75' min. when adjacent to alley)

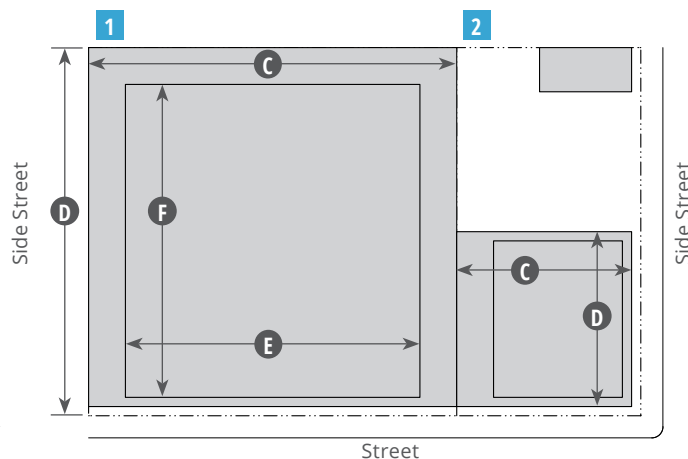
See Subsection D for additional standards.

*General note: The drawing above is intended to provide a brief overview of this Transect Zone and is illustrative only.*

## Lot Diagram



## Building Envelope Diagram



### Key for Diagrams

--- ROW / Lot Line

■ Main Building Envelope

## D. Building Types

Building Type	Lot				Floorplate (max.)				
	Buildings per Lot (max.)	Units per Acre (max.)	Width (min.) <b>A</b>	Depth (min.) <b>B</b>	Floors 1-5		Floors 6-8		Floors 9+
					Width <b>C</b>	Depth <b>D</b>	Width <b>E</b>	Depth <b>F</b>	Area
Block Form 2									
Main Street	1	600 <sup>3</sup>	40'	100' <sup>1</sup>	275 <sup>2</sup>	100'	—	65'	N/A
Large Block Form 1									
Mid-Rise	1	600 <sup>3</sup>	75'	100'	300'	300'	150'	65'	N/A
High-Rise/Tower	1	700 <sup>3</sup>	100'	100'	300'	300'	—	—	60% of site <sup>4</sup>

### Notes

The floorplate of any floor may not be larger than that of the floor below.

<sup>1</sup> 75' when adjacent to alley.

<sup>2</sup> Buildings wider than 150' shall be designed to read as a series of buildings no wider than 100' each.

<sup>3</sup> Maximum achievable when using the Affordable Housing Incentives Program.

<sup>4</sup> Or 30,000 square feet, whichever is less.

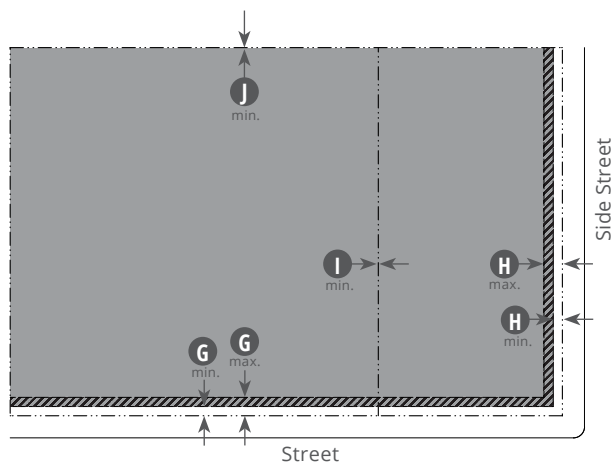
### Key for Subsection D

N/A = Not Allowed

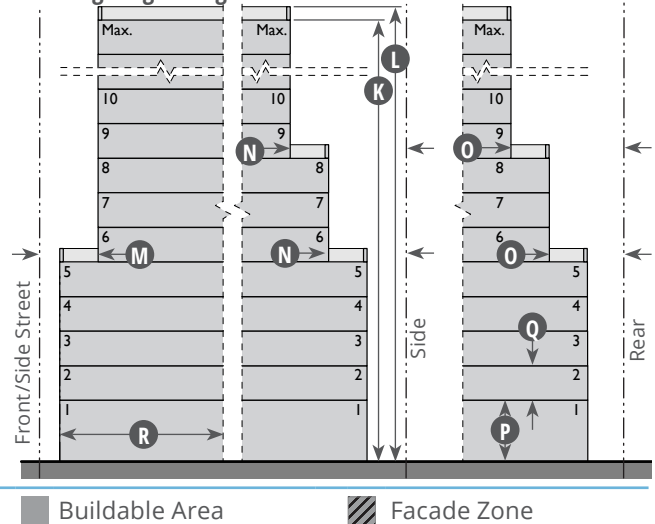
— = No Requirement



Building Placement Diagram



Building Height Diagram



## Key for Diagrams

--- ROW / Lot Line

--- Building Setback Line

■ Buildable Area

▨ Facade Zone

## E. Building Placement

Setbacks (Distance from ROW / Lot Line)	Front <sup>1,2</sup> <b>G</b>	Side St. <sup>1,2</sup> <b>H</b>	Side <b>I</b>	Rear <b>J</b>
Primary Building				
Minimum	5'	5'	0'	0'
Maximum	10'	10'	—	—
Accessory Building or Structure				
Minimum	75'	0'	0'	5'
Maximum <sup>3</sup>	—	—	—	—
Primary Building Facade Within Facade Zone				
Front	95% min.			
Side Street	90% min.			
Miscellaneous				

<sup>1</sup> Additional setback and/or easement may be required where street ROW or utilities easement is required.

<sup>2</sup> Sidewalk shall be extended into setback to meet building.

<sup>3</sup> No maximum setback requirement for floors above the 5th floor.

## F. Height

Building Height	Stories (max.)	To Eave/Parapet (max.) <b>K</b>	Overall (max.) <b>L</b>
Primary Building	16 <sup>4</sup>	180' <sup>4</sup>	—
Accessory Structure	1	—	—

<sup>4</sup> Maximum achievable when using the Affordable Housing Incentives Program.

## F. Height (continued)

Stepback (Distance from ROW / Lot Line)	Front <b>M</b>	Side St. <b>M</b>	Side <b>N</b>	Rear <b>O</b>
Floors 6-8 (min.)	10'	10'	20'	20'
Floors 9+ (min.)	10'	10'	30'	30'
<b>Primary Building</b>				
<b>Ground Floor Finish Level<sup>5,6</sup></b>				

Height above Curb

Residential Uses 18" min.

Service or Retail Uses 6" max.

Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.

Floor-to-Ceiling<sup>5</sup>

Ground Floor	14' min.	<b>P</b>
Upper Floor(s)	9' min.	<b>Q</b>

## Depth

Ground Floor Space	30' min.	<b>R</b>
--------------------	----------	----------

<sup>5</sup> Buildings existing at the time of adoption of this Land Development Code and additions to those buildings are exempt.

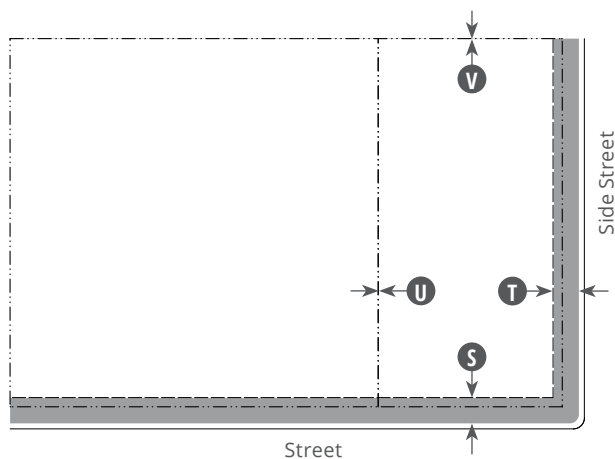
<sup>6</sup> Primary buildings located on lots sloping down and away from the street are exempt.

## Key for Subsections E-F

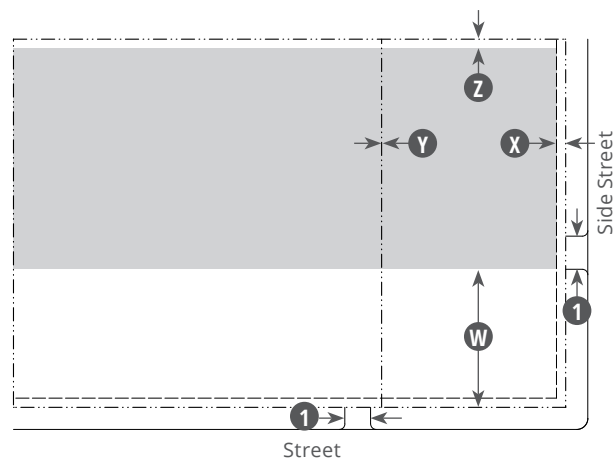
N/A = Not Allowed

— = No Requirement

## Encroachments Diagram



## Parking Diagram



### Key for Diagrams

- ROW / Lot Line
- Building Setback Line

■ Encroachment

■ Parking Area

## G. Encroachments

Encroachment Type	Front (max.) <b>S</b>	Side St. (max.) <b>T</b>	Side (max.) <b>U</b>	Rear (max.) <b>V</b>
-------------------	-----------------------------	--------------------------------	----------------------------	----------------------------

Private Frontage

Gallery <sup>1</sup>	14'	14'	N/A	N/A
----------------------	-----	-----	-----	-----

Architectural Features	3'	3'	N/A	N/A
------------------------	----	----	-----	-----

Encroachments are not allowed within a street ROW, alley ROW or across a Lot Line.

<sup>1</sup> Galleries may encroach into the street ROW to within 2' of the face of the curb, subject to approval by the Public Works Director in compliance with Chapter 14-11 (Use of Right-of-Way).

## H. Frontages

Private Frontage Type	Front	Side St.	Standards
Terrace <sup>1</sup>	N/A	A	23-2D-1100
Shopfront	A	A	23-2D-1120
Gallery	A	A	23-2D-1130

Loading docks, overhead doors, and other service entries shall be screened and not be located on front street facades.

<sup>1</sup> Allowed only when necessary to accommodate grade change.

## H. Frontages (continued)

### Pedestrian Access

Pedestrian entrances must be provided at least every 50' along ground floor street facade and side street facade.

## I. Parking

Setback (min.)	Front <b>W</b>	Side St. <b>X</b>	Side <b>Y</b>	Rear <b>Z</b>
Ground Floor	75'	5'	0'	5'
Upper Floor	40'	40'	10'	5'
<b>Parking Driveway</b>	≤ 40 spaces		> 40 spaces	
Width	14' max.		18' max.	

Driveways may be shared between adjacent parcels.

When lot has adjacent alley, parking shall be accessed only from the alley.

### Key for Subsections G-H

A = Allowed                      N/A = Not Allowed

I. Parking (continued)	
Use Type	Required Parking Spaces (min.)
<b>Residential</b>	
Residential	—
<b>Residential Support Services</b>	
Residential Support Services	—
<b>Services</b>	
Services	—
<b>Office</b>	
Office	—
<b>Civic and Public Assembly</b>	
Civic and Public Assembly	—
<b>Restaurants and Bars</b>	
Restaurants and Bars	—

I. Parking (continued)	
Use Type	Required Parking Spaces (min.)
<b>Retail</b>	
Retail	—
<b>Entertainment and Recreation</b>	
Entertainment and Recreation	—
<b>Agriculture</b>	
Agriculture	—
<b>Automobile Related</b>	
Automobile Related	—
<b>Other</b>	
Other	—

### Notes

See Section 23-4E-3080 (Parking and Loading) for loading requirements, allowed parking reductions, and additional standards.

### Key for Subsection I

— = No Requirement

J. Impervious Cover

Impervious Cover	% (max.)	Standards
Impervious Cover	100%	23-3D-3
Building Cover	95%	

See Section 23-4E-4080 (Functional Green) for additional standards for projects with Impervious Cover exceeding 80%.

The maximum percentage of impervious cover allowed by this Section may not be attainable by a project due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the amount of proposed impervious cover to comply with other requirements of this Title.

K. Required Open Space

Open Space Type	Width (min.)	Depth (min.)	Area per Unit (min.)
Common	20'	20'	100 sf <sup>1</sup>

Notes

Common open space requirement may be met by ground floor, upper floor, and/or roof common open space.

Common open space requirements shall not be met by open space provided in required front or side street setbacks, except when provided as an open space as set forth in Division 23-4C-2 (Civic and Open Spaces).

<sup>1</sup> Or 5% of lot area, whichever is greater.

L. Signage		
Total Signs	Number (max.)	
Building Signs	2 per building	
Ground Signs	1 per primary building	
Sign Types	Number (max.)	Standards
Building Signs		
Directory <sup>1</sup>	1 per building	23-8B
Awning <sup>1</sup>	1 per awning	23-8B
Canopy <sup>1</sup>	1 per canopy	23-8B
Marquee <sup>1</sup>	1 per building	23-8B
Projecting <sup>1</sup>	1 per establishment	23-8B
Suspended <sup>1</sup>	1 per establishment	23-8B
Wall <sup>1</sup>	1 per establishment	23-8B
Wall Mural <sup>1</sup>	2 per building	23-8B
Window <sup>1</sup>	1 per establishment	23-8B
Notes		
See Chapter 23-8 (Signage) for exempt and temporary signage standards and additional standards.		
<sup>1</sup> Not allowed for residential uses.		
M. Site Constraints		
Drainage	See Article 23-10E (Drainage).	
Water Quality	See Article 23-3D (Water Quality).	
Tree Protection	See Article 23-3C (Tree and Natural Area Protection).	
Landscape	See Division 23-4E-4 (Landscape).	

N. Use Types		
Use Type	Specific Use Standards	T6U
<b>Residential</b>		
Residential Dwelling(s)		P
Cooperative Housing		P
Accessory Dwelling Unit	23-4E-6030	P
Bed and Breakfast	23-4E-6080	P
Senior/Retirement Housing:	23-4E-6300	
≤12 Residents		P
>12 Residents		P
Live/Work	23-4E-6190	P
Home Occupations	23-4E-6180	P
Short-term Rental	23-4E-6310	P
<b>Residential Support Services</b>		
Group Home:	23-4E-6170	
<7 Residents		P
7 to 15 Residents		CUP
<b>Services</b>		
Alternative Financial Services	23-4E-6070	CUP
Animal Service/Boarding:		
Level 1		P
Business and Financial/ Professional Services		P
Commercial Services: No Outside Storage		P
Day Care:		
Small (≤7 Children)		P
Large (>7 and <20 Children)		P
Commercial		P

N. Use Types (continued)		
Use Type	Specific Use Standards	T6U
<b>Services (continued)</b>		
Drive Through, Retail or Service Facility	23-4E-6140	CUP
Hospital		MUP
Hotel/Motel		P
Medical Services:		
≤5,000 sf		P
>5,000 sf		CUP
Pawn Shop		P
Personal Services		P
<b>Office</b>		
Office, General (non-medical)		P
<b>Civic and Public Assembly</b>		
Government/Civic		MUP
Library, Museum, or Public Art Gallery		P
Meeting Facility (public or private)		P
Public Safety Facility		P
School:	23-4E-6290	
Business, or Trade		P
College or University		P
Private Primary		P
Private Secondary		P
Public Primary		P
Public Secondary		P

Table Continues on Next Page - - - - ➔

**Key for Subsection N**

P	Permitted Use	TUP	Temporary Use Permit Required
MUP	Minor Use Permit Required	N/A	Not Allowed
CUP	Conditional Use Permit Required		



N. Use Types (continued)		
Use Type	Specific Use Standards	T6U
<b>Restaurants and Bars</b>		
Bar/Nightclub:		
Level 1 – No Outside Seating, No Late Hours		P
Level 2 – Late Hours and/or Outdoor Seating		P
Micro-Brewery/Micro-Distillery/Winery	23-4E-6210	P
Restaurant, except:		P
With Alcohol Sales		P
With Outside Seating		N/A
Late Night Operation	23-4E-6270	P
<b>Retail</b>		
Food Sales (on or off site)		P
General Retail:		
<5,000 sf		P
>5,000 sf and <10,000 sf		P
With On-site Production		P
With Outside Storage		
≤2,000 sf	23-4E-6160	CUP
With Outside Storage		
>2,000 sf	23-4E-6160	N/A

N. Use Types (continued)		
Use Type	Specific Use Standards	T6U
<b>Entertainment and Recreation</b>		
Entertainment:		
Indoor		P
Outdoor, Limited		MUP
Park/Playground		P
Recreation:		
Community, Non-Profit		CUP
Indoor, For Profit ≤1,000 sf		P
Indoor, For Profit >1,000 sf		CUP
Studio: Art, Dance, Martial Arts, Music		P
<b>Agriculture</b>		
Community Agriculture		MUP
<b>Automobile Related</b>		
Parking Facility		CUP
<b>Other</b>		
Accessory Uses	23-4E-6040	P
Communications	23-4E-6110	P
Telecommunications		P
Utilities: Local		CUP
Transit Terminal		CUP
Temporary Uses		TUP

#### Key for Subsection N

P	Permitted Use	TUP	Temporary Use Permit Required
MUP	Minor Use Permit Required	N/A	Not Allowed
CUP	Conditional Use Permit Required		