



The background of the slide is a hand-drawn architectural sketch of an urban block layout. The sketch shows several rectangular building footprints arranged in a grid-like fashion. Annotations include: 'PARK' with a red starburst symbol in a cloud-like shape at the top left; 'LOADING' with an arrow pointing to a building entrance; '2 Level parking (work with grade access to...)' appearing twice on the right side; 'Strong connections to adjacent...' on the right; 'Parking to the side are ready...' on the right; 'Activate street edge (pull building up to street)' at the bottom right; 'Pedestrian priority (large sidewalks, find connectivity)' at the bottom right; 'Gro...' and 'St...' on the far right; and 'Spaces of street' on the left. The drawing is done in a sketchy, hand-drawn style with various lines and colors like yellow, orange, and red.

Urban Place Form District

DRAFT
July 1, 2021

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1.0. GENERAL PROVISIONS

1.1. Purpose

1.1. Purpose

The purpose of the Urban Place Form District is to implement transit-supportive land use recommendations as proposed in Living Asheville, the city's comprehensive plan. The Urban Place Form District will align with proposed Urban Centers of the city's Future Land Use Map.

1.2. Intent

The main intent of the Urban Place Form District is to guide new development towards a more urban form to:

- A. Accommodate a growing population & support new businesses that increase and diversify the local economy
- B. Mix uses and integrate a wide range of housing options, especially affordable units, closer to jobs
- C. Improve connectivity with an emphasis on walkability and transit supportive connections
- D. Support a healthy environment for residents, workers and visitors with trees and comfortable open spaces

1.3. Applicability

A. Application of Chapter 7, Development

1. All development within the Urban Place Form District shall conform with the requirements of Chapter 7. The following requirements of Chapter 7 do not apply in the Urban Place Form District, unless expressly stated otherwise:
 - a. § 7-10-2. Required setbacks; allowable encroachments into required setbacks.
 - b. § 7-11-2(c). Off-Street Parking Requirements;
 - c. § 7-11-2(d), Off-Street Loading Requirements;
 - d. § 7-11-2(e)(2), Remote Parking;
 - e. § 7-11-3(d)(5), Building Impact Landscaping;
 - f. § 7-13-4(a)(8)(a), Temporary Signs.
2. The use of buildings and land within the Urban Place Form District is subject to all applicable local, state, and federal regulations, whether or not such other provisions are specifically referenced in the Urban Place Form District. References to other regulations or provisions of the Urban Place Form District are for the convenience of the reader. The lack of a cross-reference does not exempt a land, building, structure or use from other regulations.

B. Conflicting Provisions

1. Interpretation of conflicts between the Urban Place Form District and any other City ordinance or regulation (including Chapter 7) are controlled by the Urban Place Form District.
2. The graphics, illustrations and photographs used to visually explain certain provisions of the Urban Place Form District are for illustrative purposes only. Where there is a conflict between a graphic, illustration or photograph and the text, the text controls.

1.0. GENERAL PROVISIONS

1.4. Transitional Provisions

1.4. Transitional Provisions

A. New Development

1. Except as provided in Sec. 1.4.C below, upon the effective date of the Urban Place Form District or any subsequent amendment, any new building or other structure or any use of land must be constructed or developed only in accordance with all applicable provisions of the Urban Place Form District.
2. No excavation or filling of land or construction of any public or private improvements may take place or commence except in conformity with the Urban Place Form District.

B. Existing Development

Any existing use, lot, building or other structure legally established prior to the effective date of the Urban Place Form District that does not comply with any provision of these specific regulations is a legal non-conformity pursuant to [Article 17](#).

C. Previously Issued Permits and Pending Applications

Previously issued permits and pending applications will be processed in accordance with and decided pursuant to the law existing on the date the application was filed.

2.0. DISTRICT STANDARDS

2.1. General Form Rules

The following general rules and definitions are applicable to the Urban Place Form District.

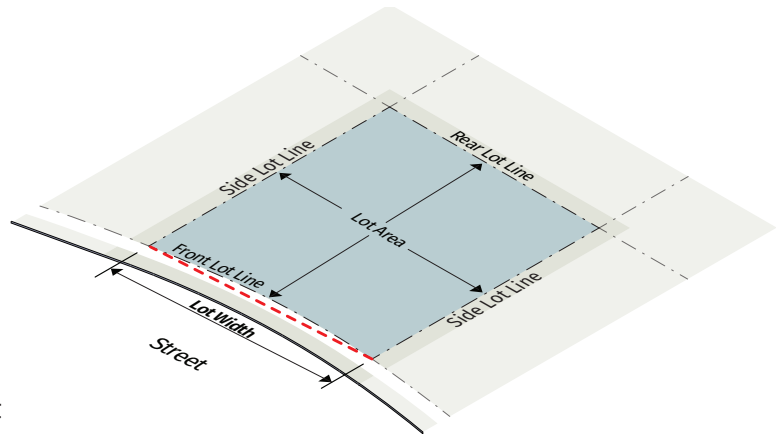
A. Lot

1. Defined

A parcel of land either vacant or occupied intended as a unit for the purpose, whether immediate or for the future, of transfer of ownership, or possession, or for development.

2. Lot Area

Lot area is the area included within the rear, side and front lot lines. Lot area does not include existing or proposed right-of-way, whether dedicated or not dedicated to public use.



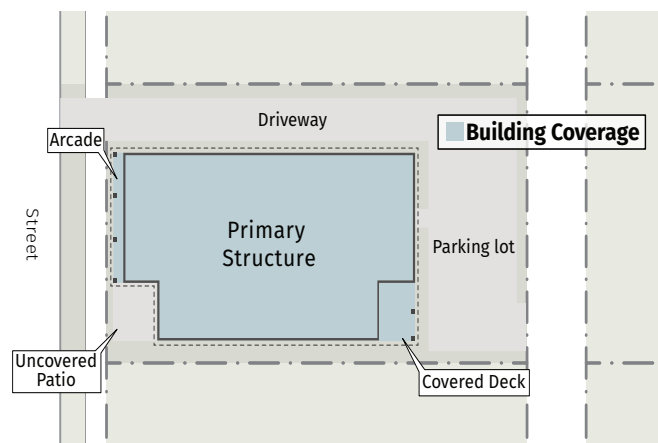
3. Lot Width

Lot width is the distance between the two side lot lines measured at the primary street property line along a straight line or along the chord of the property line on a curvilinear lot.

B. Building Coverage

1. The maximum area of the lot that is permitted to be covered by buildings, including both principal structures, structured parking and roofed accessory structures, including gazebos.

2. Building coverage does not include paved areas such as driveways, uncovered porches or patios, decks, swimming pools, porte cochere, or roof overhangs of two feet or less. Surface parking is not considered part of building coverage.



C. Building Setbacks

1. Generally

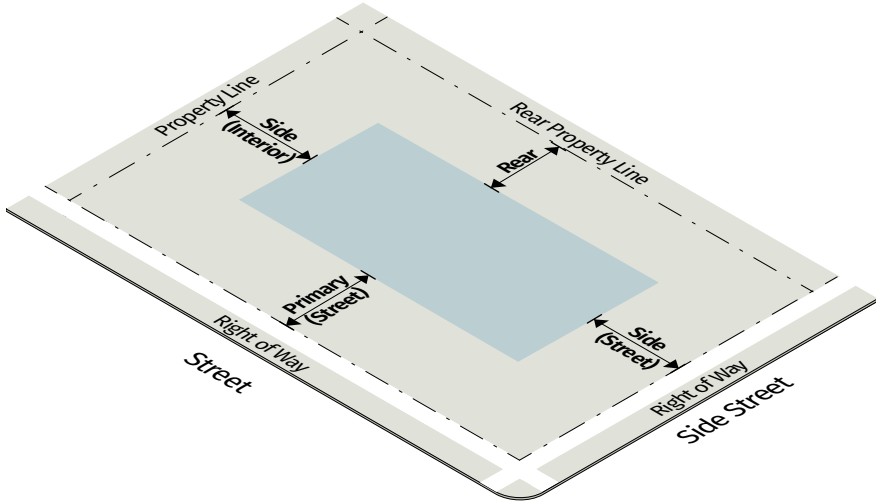
There are 4 types of setbacks – primary street, side street, side interior and rear. Building setbacks apply to both principal and accessory buildings and structures except where explicitly stated otherwise.

2.0. DISTRICT STANDARDS

2.1. General Form Rules

2. Measurement of Building Setbacks

- a. The primary street setback is measured at a right angle from the primary street right-of-way line. In cases where sidewalks and street trees are located on private property, as allowed by [Sec. 4.2](#), the building setbacks shall be measured from the back of sidewalk.
- b. On corner lots the side street setback is measured at a right angle from the side street right-of-way line.
- c. The rear setback is measured at a right angle from the rear property line or the rear right-of-way or easement line where there is an alley. The rear property line is the property line opposite to the primary street property line.
- d. All lot lines which are not primary street, side street or rear lot lines are considered side interior lot lines for the purpose of measuring setbacks. Side interior setbacks are measured at a right angle from the side property line.
- e. In cases where a public utility easement (PUE) is on private property the building setbacks may be measured from the easement line or the setback may be reduced to 0' from the easement line.



3. Primary Street Designation

- a. Where only one street abuts a lot, that street is considered a Primary Street.
- b. A lot can have more than one Primary Street.

D. Parking Setbacks

1. All parking spaces must be located behind the parking setback line. Underground parking may encroach into a required parking setback but cannot extend into a required easement or the right-of-way.
2. The parking setback applies to surface parking and to the ground story only of a building.
3. Parking setbacks are measured from the right-of-way.

E. Parking Location for Townhouses/Multifamily

1. General

Garage doors used for the parking of vehicles must be placed entirely to the rear of the unit and be rear-accessed and must face the rear alley or easement.

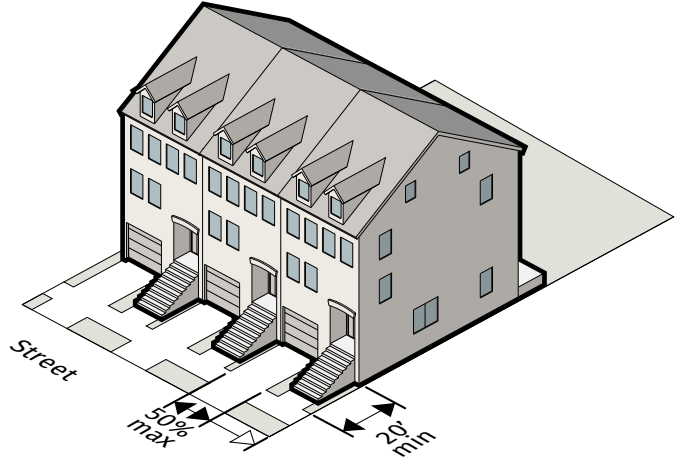
2.0. DISTRICT STANDARDS

2.1. General Form Rules

2. Exception

Garage doors may face the street provided the following are met:

- a. Garage doors may constitute no more than 50% of the width of the individual townhouse unit.
- b. Combined parking and driveway area cannot be more than 50% of the area between the front building facade and the front property line.
- c. Any parking in the front setback must have sufficient depth so that parked cars do not encroach on the adjacent sidewalk. To provide sufficient depth, the garage doors must be set back at least 20 feet from the sidewalk.
- d. Garage doors must be recessed at least one foot behind the front wall plane or a second-story element over the garage doors must be provided that extends at least one foot beyond the front wall plane.

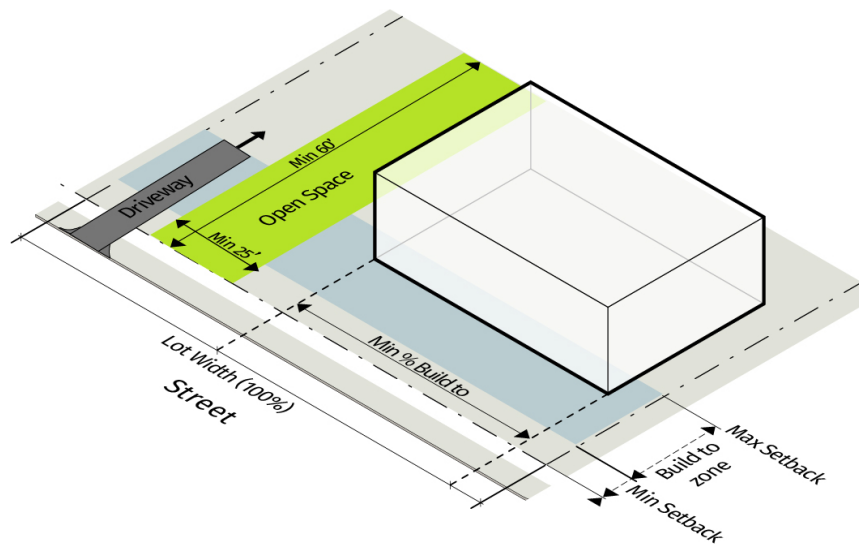


F. Build-to Zone (BTZ)

1. Defined

- a. The build-to zone (BTZ) is the area on the lot where a certain percentage of the front of any building facade must be located, measured as a minimum and maximum setback range from the edge of the right-of-way that may be a private or public street. In cases where required streetscape elements are installed on private property the building setbacks shall be measured from the back of the streetscape elements.

The required percentage specifies the amount of the front building facade that must be located in the BTZ, measured based on the width of the building divided by the width of the lot. Driveways and open spaces. Permitted driveways and open spaces may be removed from the BTZ calculations. Open spaces within the BTZ shall measure at least 60' deep and 25' wide.



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2.1. General Form Rules

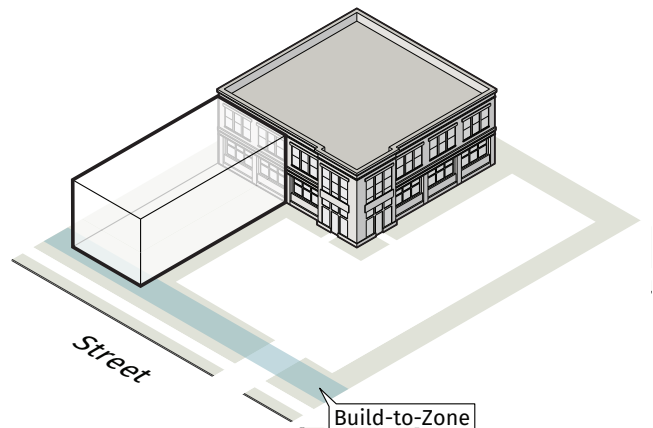
- b. The BTZ applies up to the minimum required building height.
2. Corner Lots
On a corner lot, a building facade must be placed within the BTZ for the first 30 feet along the street extending from the block corner, measured from the intersection of the two right-of-way lines.
3. Through Lots
Projects on through lots may select the street to which the BTZ shall be applied.
4. Uses Allowed
With the exception of parking spaces and outdoor storage, all structures and uses (including outdoor dining) allowed on the lot are allowed in the BTZ.
5. Driveways
In no case will driveway access to a lot be denied because of the build-to requirement.

G. Nonconforming Build-to Zone

1. Additions
Expansion of an existing building which is unable to meet the build-to requirement, must comply with the following nonconforming provisions:

- a. Front: Addition

Any addition to the front that exceed 50% of the existing footprint must be placed in the BTZ; however, the addition does not have to meet the build-to percentage for the lot. A front addition is not allowed on a contributing structure in a National Register Historic District or a structure that is eligible for historic designation (although a variance may be granted where a hardship exists, including but not limited to a conflict with the NC Building Code or specific purposes for the addition that make a front location the most technically, not financially feasible option).

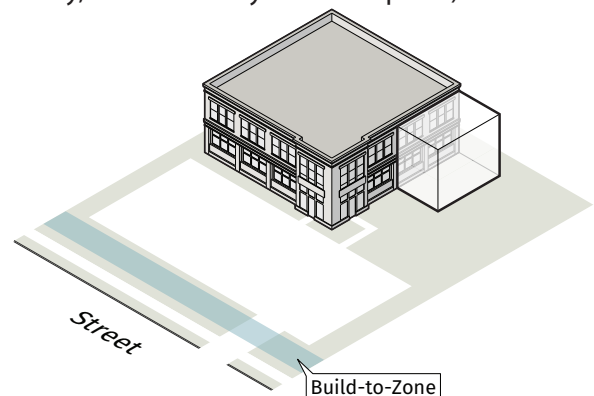


- b. Rear: Addition

Rear additions are allowed because the extension does not increase the degree of the nonconformity.

- c. Side: Addition

Side additions meeting the following conditions



2.0. DISTRICT STANDARDS

2.1. General Form Rules

are allowed:

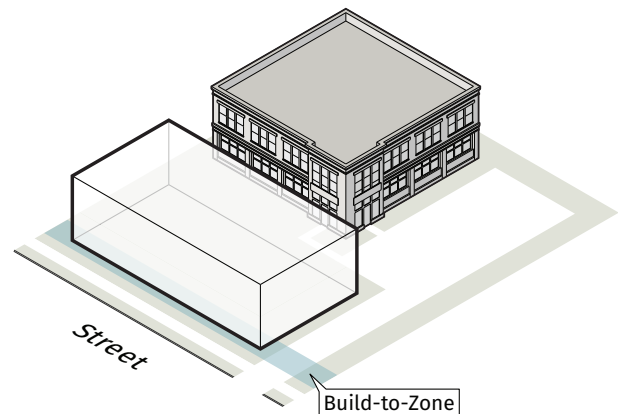
- i. The side addition is no greater than 500 square feet in area or 20% of the existing building footprint, (whichever is greater) and is less than 50% of the existing building width measured along the primary street.
- ii. In the case of a contributing structure in a National Register Historic District (or a structure eligible for designation), the side addition must be placed no closer than 5 feet from the street-facing facade of the building.

2. New Buildings

Where a new building is being constructed on a lot or site with an existing building on it that doesn't meet the build-to requirement, the following nonconforming provisions apply.

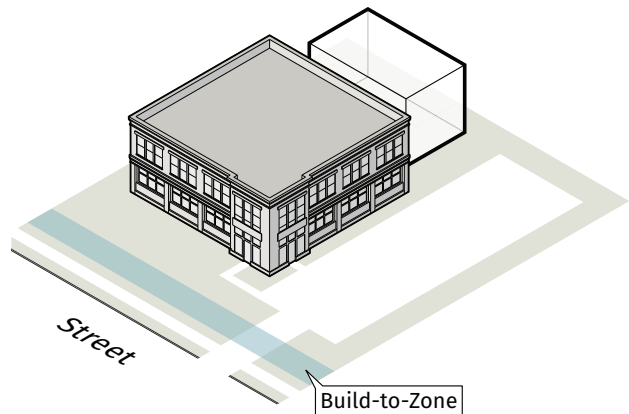
a. Front: New Building

All new buildings must be placed in the build-to zone until the build-to percentage for the lot has been met.



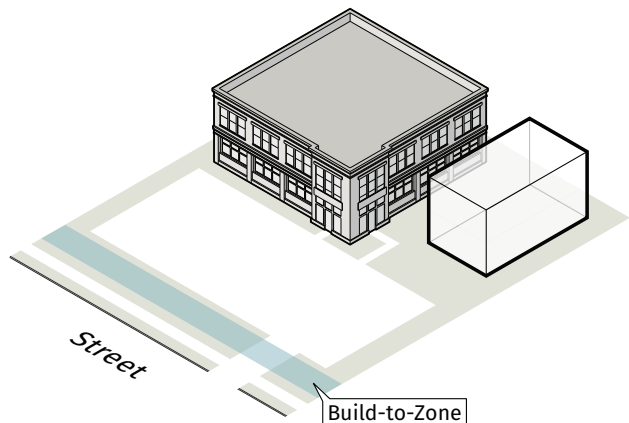
b. Rear: New Building

New buildings located outside of the build-to zone are not allowed until the build-to percentage for the lot has been met.



c. Side: New Building

New buildings located outside of the build-to zone are not allowed until the build-to percentage for the lot has been met.



d. Accessory Structures: New Structure

New accessory structures must be placed behind or to the side of the principal building. Outdoor dining may be placed at the front of the lot to enhance activity at the sidewalk.

H. Setback Encroachments

All buildings and structures must be located at or behind the required setbacks except as listed below.

2.0. DISTRICT STANDARDS

2.1. General Form Rules

Unless specifically stated, no building or structure can extend into a required easement or public right-of-way.

1. Building Features

- a. Arcades, awnings/canopies, balconies, front porches and stoops may encroach into a required primary or side street setback as stated in [Sec. 2.1.S](#).
- b. Raised entries may extend into a required primary or side street setback as stated in [Sec. 2.1.T](#).
- c. Building eaves, roof overhangs, gutters, downspouts, light shelves, bay windows and oriels less than 10 feet wide, cornices, belt courses, sills, buttresses or other similar architectural features may encroach up to 3 feet into a required setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
- d. Chimneys or flues may encroach up to 4 feet, provided that such extension is at least 2 feet from the vertical plane of any lot line.
- e. Unenclosed patios, decks, balconies, stoops, porches, terraces or fire escapes may encroach into a side interior or rear setback, provided that such extension is at least 6 feet from the vertical plane of any lot line and bufferyard requirements, if any, are met.
- f. Handicap ramps may encroach to the extent necessary to perform their proper function.
- g. Structures below and covered by the ground may encroach into a required setback.

2. Low Impact Stormwater Features

- a. Low impact stormwater management features may encroach up to 2 feet into a primary street setback (but not into the required sidewalk), including, but not limited to:
 - i. Rain barrels or cisterns, 6 feet or less in height;
 - ii. Planter boxes;
 - iii. Bio-retention areas; and
 - iv. Similar features, as determined by the City Engineer.
- b. Low impact stormwater management features listed above may encroach into a side interior or rear setback, provided such extension is at least 2 feet from the vertical plane of any lot line.

3. Mechanical Equipment and Utility Lines

- a. For residential buildings only, mechanical equipment such as HVAC units and security lighting, may encroach into a required rear or side interior setback, provided that such extension is at least 3 feet from the vertical plane of any lot line.
- b. Minor structures accessory to utilities (such as hydrants, manholes, and transformers and other cabinet structures) may encroach into a required rear, side interior or side street setback.

4. Other Setback Encroachments

- a. Fences and walls under [§ 7-10-3](#).

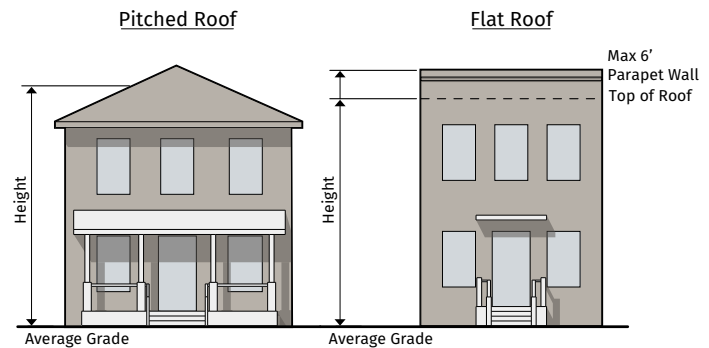
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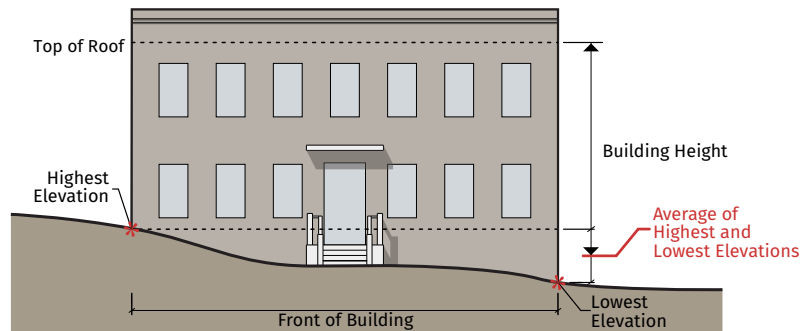
- b. Property line buffers under [Sec. 4.3](#).
- c. Signs under [Sec. 4.4](#).

I. Building Height

1. Building height is regulated in both number of stories and feet and is measured from the average grade to the mean height level between the eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof, not including a maximum 6-foot high parapet wall encroachment. In no case is a parapet allowed to exceed 6 feet in height above the roof deck.



2. Average grade is determined by calculating the average of the highest and lowest elevation along natural or improved grade (whichever is more restrictive) along the front of the building parallel to the primary street setback line.
3. An attic does not count as a story where 50% or more of the attic floor area has a clear height of less than 7½ feet; measured from the finished floor to the finished ceiling.
4. A basement with 50% or more of its perimeter wall area surrounded by natural grade is not considered a story.



J. Height Encroachments

Any height encroachment not listed below is prohibited.

1. The maximum height limits of the district do not apply to spires, belfries, cupolas, domes, smoke stacks or other type of structure not intended for human occupancy; monuments, water tanks, beer tanks, water towers or other similar structures which, by design or function, must exceed the established height limits.
2. The following specified accessory structures, building and site features, and mechanical equipment may exceed the established height limit provided they do not exceed the maximum height by more than 6 feet:
 - a. Chimney, flue or vent stack;
 - b. Flagpole;

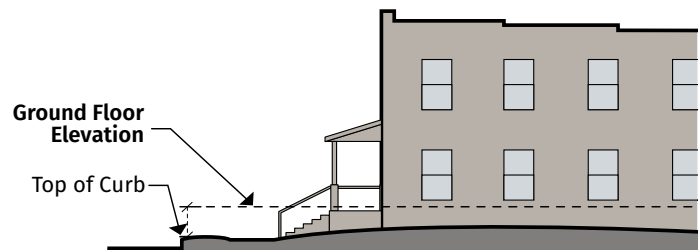
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- c. Vegetation associated with a rooftop garden or landscaping;
 - d. Skylights;
 - e. Parapet wall; and
 - f. Solar panels, wind turbines and rainwater collection systems.
3. The following may exceed the established height limits provided they do not exceed the maximum building height by more than 6 feet, do not occupy more than 25% of the roof area, and are set back at least 10 feet from the edge of the roof:
 - a. Elevator or stairway access to roof;
 - b. Rooftop shade structure;
 - c. Greenhouse; and
 - d. Mechanical equipment.
4. Any of the elements listed in paragraphs 2. and 3. above are considered accessory to the principal structure and must not be used for any purpose other than as incidental to the principal structure.

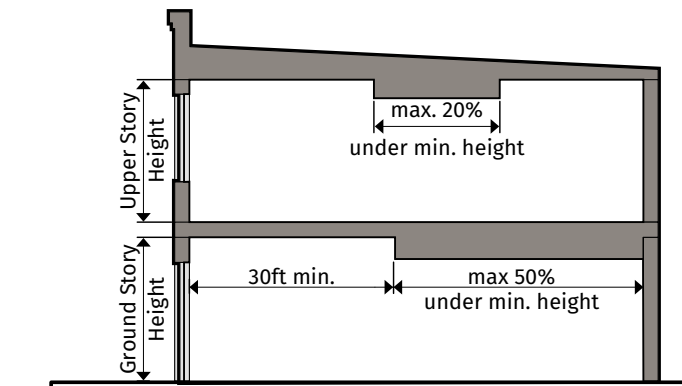
K. Ground Floor Elevation

1. Ground floor elevation is measured from top of the adjacent curb to the top of the finished ground floor.
2. Minimum ground floor elevation applies to the first 30 feet of the lot measured from the right-of-way line, except where ground floor elevation must meet the requirements of § 7-12-1 Flood Protection.
3. Ground floor elevation must meet the requirements of the NC Building Code.



L. Story Height

1. Story height is measured from the top of the finished floor to the ceiling above.
2. Minimum ground story height applies to the first 30 feet of the building measured inward from the street-facing facade. At least 50% of the ground story must meet the minimum height provisions.
3. At least 80% of each upper story must meet the minimum upper story height provisions.



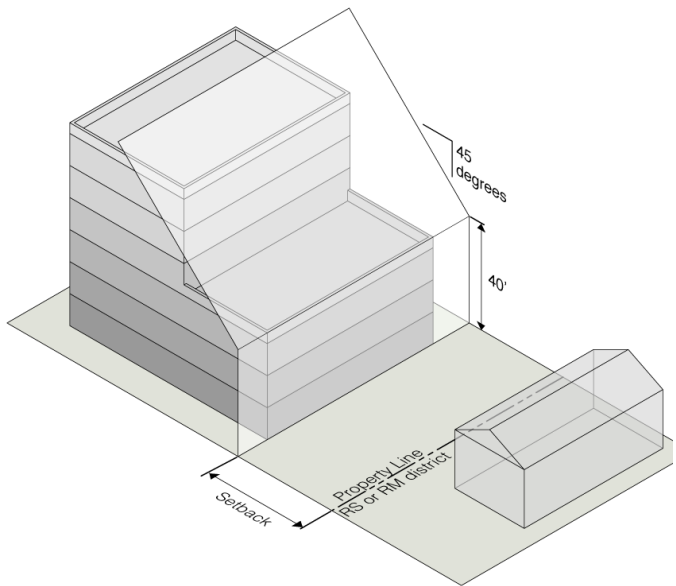
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M. Neighborhood compatibility.

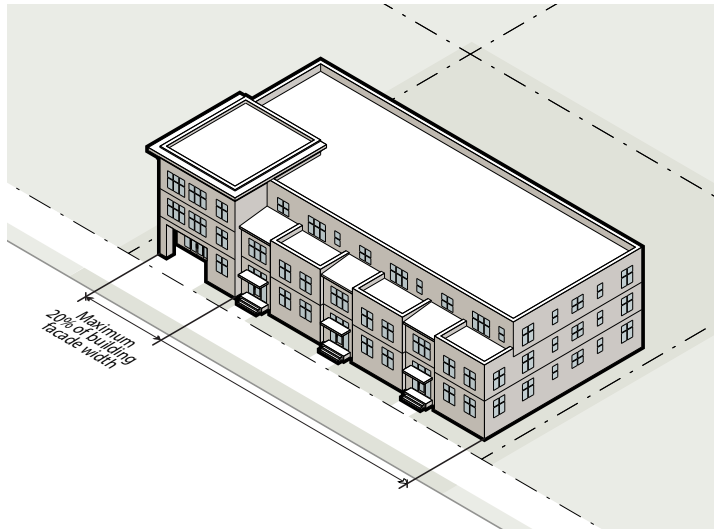
1. Building transition plane

- a. A building transition plane is required in certain cases when form district property is abutting an RS or RM district. When abutting an RS or RM district, a building shall not extend into a 45-degree angular plane projecting over the subject property measured from a height of 40 feet at the side interior or rear setback line. One foot of additional setback is required for every foot of height above 40 feet.



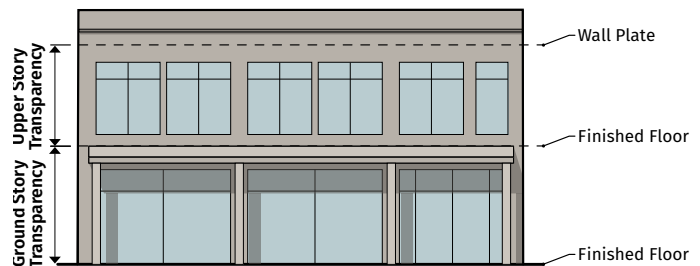
N. Building Street Stepbacks

Building stepbacks require certain upper stories to be stepped back from the right-of-way line by at least 10 feet. A maximum of 20% of the building facade width may encroach into the 10 foot stepback as shown below.



O. Transparency

1. The minimum percentage of windows and doors that must cover a ground or upper story facade is measured from top of the finished floor to the top of the wall plate. The percentage is derived for each story based on the transparent area of all ground or upper story windows and doors divided by the total area of the ground or upper story facade.
2. Transparency applies to primary and side street-facing facades only, except when a building that is below grade has an average exposed height that is less than six feet above street grade.
3. Glass is considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%.
4. An opening to a parking garage is not considered transparency.
5. Any glass in a roll-up door for a restaurant or entertainment use (and not for loading purposes) is considered transparent.



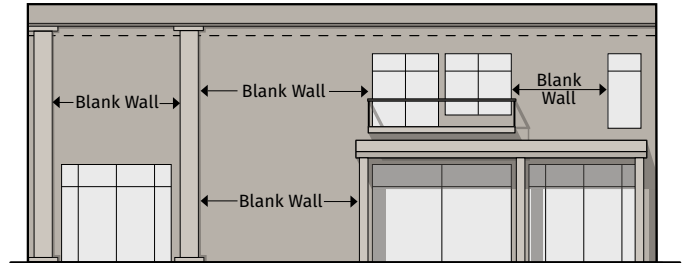
2.0. DISTRICT STANDARDS

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6. Roll-up doors that have no or limited transparency that can be rolled up during regular business hours (and are not used for the storing or parking of cars) can count for up to 50% of a transparency requirement.

P. Blank Wall Area

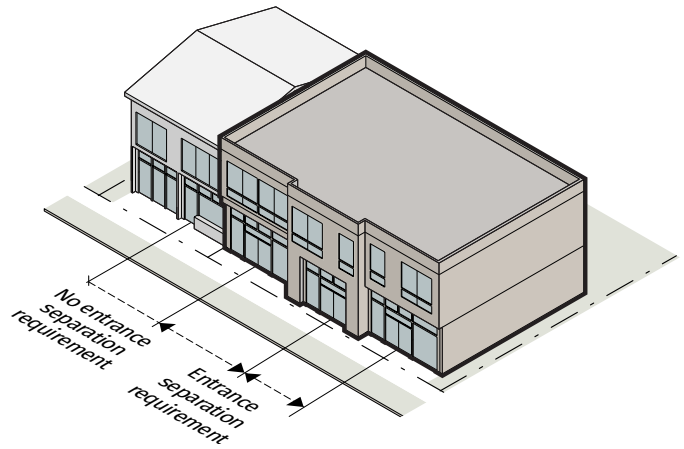
1. Blank wall area means a portion of the exterior facade of the building that does not include: windows or doors; columns, pilasters or other articulation greater than 12 inches in depth; or a substantial material change (paint color is not considered a substantial change). The same material used in a different pattern does not constitute a substantial material change.



2. Blank wall area applies horizontally to ground and upper story primary and side street-facing facades.

Q. Pedestrian Access

1. An entrance providing both ingress and egress, operable to residents or customers at all times during operating hours, is required to meet the street-facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are permitted.
2. The entrance spacing requirements must be met for each building, but are not applicable to adjacent buildings.
3. Doors are not permitted to swing into a public right of way.
4. An angled entrance may be provided at either corner of a building along the street to meet the street-facing entrance requirements.
5. See [Sec. 2.1.T](#) for additional entry requirements in flood prone areas.



R. Streetscape

1. The required sidewalk may be wholly or partially located on private property, provided the sidewalk is located within an easement permanently dedicated to the City.

S. Building Elements

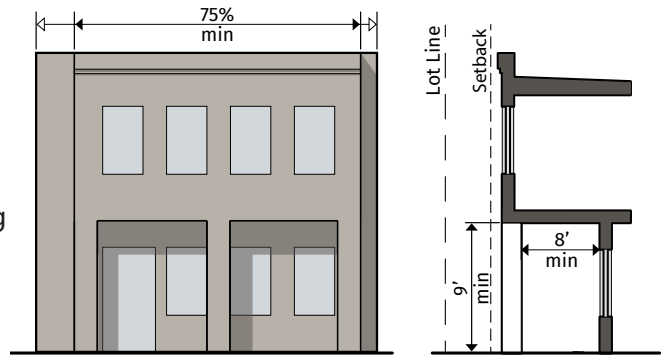
1. Arcade

A covered passage supported by arches or columns that is open on three sides with enclosed habitable space above.

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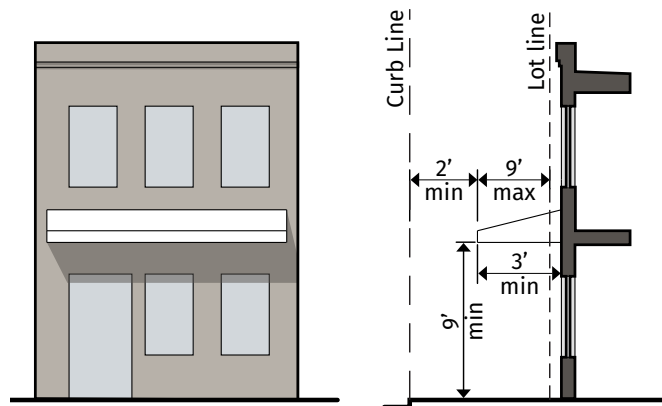
- a. An arcade must have a clear depth from the support columns to the building's facade of at least 8 feet and a clear height above the sidewalk of at least 9 feet.
- b. An arcade must be contiguous and extend over at least 75% of the width of the building facade from which it projects.
- c. An arcade cannot encroach into a required setback or the public right-of-way.



2. Awning/Canopy

A wall-mounted, cantilevered structure providing shade and cover from the weather for a sidewalk.

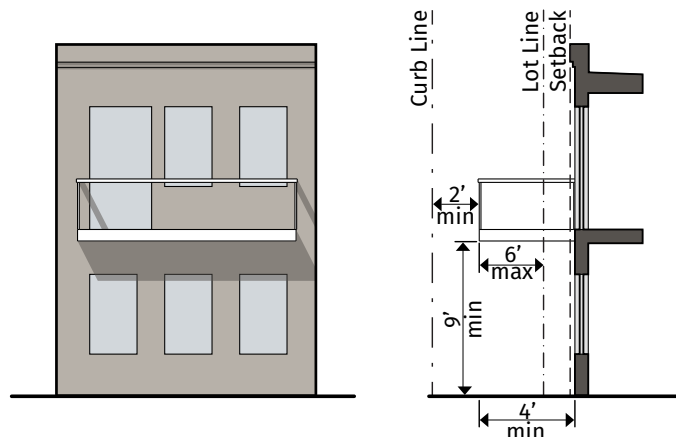
- a. An awning/canopy must be a minimum of 9 feet clear height above the sidewalk and must have a minimum depth of 3 feet. The Planning and Urban Design Director may approve a modification to these standards in order to fit an awning or canopy on an existing building.
- b. An awning/canopy may extend into a required setback above private property.
- c. An awning/canopy may encroach up to 9 feet into the public right-of-way but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater. The encroachment requires City approval.



3. Balcony

A platform projecting from the wall of an upper-story of a building with a railing along its outer edge, often with access from a door or window.

- a. A balcony extend up to 6 feet into a required setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
- b. A balcony must have a clear height above the sidewalk of at least 9 feet.
- c. A balcony may be covered and screened, but cannot be fully enclosed.
- d. A balcony may encroach up to 6 feet into the public right-of-way but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater. This requires city approval.



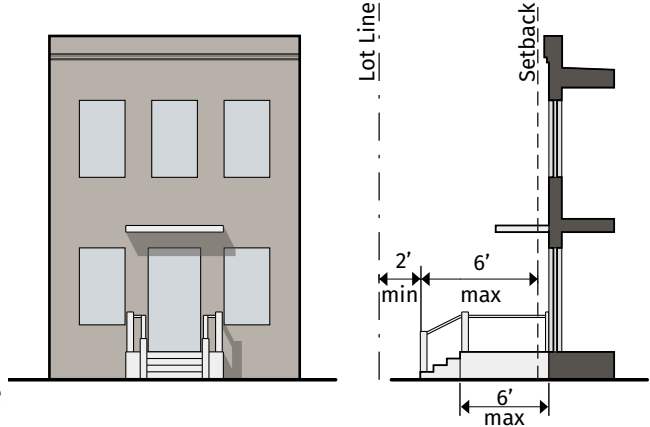
2.0. DISTRICT STANDARDS

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4. Stoop

A small raised platform that serves as an entrance to a building.

- a. A stoop must be no more than 6 feet deep (not including the steps) and 6 feet wide.
- b. A stoop may be covered but cannot be fully enclosed (must not be screened in).
- c. A stoop may extend up to 6 feet, including the steps, into a required setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
- d. A stoop and stairs/ramp may not encroach into the public right-of-way.



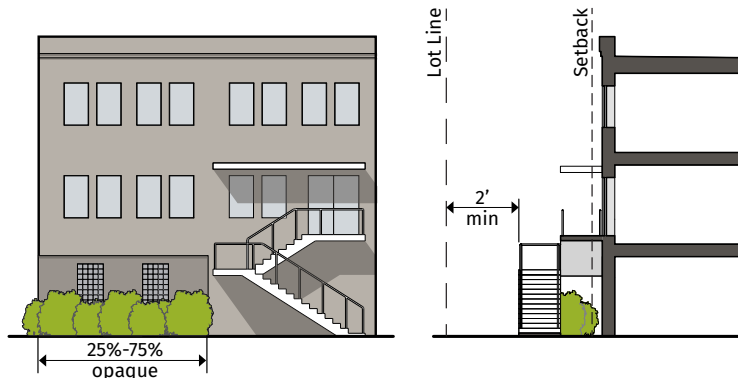
T. Flood Area Building Entries

In flood prone areas, one of the following entry treatments must be used to meet the street-facing entry requirement.

1. Raised Entry, External

Stairs attached to the outside of a building that provides pedestrian access to the first occupiable floor in a flood prone area.

- a. Where parking is provided within or below a building on the ground level, the parking area must be screened from the right-of-way with a street wall that is at least 25% but no more than 75% opaque.
- b. The area between the street-facing building facade and the sidewalk must be planted at ground level, or in raised planters or planting beds permanently affixed to the ground. Plantings must consist of shrubs within 6 feet of the building facade that attain a height of at least 3 feet. Planting is not required at entrances to and exits from the building or within driveways. Seating areas and public art are encouraged but not required.
- c. A raised external entry may extend into a required setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
- d. Handrails and fences shall be a maximum of 75 % opaque.



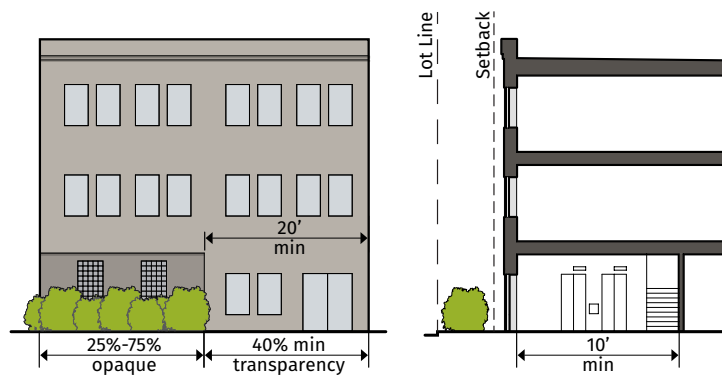
2. Raised Entry, Internal

An at-grade building entrance that provides access to shared entry area of a building in a flood prone area.

2.0. DISTRICT STANDARDS

2.1. General Form Rules

- a. A lobby with a minimum width of 20 feet must be provided along the street-facing building facade at the level of the adjoining sidewalk with a depth of at least 10 feet. Transparency must be applied to at least 40% of the surface area of the street-facing building facade.



- b. Where parking is provided within or below a building on the ground level, the parking area must be screened from the right-of-way with a street wall that is at least 25% but no more than 75% opaque.

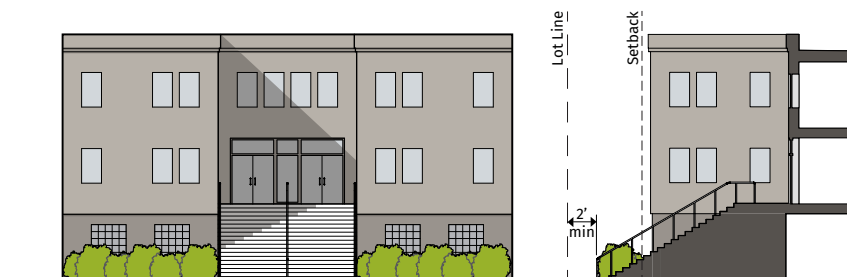
- c. The area between the street-facing building facade and the sidewalk must be planted at ground level, or in raised planters or planting beds permanently affixed to the ground. Plantings must consist of shrubs within 6 feet of the building facade that attain a height of at least 3 feet. Planting is not required at entrances to and exits from the building or within driveways. Seating areas and public art are encouraged but not required.

3. Raised Entry, Staircase

A staircase integral to the building that provides pedestrian access to the first occupiable floor in a flood prone area.

- a. Stairs must be constructed between grade and the lowest occupiable floor and the staircase must be a minimum width of 10 feet.

- b. Where parking is provided within or below a building on the ground level, the parking area must be screened from the right-of-way with a street wall that is at least 25% but no more than 75% opaque.



- c. The area between the street-facing building facade and the sidewalk must be planted at ground level, or in raised planters or planting beds permanently affixed to the ground. Plantings must consist of shrubs within 6 feet of the building facade that attain a height of at least 3 feet. Planting is not required at entrances to and exits from the building or within driveways. Seating areas and public art are encouraged but not required.
- d. The stairs may extend into a required setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.

2.0. DISTRICT STANDARDS

2.1. General Form Rules

U. Maximum Building Length Options

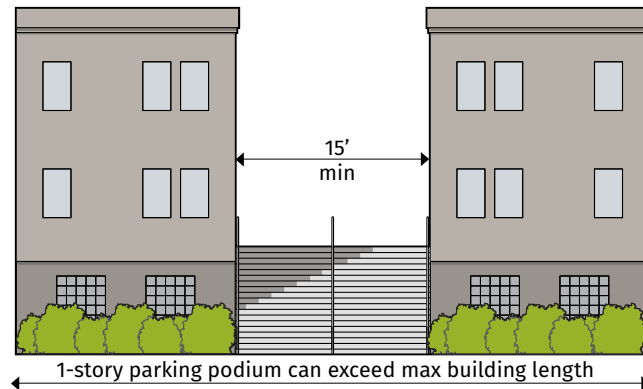
Street-facing building length is the maximum length of a building before a new building must be constructed. The following options can be used to meet the maximum street-facing building length set for each sub-district.

1. Flood Prone Areas

a. Parking Podium

A 1-story parking podium may break the maximum street-facing building length requirement provided the following standards are met every 200 feet:

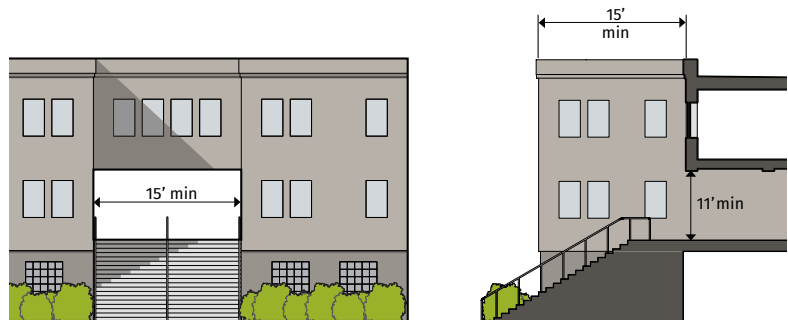
- A raised staircase is provided (see [Sec. 2.1.T.1](#))
- A direct pedestrian connection on top of the parking podium is provided from the front of the lot to the rear, or to the intersecting alley or street behind.
- The distance between buildings on top of the parking podium is at least 15 feet.



b. Upper Stories

Stories above the first occupiable story may also break the maximum street-facing building length requirement provided the following standards are met every 200 feet:

- A raised staircase is provided (see [Sec. 2.1.T.1](#))
- A direct pedestrian connection on top of the parking podium is provided from the front of the lot to the rear, or to the intersecting alley or street behind.
- The pedestrian connection is at least 15 feet in width and has a clear height of at least 11 feet.
- For the width of the staircase, stories above the first occupiable story must be set back at least 15 feet from the front facade of the parking podium.



2.0. DISTRICT STANDARDS

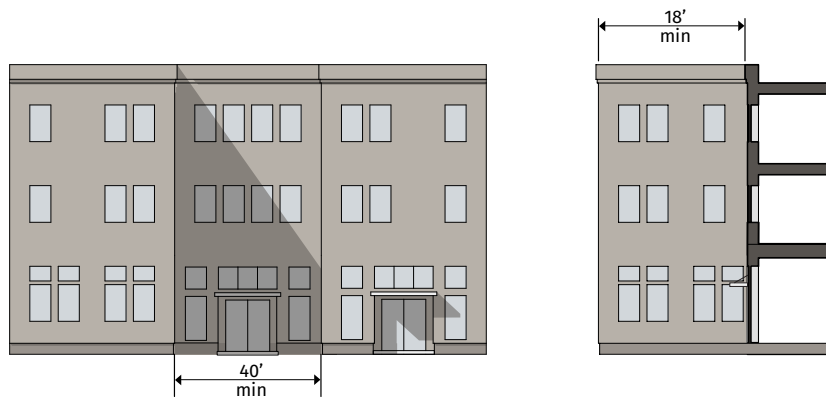
2.1. General Form Rules

2. Non-Flood Prone Areas

a. Ground Level

The ground level of a building may break the maximum street-facing building length required provided the following standards are met every 200 feet:

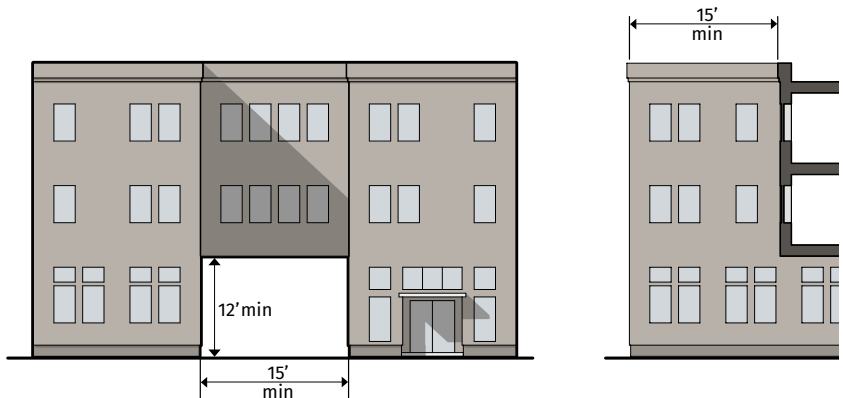
- i. A plaza or public space is created for a width of at least 40 feet.
- ii. The plaza/public space shall have a depth of at least 18 feet.



b. Upper Stories

The upper stories of a building may break the maximum street-facing building length requirement provided the following standards are met every 200 feet:

- i. A direct pedestrian connection is provided from the front of the lot to the rear, or to the intersecting alley or street behind.
- ii. The pedestrian connection is at least 15 feet in width and has a clear height of at least 12 feet.
- iii. For the width of the pedestrian connection, upper stories must be set back at least 15 feet from the front facade of the building.

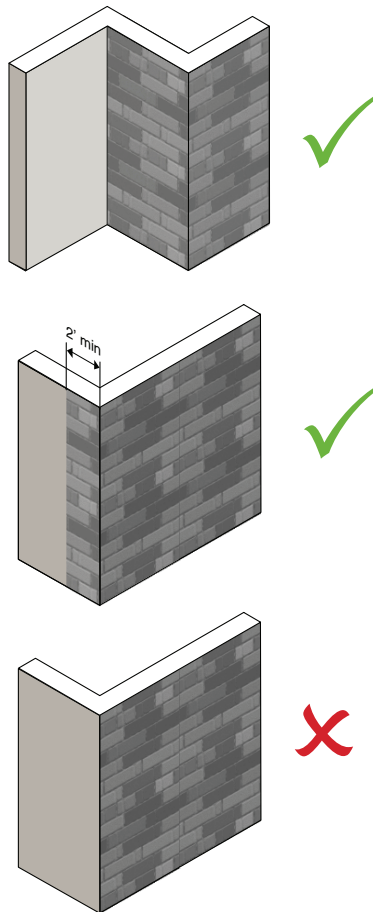


2.0. DISTRICT STANDARDS

2.1. General Form Rules

V. Use of Materials

1. When selecting appropriate materials for new construction, consider the context of the surrounding environment and other structures in the vicinity of the project. Traditional materials such as brick, terra-cotta, natural stone, cast stone, wood, metal, glass, or concrete are preferred for new construction and renovations. The use of modern sustainable or green materials may justify deviations from the use of traditional materials. Synthetic finishing system materials are not permitted at the ground or street level.
2. Primary material changes must occur only at inside corners or where they wrap around an outside corner a minimum of two feet.



2.0. DISTRICT STANDARDS

2.2. Urban Place Regulations



A. Purpose and Intent

1. Form

The Urban Place Form District is intended to accommodate the development of higher-density, mixed-use urban centers that are human scaled. A greater emphasis on interconnectivity and efficient land use highlights the pedestrian-oriented focus, where mixing residential units with commercial activity connects housing to jobs.

2. Height

Building height is limited to four stories. Additional stories are allowed for the provision of affordable units, to not exceed six stories.

3. Front Setbacks

Ground floor facades are located within a reasonable distance to the street to encourage pedestrian activity while allowing design flexibility.

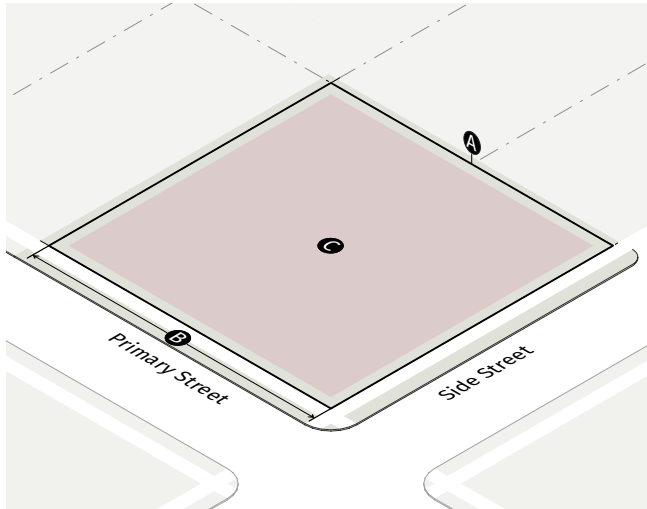
4. Use

A broad range of commercial and residential uses are allowed. However, to encourage maximum levels of pedestrian activity, ground floor residential uses are only permitted on secondary streets.

2.0. DISTRICT STANDARDS

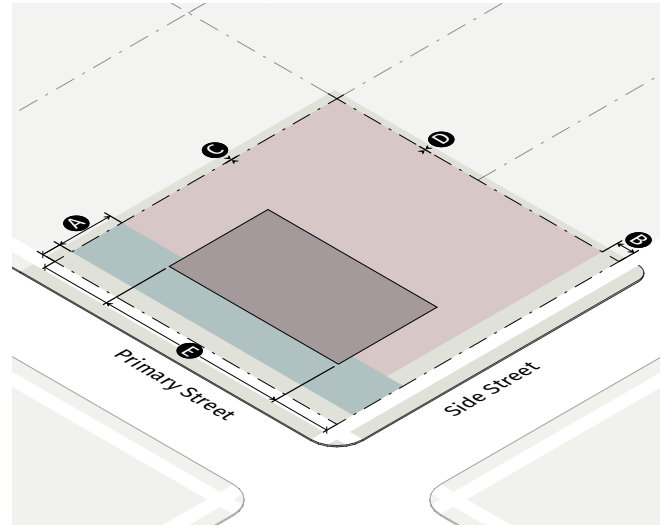
2.2. Urban Place Regulations

B. Block & Lot Criteria



Block Dimensions	
Maximum block length	500'
Maximum block perimeter	2,000'
Lot Dimensions	
A Lot area (min)	5,000 SF
B Lot width (min)	50'
Lot Parameters	
C Impervious surface (max)	90%
D Open Space	
Open Space standards of § 7-11-4 apply	

C. Siting

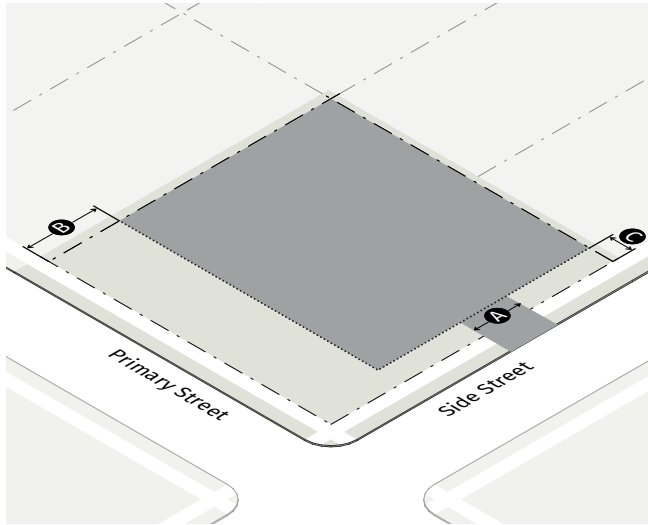


Building Setbacks	
A Primary street (min/max)	0'/20'*
* Setback for pedestrian-oriented front (min/max)	
	0/40'
Where the design of the area in front of the primary structure is oriented for pedestrian use with plaza, outdoor seating, etc, the setback may be increased.	
B Side street (min)	5'
C Side interior** (min)	0'
D Rear** (min)	0'
**Side interior/Rear setback when adjacent to RS/RM zoning district	
	RS: 30' RM: 20'
Build-to Zone (BTZ)	
E Building facade in primary street BTZ (min % of lot width)	70%
* For exceptions, see Sec. 2.1.F	
Driveways and Open Spaces	
F Building facade in side street BTZ (min % of lot width)	n/a

2.0. DISTRICT STANDARDS

2.2. Urban Place Regulations

D. Access and Parking



Access

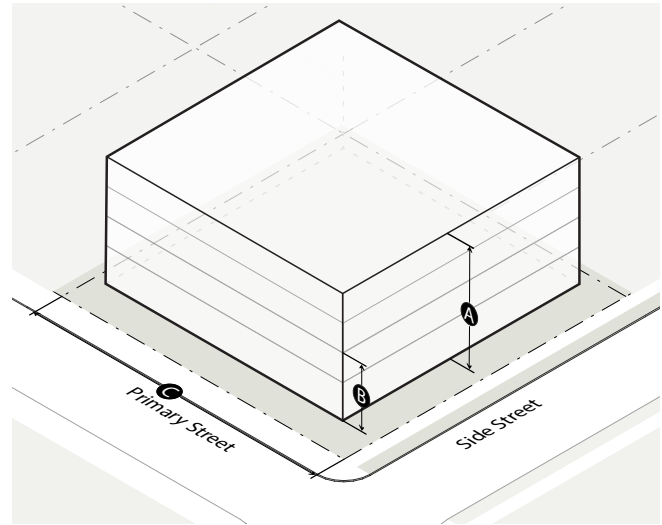
A Driveway width in setback (min/max)	12'/24'
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Parking Setbacks*

B Primary street (min)	5'
C Side street (min)	5'
D Side interior (min)	0'
E Rear (min)	0'

* In no case shall off-street parking be located closer to a street than the primary structure, nor shall parking be located within 60 feet of a primary street.

E. Height & Mass



Building Height

A Maximum height (max stories/feet)	4/55'*
--	--------

* Affordable housing bonus (max stories/feet) See conditions below

Affordability: 1) At least 20% of units meet city affordability standards for households earning 80% or less of Area Median Income (AMI) or 2) at least 80% of the units meet affordability standards for households earning 100% or less of AMI. Either option shall include at least 5% of units accepting Rental Assistance like Housing Choice Vouchers. Units must be affordable to and leased to income-eligible households for at least 20 years. A minimum of five affordable units are required to qualify for the bonus.

B Minimum height

All uses	2 stories*
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* A minimum 50% of the total gross floor area (GFA) must be located within structures that meet or exceed two stories in height.

Building step back from primary or side street.	0'
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Building Mass

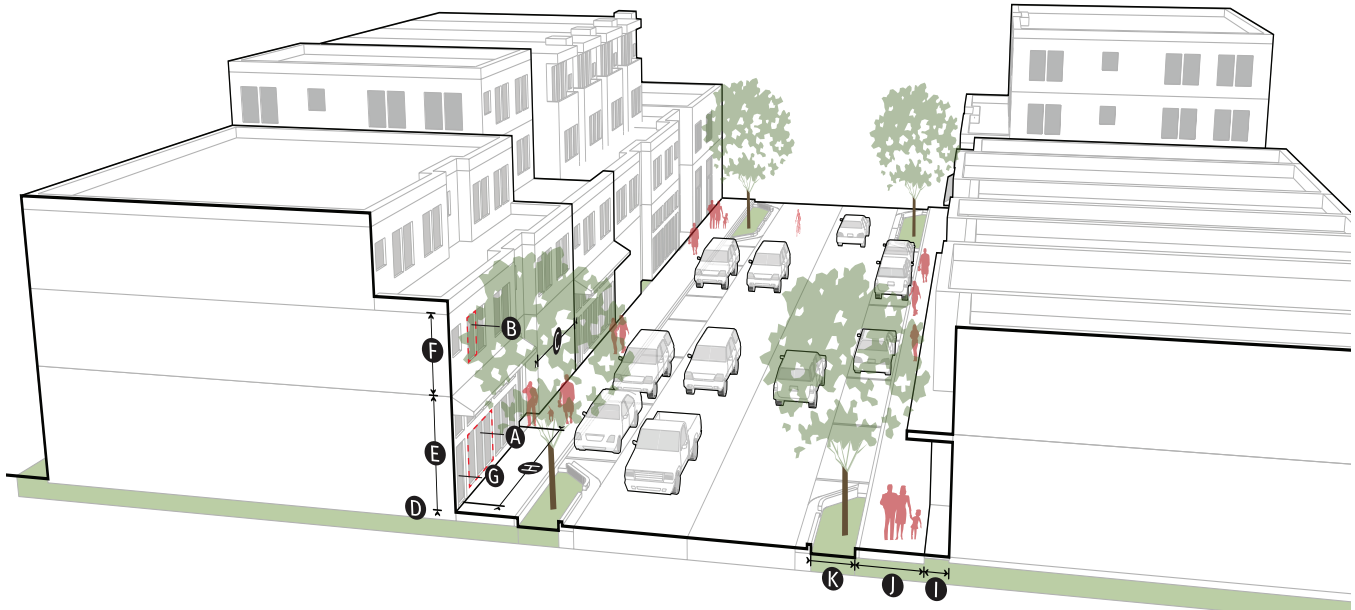
C Street-facing building length (max)	200'
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* For exceptions, see [Sec. 2.1.U Maximum Building Length Options](#)

2.0. DISTRICT STANDARDS

2.2. Urban Place Regulations

F. Public Realm



Transparency

A Ground story, primary/side (min)*	50%/25%
B Upper story (min)	20%
C Blank wall area (max)	30'

Story Height

D Ground floor elevation (min/max)	0'/6'*
E Ground story (min)	10'
F Upper story (min)	9'

*Or 2' above base flood elevation where applicable.

Pedestrian Access

G Entrance facing primary street	Required
H Entrance spacing along primary street (max)	50'

Building Elements Allowed

Arcade, awning/canopy, balcony, stoop

Building Setbacks

I Primary/side street	See Sec. 2.2.C
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Streetscape

J Sidewalk (min)	
Primary street	10'
Side street	10' (5' min paved walkway)
K Trees	See Sec. 4.3. A

3.0. LAND USE

3.1. Principal and Accessory Uses

A. Allowable Land Uses

1. All permitted uses, special uses, conditional uses and uses expressly prohibited are identified in § 7-8-1(d), Table of Permitted Uses. Standards for special uses and conditional uses can be found in article XVI of this chapter. The following are exceptions to § 7-8-1(d):
 - a. Public, Recreational, Commercial, or Industrial uses shall make up at least 10 percent of the total project gross square footage.
 - b. Gasoline sales.
 - i. Gasoline pumps in Urban Place Form Districts shall not be located between any street and the principal structures, and shall be designed to be subordinate to the primary uses of the site.
 - c. Drive-through facilities or uses.
 - i. Drive through facilities shall be limited to one drive through lane.
 - ii. Any part of drive through facilities (i.e. drive through lanes, stacking, ordering stations, pick-up windows, etc.) shall not be located between a street and the principal structures, and shall be designed to be subordinate to the primary uses of the site.
 - d. Commercial/Business Uses. The maximum limit for Commercial/Business Uses shall be 20,000 square feet unless the following conditions are met:
 - i. Additional square footage for Commercial/Business Uses shall be permitted at a rate of 1,000 square feet of Commercial/Business area per each market rate residential unit created.
 - ii. Additional square footage for Commercial/Business Uses shall be permitted at a rate of 2,000 square feet of Commercial/Business area per each affordable residential unit created where the units meet the affordability standards (80% or less of Area Median Income; affordable to and leased to income-eligible households for at least 20 years).
 - iii. Small individual commercial spaces measuring 1,000 square feet or less shall not count towards the 5,000 square foot maximum limit. This exception is aimed to encourage the creation of smaller commercial spaces that could be more affordable for local businesses or small new businesses seeking a presence in a mixed-use center.

B. Accessory Uses and Structures

1. Accessory uses and structures are permitted in conjunction with an allowed principal use. Accessory uses and structures must be accessory and clearly and customarily incidental and subordinate to a permitted principal use or structure.

C. No accessory use or structure may be established prior to the establishment of a permitted principal use or structure.

3.0. LAND USE

3.2. Parking Decks

D. Parking Deck, Garage, Structure

1. Parking structures must meet all the requirements for a principal structure as specified in Sec. 2.0, including the parking setbacks.
2. In no case can structured parking exceed the height of the principal building on the site.
3. Where upper or ground stories of structured parking are at the perimeter of a building, they must be screened so that cars are not visible from ground level view from adjacent property or adjacent public right-of-way (not including an alley). In addition, any ground story facade treatment (building materials, windows, and architectural detailing) must be continued on upper stories.
4. Parking structure entries must not exceed 16 feet clear height and 24 feet clear width and be spaced at least 150 feet apart.
5. The ground story of any structured parking garage shall provide a full habitable story and use (such as, but not limited to, commercial, office, retail, residential, or civic space, where permitted) along active street-side façade(s) with a minimum depth of 20 feet.

4.0. SITE DEVELOPMENT

4.1. Streets and Connectivity

A. Master Planned Large Sites

1. Sites over two (2) acres in size shall propose a master plan for the entire parcel that will be presented at the required pre-application meeting and that will be reviewed by staff and submitted with the zoning application.
2. The master plan shall indicate the general street network and rights of way, the land use configuration within that network, the proposed development intensity (including the number of residential units and gross square footage of all nonresidential uses), and the proposed structure heights.
3. The master plan may include properties that fall under more than one ownership so long as there exist covenants or other legally binding agreements that address cross-access, cross parking and other similar issues affecting joint operation of the projects.
4. After approval of the master plan, regardless of scale, Urban Place Form District development projects shall be reviewed under applicable development review procedures as outlines in Article V of the UDO.
5. Any phasing timeline for the master planned, multiphased development will not exceed seven years for total project completion.

B. Street Connectivity

1. Proposed streets and buildings must be interconnected and must connect with adjacent streets external to the site in order to provide multiple routes for pedestrian and vehicle trips from, to and within the project. Street connectivity shall be provided by a regular grid pattern with intersections that join perpendicularly.
 - a. Existing street stubs, paper streets, or half completed streets shall be extended into the development on their proper projection.
 - b. Additional new streets shall be provided within a development according to the maximum block length and perimeter, and shall comply with the City's standards and specifications for streets.
 - c. New street stubs to adjacent commercial properties are required where the difference in grade is less than 15 percent.
 - d. Existing connections to nearby properties shall be maintained for cross access and shall not be closed unless improved connections are provided.
2. Streets shall avoid cul-de-sacs and dead end roads and other features that hamper current or future connectivity, unless there is no possible alternative.
3. Streets may terminate at a monumental structure or a public open space such as a park or a plaza. In such cases, a sidewalk or other connection must be provided to ensure network connectivity.
4. Proposed streets may not exceed the maximum block length and (if applicable) maximum block perimeter of the zoning district.

4.0. SITE DEVELOPMENT

4.1. Streets and Connectivity

C. Pedestrian Zones

1. Sidewalks shall be installed within the right-of-way. Where existing transportation facilities or utility easements prevent constructing the sidewalk in the right-of-way, all or a portion of required sidewalk may be installed on private property but must be constructed as close to the right-of-way as possible.
2. Sidewalks and street trees are required for all streets and must be provided on both sides of the street but may be phased with associated development.
3. Sidewalks on both sides of the street shall be uninterrupted for at least 75 percent of the average length of the block or frontage.

4.0. SITE DEVELOPMENT

4.2. Parking

A. Applicability

The parking requirements of § 7-11-2 apply in the Urban Place Form District, except the sections identified below:

1. § 7-11-2(c). Off-Street Parking Requirements;
2. § 7-11-2(d), Off-Street Loading Requirements;
3. § 7-11-2(e)(2), Remote Parking; and

B. Required parking.

The following minimum vehicle and bicycle parking spaces are required.

USE	VEHICLE PARKING SPACES (MIN)	BICYCLE PARKING (MIN)	
		Spaces	Short/long term
Residential			
All residential uses	.75/unit	.5/unit up to 2 bedrooms plus .25/ additional bedroom	80%/20%
Public & Institutional			
Fire, police station, day care home, adult or child, public utility or related facility	none	none	--
Place of worship	greater of 1/4 seats or 1/40 sf	1/5,000 sf 2 min	90%/10%
School	0.5 classrooms, plus 1/5 students for high schools	1/5,000 sf 2 min	90%/10%
All other public & institutional uses	1/500 sf	1/5,000 sf 2 min	90%/10%
Recreational			
Parks, passive and greenways	none	none	--
All other recreational uses	1/500 sf + 1/1,000 sf outdoor use area	1/5,000 sf 2 min	80%/20%
Food, Beverage & Entertainment			
Mobile food vending	none	none	--
All other food, beverage & entertainment uses	1/250 sf	1/2,500 sf 2 min	80%/20%
Lodging			
All lodging uses	.75/guest room	1/2,500 SF 2 min	80%/20%
Retail, Service & Office			
All retail, service & office uses	1/500 sf	1/2,500 sf 2 min	80%/20%
Industrial			
All industrial uses	1/500 sf office space + 1/3,000 sf additional indoor space	1/5,000 sf 2 min	20%/80%
Other Use Types			
All other use types	none	none	--

4.0. SITE DEVELOPMENT

4.2. Parking

1. Exception to required parking. The number of vehicle parking spaces may be reduced by 50% for projects located within a quarter mile of a transit stop that is on the frequent service corridors map, which includes the following:
 - a. Patton Ave (Downtown to New Leicester Hwy)
 - b. Merrimon Ave (Downtown to Beaverdam Rd)
 - c. Tunnel Rd (Downtown to the VA Center)
 - d. Biltmore Ave (Downtown to Biltmore Village)
 - e. Haywood Rd (Downtown to Brevard Rd)

C. Location of Required Automobile Parking

Required vehicle parking must be located on the same lot as the use they are intended to serve, except as listed below.

1. Off-street Parking.
 - a. In no case shall off-street parking be located closer to a primary street than the principal structure.
 - b. Garage doors shall not face a primary street, with the [exception for townhomes/multifamily of Sec. 2.1](#).
2. On-Street Parking.
 - a. On-street parking shall be counted when calculating the permitted number of spaces allowed. Every on-street parking space provided shall count as one required parking space.
 - b. On-street parallel parking is required to be integrated into all new streets and shall be provided along at least 50 percent of the total linear footage of each block face within the project. Angled or perpendicular parking shall not be permitted.
3. Remote Parking
 - a. All required parking spaces, except required accessible spaces, can be located off-site if the remote parking area is located within an eighth of a mile (660 feet) from the primary entrance of the use served.
 - b. Up to 50% of the required parking spaces may be located more than 660 feet off-site, if the parking area is located within 1,320 feet from the primary entrance of the use served.
 - c. Specifically designated parking spaces for employees may be located off-site up to 2,640 feet from the primary entrance of the use served.
 - d. The off-site parking area is measured in walking distance from the nearest point of the remote parking area to the primary entrance of the use served.

4.0. SITE DEVELOPMENT

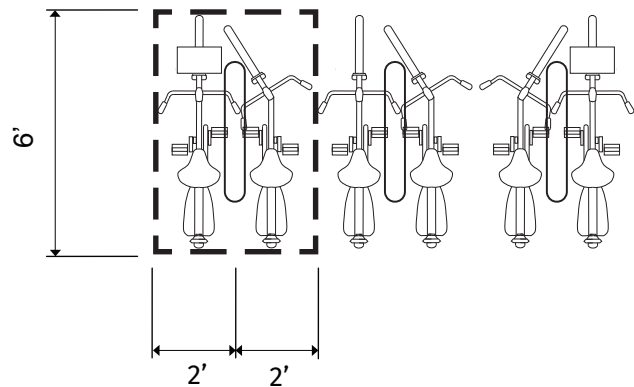
4.2. Parking

- e. Any remote parking spaces must be guaranteed by a written agreement between the owner of the remote parking area and the owner of the use served by the remote parking area. Change of ownership of either parcel requires a renewal of the agreement.

D. Location of Required Bike Parking

1. General Requirements

- a. Bicycle parking spaces must be located on paved or pervious, dust-free surface with a slope no greater than 3%. Surfaces cannot be soil, vegetation, gravel, landscape stone, or wood chips.
- b. Bicycle parking spaces must be a minimum of 2 feet by 6 feet. There must be an access aisle a minimum of 5 feet in width.
- c. Each required bicycle parking space must be accessible without moving another bicycle and its placement must not result in a bicycle obstructing a required walkway.
- d. Up to 25% of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a 5 foot access aisle for wall mount parking.
- e. All racks must accommodate cable locks and "U" locks and must permit the locking of the bicycle frame and one wheel to the rack and must support a bicycle in a stable position.



2. Short-Term Bicycle Parking

Required short-term bicycle parking spaces are those located in a convenient and visible area at least as close as the closest non-accessible vehicle parking and within 100 feet of the primary entrance.

3. Long-Term Bicycle Parking

- a. Required long-term bicycle parking spaces are those located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather and must be accessible to intended users.
- b. Required long-term bicycle parking for residential uses cannot be located within dwelling units or within deck, patio areas, or private storage areas accessory to dwelling units.
- c. Long-term bicycle parking spaces for nonresidential uses may be located off-site within 300 feet of the site.
- d. The off-site bicycle parking area is measured in walking distance from the nearest point of the remote parking area to the closest primary entrance of the use served.

E. Required Vehicle Loading

1. General Provisions

- a. Loading and unloading activities may not encroach on or interfere with the use of sidewalks, drive aisles, queuing areas and parking areas by vehicles or pedestrians.
- b. With the exception of areas specifically designated by the City, loading and unloading activities are not permitted in the public right-of-way.
- c. If determined necessary by the Planning and Urban Design Director or Transportation Director, adequate space must be made available off-street for the unloading and loading of goods, materials, items or stock for delivery and shipping.

2. Location

If a loading area is required or provided, it must meet the following.

- a. The loading area must be located on the same lot occupied by the use served and must be accessible from a public street or alley.
- b. The loading area must be located to the side or rear of buildings. Loading areas may not be placed between a street and the associated building.

F. Transit

1. Projects that fall into one or more of the triggers to be considered for Level III developments shall integrate transit shelters at bus stops on the same side of the street within 200 feet of the project limits, if transit shelters are not already present.

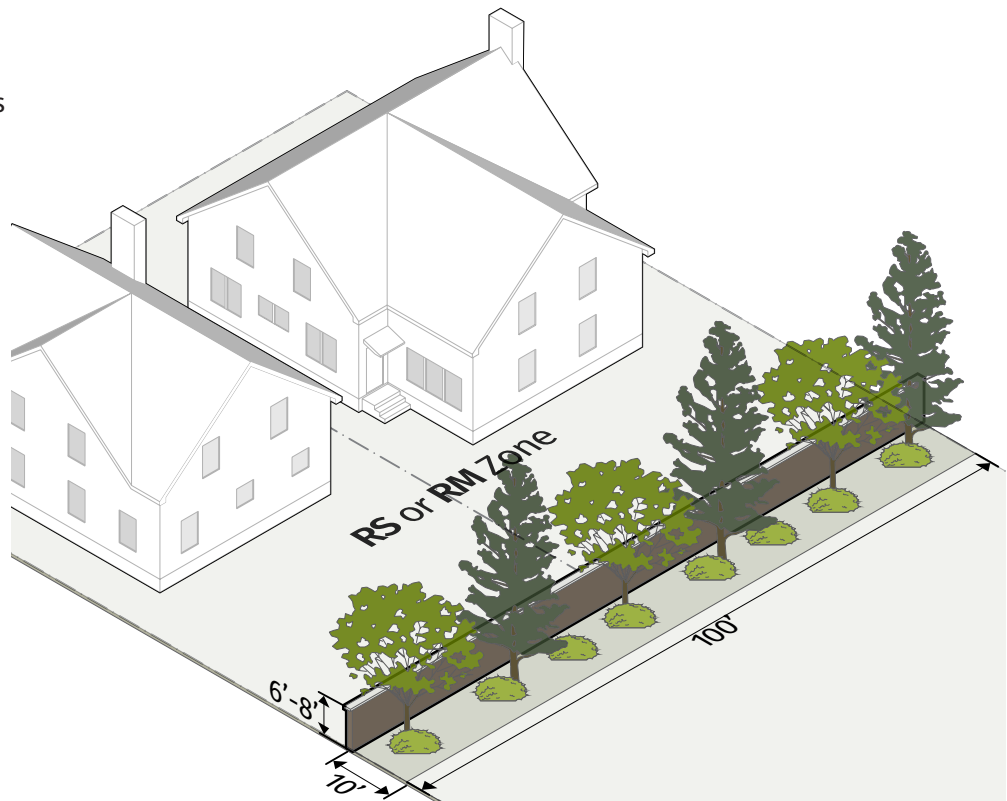
4.0. SITE DEVELOPMENT

4.3. Landscaping and Screening

A. Applicability

The landscape and buffering requirements of § 7-11-3 apply in the Urban Place Form District, with the noted exceptions identified below:

1. Exemptions. The Urban Place Form District is exempt from § 7-11-3(d)(5), Building Impact Landscaping.
2. Certification. To ensure proper planting installations, a document acknowledging that all plantings were installed according to the city's standards and specifications must be provided by a certified professional landscape architect or arborist prior to zoning inspection approval.
3. Residential buffer. When abutting a residential district, the property line buffer requirements of § 7-11-3(d)(1) for the property line buffer apply, except that when an opaque fence or wall is used (as described below), a bufferyard may be provided as follows:
 - a. Depth: 10 feet min
 - b. Fence or Wall Height: 6 feet min / 8 feet max (The finished side of fence must face neighboring property or be designed such that both sides are the same)
 - c. Evergreen Trees per 100 feet: 4
 - d. Deciduous Trees (large) per 100 feet: 3
 - e. Shrubs (large) per 100 feet: 10
 - f. Bufferyard plantings may count toward tree canopy requirements



B. Site Fill

Any filling of land in the floodplain will be subject to applicable state laws and the requirements of § 7-12.

4.0. SITE DEVELOPMENT

4.4. Signs

A. Applicability

The sign requirements of Article XIII apply in the Urban Place Form District, except as identified below:

1. § 7-13-4(a)(8)(a). See Sec. 4.4.K for temporary and permanent window sign requirements.

B. Sign Types Allowed by District

Signs are allowed in the Urban Place Form District as set forth below. Specific requirements for each sign type are shown on the following pages.

C. Allocation and Number of Signs Allowed

1. A-Frame Signs

A-frame signs are permitted as temporary signs, provided they comply with the requirements of § 7-13-4(a)(8)(c).

2. Awning Signs, Canopy Signs, Wall Signs

- a. Awning signs, canopy signs and wall signs are allocated a combined sign area of 1 square foot per linear foot of street-facing building facade.
- b. Any number of wall signs, awning signs or canopy signs are allowed provided the maximum allocated sign area above is not exceeded and the specific requirements for each sign type are met.

3. Crown Signs

- a. Crown signs cannot exceed a total sign area allocation of 250 square feet per street-facing building facade.
- b. No more than 2 crown signs are allowed per building and no more than 1 crown sign per building facade is allowed.

4. Monument Signs, Post Signs

- a. Where allowed, only 1 monument sign or post sign is allowed per street frontage, provided all signs are conforming.
- b. A monument sign cannot exceed 64 square feet in area.
- c. A post sign cannot exceed 36 square feet in area.
- d. One additional monument sign or post sign is allowed for properties with 1,000 feet or more of street frontage. Where more than one monument sign or post sign is allowed, signs along the same street frontage must be spaced a minimum of 500 feet apart.

5. Projecting Signs

- a. A projecting sign cannot exceed 9 square feet in area and only 1 projecting sign per ground floor tenant space is allowed.

4.0. SITE DEVELOPMENT

4.4. Signs

6. Window Signs

- a. The maximum area of all ground story windows and doors that can be covered by signs is 20%.
- b. The number of window signs allowed is unlimited, provided the maximum percentage of signs covering ground story windows and doors is not exceeded.

D. Awning Sign



Description
A sign where graphics or symbols are painted, sewn, or otherwise adhered to the awning valance material as an integrated part of the awning itself.
General Provisions
» An awning sign cannot extend outside the awning.
» Only awnings over ground story doors or windows may contain signs.
» One sign is allowed per awning. A sign can be on either the front or side valance (but not on both).
» Signs are not allowed on the sloping face of the awning.
» An awning sign cannot be illuminated.



Total Sign Area Allocation
1 SF of sign area per linear foot of street-facing building facade or 30 SF if the frontage is less than 30 feet wide. This allocation includes area allocated for awning signs, canopy signs and wall signs.
Dimensions
Ⓐ Size of individual sign (max) 9 SF
Ⓑ Height (max) 1'
Right-of-Way Encroachment
An awning sign may encroach over the public sidewalk but not over any public street or alley. The sign must be a minimum of 2 feet inside the curb line or edge of pavement, whichever is greater.

4.0. SITE DEVELOPMENT

4.4. Signs

E. Canopy Sign

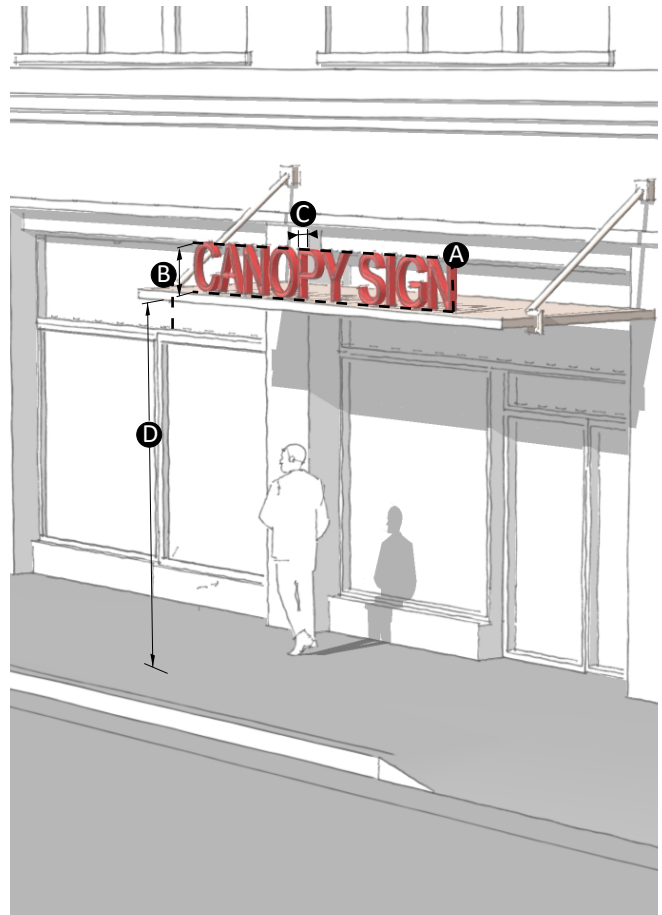


Description

A sign attached to a canopy so that the display surface is parallel to the plane of the front building facade.

General Provisions

- » A canopy sign cannot extend outside the overall length or width of the canopy. However, a canopy sign may extend above or below the canopy.
- » Only canopies over ground story doors or windows may contain signs.
- » A maximum of one sign is allowed per canopy.
- » Raceways are permitted for signs extending below or above the canopy. Otherwise, raceways are not permitted and the sign must be flush with the canopy face.
- » A canopy sign can be internally and externally illuminated in accordance with [Sec. 4.4.L](#).



Total Sign Area Allocation

1 SF of sign area per linear foot of street-facing building facade or 30 SF if the frontage is less than 30 feet wide. This allocation includes area allocated for awning signs, canopy signs and wall signs.

Dimensions

A	Size of individual sign (max)	9 SF
B	Height (max)	1'
C	Depth (max)	8"
D	Clear height above sidewalk (min)	9'
D	Clear height above parking area or driveway (min)	14'

Right-of-Way Encroachment

A canopy sign may encroach over the public sidewalk but not over any public street or alley. The sign must be a minimum of 2 feet inside the curb line or edge of pavement, whichever is greater.

4.0. SITE DEVELOPMENT

4.4. Signs

F. Crown Sign



Description

A sign painted on the wall or surface of a building or structure, the display surface of which does not project from the outside wall of the building or structure and is located on the upper horizontal band of a building facade at least 4 stories in height.

General Provisions

- » A crown sign is only allowed on building facades at least 4 stories in height.
- » A crown sign cannot be placed below the start of highest floor and cannot extend above the roof line.
- » The number of painted signs per building is unlimited, provided the maximum allowed sign are not exceeded.
- » A crown sign cannot cover windows or architectural details.
- » No more than 2 crown signs are allowed per building and no more than 1 crown sign per building facade is allowed.
- » A crown sign can be externally illuminated in accordance with [Sec. 4.4.L](#).



Total Sign Area Allocation

250 SF per street-facing building facade.

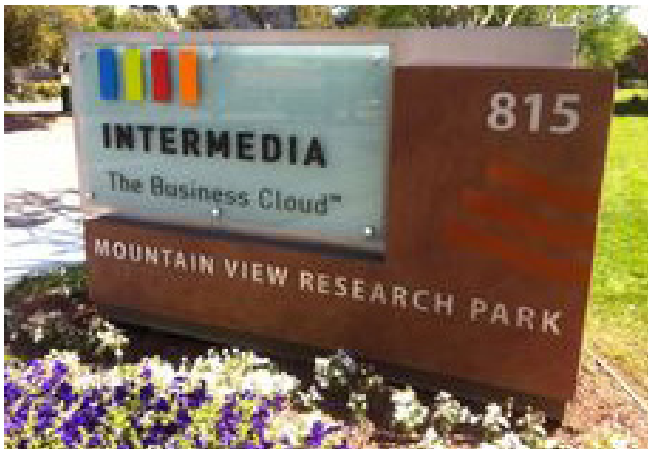
Dimensions

Ⓐ Height (max)	8'
Projection - measured from building facade (max)	0'
Ⓑ Width (max % of facade width)	75%

Right-of-Way Encroachment

A crown sign cannot encroach into the public right-of-way.

G. Monument Sign

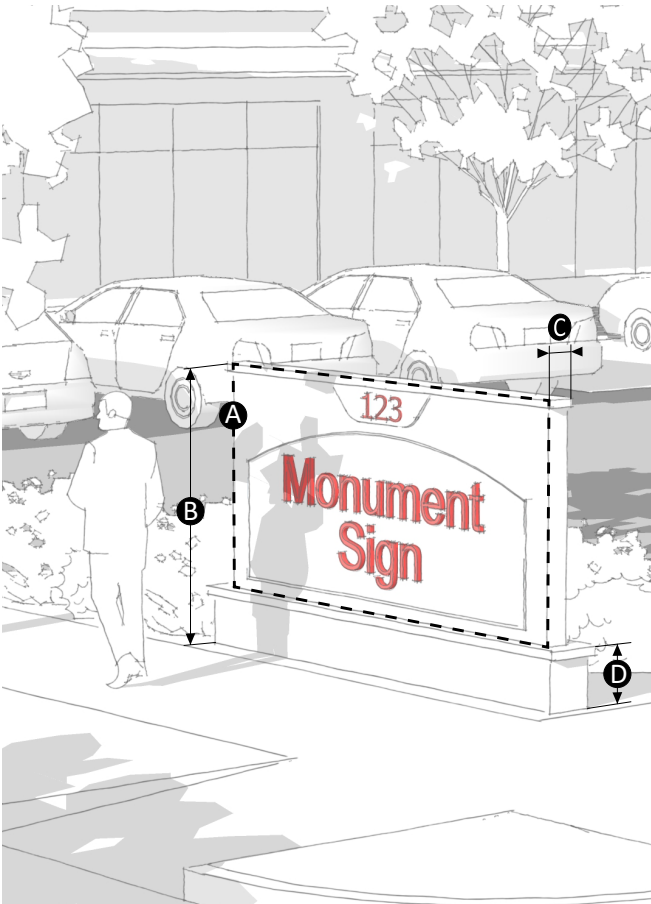


Description

A permanently affixed sign which is wholly independent of a building for support attached to the ground along its entire length.

General Provisions

- » A monument sign must be set back at least 5 feet from the primary or side street lot line and 10 feet from a side interior lot line.
- » A monument sign can be internally and externally illuminated in accordance with [Sec. 4.4.L](#).



Total Sign Area Allocation

See Sec. 4.3.C.4

Dimensions

A	Size of individual sign (max)	64 SF
B	Height (max)	6'
C	Depth (max)	2'
D	Sign base height (min/max)	2'/4'

Right-of-Way Encroachment

A monument sign cannot encroach into the public right-of-way.

4.0. SITE DEVELOPMENT

4.4. Signs

H. Post Sign

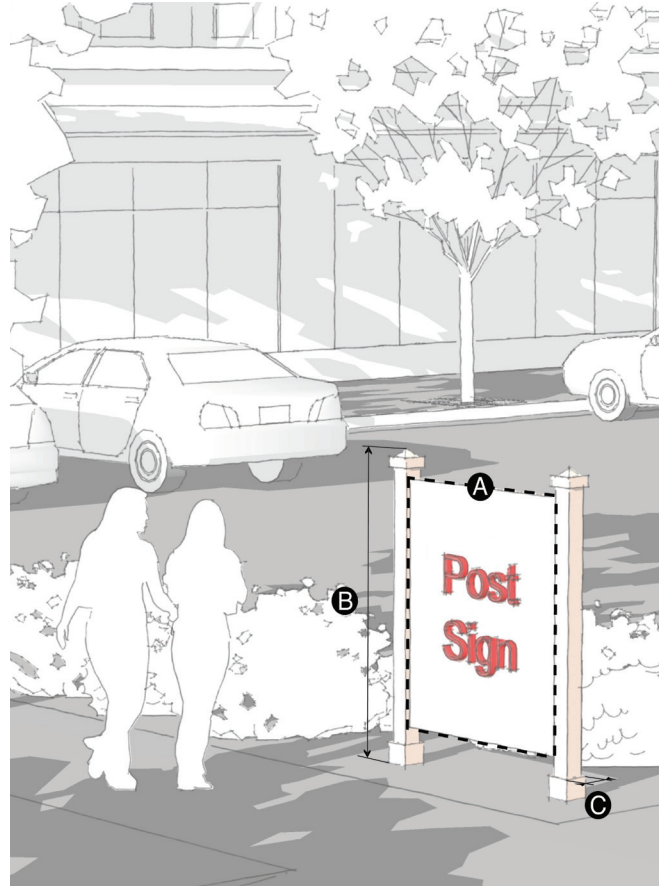


Description

A permanently affixed sign which is wholly independent of a building for support where the primary support is supplied by two posts positioned no more than 6 inches from the outer edge of the sign face.

General Provisions

- » A post sign must be set back at least 5 feet from the primary or side street lot line and 10 feet from a side interior lot line.
- » An existing post sign may replace the sign face, provided the maximum sign area requirements of this section are met.
- » A post sign can be externally illuminated in accordance with [Sec. 4.4.L.](#)



Total Sign Area Allocation

See Sec. 4.3.C.4

Dimensions

A Height (max)	6'
B Width (max)	6'
C Depth (max)	1'

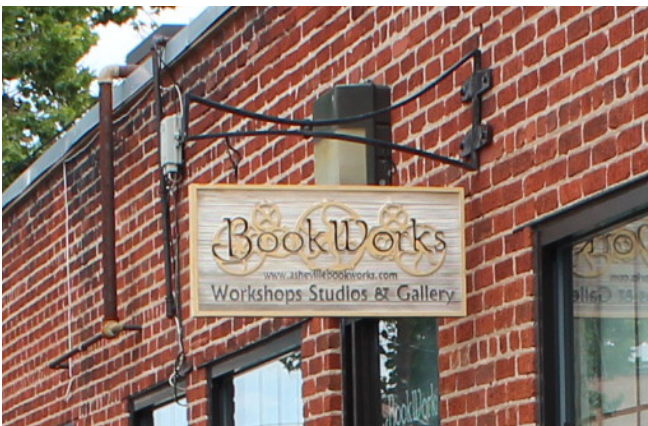
Right-of-Way Encroachment

A post sign cannot encroach into the public right-of-way.

4.0. SITE DEVELOPMENT

4.4. Signs

I. Projecting Sign



Description		Total Sign Area Allocation	
A sign attached to the building facade at a 90-degree angle that hangs from a bracket or support extending more than 1 foot from the outside wall of the building or structure.		1 projecting sign is allowed per ground floor tenant space.	
General Provisions		Dimensions	
<ul style="list-style-type: none">» A projecting sign must be located below the window sills of the second story of building.» A projecting sign cannot be internally illuminated.» Projecting signs erected at the intersection of building corners when the building corner adjoins the intersection of two streets may intersect at a 45 degree angle at the corner of the building, in which case only one projecting sign is allowed (for that tenant).		A	Size of individual sign (max) 9 SF
		B	Height (max) 3'
		C	Spacing from building facade (min/max) 6"/1'
		D	Projection width (max) 3.5'
		E	Depth (max) 6"
		F	Clear height above sidewalk (min) 9'
		F	Clear height above parking area or driveway (min) 14'
		Right-of-Way Encroachment	
		A projecting sign may encroach over the public sidewalk but not over any public street or alley. The sign must be a minimum of 2 feet inside the curb line or edge of pavement, whichever is greater.	

4.0. SITE DEVELOPMENT

4.4. Signs

J. Wall Sign



Description

A sign attached to the wall or surface of a building or structure, the display surface of which does not project more than 1 foot from the outside wall of the building or structure.

General Provisions

- » A wall sign must be placed no higher than 18 feet above the sidewalk.
- » No portion of a wall sign may extend above the roof line or above a parapet wall of a building with a flat roof.
- » A wall sign cannot cover windows or architectural details.
- » A wall sign can be internally and externally illuminated in accordance with [Sec. 4.4.L.](#)



Total Sign Area Allocation

1 SF of sign area per linear foot of street-facing building facade or 30 SF if the frontage is less than 30 feet wide. This allocation includes area allocated for awning signs, canopy signs and wall signs.

Dimensions

A Size of individual sign (max)	
RAD-RES	9 SF
All other sub-districts	100 SF
B Projection - measured from building facade (max)	
	1'

Right-of-Way Encroachment

A wall sign may encroach over the public sidewalk but not over any public street or alley.

4.0. SITE DEVELOPMENT

4.4. Signs

K. Window Sign

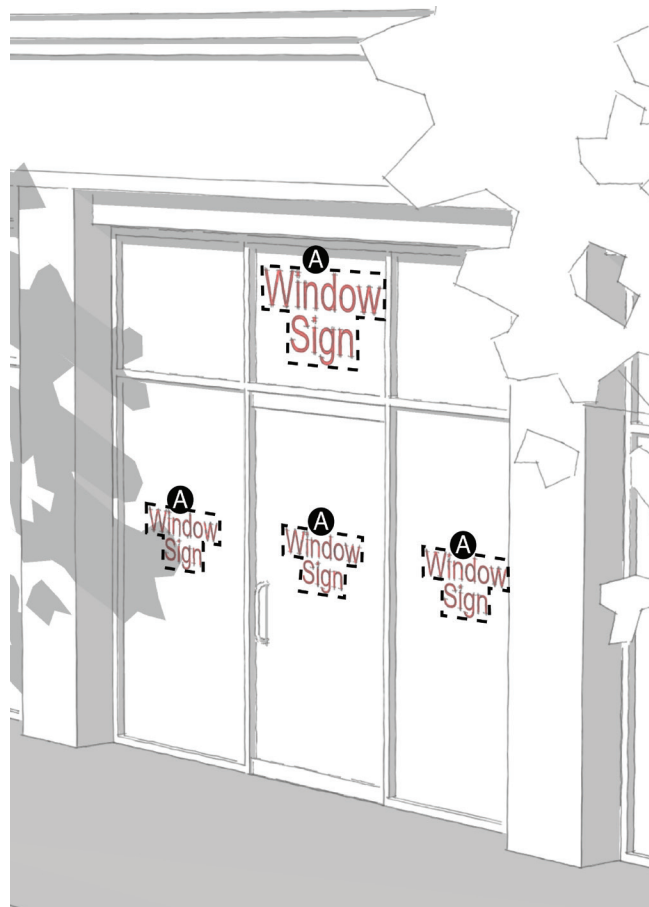


Description

A sign affixed to the inside of a window or door, or a sign placed within a building so as to be plainly visible and legible through a window or door.

General Provisions

- » Window signs are only allowed on ground story windows and doors.
- » A window sign cannot be illuminated.



Total Sign Area Allocation

The number of window signs allowed is unlimited, provided the maximum percentage signs covering ground story windows and doors is not exceeded.

Dimensions

- | | |
|---|-----|
| Maximum area of all ground story windows and doors covered by signs | 20% |
|---|-----|

The maximum 20% coverage applies to both temporary and permanent signs, unless temporary signs placed in a window or door meets the requirements of § 7-13-4(a)(8)(b.)

Right-of-Way Encroachment

A window sign cannot encroach into the public right-of-way.

4.0. SITE DEVELOPMENT

4.4. Signs

L. Illumination

Illumination of signs must be in accordance with the following requirements.

1. Illumination Permitted by Sign Type

	Internal	External
A-Frame Sign	No	No
Awning Sign	No	No
Canopy Sign	Yes	Yes
Crown Sign	No	Yes
Monument Sign	Yes	Yes
Post Sign	No	No
Projecting Sign	No	No
Wall Sign	Yes	Yes
Window Sign	No	No

2. Prohibited Light Sources

- Blinking, flashing and chasing.
- Bare bulb illumination.
- Colored lights used in any manner so as to be confused with or construed as traffic control devices.
- Direct reflected light that creates a hazard to operators of motor vehicles.
- Lights that outline property lines, sales areas, roof lines, doors, windows or similar areas are prohibited, except for seasonal lighting or very low luminosity lighting displays using multiple lamps.

3. External Illumination

- Lighting directed toward a sign must be shielded so that it illuminates only the face of the sign and does not shine directly onto public right-of-way or adjacent properties.
- Lighting fixtures must be directed downward rather than upward.
- Projecting light fixtures used for externally illuminated signs must be simple and unobtrusive in appearance and not obscure the sign.

4. Internal Illumination

Reverse channel internally back-lit letters are allowed.



Examples of acceptable



Examples of acceptable reverse channel internally back-lit letters

4.0. SITE DEVELOPMENT

4.5. Outdoor Display and Storage

M. Applicability

The requirements of this section apply where merchandise, material or equipment is displayed outside of a completely enclosed building.

N. Outdoor Display

1. Defined

- a. The outdoor display of products actively available for sale. The outdoor placement of propane gas storage racks, ice storage bins, soft drink, video rentals or similar vending machines is considered outdoor display.
- b. Outdoor display does not include merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers.

2. Standards

- a. Outdoor display is only allowed with a permitted ground floor nonresidential use.
- b. Outdoor display must abut the primary facade with the principal customer entrance, and may not extend more than 6 feet from the facade or occupy more than 25% of the horizontal length of the facade.
- c. Outdoor display cannot exceed 6 feet in height.
- d. Outdoor display must be removed and placed inside a fully-enclosed building at the end of each business day, except propane gas storage racks, ice storage bins, soft drink, video rentals or similar vending machines may remain outside overnight.
- e. Outdoor display may not encroach upon any public right-of-way or sidewalk. Outdoor display may not impair the ability of pedestrians to use the sidewalk. There must be a minimum of 6 feet of clear distance of sidewalk at all times.

5.0. ADMINISTRATION

5.1. Form-Based Code Administration

A. UDO Administrative Procedures Apply

The administrative procedures of the City's Unified Development Ordinance (Chapter 7 of the Municipal Code) apply to the Urban Place Form District, except as expressly modified below.

B. Pre-Application Conference Required

A pre-application conference with the City is required prior to any application for approval in the Urban Place Form District.

6.0. DEFINITIONS

6.1. Defined Terms

A. General Meaning of Words and Terms

1. All words and terms used have their commonly accepted and ordinary meaning unless they are specifically defined in this Urban Place Form District or the context in which they are used clearly indicates to the contrary.
2. When vagueness or ambiguity is found to exist as to the meaning of any word or term used, any appropriate canon, maxim, principle or other technical rule of interpretations or construction used by the Courts of this State may be employed to resolve vagueness and ambiguity in language.

B. Graphics, Illustrations and Photographs

The graphics, illustrations and photographs used to visually explain certain provisions of the Urban Place Form Districts are for illustrative purposes only. Where there is a conflict between a graphic, illustration or photograph and the text, the text controls.

C. Defined Terms

The following terms are defined for the purpose of the Urban Place Form District. Terms not defined may be defined in § 7-2-5. In such case, the definition contained in § 7-2-5 applies.

Art Gallery means a facility that contains a room or series of rooms where works of art are exhibited on a regular basis.

Attic means habitable or uninhabitable space within a building situated within the structure of a pitched roof and above the uppermost regular story.

BFE means Base Flood Elevation.

Building Facade means the face of a building that delineates the edge of conditioned floor space.

Ground Floor means the floor of a building that is at or nearest to the level of the ground around the building. Does not include the floor of a basement.

Primary street is a street that functions as a dominant or essential street within the block, and may be understood as such by its prevalence on the corridor, network connectivity, accessibility due to topography, or otherwise as interpreted by the City. A primary street shall support pedestrians, maintain tree canopy, and accommodate vehicles without serving primarily as a parking area. There may be more than one primary street.

Recreational Uses may include ancillary businesses or concessions related to the recreational uses and could include but not limited to uses such as bike rentals or other park concessions.

Upper Story means any story above the ground story or floor.