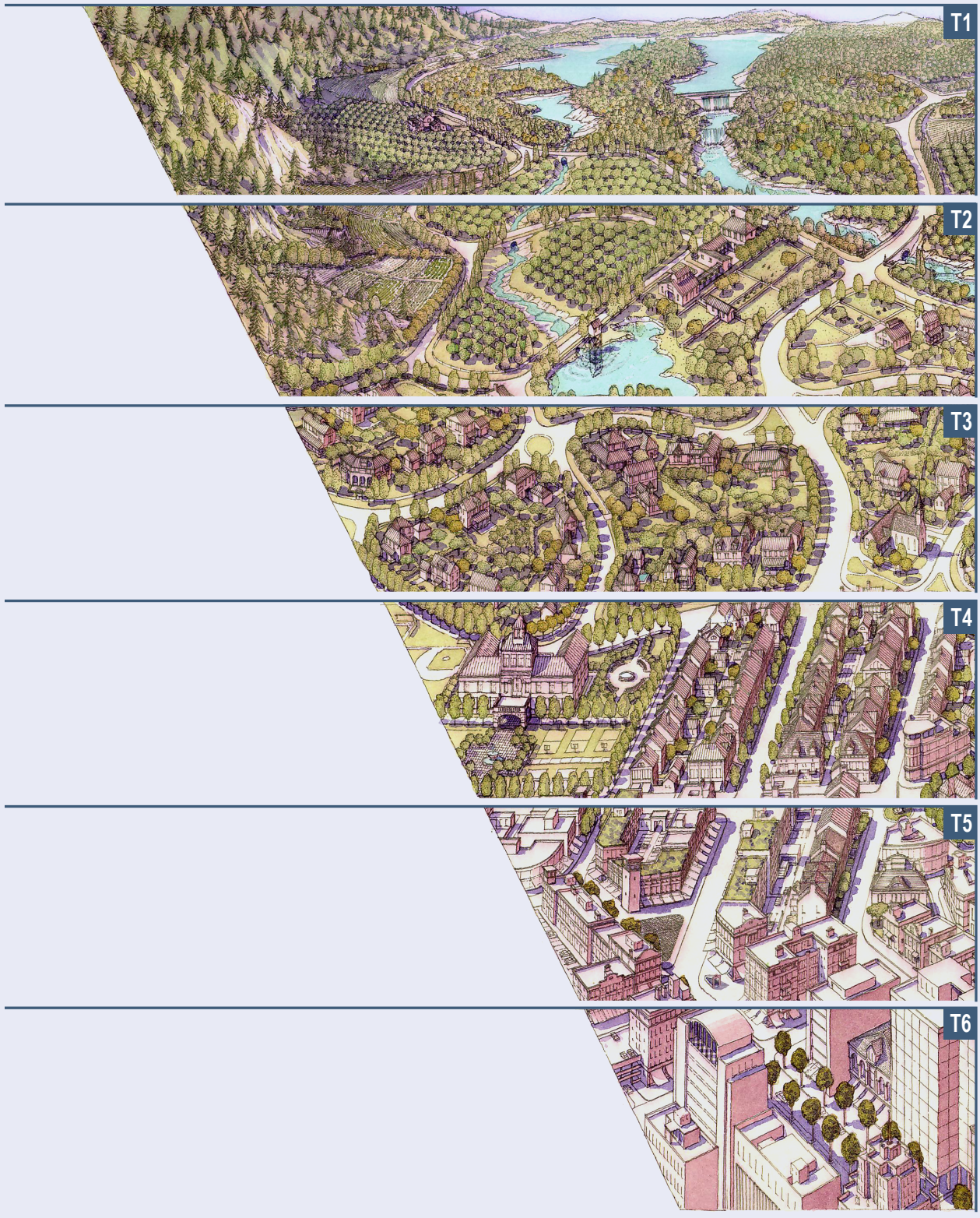


# PASS CHRISTIAN SMART CODE



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**1.1 AUTHORITY**

- 1.1.1 The action of the City of Pass Christian, Mississippi in the adoption of this Code is authorized under: *Mississippi Code (1972) Ann., as amended*, Sections 17-1-1 through 17-1-27.
- 1.1.2 This Code is adopted as one of the instruments of implementation of the public purposes and objectives of the adopted Comprehensive Plan of Pass Christian, Mississippi, as amended (the "Comprehensive Plan"). This Code is declared to be in accord with the Comprehensive Plan, as required by *Mississippi Code (1972) Ann., as amended*, Section 17-1-1(c).
- 1.1.3 This Code was adopted by and may be amended by vote of the Mayor and Board of Aldermen of Pass Christian, Mississippi (the "Board of Aldermen").
- 1.1.4 This Code was adopted to promote the health, safety and general welfare of the City of Pass Christian, Mississippi and its citizens, including without limitation, protection of the environment, conservation of land, energy and natural resources, reduction in vehicular traffic congestion, more efficient use of public funds, health benefits of pedestrian environment, historic preservation, education and recreation, reduction in sprawl development and improvement of the built environment and human habitat.

**1.2 INTENT**

The purpose of this Code is to enable, encourage and qualify the implementation of the following policies:

**1.2.1 The Region**

- a. That the region should retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, riparian corridors and coastlines.
- b. That growth strategies should encourage Infill and redevelopment in parity with new communities.
- c. That development contiguous to urban areas should be structured in the Neighborhood pattern and be integrated with the existing urban pattern.
- d. That development non-contiguous to urban areas should be organized in the pattern of clusters, traditional Neighborhoods or Villages, and Regional Centers.
- e. That affordable housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.
- f. That transportation corridors should be planned and reserved in coordination with land use.
- g. That green corridors should be used to define and connect the urbanized areas.
- h. That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

**1.2.2 The Community**

- a. That Neighborhoods and Regional Centers should be compact, pedestrian-oriented and mixed-use.
- b. That Neighborhoods and Regional Centers should be the preferred pattern of development and that districts specializing in single-use should be the exception.

- c. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
- d. That interconnected networks of Thoroughfares should be designed to disperse and reduce the length of automobile trips.
- e. That within Neighborhoods, a range of housing Types and price levels should be provided to accommodate diverse ages and incomes.
- f. That appropriate building Densities and land uses should be provided within walking distance of transit stops.
- g. That Civic, institutional, and Commercial activity should be embedded in Down-towns, not isolated in remote single-use complexes.
- h. That schools should be sized and located to enable children to walk or bicycle to them.
- i. That a range of open space including parks, squares, and playgrounds should be distributed within Neighborhoods and urban center zones.

1.2.3 **The Block and the Building**

- a. That buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places.
- b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public space.
- c. That the design of streets and buildings should reinforce safe environments, but not at the expense of accessibility.
- d. That architecture and landscape design should grow from local climate, topography, history, and building practice.
- e. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- f. That Civic Buildings and public gathering places should be provided locations that reinforce community identity and support self-government.
- g. That Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
- h. That the preservation and renewal of historic buildings should be facilitated to affirm the continuity and evolution of society.
- i. That the harmonious and orderly evolution of urban areas should be secured through graphic codes that serve as guides for change.

1.3 **APPLICABILITY**

- 1.3.1 Provisions of this Code are activated by "shall" when required; "should" when recommended; and "may" when optional.
- 1.3.2 The provisions of this Code, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards except the local health and safety codes.
- 1.3.3 The existing City of Pass Christian, Mississippi Zoning Ordinance and the City of Pass Christian, Mississippi Subdivision Ordinance (the "Existing Local Codes") shall continue to be applicable to issues not covered by this Code except where the Existing Local Codes would be in conflict with the Intent Section 1.2, in which case the conflict shall be resolved in favor of this Code.

- 1.3.4 Terms used throughout this Code shall be accorded their commonly accepted meanings or as defined in Articles 1-5 hereof or in the Definitions of Terms (Article 7). In the event of conflicts between the definitions in this Code and those of the Existing Local Codes, those of this Code shall take precedence.
- 1.3.5 The Definitions of Terms (Article 7) contains regulatory language that is integral to this Code. Capitalized Terms in this Code may refer to definitions in Articles 1-5 or to Article 7 Definitions.
- 1.3.6 This Code is an option for development of Communities and neighborhoods in the City of Pass Christian, Mississippi, and may, by proper planning process, be made mandatory in certain districts of the City, and is intended to exist parallel to the existing City of Pass Christian, Mississippi Zoning and Planning and Development Ordinances (the “Existing Local Codes”).
- a. This Code shall be available throughout the City for invocation in the development and adoption of a New Community Plan or an Infill Community Plan in accordance with Articles 1, 3, and 4 of this Code.
  - b. Within a Community Planning Area created by a New Community Plan or by an Infill Community Plan which has been adopted by the City through proper planning process in accordance with state law, the provisions of this Code and of the Community Plan shall be applicable and mandatory in all respects. The Existing Local Codes shall continue to be applicable to issues not covered by this Code except where the Existing Local Codes would be in conflict with the Intent Section 1.2, in which case the conflict shall be resolved in favor of this Code.
  - c. Within areas of the City not included within a Community Planning Area delineated by any Official Community Plan, the Existing Local Codes shall continue to be applicable except where they conflict with the provisions of Articles 3 and 4 or with the availability of this Code for invocation through the creation of a New or an Infill Community Plan.

#### **1.4 PROCESS**

- 1.4.1 Sectors (defined geographically in Article 2) contain Communities (defined by extent and intensity in Articles 3 and 4) which are comprised of Transect Zones (defined by the elements appropriate to them in Article 5 and in Article 6 Standards & Tables).
- 1.4.2 The geographic determination of Sectors and the standards for each Transect Zone shall be determined through a process of public consultation with recommendation from the City of Pass Christian Planning Commission (the “Planning Commission”) and approval by the Mayor and Board of Aldermen. Once these determinations have been incorporated into this Code and the associated plans, projects that require no Variances, only shall be processed administratively without further recourse to public consultation.
- 1.4.3 The Planning Commission shall establish the Planning Office of the Pass Christian, Mississippi (the “Planning Office”), comprised of a City Planner, a City Architect and a Director who may also be the City Planner, and such staff as the Planning Commission may deem appropriate. The Planning Office shall organize a Consolidated Review Committee (CRC) comprised of the City Planner, the City Architect, and a representative from each of the various regulatory agencies that have jurisdiction over the permitting of a project, as well as a representative of the DDC, if one is established. The CRC shall expedite the permitting process by providing a single

- interface between the developer and the City.
- 1.4.4 An owner or developer or potential buyer with signed sales contract may appeal a decision of the CRC as follows: In the case of a project comprising several parcels of land with multiple owners, a decision of the CRC may be appealed to the Planning Commission, and a decision of the Planning Commission may be appealed to the Mayor and Board of Aldermen. In the case of a project concerning a single parcel of property, or adjacent parcels under common ownership and taxed as one, a decision of the CRC may be appealed to the Zoning Board, and a decision by the Zoning Board may be appealed to the Mayor and Board of Aldermen. In any case a decision of the Mayor and Board of Aldermen may be appealed to a court of competent jurisdiction under the laws of the State of Mississippi.
  - 1.4.5 Should a violation of an approved plan occur during construction, any of the Director of the Planning Office, the Planning Commission or the Board of Aldermen shall have the right to require the owner or developer to stop, remove, and/or mitigate the violation, or to require the owner or developer to secure a Warrant or Variance to cover the violation.
  - 1.4.6 [RESERVED]
- 1.5 APPROVAL OF PLANS; WARRANTS AND VARIANCES**
- 1.5.1 No building, structure, improvement, or land shall be commenced, used, occupied, erected, constructed, reconstructed, moved, altered, or maintained, except in accordance with this Code and unless and until a Plan therefor shall have been submitted and approved in accordance with this Code.
  - 1.5.2 There shall be two levels of deviation from the requirements of this Code: Warrants and Variances. Whether a deviation requires a Warrant or a Variance shall be determined by the Planning Commission.
  - 1.5.3 A Warrant is a ruling that would permit a practice which is not consistent with a specific provision of this Code but which is justified by its Intent (Section 1.2). The CRC shall have the authority administratively to approve or disapprove a request for a Warrant subject to the explicit requirements of this Code and to the guidance of the Planning Commission. The Planning Commission shall regularly review Warrants issued by the CRC and may issue guidance to the CRC as to what provisions of this Code may be adjusted by Warrant and to what extent deviations shall be Warrantable. A Warrant issued by the CRC may be reversed within seven days of its issue by the Planning Commission. The Mayor and Board of Aldermen may establish guidelines for the issuance of Warrants under this Code.
  - 1.5.4 A Variance is any ruling on a deviation other than a Warrant. Variances shall be granted by the Planning Commission or Zoning Board in accordance with Section 1.4.4.
  - 1.5.5 The request for a Variance shall not subject the entire application to public hearing, but only that portion necessary to rule on the issue under consideration.
  - 1.5.6 The following standards and requirements shall not be available for Warrants or Variances:
    - a. The allocation ratios of each Transect Zone.
    - b. The maximum dimensions of traffic lanes.
    - c. The required provision of Alleys and Rear Lanes.
    - d. The minimum Residential Densities.
    - e. The permission to build ancillary apartments.

- f. The requirements of parking location.

#### 1.6 SPECIAL TREE PROVISIONS

This Code requires tree protection measures additional to those of the City of Pass Christian Tree Protection Ordinance (“Tree Ordinance”), and applies to any plan subject to this Code. The provisions of this section shall not amend or repeal any portion, part, or provision of the Tree Ordinance. In the event of conflict between the provisions of this section and the Tree Ordinance, the stricter shall apply.

- a. No tree protected by the Pass Christian Tree Ordinance that measures over 25” circumference, when measured 4’ from the ground, shall be removed or damaged in connection with any building, development, construction, addition or other activity, provided, however, that trees in a building footprint or other construction zone may be removed with the prior written approval of the Planning Office, if each tree so removed shall be replaced elsewhere on the lot by three (3) trees of the same species, each having a minimum of ten-inch (10-inch) circumference when measured four (4) feet from the ground. Each plan submitted under this Code shall include a site plan showing and describing in detail by species and size all existing trees, including any trees proposed to be removed and all proposed trees, shrubs and other landscape components. All of the foregoing shall be subject to the approval of the CRC.
- b. With the exception of trees of invasive or otherwise problematic species on a list maintained by the Tree Protection Board, no tree, of any species, which measures over thirty-eight-inch (38”) circumference, when measured four feet (4’) from the ground, shall be removed or damaged in connection with any building, development, construction, addition or other activity except by written approval of the Planning Office and replacement elsewhere on the lot by two trees from a list of species approved as acceptable by the Tree Protection Board as substitutes for the removed species. Each such replacement tree shall have a minimum of eight-inch (8”) circumference when measures four (4) feet from the ground. The replacement species and sizes may be adjusted by Warrant under the advisement of the Tree Protection Board if suitable replacement trees are otherwise unavailable.
- c. Replacement trees required as above may be contributed for use in Civic Space or for street tree use within any Community Planning Area within the City of Pass Christian rather than planted on the original lot if approved by Warrant.

#### 1.7 SPECIAL PROVISION REGARDING POST-EMERGENCY CONDITIONS

When a Disaster Area which includes all or part of the City of Pass Christian has been declared by the Governor of the State of Mississippi or by the President of the United States of America, the Mayor and Board of Aldermen may, upon adopting a finding that a disaster has been declared may, by a resolution duly made, adopted, and spread upon the minutes of a regularly scheduled or duly called special meeting of that body, invoke either or both of the following subsections of this section for a period of nine (9) months from the date of the adoption of the authorizing resolution. At the expiration of the disaster period set by the resolution, the Mayor and Board of Aldermen shall reconsider the continuing need for the disaster period at a duly constituted meeting. If the Mayor and Board of Aldermen does not, by appropriate findings and resolution, extend the disaster period for another period of nine (9)

months, or less, all existing disaster rebuilding rights will expire at the end of the period previously set.

1.7.1 Notwithstanding anything to the contrary contained or implied herein, an owner may repair or rebuild a building, structure or other improvement damaged or destroyed by the declared disaster to the extent it legally existed prior to the disaster. To qualify, the building, structure, or other improvement must have been legally permitted to have been built under this or other Codes, or have existed as a non-conforming building, structure, or other improvement prior to the causative event; neither the lot, use, building, improvement, structure, nor condition shall be added to or altered in any way, except to remedy the effects of such damage or destruction, unless such additions or alterations cause the lot, use, building, improvement, structure, or condition to conform more closely with the provisions of this Code; and permits for repair or replacement of such buildings, structures, or improvements shall have been issued before the expiration of the declared disaster period.

1.7.2 Upon a finding that the disaster has caused an urgent need for shelter and that the temporary use of manufactured buildings under a DISASTER TEMPORARY USE PERMIT would relieve the existent situation and contribute to ending the Disaster emergency the Zoning Officer, or such other city officials as may be designated, may be authorized to issue DISASTER TEMPORARY USE PERMITS. Such DISASTER TEMPORARY USE PERMITS will be used to allow manufactured buildings to be moved into and used in all areas of the city included in the Disaster Declaration notwithstanding existing Zoning Requirements for such period covered in the authorizing resolution.. Each DISASTER TEMPORARY USE PERMIT will be issued in the form of a contract between the applicant and the City of pass Christian, signed by the applicant and the Zoning Officer or other authorized city Official and will be in the form approved in November 2005 following Katrina.

Any temporary building moved onto any parcel of land under this section shall comply with all structural requirements of the adopted building code.

1.8 **PRE-EXISTING CONDITIONS**

Notwithstanding anything to the contrary contained or implied herein, any lot, use, building, improvement, structure or condition which lawfully existed or for which permits had been issued as of the day immediately preceding the effective date of this Code shall be allowed to continue, be repaired or rebuilt to such pre-existing condition or approved new construction, provided that such lot, use, building, improvement, structure or condition is not altered or added to unless after a hearing a Variance is granted by the Zoning Board. Any development requiring final plat approval for which final plats are have been submitted and accepted by the City for determination of approval as of the day immediately preceding the effective date of this Code shall be allowed to continue under the Existing Local Codes prevailing at the time of submission.



**2.1 INSTRUCTIONS**

- 2.1.1 Sector Plans shall integrate the largest practical geographic area, overlapping property lines as necessary and municipal boundaries if possible.
- 2.1.2 Sector Plans shall be prepared by the Planning Commission or consultants under its supervision, or, if requested by the Planning Commission, by the Planning Office. The process shall involve citizen participation, shall require consideration and recommendation by the Planning Commission and shall require the approval of the Mayor and Board of Aldermen.
- 2.1.3 The areas to be designated Preserved Open Sector (O-1) shall be mapped using the criteria listed in Section 2.3. The outline of this Sector is effectively the Rural Boundary Line (RBL), which is permanent. All other Sectors may qualify for development but conditional to the requirements of Sections 2.1.4 through 2.1.9.
- 2.1.4 The areas to be designated Reserved Open Sector (O-2) shall be mapped using the criteria listed in Section 2.4. The outline of this Sector is effectively the Urban Boundary Line (UBL) which is to be adjusted by the permitting of Community Plans conditional to this Code.
- 2.1.5 To the extent permitted under applicable state law, establish and administer a system for the gradual Transfer of Development Rights (TDR) from the Reserved Open Sectors (O-2) to the G-2 and G-3 Growth Sectors. The TDRs are available to exceed the allocated Densities of the New Communities (Section 3.4 and Table 14B). The Reserve Sectors (O-2), which are the TDR sending areas, thereby become part of the Preserve Sectors (O-1). The Planning Office shall maintain a record of such transfers, updating the Sector map accordingly.
- 2.1.6 Infill Growth Sectors (G-4) shall be mapped as described in Section 2.8. These areas may be redeveloped according to Article 4 of this Code.
- 2.1.7 Where transit service is planned or available, Regional Center Developments (RCD) shall be re-designated as Transit-Oriented Developments (TOD).
- 2.1.8 Those areas that are justified for specialized uses but cannot conform to one of the six Transect Zones shall be allocated to Special Districts (SD).
- 2.1.9 All remaining areas are available for development as New Community Plans conditional to Article 3 of this Code. These areas shall be assigned to one of the three Growth Sectors G-1, G-2, and G-3 by factoring the existing zoning, the metropolitan transportation plans, parcel size and other criteria determined through a process of citizen participation, in accordance with the provisions of Sections 2.5, 2.6 and 2.7 hereof. Within these Sectors, the corresponding Community Types of CLD (Cluster Land Development), TND (Traditional Neighborhood Development), and RCD (Regional Center Development), shall be permitted By Right, to the extent set forth in Table 2, with the Existing Local Codes remaining as an option to the extent provided in this Code.

**2.2 SUCCESSION**

- 2.2.1 Ten years after the approval is granted, and every 15 years thereafter, each Transect Zone, except the T1 Natural, shall be considered for rezoning to the successional (next higher numbered) Transect Zone through public consultation and at the recommendation of the Planning Commission through public hearing and by approval of the Mayor and Board of Aldermen in accordance with state law..

**2.3 (O-1) PRESERVED OPEN SECTOR**

- 2.3.1 The Preserved Open Sector shall consist of open space that is protected from development in perpetuity. The Preserved Open Sector includes areas under environmental protection by law or standard, as well as land acquired for conservation through purchase, by easement, or by past transfer of development rights.
- 2.3.2 The Preserved Open Sector shall consist of the aggregate of the following categories:
  - a. Surface Waterbodies
  - b. Protected Wetlands
  - c. Protected Habitat
  - d. Riparian Corridors
  - e. Purchased Open Space
  - f. Conservation Easements
  - g. Transportation Corridors
  - h. Residual to Cluster Open Space (CLD)
- 2.3.3 Development and construction within the Preserved Open Sector and the specifications required to do so shall be determined on an individual project basis consultation and at the recommendation of the Planning Commission through public hearing and by approval of the Mayor and Board of Aldermen.
- 2.3.4 The outlines of the Preserved Open Sector shall be considered the permanent Rural Boundary Line (RBL).

**2.4 (O-2) RESERVED OPEN SECTOR**

- 2.4.1 The Reserved Open Sector shall consist of open space that should be, but is not yet, protected from development, as well as open space reserved for future development by the Urban Boundary Line.
- 2.4.2 The Reserved Open Sector shall consist of the aggregate of the following categories:
  - a. Flood Plain
  - b. Steep Slopes
  - c. Open Space to be Acquired
  - d. Corridors to be Acquired
  - e. Buffers to be Acquired
  - f. Legacy Woodland
  - g. Legacy Farmland
  - h. Legacy Viewsheds
- 2.4.3 To the extent permitted by applicable law, the Reserved Open Sector is the Transferable Development Rights (TDR) sending area, available for the gradual transfer of development rights to New Communities in the four Growth Sectors. The TDRs shall be available to be used to exceed the allocated Densities of the New Communities (Sections 3.4 and Table 14B). Areas where development rights have been transferred from the Reserved Open Sector, become integral to the Preserved Open Sector.
- 2.4.4 Within the Reserved Open Sector, the Urban Growth Boundary (UGB) is subject to adjustment as New Community Plans are permitted.

**2.5 (G-1) RESTRICTED GROWTH SECTOR**

- 2.5.1 The Restricted Growth Sector shall be assigned to areas that have value as open space but nevertheless are subject to development, either because the zoning has already been granted or because there is no legally defensible reason, in the long

term, to deny it.

2.5.2 Within the Restricted Growth Sector, Cluster Land Developments (CLD) shall be permitted by right. CLDs shall consist of no more than one Standard Pedestrian Shed with that portion of its site assigned to the T1 Natural or T2 Rural Zones as specified in Section 3.3.1.

**2.6 (G-2) CONTROLLED GROWTH SECTOR**

2.6.1 The Controlled Growth Sector shall be assigned to those locations where development is encouraged, as it can support mixed-use by virtue of proximity to a Thoroughfare.

2.6.2 Within the Controlled Growth Sector, Traditional Neighborhood Developments (TND) shall be permitted by right, as well as CLDs. TNDs shall consist of one or several Standard Pedestrian Sheds as specified in Section 3.3.2.

**2.7 (G-3) INTENDED GROWTH SECTOR**

2.7.1 The Intended Growth Sector shall be assigned to those locations planned for high-capacity Thoroughfares (or transit) that can thereby support a substantial commercial program.

2.7.2 Within the Intended Growth Sector, communities in the pattern of Regional Center Developments (RCD) shall be permitted by right, as well as TNDs. Regional Centers shall consist of one Long Pedestrian Shed as specified in Section 3.3.3. Additional TNDs may adjoin a Regional Center without buffer requirements.

2.7.3 Regional Center locations that are accessible to available or planned bus or rail transit service, shall be designated as Transit-Oriented Developments (TOD).

**2.8 (G-4) INFILL GROWTH SECTOR**

2.8.1 The Infill Growth Sector shall be assigned to areas already developed, having the potential to be modified, confirmed or completed in the pattern of TNDs or RCDs. Such areas may include conventional suburban developments, greyfield and brown-field sites, and historic urban areas. The redevelopment community type of Urban Conservation Development (UCD) may be used within the Infill Growth Sector.

**2.9 (SD) SPECIAL DISTRICT**

2.9.1 Special District designations shall be assigned to areas that, by their intrinsic Function, cannot conform to one of the Community Types specified in this Article.

2.9.2 The provisions of the Existing Local Codes shall remain applicable to Special Districts, unless and until the standards and conditions of development for such Special Districts shall be determined in public hearing of the Planning Commission and by approval of the Mayor and Board of Aldermen.

2.9.3 The standards and conditions determined for Special Districts shall be recorded on Table 15.

**2.10 SPECIAL DISTRICTS - STANDARDS & CONDITIONS**

2.10.1 [RESERVED]

**3.1 INSTRUCTIONS**

- 3.1.1 Article 3 shall be applicable to any development in Sector G1, G2 or G3 pursuant to the requirements set forth Sections 3.2 and 3.3. This Article shall be applied in its entirety or not at all.
- 3.1.2 INTENTIONALLY OMITTED
- 3.1.3 New Community Plans shall be prepared by or on behalf of an owner or developer or may be prepared by or on behalf of the Planning Commission or the Planning Office.
- 3.1.4 New Communities of the Types corresponding to the appropriate Sectors and planned according to the provisions of this Code shall be administratively reviewed by the Consolidated Review Committee (CRC) for compliance with this Code and inclusion of the required Warrants. Each such New Community application shall after approval by the CRC be subject to approval in public hearing by the Planning Commission before being permitted. Each New Community Plan shall be subject to final plat approval before the Board of Aldermen in accordance with state law.
- 3.1.5 The owner or developer may request a New Community designation other than one that is allowed by the Sector, through the rezoning process.
- 3.1.6 Growth Sectors G-1, G-2 and G-3 (described in Article 2) designate the potential geographic locations of three Types of New Communities: Cluster Land Development (CLD), Traditional Neighborhood Development (TND) and Regional Centers (RCD) or Transit-Oriented Development (TOD). These communities are prescribed in Section 3.3.
- 3.1.7 Each New Community Plan shall respond to the existing conditions of the site, adjacent developments, connecting Thoroughfares, natural features and man-made traces, as determined by the CRC.
- 3.1.8 Each New Community Plan, according to its Type, and responding to existing conditions, shall be structured as one or several Pedestrian Sheds as specified in Section 3.3.
- 3.1.9 Each New Community Plan shall allocate the Transect Zones and Densities as specified in Sections 3.2 and Tables 2 and 14.
- 3.1.10 Remnants of the site outside the Pedestrian Shed may be Warranted as Natural Zones (T1), Rural Zones (T2), Sub-Urban Zones (T3) or as Civic Space (CS). (See Section 3.3)
- 3.1.11 Each New Community Plan shall lay out the Thoroughfare network according to the provisions of Section 3.6 and Tables 10A and B.
- 3.1.12 Each New Community Plan shall allocate the Civic Functions according to Section 3.7.
- 3.1.13 Each New Community Plan shall be detailed with the Special Requirements described in Section 3.8.
- 3.1.14 INTENTIONALLY OMITTED.
- 3.1.15 Each New Community Plan shall include a set of building standards prepared in accordance with the requirements of Article 5.

**3.2 TRANSECT ZONES**

- 3.2.1 Transect Zones shall be constituted of the elements described in Table 1 and the standards summarized in Table 14.
- 3.2.2 Transect Zones shall be laid out within a New Community Plan so that zone boundaries do not lie along Thoroughfares with the exception of Alleys, except by Warrant,

so that Facades of one Transect Zone generally face Facades of the same zone.

### 3.3 COMMUNITY TYPES

#### **Clustered Land Development (CLD)**

- 3.3.1 a. Clustered Land Development (CLD) shall be permitted by right within the G-1 Restricted Growth Sector and by Variance within O-2 Reserved Open Sector.  
 b. A Clustered Land Development (CLD) shall consist of no more than one standard Pedestrian Shed (1/4 mile radius) including T2, T3 and T4 Zones as specified in Table 14A. However, a minimum of 50% of the parcel shall be permanently allocated to a Natural or Rural Zone (T1 & T2).

#### 3.3.2 **Traditional Neighborhood Development (TND)**

- a. TNDs shall be permitted by right for New Community Plans of at least 80 contiguous acres within the G-2 Controlled Growth Sector and the G-3 Intended Growth Sector, and of at least 20 acres in the G-4 Infill Growth Sector. The simultaneous planning of larger and adjacent parcels is encouraged.  
 b. A TND may be comprised of a partial or entire Standard Pedestrian Shed (1/4 mile radius) or more than one Standard Pedestrian Shed, each with the individual Transect Zone requirements of a TND as specified in Tables 2 and 14A. Within Flood Hazard Areas where the required Minimum Building Elevation is greater than six (6) feet above ground, All or part of the required T3R and T4L zones may be replaced by the use of a Urban Conservation Development (UCD) if approved by Warrant.

#### 3.3.3 **Regional Center Development (RCD)**

- a. Regional Center Developments (RCD) shall be permitted by right within G-3 Intended Growth Sector and G-4 Infill Growth Sector.  
 b. The minimum developable area of a site to be planned as an RCD shall be 160 acres. The simultaneous planning of larger and adjacent parcels is encouraged.  
 c. An RCD shall be limited to one Long Pedestrian Shed (1/2 mile radius) including T4, T5, and T6 Zones as specified in Table 14A, and may be adjoined without buffers by one or several partial or entire Standard Pedestrian Sheds, each with the individual Transect Zone requirements of an RCD as specified in Tables 2 and 14A.

#### 3.3.4 **Transit-Oriented Development (TOD)**

- a. An RCD that is on an existing or projected transit network shall be redesignated as a TOD and made subject to the additional Density shown in Table 14A and calculated in accordance with Section 3.4.

### 3.4 DENSITY CALCULATIONS

- 3.4.1 The Developable Areas of the site shall be considered the Net Site Area. The Net Site Area shall be allocated to the various Transect Zones according to the parameters specified in Table 14A.  
 3.4.2 The Overall Density shall be calculated in terms of housing units as specified for the area of each Transect Zone by Table 14B. For purposes of Density calculation, the Transect Zone Areas include the Thoroughfares but not land allocated to Civic Function.  
 3.4.3 To the extent permissible under applicable state law, the overall Density of the community may be increased by the acquisition of Development Rights up to the

amount specified for each Zone by Table 14B. Fifteen percent (15%) of the increase by Community-Scale TDR shall be in the Affordable Housing range. Development Rights shall be stripped from Sending Areas by the granting of Conservation Easements to a non-profit Conservation Land Trust and shall be granted to Receiving Areas by designation of Density limits in the New Community Plan. Transfers of Development Rights must be managed through the Planning Office with the approval of the City Attorney in order to be recognized by the City under this Code.

- 3.4.4 The percent of the housing units shown on Table 14B shall be exchanged for other Functions at the following rates:
  - a. For Lodging: 2 bedrooms for each unit of Overall Density.
  - b. For Office or Retail: 1000 square feet for each unit of Overall Density.
  - c. The number of units exchanged shall be approved by the Planning Office.
- 3.4.5 The housing and other Functions for each Transect Zone shall be further adjusted at the building scale according to Article 5.

**3.5 ENVIRONMENTAL REQUIREMENTS**

**3.5.1 General**

a. Transect Zones manifest a range of natural and urban conditions. In case of conflict, to the extent not inconsistent with applicable state or federal law, the natural environment shall have priority in the more rural zones (T1-T3) and the built environment shall have priority in the more urban zones (T4-T6).

**3.5.2 Specific to Natural and Rural Zones (T1-T2)**

- a. Within T1 and T2 Zones, the encroachment and modification of natural conditions listed in Sections 2.3.2 and 2.4.2 shall be limited according to applicable local, state and federal law.
- b. The Public Frontage (Tables 4A and 14D) shall include trees of various species, naturalistically clustered, as well as understory. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance (Tables 4B and 6).
- c. Impermeable surface shall be minimized and confined to the ratio of lot coverage by building specified in Table 14F.
- d. To the extent not inconsistent with applicable state or federal law, storm water management on Thoroughfares shall be primarily through retention and percolation, channeled by curbside swales.

**3.5.3 Specific to Sub-Urban Zones (T3)**

- a. Within T3 Zones, the continuity of the urbanized areas shall be subject to the precedence of the natural environmental conditions listed in Sections 2.3.2 and 2.4.2. The alteration of such conditions shall be limited according to local, state and federal law.
- b. The Public Frontage (Tables 4A and 14D) shall include trees of various species, naturalistically clustered, as well as low maintenance understory. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance (Tables 4B and 6).
- c. Impermeable surface shall be minimized and confined to the ratio of lot coverage by building specified in Table 14F.
- d. To the extent not inconsistent with applicable state or federal law, storm water management on Thoroughfares shall be primarily through retention and percolation, channeled by curbside swales.

**3.5.4 Specific to General Urban Zones (T4)**

- a. To the extent not inconsistent with applicable state or federal law, within T4 Zones, the continuity of the urbanized areas should take precedence over the natural environmental conditions listed in Sections 2.3.2 and 2.4.2. The alteration of such conditions, where necessary and to the extent not inconsistent with applicable state or federal law, may be mitigated off-site, and the determination for modification and mitigation shall be made by Warrant.
- b. The Public Frontage (Tables 4A and 14D) shall include trees planted in a regularly-spaced Allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears three stories but remains predominantly clear of building Frontages. The introduced landscape shall consist primarily of durable species tolerant of soil compaction (Tables 4B and 6).
- c. Impermeable surface shall be confined to the ratio of lot coverage by building specified in Table 14F.
- d. To the extent not inconsistent with applicable state or federal law, storm water management on Thoroughfares and lots shall be primarily through underground storm drainage channeled by raised curbs, and there shall be no retention or detention required on the individual lots.

**3.5.5 Specific to Urban Center Zones (T5)**

- a. To the extent not inconsistent with applicable state or federal law, within T5 Zones, the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Sections 2.3.2 and 2.4.2. The alteration of such conditions, where necessary and to the extent not inconsistent with applicable state or federal law, may be mitigated off-site, and the determination for modification and mitigation shall be made by variance.
- b. The Public Frontage (Tables 4A and 14D) shall include trees planted in Allees of a single species with shade canopies of a height that, at maturity, clears three stories but remains predominantly clear of building Frontages. The introduced landscape shall consist primarily of durable species tolerant of soil compaction (Tables 4B and 6).
- c. Impermeable surface shall be confined to the ratio of lot coverage by building specified in Table 14F.
- d. To the extent not inconsistent with applicable state or federal law, storm water management shall be primarily through underground storm drainage channeled by raised curbs, and there shall be no retention or detention required on the individual lot.

**3.5.6 Specific to Urban Core Zones (T6)**

- a. To the extent not inconsistent with applicable state or federal law, within T6 Zones, the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Sections 2.3.2 and 2.4.2. The alteration of such conditions, where necessary and to the extent not inconsistent with applicable state or federal law, shall not require off-site mitigation, and the determination for alteration of such conditions shall be made by Warrant.
- b. The Public Frontage (Tables 4A and 14D) shall include trees planted in Allees of a single species with shade canopies of a height that, at maturity, clears three stories but remains predominantly clear of building Frontages. The introduced landscape shall consist primarily of durable species tolerant of soil compaction (Tables 4B and 6).

- c. Impermeable surface shall be confined to the ratio of lot coverage by building specified in Table 14F.
- d. To the extent not inconsistent with applicable state or federal law, storm water management shall be primarily through underground storm drainage channeled by raised curbs, and there shall be no retention or detention required on the individual lot.

**3.6 STREETScape REQUIREMENTS**

**3.6.1 General**

- a. The Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to lots and open spaces.
- b. The Thoroughfares consist of vehicular lanes and Public Frontages (Table 16A). The lanes provide the traffic and parking capacity. They consist of vehicular lanes in a variety of widths for parked and for moving vehicles. The Frontages contribute to the character of the Transect Zone. They include the Types of sidewalk, curbing, planter, and street tree.
- c. Thoroughfares should be designed in context with the urban form and desired design speed of the Transect Zones through which they pass. Thoroughfares that pass from one Transect Zone to another shall adjust their Public Frontages accordingly or, alternatively, the Transect Zone may follow the alignment of the Thoroughfare to the depth of one lot, retaining a single Public Frontage throughout its trajectory.
- d. Within the more rural Zones (T1 through T3) pedestrian comfort shall be a secondary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement shall be generally decided in favor of vehicular mobility.
- e. Within the more urban Transect Zones (T4 through T6) pedestrian comfort shall be a primary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement shall be decided in favor of the pedestrian.

**3.6.2 Thoroughfares**

- a. The standards for vehicular lanes shall be as shown in Table 3.
- b. The Thoroughfare network shall be designed to define blocks not exceeding the size prescribed in Table 14C. The size shall be measured as the sum of lot Frontage Lines.
- c. All Thoroughfares shall terminate at other Thoroughfares, forming a network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be permitted only when necessitated by natural site conditions and when a fully connected Thoroughfare plan is impossible.
- d. Lots shall enfront a vehicular Thoroughfare, except that 20% of the lots within each Transect Zone may enfront a pedestrian passage. Within a UCD up to 100% of lots may enfront a pedestrian passage.
- e. Thoroughfares along a designated Secondary Grid (Section 3.8.1a) may be exempted from the specified Frontage requirements.
- f. A bicycle network consisting of Trails, Routes and Lanes should be provided throughout as defined in Article 7 Definitions of Terms and allocated in Table 14D. The community bicycle network should be connected to existing or proposed Sector networks wherever possible.
- g. Within Zones T4+, T5C, T5H, and T6, abutting surface parking facilities located in adjacent lots shall provide direct vehicular access via Driveways connecting



the facilities.

### 3.6.3 **Public Frontages**

- a. Public Frontages shall be designed as shown in Table 4 and allocated within Transect Zones as specified in Table 14D.
- b. Within the Public Frontages, the prescribed Type of street trees and street lights shall be as shown in Tables 4, 5 and 6. The spacing may be adjusted by Warrant to accommodate specific site conditions.

### 3.6.4 **Specific to Special Districts**

The standards for Thoroughfares and Public Frontages within Special Districts shall be determined by Warrant.

## 3.7 **CIVIC FUNCTIONS**

### 3.7.1 **General**

- a. Places for public use shall be required for each community and designated on the Community Plans as Civic Space (CS) and Civic Building (CB).
- b. Civic Spaces are public sites permanently dedicated to open space.
- c. Civic Buildings are sites dedicated for buildings generally operated by not-for-profit organizations dedicated to culture, education, government, transit and municipal parking, or for a use approved by the Mayor and Board of Aldermen.

### 3.7.2 **Civic Space (CS) Specific to T3-T6 Zones**

- a. Each Pedestrian Shed shall assign at least 5% of its urbanized area to Civic Space.
- b. Civic Spaces shall be designed as generally described in Table 13 and approved by the CRC and allocated to zones as described in Table 14E.
- c. Each Pedestrian Shed shall contain at least one Main Civic Space. The Main Civic Space shall be within 800 feet of the geographic center of each Pedestrian Shed, unless topographic conditions, pre-existing Thoroughfare alignments or other circumstances prevent it.
- d. Within 800 feet of every lot in Residential use, a Civic Space designed and equipped as a playground shall be provided.
- e. Each Civic Space shall have a minimum of 50% of its perimeter enfronting a Thoroughfare.
- f. Civic Spaces may be permitted within Special Districts by Warrant.
- g. Parks may be permitted in Transect Zones T4, T5 and T6 by Warrant (Table 14E).

### 3.7.3 **Civic Buildings (CB) Specific to T3-T6 Zones**

- a. The developer shall covenant to construct a Meeting Hall or a Third Place in proximity to the Main Civic Space of each Pedestrian Shed. Its corresponding Public Frontage shall be equipped with a shelter and bench for a transit stop.
- b. One Civic Building lot shall be reserved for an elementary school. Its area shall be 1 acre for each increment of 100 dwelling units provided by the Community Plan. The school site may be within any Transect Zone. Any playing fields should be outside the Pedestrian Shed.
- c. One Civic Building lot suitable for a childcare building shall be reserved within each Pedestrian Shed. The Developer or a Homeowners' Association or other Community Council may organize, fund and construct an appropriate building as the need arises.
- d. Civic Building sites shall not occupy more than 20% of the area of each Pedestrian

Shed.

- e. Civic Building sites should be located within or adjacent to Civic Spaces, or at the axial termination of significant Thoroughfares.
- f. Civic Buildings shall not be subject to the standards of Article 5. The particulars of their design shall be determined by Variance.
- g. Parking for Civic Buildings shall be adjusted by Warrant. Civic parking lots may remain unpaved if graded, compacted and landscaped.
- h. Civic Buildings may be permitted within Special Districts by Variance.

**3.7.4 Civic Functions Specific to T1 & T2 Zones**

- a. Civic Buildings and Civic Spaces related to education, recreation and culture may be erected within T1 Natural Zones only by Variance and T2 Rural Zones by approval of the Planning Commission.
- b. Those portions of the T1 Natural and T2 Rural Zones that occur within a development parcel are an integral part of the Civic Function allocation and should conform to one or more of the Types specified in Table 13.

**3.8 SPECIAL REQUIREMENTS**

3.8.1 A New Community Plan may designate the following special requirements:

- a. A differentiation of the Thoroughfares as a Primary-Grid (P-Grid) and a Secondary-Grid (S-Grid). Buildings along the P-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the S-Grid may be more readily considered for Warrants allowing automobile-oriented standards. The Frontages assigned to the S-Grid shall not exceed 30% of the total length within a Pedestrian Shed.
- b. A designation for mandatory or recommended Retail Frontage requiring that a building provide a Shopfront at sidewalk level along the entire length of the Frontage. The Shopfront shall be no less than 70% glazed in clear glass and provided with an awning overlapping the sidewalk as generally illustrated in Table 7. The first floor shall be confined to Retail use through the depth of the Second Layer. (See Table 16D)
- c. A designation for mandatory or recommended Gallery Frontage, requiring that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns. The Gallery Frontage may be combined with a Retail Frontage as shown in Table 7.
- d. A designation of Coordinated Streetscape Frontage, requiring that the Public and Private Frontages be coordinated as a single, coherent landscape and paving design.
- e. A designation of Terminated Vista location, requiring that the building be provided with architectural articulation of a Type and character that responds to the location as approved by the CRC.
- f. A designation for Cross Block Passages, requiring a minimum 8-foot-wide pedestrian access be reserved between buildings.
- g. Without limiting any provision hereof relating to the Historic District or a Historic Structure or Historic Site, a designation of Buildings of Value, requiring that such buildings and structures may be altered or demolished only in accordance with preservation standards and protocols established by the Planning Commission.

**4.1 INSTRUCTIONS**

- 4.1.1 Within the G-4 Infill Growth Sectors of the Sector Plan (Article 2), the Planning Office or Planning Commission shall prepare or have prepared on its behalf, by the Planning Office or a planner selected by the Planning Commission, Infill Community Plans to guide further development.
- 4.1.2 Infill Community Plans shall be prepared in a process of public consultation and subject to review and recommendation of the Planning Commission and approval by the Mayor and Board of Aldermen.
- 4.1.3 For any site greater than 40 acres, the landowner or developer may initiate the preparation of a New Community Plan subject to the provisions of Article 3 (other than the minimum acreage requirements) subject to review and recommendation of the Planning Commission and approval by the Mayor and Board of Aldermen.
- 4.1.4 For smaller sites, developers and landowners shall use only Articles 1, 5, 6 and 7 in accordance with the Transect Zones mapped by the Planning Commission, or on behalf of the Planning Commission by the Planning Office or a planner selected by the Planning Commission, under the Infill Community Plan provisions of Article 4, subject to review and recommendation of the Planning Commission and approval by the Mayor and Board of Aldermen
- 4.1.5 An Infill Community Plan shall identify, assign and follow the requirements of the Community Types described in Section 4.3.
- 4.1.6 An Infill Community Plan shall assign Transect Zones and Civic Functions within each Community Type as described in Sections 4.3 and 4.4 with detailed provisions for site and building development as described in Article 5.
- 4.1.7 Infill Community Plans shall consist of two maps: the first showing the Downtowns, the Neighborhoods and the Special Districts with their various Transect Zones; and the second, to the extent applicable, assigning the Special Requirements as provided in Section 4.5.
- 4.1.8 Ten years after the approval is granted, each Transect Zone shall be considered for the next successional (next higher-numbered) Transect Zone at the recommendation of the Planning Commission through public hearing and by approval of the Mayor and the Board of Aldermen.
- 4.1.9 Within Zones T4+, T5C, T5H, and T6, an Infill Community Plan may require that two or more abutting surface parking facilities located in adjacent lots shall provide direct vehicular access via Driveways connecting the facilities.

**4.2 TRANSECT ZONES**

- 4.2.1 Infill Community Plans shall consist of Neighborhoods (TNDs) and/or Downtowns (RCDs) composed of Transect Zones as described in Tables 1, 2, and 14. Smaller parcels than the required acreage for the TND or RCD Community Types (Section 4.3) may be developed by Warrant, but must be planned as part of a Pedestrian Shed.
- 4.2.2 Wherever practical, Transect Zones shall be laid out within an Infill Community Plan so that zone boundaries lie along side and rear lot lines or Alleys, so that Facades of one Transect Zone generally face Facades of the same zone across Thoroughfares.

**4.3 COMMUNITY TYPES**

Infill Growth Sectors shall be planned according to the following Community Types as determined and recommended by the Planning Commission and approved by the Mayor and Board of Aldermen. An Infill Community Plan shall include and assign, to the extent applicable, Neighborhoods and Downtowns. Infill Community Plans shall be based on conserving, completing or creating Transect-based urban structure.

**4.3.1 TNDs Traditional Neighborhood Development (Neighborhoods)**

TNDs shall be urbanized areas at least 20 acres that are primarily Residential. Neighborhood Plans shall be based on conserving, completing or creating Transect-based urban structure. A Neighborhood shall be based upon a partial or entire Standard Pedestrian Shed. The physical center of the Neighborhood should be located at an important traffic intersection associated with a Civic or Commercial institution. The edges of the Neighborhood should blend into an adjacent Neighborhood or Downtown without buffer. A Neighborhood Plan shall meet the requirements for a TND as set forth in Tables 2 and 14A. Smaller parcels may be developed by Warrant. Within Flood Hazard Areas where the required Minimum Building Elevation is greater than six (6) feet above ground, All or part of the required T3R and T4L zones may be replaced by the use of an Urban Conservation Development (UCD) if approved by Warrant.

**4.3.2 Downtowns (RCD or Regional Center Development)**

a. Downtowns shall be urbanized areas of at least 80 acres that are primarily mixed-use. A Downtown shall be defined by a Long Pedestrian Shed, oriented around an important Commercial corridor. Downtowns should be the location of large Commercial and Retail uses as well as government and other Civic institutions of regional importance. The edges of a Downtown should blend into adjacent Neighborhoods without buffer. A Downtown Plan shall meet the requirements for an RCD as set forth in Tables 2 and 14.

**4.3.3 Special Districts (SD)**

a. Special Districts shall be areas dedicated for certain uses that by virtue of size or Function cannot meet the requirements for any Transect Zone or combination of Zones. Special Districts shall be subject to review and recommendation of the Planning Commission and approval by the Mayor and Board of Aldermen in the process of preparing an Infill Community Plan.

**4.3.4 UCDs Urban Conservation Development (Treehouse Neighborhood)**

a. UCDs shall be areas of at least 20 acres that are primarily clustered Residential amidst significant set-asides for conservation. A UCD shall be based upon a partial or entire Standard Pedestrian Shed. Smaller parcels may be redeveloped by Warrant.

b. A UCD shall only be developed or redeveloped within Flood Hazard Areas where for at least 50% of the land area included in the parcel to be developed, the required Minimum Building Elevation is greater than six (6) feet above average grade.

c. A UCD may be invoked for redevelopment of areas already zoned within a Community Plan as any combination of T3 and T4 if the elevation requirement described above is satisfied by the area to be redeveloped.

d. Within a UCD the gross density of the overall development shall not exceed that of Transect zone T3R as specified in Table 14B or that of the original Smart-Code zoning if the area is within a Community Plan. Individual lots may be laid

- out meeting the requirements for T4 Transect zones, including the net density requirement specified in Table 14C.
- e. Residual land after layout of Thoroughfares, Civic Functions and individual lots shall be rezoned as T1 and protected perpetually from development through granting of a conservation easement to a third party non-profit organization approved by Warrant. Approval for UCD Plans shall be contingent on the granting of such conservation easement.
- f. No less than the greater of 5 acres or 35% of the area of the UCD shall be protected by conservation easement. The easement shall allow public access to the protected land and may permit bicycle trails and pedestrian paths. Density Transfers between the conservation land and the individual lots shall be permitted so long as the provisions of Section 4.3.4d are satisfied.
- g. Provision shall be made to restore native vegetative cover to conservation lands within a UCD and to maintain such lands in a natural state.
- h. Within a UCD, up to 100% of structures may enfront a pedestrian walk as the Primary Frontage instead of a vehicular Thoroughfare. Such pedestrian walks shall be no less than six (6) feet wide and shall be elevated to within 8 feet of the Minimum Buildable Elevation for enfronting structures. No fewer than 50% of units within a UCD shall enfront a pedestrian walkway or Thoroughfare which is no more than 8 feet below the Minimum Buildable Elevation for the lot.
- i. Elevated pedestrian walks within a UCD shall be privately owned and maintained, but public right-of-way shall be granted perpetually for all such walks acting in the role of enfronting Thoroughfares. Provision shall be made for the perpetual maintenance of such walkways, and such provisions shall be subject to approval by Warrant.
- j. The Cottage Court Special Building Type shall be permitted within a UCD. For such Cottage Courts within a UCD minimum court width shall be reduced to 12 feet. No Density Bonus shall apply to a Cottage Court Special Building Type within a UCD.
- k. Parking associated with a site may be located up to 1/4 mile away from the building site by right within a UCD. On-site parking shall be screened from view from any pedestrian walkway acting as an enfronting Thoroughfare.
- l. Mixed-use neighborhood centers shall be located near common public stair, ramp or elevator, and parking facilities providing public access to elevated walkways from grade-level streets.

**4.4 CIVIC FUNCTIONS**

**4.4.1 General**

- a. Infill Community Plans shall designate Civic Space (CS) and Civic Buildings (CB).
- b. Civic Functions may be allowed by Warrant so long as they do not occupy more than a total of 20% of the area of each Pedestrian Shed. A Civic Function requiring more than 20% of the Pedestrian Shed shall be subject to the creation of a Special District with its own standards (see Section 2.9.2).
- c. Parking for Civic Functions shall be determined by Warrant.

**4.4.2 Civic Space (CS)**

- a. Civic Spaces may be approved by Warrant in any Transect Zone.
- b. Civic Spaces shall be generally designed as described in Table 13.

**4.4.3 Civic Building (CB)**

- a. Civic Buildings shall be approved by Warrant in any Transect Zone on sites reserved for Civic Buildings in the Community Plan.
- b. Civic Buildings shall not be subject to the Requirements of Article 5. The particulars of their design shall be determined by public hearing before the Planning Commission under the advisement of the City Architect.

**4.5 SPECIAL REQUIREMENTS**

**4.5.1** An Infill Community Plan may designate the following special requirements:

- a. A differentiation of the Thoroughfares as a Primary-Grid (P-Grid) and a Secondary-Grid (S-Grid). Buildings along the P-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the S-Grid may be more readily considered for Warrants and Variances allowing automobile-oriented standards. The Frontages assigned to the S-Grid shall not exceed 30% of the total length within a Pedestrian Shed.
- b. A designation for Mandatory or Recommended Infill Retail Frontage requiring that a building provide a shopfront at sidewalk level along the built-out length of the Frontage. The shopfront shall be no less than 70% glazed in clear glass and provided with an awning overlapping the sidewalk as generally illustrated in Table 7. For a designation of Mandatory Infill Retail Frontage the first floor shall be designed for retail use through the depth of the Second Layer, and the site shall be eligible for a Density Bonus of 2 Equivalent Housing Units per fifty (50) foot length of lot frontage rounded to the nearest whole number of Equivalent Housing Units. An additional Density Bonus of like amount may be issued for the site if the owner additionally agrees to a perpetual deed restriction limiting use within the Second Layer of the first floor to Retail, subject to approval by the City Attorney and the Planning Office. For a designation of Recommended Infill Retail Frontage a Density Bonus of 1 Equivalent Housing Unit per fifty (50) feet of lot frontage, rounded to the nearest whole number, shall be issued if the owner agrees to place and abide by a perpetual deed restriction requiring that the first floor be designed for retail use through the depth of the Second Layer, subject to approval by the City Attorney and the Planning Office.
- c. A designation for mandatory or recommended Gallery Frontage, requiring that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns. The Gallery Frontage may be combined with a Retail Frontage as shown in Table 7.
- d. A designation of Coordinated Streetscape Frontage, requiring that the Public and Private Frontages be coordinated as a single, coherent landscape and paving design.
- e. A designation of Terminated Vista location, requiring that the building be provided with architectural articulation of a type and character that responds to the location as approved by the CRC.
- f. A designation for Cross Block Passages, requiring a minimum 8-foot-wide pedestrian access be reserved between certain buildings.
- g. Without limiting any provision hereof relating to the Historic District or a Historic Structure or Historic Site, a designation of Buildings of Value, requiring that such buildings and structures may be altered or demolished only when in accordance with preservation standards and protocols adopted by the Planning Commis-

sion.

- h. An Infill Community Plan may require specified Stepbacks above specified Stories or specified Buildout-at-Height Limits for designated areas. Such limits may vary by Transect Zone and by location.
- i. An Infill Community Plan may specify sites eligible for Viewshed Protection Setback Bonuses.
- j. Designation of an outside area for *Sidewalk Retail*, allowing use in the specified area by pushcart peddlers, outdoor restaurants, and other open market uses without additional Planning Commission approval, and requiring provision on abutting lots for future leasable open-market services including associated restaurant space with dedicated access to the sidewalk, secure storage space within parking structures for pushcarts, and coordinated design of Public and Private Frontages within the area to accommodate Sidewalk Retail usages.
- k. A designation of "Infill Redevelopment Plan Required" which may be applied to parcels or blocks whose sizes exceed the requirements for the Transect Zones to which they are assigned by a significant margin. This designation requires the owner or developer of such a parcel or block to submit a redevelopment plan for the parcel or block which is consistent with surrounding Pedestrian Shed layout, and with surrounding Community Plan requirements, and which satisfies requirements of the proposed Transect Zone assignments. The Community Plan may also include a Conditional Transect Zone Assignment indicating an acceptable infill plan for the block or parcel. If a Conditional Transect Zone Assignment map is included with the Community Plan, it may be officially adopted through expedited process consistent with state law if the owner or developer so requests.

4.5.2 An Infill Community Plan may incorporate and recommend or require compliance with Architectural Guidelines stipulating additional architectural standards specific to the Community, beyond those required by this Code.

**4.6 PRE-EXISTING CONDITIONS**

4.6.1 Without limiting Sections 1.7, 1.8, 5.10, 5.11 or 5.12, existing buildings that do not conform to the provisions of this Code may continue in use as they are until a Substantial Modification is requested, at which time the Planning Commission shall determine the provisions of this section that shall apply.

4.6.2 [RESERVED]

4.6.3 The modification of existing buildings is permitted by right if such changes result in greater conformance with the specifications of this section.

4.6.4 Where buildings exist on adjacent lots, the Planning Office may require that a proposed building match one or the other of the adjacent Setbacks and heights rather than the provisions of this Code.

4.6.5 Any addition to or modification of a Building of Value that has been designated as such by the Planning Commission or is actually or potentially eligible for inclusion on a state, local or national historic register, including without limitation, the architectural harmony (similar materials, window proportions, color range, mass/void ratio, roof type and pitch) of such addition or modification, shall be subject to approval by the CRC.

4.6.6 The restoration or rehabilitation of an existing building shall not require the provision of (a) parking in addition to that existing or (b) on-site stormwater retention/detention in addition to that existing, except to the extent required by applicable state or

federal law.

**4.7 DENSITY REQUIREMENTS**

4.7.1 The Community Plan shall establish a Maximum Building-Scale Density and an Absolute Maximum Building-Scale Density for each of the Transect Zones T4 through T6 employed within the Community Planning Area from the range of allowed values in Table 14. All areas within the Community Planning Area sharing the same Transect Zone designation shall be limited by the same Maximum and Absolute Maximum Building-Scale Densities. For Transect Zones T1 and T2, no Building-Scale Density limits shall be defined.

4.7.2 For each lot within a T4 or higher Transect Zone in the Community Planning Area, the Maximum Building-Scale Density multiplied by the area of the lot yields the Density Allowance for that lot. For Transect Zone T3 the Density Allowance for lots is always one (1) unit per lot. With the exception of cases described in provisions 4.4.3, 4.4.5, and 4.4.6 below, structures built on a lot shall be limited to a number of Equivalent Housing Units which is less than or equal to the By-Right Density Allowance. Equivalent Housing Units represent a combination of mixed use space, lodging bedrooms, and Independent Residential Units according to the following conversion schedule:

- a. One Independent Residential Unit constitutes one Equivalent Housing Unit.
- b. One thousand square feet of office or retail space constitutes one Equivalent Housing Unit.
- c. Two lodging bedrooms constitute one Equivalent Housing Unit.

4.7.3 *Density Transfer Receiving Areas; Density Bonus Receiving Areas.* The Infill Community Plan may designate Building-Scale Density Receiving Areas, including Density Transfer Receiving Areas and Density Bonus Receiving Areas. The By-Right Density Allowance may be exceeded for a lot within a designated Density Transfer Receiving Area or Bonus Receiving Area on the Existing-Community Plan by an amount equal to the Acquired Density Allowance for the lot, so long as the sum of By-Right and Acquired Density Allowances does not exceed the Absolute Maximum Density Allowance for that lot.

- a. Density Transfer Receiving Areas are chosen for their ability to support localized additional density, without a net increase of the City’s overall density and with lesser ill effects on public welfare and goals of the Comprehensive Plan than if that density increment had not been transferred.
- b. Density Bonus Receiving Areas are chosen to minimize the impact of slight increases of density to achieve improved urban structure and other goals benefiting community welfare as set forth in the Comprehensive Plan, and to offset any ill effects of an increase in density with advantages accruing from the density placement or the action which led to the granting of the bonus.
- c. Density Bonuses and Transfers notwithstanding, in no case may the number of Equivalent Housing Units incorporated into a lot exceed the Absolute Maximum Density Allowance for such lot.
- d. For lots in T3 Zones, the Absolute Maximum Density Allowance is one (1) Equivalent Housing Unit per lot.
- e. Acquired Density may originate from any Density Sending Area in the City of Pass Christian which is designated by any Density Transfer program described



in this Code, so long as the restrictions of both the designating program and the limits of the Transect Zone of the Density Recipient property are observed.

- 4.7.4 *Density Transfer Sending Areas.* Existing-Community Plans shall designate Sending Areas for Civic Space Density Transfer, Conservation Density Transfer, and Transit Grid Reserve Density Transfer programs.
- a. Civic Space Density Transfer Sending Areas are sites of particular value or interest to the Community for their prospective use as Civic Space. Such sites shall be chosen to help achieve the goal of a minimum of 5% Civic Space within a Community Planning Area with an eye to preserving places of unique or unusual beauty which would be damaged or destroyed by development and to correcting planning errors or omissions of the past. Accessibility, availability of other Civic Space within the Community district, proximity to high-density areas, and value as buffer between non-sequential abutting Transect Zones may also be considered in designating Civic Space Density Transfer Sending Areas. After extraction of Density Rights, Civic Space Density Transfer Sending Areas within a Community Planning Area shall be re-zoned as Transect Zone T2. Any area, lot, or parcel designated as a Density Transfer Receiving Area in an Official Community Plan may receive Density Rights acquired from Civic Space Density Transfer Sending Areas. The Existing-Community Plan may include explanation for the designation of a parcel as CSDT Sending Area and may place conditions on the Sending Area Designation which are consistent with the reason for designation. In addition, under the CSDT Program, multiple parcels within a single pedestrian shed may be designated as a Linked Sending Group. In such a case once one parcel has had its Density Rights extracted for use as a Civic Space, the remaining Linked Sending Group parcels are no longer eligible to become Density Donors, and their designation as CSDT Sending Areas expires.
  - b. Conservation and Viewshed Density Transfer Sending Areas are sites worthy of conservation due to scenic beauty, unsuitability for building, critical habitat, riparian buffer alongside streams, open space needed as a result of planning errors or omissions of the past, potential interference with a viewshed, or inclusion in the categories of Sections 2.3.2 or 2.4.2. After extraction of Density Rights, Conservation Density Transfer Sending Areas within a Community Planning Area shall be re-zoned as Transect Zone T1. Any area, lot, or parcel designated as a Density Receiving Area in an Official Community Plan may receive Density Rights acquired from Conservation and Viewshed Density Transfer Sending Areas. The Infill Community Plan may include explanation for the designation of a parcel as Conservation Sending Area and may place conditions on the Sending Area Designation which are consistent with the reason for designation.
  - c. Transit Grid Reserve Density Transfer (TGRDT) Sending Areas are anticipated future transportation corridors. After extraction of Density Rights, TGRDT Sending Areas within a Community Planning Area shall be re-zoned as Transect Zone T1. Any area, lot, or parcel designated as a Density Transfer Receiving Area in an Official Community Plan may receive Density Rights acquired from TGRDT Sending Areas. Thoroughfares eventually constructed on former TGRDT Sending Areas shall be consistent with this Code.
  - d. Designation as a Density Transfer Sending Area provides a lot's owners additional options for land use which support broader Community goals but which are entirely voluntary. In the creation of an Infill Community Plan, all such Sending

Areas shall be assigned to Transect Zones for development according to the methods of Transect-based urban structure to provide seamless urban fabric in the event Density Transfer options go unused.

- 4.7.5 *Density Recovery Transfers*. Density Recovery Transfers are transfers of Density Allowance intended to compensate a property owner for the public dedication of a portion of a parcel or lot which has been recommended for public use in the Infill Community Plan. As the area of the land to be dedicated is lost to the property owner, a Density Allowance equal to the Maximum Building-Scale Density for the lot multiplied by the area of the portion of land to be dedicated is permanently attached to the remaining lot so that the total Density Allowance of the lot before and after the dedication is unchanged. The following recommendations on the Special Requirements and Options Map of the Existing-Community Plan entitle a lot to a Density Recovery Transfer should the dedication be executed:
- a. *Through Street Recommended*
  - b. *Service Alley Recommended*
  - c. Any recommendation accompanied by the designation *Density Recovery Transfer Applies*.
- 4.7.6 *Density Bonuses*. Density Bonuses may be generally available throughout a Community Planning Area, may be limited to the designated Density Bonus Receiving Areas on an Infill Community Plan, or may be restricted to lots specially designated on an Infill Community Plan, according to the details of the particular Density Bonus Program. In no case may the Absolute Maximum Density Allowance for a lot be exceeded by a receiving lot. Once awarded, a Density Bonus is valid for up to 5 years from the date of award; if not used within that period the Bonus becomes null and void.
- a. *Transit Site Density Bonus*. This Density Bonus may be attached to any lot within any Density Bonus Receiving Area within the City and requires the dedication to the City of a site within an area designated on the Street and Parking Plan for a Public-Parking Facility or for a future Transit station. The dedication may reflect that the site must be used to provide Public-Parking Facilities or Transit station. The amount of the Bonus is the By-Right Density Allowance of the site, and the recipient lot of the Bonus may be designated by the owner of the property to be dedicated.
  - b. *Street Dedication Bonus*. This Density Bonus shall only be available to lots marked on the Special Requirements and Options Plan with the designations *Through Street Recommended* or *Service Lane Recommended*. In order to be eligible for the bonus the lot owner must construct and dedicate the recommended Thoroughfare, Service Lane or Service Alley to the City, and the designed and completed Public Frontages of resulting Streets must comply with the requirements of this Code. The amount of the Bonus should be as provided in Article 5. The CRC may award a partial Street Dedication Bonus for dedication of right-of-way and/or completed construction of the Public Frontage by Warrant.
  - c. *Affordable Housing Density Bonus*. The Affordable Housing Density Bonus program is a building-scale bonus available generally to any lot within a designated Density Bonus Receiving Area. It is described in Article 5.
  - d. *Viewshed Setback Density Bonus* is a building-scale bonus available to lots designated explicitly on the Community Plan as critical to maintaining a viewshed.

It is described in Article 5.

e. *Retail Density Bonus* is a building-scale bonus available to lots designated for *Mandatory Retail* or at a lesser level to lots designated for *Recommended Retail*. It is described in Article 5.

f. *Affordable Housing Height Bonus*. The Affordable Housing Height Bonus program is a building-scale bonus available generally to any lot within a designated Density Bonus Receiving Area. It is described in Article 5.

4.7.7 *Additional Height Allowances and Acquired Density Allowance*. The acquisition of Density Allowance units by Density Transfers and Bonuses may entitle a lot to an Additional Height Allowance in excess of the Maximum Height otherwise allowed within the assigned Transect Zone, according to the details of the Density Bonus or Transfer Program. The Infill Community Plan shall include a formula or table to determine the Additional Height Allowance associated with a particular total Acquired Density Allowance for each Transect Zone. Additional Height Allowances may further be limited to designated City Centers, Density Receiving Areas, or other designated areas. The relationship between Additional Height Allowances and Acquired Density Allowance specified in the Infill Community Plan shall be guided by the following provisions:

- a. The number of additional Acquired Density Allowance units required for eligibility for an additional story of Height Allowance shall be proportional to the area of the site.
- b. The number of additional Acquired Density Allowance units per site acre required for eligibility for an additional story of Height Allowance shall be no less than the quotient of the Maximum Building-Scale Density for the Transect Zone and the Maximum Height for the Transect Zone in which the site is located.
- c. The number of additional Acquired Density Allowance units required for an additional story of Height Allowance after the second should generally increase with total Height Allowance in order to reflect the added toll on surrounding areas exacted by a structure of greater height, however
- d. The minimum number of Acquired Density Allowance units required to qualify for the first additional story of Height Allowance may be greater than the additional number of Acquired Density Allowance units required to qualify for the second additional story and for subsequent additional stories of Height Allowance.

**5.1 INSTRUCTIONS**

- 5.1.1 Lots and buildings located within the City shall be subject to the requirements of this Article.
- 5.1.2 An owner or a developer shall have site and building plans prepared on their behalf and submit the same for consideration for administrative approval by the CRC.
- 5.1.3 All site and building plans shall be subject to approval by the CRC, and to the extent required under applicable subdivision law, by the Mayor and Board of Aldermen, prior to any work being commenced or other action being taken by the owner or developer with respect to such plans.
- 5.1.4 The requirements described in this Article shall control the Disposition, Configuration and Function of buildings, as well as their architectural, landscape, parking, signage and ambient standards.
- 5.1.5 Building and Site Plans submitted under this Article shall show the following, in compliance with the standards described in this Article:
  - a. For preliminary site and building approval:
    - Building Disposition
    - Building Configuration
    - Building Function
    - parking standards
  - b. For final approval, in addition to the above:
    - architectural standards
    - landscape standards
    - signage standards
    - ambient standards
    - Special Requirements

**5.2 SPECIFIC TO NATURAL AND RURAL TRANSECT ZONES (T1 & T2)**

The following shall be applicable to Zones T1 and T2:

- 5.2.1 Buildings in the T1 Zone are permitted by approval of the Mayor and Board of Aldermen on recommendation of the Planning Commission, and in the T2 Zone by Planning Commission approval. Disposition, Configuration, Function, parking, architectural, environmental and ambient standards for such buildings shall be determined concurrently, in public hearing of the Planning Commission under advisement of the City Architect, and with approval of the Mayor and Board of Aldermen.

**5.2.2 Environmental Standards**

The modification of the natural conditions shall be according to Local, State and Federal guidelines.

**5.3 SPECIFIC TO SUB-URBAN TRANSECT ZONES (T3R, T3E, T3V)**

Transect zone T3 includes three variational Subzones: T3-Standard (“T3R Zone” or “T3R”), T3-Estate (“T3E Zone” or “T3E”), and T3-Multi-estate (“T3V Zone” or “T3V”). Requirements for these three Subzones are similar, differing primarily in Lot and Building Disposition and Building Configuration parameters. Wherever Transect Zone T3 is to within this Code, it refers to the T3R the T3E, and the T3V variational Subzones.

**5.3.1 Building Disposition (T3R, T3E, T3V)**

- a. Newly platted lots shall be dimensioned according to Section 5.3.11.

- b. Buildings shall be disposed in relation to the boundaries of their lots according to Section 5.3.11.
- c. One Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building, may be built on each lot as shown in Table 16C by right. Additional Outbuildings may be built on a lot by Zoning Board approval.
- d. Lot coverage by building shall not exceed that shown in Section 5.3.11.
- e. Facades shall be built parallel to a rectilinear Principal Frontage Line or parallel to the tangent of a curved Principal Frontage Line.
- f. Setbacks for Principal Buildings shall be as shown in Table 14G. In the case of an Infill lot, Setbacks shall match one or the other of the existing adjacent Setbacks, so long as the resulting setback is compliant with this Code. Setbacks may otherwise be adjusted up to fifteen percent (15%) by Warrant for demonstrated cause with the agreement of affected adjacent property owners.
- g. Rear Setbacks for Outbuildings shall be a minimum of 12 feet measured from the centerline of the Alley or Rear Lane easement. In the absence of Rear Alley or Lane, the rear Setback shall be as shown in Section 5.3.11.
- h. Building Types shall be as shown in Table 9.
- i. Disposition requirements for Subzone T3V shall be indential to those for Subzone T3E.
- j. Within T3E Zones, existing lot Frontage widths below the minimum required by Section 5.3.11b are permitted by Warrant.
- k. Density Bonuses may be offered in return for additional setbacks at designated locations on Community Plans for Viewshed Protection.

### 5.3.2 Building Configuration (T3R, T3E, T3V)

- a. Private Frontage types shall conform to and be allocated in accordance with Table 7 and Section 5.3.11.
- b. [RESERVED]
- c. [RESERVED]
- d. Building Heights shall conform to Table 8 and be as shown in Section 5.3.11.
- e. [RESERVED]
- f. Building Height shall be measured from the Height Baseline appropriate to the site: outside Flood Hazard Areas regulated by the City's Flood Damage Prevention Ordinance, the Height Baseline shall be the average grade at the primary Frontage setback line for the Principal Building on the lot; inside Flood Hazard Areas regulated by the City's Flood Damage Prevention Ordinance, the Height Baseline shall be the Minimum Buildable Elevation. The vertical offset between the Height Baseline and the finish surface of the first floor above the Height Baseline shall not exceed four (4) feet.
- i. Minimum size for principal buildings within the T3E Zone shall be 3000 square feet of Enclosed Habitable Floor Space.
- j. For a principal building within the T3E Zone, one small story atop such a building, and having an Enclosed Habitable Floor Space of less than 200 square feet, shall not be counted towards the height limit of such building.
- k. Configuration requirements for Subzone T3V shall be indential to those for Subzone T3E.

### 5.3.3 Building Function & Density (T3R, T3E, T3V)

- a. Buildings in each Transect Zone shall conform to the Functions described in Table 10 or 11 and Section 5.3.11. Functions that do not conform to the requirements

of Tables 10 and 11 shall require approval by public hearing before the Planning Commission.

- b. The Actual Parking available to meet the Required Parking shown on Table 12 shall constitute the Base Density. Functions shall be limited by the Base Density, subject to upward adjustment in accordance with paragraphs 5.3.3c and 5.3.3 d.
- c. The Base Density may be adjusted upward by adding the Actual Parking available for each of two Functions within any pair of adjacent Blocks, and the resulting sum then multiplied by the corresponding Sharing Factor (Table 12). The result shall be the Effective Parking available for calculating an Adjusted Density. Conversely: The Effective Parking required is the sum of the Required Parking divided by the Sharing Factor.
- d. Within the Long Pedestrian Shed of a TOD, the Effective Parking available for calculating the intensity on each lot may be increased by a multiplier of thirty percent (30%).
- e. Within Subzone T3V, multifamily dwellings shall be permitted at the net Building-Scale Density of 6 units per acre By Right, and with an Absolute Maximum Building-Scale Density of 9 units per acre. Function requirements shall be according to Limited Residential, Limited Lodging, and Restricted Retail.

5.3.4 **Parking Standards (T3R, T3E, T3V)**

- a. Vehicular parking shall be required and adjusted for mixed-use as shown in Tables 11 and 12.
- b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot.
- c. Maximum parking ratios may be established by the CRC.
- d. Parking shall be accessed by the Alley or Rear Lane, when such are available on the Community Plan.
- e. Parking lots shall be masked from the Frontage by a Liner Building or Streetscreen as specified in Section 5.3.5b.
- f. Open parking areas shall be located at the Second and Third Lot Layers, as shown in Table 16D, except that Driveway aprons and drop-offs may be located at the First Layer. Garages shall be located at the Third Layer. Parking under elevated structures shall be permitted within the Second Layer under the condition that it is screened from the Frontage.
- g. The required parking may be provided within one-quarter mile of the site that it serves, subject to approval by Warrant.
- h. [RESERVED]
- i. [RESERVED]
- j. [RESERVED]
- k. For buildings on Secondary Grids (S-Grids), parking lots may be allowed on the Frontage by Warrant (see Section 5.8.1a).

5.3.5 **Architectural Standards (T3R, T3E, T3V)**

The following are general city-wide requirements, and may be modified or overruled by Community Architectural Guidelines adopted as part of an Official Community Plan:

- a. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.
- b. Streetscreens should be between 3.5 and 8 feet in height and constructed of a material matching the adjacent building Facade. The Streetscreen may be

- replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- c. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion, with width no greater than height. Bungalows may have horizontally proportioned intercolumniation, with width exceeding height.
  - d. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
  - e. [RESERVED].
  - f. Doors and windows that operate as sliders are prohibited along Frontages.
  - g. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12.
  - h. The exterior finish material on all Facades shall be limited to brick, wood siding, vinyl, cementitious siding and/or stucco; to wood trim, cementitious trim, painted solid PVC or urethane trim, or similar painted solid synthetic trim; or to such other materials as shall appear on a list maintained and approved by the City Architect and by the Design and Development Center, if one has been established.
  - i. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
  - j. Balconies and porches shall be made of painted wood or wrought iron, or shall be clad in painted solid PVC, urethane, or similar painted solid synthetic trim, or shall be constructed of or clad in such other materials as shall appear on a list maintained and approved by the City Architect and by the Design and Development Center, if one has been established.
  - k. Fences, if provided at the First Layer, shall be painted. Fences at Lot Lines other than Frontage Lines may be of wood board or metal. Fences located along Frontage Lines and which exceed 3 feet in height shall be no less than 50% visually open.
  - l. Subject to the other requirements of this Article 5 and the additional requirements for the Historic District set forth in paragraph 5.3.5m below, any building designed in a manner consistent with the publication entitled "A Pattern Book for Gulf Coast Neighborhoods" shall be permitted as of right.
  - m. Within the Historic District or with respect to any Historic Structure or Historic Site, each building and structure, and its improvement, alteration, addition, or reconstruction, shall comply with the Architectural Guidelines of the Pass Christian Historical Preservation Commission, and shall be subject to approval by the CRC and the Historic Commission.
  - n. Community Plans may specify Stepbacks above specified floors and Buildout-at-Height limits governing allowed widths of buildings at certain heights.
  - o. Within Subzone T3V, the only allowed building form shall be that of an estate home, presenting a single primary entrance to the Frontage street and designed to be consistent in appearance from the view along all Frontage lines with the form of a single-family estate home.
  - p. For any structure elevated more than 4 feet above grade, along Frontage and Elevations extending through the Second Layer, areas below the first Story shall be screened from view from Frontage lines so as to provide not less than 75% opacity on average, when viewed from a point 5 feet above grade at the Frontage Line. Materials used for such screening shall comply with the requirements of

this Code for exterior finish materials.

5.3.6 **Environmental Standards (T3R, T3E, T3V)**

- a. Transect Zones manifest a range of responses to natural and urban conditions. In case of conflict, to the extent not inconsistent with applicable state or federal law, the natural infrastructure shall have priority in the more rural zones (T1-T3) and the urban infrastructure shall have priority in the more urban zones (T4-T6) as detailed in Sections 5.2 through 5.6.
- b. The landscape installed shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance.
- c. Impermeable surface by building shall be minimized and confined to the ratio of lot coverage by building shown in Table 14F.
- d. To the extent not inconsistent with applicable state or federal law, the management of storm water shall be primarily through retention and percolation on the individual lot or through swales in the Public Frontage.

5.3.7 **Landscape Standards (T3R, T3E, T3V)**

- a. A minimum of one tree to match the species of street trees on the Public Frontage shall be planted within the First Layer for each 30 feet of Frontage Line as illustrated in Table 16D.
- b. [RESERVED].
- c. [RESERVED].
- d. Trees shall be of various species, naturalistically clustered, with an understory stall below for maintenance. Lawn shall be permitted by Warrant.

5.3.8 **Signage Standards (T3R, T3E, T3V)**

- a. One address number no more than 6 inches measured vertically shall be attached to the building in proximity to the principal entrance or at a mailbox.
- b. One blade sign for each business may be permanently installed perpendicular to the Facade. Such a sign shall not exceed a total of 4 square feet.
- c. [RESERVED].
- d. There shall be no signage permitted additional to that specified in this section.
- e. Signage shall not be lit.

5.3.9 **Ambient Standards (T3R, T3E, T3V)**

- a. Sound levels measured at the building Frontage shall not exceed 65 decibels from sunrise to sunset and 55 decibels from sunset to sunrise.
- b. The mounting height of a permanent outdoor Luminaire which is attached directly to the Facade or Elevation of a building shall not exceed 12 feet, where mounting height is measured from the top-most point of the Luminaire. For a permanent outdoor Luminaire supported by any other means, mounting height shall be limited to the lesser of one-third the distance from the Luminaire to any property line or 25 feet, adjustable by Warrant.
- c. Streetlights shall be of a general type illustrated in Table 5.
- d. Outdoor storage shall be screened from view from any Frontage by a Streetscreen in conformance with Section 5.3.5b.

5.3.10 [RESERVED]

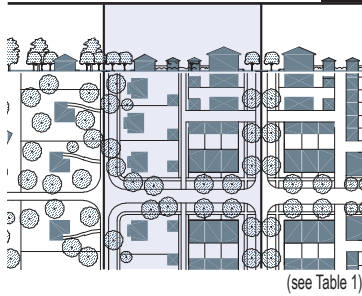


# SMARTCODE

City of Pass Christian, Mississippi

## SECTION 5.3.11a

T3R



### BUILDING FUNCTION (see Tables 10 & 11)

a. Residential	restricted use
b. Lodging	restricted use
c. Office	restricted use
d. Retail	restricted use

### BUILDING HEIGHT (see Table 8)

a. Principal Building	2 stories max.
b. Outbuilding	2 stories max.

### LOT OCCUPATION

a. Lot Width	60 ft. min.
b. Lot Coverage	60% max

### BUILDING TYPE (see Table 9)

a. Edgeyard	permitted
b. Sideyard	by PCA***
c. Rearyard	prohibited
d. Courtyard	prohibited

### BUILDING DISPOSITION

a. Front Setback	20 ft. min.
b. Side Setback	5 ft. min.
c. Rear Setback	5 ft. min.**
d. Frontage Buildout	N/A

### OUTBUILDING DISPOSITION

a. Front Setback	Within 3rd Layer
b. Side Setback	5 ft. min.
c. Rear Setback	5 ft. min.*

### PRIVATE FRONTAGES (see Table 7)

a. Common Lawn	permitted
b. Porch & Fence	permitted
c. Terrace or L.C.	prohibited
d. Forecourt	prohibited
e. Stoop	prohibited
f. Shopfront & Awning	prohibited
g. Gallery	prohibited
h. Arcade	prohibited

Refer to Summary Table 14

### PARKING PROVISIONS

See Tables 11 & 12

- \* or 17 ft. from center line of alley
- \*\* or 18 ft. from center line of alley
- \*\*\* by Planning Commission Approval

# ARTICLE 5. BUILDING-SCALE PLANS

### BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding a raised Basement, or habitable Attic.
2. Each story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured to the eaves or roof deck.

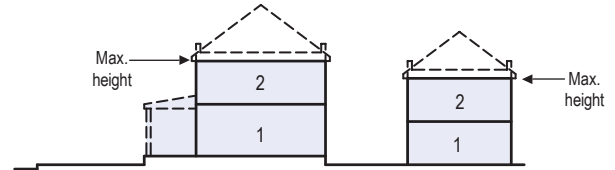
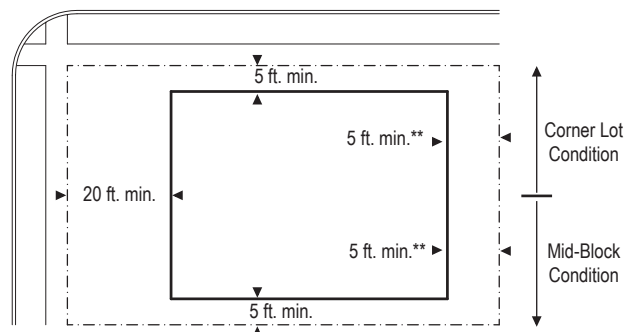


DIAGRAM ABOVE MAY NOT SHOW ACTUAL HEIGHT LIMITS. SEE TABLE AT LEFT.

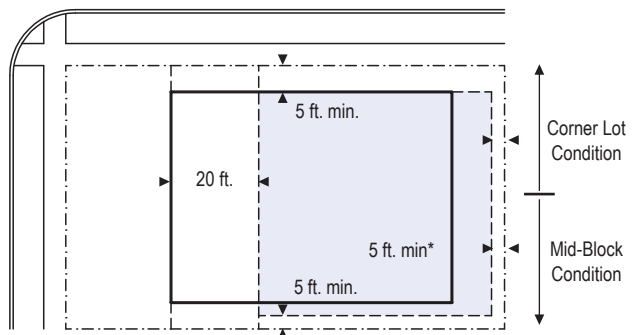
### BUILDING DISPOSITION

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Facades shall be built along Principal and Secondary Frontages.



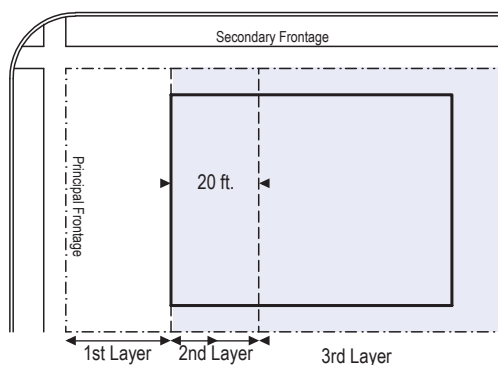
### OUTBUILDING DISPOSITION

1. The elevation of the Outbuildings shall be distanced from the lot lines as shown.



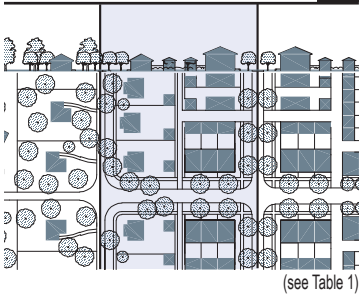
### PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the 2nd and 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer.



SECTION 5.3.11b

T3E



<b>BUILDING FUNCTION</b> (see Tables 10 & 11)	
a. Residential	restricted use
b. Lodging	restricted use
c. Office	restricted use
d. Retail	restricted use
<b>BUILDING HEIGHT</b> (see Table 8)	
a. Principal Building	3 stories max.
b. Outbuilding	2 stories max.
<b>LOT OCCUPATION</b>	
a. Lot Width	90 ft. min.
b. Lot Coverage	40% max
<b>BUILDING TYPE</b> (see Table 9)	
a. Edgeyard	permitted
b. Sideyard	prohibited
c. Rearyard	prohibited
d. Courtyard	prohibited
<b>BUILDING DISPOSITION</b>	
a. Front Setback	60 ft. min.
b. Side Setback	15 ft. min.
c. Rear Setback	30 ft. min.*
d. Frontage Buildout	N/A
<b>OUTBUILDING DISPOSITION</b>	
a. Front Setback	Within 3rd Layer
b. Side Setback	10 ft. min.
c. Rear Setback	10 ft. min.**
<b>PRIVATE FRONTAGES</b> (see Table 7)	
a. Common Lawn	permitted
b. Porch & Fence	permitted
c. Terrace or L.C.	prohibited
d. Forecourt	prohibited
e. Stoop	prohibited
f. Shopfront & Awning	prohibited
g. Gallery	prohibited
h. Arcade	prohibited
Refer to Summary Table 14	
<b>PARKING PROVISIONS</b>	
See Tables 11 & 12	

\* or 42 ft. from center line of alley  
 \*\* or 22 ft. from center line of alley

BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding a raised Basement, or habitable Attic.
2. Each Story other than the first shall not exceed 14 ft. clear, floor to ceiling. The first Story shall not exceed 16 ft.
3. Maximum height shall be measured to the eaves or roof deck.

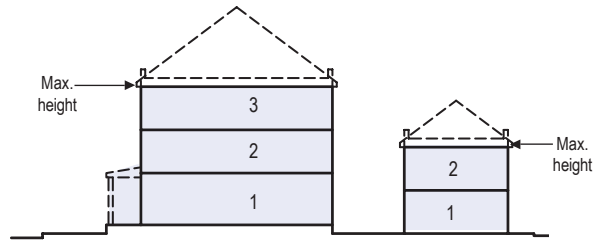
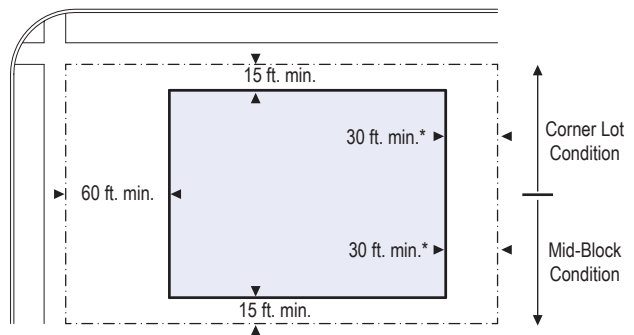


DIAGRAM ABOVE MAY NOT SHOW ACTUAL HEIGHT LIMITS. SEE TABLE AT LEFT.

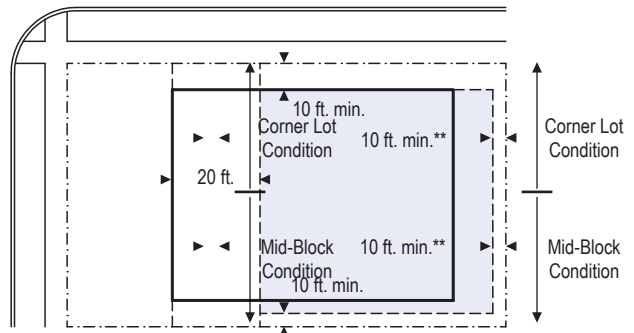
BUILDING DISPOSITION

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Facades shall be built along Principal and Secondary Frontages.



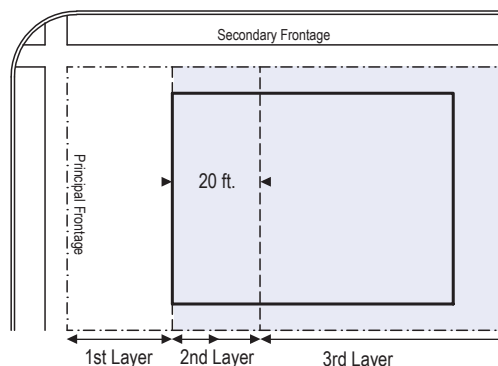
OUTBUILDING DISPOSITION

1. The elevation of the Outbuildings shall be distanced from the lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the 2nd and 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer.



**5.3.12 Building-Scale Density Limits, Transfers, and Bonuses (T3R, T3E)**

- a. No more than one Independent Residential Unit shall be constructed on a lot in a T3 Zone, subject to the building configuration requirements of 5.3.2.
- b. Lots within T3 Zones shall no be eligible for inclusion in either Density Transfer Receiving Areas or Density Bonus Receiving Areas as designated on the Community Plan. Lots within T3 Zones shall not be eligible for Additional Height Allowances.
- c. Lots in T3 Zones may be designated on the Community Plan as Density Sending Areas. Such a lot carries Density Rights equal to the By-Right Density Allowance for the lot.
- d. A Density Bonus accruing to a lot in a T3 Zone shall be transferable by the owner to a property within a Density Bonus Receiving Area of the City for a period of four years. After four years an untransferred Density Bonus accruing to a T3 Zone lot expires.

**5.4 SPECIFIC TO GENERAL URBAN TRANSECT ZONES (T4L, T4+)**

Transect zone T4 includes two variational Subzones: T4-Limited (“T4L Zone” or “T4L”) and T4-Open (“T4+ Zone” or “T4+”). Requirements for these two Subzones are similar, differing primarily in Function Intensities permitted and in Building Disposition parameters (specifically setbacks). Wherever Transect Zone T4 is referred to within this Code, it refers to both the T4L and the T4+ variational Subzones.

**5.4.1 Building Disposition (T4L, T4+)**

- a. Newly platted lots shall be dimensioned according to Section 5.4.11
- b. Buildings shall be disposed in relation to the boundaries of their lots according to Section 5.4.11.
- c. One Principal Building at the Frontage and one Outbuilding to the rear of the Principal Building may be built on each lot as shown in Table 16C, with the exception of the Cottage Court Special Building Type described in Section 5.4.13.
- d. Lot coverage by building shall not exceed that shown in Section 5.4.11.
- e. Facades shall be built parallel to a rectilinear Principal Frontage Line or parallel to the tangent of a curved Principal Frontage Line, or perpendicular to side lot lines. Facades shall be built parallel to a rectilinear Principal Frontage Line or parallel to the tangent of a curved Principal Frontage Line, or perpendicular to side lot lines, and where possible shall choose the alignment to match that of Facades on neighboring lots. Facade alignment shall comply with any requirements indicated in the Community Plan. In Zone 4+ only, Facades shall be built out along a minimum of 60% of the length of the Principal Frontage Line as measured at the maximum required Setback.
- f. Setbacks for Principal Buildings shall be as shown in Table 14G for Zones T4 and T4+, as appropriate. In the case of an Infill lot, Setbacks shall match one or the other of the existing adjacent Setbacks so long as the resulting setback is compliant with this Code. Setbacks may otherwise be adjusted up to fifteen percent (15%) by Warrant for demonstrated cause with the agreement of affected adjacent property owners.
- g. Rear Setbacks for Outbuildings shall be a minimum of 15 feet measured from the centerline of the Alley or Rear Lane easement. In the absence of Rear Alley or Lane, the rear Setback shall be as shown in Section 5.4.11.
- h. Building Types shall be as shown in Table 9, with the addition of the Cottage Court Special Building Type as described in Section 5.4.13.
- i. A minimum Residential housing mix of three Types (none less than 20%) shall be required in the General Urban Zone T4-Open (T4+), selected from Table 9, with the addition of the Cottage Court Special Building Type as described in Section 5.4.13.
- k. Density Bonuses may be offered in return for additional setbacks at designated locations on Community Plans for Viewshed Protection.

**5.4.2 Building Configuration (T4L, T4+)**

- a. Private Frontage types shall conform to and be allocated in accordance with Table 7 and Section 5.4.11.
- b. Awnings may encroach the public sidewalk without limit. Stoops may encroach 100% of the depth of a Setback. Open porches and awnings may encroach up to 50% of the depth of the Setback. Balconies and bay windows may encroach up to 25% of the depth of the Setback.

- c. Loading docks and service areas shall be permitted on Frontages only by Warrant.
- d. Building Heights shall conform to Table 8 and be as shown in Section 5.4.11.
- e. [RESERVED]
- f. Building Height shall be measured from the Height Baseline appropriate to the site: outside Flood Hazard Areas regulated by the City's Flood Damage Prevention Ordinance, the Height Baseline shall be the average grade at the primary Frontage setback line for the Principal Building on the lot; inside Flood Hazard Areas regulated by the City's Flood Damage Prevention Ordinance, the Height Baseline shall be the Minimum Buildable Elevation. The vertical offset between the Height Baseline and the finish surface of the first floor above the Height Baseline shall not exceed four (4) feet.

#### 5.4.3 **Building Function & Density (T4L, T4+)**

- a. Buildings in each Transect Zone shall conform to the Functions described in Tables 10 or 11 and Section 5.4.11. Functions that do not conform to the requirements of Tables 10 or 11 shall require approval by public hearing before the Planning Commission.
- b. Function Volume accommodated on a lot shall be limited by the ability of Available Parking to meet the parking requirement corresponding to the Function Volume. However, under no circumstances may the Function Volume accommodated on the lot exceed the Density Allowance for that lot.
- c. The parking requirement for any Function associated with a building may be reduced where on-site parking spaces required for two distinct Functions are physically and practicably accessible within the same facility to vehicles associated with the different uses. To compute the reduction in spaces required for each of the two Functions, divide the smaller of the parking requirements for the two Functions by the appropriate Sharing Factor from Table 12, then subtract the result from the smaller of the two parking requirements. This difference is one-half the Effective Parking Bonus, and the original parking requirement for each of the two Functions may be reduced by one-half the Effective Parking Bonus. Effective Parking Bonuses shall only be permitted for distinct Functions pairwise. To qualify for any Effective Parking Bonus, the parking spaces included in the calculation for both Functions shall be on the usage site generating the requirements, publicly available, and mutually accessible.
- d. Within the Long Pedestrian Shed of a TOD, the Effective Parking available for calculating the intensity on each lot may be increased by a multiplier of thirty percent (30%).
- e. Accessory uses of Limited Lodging or Limited Office and Ancillary Dwelling Unit shall be permitted within an Outbuilding.
- f. [RESERVED]
- g. A Home Occupation operated by the property owner is permitted by right in any single Story or Outbuilding of a fee-simple lot, subject to the functional limitations stated in Article 7 (Definitions) and the parking limitations stated in Table 11. Home Occupation requires one (1) parking space in addition to the residential parking requirements for the lot in T4 Zones.

#### 5.4.4 **Parking Standards (T4L, T4+)**

- a. Vehicular parking shall be required as shown in Tables 11 and 12.
- b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot.

- c. Maximum Parking ratios may be established by the CRC.
- d. Parking shall be accessed by the Alley or Rear Lane, when such are available on the Community Plan.
- e. Parking lots shall be masked from the Frontage by a Liner Building or Streetscreen as specified in Section 5.4.5b.
- f. All parking areas except for Driveways shall be located at the Third Layer as illustrated in Table 16D. Garages shall be at the Third Layer. Parking under elevated structures within the Second Layer shall be permitted under the condition that it is screened from the Frontage.
- g. The required parking may be provided within one-quarter mile of the site that it serves, subject to approval by Warrant.
- h. [RESERVED].
- i. [RESERVED]
- j. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.
- k. For buildings on Secondary Grids (S-Grids), parking lots may be allowed on the Frontage by Warrant (see Section 5.8.1a).
- l. Within Zone T4+, wherever physically possible, two or more abutting surface parking facilities located in adjacent lots shall provide direct vehicular access via two or more Driveways connecting the facilities, with the number of Driveways to be adjusted by Warrant.

5.4.5 **Architectural Standards (T4L, T4+)**

The following are general city-wide requirements, and may be modified or overruled by Community Architectural Guidelines adopted as part of the Official Community Plan:

- a. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.
- b. Streetscreens should be between 3.5 and 8 feet in height and constructed of a material matching the adjacent building Facade. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- c. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion, with width no greater than height. Bungalows may have horizontally proportioned intercolumniation, with width exceeding height.
- d. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
- e. [RESERVED].
- f. Doors and windows that operate as sliders are prohibited along Frontages.
- g. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12.
- h. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
- i. The exterior finish material on all Facades shall be limited to brick, wood siding, cementitious siding and/or stucco; to wood trim, cementitious trim, painted solid PVC or urethane trim, or similar painted solid synthetic trim; or to such other materials as shall appear on a list maintained and approved by the City Architect and by the Design and Development Center, if one has been established.

- j. Balconies and porches shall be made of painted wood or wrought iron, or shall be clad in painted solid PVC, urethane, or similar painted solid synthetic trim, or shall be constructed of or clad in such other materials as shall appear on a list maintained and approved by the City Architect and by the Design and Development Center, if one has been established.
- k. Fences, if provided within the First Lot Layer, shall be painted or shall be of wrought iron, or of other materials on a list maintained and approved by the DDC, if one has been established, and by the City Architect. Fences at other Layers may be of wood board or metal. Hedges backed with black-clad chain link fence designed so that the fence will be fully obscured by the mature hedge shall be permitted by Warrant.
- l. Subject to the other requirements of this Code, including without limitation this Article 5 and the additional requirements for the Historic District set forth in paragraph 5.3.5m below, any building designed in a manner consistent with the publication entitled "A Pattern Book for Gulf Coast Neighborhoods" shall be permitted as of right.
- m. Within the Historic District or with respect to any Historic Structure or Historic Site, each building and structure, and its improvement, alteration, addition, or reconstruction, shall comply with the Architectural Guidelines of the Pass Christian Historical Preservation Commission, and shall be subject to approval by the Planning Office and the Historic Commission.
- n. Community Plans may specify Stepbacks above specified floors and Buildout-at-Height limits governing allowed widths of buildings at certain heights.
- o. For any structure elevated more than 4 feet above grade, along Frontage and Elevations extending through the Second Layer, areas below the first Story shall be screened from view from Frontage lines so as to provide not less than 75% opacity on average, when viewed from a point 5 feet above grade at the Frontage Line. Materials used for such screening shall comply with the requirements of this Code for exterior finish materials.

#### 5.4.6 **Environmental Standards (T4L, T4+)**

- a. Transect Zones manifest a range of responses to natural and urban conditions. In case of conflict, to the extent not inconsistent with applicable state or federal law, the natural infrastructure shall have priority in the more rural zones (T1-T3) and the urban infrastructure shall have priority in the more urban zones (T4-T6) as detailed in Sections 5.2 through 5.6.
- b. The species of landscape installed shall consist primarily of durable species tolerant of soil compaction.
- c. Impermeable surface shall be confined to the ratio of lot coverage by building, as shown in Table 14F.
- d. To the extent not inconsistent with applicable state or federal law, management of storm water shall be primarily off-site through underground storm drainage and there shall be no retention or detention required on the individual lot.
- e. Within Advisory, Special, or Community Flood Hazard Areas designated by the City's Flood Damage Protection Ordinance, foundations for single-family residential dwelling units shall not employ slab-on-grade or slab-on-chain-wall construction. Raised Floor on pier-and-beam, pile, or stem-wall foundations shall be permitted.

#### 5.4.7 **Landscape Standards (T4L, T4+)**

- a. A minimum of one tree to match the species of street trees on the Public Frontage shall be planted within the First Layer for each 30 feet of Frontage Line as illustrated in Table 16D.
- b.-c. RESERVED
- d. Trees of species matching the planting on the Public Frontage as shown in Table 4. Lawn shall be permitted.

5.4.8 **Signage Standards (T4L, T4+)**

- a. One address number no more than 6 inches measured vertically shall be attached to the building in proximity to the principal entrance or at a mailbox.
- b. One blade sign for each business may be permanently installed perpendicular to the Facade. Such a sign shall not exceed a total of 4 square feet .
- c. [RESERVED].
- d. There shall be no signage permitted additional to that specified in this section.
- e. Any illumination of signs shall be external from the top of the sign downward by means of Fully Shielded Luminaires.

5.4.9 **Ambient Standards (T4L, T4+)**

- a. Sound levels measured at the building Frontage shall not exceed 65 decibels from sunrise to sunset and 55 decibels from sunset to sunrise.
- b. The mounting height of a permanent outdoor Luminaire which is attached directly to the Facade or Elevation of a building shall not exceed 12 feet, where mounting height is measured from the top-most point of the Luminaire. For a permanent outdoor Luminaire supported by any other means, mounting height shall be limited to the lesser of one-third the distance from the Luminaire to any property line or 25 feet, adjustable by Warrant.
- c. Streetlights shall be of a general type illustrated in Table 5.
- d. Outdoor storage shall be screened from view from any Frontage by a Streetscreen in conformance with Section 5.4.5b.

5.4.10 RESERVED



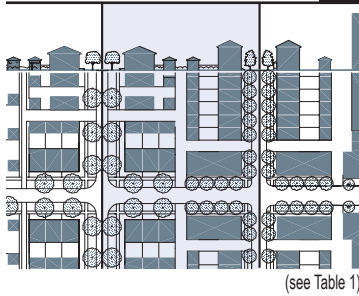
# SMARTCODE

City of Pass Christian, Mississippi

# ARTICLE 5. BUILDING-SCALE PLANS

## SECTION 5.4.11a

T4L



BUILDING FUNCTION	(see Tables 10 & 11)
a. Residential	Limited
b. Lodging	Limited
c. Office	Limited
d. Retail	Limited
BUILDING HEIGHT	(see Table 8)
a. Principal Building	3 Stories max.
b. Outbuilding	2 Stories max.
LOT OCCUPATION	
a. Lot Width	24 ft. min.; 96 ft. max.
b. Lot Coverage	70% max.
BUILDING TYPE	(see Table 9)
a. Edgeyard	permitted
b. Sideyard	by Warrant
c. Rearyard	by PCA**
d. Courtyard	by PCA**
e. Cottage Court	by Warrant
BUILDING SETBACK	
a. Front Setback	6 ft. min.; 24 ft. max.
b. Side Setback	3 ft. min.; 12 ft. max.
on 2nd. Frontage	6 ft. min.; 18 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
d. Frontage Buildout	60% min. at setback
OUTBUILDING SETBACK	
a. Front Setback	Within Third Layer
b. Side Setback	No min.
on 2nd. Frontage	3 ft. min.; 24 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
PRIVATE FRONTAGES	(see Table 7)
a. Common Lawn	permitted
b. Porch & Fence	permitted
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	prohibited

Refer to Summary Table 14

PARKING PROVISIONS  
See Tables 11 & 12

\* or 15 ft. from center line of alley  
\*\* by Planning Commission Approval

### BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding a raised basement, or inhabited attic.
2. Each story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured to the eaves or roof deck.

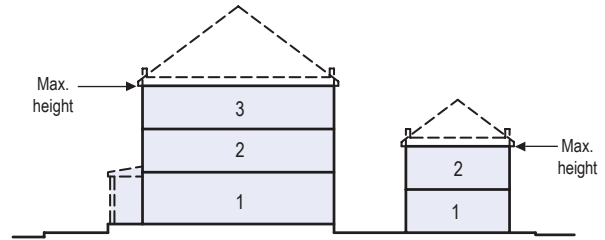
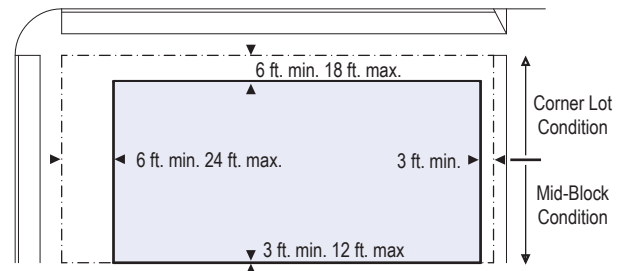


DIAGRAM ABOVE MAY NOT SHOW ACTUAL HEIGHT LIMITS.  
SEE TABLE AT LEFT.

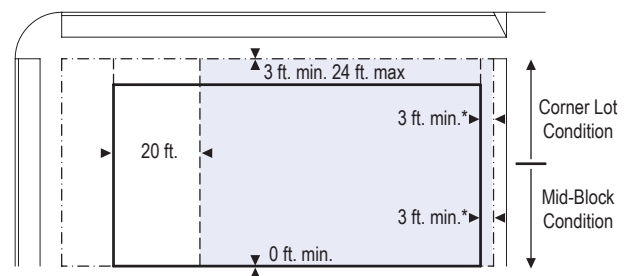
### BUILDING DISPOSITION

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Buildings shall have facades along both Primary and Secondary Frontage Lines, and elevations along lot lines. (see Table 16E).



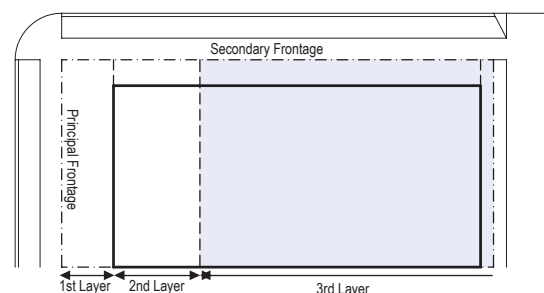
### OUTBUILDING PLACEMENT

1. The elevations of the Outbuildings shall be distances from the lot lines as shown.



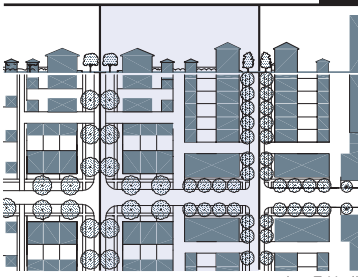
### PARKING PROVISIONS

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer.



SECTION 5.4.11b

T4+



BUILDING FUNCTION (see Tables 10 & 11)	
a. Residential	Limited
b. Lodging	Limited
c. Office	Open
d. Retail	Open
BUILDING HEIGHT (see Table 8)	
a. Principal Building	3 Stories max.
b. Outbuilding	2 Stories max.
LOT OCCUPATION	
a. Lot Width	18 ft. min.; 96 ft. max.
b. Lot Coverage	70% max.
BUILDING TYPE (see Table 9)	
a. Edgeyard	permitted
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	permitted
e. Cottage Court	permitted
BUILDING SETBACK	
a. Front Setback	No min.; 18 ft. max.
b. Side Setback	No min.; 12 ft. max.
on 2nd. Frontage	No min.; 12 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
d. Frontage Buildout	70% min. at setback
OUTBUILDING SETBACK	
a. Front Setback	Within Third Layer
b. Side Setback	No min.
on 2nd. Frontage	No min.; 12 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
PRIVATE FRONTAGES (see Table 7)	
a. Common Lawn	prohibited
b. Porch & Fence	permitted
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	prohibited
Refer to Summary Table 14	
PARKING PROVISIONS	
See Tables 11 & 12	

BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding a raised basement, or habitable attic.
2. Each story shall not exceed 14 ft. clear, floor to ceiling.
3. Maximum height shall be measured to the eaves or roof deck.

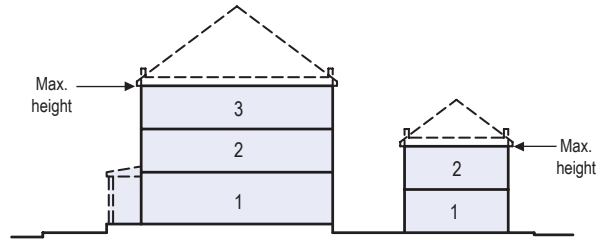
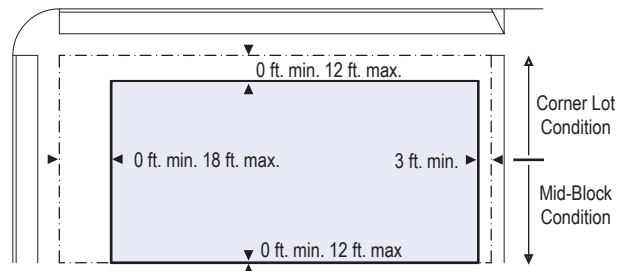


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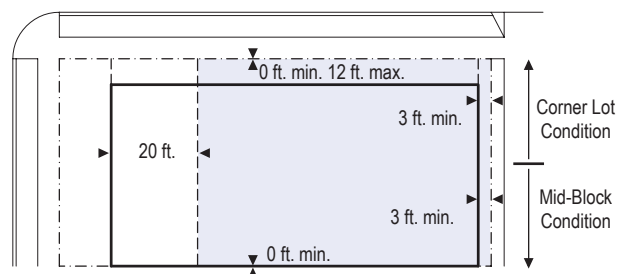
BUILDING DISPOSITION

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Buildings shall have facades along both Primary and Secondary Frontage Lines, and elevations along lot lines. (see Table 16E).



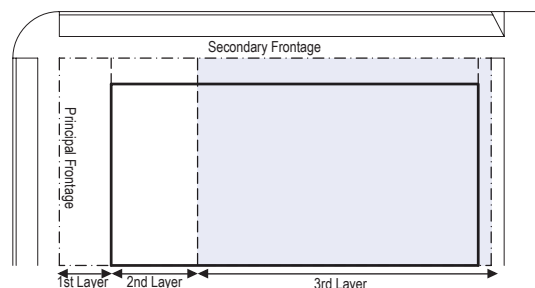
OUTBUILDING PLACEMENT

1. The facades and elevations of the Outbuildings shall be distanced from the lot lines as shown.



PARKING PROVISIONS

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer.



\* or 15 ft. from center line of alley

**5.4.12 Building-Scale Density Limits, Transfers, and Bonuses (T4L, T4+)**

- a. [RESERVED]
- b. Lots within T4 Zones shall be eligible for inclusion in both Density Transfer Receiving Areas and Density Bonus Receiving Areas as designated on the Community Plan. Lots within T4 Zones shall not be eligible for Additional Height Allowances.
- c. Lots in T4 Zones may be designated on the Community Plan as Density Sending Areas. Such a lot carries Density Rights equal to the By-Right Density Allowance for the lot.
- d. A Density Bonus accruing to a lot in a T4 Zone outside of any Density Bonus Receiving Area shall be transferable by the owner to a property within a Density Bonus Receiving Area of the City for a period of four years. After four years an untransferred Density Bonus accruing to a non-Receiving T4-Zone lot expires.

**5.4.13 Cottage Court Special Building Type**

- a. The Cottage Court Special Building Type may be built by right in any T4L or T4+ Zone.
- b. *General.* The Cottage Court Building Type shall comprise no fewer than 4 and no more than 12 Residential single-family dwelling structures (“Cottages”) arrayed about a common rectangular central courtyard, along with up to 4 ancillary Outbuildings at the rear of the lot in accordance with Table 9A. Cottages shall Enfront at least two sides and at most three sides of the courtyard. The maximum number of structures in a Cottage Court development shall be 12, not including an optional Gazebo; the maximum number of dwelling units incorporated shall be 12.
- c. *Composite Lots.* A Cottage Court may be laid out and constructed over multiple abutting lots under common ownership without re-subdivision subject to approval of the layout by the City Architect. In such case covenants shall be recorded for the lots in accordance with provision 5.4.13m. The lot or assembly of lots commonly owned and occupied by the Cottage Court shall be referred to herein as the Composite Lot.
- d. *Disposition: General.* Cottage Courts shall be disposed according to Table 9A, with a minimum of four Cottages arranged along at least two opposing sides of a central rectangular common courtyard. The rear of the courtyard may be Enfronted with Cottages, with Outbuildings, or with a visual screen. Consultation with the DDC is recommended, and review and approval of the site plan by the City Architect is required. The Cottage Court Special Building Type shall not be permitted on a corner lot. Interior lot lines between lots comprising the Composite Lot may be ignored for the purposes of determining Building Disposition.
- e. *Disposition: Courtyard.* The minimum Unobstructed Courtyard Width shall be 16 feet, and a minimum of 16 feet of space unobstructed by other structures shall be provided in front of each Cottage Facade Enfronting the courtyard. Courtyard width shall not exceed 75 feet, measured Facade to Facade. The common courtyard shall Enfront the street, and no Cottage shall be placed between street and courtyard. Minimum courtyard depth shall be 40 feet, measured from the Frontage line to the nearest Facade or screen which defines the courtyard rear. Every wall of every structure in the Cottage Court which Enfronts, partially Enfronts, or visibly faces the courtyard shall be a Facade. Facades of Cottages and Outbuildings Enfronting the courtyard along any side shall align; however

- porches and stoops may impinge on the courtyard by up to 8 feet subject to the Unobstructed Courtyard Width requirement. All Cottages shall be oriented with primary entrances from the central common courtyard. The two frontmost cottages shall have Facades Enfronting the street as well as the courtyard.
- f. *Disposition: Structures.* Cottages and Outbuildings shall be arranged to provide side setbacks for the Composite Lot of at least 3 feet in all T4 Zones, independent of the setback requirements of the corresponding Transect Zone. Front and rear setbacks for the Composite Lot shall be determined by the corresponding Transect Zone. Cottages shall be separated one from another by no less than six (6) feet. A common Gazebo may be included in the courtyard near the Frontage Line subject to the front setback requirements for the corresponding Transect Zone. Outbuildings shall be located in the Fourth Layer behind the common courtyard, separated one from another and from Cottages by no less than ten (10) feet.
- g. *Configuration: Cottages.* Cottage Building Height shall be limited to three (3) Stories, with Cottage size subject to the following constraints: No first Story shall exceed 800 square feet of Conditioned Interior Space; no two-Story Cottage shall exceed 1,200 square feet and no three-Story Cottage shall exceed 1,300 square feet of Conditioned Interior Space; no third Story shall exceed 120 square feet in area.
- h. *Configuration: Outbuildings.* Outbuildings other than Carriage Houses shall be limited to two (2) Stories height. Carriage House apartments shall be permitted over a garage, storage, or other unoccupied ancillary use, but shall constitute no more than one third (1/3) the total number of dwelling units in the Cottage Court. Carriage House units shall have their primary entrances from the courtyard. Outbuildings which are Carriage Houses shall be limited to three (3) stories in height. A single Carriage House Outbuilding shall include no more than two (2) dwelling units and no more than 1,500 square feet of Conditioned Interior Space on the second and higher floors. The total third Story floor area of a Carriage House Outbuilding shall not exceed 600 square feet, and no contiguous third Story area shall exceed 400 square feet.
- i. *Function and Density.* A Density Bonus of 2.0 units shall be granted to a Cottage Court development of up to 12 dwelling units maximum, but the total number of dwellings on the Composite Lot shall otherwise be limited to the total Density Allowance for the comprising lots. However, the component lots may individually exceed their Density Allowance limits. The actual Building-Scale Density for a Cottage Court shall not be less than 10 units per acre. Functional requirements shall be as specified by the corresponding Transect Zone. Limited Office and Limited Lodging Functions shall be permitted in Outbuildings.
- j. *Parking.* Parking shall be accessed from a Rear Alley and shall be located in the Fourth Layer and to the rear of the common courtyard, whether provided by surface lot, by covered parking, or by garage. Parking shall be screened from the courtyard and from abutting properties by visually opaque walls, fencing, landscaping, Building Facades, or some combination thereof. The parking requirement for a Cottage Court Special Building Type shall be 1.0 spaces per dwelling unit for Residential Functions. Curb parking along the Frontage shall not be counted toward the parking requirement. No Driveway or parking apron shall be allowed outside the Fourth Layer. At least one bicycle rack space per dwelling unit, plus two additional spaces, shall be provided for a Cottage Court.

- No parking shall be permitted in the courtyard, between cottages, or between cottages and Outbuildings or parking screens. Garages or parking covers, if provided, shall meet the Disposition requirements of Outbuildings according to Table 9A and shall present Facades to the common courtyard. Outbuildings may include Carriage House dwelling units on second and third floors.
- k. *Architectural.* Design of all structures in a Cottage Court shall be coordinated and shall employ complimentary materials. Consultation with the DDC is recommended; design approval by the City Architect of Facades, Elevations, layout, and landscaping and screening shall be required. The City Architect shall review and approve designs exhibiting general architectural excellence in compliance with any applicable Community Architectural Guidelines or with the publication entitled "A Pattern Book for Gulf Coast Neighborhoods". A Gazebo included in the courtyard shall meet the architectural standards for a porch on a Facade.
- l. *Landscaping and screening.* A Cottage Court shall include at least one pedestrian walkway of minimum width five feet (5 ft.) running the length of the courtyard and providing pedestrian access to each Cottage. If Flood Prevention Ordinance requirements mandate that cottages be elevated more than 6 feet above grade, the pedestrian walkways may be constructed as elevated walkways. The courtyard shall be landscaped with the greater of one (1) tree per 800 square feet of courtyard area or two (2) trees, and with lawn, groundcover, understory shrubs, or some combination thereof. The courtyard may be separated from the Public Frontage by a painted wood picket fence not to exceed 4 feet height or by a visually open fence of wrought iron or other material approved by the City Architect at a height not to exceed 8 feet. Rear elevations of cottages shall either meet the architectural requirements of Facades or shall be screened from view from adjacent properties by a visually opaque fence, wall, or plantings to a minimum height of six (6) feet along side lot lines of the Composite Lot. Parking areas to the rear shall be screened from view from the courtyard and from adjacent properties in accordance with provision 5.4.13j.
- m. *Covenants.* For Cottage Courts constructed on Composite Lots, CRC approval shall be contingent on recording of covenants preventing sale of individual component lots, and preventing re-subdivision of such lots except to combine constituent lots of the Cottage Court into a single lot. For all Cottage Courts approval shall require the recording against the property of covenants providing for permanent retention and maintenance of the common courtyard and the pedestrian passage, and restricting additions to and modifications of dwelling units or common structures and spaces which would not conform with the requirements of this Code for the Cottage Court Special Building Type.
- n. All other standards for T4 Zones not explicitly described in this Section (5.4.13) shall apply to the Cottage Court Special Building Type.

**5.5 SPECIFIC TO URBAN CENTER TRANSECT ZONES (T5C, T5H)**

Transect Zone T5 includes two variational Subzones: T5-Center (“T5C Zone” or “T5C”) and T5-Height (“T5H Zone” or “T5H”). Requirements for these two Subzones are similar, differing primarily in building height limits. Wherever Transect Zone T5 is referred to within this Code, it refers to both T5C and T5H variational Subzones.

**5.5.1 Building Disposition (T5C, T5H)**

- a. Newly platted lots shall be dimensioned according to Section 5.5.11.
- b. Buildings shall be disposed in relation to the boundaries of their lots according to Section 5.5.11.
- c. One principal building at the Frontage, and one outbuilding to the rear of the principal building, may be built on each lot as shown in Table 16C.
- d. Lot coverage by building shall not exceed that shown in Section 5.5.11.
- e. Facades shall be built parallel to the Principal Frontage Line along a minimum of 70% of its length on the Setback shown in Section 5.5.11. In the absence of a building along the remainder of the Frontage Line, a Streetscreen shall be built co-planar with the Facade.
- f. Setbacks for Principal Buildings shall be as shown in Table 14G. In the case of an Infill lot, Setbacks shall match one or the other of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Variance.
- g. Rear Setbacks for Outbuildings shall be a minimum of 12 feet measured from the centerline of the Alley or Rear Lane easement. In the absence of Rear Alley or Lane, the rear Setback shall be as shown in Section 5.5.11.
- h. Building Types shall be as shown in Table 9.
- i. [RESERVED]
- j. Buildings shall have their principal pedestrian entrances on a Frontage Line.
- k. Density Bonuses may be offered for additional setbacks at designated locations on Community Plans for Viewshed Protection.

**5.5.2 Building Configuration (T5C, T5H)**

- a. Private Frontage types shall conform to and be allocated in accordance with Table 7 and Section 5.5.11.
- b. Awnings may encroach the public sidewalk without limit. Stoops may encroach 100% of the depth of a Setback. Open porches and awnings may encroach up to 50% of the depth of the Setback. Balconies and bay windows may encroach up to 25% of the depth of the Setback.
- c. Loading docks and service areas shall be permitted on Frontages only by Variance.
- d. Building Heights shall conform to Table 8 and be as shown in Section 5.5.11.
- e. A first level Residential or Lodging Function shall be raised a minimum of 2 feet from average sidewalk grade.
- f. Building Height shall be measured from the Height Baseline appropriate to the site: outside Flood Hazard Areas regulated by the City’s Flood Damage Prevention Ordinance, the Height Baseline shall be the average grade at the primary Frontage setback line for the Principal Building on the lot; inside Flood Hazard Areas regulated by the City’s Flood Damage Prevention Ordinance, the Height Baseline shall be the Minimum Buildable Elevation. A vertical offset between the Height Baseline and the finish surface of the first floor above the Height Baseline exceeding four (4) feet shall be counted as an additional Story toward the height limit.

- g. No Story other than the first shall exceed 14 feet in height, measured from floor to ceiling. The first story shall not exceed 16 feet maximum, and shall not be less than 12 feet minimum height.

#### 5.5.3 **Building Function & Density (T5C, T5H)**

- a. Buildings in each Transect Zone shall conform to the Functions described in Tables 10 or 11 and Section 5.5.11. Functions that do not conform to the requirements of Tables 10 or 11 shall require approval by public hearing before the Planning Commission.
- b. The Actual Parking available to meet the Required Parking shown on Table 12 shall constitute the Base Density. Functions shall be limited by the Base Density, subject to upward adjustment in accordance with paragraphs 5.5.3 c and 5.5.3 d.
- c. The Base Density may be adjusted upward by adding the Actual Parking available for each of two Functions within any pair of adjacent Blocks, and the resulting sum then multiplied by the corresponding Sharing Factor (Table 12). The result shall be the Effective Parking available for calculating an Adjusted Density. Conversely: The Effective Parking required is the sum of the Required Parking divided by the Sharing Factor.
- d. Within the Long Pedestrian Shed of a TOD, the Effective Parking available for calculating the intensity on each lot may be increased by a multiplier of thirty percent (30%).
- e. Accessory uses of Limited Lodging or Limited Office shall be permitted within an outbuilding.
- f. First story Commercial shall be permitted throughout and shall be required at Mandatory Shopfront Frontages.
- g. Manufacturing within the first Story may be permitted through Variance.

#### 5.5.4 **Parking Standards (T5C, T5H)**

- a. Vehicular parking shall be required as shown in Tables 11 and 12.
- b. On-street parking available along the Frontage Lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot.
- c. Maximum Parking ratios may be established by the CRC.
- d. Parking shall be accessed by the Alley or Rear Lane when such is available in the Community Plan.
- e. Parking lots shall be masked from the Frontage by a Liner Building or Streetscreen as specified in Section 5.5.5b.
- f. All parking areas shall be located at the Third Lot Layer .
- g. The required parking may be provided within one-quarter mile of the site that it serves, subject to approval by Warrant.
- h. The vehicular entrance of a parking lot or garage on a Frontage shall be no wider than 30 feet.
- i. Pedestrian entrances to all parking lots and parking structures shall be directly from a Frontage Line. Only underground parking structures may be entered by pedestrians directly from a Principal Building. However, a direct entrance from a parking structure or lot to a Principal Building shall be permitted so long as it is restricted to the use only of residents of such building.
- j. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.
- k. For buildings on Secondary Grids (S-Grids), parking lots may be allowed on the Front-

age by Warrant (see Section 5.8.1a).

- I. Within Zone T5C or T5H, wherever physically possible, two or more abutting surface parking facilities located in adjacent lots shall provide direct vehicular access via two or more Driveways connecting the facilities, with the number of Driveways to be adjusted by Warrant.

#### 5.5.5 **Architectural Standards (T5C, T5H)**

The following are general city-wide requirements, and may be modified or overruled by Community Architectural Guidelines adopted as part of an Official Community Plan:

- a. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.
- b. Streetscreens should be between 3.5 and 8 feet in height and constructed of a material matching the adjacent building Facade. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- c. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion, with width no greater than height. With the exception of storefronts, two adjacent openings in a Facade shall be separated by a distance not less than one-half the width of the smaller of the openings.
- d. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
- e. The Facades on Retail Frontages shall be detailed as storefronts and glazed with clear glass no less than 70% of the sidewalk-level story.
- f. Doors and windows that operate as sliders are prohibited along Frontages.
- g. Buildings may have flat roofs enclosed by parapets or sloped roofs. Pitched roofs shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12.
- h. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
- i. The exterior finish materials on all Facades shall be limited to stone, wood siding, cementitious siding, brick and/or stucco; or to such other materials as shall appear on a list maintained and approved by the City Architect and by the Design and Development Center, if one has been established.
- j. Balconies, galleries and arcades shall be made of concrete, painted wood or metal.
- k. Streetscreens shall be located coplanar with the building Facade line as shown in Table 16D.
- l. Subject to the other requirements of this Article 5 and the additional requirements for the Historic District set forth in paragraph 5.3.5m below, any building designed in a manner consistent with the publication entitled "A Pattern Book for Gulf Coast Neighborhoods" shall be permitted as of right.
- m. Within the Historic District or with respect to any Historic Structure or Historic Site, each building and structure, and its improvement, alteration, addition, or reconstruction, shall comply with the Architectural Guidelines of the Pass Christian Historical Preservation Commission, and shall be subject to approval by the Planning Office and the Historic Commission.
- n. Community Plans may specify Stepbacks above specified floors and Buildout-at-Height limits governing allowed widths of buildings at certain heights.



- o. For any structure elevated more than 4 feet above grade, along Frontage and Elevations extending through the Second Layer, areas below the first Story shall be screened from view from Frontage lines so as to provide not less than 75% opacity on average, when viewed from a point 5 feet above grade at the Frontage Line. Materials used for such screening shall comply with the requirements of this Code for exterior finish materials.

**5.5.6 Environmental Standards (T5C, T5H)**

- a. Transect Zones manifest a range of responses to natural and urban conditions. In case of conflict, to the extent not inconsistent with applicable state or federal law, the natural infrastructure shall have priority in the more rural zones (T1-T3) and the urban infrastructure shall have priority in the more urban zones (T4-T6) as detailed in Sections 5.2 through 5.6.
- b. The landscape installed shall consist primarily of durable species tolerant of soil compaction.
- c. Impermeable surface by building shall be confined to the ratio of lot coverage as shown in Table 14F.
- d. To the extent not inconsistent with applicable state or federal law, management of storm water shall be primarily off-site through underground storm drainage, and there shall be no retention or detention required on the individual lot.

**5.5.7 Landscape Standards (T5C, T5H)**

- a. A minimum of one tree to match the species of street trees on the Public Frontage shall be planted within the First Layer for each 30 feet of Frontage Line as illustrated in Table 16D.
- b. [RESERVED].
- c. The First Layer as shown in Table 16D shall be landscaped or paved to match the enfronting Public Frontage as shown in Table 4.
- d. Trees shall be a species with shade canopies that, at maturity, begin higher than the top of the second Story of buildings.

**5.5.8 Signage Standards (T5C, T5H)**

- a. One address number with numerals no more than 6 inches measured vertically shall be attached to the building in proximity to the principal entrance or at a mailbox.
- b. Blade signs, not to exceed 6 square ft. for each separate business entrance, may be attached perpendicular to the Facade.
- c. [RESERVED].
- d. A single external sign band may be applied to the Facade of each building, providing that such sign not exceed 3 feet in height by any length.
- e. Signage shall be lighted only by external means, except that signage within the shopfront glazing may be neon lit. Externally illuminated signs shall be lighted from the top of the sign downward by means of a Fully Shielded Luminaire. Illumination of off-site advertising signs is prohibited in T5 Zones.

**5.5.9 Ambient Standards (T5C, T5H)**

- a. Sound levels measured at the building Frontage shall not exceed 70 decibels from sunrise to midnight and 60 decibels from midnight to sunrise.
- b. The mounting height of a permanent outdoor Luminaire which is attached directly to the Facade or Elevation of a building shall not exceed 12 feet, where mounting height is measured from the top-most point of the Luminaire. For a

permanent outdoor Luminaire supported by any other means, mounting height shall be limited to the lesser of one-third the distance from the Luminaire to any property line or 32.5 feet, adjustable by Warrant.

c. Streetlights shall be of a general type illustrated in Table 5.

d. Outdoor storage shall be screened from view from any Frontage by a Streetscreen in conformance with Section 5.5.5b.

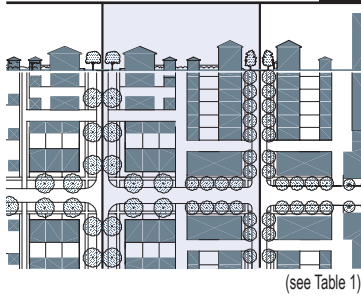
5.5.10 [RESERVED]

# SMARTCODE

City of Pass Christian, Mississippi

## SECTION 5.5.11a

**T5C**



<b>BUILDING FUNCTION</b>	(see Tables 10 & 11)
a. Residential	Open
b. Lodging	Open
c. Office	Open
d. Retail	Open
<b>BUILDING HEIGHT</b>	(see Table 8)
a. Principal Building	4 Stories max.
b. Outbuilding	2 Stories max.
<b>LOT OCCUPATION</b>	
a. Lot Width	18 ft. min.; 180 ft. max.
b. Lot Coverage	90% max.
<b>BUILDING TYPE</b>	(see Table 9)
a. Edgeyard	prohibited
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	permitted
e. Cottage Court	prohibited
<b>BUILDING SETBACK</b>	
a. Front Setback	No min.; 12 ft. max.
b. Side Setback	No min.; 24 ft. max.
on 2nd. Frontage	No min.; 12 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
d. Frontage Buildout	70% min. at setback
<b>OUTBUILDING SETBACK</b>	
a. Front Setback	Within Third Layer
b. Side Setback	No min.
on 2nd. Frontage	3 ft. min.; 12 ft. max.
c. Rear Setback	3 ft. max.*
for corner lot	3 ft. max.*
<b>PRIVATE FRONTAGES</b>	(see Table 7)
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	permitted
Refer to Summary Table 14	
<b>PARKING PROVISIONS</b>	
See Tables 11 & 12	

\* or 15 ft. from center line of alley

# ARTICLE 5. BUILDING-SCALE PLANS

## BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding a raised basement, or habitable attic.
2. Each story other than the first shall not exceed 14 ft. clear, floor to ceiling; the first Story shall not exceed 16 ft. nor be less than 12 ft. in height.
3. Maximum height shall be measured to the eaves or roof deck.

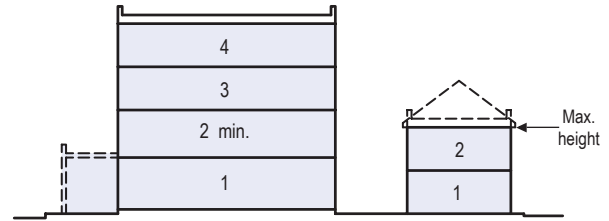
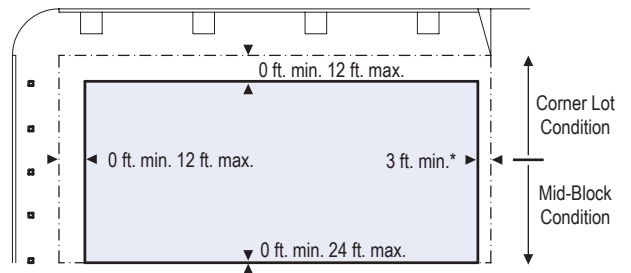


DIAGRAM ABOVE MAY NOT SHOW ACTUAL HEIGHT LIMITS. SEE TABLE AT LEFT.

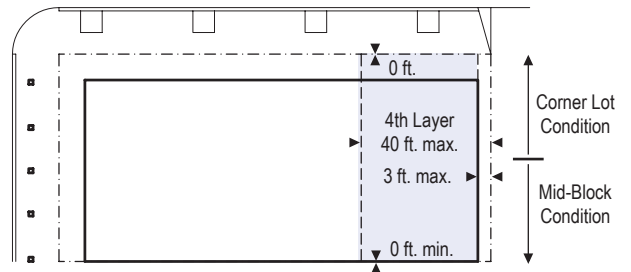
## BUILDING DISPOSITION

1. The facades and elevations of a building shall be distanced from the frontage and lot lines as shown.
2. Buildings shall have facades along Principal and Secondary Frontage lines and elevations along lot lines (see Table 16E).



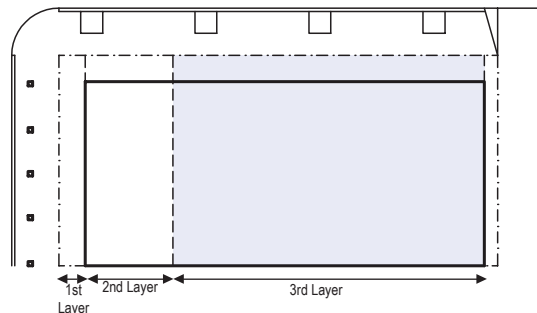
## OUTBUILDING DISPOSITION

1. The elevations of the Outbuildings shall be distanced from the lot lines as shown.



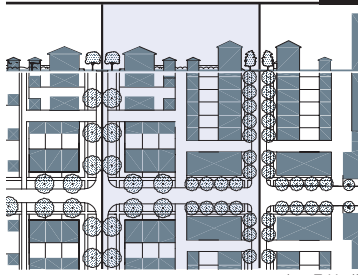
## PARKING PROVISIONS

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer as shown in the diagram (see Table 16D).



SECTION 5.5.11b

T5H



(see Table 1)

BUILDING FUNCTION	(see Tables 10 & 11)
a. Residential	Open
b. Lodging	Open
c. Office	Open
d. Retail	Open
BUILDING HEIGHT	(see Table 8)
a. Principal Building	5 Stories max.
b. Outbuilding	2 Stories max.
LOT OCCUPATION	
a. Lot Width	18 ft. min.; 180 ft. max.
b. Lot Coverage	90% max.
BUILDING TYPE	(see Table 9)
a. Edgeyard	prohibited
b. Sideyard	permitted
c. Rearyard	permitted
d. Courtyard	permitted
e. Cottage Court	prohibited
BUILDING SETBACK	
a. Front Setback	No min.; 12 ft. max.
b. Side Setback	No min.; 24 ft. max.
on 2nd. Frontage	No min.; 12 ft. max.
c. Rear Setback	3 ft. min.*
for corner lot	3 ft. min.*
d. Frontage Buildout	70% min. at setback
OUTBUILDING SETBACK	
a. Front Setback	Within Third Layer
b. Side Setback	No min.
on 2nd. Frontage	3 ft. min.; 12 ft. max.
c. Rear Setback	3 ft. max.*
for corner lot	3 ft. max.*
PRIVATE FRONTAGES	(see Table 7)
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront & Awning	permitted
g. Gallery	permitted
h. Arcade	permitted
Refer to Summary Table 14	
PARKING PROVISIONS	
See Tables 11 & 12	

\* or 15 ft. from center line of alley

BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding a raised basement, or habitable attic.
2. Each story other than the first shall not exceed 14 ft. clear, floor to ceiling; the first Story shall not exceed 16 ft. nor be less than 12 ft. in height.
3. Maximum height shall be measured to the eaves or roof deck.

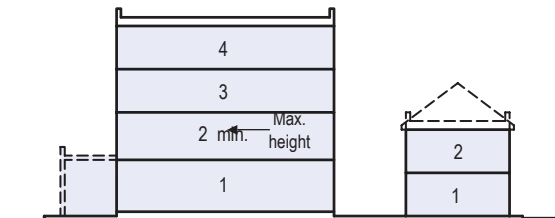
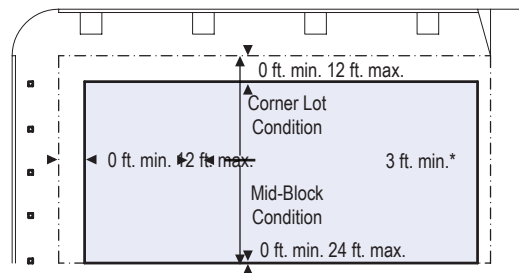


DIAGRAM ABOVE MAY NOT SHOW ACTUAL HEIGHT LIMITS. SEE TABLE AT LEFT.

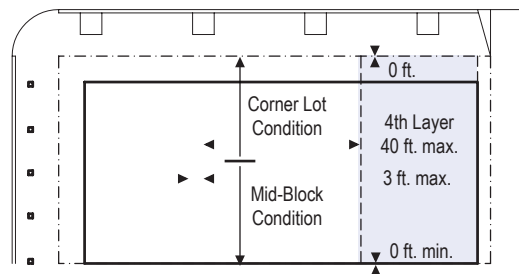
BUILDING DISPOSITION

1. The facades and elevations of a building shall be distanced from the frontage and lot lines as shown.
2. Buildings shall have facades along Principal and Secondary Frontage lines and elevations along lot lines (see Table 16E).



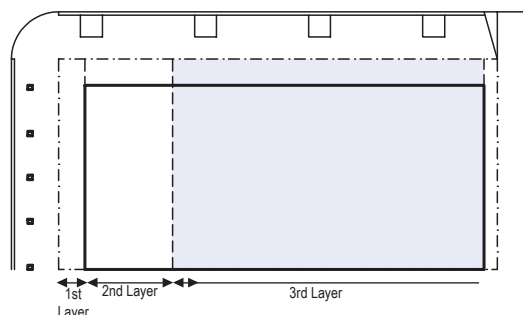
OUTBUILDING DISPOSITION

1. The elevations of the Outbuildings shall be distanced from the lot lines as shown.



PARKING PROVISIONS

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 16D).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 16D).
3. Trash containers shall be stored within the 3rd Layer as shown in the diagram (see Table 16D).



**5.5.12 Building-Scale Density Limits, Transfers, and Bonuses (T5C, T5H)**

- a. [RESERVED]
- b. Lots within T5C or T5H Zones shall be eligible for inclusion in both Density Transfer Receiving Areas and Density Bonus Receiving Areas as designated on the Community Plan.
- c. Lots in T5C or T5H Zones may be designated on the Community Plan as Density Sending Areas. Such a lot carries Density Rights equal to the By-Right Density Allowance for the lot.
- d. A Density Bonus accruing to a lot in a T5C or T5H Zone outside of any Density Bonus Receiving Area shall be transferable by the owner to a property within a Density Bonus Receiving Area of the City for a period of four years. After four years an untransferred Density Bonus accruing to a non-Receiving T5C- or T5H-Zone lot expires.

5.6 **SPECIFIC TO URBAN CORE TRANSECT ZONES (T6)**  
INTENTIONALLY OMITTED

**5.7 CIVIC FUNCTIONS****5.7.1 General**

- a. Community Plans shall designate Civic Space (CS) and Civic Building lots (CB).
- b. Civic Functions may be allowed by Warrant so long as they do not occupy more than a total of 20% of the area of each Pedestrian Shed. A Civic Function requiring more than 20% of the Pedestrian Shed shall be subject to the creation of a Special District. (See Section 5.8)
- c. Parking for Civic Functions shall be determined by Warrant.

**5.7.2 Civic Space (CS)**

- a. Civic Spaces may be approved by Warrant in any Transect Zone.
- b. Civic Spaces shall be generally designed as described in Table 13.

**5.7.3 Civic Building (CB)**

- a. Civic Buildings shall be approved by Warrant in any Transect Zone, on sites reserved for them in the Community Plan.
- b. Civic Buildings shall not be subject to the Building-Scale requirements of the Transect Zone or Special District in which they are located. Instead the particulars of their design shall be determined by public hearing before the Planning Commission under the advisement of the City Architect.

**5.8 SPECIAL REQUIREMENTS****5.8.1** A Community Plan may designate the following special requirements:

- a. A differentiation of the Thoroughfares as a Primary-Grid (P-Grid) and a Secondary-Grid (S-Grid). Buildings along the P-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the S-Grid may be more readily considered for Warrants allowing automobile-oriented standards. The Frontages assigned to the S-Grid shall not exceed 30% of the total length within a Pedestrian Shed.
- b. A designation for Mandatory or Recommended (Infill) Retail Frontage requiring that a building provide a Shopfront at sidewalk level along the built-out length of the Frontage. The Shopfront shall be no less than 70% glazed in clear glass and provided with an awning, gallery, or arcade overlapping the sidewalk as generally illustrated in Table 7. The first floor shall be designed for Retail use through the depth of the Second Layer. For the case of Mandatory or Recommended Infill Retail Frontage, Density Bonuses may be available as described in Section 4.5.1.
- c. A designation for mandatory or recommended Gallery Frontage, requiring that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns. The Gallery Frontage may be combined with a Retail Frontage as shown in Table 7.
- d. A designation of Coordinated Streetscape Frontage, requiring that the Public and Private Frontages be coordinated as a single, coherent landscape and paving design.
- e. A designation of Terminated Vista location, requiring that the building be provided with architectural articulation of a type and character that responds to the location as approved by the CRC.
- f. A designation for Cross Block Passages, requiring a minimum 8-foot-wide pedestrian access

be reserved between buildings.

- g. Without limiting any provision hereof relating to the Historic District or a Historic Structure or Historic Site, a designation of Buildings of Value, requiring that such buildings and structures may be altered or demolished only when in accordance with preservation standards and protocols adopted by the Planning Commission.

5.9 **PRE-EXISTING CONDITIONS**

5.9.1 Existing buildings that do not conform to the provisions of this Code may continue in use as they are until a Substantial Modification is requested, at which time the Consolidated Review Committee (CRC) shall determine the provisions of this section that shall apply.

5.9.2 Existing buildings that when renovated have at any time received a certificate of occupancy shall not require upgrade to the current City Building Code and may meet the standards of the code under which they were originally permitted.

5.9.3 The modification of existing buildings is permitted by right if such changes result in greater conformance with the specifications of this section or Article 4.

5.9.4 Where buildings exist on adjacent lots, the Planning Office may require that a proposed building match one or the other of the adjacent Setbacks and heights rather than the provisions of this Code.

5.9.5 Any addition to or modification of a Building of Value that has been designated as such by the Planning Commission or is actually or potentially eligible for inclusion on a state, local or national historic register, including without limitation, the architectural harmony (similar materials, window proportions, color range, mass/void ratio, roof type and pitch) of such addition or modification, shall be subject to approval by the Planning Office.

5.9.6 The restoration or rehabilitation of an existing building shall not require the provision of (a) parking in addition to that existing or (b) on-site stormwater retention/detention in addition to that existing, except to the extent required by applicable state or federal law.

5.9.7 Nothing contained or implied in this section 5.9 shall limit sections 1.7 or 1.8 hereof.

5.10 **COMPLIANCE WITH BUILDING CODE AND FEMA REQUIREMENTS.** Each structure or other improvement installed, constructed or built in the City shall comply with the Pass Christian Building Code and applicable FEMA requirements, as the same may be amended and in effect at the time of installation, construction or building.

5.11 **HISTORIC PRESERVATION DISTRICT.** Without limitation to any other provision hereof but supplemental thereto, no structure, building or other improvement may be installed, built, constructed or added to within the Historic Preservation District or with respect to any structure or lot designated as a Historic Site or Historic Structure except in compliance with the Pass Christian Historical Preservation District Guidelines and with the prior written approval of the Historical Preservation Commission. All vacant lots and/or destroyed structures, in the Historic District, are exempt from any control by the Pass Christian Historical Preservation Commission and will be governed by the architectural standards of a Transect Zone T5.



- 5.12 **SPECIAL EMERGENCY PROVISIONS.** Notwithstanding anything to the contrary contained in this Article 5 or the Existing Local Codes, following any declaration of emergency or disaster by the Governor of the State or the President of the United States of America that is applicable to the City (a) the owner of any lot whose residence is destroyed or rendered uninhabitable by the event causing the emergency may place on such lot for a period not to exceed two (2) years from the date of the event, provided that such owner is actively pursuing repair or reconstruction of such residence in accordance with this Code; and (b) any structure pre-approved by the Planning Commission for interim housing following an emergency may be placed at on such lot pending completion of the permanent structure on the Lot. In addition, temporary housing may be located for no longer than 2 years on any other location designated by the Board of Aldermen for such purposes.
- 5.13 **Building-Scale Density Limits, Bonuses, and Transfers**  
Building-Scale Density Transfers and Bonuses, where available, shall provide localized opportunities to exceed By-Right Density limits and, in some cases determined by the Community Plan, height limits, in exchange for either absorbing density from less appropriate sites or for providing certain significant improvements to the public welfare.
- 5.13.1 **Building Scale Density Limits**
- a. The Maximum Building-Scale Density associated with each Transect Zone, as specified in the Community Plan, shall determine, by multiplication with the lot area, the number of Equivalent Housing Units of density (the "Density Allowance") available for use on any lot within any such Transect Zone district in that Community Plan, subject to provision 5.13.1b.
  - b. The By-Right Density Allowance for a lot determined by the Maximum Building-Scale Density may not be exceeded, except by the amount it is augmented by one of the methods described in 5.13.2 or 5.13.3 (by the "Acquired Density Allowance"). In no case shall the Total Density Allowance developed on any particular lot exceed the largest whole number below the product of the Absolute Maximum Building-Scale Density and the lot area (the "Absolute Maximum Density Allowance").
- 5.13.2 **Building-Scale Density Transfers**  
Building-Scale Density Transfers attach additional Density Rights to the recipient lot perpetually and shall be recorded as deed restrictions.
- a. *Density Recovery Transfer (DRT).* In cases where an Official Community Plan for an infill area recommends that a portion of a lot or parcel be utilized for a public purpose, including a Thoroughfare to connect existing streets, a Rear Alley, a Pedestrian Promenade or Passage, or a Civic Space, a lot may be designated as eligible for a Density Recovery Transfer. Such a lot shall receive a Density Recovery Transfer of a number of Equivalent Density Units calculated to provide the same Density Allowance after the transfer of land to the public use as before. To qualify for the DRT, that portion of the lot must be dedicated to public use in accordance with the original Community Plan recommendation.
  - b. *Civic Space Density Transfer (CSDT).* Areas designated on the Community Plan as *Civic Space Transfer Sending Area* may be acquired, rendered for public use as Civic Space, and vacated of Density Rights by granting of a perpetual

conservation easement with unlimited public access to an approved non-profit organization. The owner may then designate a recipient property or properties for the By-Right Density Allowance of the lot designated for CSDT. Any such recipient property must be designated as part of a Density Transfer Receiving Area. Multiple parcels identified in the Official Community Plan as *Linked Sending Group* for the CSDT Program lose their status as CSDT Sending Areas after any one of the Linked Sending Group parcels has had its Density Rights removed; only one of the Linked Sending Group parcels may be used as a Density Donor.

- c. *Transit Grid Reserve Density Transfer.* Areas designated on the Community Plan as *Transit Grid Reserve*, if vacated of Density Rights via granting of a permanent right-of-way to the City for street construction, qualify the original lot for a density transfer sufficient to allow construction of the same number of housing units after the successful rendering to the City of the right-of-way as before. The City shall not be obligated to build such road, transitway, pedestrian path, or any other conveyance within any set period of time. However, should the City construct, have constructed, or allow the construction of such a conveyance, the resulting road and Streetscape shall be designed to the requirements of this Code.
- d. *Conservation and Viewshed Density Transfer.* Density may be added by transfer from parcels designated as Conservation and Viewshed Density Transfer Program Sending Areas by their associated Official Community Plan. The recipient lot must be located in a Density Transfer Receiving Area designated on the associated Official Community Plan in order to be eligible to receive a Conservation and Viewshed Density Transfer.

### 5.13.3 Building Scale Density Bonuses

Building-scale Density Bonuses do not attach to the recipient lot; they apply only to a particular project application. Such bonuses shall be in accordance with the procedures established in Article 1.

- a. *Through-Street and Service-Alley Dedication Density Bonuses.* A lot which is designated on the Community Plan for through-street creation in a pre-existing T3 Zone qualifies for a bonus of two (2) unit additional for each original SmartCode-compliant lot, grantable on completion of street construction and dedication. Service-alley creation and dedication similarly qualifies for a bonus of one (1) unit additional for the original SmartCode-compliant lot. Such a bonus designated for T3-Zone lots shall not accrue to the designated lot but to an eligible lot within a designated Density Bonus Receiving Area specified by the owner of the original lot. In pre-existing T4, T5, or T6 Zones Street Dedication Bonuses shall not exceed two (2) units per increment of one hundred feet of dedicated Street, nor one (1) unit per increment of one hundred feet of Service Lane or Alley length. To qualify for this bonus, Streets and Streetscapes shall be built out according to the requirements of this Code and of the Community Plan. A lot need not be within a designated Density Bonus Receiving Area to qualify for this bonus.
- b. *Affordable Housing Density Bonus.* Any lot in Transect Zones T4L, T4+, T5C, or T5H which is within a Density Bonus Receiving Area designated on the governing Community Plan may build up to an additional 15% of the By-Right Density Allowance for that lot under the conditions that at least one-half that number of Certified Affordable Housing units are provided in the City within one-half mile (1/2 mi) of the site, and that the Absolute Maximum Density Allowance for the lot is not exceeded. Some of the units may be constructed in the City more than 1/2

mile from the site subject to Warrant. All such units shall be distributed throughout mixed-income neighborhoods and buildings, shall not be clustered or segregated in any way. All such off-site units shall be certified by the City Architect or DDC as meeting or exceeding the architectural standards of the publication entitled "A Pattern Book for Gulf Coast Neighborhoods" or of the Architectural Guidelines established for the corresponding Neighborhoods, if such have been adopted, and off-site locations shall be approved by Warrant. Certified Affordable Housing units created pursuant to this bonus may be constructed on site, each such unit counting toward the Density Allowance for the site.

- c. *Affordable Housing Height Bonus.* Any lot in Transect Zones T5C or T5H within a Density Bonus Receiving Area designated on the governing Community Plan may build one additional story in height, not to exceed the Absolute Maximum Height Limit, in exchange for the creation of six (6) units per site acre of Certified Affordable Housing. The units must be distributed throughout the building(s) and may not be clustered or segregated in any way. Up to 75% of the units may be constructed off site if in accordance with the off-site requirements of 5.13.3b. Units constructed on-site as part of the Affordable Housing Height Bonus may not exceed the Absolute Maximum Density Allowance for the lot, and shall not contribute toward calculation of any Additional Height Allowance.
- d. *Viewshed Setback Density Bonus.* Any lot in Transect Zones T4L, T4+, T5C or T5H within a Density Bonus Receiving Area designated on the governing Community Plan which is designated for a Viewshed Setback Density Bonus shall receive a bonus of 4 units per one hundred feet of minimum 12-foot Viewshed Easement granted to in accordance with the Community Plan.
- e. *Retail Density Bonuses.* Any lot in Transect Zones T4+, T5C, or T5H within a Density Bonus Receiving Area designated for Mandatory Retail Bonus in the Community Plan shall qualify for 4 units per one hundred feet of Frontage along which Retail Frontage installed is deed-restricted to Retail use only. Such a lot designated for Recommended Retail Bonus in the Community Plan shall qualify for 2 units per one-hundred feet of Frontage along which Retail Frontage is built and deed-restricted to Retail use within the Second Layer.
- f. *Other general Density Bonuses.* Other Density Bonus programs may be created through proper planning process in accordance with state law. Under no circumstances shall the Absolute Maximum Density Limits or the Absolute Maximum Height Limits for a lot be exceeded through the use of any such program. Under no circumstances may a lot qualify for more than 25% of the original By-Right Density Allowance or more than a single additional story by a single such Density Bonus program.

#### 5.13.4 **Additional Height Allowances**

- a. Acquired Density Allowances resulting from Density Transfers and Bonuses, excluding those provided by programs which explicitly forbid it, may generate an Additional Height Allowance (AHA) in Transect Zones T5C and T5H. The AHA is an amount by which structures on the lot may exceed the general Transect Zone height limit. The AHA is determined by means of a conversion factor or Height-Density Breakpoint Table provided in the Community Plan for each Transect Zone. Under no circumstances may the total height of any structure exceed the Absolute Maximum Height Limit, independent of any Additional Height Allowance.

- b. Total building height may be limited by additional zoning constraints imposed by overlay districts, including but not limited to the various Airport Overlay Zones. All structures must comply with applicable height-related restrictions described in this Code or in the corresponding Community Plan, regardless of any Height or Density Bonuses or Density Transfers received.

The following Tables and their associated metrics are an integral part of this Code.

**TABLE 1: Transect Zone Descriptions.** This table provides description of the character of each Transect Zone.

<p><b>T1</b> THE NATURAL ZONE consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</p>	
<p><b>T2</b> THE RURAL ZONE consists of lands in open or cultivated state or sparsely settled. These include woodland, agricultural lands, grasslands and irrigable deserts.</p>	
<p><b>T3</b> THE SUB-URBAN ZONE, consists of low density suburban residential areas, including the T3R Residential and T3E Estate Subzones. Planting is naturalistic with setbacks relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	
<p><b>T4</b> THE GENERAL URBAN ZONE consists of a mixed-use but primarily residential urban fabric. It has a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets typically define medium-sized blocks. This zone includes the T4L Limited and T4+ Open Subzones.</p>	
<p><b>T5</b> THE URBAN CENTER ZONE consists of higher density mixed-use building types that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the frontages. T5 includes Subzones T5C and T5H.</p>	
<p><b>T6</b> THE URBAN CORE ZONE consists of the highest density, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings set close to the frontages.</p>	

**TABLE 2: Sector/Community Allocation.** Table 2 defines the geography, including both natural and infrastructure elements, determining areas that are or are not suitable for development. Specific Community Types of various intensities are allowable in specific Sectors. This table also allocates the proportions of Transect Zones within each Community Type.

<b>TABLE 2A</b>	DEVELOPED AREAS										
	DRY FLAT & ROLLING LAND										
	MEDIUM SLOPES WOODLANDS										
	FLOOD PLAIN OPEN SPACE TO BE ACQUIRED CORRIDORS TO BE ACQUIRED BUFFERS TO BE ACQUIRED LEGACY WOODLAND LEGACY FARMLAND LEGACY VIEWSHEDS CLD RESIDUAL OPEN SPACE										
	SURFACE WATERBODIES PROTECTED WETLANDS PROTECTED HABITAT RIPARIAN CORRIDORS PURCHASED OPEN SPACE CONSERV. EASEMENTS LAND TRUST TRANSPORT. CORRIDORS CLD RESIDUAL OPEN SPACE										
	RURAL GROWTH BOUNDARY			URBAN GROWTH BOUNDARY							
	PRIMARILY OPEN SPACE			PRIMARILY NEW COMMUNITIES			SUCCESSIONAL COMMUNITIES				
	<b>01</b> OPEN SECTOR 1, PRESERVED		<b>02</b> OPEN SECTOR 2, RESERVED		<b>G1</b> GROWTH SECTOR 1, RESTRICTED		<b>G2</b> GROWTH SECTOR 2, CONTROLLED		<b>G3</b> GROWTH SECTOR 3, INTENDED		<b>G4</b> GROWTH SECTOR 4, INFILL
					<b>CLD</b>		<b>CLD</b> <b>TND</b>		<b>TND</b> <b>RCD</b> <b>TND</b> <b>RCD</b>		
	<b>TABLE 2B</b>	<b>T1</b>	NO MINIMUM								
<b>T2</b>		NO MINIMUM		50% MIN		50% MIN		NO MIN		NO MIN	
<b>T3</b>				10 - 30%		10 - 30%		10 - 30%		10 - 30%	
<b>T4</b>				20 - 40%		20 - 40%		30 - 50%		30 - 50%	
<b>T5</b>								10 - 30%		10 - 30%	
<b>T6</b>										40 - 80%	

**TABLE 3A: Vehicular Lane Dimensions.** This table assigns lane widths to Transect Zones. The Design ADT (Average Daily Traffic) is the determinant for each of these sections. The most typical assemblies are shown in Table 3B. Specific requirements for truck and transit bus routes and truck loading shall be decided by Warrant.

DESIGN SPEED	TRAVEL LANE WIDTH	T1	T2	T3	T4	T5	T6
Below 20 mph	8 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
20-25 mph	9 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
25-35 mph	10 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25-35 mph	11 feet	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>
Above 35 mph	12 feet	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>

BY RIGHT

DESIGN SPEED	PARKING LANE WIDTH	T1	T2	T3	T4	T5	T6
20-25 mph	(Angle ) 18 feet					<input type="checkbox"/>	<input type="checkbox"/>
20-25 mph	(Parallel) 7 feet				<input type="checkbox"/>		
25-35 mph	(Parallel) 8 feet			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Above 35 mph	(Parallel) 9 feet					<input type="checkbox"/>	<input type="checkbox"/>

DESIGN SPEED	EFFECTIVE TURNING RADIUS	T1	T2	T3	T4	T5	T6
Below 20 mph	5-10 feet			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20-25 mph	10-15 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25-35 mph	15-20 feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Above 35 mph	20-30 feet	<input type="checkbox"/>	<input type="checkbox"/>				

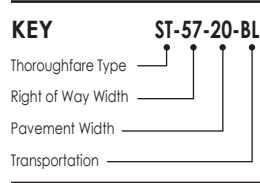
(See Table 16b)



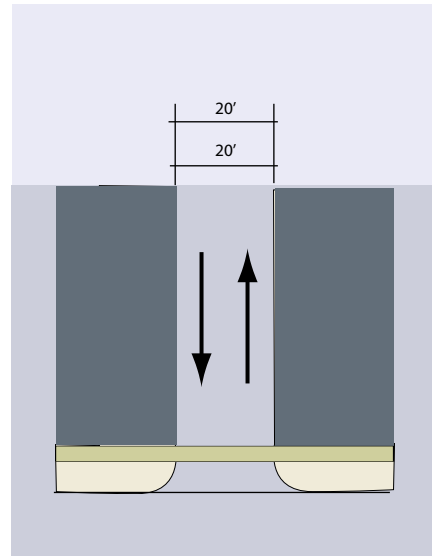
TABLE 3B: Vehicular Lane/Parking Assemblies. The projected design speeds determine the dimensions of the vehicular lanes and turning radii assembled to create thoroughfares.

	ONE WAY MOVEMENT		TWO WAY MOVEMENT		
a. NO PARKING	T1	T2 T3	T1	T2 T3	T1 T2
	T1	T2 T3	T1	T2 T3	T1 T2
Design AADT	300 VPD	600 VPD	2,500 VPD	22,000 VPD	36,000 VPD
Pedestrian Crossing	3 Seconds	5 Seconds	5 Seconds	9 Seconds	13 Seconds
Design Speed	20-30 MPH	Below 20 MPH	20-25 MPH		35 MPH and above
b. YIELD PARKING	T3 T4		T3 T4		
	T3 T4		T3 T4		
Design ADT	1,000 VPD		1,000 VPD		
Pedestrian Crossing	5 Seconds		7 Seconds		
c. PARKING ONE SIDE PARALLEL	T3 T4	T3 T4 T5	T4 T5	T5 T6	T5 T6
	T3 T4	T3 T4 T5	T4 T5	T5 T6	T5 T6
Design ADT	5,000 VPD	18,000 VPD	16,000 VPD	15,000 VPD	32,000 VPD
Pedestrian Crossing	5 Seconds	8 Seconds	8 Seconds	11 Seconds	13 Seconds
Design Speed	20-30 MPH		25-30 MPH	25-30 MPH	
d. PARKING BOTH SIDES PARALLEL	T4	T4 T5 T6	T4 T5 T6	T5 T6	T5 T6
	T4	T4 T5 T6	T4 T5 T6	T5 T6	T5 T6
Design ADT	8,000 VPD	20,000 VPD	15,000 VPD	22,000 VPD	32,000 VPD
Pedestrian Crossing	7 Seconds	10 Seconds	10 Seconds	13 Seconds	15 Seconds
Design Speed	Below 20 MPH	25-30 MPH	25-30 MPH	25-30 MPH	35 MPH and above
e. PARKING BOTH SIDES DIAGONAL	T5 T6	T5 T6	T5 T6	T5 T6	T5 T6
	T5 T6	T5 T6	T5 T6	T5 T6	T5 T6
Design ADT	18,000 VPD	20,000 VPD	15,000 VPD	22,000 VPD	31,000 VPD
Pedestrian Crossing	15 Seconds	17 Seconds	17 Seconds	20 Seconds	23 Seconds
Design Speed	Below 20 MPH	20-25 MPH	20-25 MPH	25-30 MPH	25-30 MPH
f. PARKING ACCESS			T3 T4	T5 T6	
			T3 T4	T5 T6	
Design ADT					
Pedestrian Crossing			4 Seconds	8 Seconds	
Design Speed					

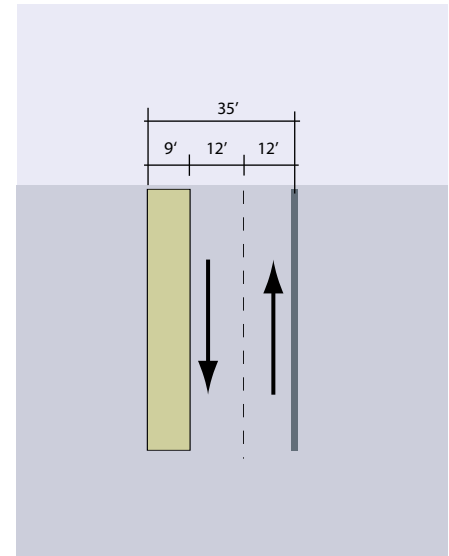
**TABLE 3C: Thoroughfare Assemblies.** These thoroughfares are assembled from the elements that appear in Tables 3A and 3B. They incorporate the Public Frontages of Table 4. The key gives the thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.



- THOROUGHFARE TYPES**
- Boulevard: BV
  - Avenue: AV
  - Commercial Street: CS
  - Street: ST
  - Road: RD
  - Rear Alley: RA
  - Rear Lane: RL
  - Bicycle Trail: BT
  - Bicycle Lane: BL
  - Bicycle Route: BR
  - Path: PT
  - Transit Route: TR



**RA-20-20**

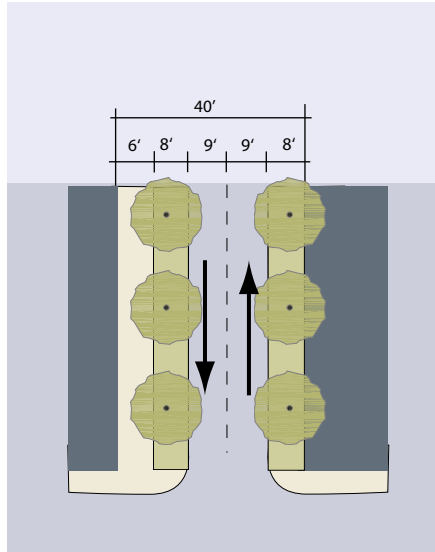


**RD-35-24-12/12**

Thoroughfare Type	Rear Alley
Transect Zone Assignment	T5, T4
Right-of-Way Width	20 feet
Pavement Width	20 feet
Movement	Slow Movement
Design Speed	10 MPH
Pedestrian Crossing Time	4 seconds
Traffic Lanes	2 lanes
Parking Lanes	None
Curb Radius	25 feet
Public Frontage Type	None
Walkway Type	None
Planter Type	None
Curb Type	Inverted Crown
Landscape Type	None
Transportation Provision	None

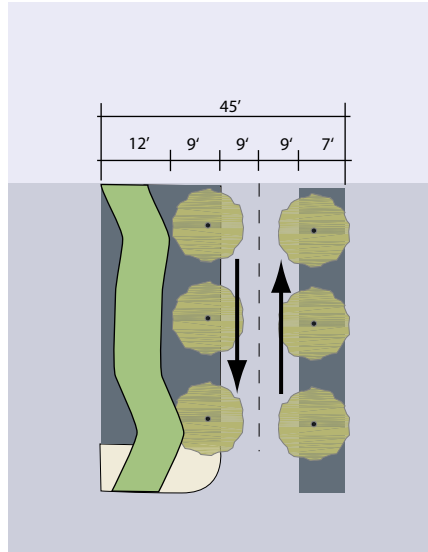
Thoroughfare Type	Elevated Road
Transect Zone Assignment	T2, T1
Right-of-Way Width	35 feet
Pavement Width	24 feet
Movement	Free Movement
Design Speed	35 MPH
Pedestrian Crossing Time	10 seconds
Traffic Lanes	2 lanes
Parking Lanes	None
Curb Radius	25 feet
Public Frontage Type	Porch and Fence, Common Lawn
Walkway Type	9' path
Planter Type	none
Curb Type	curb
Landscape Type	none
Transportation Provision	BR

and 3B and  
by the pave-



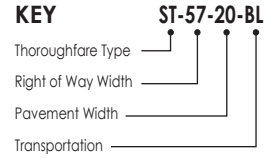
**RD-40-18-9/9**

Road
T3, T2, T1
40 feet
18 feet
Slow Movement
30 MPH
4 seconds
2 lanes
None
15 feet
Porch and Fence, Common Lawn
6' Sidewalk
8' Continuous planter
curb
Trees clustered at 30' o.c. Avg.
BR



**RD-45-18-9/9**

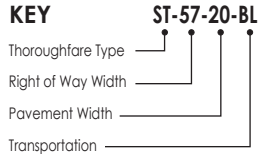
Road
T3, T2, T1
45 feet
18 feet
Slow Movement
30 MPH
5 seconds
2 lanes
None
25 feet
Porch and Fence, Common Lawn
9' Path
Continuous swale
Swale *
Existing trees
BR



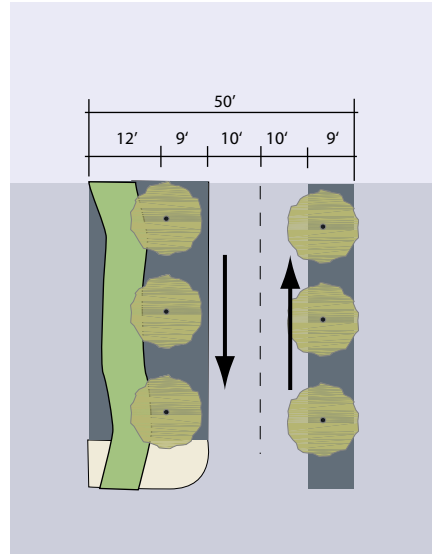
**THOROUGHFARE TYPES**

- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL
- Bicycle Trail: BT
- Bicycle Lane: BL
- Bicycle Route: BR
- Path: PT
- Transit Route: TR

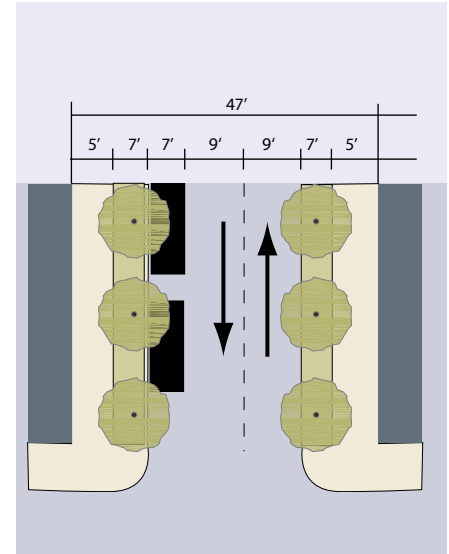
Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



- THOROUGHFARE TYPES**
- Boulevard: BV
  - Avenue: AV
  - Commercial Street: CS
  - Street: ST
  - Road: RD
  - Rear Alley: RA
  - Rear Lane: RL
  - Bicycle Trail: BT
  - Bicycle Lane: BL
  - Bicycle Route: BR
  - Path: PT
  - Transit Route: TR



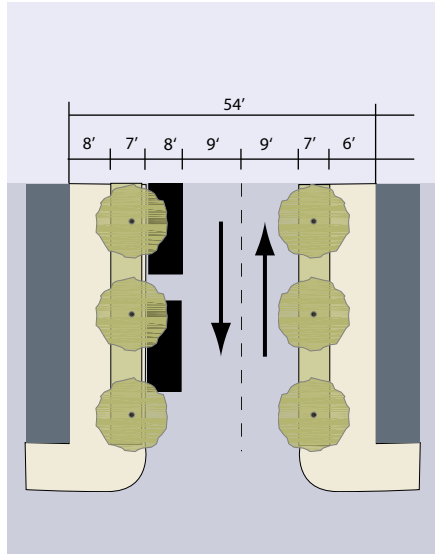
**RD-50-20-10/10**



**ST-47-25-7/9/9**

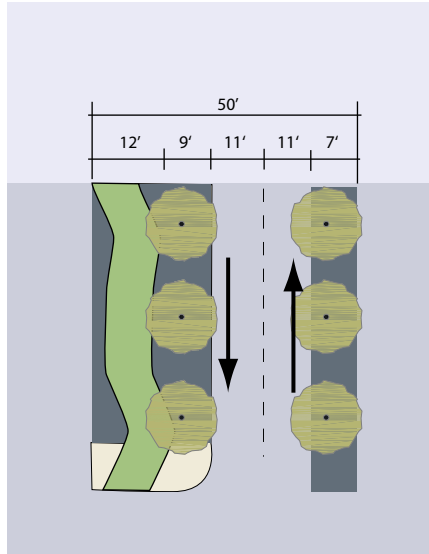
Thoroughfare Type	Road
Transect Zone Assignment	T3
Right-of-Way Width	50 feet
Pavement Width	20 feet
Movement	Slow Movement
Design Speed	35 MPH
Pedestrian Crossing Time	7 seconds
Traffic Lanes	2 lanes
Parking Lanes	none
Curb Radius	15 feet
Public Frontage Type	Porch and Fence, Common Lawn
Walkway Type	12' path
Planter Type	9' Continuous swale
Curb Type	Swale *
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BR

Thoroughfare Type	Street
Transect Zone Assignment	T3
Right-of-Way Width	47 feet
Pavement Width	25 feet
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	5 seconds
Traffic Lanes	2 lanes
Parking Lanes	1 lane
Curb Radius	15 feet
Public Frontage Type	Porch and Fence, Common Lawn
Walkway Type	5 foot Sidewalk
Planter Type	7 foot planting strip
Curb Type	Curb
Landscape Type	Street Trees
Transportation Provision	BR



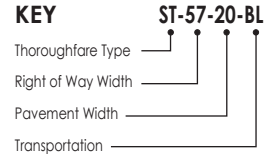
**ST-54-26-8/9/9**

Street
T4
54 feet
26 feet
Slow Movement
20 MPH
5 seconds
2 lanes
1 lane
15 feet
See Table 7
8/6 foot Sidewalk
Continuous planter
Curb
Street Trees
BR



**RD-50-22-11/11**

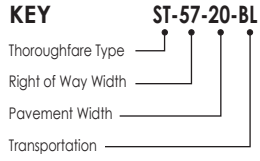
Road
T3
50 feet
22 feet
Free Movement
35 MPH
9 seconds
2 lane
none
25 feet
Porch and Fence, Common Lawn
12 foot Path
Continuous Swale
Swale
Street Trees
BR



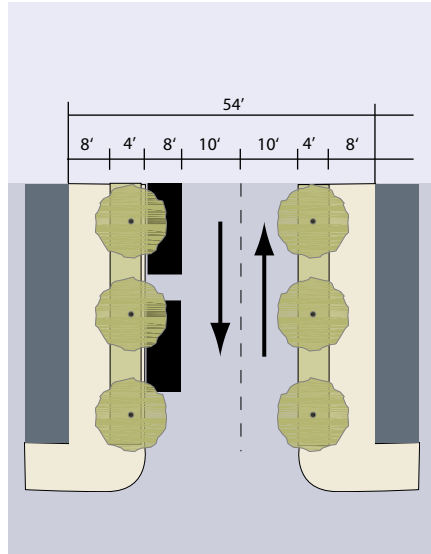
**THOROUGHFARE TYPES**

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision

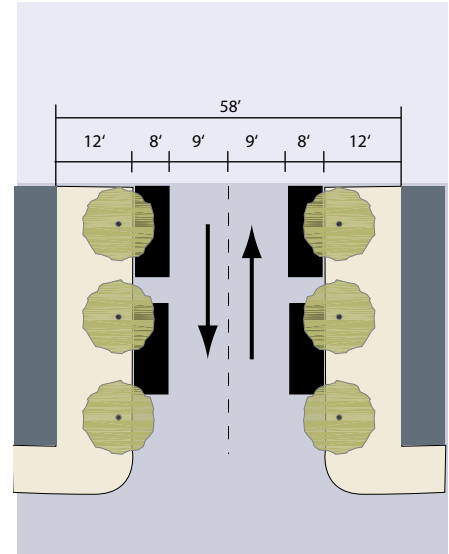


- THOROUGHFARE TYPES**
- Boulevard: BV
  - Avenue: AV
  - Commercial Street: CS
  - Street: ST
  - Road: RD
  - Rear Alley: RA
  - Rear Lane: RL
  - Bicycle Trail: BT
  - Bicycle Lane: BL
  - Bicycle Route: BR
  - Path: PT
  - Transit Route: TR



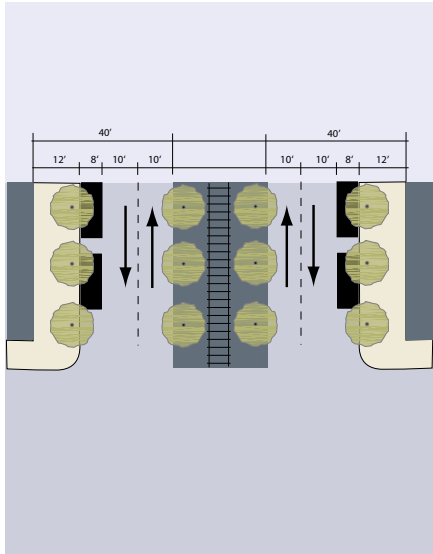
**ST-54-28-8/10/10**

Thoroughfare Type	Street
Transect Zone Assignment	T4
Right-of-Way Width	54 feet
Pavement Width	28 feet
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	7 seconds
Traffic Lanes	2 lanes
Parking Lanes	1 lane
Curb Radius	15 feet
Public Frontage Type	See Table 7
Walkway Type	8 foot Sidewalk
Planter Type	4 foot Continuous planter
Curb Type	Curb
Landscape Type	Street Trees
Transportation Provision	BR



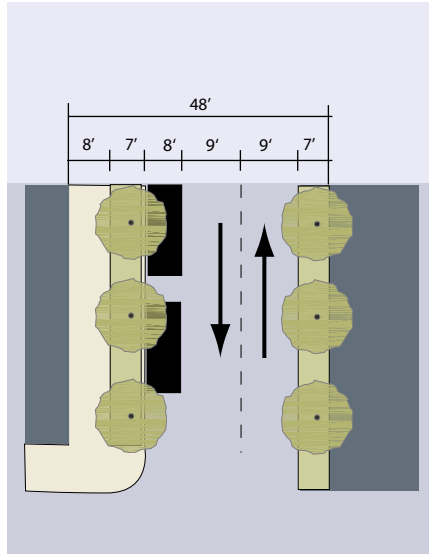
**ST-58-34-8/9/9/8**

Thoroughfare Type	Street
Transect Zone Assignment	T5
Right-of-Way Width	58 feet
Pavement Width	34 feet
Movement	Slow Movement
Design Speed	15 MPH
Pedestrian Crossing Time	5 seconds
Traffic Lanes	2 lanes
Parking Lanes	2 lanes
Curb Radius	15 feet
Public Frontage Type	See Table 7
Walkway Type	12 foot Sidewalk
Planter Type	Tree wells
Curb Type	Curb
Landscape Type	Street trees
Transportation Provision	BR



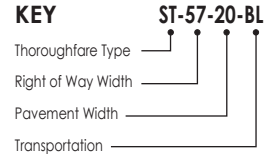
**AV-40-28-8/10/10**

Avenue
T4
40/80 feet
28/56 feet
Slow Movement
20 MPH
7 seconds
2/4 lanes
1/2 lanes
15 feet
See Table 7
12 foot Sidewalk
Tree wells
Curb
Trees at 30' o.c. Avg.
BR



**DR-48-26-8/9/9**

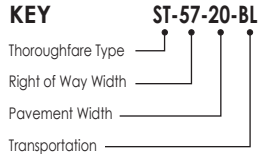
Drive Street
T5, T4
48 feet
26 feet
Slow Movement
20 MPH
5 seconds
2 lanes
1 lane
15 feet
See Table 7
8 foot Sidewalk
7' Continuous Planter
Curb
Trees at 30' o.c. Avg.
BR



**THOROUGHFARE TYPES**

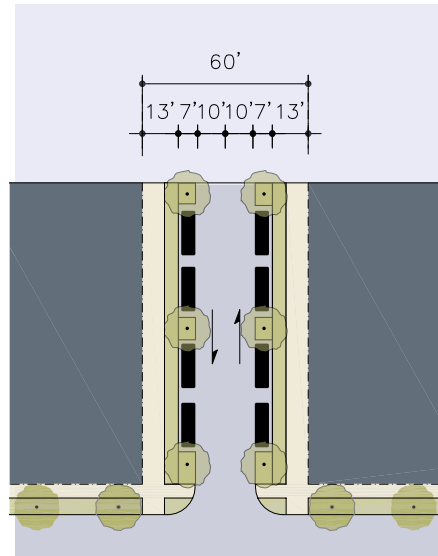
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL
- Bicycle Trail: BT
- Bicycle Lane: BL
- Bicycle Route: BR
- Path: PT
- Transit Route: TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision

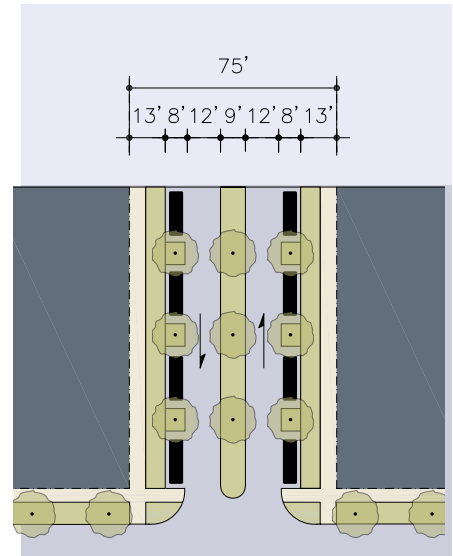


**THOROUGHFARE TYPES**

- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL
- Bicycle Trail: BT
- Bicycle Lane: BL
- Bicycle Route: BR
- Path: PT
- Transit Route: TR



**ST-60-34-VAR**



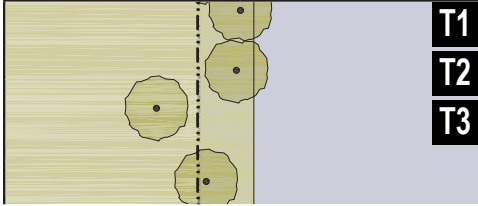

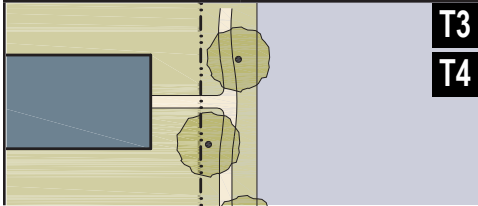
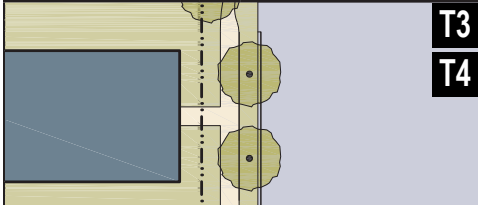
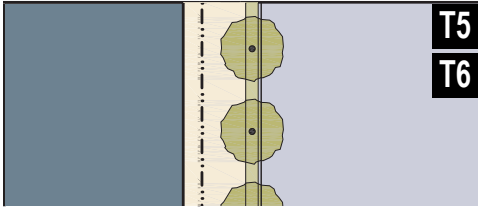
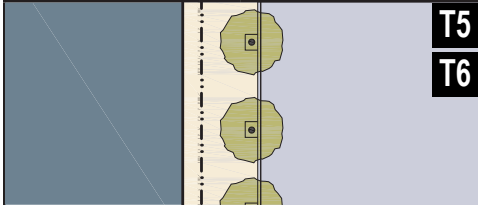
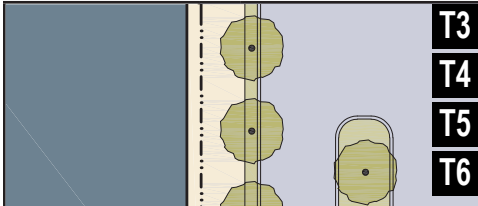
**AV-75-40-VAR**

Thoroughfare Type	Street
Transect Zone Assignment	T4, T3
Right-of-Way Width	60 feet
Pavement Width	34 feet
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	5.5 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides parallel @ 7 feet marked, may be perviously paved
Curb Radius	10 feet
Public Frontage Type	ST, FC, DY/LC, PF
Walkway Type	6 foot Sidewalk
Planter Type	7 foot Continuous planter with stepped-out tree wells
Curb Type	Curb or Swale *
Landscape Type	Trees at 50' o.c. Avg.
Transportation Provision	BR

Thoroughfare Type	Avenue
Transect Zone Assignment	T5, T4, T3
Right-of-Way Width	75 feet
Pavement Width	40 feet
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	13 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides parallel @ 8 feet marked, may be perviously paved
Curb Radius	15 feet
Public Frontage Type	A/G, S/A, ST, FC, DY/LC
Walkway Type	6 foot Sidewalk
Planter Type	7 foot Continuous planter with stepped-out tree wells
Curb Type	Curb or Swale *
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	BR, TR



**TABLE 4A: Public Frontages - General** The Public Frontage is the area between the private lot line and the edge of the vehicular lanes. Dimensions are given in Table 4B (Public Frontages - Specific)

		PLAN			
		LOT	R.O.W.		
		PRIVATE FRONTAGE	PUBLIC FRONTAGE		
<p><b>a. (HW) For Highways:</b> This frontage has open swales drained by percolation, bicycle trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.</p>		<p>T1 T2 T3</p>			
<p><b>b. (RR) For Rural Roads:</b> This frontage has open swales drained by percolation, without parking. The landscaping consists of multiple tree and shrub species arrayed in naturalistic clusters</p>		<p>T1 T2 T3</p>			
<p><b>c. (SR) For Standard Roads:</b> This frontage has open swales drained by percolation and a walking path or bicycle trail along one or both sides and yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.</p>		<p>T3 T4</p>			
<p><b>d. (RS) For Residential Street:</b> This frontage has raised curbs drained by inlets and narrow sidewalks separated from the vehicular lanes by a wide continuous planter, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced alley.</p>		<p>T3 T4</p>			
<p><b>e. (SS) (AV) For Standard Streets or Avenues:</b> This frontage has raised curbs drained by inlets and wide sidewalks separated from the vehicular lanes by a narrow continuous planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced alley.</p>		<p>T5 T6</p>			
<p><b>f. (CS) (AV) For Commercial Streets or Avenues:</b> This frontage has raised curbs drained by inlets and very wide sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible but clears the shopfront entrances.</p>		<p>T5 T6</p>			
<p><b>g. (BV) For Boulevards:</b> This frontage has slip roads on both sides. It consists of raised curbs drained by inlets and sidewalks along both sides, separated from the vehicular lanes by planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced alley.</p>		<p>T3 T4 T5 T6</p>			

**TABLE 4B PUBLIC FRONTAGES-SPECIFIC**






**SMARTCODE**

City of Pass Christian, Mississippi

**Table 4B: Public Frontages - Specific.** This table assembles prescriptions and dimensions for the public frontage elements - curbs, walkways and planters – relative to specific thoroughfare types within Transect Zones. Table 4B-a assembles all of the elements for the various street types. Locally appropriate planting species should be filled in to the calibrated Code.

		R U R A L I T R A N S E C T I U R B A N													
TRANSECT ZONE Public Frontage Type		T1   T2   T3	T1   T2   T3	T3   T4	T4   T5	T5   T6	T5   T6	T5   T6	T5   T6	T5   T6	T5   T6				
		HW & RR			RR & SR			RS		RS-SS-AV		RS-CS-AV-BV		CS-AV-BV	
<b>a. Assembly:</b> The principal variables are the type and dimension of curbs, walkways, planters and landscape.	Total Width														
		16-24 feet			12-24 feet			12-18 feet		12-18 feet		18-24 feet		18-30 feet	
<b>b. Curb:</b> The detailing of the edge of the vehicular pavement, incorporating drainage.	Type														
	Radius	Open Swale			Open Swale			Raised Curb		Raised Curb		Raised Curb		Raised Curb	
<b>c. Walkway:</b> The pavement dedicated exclusively to pedestrian activity.	Type														
	Width	Path Optional			Path			Sidewalk		Sidewalk		Sidewalk		Sidewalk	
<b>d. Planter:</b> The layer which accommodates street trees and other landscape.	Arrangement														
	Species	Multiple			Multiple			Alternating		Single		Single		Single	
	Planter Type Planter Width	Continuous Swale			Continuous Swale			Continuous Planter		Continuous Planter		Continuous Planter		Tree Well	
<b>e. Landscape:</b> The recommended plant species.	Trees	Quercus virginiana - Live Oak Magnolia grandiflora - Bullbay Magnolia Amelanchier arborea - Serviceberry Taxodium distichum - Bald Cypress Pinus palustris - Longleaf Pine			Quercus virginiana - Live Oak Magnolia grandiflora - Bullbay Magnolia Amelanchier arborea - Serviceberry Taxodium distichum - Bald Cypress Pinus palustris - Longleaf Pine			Quercus virginiana - Live Oak Magnolia grandiflora - Bullbay Magnolia Amelanchier arborea - Serviceberry Taxodium distichum - Bald Cypress Pinus palustris - Longleaf Pine		Quercus virginiana - Live Oak Magnolia grandiflora - Bullbay Magnolia Amelanchier arborea - Serviceberry Taxodium distichum - Bald Cypress Pinus palustris - Longleaf Pine		Quercus virginiana - Live Oak Magnolia grandiflora - Bullbay Magnolia Amelanchier arborea - Serviceberry Taxodium distichum - Bald Cypress Pinus palustris - Longleaf Pine		Quercus virginiana - Live Oak Magnolia grandiflora - Bullbay Magnolia Amelanchier arborea - Serviceberry Taxodium distichum - Bald Cypress Pinus palustris - Longleaf Pine	
	Understory	Serenoa repens - Saw Palmetto Myrica cerifera 'Fairfax' - Wax Myrtle var. Fairfax Persea palustris - Swamp Redbay Cyrilla racemiflora - Titi Vaccinium elliottii - native blueberry			Serenoa repens - Saw Palmetto Myrica cerifera 'Fairfax' - Wax Myrtle var. Fairfax Persea palustris - Swamp Redbay Cyrilla racemiflora - Titi Vaccinium elliottii - native blueberry			Serenoa repens - Saw Palmetto Myrica cerifera 'Fairfax' - Wax Myrtle var. Fairfax Persea palustris - Swamp Redbay Cyrilla racemiflora - Titi Vaccinium elliottii - native blueberry		Serenoa repens - Saw Palmetto Myrica cerifera 'Fairfax' - Wax Myrtle var. Fairfax Persea palustris - Swamp Redbay Cyrilla racemiflora - Titi Vaccinium elliottii - native blueberry		Serenoa repens - Saw Palmetto Myrica cerifera 'Fairfax' - Wax Myrtle var. Fairfax Persea palustris - Swamp Redbay Cyrilla racemiflora - Titi Vaccinium elliottii - native blueberry		Serenoa repens - Saw Palmetto Myrica cerifera 'Fairfax' - Wax Myrtle var. Fairfax Persea palustris - Swamp Redbay Cyrilla racemiflora - Titi Vaccinium elliottii - native blueberry	

**TABLE 5: Public Lighting.** Lighting varies in brightness and also in the character of the fixture according to the Transect. The table shows five common types. A listed set of streetlights corresponding to these types would be approved by the utility company and listed on the page.





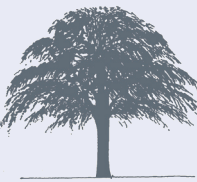

	<b>T1</b>	<b>T2</b>	<b>T3</b>	<b>T4</b>	<b>T5</b>	<b>T6</b>	<b>SD</b>	Specifications
<b>Cobra Head</b> 	<input type="checkbox"/>						<input type="checkbox"/>	Approved Fixture List maintained by City Architect and Urban Design Center <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<b>Pipe</b> 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					Approved Fixture List maintained by City Architect and Urban Design Center <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<b>Post</b> 		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				Approved Fixture List maintained by City Architect and Urban Design Center <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<b>Column</b> 			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Approved Fixture List maintained by City Architect and Urban Design Center <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<b>Double Column</b> 					<input type="checkbox"/>	<input type="checkbox"/>		Approved Fixture List maintained by City Architect and Urban Design Center <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

# TABLE 6 PUBLIC PLANTING

# SMARTCODE

City of Pass Christian, Mississippi

**TABLE 6: Public Planting.** This table shows six common types of street tree shapes and their appropriateness within the Transect Zones.

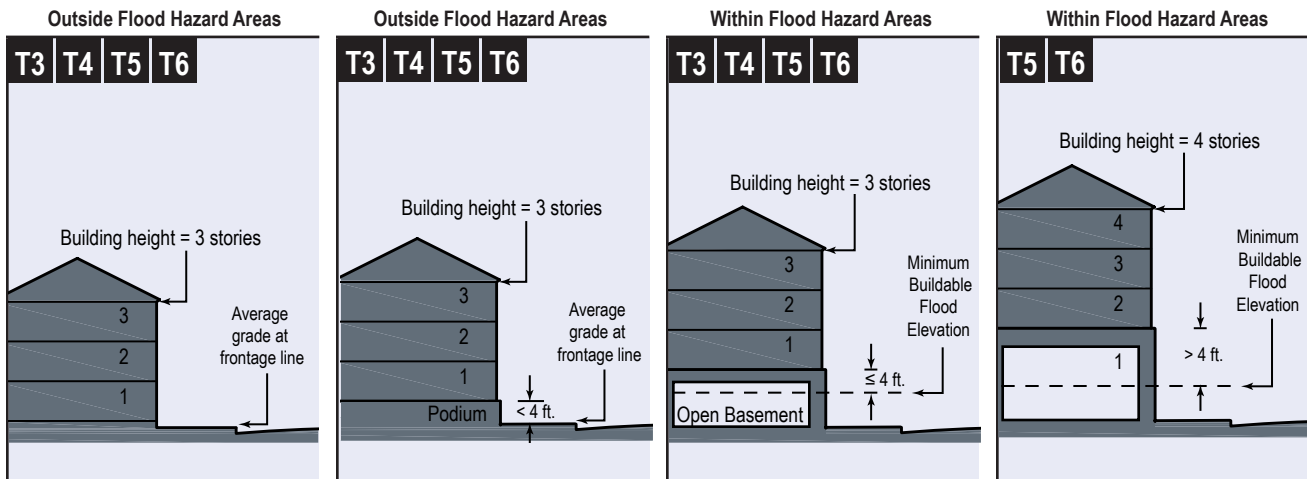
	T1	T2	T3	T4	T5	T6	SD	Specific Planting
<b>Pole</b> 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Phoenix canadensis - Canary Island Date Palm ° Sabal palmetto - Cabbage Palm * ° Sabal louisiana - Short-trunked palmetto * Trachycarpus fortunei - Windmill Palm
<b>Oval</b> 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Magnolia grandiflora - Bullbay Magnolia * Magnolia virginiana - Sweetbay * Nyssa sylvatica - Black Tupelo Pinus glabra - Spruce Pine * Pinus palustris - Longleaf Pine (specimen, slow) Quercus hemisphaerica 'Darlington' - Laurel Oak Quercus nuttallii - Nuttall Oak Taxodium ascendens - Pond Cypress *
<b>Ball</b> 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Amelanchier arborea - Serviceberry (flowers) Fraxinus pennsylvanica - Green Ash (quick) Ostrya virginiana - American Hophornbeam Persea borbonia - Redbay Quercus phellos - Willow Oak
<b>Pyramid</b> 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				Acer buergerianum - Trident Maple (small) ° Halesia diptera - Silverbell (white flowers) Juniperus virginiana - Eastern Red Cedar Liquidamber styraciflua - Sweetgum Nyssa biflora - Swamp Tupelo * Nyssa aquatica - Water Tupelo * Pinus elliotii - Slash Pine (specimen, quick) * Taxodium distichum - Bald Cypress *
<b>Umbrella</b> 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				Fagus grandifolia - American Beech Pinus elliotii - Slash Pine (clustered, quick) * Pinus palustris - Longleaf Pine (clustered, slow) Quercus virginiana - Live Oak (large) * Quercus geminata - Sand Live Oak (dwarf)
<b>Vase</b> 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				Carya glabra - Pignut Hickory Lagerstroemia fauriei vars. 'Fantasy', 'Kiowa', 'Townhouse' - Japanese Crepe myrtle** ° Lagerstroemia X fauriei vars. 'Biloxi', 'Choctaw', 'Basham's Party Pink', 'Miami', 'Wichita' - National Arboretum Hybrid Crepe myrtle** ° Pistacia chinensis - Chinese Pistache ° Quercus virginiana 'Highrise' or 'QVTIA' - Live Oak cultivar 'Highrise' or 'QVTIA' (large) * Ulmus alata - Winged Elm

\* Suitable for wet areas.  
 \*\* Must be trained to 1 to 3 trunks. May not be otherwise pruned to obtain acceptable tree form.  
 ° Not a locally native species.

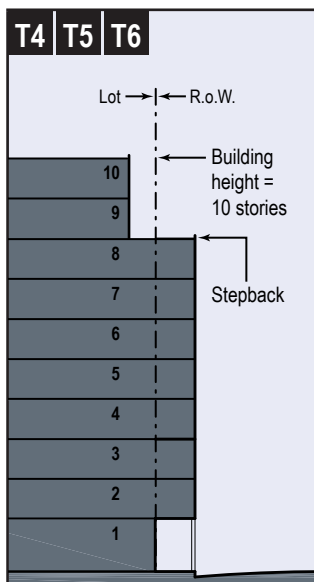
TABLE 7: Private Frontages. The Private Frontage is the area between the building and the lot lines.

	SECTION		PLAN		
	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	
<p><b>a. Common Yard:</b> a frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.</p>					<p>T2</p> <p>T3</p>
<p><b>b. Porch &amp; Fence:</b> a frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroaching. A fence at the frontage line maintains the demarcation of the yard. The porches shall be no less than 8 feet deep.</p>					<p>T3</p> <p>T4</p>
<p><b>c. Terrace or Light Court:</b> a frontage wherein the facade is set back from the frontage line by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes.</p>					<p>T4</p> <p>T5</p>
<p><b>d. Forecourt:</b> a frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.</p>					<p>T4</p> <p>T5</p> <p>T6</p>
<p><b>e. Stoop:</b> a frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.</p>					<p>T4</p> <p>T5</p> <p>T6</p>
<p><b>f. Shopfront and Awning:</b> a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.</p>					<p>T4</p> <p>T5</p> <p>T6</p>
<p><b>g. Gallery:</b> a frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.</p>					<p>T4</p> <p>T5</p> <p>T6</p>
<p><b>h. Arcade:</b> a frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.</p>					<p>T5</p> <p>T6</p>

**TABLE 8: Building Configuration.** This table illustrates how building heights are measured under the SmartCode. *The heights shown in this table are for illustrative purposes only and may not reflect the building height limits specified in this Code. Accurate height limits appear in Table 14 and in Sections 5.3.11, 5.4.11, 5.5.11, and 5.6.11.\** The vertical extent of a building is measured by number of Stories, not including a raised Basement or Podium of 4 feet or less, or a habitable Attic. In Transect Zones T3 through T4, maximum height for each Story is 14 feet clear, floor to ceiling. In Transect Zones T5, the maximum height for the first Story is 16 feet; the maximum is 14 feet for Stories other than the first.

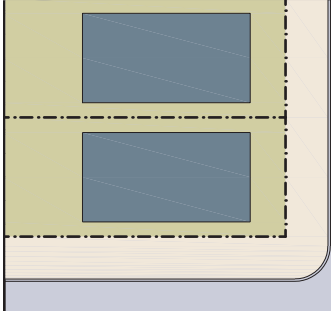
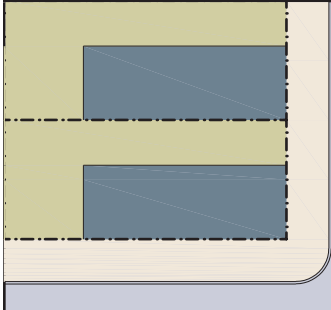
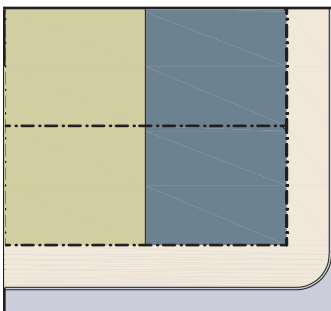
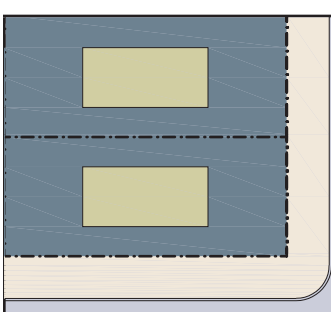
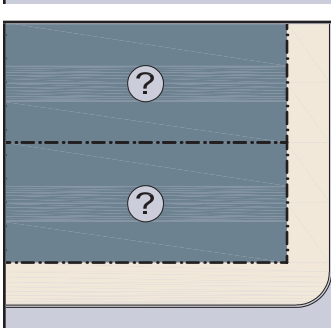


For structures outside the Flood Hazard Zones specified in the City’s Flood Damage Prevention Ordinance, height is measured from the average grade at the Frontage Line to the eaves of a pitched roof or to the surface of a flat roof. For structures inside areas regulated by the City’s Flood Damage Prevention Ordinance, height is measured from the Minimum Buildable Elevation for the site. The upper portion of an uninhabited Basement level or Podium may raise the starting point for the height measurement by up to 4 feet. In Zones T3 and T4, the first floor may not be more than 4 feet above the Height Baseline. In Zones T5 and T6, a lower level which raises the first floor above the Height Baseline by more than 4 feet counts as a complete additional Story toward the maximum building height limit. Note that in the figures above heights indicated may not be indicative of applicable limits.



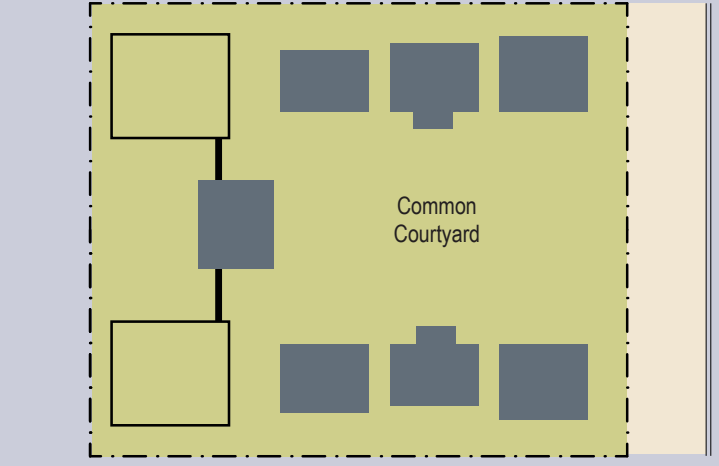
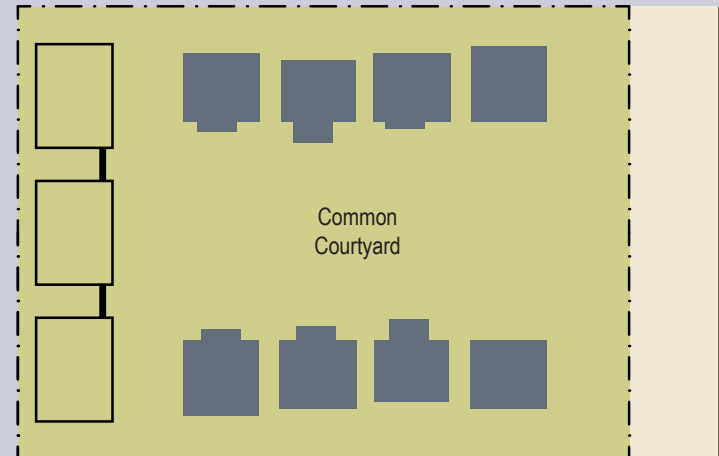
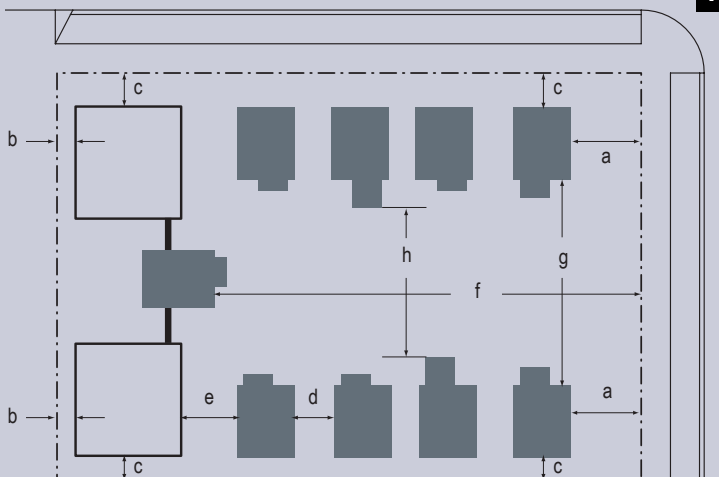


- The T4, T5, and T6 Transect Zones have additional height provisions:
- (1) Height limits may be adjusted upward by the use of Density Transfers and Density Bonuses in some areas and for some Zones; see Article 5 for additional details.
  - (2) The applicable Community Plan may stipulate Stepback and Buildout-at-Height requirements. The illustration at right shows the example of a Stepback above the 8th Story. Note the heights indicated at right may not be indicative of applicable limits.

**TABLE 9:** Building Disposition. This table approximates the location of the structure relative to the boundaries of each individual lot, establishing suitable building types for each Transect Zone.

<p><b>a. Edgeyard:</b> Specific Types - Single family Houses, Cottages, Villas, Estate Houses, urban Villas. A building that occupies the center of its lot with setbacks on all sides. This is the least urban of types as the front yard sets it back from the frontage, while the side yards weaken the spatial definition of the public thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed backbuilding and/or outbuilding.</p>	 <p>T1 T2 T3 T4</p>
<p><b>b. Sideyard:</b> Specific Types - Charleston Single Houses, zero-lot-line houses. A building that occupies one side of the lot with the setback to the other side. The visual opening of the side yard on the street frontage causes this building type to appear freestanding. A shallow frontage setback defines a more urban condition. If the adjacent building is similar with a blank party wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze.</p>	 <p>T4 T5</p>
<p><b>c. Rearyard:</b> Specific Types - Townhouses, Rowhouses, Live-Work units, perimeter blocks. A building that occupies the full frontage, leaving the rear of the lot as the sole yard. This is a very urban type as the continuous facade steadily defines the public thoroughfare. The rear elevations may be articulated for functional purposes. In its residential form, this type is the rowhouse. For its commercial form, the rear yard can accommodate substantial parking.</p>	 <p>T4 T5 T6</p>
<p><b>d. Courtyard:</b> Specific Types - Patio Houses. A building that occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas. (Patio Houses)</p>	 <p>T4 T5 T6</p>
<p><b>e. Specialized:</b> A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.</p>	 <p>SD</p>

**TABLE 9A:** Cottage Court Special Building Type Disposition. See Section 5.4.13 for details.

<p><b>a. Cottage Court, Example 1:</b> An array of 4 to 12 Cottages along with up to 4 Outbuildings around a common courtyard constitutes a Cottage Court Special Building Type. The Cottages may be arrayed around up to three sides of the common courtyard, with the front of the courtyard always abutting the street.</p> <p>This example shows 7 Cottages defining the courtyard with two Outbuildings, one with Limited Office and the other a storage unit. The central area between Outbuildings is a surface parking area, and is screened from the courtyard by walls and by the Cottage at the end of the courtyard.</p> <p>— Screening Fence or Wall   Cottage Unit   Ancillary Outbuilding</p>	<p style="text-align: right;"><b>T4</b></p> 
<p><b>b. Cottage Court, Example 2:</b> Cottages must be arranged to define at least the sides of the common courtyard. Outbuildings are confined to the Fourth Layer and the rear of the courtyard, but may be used to define the rear boundary of the courtyard in combination with fencing, walls, or other screening.</p> <p>This example shows 8 Cottages and 3 Outbuildings defining the courtyard. The central Outbuilding is a Carriage House, with storage on the ground floor and two Residential units above. The outer two Outbuildings are garages. This Cottage Court contains 10 Residential units total.</p>	<p style="text-align: right;"><b>T4</b></p> 
<p><b>c. Cottage Court Disposition Requirements:</b> This figure indicates various setback and other dispositional dimensions.</p> <p>a: Front setback, determined by Transect Zone requirements              b: Rear setback, determined by Transect Zone requirements              c: Side setback = 3 feet minimum in all Zones              d: Distance between Cottages = 6 feet minimum              e: Distance between Outbuildings and other buildings = 10 feet minimum              f: Courtyard depth = 40 feet minimum              g: Courtyard width = 75 feet maximum, 16 feet minimum              h: Unobstructed Courtyard Width = 16 feet minimum</p>	<p style="text-align: right;"><b>T4</b></p> 



**TABLE 10:** Specific Function. This table expands the Building Function categories of Table 11 to delegate specific functions within Transect Zones. Table 10 should be customized for local character and requirements.

a. RESIDENTIAL	T1	T2	T3E	T3R	T4L	T4+	T5	SD
Apartment Building					□	□	□	
Row House					○	□	□	
Duplex House					□	□	□	
Sideyard House			◆	○	□	□		
Cottage Court			◆	○	□			
Single-Family House		○	□	□	□	□	□	
Estate House		○	□					
Accessory Unit		○	□	□	□	□	□	
Manufactured House		◆	◆	◆				◆
Temporary Tent		◆	◆	◆	◆	◆	◆	◆
Live-Work Unit		○	□	□	□	□	□	◆
<b>b. LODGING</b>								
Hotel (no room limit)							□	◆
Inn (up to 12 rooms)		◆			□	□	□	
Inn (up to 5 rooms)		◆	◆		□	□	□	
S.R.O. hostel					◆	◆	◆	◆
School Dormitory					□	□	□	□
<b>c. OFFICE</b>								
Office Building						□	□	□
Work-Live Unit					□	□	□	◆
<b>d. RETAIL</b>								
Open-Market Building		□	□	□	□	□	□	□
Retail Building						□	□	□
Display Gallery					□	□	□	□
Restaurant					□	□	□	□
Kiosk					□	□	□	□
Nightclub							◆	◆
Liquor Selling Establishment						◆	◆	◆
Pawn Shop								◆
Adult Entertainment								◆
<b>e. CIVIC</b>								
Bus Shelter			□	□	□	□	□	□
Convention Center								□
Conference Center							□	□
Fountain or Public Art		□	□	□	□	□	□	□
Library					□	□	□	□
Live Theater						□	□	□
Movie Theater							□	□
Museum						□	□	□
Outdoor Auditorium		◆	□	□			□	□
Parking Structure						□	□	□
Passenger Terminal						◆	□	□
Sports Stadium								□
Surface Parking Lot		◆	◆		□	□	□	□
Religious Assembly			◆		◆	○	□	□

f. OTHER:	T1	T2	T3E	T3R	T4L	T4+	T5	T6	SD
<b>AGRICULTURE</b>									
Grain Storage		□							□
Livestock Pen	◆	□							◆
Greenhouse	◆	□	□	○					□
Stable	◆	□	□	◆					◆
Kennel	◆	□	□	◆	◆	◆	◆	◆	◆
<b>f. OTHER:</b>									
<b>AUTOMOTIVE</b>									
Gasoline		◆					◆	◆	◆
Automobile Service									□
Truck Maintenance									□
Drive-Through Facility							◆	◆	◆
Rest Stop	□	□							◆
Roadside Stand	□	□							◆
Billboard								◆	◆
Shopping Center									□
Shopping Mall									□
<b>f. OTHER:</b>									
<b>CIVIL SUPPORT</b>									
Fire Station			□	□	□	□	□	□	□
Police Station					□	□	□	□	□
Cemetery	□	◆	◆	◆					□
Funeral Home					○	□	□	□	□
Hospital							◆	◆	□
Medical Clinic					◆	○	□	□	□
<b>f. OTHER:</b>									
<b>EDUCATION</b>									
College							◆	◆	◆
High School					◆	◆	◆	◆	□
Trade School							◆	◆	◆
Elementary School			◆	◆	□	□	□	□	□
Childcare Center		□	□	□	□	□	□	□	◆
<b>f. OTHER:</b>									
<b>INDUSTRIAL</b>									
Heavy Industrial Facility									□
Light Industrial Facility								◆	□
Truck Depot									□
Laboratory Facility								◆	□
Water Supply Facility				◆	◆	◆			□
Sewer & Waste Facility				◆	◆	◆			□
Electric Substation	◆	◆	◆	◆	◆	◆	◆	◆	□
Antenna Tower	◆	◆					◆	◆	□
Cremation Facility									□
Warehouse								◆	□
Produce Storage									□
Mini-Storage									□

□ BY RIGHT  
 ○ BY WARRANT  
 ◆ BY PLANNING COMMISSION APPROVAL

**TABLE 11: Building Function - General.** This table categorizes building functions within Transect Zones. For greater precision describing the functions, see Table 10.

	<b>Restricted</b>	<b>Limited</b>	<b>Open</b>
<b>a. RESIDENTIAL</b>	<b>Restricted Residential:</b> The number of dwellings on each lot is restricted to one within a principal building and one within an ancillary building (ADU), each subject to parking requirements. A single owner must own both dwellings and occupy one of them. ADU parking requirements are identical to those for Home Occupation.	<b>Limited Residential:</b> The number of dwellings on each lot is subject to residential-use parking requirements and Density Limits. An Outbuilding used as an Ancillary Dwelling Unit does not count toward the Total Density Allowance of the lot if the principal building is a single family residence and the owner resides on the lot.	<b>Open Residential:</b> The number of dwellings on each lot is limited by the parking requirement and any applicable Density Limits. Ancillary Dwelling Units must be counted toward the Total Density Allowance of the lot.
<b>b. LODGING</b>	<b>Restricted Lodging:</b> The number of bedrooms available on each lot for lodging is limited by the lodging-use parking requirement, in addition to the parking requirement for the dwelling, not to exceed five (5) bedrooms, subject to Planning Commission approval. Food service may be provided in the a.m. The maximum length of stay may not exceed ten days.	<b>Limited Lodging:</b> The number of bedrooms available on each lot for lodging is limited by the lodging-use parking requirement, up to twelve (12) bedrooms, in addition to the parking requirement for the dwelling, and in addition to any applicable Density Limits. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	<b>Open Lodging:</b> The number of bedrooms available on each lot for lodging is limited by the lodging-use parking requirement and any applicable Density Limits. Food service may be provided at all times.
<b>c. OFFICE</b>	<b>Restricted Office or Live-Work:</b> The only office use permitted is Home Occupation. The building area available for office use in each Live-Work unit is restricted to one story only of the principal or the ancillary building. The work quarters shall be invisible from the frontage. The business may employ one person other than the owner, with no walk-in trade.	<b>Limited Office:</b> The building area available for office use on each lot is limited to either of the first two stories of the principal building and to the ancillary building, and by the office-use parking requirement, in addition to the parking requirement for each dwelling, and to any applicable Density Limits. Home Occupation is permitted under the Limited Office regime.	<b>Open Office:</b> The building area available for office use on each lot is limited by the parking requirement and by applicable Density Limits. Under Open office use, parking requirements may be satisfied by spaces in parking areas more than 1/4 mile from the site if transit is provided to the remote parking area, subject to approval by Warrant. Home Occupation is permitted.
<b>d. RETAIL</b>	<b>Restricted Retail:</b> The building area available for retail use is restricted to one block corner location at the first story for each 300 dwelling units and by the retail-use parking requirement, in addition to the parking requirement of each dwelling. This specific use shall be further limited to neighborhood store or food service seating of no more than 20. Retail use shall further require Planning Commission approval.	<b>Limited Retail:</b> The building area available for retail use is limited to the first story of buildings at corner locations, not more than one per block, and by the retail-use parking requirement, in addition to the parking requirement of each dwelling and any applicable Density Limits. The specific use shall be further limited to neighborhood store, or food service seating no more than 40.	<b>Open Retail:</b> The building area available for retail use is limited by the retail-use parking requirement, and by any applicable Density Limits.
<b>e. CIVIC, f. OTHER</b>	See Table 10	See Table 10	See Table 10

**TABLE 12: Parking Calculation.** The Required Parking table summarizes the parking requirements of Table 11 for each site or, conversely, the amount of building allowed on each site given the parking available.

	REQUIRED PARKING (See table 11)		
	<b>T2   T3R   T3E   T3V</b>	<b>T4L   T4+</b>	<b>T5C   T5H</b>
<b>RESIDENTIAL</b>	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling
<b>LODGING</b>	1.0 / bedroom	1.0 / bedroom	1.0 / bedroom
<b>OFFICE</b>	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
<b>RETAIL</b>	4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
<b>CIVIC</b>	To be determined by warrant		
<b>OTHER</b>	To be determined by warrant		

SHARING FACTOR		
Function	with	Function
RESIDENTIAL		RESIDENTIAL
LODGING		LODGING
OFFICE	1	OFFICE
RETAIL	1.4, 1.7, 1.2, 1.3, 1.2, 1	RETAIL

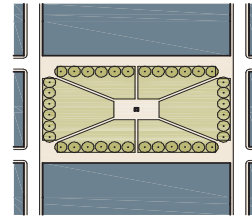
**Nature Park:** a natural preserve available for unstructured recreation. A nature park may be independent of surrounding building Frontages. Its landscape should consist of paths and trails, meadows, woodland and open shelters, all naturalistically disposed. Nature parks may be linear, following the trajectories of natural corridors. T1,T2,T3



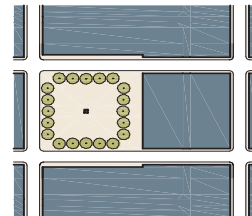
**Green:** an open space fronted by public streets, available for unstructured recreation. A green should be spatially defined by landscaping. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 2 acres and the maximum shall be 15 acres. Smaller Greens may be approve by Warrant in Infill Communities. T3,T4,T5



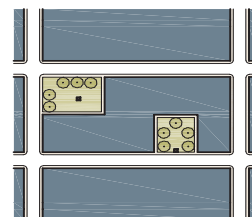
**Square:** an open space, available for civic purposes and commercial activities. A square is spatially defined by building frontages. Its landscape should consist primarily of pavement and few trees formally disposed. It should be located at the intersection of important streets. The minimum size should be 1 acre and the maximum shall be 5 acres. Smaller Squares may be approved by Warrant in Infill Communities. T4,T5,T6



**Plaza:** an open space, available for unstructured recreation and civic purposes. A plaza should be spatially defined by building frontages. Its landscape should consist primarily of pavement and few trees formally disposed. It shall be located at the intersection of important streets. The minimum size should be 1 acres and the maximum should be 2 acres. Smaller Plazas may be approved by Warrant in Infill Communities. T5,T6



**Playground:** an open space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds should be interspersed within residential areas and may be placed within a block. Playgrounds may be included within Parks and Greens. There should be no minimum size and the maximum shall be 1 acre. A **Pocket Park** is size-wise identical to a Playground and may be substituted anywhere a Playground is required, but is designed for the use of adults, with benches, lighting, trash receptacles, and commonly more elaborate landscaping and use of public art than is typical of other Civic Spaces. T1-T6

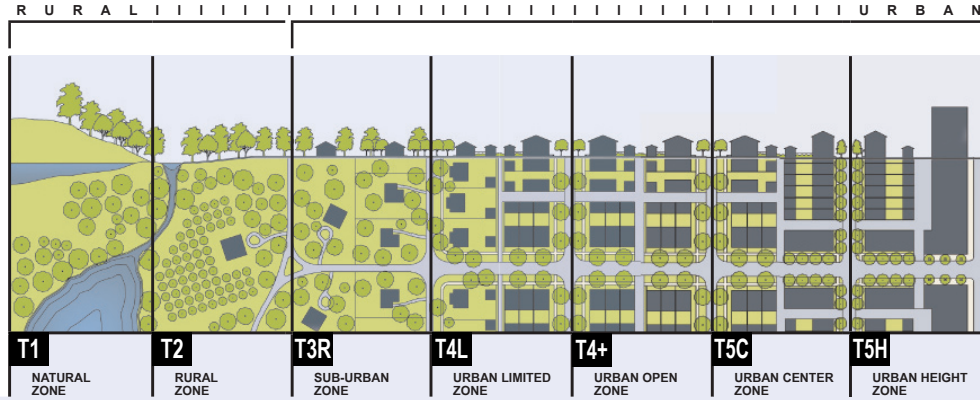


# TABLE 14 SUMMARY OF TRANSECT ZONES

# SMARTCODE

City of Pass Christian, Mississippi

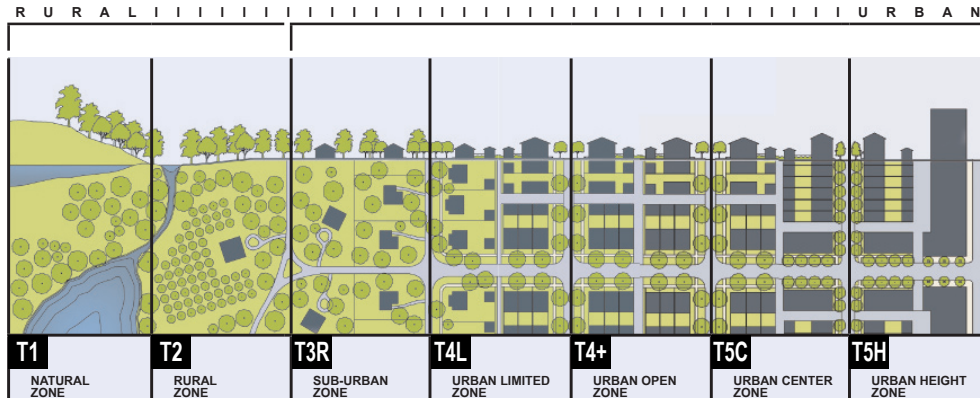
**TABLE 14A-F: Summary of Transect Zones - Community-Scale Design Parameters.** This part of Table 14 summarizes the Transect Zone parameters used in designing Communities and in laying out Community Plans. Once determined by a particular Community Plan, values for the Maximum Building Scale Densities should be entered in the blank spaces on Table 14G-M (following page) for incorporation into the Community Plan.



	<b>T1</b> NATURAL ZONE	<b>T2</b> RURAL ZONE	<b>T3R</b> SUB-URBAN ZONE	<b>T4L</b> URBAN LIMITED ZONE	<b>T4+</b> URBAN OPEN ZONE	<b>T5C</b> URBAN CENTER ZONE	<b>T5H</b> URBAN HEIGHT ZONE
<b>A. ALLOCATION OF ZONES for NEW COMMUNITIES by area</b> (see Section 3.1 and Table 2)							
CLD	no minimum*	(50% - T1) min.*	0 - 30%	10 - 30%	10 - 30%	prohibited	prohibited
TND	no minimum	no minimum	10 - 40%	20 - 50%	20 - 40%	10 - 30%	prohibited
RCD	no minimum	prohibited	prohibited	0 - 20%	10 - 30%	50 - 90%	prohibited
TOD	no minimum	prohibited	prohibited	0 - 10%	10 - 30%	60 - 90%	0 - 5%
* T1 & T2 must be greater than 50% of a CLD							
<b>B. GROSS EQUIVALENT DENSITIES for NEW COMMUNITIES</b> (see Section 3.4)							
By-Right Limit	1 EHU / 100 ac. avg.	1 EHU / 10 ac. gross	5 EHU / ac. gross	10 EHU / ac. gross	15 EHU / ac. gross	25 EHU / ac. gross	30 EHU / ac. gross
Absolute Limit	by PCA*	by PCA*	8 EHU / ac. gross	15 EHU / ac. gross	25 EHU / ac. gross	35 EHU / ac. gross	45 EHU / ac. gross
Other Functions	by PCA*	by PCA*	0 - 10%	10 - 25%	30 - 65%	40 - 75%	20 - 85%
* by Planning Commission Approval							
<b>C. MAXIMUM BUILDING-SCALE DENSITIES for INFILL COMMUNITIES</b> (see Section 4.4)							
By-Right Limit	Variance required	Warrant required	1 EHU / lot	12 EHU / ac. net	18 EHU / ac. net	30 EHU / ac. net	36 EHU / ac. net
Absolute Limit*	not applicable	not applicable	not applicable	18 EHU / ac. net	30 EHU / ac. net	45 EHU / ac. net	65 EHU / ac. net
* Within designated Receiving Areas							
<b>D. BLOCK SIZE</b>							
Block Perimeter	no maximum	no maximum	3000 ft. max	2400 ft. max	2400 ft. max	2000 ft. max	2000 ft. max *
* 3000 ft. max (with parking structures)							
<b>E. PUBLIC FRONTAGES</b> (see Table 4)							
HW & RR	permitted	permitted	permitted	prohibited	prohibited	prohibited	prohibited
BV	prohibited	prohibited	permitted	permitted	permitted	permitted	permitted
SR	prohibited	prohibited	permitted	permitted	prohibited	prohibited	prohibited
RS	prohibited	prohibited	permitted	permitted	permitted	prohibited	prohibited
SS & AV	prohibited	prohibited	prohibited	prohibited	permitted	permitted	permitted
CS & AV	prohibited	prohibited	prohibited	prohibited	prohibited	permitted	permitted
Rear Lane	permitted	permitted	permitted	permitted	permitted	prohibited	prohibited
Rear Alley	prohibited	prohibited	permitted	required	required	required	required
Path	permitted	permitted	permitted	permitted	prohibited	prohibited	prohibited
Passage	prohibited	prohibited	permitted	permitted	permitted	permitted	permitted
Bicycle Trail	permitted	permitted	permitted	prohibited *	prohibited *	prohibited *	prohibited *
Bicycle Lane	permitted	permitted	permitted	permitted	permitted	prohibited	prohibited
Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted	permitted
* but permitted within Open Spaces							
<b>F. CIVIC SPACES</b> (see Table 13)							
Park	permitted	permitted	permitted	permitted	permitted	permitted	permitted
Green	prohibited	prohibited	permitted	permitted	permitted	permitted	permitted
Square	prohibited	prohibited	prohibited	permitted	permitted	permitted	permitted
Plaza	prohibited	prohibited	prohibited	prohibited	prohibited	permitted	permitted
Playground	permitted	permitted	permitted	permitted	permitted	permitted	permitted

ARTICLES 2, 3, 4

**TABLE 14G-M: Summary of Transect Zones - Building-Scale Design Parameters.** This part of Table 14 summarizes the Transect Zone parameters required for design of buildings on individual lots. Once determined by a particular Community Plan, values for the Maximum Building Scale Densities should be entered in the blank spaces at 14G. For an Existing-Community Plan, these values must be as in 14C; for New Community Plans they are calculated according to Section 3.4.



G. MAXIMUM BUILDING-SCALE DENSITY (from applicable Community Plan)							
By-Right Limit	Variance required	Warrant required	1 EHU / lot				
Absolute Limit	not applicable*	not applicable*	not applicable*				
* Ineligible for application of Building-Scale Density Transfers and Bonuses							
H. LOT OCCUPATION							
Lot Width	by PCA*	by Warrant	60 ft. min.**	24 ft. min 96 ft. max	18 ft. min 96 ft. max	18 ft. min 180 ft. max	18 ft min 180 ft max
Lot Coverage	by PCA*	by Warrant	60% max.**	70% max	70% max	90% max	90% max
* by Planning Commission Approval      ** Zone T3E Lot Occupation requirements differ; see Section 5.3.11b							
I. BUILDING SETBACK							
Front Setback	by PCA*	48 ft. min	20 ft. min**	6 ft. min 24 ft. max	0 ft. min 18 ft. max	0 ft. min 12 ft. max	0 ft min 12 ft max
Side Setback	by PCA*	96 ft. min	5 ft. min**	3 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 24 ft. max	0 ft min 24 ft max
Rear Setback	by PCA*	96 ft. min	5 ft. min**	3 ft. min	3 ft. min	3 ft. min	3 ft min
* by Planning Commission Approval      ** Zone T3E Setbacks differ; see Section 5.3.11b							
J. BUILDING TYPE (see Table 9)							
Edgeyard	permitted	permitted	permitted	permitted	permitted	prohibited	prohibited
Sideyard	prohibited	prohibited	by PCA*	by Warrant	permitted	permitted	permitted
Rearyard	prohibited	prohibited	prohibited	by PCA*	permitted	permitted	permitted
Courtyard	prohibited	prohibited	prohibited	by PCA*	permitted	permitted	permitted
Cottage Court	prohibited	prohibited	prohibited	by Warrant	permitted	prohibited	prohibited
* by Planning Commission Approval							
K. PRIVATE FRONTAGES (see Table 7)							
Common Yard	not applicable	permitted	permitted	permitted	prohibited	prohibited	prohibited
Porch & Fence	not applicable	prohibited	permitted	permitted	permitted	prohibited	prohibited
Terrace/Light Ct.	not applicable	prohibited	prohibited	permitted	permitted	permitted	permitted
Forecourt	not applicable	prohibited	prohibited	permitted	permitted	permitted	permitted
Stoop	not applicable	prohibited	prohibited	permitted	permitted	permitted	permitted
Shopfront/Awning	not applicable	prohibited	prohibited	permitted	permitted	permitted	permitted
Gallery	not applicable	prohibited	prohibited	permitted	permitted	permitted	permitted
Arcade	not applicable	prohibited	prohibited	prohibited	prohibited	permitted	permitted
L. BUILDING HEIGHT (see Table 8)							
Principal Building	not applicable	3 Stories max	2* Stories max	3 Stories max	3 Stories max	4** Stories max, 2 min	5** Stories max, 2 min
Outbuilding	not applicable	2 Stories max	2 Stories max	2 Stories max	2 Stories max	2 Stories max	2 Stories max
* Zone T3E height limits differ; see Section 5.3.11b      ** Density Transfers and Bonuses may alter height limits in some districts							
M. BUILDING FUNCTION (see Tables 10 & 11)							
Residential	prohibited	restricted use	restricted use	limited use	limited use	open use	open use
Lodging	prohibited	restricted use	restricted use	limited use	limited use	open use	open use
Office	prohibited	restricted use	restricted use	limited use	open use	open use	open use
Retail	prohibited	prohibited	restricted use	limited use	open use	open use	open use

DISPOSITION

CONFIGURATION

FUNCTION

ARTICLE 5

**TABLE 15 SUMMARY OF SPECIAL DISTRICTS**

**SMARTCODE**

*City of Pass Christian, Mississippi*

**Table 15: Special District Summary.** Special Districts (SD) are areas that cannot or should not comply with this Code. The metrics for each column of this table (SD1, SD2, etc.) include the details of each Special District designated after the effective date of this Code. For existing special districts under zoning in place before the effective date of this code, refer to the existing local codes and ordinances.

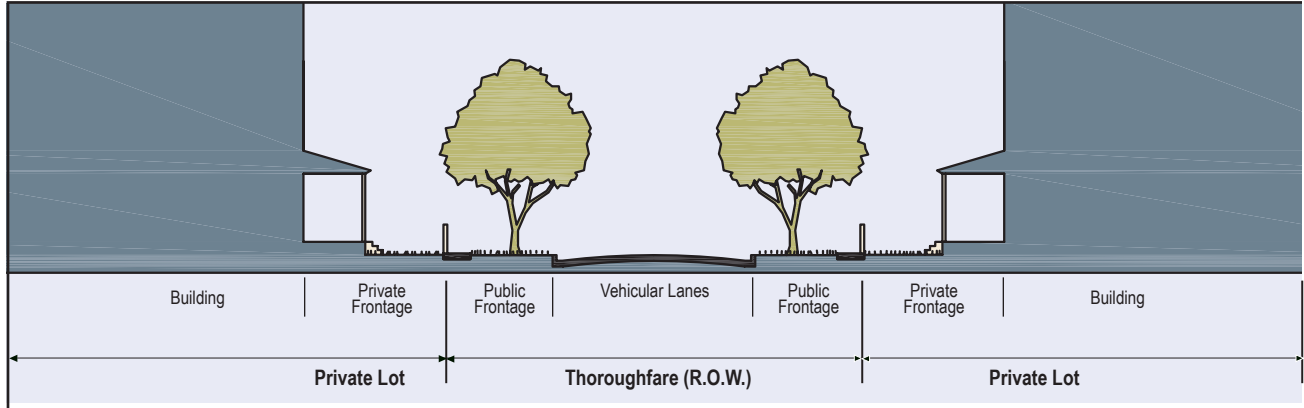
	DISTRICT <b>SD1</b>	DISTRICT <b>SD2</b>	DISTRICT <b>SD3</b>	DISTRICT <b>SD4</b>	DISTRICT <b>SD5</b>	DISTRICT <b>SD6</b>	DISTRICT <b>SD7</b>
<b>A. ALLOCATION OF ZONES</b>							
a. CLD / Cluster	X						
b. TND / Village	X						
c. TOD / Town	X						
<b>B. BASE DENSITY ALLOCATION</b>							
a. Housing By Right	X unit/X ac. avg						
b. By Transfer	X						
c. Other Functions	X						
<b>C. BLOCK SIZE</b>							
a. Block Perimeter	X						
<b>D. PUBLIC FRONTAGES</b>							
a. Rural Road	X						
b. Standard Road	X						
c. Residential Road	X						
d. Residential Street	X						
e. Standard Street	X						
f. Commercial Street	X						
g. Avenue	X						
h. Boulevard	X						
i. Rear Lane	X						
j. Rear Alley	X						
k. Path	X						
l. Passage	X						
m. Bicycle Trail	X						
n. Bicycle Lane	X						
o. Bicycle Route	X						
<b>E. CIVIC SPACES</b>							
a. Park							
b. Green	X						
c. Square	X						
d. Plaza	X						
e. Playground	X						
<b>F. LOT OCCUPATION</b>							
a. Lot Width	X						
b. Lot Coverage	X						
<b>G. BUILDING SETBACK</b>							
a. Front Setback	X						
b. Side Setback	X						
c. Rear Setback	X						
<b>H. BUILDING TYPE</b>							
a. Edgeyard	X						
b. Sideyard	X						
c. Rearyard	X						
<b>I. PRIVATE FRONTAGES TYPE</b>							
a. Common Yard	X						
b. Porch & Fence	X						
c. Terrace or L.C.	X						
d. Forecourt	X						
e. Stoop	X						
f. Shopfront	X						
g. Gallery	X						
h. Arcade	X						
i. Parking Lot	X						
<b>J. BUILDING HEIGHT</b>							
a. Principal Building	X						
b. Outbuilding	X						
<b>K. BUILDING FUNCTION</b>							
a. Residential							
b. Lodging	X						
c. Office	X						
d. Retail	X						

DISPOSITION

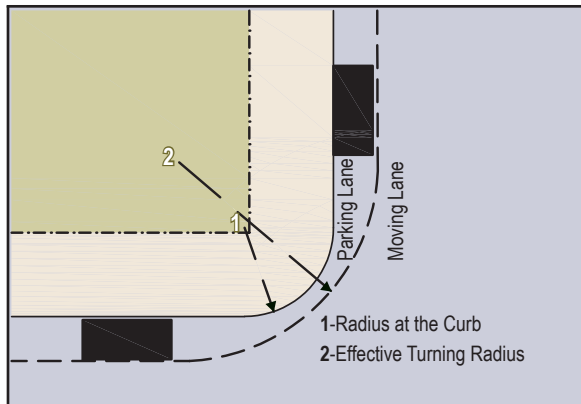
CONFIGURATION

FUNCTION

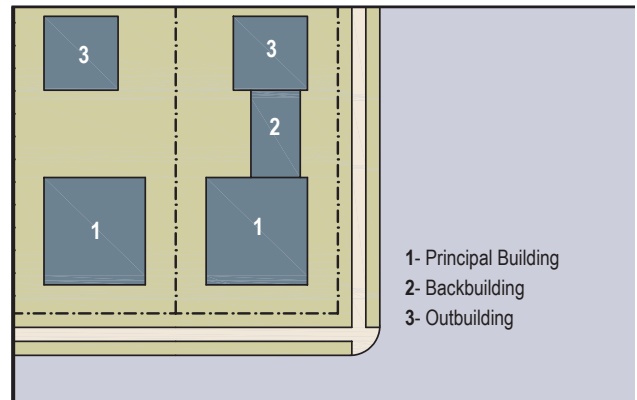
**a. THOROUGHFARE & FRONTAGES**



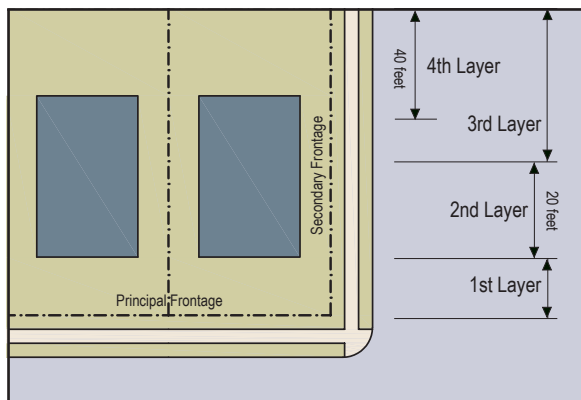
**b. TURNING RADIUS**



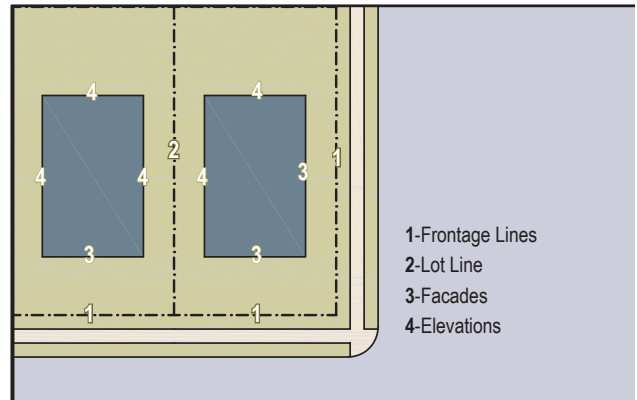
**c. BUILDING DISPOSITION**



**d. LOT LAYERS**



**e. FRONTAGE & LOT LINES**



This Article provides definitions for terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Article, then the Planning Office shall determine the correct definition of the term.

## DEFINITIONS

**Absolute Maximum Building-Scale Density:** A parameter of a Transect Zone or district which conveys the maximum number of Equivalent Housing Units per unit Lot-Level Area which can be constructed on lots within the district or Zone, independent of how the Density Rights were acquired. For each lot in the district the Absolute Maximum Building-Scale Density, along with the lot's area, determines the Absolute Maximum Density Allowance for the lot.

See Maximum Building-Scale Density.

**Absolute Maximum Density Allowance:** The maximum number of Equivalent Housing Units which may be constructed on a lot through any means, including by Right, by Density Transfer, or by Density Bonus. The Absolute Maximum Density Allowance is determined by multiplying the appropriate Absolute Maximum Building-Scale Density by the area of the lot. Under no circumstances may a lot's Density Allowance exceed the lot's Absolute Maximum Density Allowance.

See also Lot Density Allowance, By-Right Density Allowance.

**Acquired Density Allowance:** a number of Equivalent Housing Units which may be constructed on a lot as a result of acquisition of Density Rights through Density Transfer or Density Bonus. The Lot Density Allowance is the sum of the Acquired and By-Right Density Allowances.

**Advisory Flood Hazard Area:** one of several Flood Hazard Areas which may be identified and regulated by the City of Pass Christian's Flood Damage Prevention Ordinance. See the Flood Damage Prevention Ordinance for a detailed description.

**Additional Height Allowance:** a number of Stories beyond the Maximum By-Right Height Limit for the assigned Transect Zone which may be constructed on a lot within a Density Receiving Area as a result of obtaining a particular Acquired Density Allowance. The relationship between a particular Additional Height Allowance and the Acquired Density Allowance which permits it is determined by the Height-Density Breakpoint Table of the Community Plan.

See also Height-Density Breakpoint Table.

**Affordable Housing:** dwellings consisting of rental units or for-sale units which are economically accessible to a family earning 80% or less of Area Median Income, where economic accessibility is defined to mean that rent (in the case of rental units) or mortgage, amortization, taxes, and property insurance (in the case of for-sale units) consume 30% or less of the family's gross income (33% where Unbundled parking must be secured).

**Affordable Housing Trust (AHT):** a non-profit organization whose purpose is the managing and providing for-rent affordable housing units in an area.

**Allee:** a regularly spaced and aligned row of trees usually planted along a thoroughfare or pedestrian path.

**Ancillary Dwelling Unit (ADU):** an apartment not greater than 800 square feet sharing ownership and utility connections with a Principal Building. An Ancillary Unit may or may not be within an Outbuilding. Entry to an ADU which is attached to



the Principal Building shall not be visible from the Frontage Line. Under Restricted Residential Function (single family) the owner of the property must occupy either the ADU or the principal dwelling. Ancillary Units do not count toward maximum density calculations (see Tables 11, 12, and 16).

**Apartment:** a dwelling unit sharing a building and a lot with other dwellings and/or uses. Apartments may be for rent or for sale as condominiums.

**Approved Affordable Housing Provider (AAHP):** an Affordable Housing Trust or Community Land Trust which has been approved by the City for certification and management of Affordable Housing within the City of Pass Christian.

**Approved Conservation Trust:** a Conservation Land Trust which has been approved by the City to help guarantee the enforcement vacation of Density Rights from Density Donor properties by means of acquisition of perpetual conservation easements on such properties.

**Architectural Review:** a component of the building-scale approval process by which the City Architect or other designated design professional evaluates the compliance of exterior architectural and design aspects of a plan with specified standards or guidelines, generally either the Community Architectural Guidelines within a Community Planning Area or Conservation District, or Historical Architectural Guidelines within an Historic District.

**Area Median Income (AMI):** U.S. Department of Housing and Urban Development's measure of median gross family income for the Biloxi-Gulfport-Pascagoula Metropolitan Statistical Area, adjusted annually.

**Attic:** an interior space that occurs within a pitched roof structure, whether conditioned or unconditioned. An Attic may include only a single floor of habitable space.

**Avenue (AV):** a thoroughfare of high vehicular capacity and low speed. Avenues are short distance connectors between urban centers. Avenues may be equipped with a landscaped median. Avenues become collectors upon exiting urban areas.

**Backbuilding:** a single-story structure connecting a principal building to an outbuilding (see Table 16).

**Basement:** any level of a structure of which less than 4 feet of the height (measured to the finish floor of the Story above) extends above the Height Baseline for the structure. For the purpose of this definition a Basement need not be enclosed.

**Bicycle Lane (BL):** a dedicated bicycle lane running within a moderate-speed vehicular thoroughfare, demarcated by striping.

**Bicycle Route (BR):** a thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

**Bicycle Trail (BT):** a bicycle way running independently of a high-speed vehicular thoroughfare.

**Block:** the aggregate of private lots, passages, rear lanes and alleys, circumscribed by thoroughfares or waterway.

**Block Face:** the aggregate of all the building facades on one side of a block. The Block Face provides the context for establishing architectural harmony.

**Boulevard (BV):** a thoroughfare designed for high vehicular capacity and moderate speed. Boulevards are long-distance thoroughfares traversing urbanized areas. Boulevards are usually equipped with slip roads buffering sidewalks and buildings. Boulevards become arterials upon exiting urban areas.

**Brownfield:** an area previously used primarily as an industrial site.

**Building Configuration:** the form of a building, based on its massing, private frontage, and height.

**Building Disposition:** the placement of a building on its lot (see Table 9).

**Building Function:** the uses accommodated by a building and its lot. Functions are categorized as Restricted, Limited, or Open, according to the intensity of the use (see Tables 10 & 11).

**Building Height:** the vertical extent of a building, measured in Stories from the Height Baseline for the building, not including a habitable Attic or up to 4 feet of allowed elevation between the finish surface of the first floor and the Height Baseline. Building Height shall be measured from the Height Baseline to the eaves of a pitched roof or to the top of a flat roof (see Table 8), and does not include masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. A single Story may not exceed the maximum of 14 or in some cases 16 feet as specified in Article 5, such measure to include space occupied by any duct work, electrical, or plumbing utilities. See Height Baseline.

**Building-Scale Density:** the number of Equivalent Housing Units per unit of Lot-Level Area of a development.

**Building-Scale Density Receiving Area:** a Density Transfer Receiving Area or Density Bonus Receiving Area designated on an Official Community Plan.

**Building-Scale Density Transfer:** a Density Transfer transaction in which Density Rights are attached to a Recipient lot or parcel within a Community Planning Area governed by an Official Community Plan. The Density Rights transferred may originate from a Density Transfer Sending Area designated by any Density Transfer program.

**Building Type:** a structure category determined by function, disposition on the lot, and configuration, including frontage and height.

**Buildout:** the extent of a specified linear path which is occupied by built structures, expressed as a fraction of the extent of the Frontage Line or another specified reference line. For Frontage Buildout the linear path is parallel to the Principal Frontage Line but generally displaced from it by the building's Setback.

Bungalow: a typically single-family Residential house form characterized by its low form and broad front porch, commonly of only a single Story with habitable attic.

**Buildout-at-Height Limits:** a schedule of maximum Buildout limits along a specified measurement line or direction for a series of specified Heights, generally indicated as a percentage of lot width or Frontage width measured at the juncture of specified Stories of a building.

**By-Right Density Allowance:** the Lot Density Allowance obtained by multiplying the Maximum Building-Scale Density for the appropriate Transect Zone by the area of a particular lot. The By-Right Density Allowance represents the maximum number of Equivalent Housing Units which can be constructed on a lot by right, without acquiring additional Density Rights. The total Lot Density Allowance may be increased from the By-Right Density Allowance through Density Transfers and Bonuses.

See Lot Density Allowance.

**By-Right Gross Equivalent Density Limit:** the maximum Gross Equivalent Density permitted by right for a Transect Zone of a New Community Plan in the absence of Density Rights acquired by transfer from other sites, as specified in Table 14.

By-Right Permit: a proposal for a building or community plan that complies with

this Code and may thereby be processed administratively, without public hearing (see Warrant and Variance).

**By Right Permit:** a proposal for a building or community plan that complies with this code and may thereby be processed administratively, without public hearing (see **Warrant** and **Variance**).

**By-Transfer Gross Equivalent Density Limit:** the absolute maximum Gross Equivalent Density permitted by any means for a Transect Zone of a New Community Plan, including density entitled by right and density acquired by transfer from other sites.

**CLD:** Conservation Land Development, Clustered Land Development. An incomplete neighborhood, standing free in the countryside. Because of a location away from transportation, CLD has a weak commercial center. This is the only Community type permitted by Right in the Restricted Growth Sector. (Syn: Hamlet, Cluster)

**Carriage House:** An Outbuilding containing a garage, storage, or other unoccupied ancillary use on the ground floor and one or more dwelling units above.

**Certificate of Density Bonus:** an official document provided by the Planning Office acknowledging that the named party has met the requirements of the indicated Density Bonus program and awarding the specified Bonus. Certificates of Density Bonus shall expire 10 years after issuance.

**City:** "the City" refers to the City of Pass Christian, Mississippi.

**Civic:** the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

**Civic Building:** a building designed specifically for a civic function. Civic Buildings shall not be subject to the requirements of Article 5. The particulars of their design shall be determined by Variance.

**Civic Parking Reserve:** parking structure or lot within a quarter-mile of the site that it serves. Space may be leased or bought from this Reserve to satisfy parking requirements.

**Civic Space:** an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationship between their intended use, their size, their landscaping and their enfronting buildings (see Table 13).

**Commercial:** the term collectively defining workplace, office and retail functions.

**Common Destination:** An area of focused community activity defining the approximate center of a Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, a bus stop. A Common Destination may act as the social center of a Neighborhood. (See Section 3.7 Civic Function).

**Community:** a complex entity including the people, traditions, history, and land associated with a small area with a distinct identity, generally including several neighborhoods and pedestrian sheds, bound by the common physiognomy of the landscape and by physical proximity at the pedestrian scale. Also used as a synonym for Community Planning Area.

**Community Architectural Guidelines:** guidelines or requirements optionally provided as part of a Community Plan to govern the external design and layout of structures and landscaping. Such Guidelines may be informational and purely advisory, may be simple prescriptive requirements to be imposed by the CRC, or may be detailed and relatively complex standards to guide review of plans by the City Architect.

**Community Council:** a civic organization of residents of a particular Community Planning Area dedicated to the improvement of the Community.

**Community Flood Hazard Area:** one of several Flood Hazard Areas which may be identified and regulated by the City of Pass Christian's Flood Damage Prevention Ordinance. See the Flood Damage Prevention Ordinance for a detailed description.

**Community Land Trust:** a non-profit land trust which acquires and holds land for the benefit of the community, providing secure and affordable access to land and potential housing for community residents.

**Community Plan:** a New Community Plan or an Infill Community Plan; a governing plan for the development and maintenance of a district which may include one or several Neighborhoods and/or Downtowns. A Community Plan includes at a minimum a Regulating Plan, detailing the layout of the Transect zone districts over the Community, and a Special Requirements Plan, describing additional details and requirements. The Community Plan may include other specifications as well. See New Community Plan, Infill Community Plan.

**Community Planning Area:** the geographic extent governed by a Community Plan.

**Community-Scale Density Transfer:** A transfer of Density Rights in which the Recipient is all instances of one or more Transect Zones within a New Community Plan, resulting in the acquisition of density beyond the By-Right Density Allocation for those Transect Zones within the New Community Planning Area. The transfer occurs in the Community planning stage and ultimately results in higher Building-Scale density limits for lots and parcels within the augmented Transect Zones in the New Community than would obtain by right. See also Building-Scale Density Transfer.

**Community Type:** a category defining the physical form of a settlement. The three basic Community Types addressed in this Code are CLD, TND, and RCD/TOD. The choice of Community Type will depend upon the regional Sector, level of urban intensity desired, particulars of the site, transportation, and implementation.

**Composite Lot:** a plot of land comprising several contiguous individual abutting lots under common ownership which are treated as a single lot for the purpose of meeting Setbacks and other Building Disposition requirements.

**Conditional Transect Zone Adjustment (CTZA):** a recommended alternative to the official Transect Zone mapping for a parcel or area which is not compliant with the lot and block size requirements of the actual Transect assignment, appearing as part of the Community Plan. The CTZA usually includes recommended street additions and re-subdivision of lots. The Community Plan can be amended to incorporate the CTZA as the official Transect Zone assignment for the parcel or area through an expedited process if the owner accepts the alternative plan.

**Conditioned Interior Space:** the floor area of the enclosed heated living area of a dwelling, not including porches, areas with a ceiling height of six feet or less, or architectural projections, including bay windows, fireplaces or utility closets not greater than 18" in depth and 6' in width.

**Conservation District:** an overlay district which may impose Building Disposition, Building Configuration, and Architectural requirements stricter than those required in the underlying Transect Zone. A Conservation District may also impose additional limits on modifications to older structures in anticipation of possible future Historic District status.

**Conservation Land Trust:** a tax-exempt non-profit land trust whose purpose is the conservation of open, natural, or green space or ecology.

**Cottage Court Special Building Type:** a Building Type in which several (4 to 12) Cottages are arrayed on a single lot around a common courtyard open to the street. The individual Cottages Enfront the courtyard, and the courtyard Enfronts the street.

**Consolidated Review Committee (CRC):** Usually part of the Planning Office, a CRC is composed of one representative from each of the regulatory agencies that have jurisdiction over the permitting of a project, as well as a representative of the Planning Commission.

**Context:** surroundings made up of the particular combination of elements that create specific habitat.

**Corridor:** a lineal geographic system incorporating transportation and/or greenway trajectories. A transportation corridor may be a lineal urban Transect Zone.

**Cottage:** a single-family dwelling on either a regular lot, often shared with an ancillary building in the rearyard, or arrayed in a group with other Cottages as part of a Cottage Court Special Building Type on a common lot.

**Courtyard Building:** a building that occupies the boundaries of its lot while internally defining one or more private patios.

**Curb:** the edge of the vehicular pavement detailed as a raised curb or flush to a swale. The Curb usually incorporates the drainage system (see Table 4).

**DDC:** Design and Development Center. See **UDC**.

**Density:** the Function Volume within a standard measure of land area, usually given as Equivalent Housing Units per acre (see Section 3.4). Commonly used as a metric of development intensity. See Gross Equivalent Density, Building-Scale Density.

**Density Allocation:** the maximum number of Equivalent Housing Units which may be constructed within a district, area, or a Transect Zone, determined by multiplying the appropriate Gross Equivalent Density limit from Table 14B by the Gross Area of the district or Zone. The by-right Density Allocation may be increased by the use of Density Transfers.

**Density Allowance:** synonym for Lot Density Allowance.

**Density Bonus:** an additional number of Equivalent Housing Units which may be added to the Density Allowance for a lot if certain requirements are met. The requirements and number of additional units are determined by the particular Density Bonus program. Density Bonuses always apply at the building scale. Density Bonuses do not attach permanently to a property, and unredeemed Density Bonuses expire 10 years from the date of issue.

**Density Bonus Receiving Area:** a lot or area designated on the Official Community Plan for the area as being eligible for receiving Density Bonuses, whereby the By-Right Density Allowance of the lot or area may be temporarily increased in accordance with the requirements of a Density Bonus program described in this Code.

**Density Donor:** Synonym for Density Transfer Donor.

**Density Receiving Area:** see Receiving Area.

**Density Recipient:** Synonym for Density Transfer Recipient.

**Density Rights:** entitlement under zoning to construct on a parcel or area of land buildings characterized by a certain Function Volume or less. The upper limit of by-right permitted Function Volume for the site is the By-Right Density Allowance

for the site. In a case where the parcel is not yet incorporated into a Community Plan (which normally determines the density value of a parcel), the density value of the land is determined by the Effective Density Allowance. Density Rights may be transferred and augmented for purposes consistent with the goals of the Comprehensive Plan through Density Transfer and Density Bonus programs.

**Density Sending Area:** see Sending Area.

**Density Transfer:** a transaction by which the By-Right Density Allowance or Allocation for a Donor lot or parcel is eliminated and an identical Acquired Density Allowance is ultimately attached to a Recipient lot or parcel. The original By-Right Allowance or Allocation is effectively transferred between the two properties. A Certificate of Detached Density Rights may be used to isolate the extraction of Density Rights from the Donor property from the attachment of the Density Rights to the Recipient property. Density Transfers are only permitted between designated properties and according to the terms of specific programs in support of the goals of the City's Comprehensive Plan.

**Density Transfer Donor (Density Donor, Donor):** the lot or parcel which is party to a Density Transfer transaction acting as the Sending Area, which provides Density Rights in the form of the lot or parcel's by-right Density Allowance or Density Allocation for use at another location (the Density Recipient). The Density Rights of the Density Transfer Donor site are vacated during the transaction by the granting of a conservation easement to a third-party Approved Conservation Land Trust.

**Density Transfer Receiving Area:** a lot or area designated on either the Official Community Plan for the area or the City's Sector Plan, if one has been adopted, as being eligible for Density Transfer Recipient status, whereby the By-Right Density Allowance or Density Allocation for other lots or areas within Sending Areas may be transferred to the lot or area. Once the transfer has been executed, the Density Allowance of the lot or Density Allocation of the area is increased by the amount of the transfer.

**Density Transfer Recipient (Density Recipient, Recipient):** the lot which is party to a Density Transfer transaction acting as the Receiving Area, which receives Density Rights in the form of an Acquired Density Allowance representing the terminated by-right Density Allowance or Allocation from another lot or parcel (the Density Donor). The Density Rights acquired from the Density Transfer Recipient site are recorded by deed restriction on the Recipient property and in the records of the Planning Office.

**Density Transfer Sending Area:** a lot or area designated on either the Official Community Plan for the area or the City's Sector Plan, if one has been adopted, as being eligible for Density Transfer Donor status, whereby the By-Right Density Allowance or Density Allocation for the lot or area may be vacated and transferred to an eligible Density Transfer Receiving Area. Once the transfer has been executed, the former Sending Area's Density Rights are partially or wholly vacated, depending upon the terms of the Density Transfer, and the lot or area is rezoned to either O1 Open Preserved Sector, or to a Zone set by the terms of the Density Transfer program which established the Sending Area. Once Density Rights have been extracted from a Sending Area, development of the property is strictly banned.

**Design Speed:** is the velocity at which a thoroughfare tends to be driven without the constraints of signage or enforcement. There are three ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired design speed.

**Developable areas:** residual to the Preserved Open Sector.

**District:** see **Special District**.

**Driveway:** a vehicular lane within a lot, usually leading to a garage. A Driveway in the First Layer may be used for parking if it is no more than 18 feet wide, thereby becoming subject to the constraints of a parking lot.

**East Pass Christian:** that certain parcel designated on the City's Sector Plan as Sector G4-East Pass Christian.

**Edgeyard Building:** a building that occupies the center of its lot with setbacks on all sides.

**Elevation:** an exterior wall of a building not along a Frontage Line. See: **Facade** (Table 16)

**Enclosed Habitable Floor Space:** Floor space area within the exterior envelope of a building, excluding attached garage space or those spaces with less than seven (7) feet of head room above the floor. Enclosed Habitable Floor Space includes open porches.

**Enfront:** to place an element along a frontage line, as in "porches enfront the street."

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

**Equivalent Housing Unit (EHU):** an abstracted measure of development (Function Volume) variously equivalent to one Independent Residential Unit, two bedrooms of Lodging, 1000 square feet of Retail floor space, or 1000 feet of Office floor space. EHUs are used in calculating densities for mixed-use environments.

**Infill Community Plan:** a Community Plan for a district including existing, built-out urban fabric, possibly including some undeveloped parcels. See Community Plan.

**FEMA:** the Federal Emergency Management Agency. FEMA administers the National Flood Insurance Program, which impacts development and buildings through local communities' Flood Damage Prevention Ordinances.

**First Layer:** a range of depth of a lot starting at the Frontage Line and extending to the rearmost portion of the structure's front Facade. Within the First Layer certain elements are permitted and others forbidden (see Table 16).

See also Second Layer, Third Layer, Fourth Layer.

**Flood Hazard Area:** any of several types of areas recognized for some degree of potential flood threat which may be identified and regulated by the City of Pass Christian's Flood Damage Prevention Ordinance. See the Flood Damage Prevention Ordinance for detailed descriptions of the various regulated Flood Hazard Areas.

**Fully Shielded Luminaire:** A Luminaire which directs no light above a horizontal plane intersecting the topmost point of the fixture; all light emanating from such a fixture is therefore directed downward or outward, but not upward.

See Luminaire,

**Estate House** (Syn.: Country house, Villa): an edgeyard building type. A single-family dwelling on a very large lot of rural character, often shared by one or more ancillary buildings

**Facade:** the exterior wall of a building that is set along a Frontage Line. Facades are more tightly regulated than Elevations due to their impact on the public realm. See Elevation, Frontage Line.

**Frontage Line:** those lot lines that coincide with a Public Frontage. Facades along Frontage Lines define the public realm and are therefore more regulated than the elevations that coincide with other Lot Lines (see Table 16). A property Enfronting

two or more Thoroughfares need have only a single Principal Entrance.

**Gazebo:** a freestanding elevated covered porch independent of other buildings. The architectural standards for porches apply.

**GIS (Geographic Information System):** a computerized program in wide-spread municipal use that organizes data on maps. Various municipal departments can input information including the location of wetlands, thoroughfares, water/sewer lines, boundaries, building footprints, schools, zoning, land-use, etc. GIS makes information available as layered databases. The protocol for preparing a Sector Plan should be based on GIS information (Section 2.1).

**Greenfield:** a project planned for an undeveloped area outside the existing urban fabric. See **Infill**.

**Greenway:** an open space corridor in largely natural conditions which may include Trails for bicycles and pedestrians.

**Greyfield:** an area previously used primarily as a parking lot. Shopping centers and shopping malls are typical Greyfield sites.

**Gross Area:** the total area of a development or district, including Thoroughfares but not Civic Functions. See also Lot-Level Area.

**Gross Equivalent Density:** Function Volume Density for an extended area, specified as the number of Equivalent Housing Units per unit of Gross Area of a development. The Gross Equivalent Density for New Communities is limited in the SmartCode through a By-Right Gross Equivalent Density Limit and a By-Transfer Limit.

See Equivalent Housing Unit, Gross Area.

**Height-Density Breakpoint Table or Formula:** a schedule, provided as part of any Community Plan permitting Building-Scale Density Bonuses or Transfers, which determines the Acquired Density Allowance required to qualify for a particular Additional Height Allowance.

**Height Baseline:** the base elevation from which the height of a building is measured. Outside the Flood Hazard Zones regulated by the City of Pass Christian's Flood Damage Prevention Ordinance, the Height Baseline is the average grade of the primary Frontage setback line for the Principal Building on the lot. Inside the Flood Hazard Zones, the Height Baseline is the Minimum Buildable Elevation determined by the flood ordinance.

See Minimum Buildable Elevation.

**Historical Architectural Guidelines:** guidelines or requirements associated with a particular Historic District which govern the external design and layout of structures and landscaping. Such Guidelines serve as standards for review of plans for structures within the District by the City Architect.

**Historical Commission:** a designated commission that is devoted to the preservation, restoration, repair or re-creation of historic sites, structures and character within one of the Historic Districts of Pass Christian, or with respect to Historic Structures or Historic Sites within the City.

**Historic District:** any district designated as such by the Mayor and Board of Aldermen and identified as such on the zoning map of the City.

**Historic Site:** a site designated as such on an official map adopted by the Mayor and Board of Aldermen and maintained by the City. A Historic Structure must be an existing structure.

**Historic Structure:** a structure designated as such on an official map adopted by



the Mayor and Board of Aldermen and maintained by the City. A Historic Structure may be an existing structure or a structure that existed prior to August 29, 2005.

**Home Occupation:** non-retail commercial enterprises permitted in Zones T3-6. The work quarters should be invisible from the frontage, located either within the house or in an outbuilding. Permitted activities are defined by the Restricted Office category (Table 11).

**House** (Syn.: Single): an edgeward building type. A single-family dwelling on a large lot, often shared with an ancillary building in the rearyard.

**Independent Building:** a building designed by a different architect from the adjacent buildings.

**Independent Residential Unit (IRU):** Residential premises constituting one principal dwelling unit and possibly one Ancillary Dwelling Unit.

**Infill Community:** a community within or adjacent to the existing developed urban fabric of the City.

**Infill:** a project within existing urban fabric.

**Inside Turning Radius:** the curved edge of a thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. (See Tables 3 and 16)

**Kiosk:** a small open-fronted building or booth of less than 75 square feet from which newspapers, magazines, refreshments, tickets, information pamphlets, and similar goods may be sold, or through which police presence or similar community services may be offered. A Kiosk shall not exceed 12 feet in height, shall have Facades on all sides, shall be approved by the City Architect as being an excellent embodiment of either the Gulf Coast Pattern Book, or of the Community Architectural Guidelines if they exist. The City may require that all Kiosks be securely stowed according to requirements set forth by the Planning Official, Police Chief, or Fire Chief of the City in anticipation of impending severe weather, may require the posting of a bond at the time of permitting to assure that such removal and stowage is performed in a timely manner, and shall impose such other requirements as may be necessary to assure the public safety. A Kiosk and associated displays may not impede pedestrian passage on the sidewalk. Goods may be displayed outside the Kiosk but shall not be stored outside the Kiosk outside hours of business. Only goods of sizes which allow them to be passed through the sales window of the Kiosk may be sold. The open area of the sales window shall not exceed 30 inches by 30 inches.

**Layer:** a range of depth of a lot within which certain elements are permitted (see Table 16). See First Layer, Second Layer, Third Layer, and Fourth Layer.

**Linear Pedestrian Shed:** A Pedestrian Shed that is elongated along an important Commercial corridor such as a main street. The resulting shed is shaped like a lozenge. (Sometimes called an Elongated Pedestrian Shed.)

**Liner Building:** a narrow building specifically designed to mask a surface parking lot, a parking structure, or other structure from a Frontage by creating a Facade. The provision of usable space within the Liner Building is secondary to its primary purpose of screening.

**Linked Sending Group:** several parcels located within the same Pedestrian Shed which are designated as a group of conditional Civic Space Density Transfer program Sending Areas. Once the Density Rights have been extracted from one of the parcels, the others lose their status as viable potential Density Donors and are no longer part of the CSDT Sending Area

**Live-Work:** a fee-simple dwelling unit that contains a Commercial component anywhere in the unit. (Syn.: Flexhouse.) (See **Work-Live**.)

**Lodging:** premises available for daily and weekly renting of bedrooms. The area allocated for food service shall be calculated and provided with parking according to Retail Function. Bedrooms in Lockoff Units shall be counted towards the Lodging Function Volume of a lot or parcel in any Transect Zone with Open Lodging Intensity.

**Long Pedestrian Shed:** A Pedestrian Shed of 1/2 mile radius used for mapping community types when a transit stop (bus or rail) is present or proposed as the Common Destination. The Long Pedestrian Shed is based on the fact that people will walk 10 minutes to transit. See Pedestrian Shed.

**Lot Density Allowance:** The maximum number of Equivalent Housing Units which may be constructed on a lot. The Lot Density Allowance may be increased from the By-Right Density Allowance through Density Transfers and Bonuses, and is then the sum of the By-Right and the Acquired Density Allowances, but in no case may the total number of units exceed the Absolute Maximum Density Allowance. (Synonym: Total Density Allowance).

See Absolute Maximum Density Allowance, By-Right Density Allowance, Acquired Density Allowance.

**Lot-Level Area:** the total area of a development or district included in individual lots, excluding the area covered by thoroughfares and Civic Functions. Synonyms: net area, building-scale area. See also Gross Area.

**Lot Line:** the boundary that legally and geometrically demarcates a lot (see Frontage Line). Such lines appear graphically on Community and Site Plans. Codes reference lot lines as the baseline for measuring setbacks (see Tables 16 and 14G).

**Lot Width:** the length of the principal Frontage Line of a lot.

**Luminaire:** A light fixture, including the electric lamp(s), lamp socket, and any other associated optical or electrical components, but not including the means of support, whether by pole, bracket, or other means.

**Main Civic Space:** a designated Civic Space near the center of a Pedestrian Shed. In a New Community, each Pedestrian Shed shall have at least one Main Civic Space.

**Manufacturing:** premises available for the creation, assembly and/or repair of artifacts, and including their retail sale.

**Maximum Building-Scale Density:** A parameter of a Transect Zone or district which conveys the maximum number of Equivalent Housing Units per unit Lot-Level Area which can be constructed on lots within a district or Transect Zone by right, without acquiring additional Density Rights. For each lot in the district, the Maximum Building-Scale Density and the lot's area determine the By-Right Density Allowance for the lot. See Absolute Maximum Building-Scale Density.

**Meeting Hall:** a building available for gatherings, including conferences. It should accommodate at least one room equivalent to a minimum of 10 square feet per projected dwelling unit within the pedestrian Shed in which the meeting hall is located. A Meeting Hall shall be completed upon the sale of 75% of the dwelling units. The Meeting Hall may be used for the marketing purposes of the development until the sale of 75% of the dwelling units, at which time control of its use shall be given to the [Community Council].

**Minimum Buildable Elevation (MBE):** The minimum elevation at which the lowest habitable level of a structure may be built in compliance with the City of Pass

Christian's Flood Damage Prevention Ordinance, or, alternatively by choice of the property owner, in compliance with the Federal Emergency Management Agency's (FEMA's) post-Hurricane-Katrina Advisory Base Flood Elevations if they exceed the requirements of the City's Flood Ordinance. Depending on the Flood Hazard Area, the MBE is expressed either as a minimum elevation for the finish surface of the first floor or for the lowest surface of a structural member supporting the first floor. Refer to the City's Flood Damage Prevention Ordinance for specific requirements.

**Nearly Fully Shielded Luminaire:** a luminaire which is Fully Shielded when operated without its plastic or glass diffuser or window, but which, owing to the scattering effects of such a window or diffuser, is not Fully Shielded when operated completely assembled.

**Neighborhood:** a mostly residential area, often but not necessarily with a recognizable edge, based on a mapped Pedestrian Shed with a mixed-use center or corridor.

**Neighborhood Store:** a Retail establishment of 2000 square feet or less selling stock or services appropriate to the routine needs of a surrounding residential neighborhood.

**Net Developable Area, Net Site Area:** the developable areas of a site. The Net Site Area shall be allocated to the various Transect Zones according to the parameters in Table 14A.

**New Community Plan:** a Community Plan for a Greenfield development. Once it has received Final Approval, a New Community Plan acts as the zoning regulation for the completed development.

**Office:** premises available for the transaction of general business but excluding retail, artisanal and manufacturing uses.

**Open Sector:** One of the two Sectors where development is discouraged.

**Outbuilding:** an accessory building, usually located towards the rear of the same lot as a Principal Building. It is sometimes connected to the principal building by a Backbuilding. Outbuildings shall not exceed 600 square feet of habitable space, excluding parking areas (see Table 16).

**Parking Structure:** a building containing two or more stories of parking. Parking Structures shall have Liner Buildings at the first story or higher.

**Passage (PS):** a pedestrian connector passing between buildings, providing shortcuts through long blocks and connecting rear parking areas to frontages. Passages may be roofed over.

**Path (PT):** a pedestrian way traversing a park or rural area, with landscape matching the contiguous open space. Paths should connect directly with the urban sidewalk network.

**Pedestrian Shed:** An area, approximately circular, that is centered on a Common Destination. A Pedestrian Shed is applied to determine the approximate size of a Neighborhood. A Standard Pedestrian Shed is 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along Thoroughfares. The Common Destination should have the present or future capacity to accommodate a T5 Transect Zone for TND and a T6 Zone for RCD. A Long Pedestrian Shed is 1/2 mile radius or 2640 feet, and may be used in Community planning when transit is present or proposed. (Sometimes called a "walkshed" or "walkable catchment.") A Linear Pedestrian Shed is elongated

to follow a Commercial corridor. See Standard, Long, or Linear Pedestrian Shed.

**Planter:** the element of the public streetscape which accommodates street trees. Planters may be continuous or individual.

**Pocket Park:** Civic Space meeting the general size and location requirements of a Playground but intended for general use rather than for the use of children. A Pocket Park shall include at a minimum seating for two, a trash receptacle, lighting, and landscaping. Pocket Parks are generally quite small and should include more intensive landscaping and public art than other forms of Civic Space.

**Podium:** an apparent continuous base or pedestal under a building, commonly comprising a crawl space or filled chain wall.

**Primary-Secondary Grid:** thoroughfare designations appearing on the Regulating Plan. Buildings on the P-Grid are subject to all of the provisions of this Code. Buildings on the S-Grid are exempt from certain provisions, allowing for Warranted open parking lots, unlined parking decks, drive-throughs and hermetic building fronts.

**Principal Building:** the main building on a lot, usually located toward the frontage (see Table 16).

**Principal Frontage Line:** the Frontage Line of a lot abutting the street on which the lot is addressed, or toward which the primary entrance of the building opens. A lot may have only one Principal Frontage Line, but may have several Secondary Frontages. See also Secondary Frontage Line.

**Private Frontage:** the privately held layer between the frontage line and the principal building facade. The structures and landscaping within the Private Frontage may be held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches and galleries (see Table 7).

**Public Frontage:** the area between the curb of the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the type of curb, walk, planter, street tree and streetlight (see Table 4).

**Rear Alley (AL):** a vehicular driveway located to the rear of lots providing access to service areas and parking, and containing utility easements. Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges.

**Rear Lane (LA):** a vehicular driveway located to the rear of lots providing access to parking and outbuildings and containing utility easements. Rear lanes may be paved lightly to driveway standards. Its streetscape consists of gravel or landscaped edges, no raised curb and is drained by percolation.

**Rearyard Building:** a building that occupies the full frontage line, leaving the rear of the lot as the sole yard. This is a more urban type, as the continuous facade spatially defines the public thoroughfare. For its residential function, this type yields a rowhouse. For its commercial function, the rear yard can accommodate substantial parking.

**RCD or Regional Center Development :** a Community Type based upon a partial or entire Long Pedestrian Shed Area, oriented toward a strong Town Center. With transit existing or proposed, it is called TOD (Transit-Oriented Development). The minimum developable area of an RCD/TOD is 160 acres for greenfield and 80 acres for infill. This Community Type is permitted by right within the G-3 Intended Growth Sector (see Section 3.3.3) and the G-4 Infill Growth Sector (see Section 4.3.2) RCD/TOD may be adjoined without buffers by one or several Standard Pedestrian Sheds that meet the individual Transect Zone requirements of an RCD as specified

in Tables 2 and 14A.

**Residential:** premises available for long-term human dwelling.

**Retail:** premises available for the sale of merchandise and food service.

**Retail Frontage Line:** Frontage Lines designated on a Community Plan that require the provision of a Shopfront, causing the ground level to be available for retail use.

**Road (RD):** a local, rural and suburban thoroughfare of low vehicular speed and capacity. Its public frontage consists of swales drained by percolation and a walking path or bicycle trail along one or both sides. The landscaping consists of multiple species composed in naturalistic clusters. This type is allocated to the more rural Transect Zones (T1-T3).

**Rowhouse:** a single-family dwelling that shares a party wall with another of the same type and occupies the full frontage line (Syn: Townhouse; see **Rearyard Building**).

**Rural Boundary Line:** the extent of potential urban growth as determined by existing geographical determinants. The rural boundary is permanent.

**Second Layer:** a range of depth of a lot starting at the rearmost portion of the structure's front Facade and extending 20 feet toward the rear of the lot. Within the Second Layer certain elements are permitted and others forbidden (see Table 16). See also First Layer, Third Layer, Fourth Layer.

**Secondary Grid:** see **Primary-Secondary Grid**.

**Secondary Frontage Line:** a Frontage Line of a lot other than its Principal Frontage. Typically a Secondary Frontage is the side street Frontage for a corner lot. A lot may have only one Principal Frontage, but may have several Secondary Frontages, each corresponding to a different street bounding the lot. See also Principal Frontage.

**Sector:** a neutral term for a geographic area. In the SmartCode there are six specific Sectors that establish the legal boundaries for several kinds of development. Two Sectors represent unbuildable open space (Preserve and Reserve) and the other four are Urban Growth Sectors of varying intensity (Restricted, Controlled, Intended and Infill Growth Sectors). Sectors address the legal status of place at the regional scale while Transect Zones address the physical character of communities. Sectors contain Community Types (CLD, TND, RCD, TOD), which contain Transect Zones, which contain design standards appropriate to those T-Zones.

**Service Boundary Line:** the extent of potential or feasible urban growth as determined by the extension of infrastructure, principally sewer.

**Setback:** the area of a lot measured from the lot line to a building facade or elevation. This area must be maintained clear of permanent structures with the exception of: galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first story level) which are permitted to encroach into the Setback (see Section 5.2.1 and Table 14G).

**Shared Parking Policy:** an accounting for parking spaces that are available to more than one function. The requirement is reduced by a factor, shown as a calculation. The Shared Parking ratio varies according to multiple functions in close proximity which are unlikely to require the spaces at the same time (see Tables 11 and 12).

**Sideyard Building:** a building that occupies one side of the lot with a setback to the other side.

**Sidewalk:** the paved layer of the public frontage dedicated exclusively to pedestrian activity.

**Sidewalk Retail:** Open-air retail uses including pushcart peddlers, outdoor cafes and restaurants, and open-air markets. Also, a Special Requirements designation on a Community Plan requiring coordination of the Public and Private Frontages so as to accommodate Sidewalk Retail (in the first sense), allowing the use of the designated area by licensed vendors of such retail, and requiring abutting lots to plan for the possibility of future provision of open market services, including secure storage areas for pushcarts in parking structures and retail space on the first floor with dedicated sidewalk access to accommodate possible outdoor restaurant usage.

**Special Flood Hazard Area:** one of several Flood Hazard Areas which may be identified and regulated by the City of Pass Christian's Flood Damage Prevention Ordinance. See the Flood Damage Prevention Ordinance for a detailed description.

**Specialized Building:** a building that is not subject to Residential, Commercial, or Lodging classification. Most specialized buildings are dedicated to manufacturing and transportation, and are distorted by the trajectories of machinery.

**Special District (SD):** Special District designations shall be assigned to areas that, by their intrinsic function, disposition, or configuration, cannot conform to one of the six normative Transect Zones or four Community Types specified by this Code. Typical Districts may include large parks, institutional campuses, refinery sites, airports, etc.

**Standard Pedestrian Shed:** An area, roughly circular, that is centered on a Common Destination. A Pedestrian Shed is applied to determine the approximate size of a Neighborhood. A Standard Pedestrian Shed is 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. The Standard Pedestrian Shed is based on the fact that, provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along thoroughfares. (Sometimes called a "walkshed" or "walkable catchment.") See Pedestrian Shed.

**Stepback:** a horizontal offset of a building Facade as measured at two different Heights. The offset must move the Facade away from the Frontage or Lot Line it faces with increasing height. A Stepback requirement may be monolithic, as in a requirement for a 24-foot Stepback at the eighth-ninth Story transition, or cumulative, as in a requirement for a 24-foot Stepback between the top of the fourth Story and the bottom of the ninth Story.

**Story:** a habitable level within a building of no more than 14 or 16 feet in height from finished floor to the finished floor above. Attics and raised basements are not considered stories for the purposes of determining building height. (See **Building Height**.)

**Streamside Corridor:** the zone within which a waterway flows, its width to be variably interpreted according to the Transect Zone.

**Street (ST):** a local urban thoroughfare of low speed and capacity. Its public frontage consists of raised curbs drained by inlets and sidewalks separated from the vehicular lanes by a planter and parking on both sides. The landscaping consists of regularly placed street trees. This type is permitted within the more urban Transect Zones (T4-T6).

**Streetscape:** the urban element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible

private frontages (building facades and elevations, porches, yards, fences, awnings, etc.), and the amenities of the public frontages (street trees and plantings, benches, streetlights, etc.).

**Streetscreen:** sometimes called Streetwall. A freestanding wall built along the Frontage Line, or coplanar with the adjacent Facade, often for the purpose of masking a parking lot from the thoroughfare. Streetscreens should be between 4 and 8 feet in height and constructed of a material matching the adjacent building Facade. The streetscreen may be a hedge or fence by Warrant. Streetscreens shall have openings no larger than is necessary to allow automobile and pedestrian access. In addition, all streetscreens over 4 feet high shall be 30% permeable or articulated to avoid blank walls. A single length of streetscreen along a Frontage, including any pedestrian and vehicle openings, may be no longer than 50 feet maximum.

**Substantial Modification:** alterations to a building that are valued at more than 50% of the replacement cost of the entire building, if new.

**Subzone:** a zone which shares many of its requirements with one or more other zones. The zones are referred to as Subzones of a Zone which represents the entire class.

**TDR - Transfer of Development Rights:** a method of relocating existing zoning rights from areas to be preserved as open space to areas to be more densely urbanized.

**TDR Receiving Area:** an area intended for development that may be made more dense by the purchase of development rights from TDR Sending Areas.

**TDR Sending Area:** an area previously zoned for development within the designated Reserved Open Sector (O2). The development rights assigned to this land may be purchased for TDR Receiving Areas. The sending areas, voided of their development rights, are re-allocated to the Preserved Open Sector (O1)

**Terminated Vista:** a location at the axial conclusion of a thoroughfare. A building located at a Terminated Vista designated on a Community Plan is required to be designed in response to the axis.

**Third Layer:** a range of depth of a lot starting 20 feet behind the rearmost portion of the structure's front Facade and extending to the rear lot line. Within the Third Layer certain elements are permitted and others forbidden (see Table 16). See also First Layer, Second Layer, Fourth Layer.

**Third Place:** a private building that includes a space conducive to unstructured social gathering. Third Places are usually bars, cafés, and corner stores.

**Thoroughfare:** a vehicular way incorporating moving lanes and parking lanes within a right-of-way (see Tables 3 and 16).

**Tier:** synonym for Sector.

**TND or Traditional Neighborhood Development:** a Community Type based upon a Standard Pedestrian Shed oriented toward a Common Destination consisting of a mixed-use center or corridor, and having a minimum developable area of 80 acres for greenfield and 20 for infill. This Community Type is permitted by right within the G-2 Controlled Growth Sector, the G-3 Intended Growth Sector (see Section 3.3.2) and the G-4 Infill Growth Sector (see Section 4.3.2). A TND may be comprised of a partial or entire Standard Pedestrian Shed or more than one Standard Pedestrian Shed. (Syn.: Village, Urban Village).

**TOD:** Transit-Oriented Development. TOD is Regional Center Development (RCD) with transit available or proposed. This Community Type is permitted by right within the G-3 Intended Growth Sector and G-4 Infill Growth Sector.

**Town:** RCD. A Community Type consisting of at least one Long Pedestrian Shed with a strong mixed-use center, or more than one TND sharing a center.

**Town Center:** the mixed-use center or main commercial corridor of a community. A Town Center in a hamlet or small TND may consist of little more than a meeting hall, corner store, and main civic space. A Town Center for RCD or TOD communities may be a substantial downtown commercial area, often connected to other Town Centers by transit.

**Townhouse:** Syn. **Rowhouse.** (See **Rearyard Building.**)

**Transect:** a system of ordering human habitats in a range from the most natural to the most urban. The SmartCode is based upon six Transect Zones which describe the physical character of place at any scale, according to the density and intensity of land use and urbanism.

**Transect Zone (T-Zone):** Transect Zones are administratively similar to the land-use zones in conventional codes, except that in addition to the usual building use, density, height, and setback requirements, other elements of the intended habitat are integrated, including those of the private lot and building and the enfronting public streetscape. The elements are determined by their location on the Transect scale. The T-Zones are: T1 Natural, T2 Rural, T3 Sub-Urban, T4 General Urban including the T4L Limited Urban and T4+ Open Urban, T5 Urban Center including the T5C Urban Center and T5H Urban Height Subzones, and T6 Urban Core (see Table 1).

**Transition Line:** a horizontal line spanning the full width of a facade, expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

**Type:** a form category determined by function, disposition, and configuration, including size or extent. There are community types, street types, civic space types, etc. (See also: **Building Type.**)

**UDC (Urban Design Center):** A component of the Planning Office assigned to advise on the use of this Code and to aid in the design of the communities and buildings based on it.

**Unobstructed Courtyard Width:** the composite width, measured parallel to the Frontage Line, of the common-use landscaped area at the center of a Cottage Court which is free of any built structure, including porches, stoops, stairways, or Gazebos. The Unobstructed Width as defined herein may incorporate any number of trees, shrubs, or other natural objects or obstacles.

**Viewshed:** an area within, or critical to the provision of, a scenic or valued view from a Civic Space, transit corridor, or another space within the public realm.

**Urban Growth Boundary:** the extent of potential urban growth as determined by the projected demographic needs of a region. The urban boundary may be adjusted from time to time.

**Urban Village:** A TND Community Type within an urbanized area. See: **TND.**

**Village:** A Village is usually a TND Community Type standing isolated in the countryside, but with a stronger center than a hamlet due to its proximity to a transportation corridor. See: **TND.**

**Warrant:** a ruling that would permit a practice that is not consistent with a specific provision of this Code, but is justified by its Intent. Warrants may be granted administratively through the CRC.

**Work-Live:** a fee-simple mixed-use unit with a substantial Commercial component that may accommodate employees and walk-in trade. Work-Live units allow more



intensive non-residential usage and are therefore allowed only in Zones T4, T5, and T6, subject to the combined requirements of both the residential and the non-residential uses. In particular this subjects Work-Live units to ADA requirements and parking requirements more stringent than those imposed on Live-Work units. See Live-Work.