

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, except as set forth in section 3.1.2 below. This Article shall be applied in its entirety or not at all.
- 3.1.2 An owner may by right elect for the Existing Local Codes to be applicable to such owner's property with respect to all matters covered by this Article 3.
- 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 Development Review Committee or the Planning Office, or prepared by a special consultant as directed by the Mayor and the City Council.
- 3.1.4 New Communities of the Types corresponding to the appropriate Sectors and planned according to the provisions of this Code shall be approved administratively by the Planning Commission and the Mayor and City Council (or Development Review Committee if established), except to the extent otherwise required under applicable 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 Planning Commission and the Mayor and City Council (or Development Review Committee [deleted] if established),
- 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 Sheds 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 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 T-Zone standards in Article 5 of this code.

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, the G-3 Intended Growth Sector, and 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.

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. For purposes of Density calculation, the Transect Zone Areas include the Thoroughfares but not land allocated to Civic Function.

3.4.3 [RESERVED for TDR provisions]

- 3.4.4 The percent of the housing units shown on Table 14B shall be exchanged for other Functions at the following rates:
- For Lodging: 2 bedrooms for each unit of Overall Density.
 - For Office or Retail: 1000 square feet for each unit of Overall Density.
 - The number of units exchanged shall be approved by Warrant.
- 3.4.5 The housing and other Functions for each Transect Zone shall be further adjusted at the building scale according to Article 5 of this code.
- 3.5 ENVIRONMENTAL REQUIREMENTS
- 3.5.1 General
- 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)
- 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.
 - 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).
 - Impermeable surface shall be minimized and confined to the ratio of lot coverage by building specified in Table 14F.
 - 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)
- 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.
 - 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).
 - Impermeable surface shall be minimized and confined to the ratio of lot coverage by building specified in Table 14F.
 - 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)
- 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 2.2.2 and 2.3.2. The altera-

tion 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 2.2.2 and 2.3.2. 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 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 2.2.2 and 2.3.2. 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 Tables 3A-3D.
- b. Table 3C depicts specific thoroughfares applicable only to the Downtown area.
- 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 are prohibited and shall be permitted only when Warranted by natural site conditions.
- d. Lots shall enfront a vehicular Thoroughfare, except that 20% of the lots within each Transect Zone 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.

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. (See Tables 3, 4, 5, 6.)
- 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 Consolidated Review Committee and Mayor and City Council.
 - d. A Civic Function requiring more than 20% of the Pedestrian Shed shall become its own Special District, with provisions written as necessary (See Table 15).
- 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 Tables 13 and 22 and approved by the Consolidated Review Committee 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 warrant 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 should 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 should be reserved for Community needs to be determined jointly by the CRC, Planning Commission, and City Council. Its area shall be 1 acre for each increment of 100 dwelling units provided by the Community Plan.
 - c. One Civic Building lot suitable for a childcare building should 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 and T2 Rural Zones by Variance.
 - 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.
- 3.7.5 Civic Space Hazard Mitigation (CSHM)
- Lands in any Special Flood Hazard Area that are designated to be set aside for the purpose of hazard mitigation shall become permanent Civic Space by right regardless of size, subject to the Special District provision herein (Section 3.7.3). These CSHM areas shall count toward the required Civic Space allotment for each Pedestrian Shed. Areas too small to be coded as Special District shall conform to the Civic Space standards of Table 13 for one or more of any adjacent habitable Transect Zone(s).
- 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 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 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 and Table 8.
 - 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 Planning Commission.

- 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 Development Review Committee (DRC) shall prepare or have prepared on its behalf, by the Planning Office or a planner selected by the Planning Commission, an Infill Community Master Plan to guide further development.
- 4.1.2 An Infill Community Master Plan shall be prepared in a process of public consultation and subject to review and recommendation of the Development Review Committee and approval by the Mayor and City Council. The requirements of such master plan must be mandatory.
- 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 Development Review Committee and approval by the Mayor and City Council.
- 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 Development Review Committee by the Planning Office or a planner selected by the Planning Commission, under the Infill Community Master Plan provisions of Article 4, subject to review and recommendation of the Development Review Committee and approval by the Mayor and City Council.
- 4.1.5 An Infill Community Master Plan shall identify, assign and follow the requirements of the Community Types described in Section 4.3.
- 4.1.6 An Infill Community Master 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 Master 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 Five 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 Development Review Committee through public hearing and by approval of the Planning Commission, the Mayor and the City Council.

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.
- 4.2.2 The Transect Zones in the Citizens Master Plan are described and regulated in accordance with the provisions of Article 5 and Appendix I-V.
- 4.2.3 The Citizens Master Plan is hereby defined as the Infill Community Master Plan for the Downtown area. The precise boundaries and Transect Zones applicable to this Infill Community Master Plan are shown in Appendix I of this Code.

4.3 COMMUNITY TYPES

Infill Growth Sectors shall be planned according to the following Community Types as determined and recommended by the Development Review Committee and approved by the Planning Commission and the Mayor and City Council. 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 40 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.
- 4.3.2 Downtowns (RCD or Regional Center Development)
a. Downtowns shall be urbanized areas with at least 20 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 Development Review Committee and to the approval by the Planning Commission and the Mayor and City Council.
- 4.4 CIVIC FUNCTIONS
- 4.4.1 General
a. Infill Community Plans shall designate, or allow by Warrant, Civic Space (CS) and Civic Buildings (CB).
b. Civic Functions may be Warranted 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 2.8.2 and 2.8.3.).
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 Variance or by Warrant in any Transect Zone on sites reserved for Civic Buildings.
b. Civic Buildings shall not be subject to the Requirements of Article 5. The particulars of their design shall be determined by Variance.
- 4.4.4 Civic Space Hazard Mitigation (CSHM)
Lands in any Special Flood Hazard Area that are designated to be set aside for

the purpose of hazard mitigation shall become permanent Civic Space by right regardless of size, subject to the Special District provision herein (Section 4.3.3). These CSHM areas shall count toward the required Civic Space allotment for each Pedestrian Shed. Areas too small to be coded as Special District shall conform to the Civic Space standards of Table 13 for one or more of any adjacent habitable Transect Zone(s).

4.5 SPECIAL REQUIREMENTS

4.5.1 To the extent applicable, as shall be determined and recommended by the Development Review Committee (DRC) and the Planning Commission and approved by the Mayor and City Council, an Infill Community Master 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. Please refer to Table 19 for Grid locations within the Downtown area.
- 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 80% 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 First Layer.
- 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 and Table 8.
- 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 Commission.
- h. Any other provisions deemed necessary to improve the legibility of the public spaces.

4.6 PRE-EXISTING CONDITIONS

4.6.1 Existing buildings that do not conform to the provisions of this Code may continue in use as they are until a Substantial Modification (50% or more) is requested, at which time the Development Review Committee (DRC) shall determine the provi-

- sions of this section that shall apply, without limiting Sections 1.7, 1.8, 5.10, 5.11 or 5.12 .
- 4.6.2 Existing buildings that when renovated have at any time received a certificate of occupancy shall upgrade to the current D'Iberville, Mississippi Building Codes and may meet the standards of the code under which they were originally permitted.
- 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 and current Building Codes.
- 4.6.4 Where buildings exist on adjacent lots, the Development Review Committee (DRC) 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 Building Department 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 Commission
- 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.