



# West Homewood District Form-Based Code

City of Homewood, Alabama

Adopted August 26, 2013

## City of Homewood, Alabama

---

# West Homewood District Form-Based Code

Adopted by the Homewood City Council on August 26, 2013.

Prepared By: Regional Planning Commission of Greater Birmingham

Prepared For: West Homewood

---

This project was supported by funding from the Regional Planning Commission of Greater Birmingham (RPCGB) and the Birmingham Metropolitan Planning Organization (MPO) Building Communities Program. The contents of this document do not necessarily reflect the official views or policies of the Birmingham MPO or the RPCGB. For more information on this program, please visit <http://www.rpcgb.org> or call (205) 251-8139.

This plan was prepared as a cooperative effort of the U.S. Department of Transportation (USDOT), Federal Highway Administration (FHWA), Federal Transit Administration (FTA), the Alabama Department of Transportation (ALDOT), MPO and RPCGB as a requirement of Title 23 USC 134 and subsequent modification under Public Law 109-59 (SAFETEA-LU) August 2005. The contents of the plan do not necessarily reflect the official views or policies of the USDOT.



## Mayor

Honorable Mayor Scott McBrayer

## City Council

Vance Moody  
Fred Hawkins

## City of Homewood

Department of Building, Engineering and Planning  
Dept. Head Jim Wyatt  
Greg Cobb, Engineer Administrator  
Vanessa McGrath, Senior Planner

## Regional Planning Commission of Greater Birmingham

Mikhail Alert, Community Planner  
Philip Amthor, AICP, Senior Planner  
Charles Ball, AICP, Executive Director  
Darrell Howard, Deputy Director of Planning  
Steve Ostaseski, Principal Planner  
Scott Tillman, Director of Planning

---

Special thanks to all the citizens of West Homewood who attended and participated in the stakeholder interviews, community design workshop, and the document presentation meeting.

The project team would also like to acknowledge the following publications, from which some of the inspiration, ideas and guidance for this code were drawn:

- *City of Benicia Downtown Mixed-Use Master Plan (2007)*, Benicia, California, by Opticos Design, Inc..
- *Form-Based Codes: A Guide for Planners, Urban Designers, Municipalities & Developers (2008)*, by Daniel G. Parolek, Karen Parolek, and Paul C. Crawford.
- *Ranson, West Virginia Smart Code (2012)*, City of Ranson, West Virginia.
- *Santa Ana Renaissance Transit Zoning Code (2010)*, Santa Ana, California, by Moule & Polyzoides Architects and Urbanist.

---

<b>1. Article 1. Introduction</b>	<b>1-1</b>
1.1. Purpose and Intent	1-1
1.2. Components of the Code	1-5
1.3. How to Use this Document?	1-6

---

<b>2. Article 2. Urban Standards</b>	<b>2-1</b>
2.1. New Zone	2-1
2.2. Land Uses and Permit Requirements	2-3
2.3. Scott Street Zone	2-5
2.4. Additional Parking Requirements	2-9

---

<b>3. Article 3. Frontage Types</b>	<b>3-1</b>
3.1. Application	3-1
3.2. Description	3-2
3.3. Frontage Configurations	3-3
Arcade Configurations	3-3
Gallery Configurations	3-4
Shopfront Configurations	3-5
Raised Shopfront Configurations	3-6
Forecourt Configurations	3-7
Stoop Configurations	3-8

---

<b>4. Article 4. Sign Standards</b>	<b>4-1</b>
4.1. General Provisions	4-1
4.2. Sign Configurations	4-3

---

<b>5. Article 5. Public Space Standards</b>	<b>5-1</b>
5.1. General Provisions	5-1
5.2. Thoroughfare Assembly Configurations	5-3
Scott Street Thoroughfare Assembly (CS-42-22)	5-3
Oxmoor Road Thoroughfare Assembly (CS-72-40)	5-3
Oxmoor Road Thoroughfare Assembly (CS-64-38)	5-4
Oxmoor Road Thoroughfare Assembly (CS-82-62)	5-4
Oak Grove Road Thoroughfare Assembly (CS-82-62)	5-5

---

<b>6. Article 6. Glossary</b>	<b>6-1</b>
6.1. Definitions	6-1

---

**Figures**

1.1.	Illustrative Plan	1-4
2.1.	Regulating Plan	2-2
5.1.	Thoroughfare Assembly Plan	5-2

---

**Tables**

2.2.	Land Uses	2-3
2.4.	Minimum Parking Requirements by Building Use and Zone	2-9
2.4.	Parking Occupancy Rate	2-9
2.4.	Minimum Required Parking and Shared Parking Calculation	2-10
2.4.	Parking Space Dimension for All Zones	2-10
3.1.	Allowed Frontage Types by Zone	3-1
4.1.	Allowed Signs by Frontage Types	4-1

# Article 1. Introduction

## 1.1. Purpose and Intent

### 1.1.1. Purpose and Intent

**A.** The purpose of the West Homewood District Form-Based Code is to regulate standards governing allowable land uses, building and urban forms such as, but not limited to, building height and setback, signs, frontage types and thoroughfare designs in the West Homewood District. The Form-Based Code is intended to ensure that development projects, public and private, in the West Homewood District exhibit the highest standards of urban design, and create a form that is compact, walkable (pedestrian oriented) and mixed-use in character.

**B.** The illustrative West Homewood District Plan on page 1-4 shall serve to guide the CDRC staff with regard to the City's intent for land development in the West Homewood District. The images contained in the Form-Based Code are meant to demonstrate the character intended for the West Homewood District, but are for illustrative purposes only.

### 1.1.2. Authority

**A.** The City of Homewood is authorized to adopt this Form-Based Code pursuant to Chapter 52, Article 4 of Title 11 of the Code of Alabama, 1975, as amended.

**B.** Adoption of this Form-Based Code by the City of Homewood is necessary to promote the health, safety, convenience, and general welfare of the citizens of West Homewood and to assist in the coordinated, efficient, and economic development of the city. This Code is implemented in order to advance the purposes of the West Homewood District Plan.

**C.** This Code was adopted by vote of the City of Homewood Planning Commission and the City Council.

### 1.1.3. Applicability

**A.** Upon adoption by the City of Homewood, the Form-Based Code, when in conflict, shall supersede the provisions of other local codes, ordinances, regulations, and standards, except the Municipal Building Code and the Municipal Design and Construction Specifications.

**B.** Any subdivision of land proposed within the West Homewood District after the effective date of this Code shall be consistent with the Homewood Subdivision Regulations, except for Article IV, Div. 3, Sec. 124b and Sec. 125 of the Homewood Subdivision Regulations, in which case the subdivision shall be consistent with the standards established in Article 5 of this Code.

**C.** The City of Homewood existing local codes, ordinances, regulations, and standards shall continue to be applicable to issues not covered by the Form-Based Code, except when in conflict with standards set forth in the Form-Based Code.

**D.** If any provision of this Code is held, by a court of competent jurisdiction, to be invalid then the validity of the remaining provisions of this Code shall not in any way be affected or impaired.

### 1.1.4. Process

**A.** The Form-Based Code regulates any projects within the West Homewood District. To review applications for projects submitted under the Form-Based Code, the City of Homewood establishes a Community Development Review Committee (CDRC) to have jurisdiction over the reviewing and permitting of projects in the West Homewood District. The CDRC is also responsible for interpreting the standards established in the Form-Based Code. The CDRC shall consist of the following members: Mayor, City Council Representative, Planning Commission Representative, City Planner or Representative from Building Engineering and Zoning, and Fire Marshall. Operating procedures for the CDRC shall be determined by the CDRC, approved by the City Council, and published as CDRC Operating Procedures. These operating procedures shall be in writing and available for review by the public in the same manner as this Code. Nothing in this Code eliminates the need for obtaining any other permits required by the City of Homewood, or any permit, approval or entitlement required by any other applicable agency, and/or the regulations of any State or Federal agency.

**B.** The process for review and approval of project applications consist of the following steps:

**1.** Applicant must submit project plan for site and/or building to CDRC. The applicant shall list any Warrant it is requesting pursuant to Section 1.1.5. The CDRC shall schedule a review session within 21 days and review the application with the applicant to determine whether it complies with the standards set forth in the Form-Based Code. If the application is compliant and requires no Warrant then the application shall be approved.

**2.** If an application is not compliant, then the CDRC shall notify the applicant in writing within 15 days for each non-compliant aspect of the application. The CDRC shall also notify the applicant, after the review of the application, within 15 days if the applicant has requested a Warrant.

**3.** For an application that is denied, an applicant can re-submit its application within 15 days of receiving a letter of non-

1.1. Purpose and Intent, cont'd

compliance for its initial application from the CDRC. Once re-submitted, the CDRC will review the changes and decide if the changes meet the necessary criteria. The CDRC will make a decision on the revised application within 10 days. This process may be repeated as many times as necessary to achieve compliance. However, if the applicant does not re-submit their proposal within 15 days of a decision, the proposal shall be treated as a new proposal.

C. An applicant may appeal a decision of the CDRC to the City of Homewood Board of Zoning Adjustments (BZA) and may appeal a decision of the BZA to the Circuit Court. The CDRC shall schedule an appeal hearing within 15 days of receiving applicant's written request for an appeal.

D. Applications that are filed under this Code shall be processed with priority over other applications filed under the existing zoning code, including those with prior filing dates. The CDRC shall review and determine whether the application is approved or disapproved.

E. Should a violation of an approved application occur during construction, the CDRC has the right to require the applicant to stop, remove, and/or mitigate the violation, or to require the applicant to request a warrant to remedy the violation.

1.1.5. Warrant

A. A Warrant is an allowance that permits a minor deviation from the Code requirements where individual properties are both harshly and uniquely burdened by the strict application of the law. A Warrant does not include the substitution of uses assigned to other zones.

B. An applicant may deviate from the requirements of this Code by obtaining a Warrant. The CDRC shall have the authority to administratively approve or disapprove a request for a Warrant. The CDRC shall establish a Warrant Request form, per approval by the City Council, as part of its CDRC Operating Procedures and application process for applicants seeking to obtain a Warrant. These operating procedures shall be in writing and available for review by the general public in the same manner as this Code.

C. The request for a Warrant shall not subject the entire application to public hearing, but only that portion necessary to rule on the issue requiring a Warrant.

D. The following provision shall not be eligible for Warrant:  
a. Maintaining primary entry from public sidewalk for other than houses and duplexes.

1.1.6. Non-Conforming Structures and Uses

A. Any uses or structures that do not comply with the standards set forth in the Form-Based Code, at the time of adoption of this Code, will be considered a non-conforming use or structure, but will be allowed to continue as a non-conforming use or structure, unless the non-conforming use, structure or use in the structure is:

- a. Significantly renovated (50% or greater of the structure's gross square footage over a period of seven (7) cumulative years)
- b. Redeveloped to a non-conforming use
- c. Abandoned for a period of 12 months or greater
- d. Changed from one non-conforming use to another non-conforming use

B. Any of the above listed activities will be considered a violation of the Form-Based Code.

C. Any structure that is renovated or rebuilt to conform to the standards set forth in this Code shall not be required to provide parking in addition to its existing parking. If existing parking exceeds the requirements of this Code, parking may be reduced to meet the standards of the Code.

D. When a non-conforming structure has been brought into conformity with this Code, the sign that is on the structure and/or the site on which the structure is located shall be brought into conformity with Article 4 of this Code.

1.1.7. Non-Conforming Signs

A. Any signs that do not comply with the regulations set forth in Article 4 of this Code will be considered a non-conforming sign, but will be allowed to continue as a non-conforming sign, unless the sign, the structure, use or property the sign is associated with is:

- a. Significantly renovated (50% or greater of the structure and/or sign's gross square footage over a period of seven (7) cumulative years)
- b. Redeveloped to a non-conforming use

## Article 1. Introduction

### 1.1. Purpose and Intent, cont'd

- c. Abandoned for a period of 12 months or greater
- d. Changed from one non-conforming use and/or sign to another non-conforming use and/or sign

**B.** Non-conforming portable and temporary signs shall be removed or converted to a permitted sign within 60 days of official notification of a nonconforming status by the Code Enforcement Office.

**C.** Signs in the West Homewood District that are not regulated by the Sign Standards of this Code are not defined as non-conforming signs. The following signs in the West Homewood District are not regulated by the Sign Standards of this Code:

- a. Any sign located in the public right-of-way (ROW) and installed or maintained by the public works department of the City or by any other public entity having legal authority to maintain signs.
- b. Any sign that is located in a building or enclosed area designed to be viewed primarily by persons inside of such building or enclosed area.
- c. Signs directly appended to a building with the sole purpose of displaying and communicating the building's address.

#### 1.1.8. Pre-existing Conditions: Lots

An existing lot within the West Homewood District shall not be subject to the lot dimensions (width and depth) requirements of Section 2.3.1G and 2.3.1H unless the lot is subdivided. Newly platted lots shall be dimensioned according to Section 2.3.1G and 2.3.1H.

#### 1.1.9. Language

When used in this Form-Based Code, the words "shall," "must," "will," "is to," and "are to" are always mandatory. "Should," and "are encouraged to" are not mandatory but are strongly recommended; "may" is permissive. The present tense includes the past and future tenses; and the future tense includes the present. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise. The words "includes" and "including" shall mean "including but not limited to.. ."

#### 1.1.10. Abbreviations

bldg. = building	n/a = not applicable
CDRC = Community Development Review Committee	# = number (amount)
ft or ' = feet	o.c. = on center
" = inch	POR = parking occupancy rate
max. = maximum	ROW = right-of-way
min. = minimum	s.f. = square feet
- = not applicable	
N/P = not permitted	



## Article 1. Introduction

### 1.2. Components of the Code

#### 1.2.1. Urban Standards (Article 2)

The Urban Standards consist of the Regulating Plan, acceptable uses, building placement, height, parking placement and encroachment regulations for properties or lots fronting the Scott Street Zone. The Urban Standards also regulate various building elements and provide additional requirements for the Scott Street Zone.

#### 1.2.2. Frontage Types (Article 3)

Frontage Types provide description and design standards for each allowed frontage type in the West Homewood District. The allowance of Frontage Types in the West Homewood District is determined by the underlying zone in the Regulating Plan.

#### 1.2.3. Sign Standards (Article 4)

Sign Standards establish regulations that govern the type, size and location of signs in the West Homewood District to ensure all signs contribute to the character of the District's built environment and do not diminish the attractiveness of the District while providing an effective channel of communication. Sign Standards are also intended to safeguard and protect the public health, safety, and general welfare.

#### 1.2.4. Public Space Standards (Article 5)

Public Space Standards regulate the configuration and design of the right-of-ways (ROW) in the West Homewood District to enhance the streetscape and improve the interaction between the public and private realm. Thoroughfare assemblies are used to illustrate and establish regulatory guidelines for right-of-ways in the West Homewood District. These thoroughfare standards are applicable to the transformation of existing streets or the creation of new streets on parcels within the West Homewood District. Additional thoroughfares may be integrated into Article 5 as they are approved by the CDRC.

#### 1.2.5. Glossary (Article 6)

Terms relevant to the Form-Based Code are defined in the Glossary.

1.3. How to Use this Document?

**1.3.1. Step 1: Locate your property and find the zone your property fronts:**

Use the Regulating Plan (page 2-2) to locate your property and identify the applicable zone.



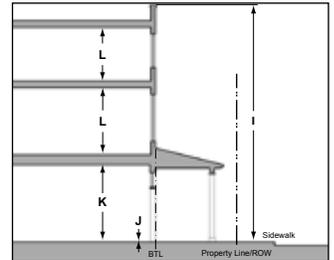
**1.3.2. Step 2: Determine whether the intended use is permitted in your zone:**

Check the Land Uses Table (page 2-3) to see what uses are permitted in your zone and if a special permit is required for the use. To determine whether the use is allowed on the 1st floor or upper floor of your building check the “Use-by-Floor” ( page 2-7 ).

Allowed Use(s)	Permit Required by Zone	
	West Street (WS) Zone	West Street & Old Grove West Extension (WSOWE) Zone
<b>Residential:</b>		
Dwelling, Accessory		
Dwelling, Duplex		
Dwelling, Fourplex		
Dwelling, Garden Homes, Pubs Homes		
Dwelling, Non-Attached Home Residence		
Dwelling, Single-Family		
Dwelling, Two-Unit Attached		
Dwelling, Upper-Story		
Manufactured Home Park		
Manufactured Home Trailer as Office Space		
Subdivision, Conservation		
<b>Commercial:</b>		
Auto Dismantling & Salvage Yards		
Bank Or Financial Service		
Bar & Beverage Use		
Boarding House		
Business/Professional Office		
Car Wash		
Convenience Store		

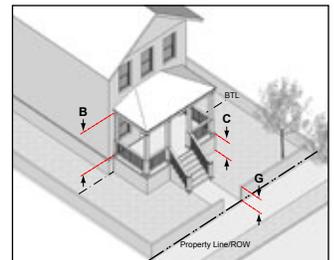
**1.3.3. Step 3: Determine the placement, height, parking, encroachment, allowed frontage type, building element and other requirements for your zone:**

Review Article 2, “Urban Standards,” for your zone. The zone standards are color coded and correspond to the colors in the Regulating Plan for easier identification.



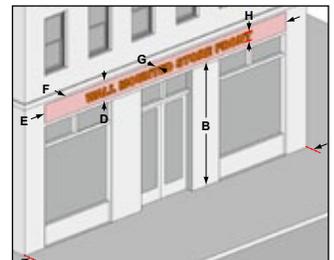
**1.3.4. Step 4: Understand the frontage types that are allowed in your zone:**

Use the Frontage Types (pages 3-1 to 3-8) to see the design configuration and other requirements for the allowed frontage types in your zone.



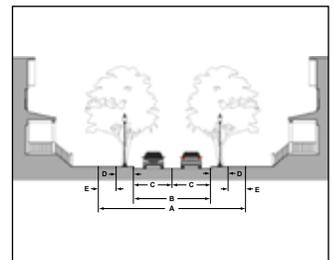
**1.3.5. Step 5: Determine what signs are allowed and their requirements for the West Homewood District:**

Use the Sign Standards (pages 4-1 to 4-4) to determine the types, orientation, location and size of signs allowed in the West Homewood District.



**1.3.6. Step 6: Determine the design requirements for modifying or creating right-of-ways within the West Homewood District.**

Use the Public Space Standards (pages 5-1 to 5-6) for required minimum sidewalk widths, landscaping and on-street parking requirements.



## Article 2. Urban Standards

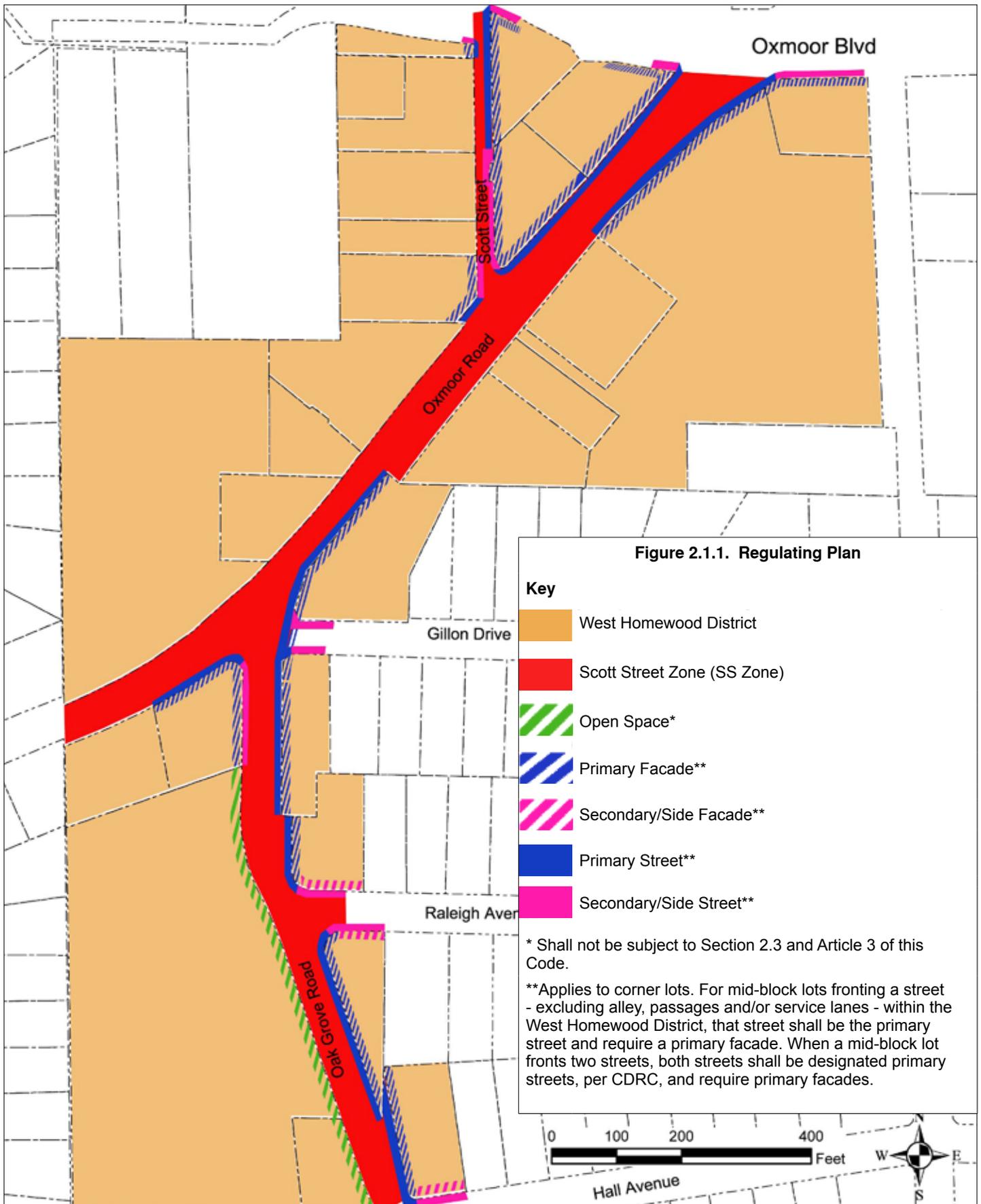
### 2.1. New Zone

#### 2.1.1. Regulating Plan

**A.** The Regulating Plan allocates and establishes the Scott Street Zone within the West Homewood District to provide a significant mixture of land uses and urban forms that meet the Intent (Section 1.1.1. ) of this Code. The Regulating Plan also identifies areas in the West Homewood District that are subject to the regulations of this Code. The Scott Street Zone is delineated on the Regulating Plan using a street-based classification system. The street-based classification designates the Scott Street Zone by right-of-way and subjects the lot adjacent to or fronting the designated right-of-way to the requirements of the Scott Street Zone. A description of the Scott Street Zone is listed below.

1. The intent of the Scott Street (SS) Zone is to facilitate a dense mixed-use development with a pedestrian oriented character along Scott Street, Oxmoor Road and Oak Grove Road. The zone allows for both vertical mixed-uses (retail or office on ground floor and office or residential on upper floors) and horizontal mixed-uses (varying uses side by side on the same block).

**B.** The Regulating Plan also designates primary and secondary (side) streets and primary and secondary (side) facades for lots within the West Homewood District. The primary street is fronted by the primary facade of the principal building, while the secondary street is fronted by the secondary facade and, only when indicated on the Regulating Plan, by the primary facade of the principal building. Corner lots are the only lots to have primary and secondary street designations. For mid-block lots fronting a street, that street shall be the primary street. Alleys, passages and/or service lanes are not primary or secondary streets. When a mid-block lot fronts two streets, both streets shall be designated primary streets, per CDRC, and shall be fronted by primary facades.



## Article 2. Urban Standards

### 2.2. Land Use and Permit Requirements

**Table 2.2.1 Land Uses**

Allowed Uses	Permit Required by Zone
	Scott Street (SS) Zone
<b>RESIDENTIAL</b>	
Dwelling, Multifamily	P
Dwelling, Single Family Attached	P
Home occupation Live-work	P
<b>COMMERCIAL</b>	
<b>Retail</b>	
Bar, tavern, night club, except with any of the following: Operating between 9 pm and 7 am	P
General retail, except with any of the following features: Alcoholic beverage sales*	P
Restaurants, cafe, coffee shop	P
<b>Services: Business, Financial, Professional</b>	
ATM	P
Auto or motor vehicle service	P
Bank, financial services	P
Business support service	P
Medical services: clinic, urgent care	P
Medical services: doctor office	P
Medical services: extended care	P
Office: business, service	P
Office: professional, administrative	P
<b>Services: General</b>	
Bed & breakfast	P
Day care center: child or adult	P
Lodging	P
Mortuaries, funeral homes	P
Personal services	P
Residential Care: 6 or fewer/ 7 or more clients	P
<b>CIVIC &amp; RECREATIONAL</b>	
Botanical gardens	P
Commercial recreation facility: indoor	P
Community assembly, public or private	P
Health/fitness facility	P
Library, museum	P
Park, playground, plaza, etc.	P
Public safety: fire, police, etc.	P
* Refers to alcoholic beverage shops	

2.2. Land Use and Permit Requirements, cont'd

Table 2.2.1. Land Uses	
Allowed Uses	Permit Required by Zone
	Scott Street (SS) Zone
<b>CIVIC &amp; RECREATIONAL</b>	
Religious institution	P
School, public or private	P
Studio: art, dance, martial arts, music, etc.	P
Theater, cinema or performing arts	P
<b>INDUSTRIAL</b>	
Artisan/craft product manufacturing	P
Furniture and fixture manufacturing, cabinet shop	P
Laboratory: medical, analytical	P
Manufacturing - light	P
Media production - office or storefront type (no sound stage)	P
Parking facility - public or commercial	P
Printing and publishing	P
Research and development	P
Wireless telecommunication facility	P

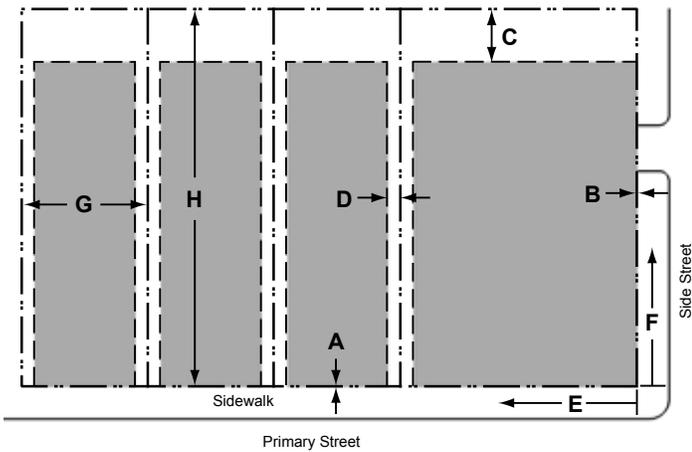
**Notes**

- A definition of each listed use is in Article 6.
- Prohibited uses are defined in Article 6.
- See Section 2.3.7 "Use-By-Floor" for uses that are allowed on the ground and/or upper stories.

KEY
P = Permitted by Right
N/P = Not Permitted

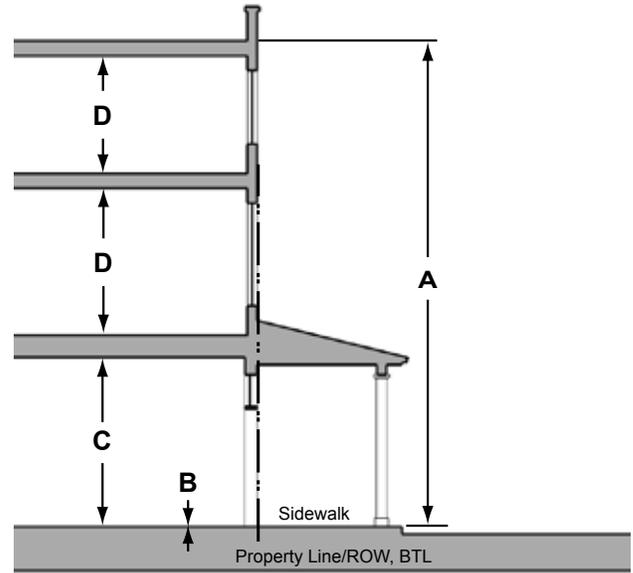
# Article 2. Urban Standards

## 2.3. Scott Street Zone (SS)



### Key

- — — — — Property Line
- Setback Line
- ..... Build-to-Line (BTL)
- Building Area



### 2.3.1. Building Placement

Build-to Line (Distance from Property Line/ROW)	Min.	Max.
A. Front-yard	0'	6' *
B. Side Street	0'	6' *

\*When cross slope exists on site building may only be set back 12' max. to allow for a raised shopfront.

Setback (Distance from Property Line)	Min.	Max.
C. Rear (adjacent to NPD)	5' (15')	n/a
D. Side-yard (side adjacent to NPD)	0' (10')	n/a

Building Form	Min.	Max.
E. Primary Facade built to BTL	60%	n/a
F. Side Facade built to BTL	30%	n/a
G. Lot Width	20'	125'
H. Lot Depth	n/a	220'
Lot Coverage	n/a	90%

### Notes

Street façades must be built to BTL within 30' of the block corner (except for chamfered corners used as a corner entry, which may be up to 12' in width).

Buildings on corner lots may be required to have more than one primary street facade (see Regulating Plan for requirements).

Jogs/recesses of no more than 16" in depth allowed in portions of facade for no more than 20' linear of the street facade.

Ancillary buildings shall be located in the rear of the primary building and shall be set back 15' max. and 5' min. from rear property line.

### 2.3.2. Height

Building Height Regulations	Min.	Max.
A. Main Building # of stories	1	3
To Eave/Base of Parapet	15'	48'
B. Finish Ground Floor Level (above adjacent sidewalk or grade)	n/a	6" *
C. Ground Story Clear Ceiling Height (finished floor to ceiling)	12' **	18'
D. Upper Story Clear Ceiling Height (finished floor to ceiling)	8'	12'
Ancillary Building # of stories	1	2
To Eave/Base of Parapet	15'	28'

\*May be 3' only when the ground story use is residential or when a raised shopfront is used.

\*\*May be 10' only when the ground story use is residential.

### Notes

Parapet shall be between 3' and 5' in height. All flat roofs shall have a parapet.

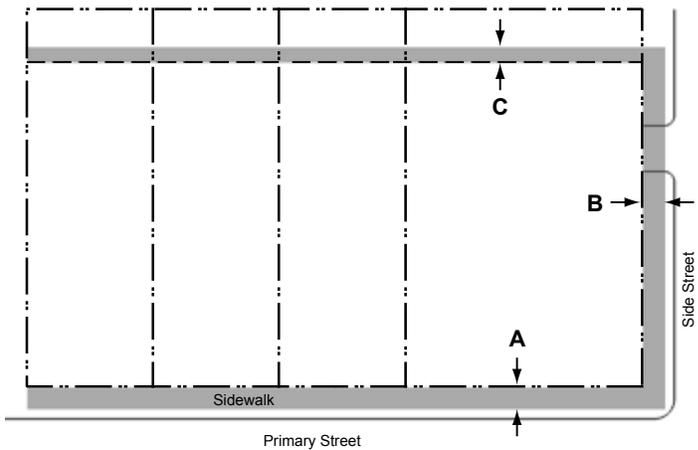
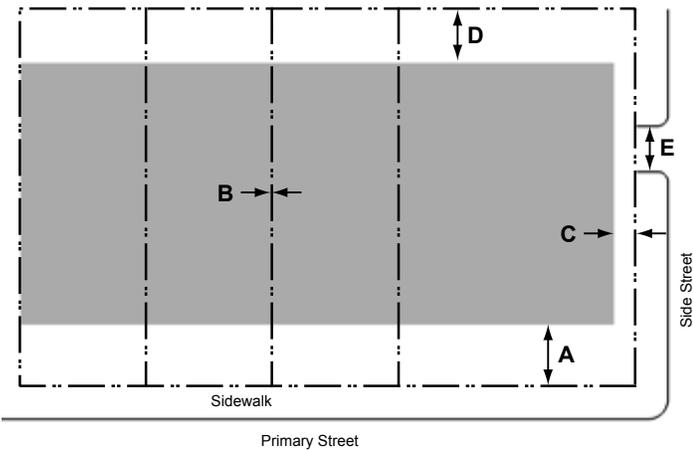
Mezzanines greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.

A parking structure within 40' of any principal building shall not exceed the building's eave or parapet height.

Balconies shall be a min. 8' above adjacent grade or sidewalk.

Height limits for all buildings do not apply to attics, masts, steeples, clock towers, chimneys, or elevator bulkheads.

2.3. Scott Street Zone (SS), cont'd



Key

- — — — — Property Line
- █ Parking Area

Key

- — — — — Property Line
- █ Encroachment Area
- - - - - Setback Line

2.3.3. Off-Street Parking (more information on page 2-9)

Location (Setback Distance from Property Line)	Min.	Max.
A. Front-yard*	25% of lot depth	n/a
B. Side-yard	0'	n/a
C. Side Street	5'	n/a
D. Rear (with alley)	5' (0')	n/a

\* May be setback 5' for 20% of lot width

Required Spaces	Min.	Max.
Residential Uses		
1 dwelling unit	1 space/ unit	
Non-Residential Uses		
Uses < 3,000 s.f.	No off-street parking required	
Driveway Widths	Min.	Max.
E. 1-way	9'	12'
2-way	18'	24'

Notes

Vehicular access to the off-street parking shall be from alley or side street and is only permitted from primary street when an alley or side street is not present.

50% of the on-street parking spaces adjacent to lot may count toward parking requirements.

Parking structures shall be set back a min. of 30' from the frontage lines of all adjacent streets, except alleys, to reserve room for Liner Buildings.

Surface parking within 20' of frontage line shall be masked from the primary and secondary frontage by a building or screenwall.

2.3.4. Encroachments

Location	Min.	Max.
A. Front-yard/Primary Street		
Awnings and Canopies	n/a	2' of curb*
Arcades and Galleries	n/a	2' of curb*
Balconies / Bay Windows	n/a	4' / 2'
Stoops**	n/a	6'
B. Side Street		
Awnings and Canopies	n/a	2' of curb*
Arcades and Galleries	n/a	2' of curb*
Balconies / Bay Windows	n/a	4' / 2'
Stoops**	n/a	6'
C. Rear		
Balconies / Bay Windows	n/a	4' / 2'
Stoops**	n/a	5'

\*Within 2' of curb except at curb extensions

\*\*Shall only encroach into setback. Shall not encroach into ROW

Notes

Eave permitted to 3' of property line. Eave may encroach setback 3'.

Upper story galleries facing the street must not be used to meet primary circulation requirements.

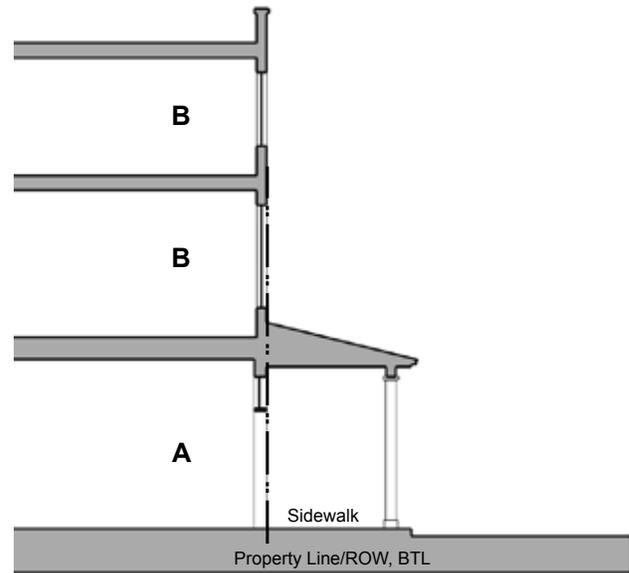
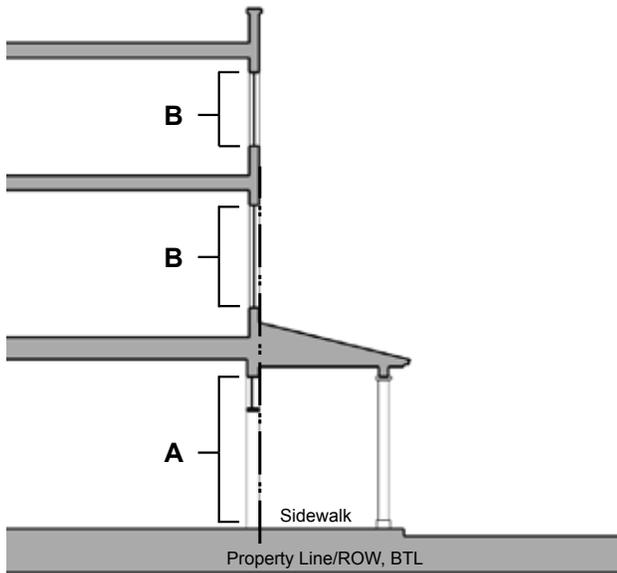
2.3.5. Allowed Frontage Types (see Article 3 for more info)

- Arcade\*, Forecourt, Gallery\*, Raised Shopfront, Shopfront, and Stoop

\*Arcade:3 stories; and Gallery 2 stories.

## Article 2. Urban Standards

### 2.3. Scott Street Zone (SS), cont'd



#### 2.3.6. Elements

	Openings/ Glazing (windows, doors, and etc)	Min.	Max.
Primary Street (% of facade)*			
A.	Ground Floor* (Residential Use)	70% (50%)	90%
B.	Upper Floor	30%	70%
Side Street (% of facade)			
A.	Ground Floor* (Residential Use)	55% (35%)	85%
B.	Upper Floors	30%	70%

\*No opaque or reflective glazing allowed

	Screenwall Heights*	Min.	Max.
	Streetwall Height	4'	6'
	Fence / Hedge Height**	3' / 3'	7' / 5'

\*All heights measured above adjacent sidewalk or grade.

\*\*Fence permitted along rear and common property line. Hedge permitted along rear, common and secondary frontage lines.

#### Notes

All ground floors must have a primary entrance along the primary street facade (may have 1 primary entrance for buildings on a corner or to a courtyard).

Blank lengths of wall exceeding 15 linear feet are prohibited on all required BTL.

Any building or structure wider than 50' must be designed to read as a series of buildings no wider than 50' each.

A property/lot not occupied by a primary building along the BTL shall be defined by a streetwall along the lot's BTL.

Streetwalls may be built along entire property line, except entryways, driveways and walkways.

50' max. distance between ground floor entries

#### 2.3.7. Use-By-Floor

	Location	
A.	Ground Floor	Residential, Commercial, Civic & Recreational, Industrial*
B.	Upper Floor	Residential, Commercial, Civic & Recreational*

\*See Land Use Table 2.2.1. for specific uses.

#### 2.3.8. Additional Requirements

- A. All outdoor electrical, plumbing and mechanical equipment and other services shall be concealed from the direct view of streets or traffic or pedestrian aisles.
- B. Services and their appurtenances shall be screened and shall not be located in required setback.
- C. Where an alley is present, services, including all utility access, above ground equipment, and trash enclosures, shall be located on alley.
- D. Driveways of adjacent parking lots shall connect to provide access between parking lots, except where access cannot be provided because of existing topographic conditions or an environmental feature requiring protection and/or preservation.
- E. Parking may be provided off-site within 1,300' or as shared parking.
- F. Awnings are not permitted on the ground floor when the ground floor use is residential and are not allowed on the upper floor.

*This page intentionally left blank*

## Article 2. Urban Standards

### 2.4. Additional Parking Requirements

#### 2.4.1. Parking Requirements

Minimum parking requirements are correlated to the building's use and zone in the West Homewood District. For specific uses permitted within the West Homewood District see Table 2.2.1.

Table 2.4.1. Minimum Parking Requirements by Building Use and Zone	
Uses	Zone
	SS Zone
<b>Residential</b>	1.0/dwelling unit (d.u)
<b>Commercial**</b>	
Retail	3.0/1,000 s.f.
Services: Business, Financial, Professional	3.0/1,000 s.f.
Services: General	1.0 / dwelling unit (d.u) for Lodging; 2.0/1000 s.f.
<b>Civic &amp; Recreational**</b>	1.0/5 seats assembly use; 1.0/1000 s.f. of exhibition or indoor recreation area
Commercial Recreation Facility: Indoor	1.0/500 s.f. of exhibition or indoor recreation area; 2.0/lane for bowling alleys
Religious Institution	1.0/5 seats assembly use; 1.0/1000 s.f. of exhibition or indoor recreation area
Theater, Cinema, or Performing Arts	1.0/3 seats assembly use; 1.0/500 s.f. of exhibition or indoor recreation area
<b>Industrial**</b>	1.0/1,000 s.f.
*Commercial uses < 3000 s.f. are not required to meet minimum parking requirements set forth in Table 2.4.1.	
**CDRC may also use Article VII, Sec. M ( <i>Institutional Uses, Amusement and Recreation, and Warehouse Uses</i> ) of the City Zoning Ordinance to determine parking requirements for Civic & Recreational and Industrial uses.	

#### 2.4.2. Shared Parking

Cumulative parking requirements for two or more uses in the same building or on the same lot or adjacent lot may be reduced. The gross minimum number of parking spaces listed in Table 2.4.1 shall be multiplied by the "occupancy rate" as found in Table 2.4.2, for each use for the weekday night, daytime and evening periods respectively, and weekend night, daytime and evening periods respectively. The gross minimum number of parking spaces for each of the uses referred to for each time period shall be added to produce the aggregate gross minimum number of parking spaces for each time period. The time period that requires the greatest aggregate gross minimum number of parking spaces shall be used (see Table 2.4.3 for example).

Table 2.4.2. Parking Occupancy Rate (POR)						
Uses	Days and Times					
	M-F	M-F	M-F	SAT & SUN	SAT & SUN	SAT & SUN
	8AM - 6PM	6PM - 12AM	12AM -8AM	8AM - 6PM	6PM - 12AM	12AM -8AM
<b>Residential</b>	60%	100%	100%	80%	100%	100%
<b>Commercial</b>						
Retail	90%	80%	5%	100%	70%	5%
Bar, Tavern, Night Club	40%	100%	10%	80%	100%	50%
Restaurant (all types)	70%	100%	20%	70%	100%	20%
Services: Business, Financial, Professional	100%	20%	5%	5%	5%	5%
Services: General	100%	20%	5%	10%	5%	5%
Lodging	70%	100%	100%	70%	100%	100%
<b>Civic &amp; Recreational</b>	100%	20%	5%	20%	20%	5%
Commercial Recreation Facility: Indoor	80%	100%	5%	80%	%100	5%
Religious Institution	20%	20%	5%	100%	50%	5%
Theater, Cinema, or Performing Arts	40%	80%	10%	80%	100%	10%
<b>Industrial</b>	100%	20%	5%	5%	5%	5%

2.4. Additional Parking Requirements, cont'd

2.4.3. Calculating Parking

The Minimum Required Parking and Shared Parking Calculation Table below provides an example of how to calculate the required and shared parking for a site or building with more than one use. For numbers with a decimal value (e.g., 0.3) that is < 0.5 round down to the nearest whole number, and for numbers with a decimal value ≥ 0.5 round up to the nearest whole number.

Table 2.4.3. Minimum Required Parking and Shared Parking Calculation		
Key	SS Zone	
	Residential	Commercial
		Retail
# of units or # of sq. ft.	20 units	8000 s.f.
Required Parking Per Unit or sq. ft.	1/d.u	3/1000 s.f.
Gross Minimum # of spaces for Each Use	20	24
Cumulative Minimum Required Spaces	44	
Parking Occupancy Rate		
M-F (6PM - 12AM)*	100%	80%
SAT & SUN (6PM - 12AM)*	80%	100%
Gross Minimum # of Parking Spaces x POR		
M-F (6PM - 12AM)	20 x 100% = 20 spaces	24 x 80% = 19.2 spaces
SAT & SUN (6PM - 12AM)	20 x 80% = 16 spaces	24 x 100% = 24 spaces
Aggregate Gross Minimum # of Parking Spaces for Each Time Period		
M-F (6PM - 12AM)	20 + 19 = 39 spaces	
SAT & SUN (6PM - 12AM)	16 + 24 = 40 spaces	
Greatest Aggregate Gross Minimum # of Parking Spaces		
SAT & SUN (6PM - 12AM)	40 min. shared spaces for both uses	
* The two time periods were chosen after performing the calculations outlined in Table 2.4.3 for each time period in Table 2.4.2. This was done to determine the greatest aggregate gross minimum number of parking spaces needed to accommodate shared parking for all time periods.		

Notes

See City of Homewood website for parking calculator.

2.4.4. Parking Space Dimensions

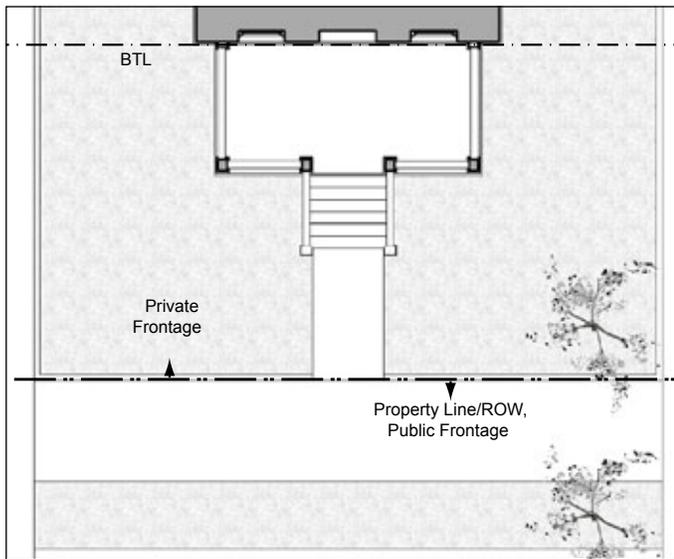
Table 2.4.4. Parking Space Dimensions for all Zones					
Angle	Space Width (min.)	Space Depth* (min.)	Space Length (min.)	One-way Aisle Width (min.)	Two-way Aisle Width (min.)
Parallel	8'	8'	20'	12'	20'
30° *	9'	18'	20'	12'	24'
45° *	9'	20'6"	20'	14'	24'
60° *	9'	22'	20'	18'	24'
Perpendicular	9'	18'	18'	24'	24'
*Measured perpendicular to aisle					

Notes

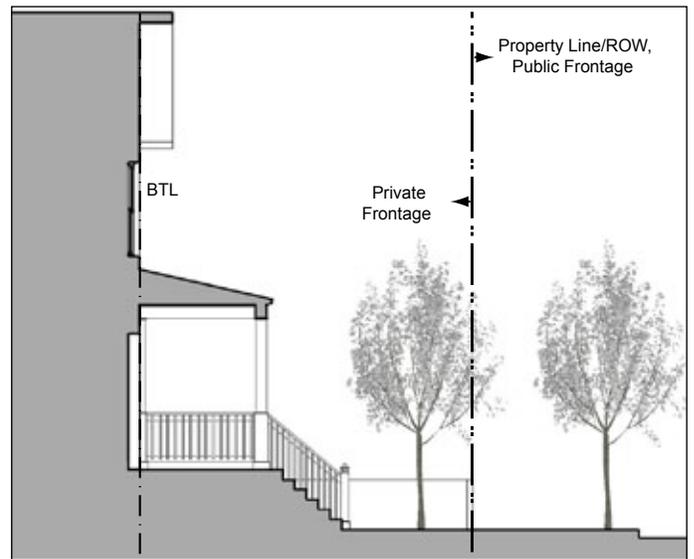
The paved parking space length may be decreased by up to two feet by providing an equivalent vehicle overhang into landscaped areas, or over paved walkways.

# Article 3. Frontage Types

## 3.1. Application



Plan Diagram



Section Diagram

### 3.1.1 What are frontage types?

Frontage Types are the architectural element of a building located between the transition area of the building facade and the public right-of-way (ROW). An example of a frontage type would be a front-yard and/or porch, as indicated in the frontage plan and section diagrams above. Frontage types help to define the public and private realm as well as enhance the streetscape.

### 3.1.2. What are the various frontage types in the West Homewood District?

The various frontage types in the West Homewood are: arcade, gallery, shopfront, raised shopfront, forecourt, and stoop.

### 3.1.3. Where are frontage types allowed?

The allowance of frontage types in the West Homewood District is determined by the underlying zone to ensure that the proposed frontage type is consistent with the zone's form and character. Table 3.1.1 identifies the frontage types that are allowed in the West Homewood District's Scott Street Zone.

Table 3.1.1. Allowed Frontage Types by Zone

Frontage Types	Zones
	Scott Street (SS) Zone
Arcade	A
Gallery	A
Shopfront	A
Raised Shopfront*	A
Forecourt	A
Stoop	A

\* See Scott Street Zone "Allowed Frontage Types" Section 2.3.1 for specific requirements when Raised Shopfront is allowed.

A = Allowed , NP = Not Permitted

3.2. Description

**3.2.1. Arcade**

Arcade is a facade with an attached colonnade, covered by habitable space on upper stories. The arcade projects over the sidewalk sheltering the pedestrian and encroaches into the public right-of-way (Due to the overlap of the right-of-way, an easement is usually required.) The facade at sidewalk level remains at or behind the frontage line. This frontage type is ideal for commercial use but only when the sidewalk is fully absorbed within the colonnade so that a pedestrian cannot bypass it. The entrances should be at the same grade as the sidewalk. Arcades may be used in conjunction with shopfront and/or forecourt frontage types. An arcade may be set back no greater than 1' from the frontage line to create a private arcade.



Photo of an Arcade

**3.2.2. Gallery**

Gallery is a facade with an attached colonnade that supports a cantilevered shed roof or flat roof with a parapet, and/or colonnades on upper stories. The gallery projects over the sidewalk and encroaches into the public right-of-way (Due to the overlap of the right-of-way, an easement is usually required.) This frontage type is ideal for commercial use, but only when the sidewalk is fully absorbed within the colonnade so that a pedestrian cannot bypass it. The entries should be at the same grade as the sidewalk. Galleries may be used in conjunction with shopfronts and/or forecourt frontage types. A gallery may be set back no greater than 1' from the frontage line to create a private gallery.



Photo of a Gallery

**3.2.3. Shopfront**

Shopfront is the ground story facade aligned at or close to the frontage line, with substantial glazing at the sidewalk level. Entrances should be at the same grade as the sidewalk and awnings may accompany this frontage type and project over the sidewalk. Recessed shopfronts are also acceptable. The shopfront facade consists of the bulkhead and openings such as doors, display windows and transoms. This frontage type is ideal for commercial use. Shopfronts can be used in conjunction with arcade, gallery, and/or forecourt frontage types.



Photo of a Shopfront

**3.2.4. Raised Shopfront**

Raised Shopfront is a frontage type that should only be used when the access into a shop is made difficult by a cross slope along the shop's front. The raised shopfront consists of a terrace that allows access at grade and as the sidewalk follows the slope, the terrace follows the plane of the shopfront finished floor level. Steps leading from the sidewalk to the terrace provide access to the shop. ADA access shall be accommodated within the raised shopfront. The raised shopfront frontage standards are to be used in addition to the standards found in shopfront.



Photo of a Raised Shopfront

**3.2.5. Forecourt**

Forecourt is an exterior space created by recessing a portion of the facade from the BTL. A streetwall may be placed along the BTL where it is not defined by a building. Forecourt can be used in conjunction with shopfront, arcade, and gallery frontage types. The court is suitable for gardens, outdoor dining or, in some cases, vehicular drop-offs. ADA access shall be accommodated within the lot. This frontage type can be used for commercial and/or residential.



Photo of a Forecourt

**3.2.6. Stoop**

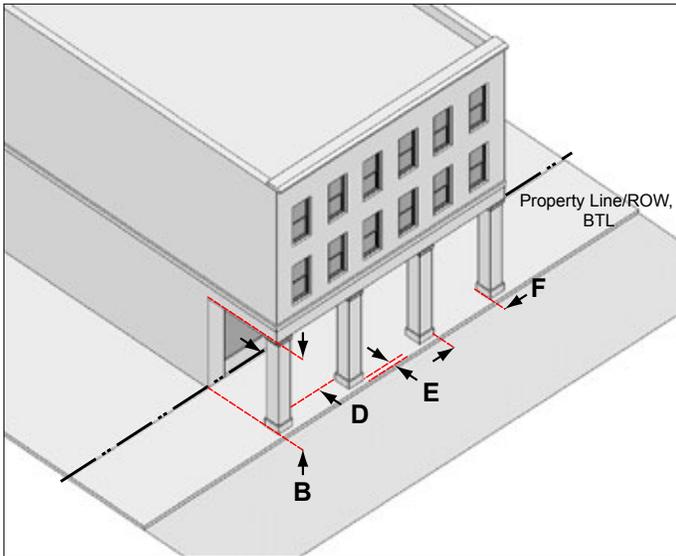
Stoop is an elevated entry pad that is aligned to the entrance of the building. The stoop and ground floor of the building are both elevated above the adjacent sidewalk to secure privacy for the windows and front rooms. The stairs from the stoop may extend directly to the frontage line or may be side loaded. This frontage type is ideal for residential uses with shallow setbacks.



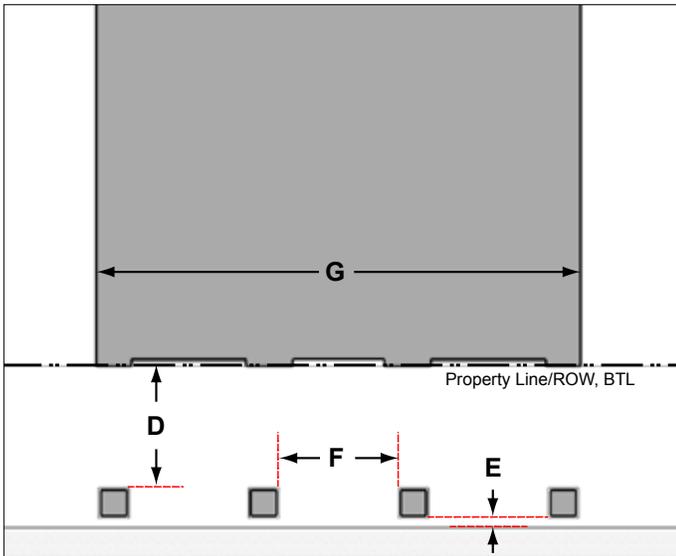
Photo of a Stoop

# Article 3. Frontage Types

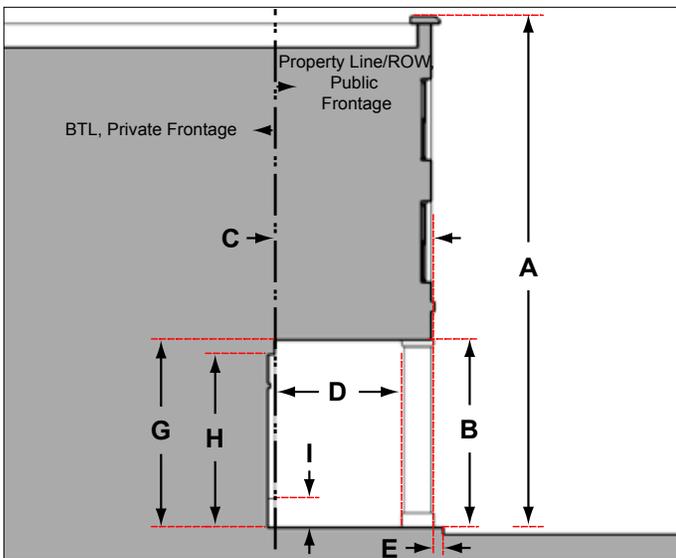
## 3.3. Frontage Configurations



Axonometric Diagram: Arcade



Plan Diagram: Arcade



Section Diagram: Arcade

### 3.3.1. Arcade Configurations

	Min.	Max.
A. The proportions of the arcade may correspond to the facade and architectural style of the building.		
Height (# of stories determined by underlying zone)	n/a	n/a
B. Soffits, columns/arches may be treated consistent with the architecture of the building.		
Clear Height (above adjacent sidewalk)	12'	16'
C. Encroachment Depth (determined by underlying zone encroachment standards)	n/a	n/a
D. Clear Depth	12'	n/a
E. Setback (from curb, except at curb extensions for intersections)	2'	n/a
Arcade should correspond to shopfront openings along primary street frontage.		
F. Distance (spacing between the columns/posts of the arcade along the right-of-way or property line)	8'	n/a
G. Shopfront Height and Proportion (see Shopfront Configurations)	n/a	n/a
H. Shopfront Opening Height (see Shopfront Configurations)	n/a	n/a
I. Bulkhead Height (see Shopfront Configurations)	n/a	n/a

Arcade Elements	Min.	Max.
Awnings are not allowed on arcade	n/a	n/a
Signs (see Article 4, "Sign Standards")	n/a	n/a

#### Notes

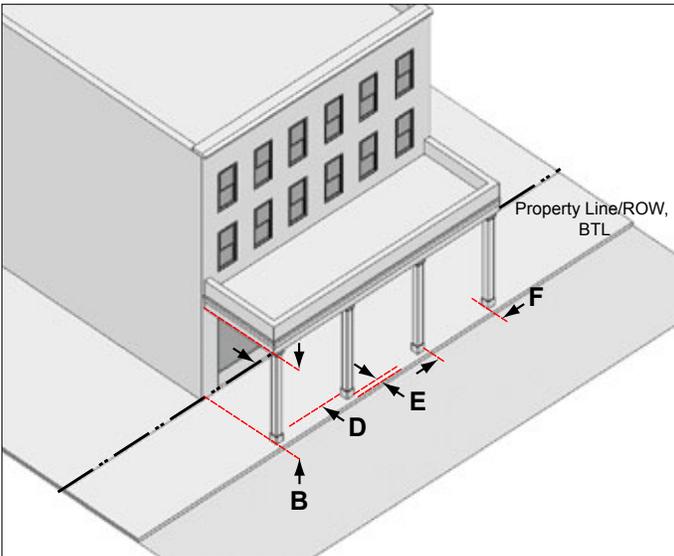
Heights measured from adjacent sidewalk.

Arcade may wrap corner.

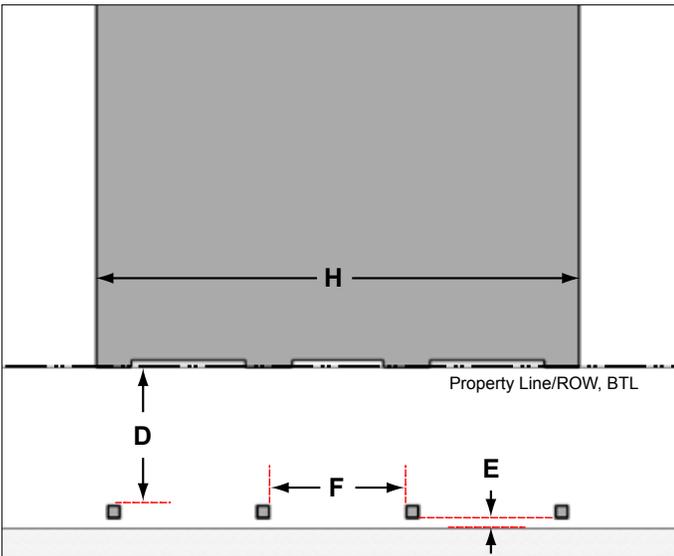
Glazing determined by underlying zone.

Private arcades shall meet the requirements established in this section.

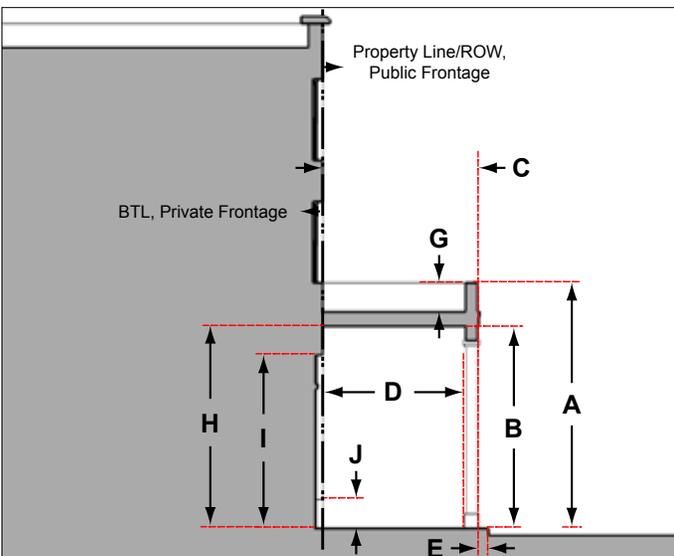
3.3. Frontage Configurations, cont'd



Axonometric Diagram: Gallery



Plan Diagram: Gallery



Section Diagram: Gallery

3.3.2. Gallery Configurations		Min.	Max.
A.	The proportions of the gallery may correspond to the facade and architectural style of the building.		
	Height (# of stories) determined by underlying zone	n/a	n/a
B.	Soffits, columns/arches may be treated consistent with the architecture of the building.	12'	16'
	Clear Height (above adjacent sidewalk)	12'	16'
C.	Encroachment Depth (determined by underlying zone encroachment standards)	n/a	n/a
D.	Clear Depth	12'	n/a
E.	Setback (from curb, except at curb extensions for intersections)	2'	n/a
	Gallery may correspond to shopfront openings along primary street frontage.		
F.	Distance (spacing between the columns/posts of the gallery along the right-of-way or property line)	8'	n/a
	Gallery may correspond to shopfront openings along primary street frontage.		
G.	Height	3'	5'
H.	Shopfront Height and Proportion (see Shopfront Configurations)	n/a	n/a
I.	Shopfront Opening Height (see Shopfront Configurations)	n/a	n/a
J.	Bulkhead Height (see Shopfront Configurations)	n/a	n/a
Gallery Elements		Min.	Max.
Awnings are not allowed on gallery		n/a	n/a
Signs (see Article 4, "Sign Standards")		n/a	n/a

**Notes**

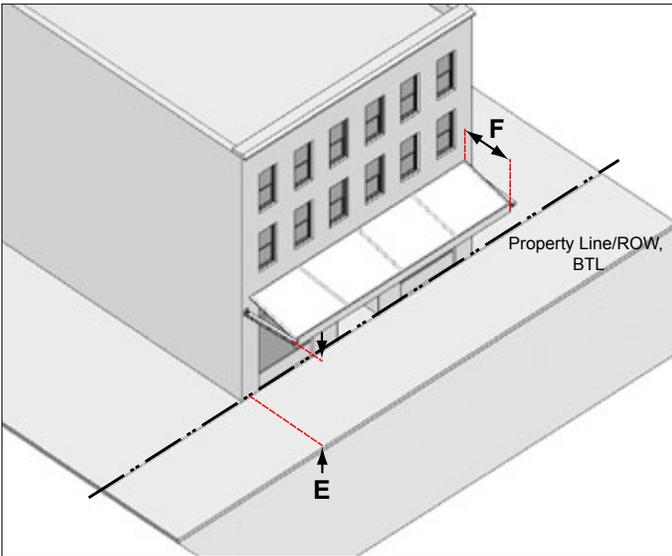
Heights measured from adjacent sidewalk.

Gallery may wrap corner.

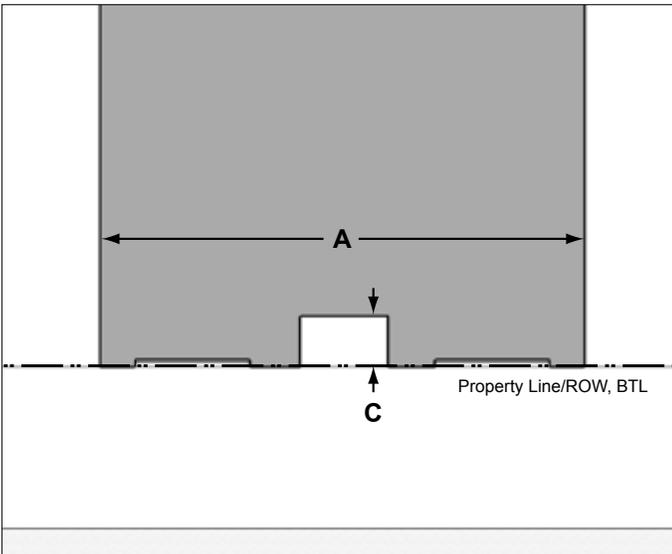
Glazing determined by underlying zone.

# Article 3. Frontage Types

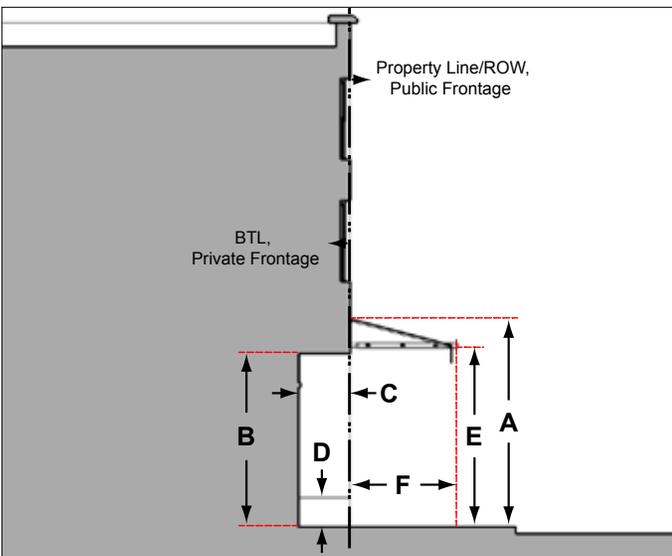
## 3.3. Frontage Configuration, cont'd



Axonometric Diagram: Shopfront



Plan Diagram: Shopfront



Section Diagram: Shopfront

### 3.3.3. Shopfront Configurations

	Min.	Max.
The proportions of the shopfront may correspond to the facade and architectural style of the building.		
A. Height (determined by underlying zone height requirements for the ground floor clear ceiling height)	n/a	n/a
B. Shopfront Opening Height (above adjacent sidewalk or walkway)	10'	15'
C. Recessed Depth	n/a	5'
Transition between the opening and the adjacent grade with a bulkhead. Aluminum shopfront or spandrel panel shall not substitute for a bulkhead.		
D. Bulkhead Height	18"	30"
Shopfront Elements	Min.	Max.
Awnings and Canopies*		
E. Clear Height (above adjacent sidewalk or walkway)	8'	n/a
F. Projection**	n/a	n/a

Signs (see Article 4, "Sign Standards")

\*Allowed only on ground story, not allowed on upper story openings.

\*\*Determined by underlying zone encroachment standards

#### Notes

Height is measured from walkway when the shopfront directly fronts a forecourt.

At least 80% of the shopfront display (windows and doors) shall provide unobstructed views of merchandise within the shop space. This also applies to lighted merchandise display.

Transom required over openings.

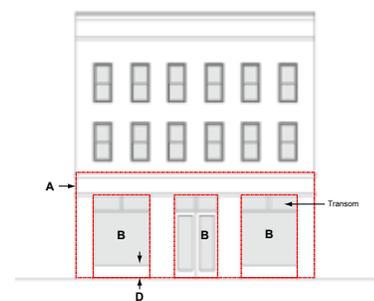
Glazing determined by underlying zone.

Awnings are only allowed on ground story occupied by Commercial, Civic & Recreational, and/or Industrial uses.

Awnings shall only cover shopfront openings and may only provide continuous cover from one shopfront opening to another when the shopfront openings are less than 3' apart.

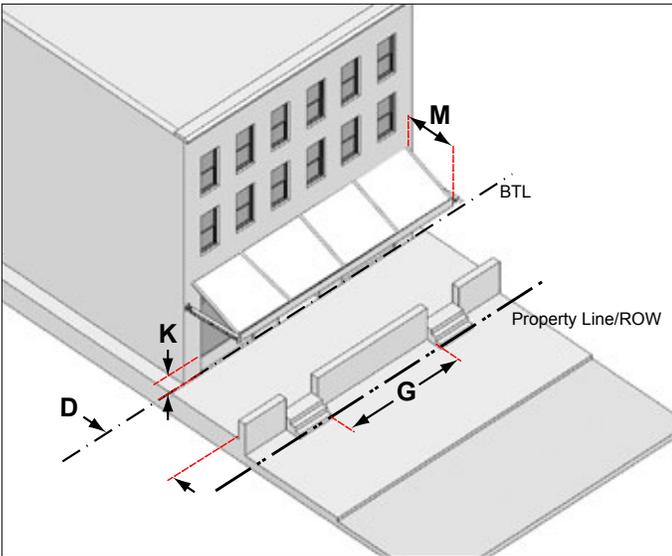
Awnings are not allowed on shopfront when an arcade or gallery is appended to the shopfront.

Awning's valance shall have a max height of 1'.

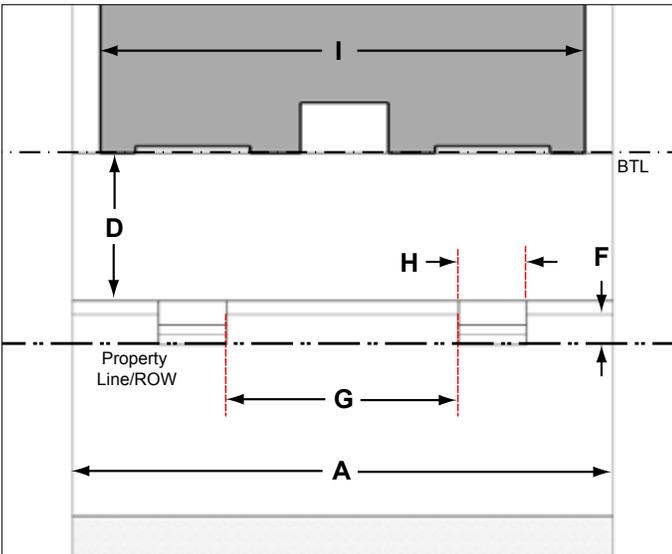


Shopfront and Shopfront Opening Identification Diagram

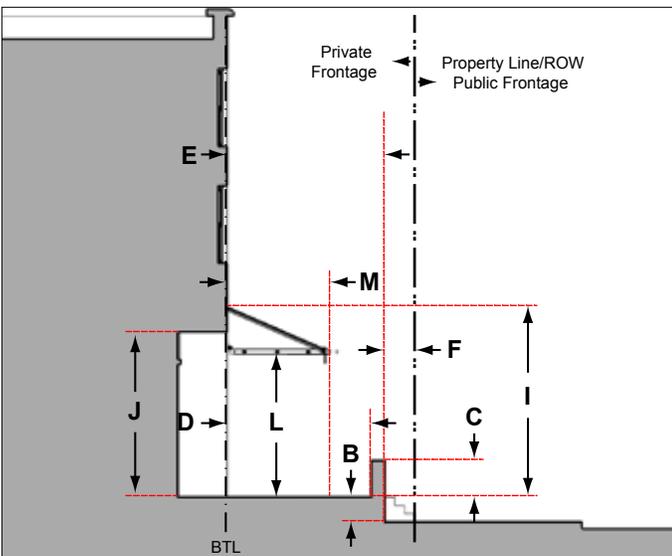
3.3. Frontage Configurations, cont'd



Axonometric Diagram: Raised Shopfront



Plan Diagram: Raised Shopfront



Section Diagram: Raised Shopfront

3.3.4. Raised Shopfront Configurations		Min.	Max.
A.	Terrace Width	n/a	120'
B.	Finished Floor of Terrace (above adjacent sidewalk)	n/a	3'
C.	Terrace Wall Height (above adjacent walkway)	n/a	3'
D.	Clear Depth	8'	n/a
E.	Encroachment Depth	n/a	11'
F.	Terrace Wall Setback (from ROW)	1'	n/a
G.	Distance (between stairs)	n/a	15'
H.	Stair Width	5'	n/a

The proportions of the shopfront may correspond to the facade and architectural style of the building.

I.	Height (determined by underlying zone height requirements for the first floor ceiling height)	n/a	n/a
----	---	-----	-----

J.	Shopfront Opening Height	10'	15'
----	--------------------------	-----	-----

Transition between the opening and the adjacent grade with a bulkhead.

K.	Aluminum shopfront or spandrel panel shall not substitute for a bulkhead.		
	Bulkhead Height	18"	30"

Raised Shopfront Elements		Min.	Max.
---------------------------	--	------	------

Awnings and Canopies\*

L.	Clear Height (above adjacent walkway)	8'	n/a
----	---------------------------------------	----	-----

M.	Projection	n/a	7'
----	------------	-----	----

Signs (see Article 4, "Sign Standards")

\*Allowed only on ground story, not allowed on upper story openings.

**Notes**

At least 80% of the shopfront display (windows and doors) shall provide unobstructed views of merchandises within the shop space. This also applies to lighted merchandise display.

Transom required over openings.

Glazing determined by underlying zone.

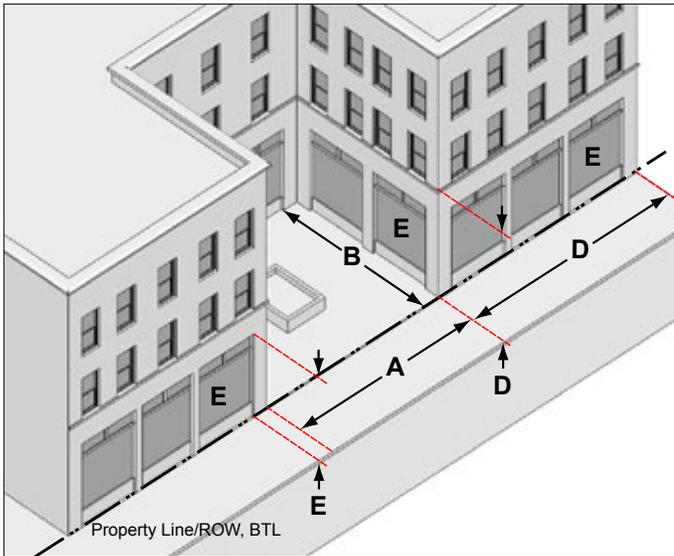
Wherever possible terrace walls should be made into or be able to be used as seating

Steps may lead from face of terrace wall to property line/ROW. Entry steps to raised shopfront shall not encroach into the public frontage (ROW).

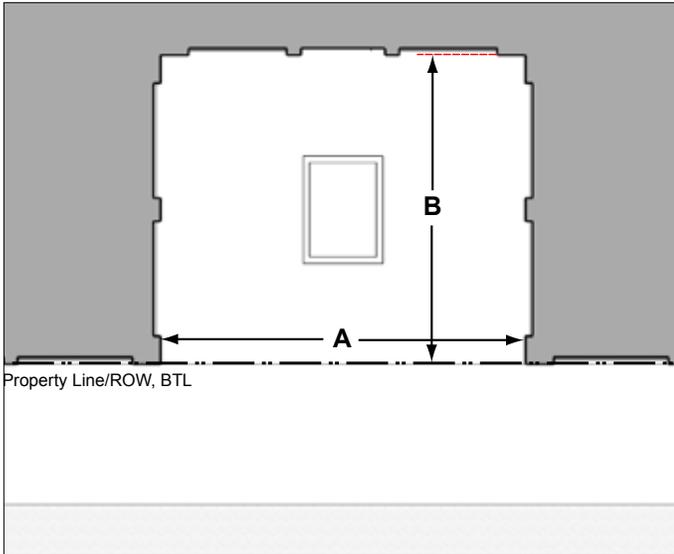
Awning's valance shall have a max height of 1'.

# Article 3. Frontage Types

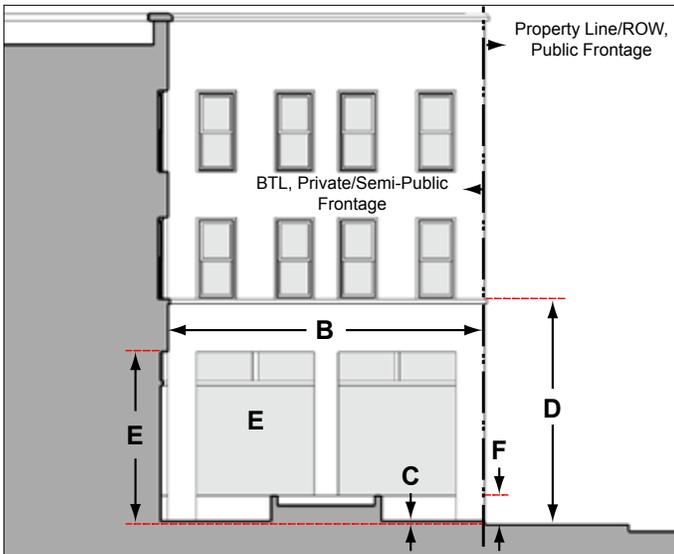
## 3.3. Frontage Configuration, cont'd



Axonometric Diagram: Forecourt



Plan Diagram: Forecourt



Section Diagram: Forecourt

3.3.5. Forecourt Configurations		Min.	Max.
A.	Forecourt Width	20'	70'
B.	Forecourt Depth	15'	80'
C.	Forecourt may be raised above adjacent sidewalk and be defined by a small retaining wall at the BTL with entry steps to the forecourt.		
	Height (above adjacent sidewalk)	n/a	3'
D.	Shopfront Height and Proportion (see Shopfront Configurations)	n/a	n/a
E.	Shopfront Opening Height (see Shopfront Configurations)	n/a	n/a
F.	Bulkhead Height (see Shopfront Configurations)	n/a	n/a
Forecourt Elements		Min.	Max.
Awnings and Canopies*			
	Height (above adjacent sidewalk/walkway)	8'	n/a
	Projection**	n/a	10'
Signs (see Article 4, "Sign Standards")			

\*Allowed only on ground story, not allowed on upper story openings.

\*\*Determined by underlying zone encroachment standards when projecting from facade at BTL. Projections above apply to facades directly fronting the forecourt.

### Notes

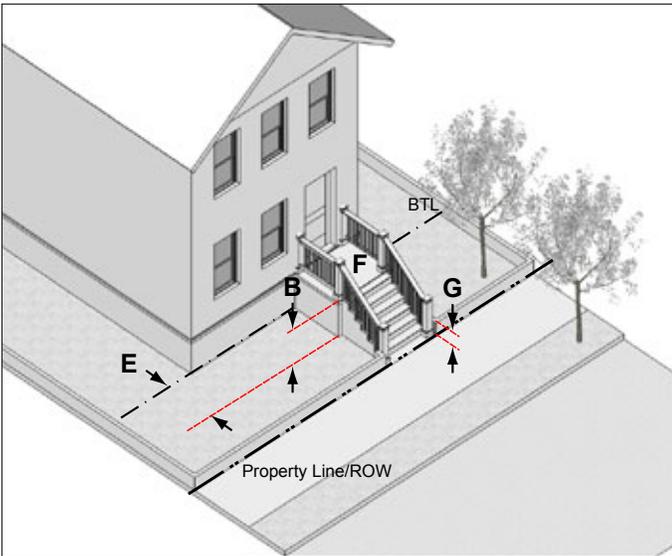
Entry steps to forecourt shall not encroach into the public frontage (ROW).

When the forecourt is raised above sidewalk, the height of retaining wall shall be 3' max. above adjacent sidewalk or grade.

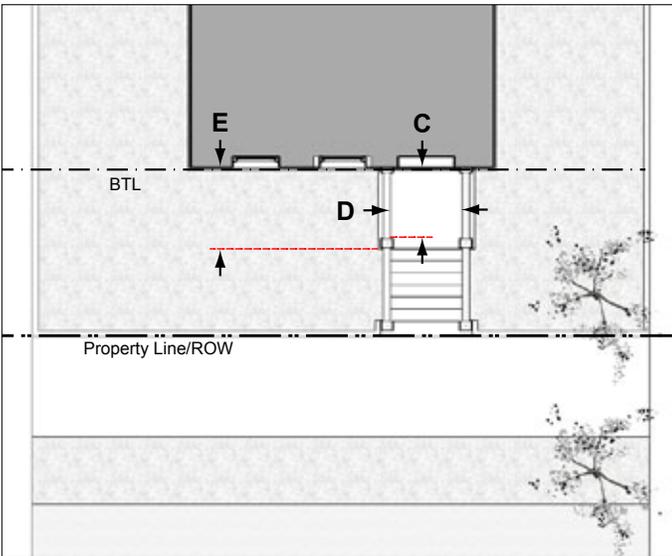
Glazing requirements for primary and secondary street facades are determined by underlying zone. Glazing for facades fronting the forecourt shall meet the following requirements: a min. of 60% and a max. of 90% for the ground story; and a min. of 30% and a max. of 70% on the upper story.

Awning's valance shall have a max. height of 1'

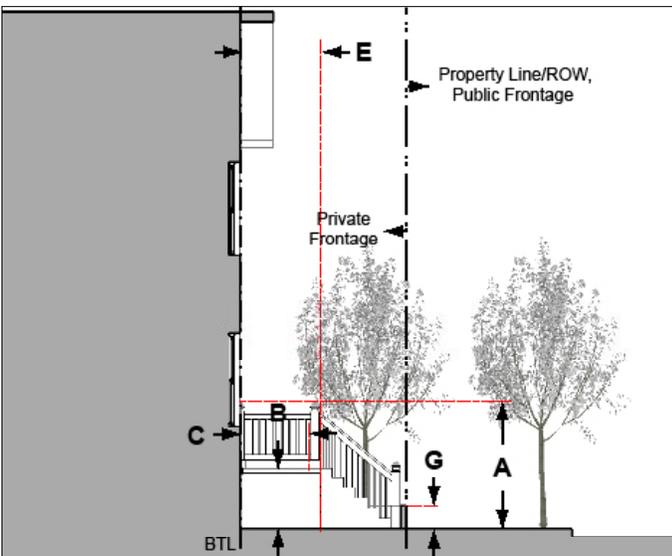
3.3. Frontage Configurations, cont'd



Axonometric Diagram: Stoop



Plan Diagram: Stoop



Section Diagram: Stoop

3.3.6. Stoop Configurations		Min.	Max.
A.	The height and the proportions of the stoop may correspond to the facade and architectural style of the building.	n/a	n/a
B.	Stoop Floor Height (above adjacent sidewalk or grade)	n/a	3'
C.	Clear Depth (distance between the face of the facade and the posts/columns of the stoop)	5'	n/a
D.	Clear Width of Stoop	5'	n/a
E.	Encroachment Depth (determined by underlying zone)	n/a	n/a
F.	Stoop must directly align to the entrance of the building	n/a	n/a
Stoop Elements		Min.	Max.
G.	Screenwalls defining edge of frontage line (property line/ROW)		
	Height above Adjacent Sidewalk or Grade (determined by underlying zone)	n/a	n/a

**Notes**

Stoop shall not encroach into public frontage (ROW).

Roofs may be used to cover the landing of the stoop. Height of the roof may correspond to the facade and architectural style of the building.

Stairs from Stoop may lead directly to frontage line, but shall not encroach into the public frontage (ROW). Stairs may also be side loaded.

# Article 4. Sign Standards

## 4.1. General Provisions

### 4.1.1. Allowed Signs

The following signs are allowed within the West Homewood District: Alley/Passage, Awning Top-mounted, Awning Valance, Display Case, Marquee, Monument, Name Plate, Projecting, Sidewalk, Wall Mounted, Window, and Yard. Table 4.1.1 identifies the allowed signs by frontage types.

### 4.1.2. Applicability

The regulations of the Sign Standards shall apply to signs located in the West Homewood District, except for signs not regulated by this Code (see Section 1.1.7.). All signs within the West Homewood District shall be subject to a review by the CDRC to ensure that signs are consistent and in harmony with the character of the West Homewood District. Signs that do not comply with the standards set forth in this section are not allowed in the West Homewood District (see Section 1.1.7). Additional sign types may be integrated into this Section as they are approved by the CDRC.

### 4.1.3. Materials

Sign materials should compliment the architecture of the structure. The following finish materials for signs are allowed:

- A. Wood: painted or natural
- B. Metal: copper, brass, galvanized steel
- C. Painted Canvas
- D. Neon
- E. Masonry: brick, stone, concrete, stucco

### 4.1.4. Lighting

Sign lighting shall meet the following requirements:

- A. External light sources shall only be used to provide lighting for the sign they are illuminating and shall be shielded or positioned in such a way that they do not produce glare on any other object.
- B. Signs shall not have lights that flash, blink, flutter, or change brightness, color or intensity.
- C. Sign lighting shall not have lights used in a manner that can be confused or construed as traffic control devices.
- D. Sign lighting shall not create safety hazards for pedestrians and motorist.
- E. Sign lighting shall consist of fluorescent or compact fluorescent lamps, or more energy efficient light sources. Incandescent lamps are prohibited, except when it is used in historic signs.

Table 4.1.1. Allowed Signs by Frontage Types

Sign Types	Frontage Types					
	Arcade	Gallery	Forecourt	Raised Shopfront	Shopfront	Stoop
a. Alley/Passage	A	A	A	A	A	N/P
b. Awning Top-mounted	NP	NP	A	A	A	N/P
c. Awning Valance	A*	A*	A	A	A	N/P
d. Display Case	A	A	A	A	A	N/P
e. Marquee	A	A	A	A	A	N/P
f. Monument	N/P	N/P	A	N/P	N/P	N/P
g. Name Plate	A	A	A	A	A	A
h. Projecting	A	A	A	A	A	N/P
i. Sidewalk	N/P	N/P	A	A	A	N/P
j. Wall Mounted	A	A	A	A	A	N/P
k. Window	A	A	A	A	A	N/P
l. Yard	N/P	N/P	N/P	N/P	N/P	A

\* Awning (Valance) signs are only allowed on an arcade and gallery when it is a horizontal sign hung between the openings and parallel to the facade of the building.

#### Notes

See Sign Location diagrams for the locations of signs on the various frontage types listed in the table above.

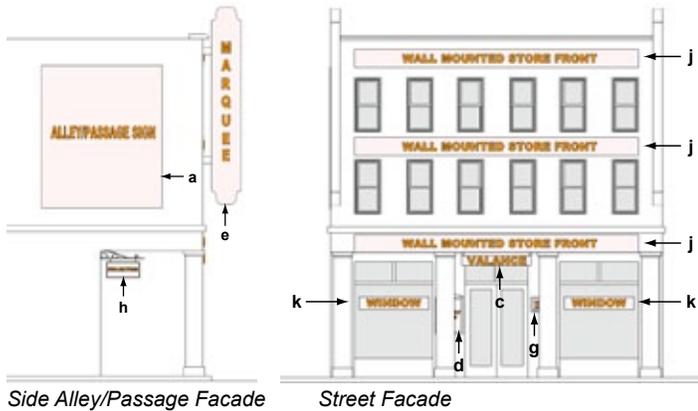
N/P = Not Permitted, A = Allowed

4.1. General Provisions, cont'd

4.1.5. Sign Location

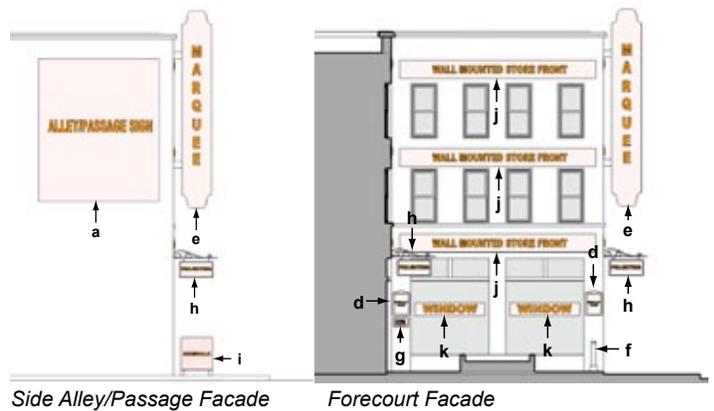
The diagrams below identify the allowed signs by the various frontage types and the general locations where signs are permitted. A max. of two sign types are allowed per business (only one marquee sign per building).

A. Arcade Frontage



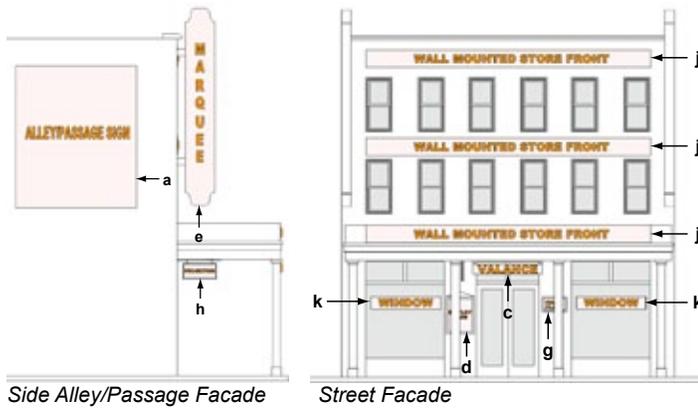
Notes: "c" can be located between any of the arcade's openings as long as it is in compliance with Section 4.2.2.

B. Forecourt Frontage



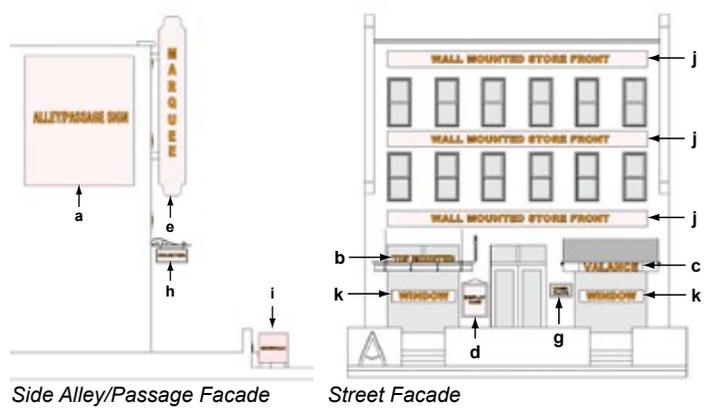
Notes: Refer to the Shopfront location diagram for Awning Top-Mounted and Valance.

C. Gallery Frontage

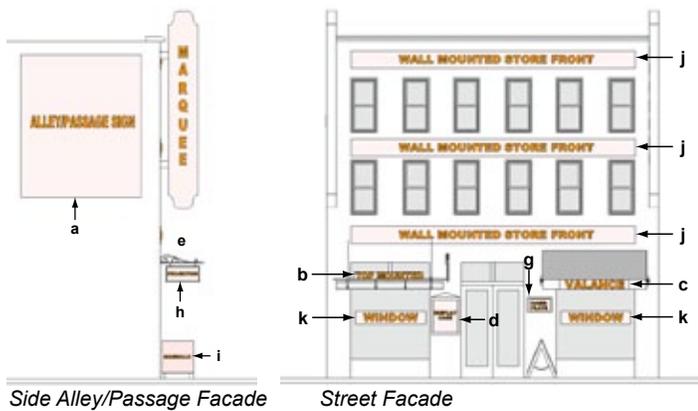


Notes: "c" can be located between any of the arcade's openings as long as it is in compliance with Section 4.2.2.

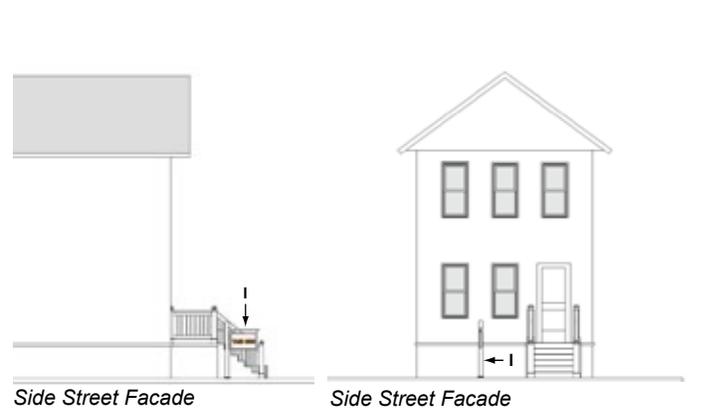
D. Raised Shopfront Frontage



E. Shopfront Frontage



F. Stoop Frontage

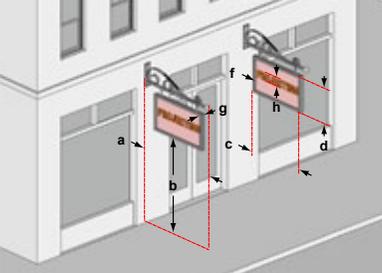
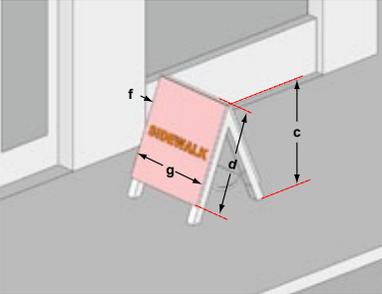
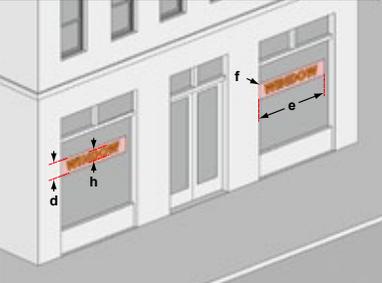
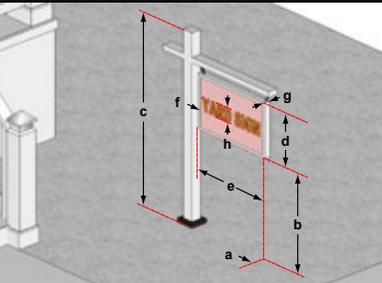


# Article 4. Sign Standards

## 4.2. Sign Configurations

4.2.1. Alley/Passage	A. Description	B. Configurations		
	<p><b>Alley/Passage:</b> A painted or mounted sign on the facade fronting an alley/ passage. Sign does not go beyond roof line and must be contained within the facade.</p>	<b>a. Projection</b>	n/a	
		<b>b. Clear Height</b>	8' Min.	
		<b>c. Post Height</b>	n/a	
		<b>d. Sign Height</b>	60% of alley/passageway facade's height	
		<b>e. Sign Width</b>	Max. 70% of alley/passageway facade's width	
		<b>f. Sign Area</b>	Max. 40% of alley/passageway facade	
		<b>g. Sign Thickness</b>	n/a	
		<b>h. Letter Height</b>	n/a	
		<b>i. Height above Roof Line</b>	n/a	
		<b>Quantity</b>	1 per alley/passageway facade	
4.2.2. Awning Top-Mounted and Valance	A. Description	B. Configurations		
	<p><b>Awning Top Mounted:</b> A mounted sign on top of a horizontal awning. <b>Awning Valance:</b> A horizontal sign applied directly to an awning's valance. It can also be a horizontal sign hung between the openings of an arcade or gallery.</p>	Top-Mounted	Valance	
		<b>a. Projection</b>	Max. within 2' of curb	Max. within 2' of curb
		<b>b. Clear Height</b>	8' Min.	8' Min.
		<b>c. Post Height</b>	n/a	n/a
		<b>d. Sign Height</b>	18"	1'
		<b>e. Sign Width (between the opening of an arcade or gallery)</b>	80% of awning's width	80% of valance width (80% of arcade/gallery opening width)
		<b>f. Sign Area</b>	1 sf per linear ft of awning's width	Max. 90% of valance area
		<b>g. Sign Thickness</b>	Max. 24"	1"
		<b>h. Letter Height</b>	16"	8"
		<b>i. Height above Roof Line</b>	n/a	n/a
<b>Quantity</b>	1 per awning	1 per awning		
4.2.3. Display Case and Name Plate	A. Description	B. Configurations		
	<p><b>Display Case:</b> A mounted sign, typically encased with translucent materials, used to display items and communicate information to pedestrians. <b>Name Plate:</b> A sign consisting of either a panel or individual letters mounted to the building's wall, and within 10' of the building's entrance.</p>	Display Case	Name Plate	
		<b>a. Projection</b>	Max. 5"	Max. 3"
		<b>b. Clear Height</b>	4'6" Min.	4'6" Min.
		<b>c. Post Height</b>	n/a	n/a
		<b>d. Sign Height</b>	Max 3'6"	Max 6"
		<b>e. Sign Width</b>	Max 3'6"	Max 24"
		<b>f. Sign Area</b>	Max 6 s.f.	Max 1 s.f.
		<b>g. Sign Thickness</b>	5"	3"
		<b>h. Letter Height</b>	n/a	5"
		<b>i. Height above Roof Line</b>	n/a	n/a
<b>Quantity</b>	1 per shopfront	1 per address or business		
4.2.4. Marquee	A. Description	B. Configurations		
	<p><b>Marquee:</b> A sign that projects from the upper floor facade (preferably the primary street facade) displaying a message and/or figural design. Allowed on buildings over 2 stories.</p>	<b>a. Projection</b>	Max. 4'	
		<b>b. Clear Height</b>	20' Min.	
		<b>c. Post Height</b>	n/a	
		<b>d. Sign Height</b>	Max. 90% upper story height	
		<b>e. Sign Width</b>	Max. 3'	
		<b>f. Sign Area</b>	Max. 36 s.f.	
		<b>g. Sign Thickness</b>	Max. 2'	
		<b>h. Letter Height</b>	n/a	
		<b>i. Height above Roof Line</b>	Max. 6'	
		<b>Quantity</b>	1 per building	
4.2.5. Monument	A. Description	B. Configurations		
	<p><b>Monument:</b> A pedestrian-oriented sign that is attached to the ground and used to display text and graphics such as name and logo of business. May be used on lots where the primary use is residential.</p>	<b>a. Projection (distance from sidewalk)</b>	( 5' Min. )	
		<b>b. Clear Height</b>	n/a	
		<b>c. Post Height (Overall Height)</b>	( 5' )	
		<b>d. Sign Height</b>	Max. 4'	
		<b>e. Sign Width</b>	Max. 4'	
		<b>f. Sign Area</b>	Max. 16 s.f.	
		<b>g. Sign Thickness</b>	1'	
		<b>h. Letter Height</b>	n/a	
		<b>i. Height above Roof Line</b>	n/a	
		<b>Quantity</b>	1 per lot	

4.2. Sign Configurations, cont'd

4.2.6. Projecting	A. Description	B. Configurations																						
	<b>Projecting:</b> A pedestrian-oriented sign that is mounted perpendicular to the building's facade (preferably the primary street facade) and projects over the sidewalk providing visibility to pedestrians.	<table border="1"> <tr><td>a. Projection</td><td>4'</td></tr> <tr><td>b. Clear Height</td><td>8' Min.</td></tr> <tr><td>c. Post Height</td><td>n/a</td></tr> <tr><td>d. Sign Height</td><td>Max. 2'</td></tr> <tr><td>e. Sign Width</td><td>Max. 4'</td></tr> <tr><td>f. Sign Area</td><td>8 s.f. each side</td></tr> <tr><td>g. Sign Thickness</td><td>Max. 1'</td></tr> <tr><td>h. Letter Height</td><td>Max. 8"</td></tr> <tr><td>i. Height above Roof Line</td><td>n/a</td></tr> <tr><td>Quantity</td><td>1 per business</td></tr> </table>	a. Projection	4'	b. Clear Height	8' Min.	c. Post Height	n/a	d. Sign Height	Max. 2'	e. Sign Width	Max. 4'	f. Sign Area	8 s.f. each side	g. Sign Thickness	Max. 1'	h. Letter Height	Max. 8"	i. Height above Roof Line	n/a	Quantity	1 per business		
a. Projection	4'																							
b. Clear Height	8' Min.																							
c. Post Height	n/a																							
d. Sign Height	Max. 2'																							
e. Sign Width	Max. 4'																							
f. Sign Area	8 s.f. each side																							
g. Sign Thickness	Max. 1'																							
h. Letter Height	Max. 8"																							
i. Height above Roof Line	n/a																							
Quantity	1 per business																							
4.2.7. Sidewalk	A. Description	B. Configurations																						
	<b>Sidewalk:</b> A secondary sign, used during business hours, that is placed on the sidewalk adjacent to the building. The sign should not affect pedestrian travel or encroach into the required accessible path.	<table border="1"> <tr><td>a. Projection</td><td>n/a</td></tr> <tr><td>b. Clear Height</td><td>n/a</td></tr> <tr><td>c. Post Height (Overall Height)</td><td>(Max. 42")</td></tr> <tr><td>d. Sign Height</td><td>Max. 38"</td></tr> <tr><td>e. Sign Width</td><td>Max. 28"</td></tr> <tr><td>f. Sign Area</td><td>7 s.f. each side</td></tr> <tr><td>g. Sign Thickness</td><td>n/a</td></tr> <tr><td>h. Letter Height</td><td>n/a</td></tr> <tr><td>i. Height above Roof Line</td><td>n/a</td></tr> <tr><td>Quantity</td><td>1 per business with a shopfront</td></tr> </table>	a. Projection	n/a	b. Clear Height	n/a	c. Post Height (Overall Height)	(Max. 42")	d. Sign Height	Max. 38"	e. Sign Width	Max. 28"	f. Sign Area	7 s.f. each side	g. Sign Thickness	n/a	h. Letter Height	n/a	i. Height above Roof Line	n/a	Quantity	1 per business with a shopfront		
a. Projection	n/a																							
b. Clear Height	n/a																							
c. Post Height (Overall Height)	(Max. 42")																							
d. Sign Height	Max. 38"																							
e. Sign Width	Max. 28"																							
f. Sign Area	7 s.f. each side																							
g. Sign Thickness	n/a																							
h. Letter Height	n/a																							
i. Height above Roof Line	n/a																							
Quantity	1 per business with a shopfront																							
4.2.8. Wall Mounted	A. Description	B. Configurations																						
	<b>Wall Mounted:</b> A sign that is horizontally mounted or painted above the openings of the shopfront and is viewable by both pedestrians and motorists.	<table border="1"> <tr><td>a. Projection</td><td>Max 8"</td></tr> <tr><td>b. Clear Height</td><td>9' Min.</td></tr> <tr><td>c. Post Height</td><td>n/a</td></tr> <tr><td>d. Sign Height</td><td>Max. 2'</td></tr> <tr><td>e. Sign Width</td><td>Max. 80% of "J" width</td></tr> <tr><td>f. Sign Area</td><td>2 s.f. per linear ft of "J"</td></tr> <tr><td>g. Sign Thickness</td><td>Max. 6"</td></tr> <tr><td>h. Letter Height</td><td>Max. 18"</td></tr> <tr><td>i. Height above Roof Line</td><td>n/a</td></tr> <tr><td>j. Shopfront/Business Facade Width</td><td>varies</td></tr> <tr><td>Quantity</td><td>1 per business with a ground story occupancy (2 for corner buildings)</td></tr> </table>	a. Projection	Max 8"	b. Clear Height	9' Min.	c. Post Height	n/a	d. Sign Height	Max. 2'	e. Sign Width	Max. 80% of "J" width	f. Sign Area	2 s.f. per linear ft of "J"	g. Sign Thickness	Max. 6"	h. Letter Height	Max. 18"	i. Height above Roof Line	n/a	j. Shopfront/Business Facade Width	varies	Quantity	1 per business with a ground story occupancy (2 for corner buildings)
a. Projection	Max 8"																							
b. Clear Height	9' Min.																							
c. Post Height	n/a																							
d. Sign Height	Max. 2'																							
e. Sign Width	Max. 80% of "J" width																							
f. Sign Area	2 s.f. per linear ft of "J"																							
g. Sign Thickness	Max. 6"																							
h. Letter Height	Max. 18"																							
i. Height above Roof Line	n/a																							
j. Shopfront/Business Facade Width	varies																							
Quantity	1 per business with a ground story occupancy (2 for corner buildings)																							
4.2.9. Window	A. Description	B. Configurations																						
	<b>Window:</b> A sign consisting of letters and/or designs applied directly to the inside of the shopfront window. Professionally painted signs are encouraged and plastic or vinyl cutouts are strongly discouraged.	<table border="1"> <tr><td>a. Projection</td><td>n/a</td></tr> <tr><td>b. Clear Height</td><td>n/a</td></tr> <tr><td>c. Post Height</td><td>n/a</td></tr> <tr><td>d. Sign Height</td><td>varies</td></tr> <tr><td>e. Sign Width</td><td>varies</td></tr> <tr><td>f. Sign Area</td><td>Max. 25% of display window</td></tr> <tr><td>g. Sign Thickness</td><td>n/a</td></tr> <tr><td>h. Letter Height</td><td>Max. 8"</td></tr> <tr><td>i. Height above Roof Line</td><td>n/a</td></tr> <tr><td>Quantity</td><td>1 per display window</td></tr> </table>	a. Projection	n/a	b. Clear Height	n/a	c. Post Height	n/a	d. Sign Height	varies	e. Sign Width	varies	f. Sign Area	Max. 25% of display window	g. Sign Thickness	n/a	h. Letter Height	Max. 8"	i. Height above Roof Line	n/a	Quantity	1 per display window		
a. Projection	n/a																							
b. Clear Height	n/a																							
c. Post Height	n/a																							
d. Sign Height	varies																							
e. Sign Width	varies																							
f. Sign Area	Max. 25% of display window																							
g. Sign Thickness	n/a																							
h. Letter Height	Max. 8"																							
i. Height above Roof Line	n/a																							
Quantity	1 per display window																							
4.2.10. Yard	A. Description	B. Configurations																						
	<b>Yard:</b> A sign that projects or hangs from a post located in the frontyard of a property.	<table border="1"> <tr><td>a. Projection (distance from sidewalk)</td><td>(5' Min.)</td></tr> <tr><td>b. Clear Height</td><td>Max. 3"</td></tr> <tr><td>c. Post Height</td><td>Max. 5'6"</td></tr> <tr><td>d. Sign Height</td><td>Max. 2'</td></tr> <tr><td>e. Sign Width</td><td>Max. 4'</td></tr> <tr><td>f. Sign Area</td><td>8 s.f. each side</td></tr> <tr><td>g. Sign Thickness</td><td>Max. 6"</td></tr> <tr><td>h. Letter Height</td><td>Max. 8"</td></tr> <tr><td>i. Height above Roof Line</td><td>n/a</td></tr> <tr><td>Quantity</td><td>1 per lot</td></tr> </table>	a. Projection (distance from sidewalk)	(5' Min.)	b. Clear Height	Max. 3"	c. Post Height	Max. 5'6"	d. Sign Height	Max. 2'	e. Sign Width	Max. 4'	f. Sign Area	8 s.f. each side	g. Sign Thickness	Max. 6"	h. Letter Height	Max. 8"	i. Height above Roof Line	n/a	Quantity	1 per lot		
a. Projection (distance from sidewalk)	(5' Min.)																							
b. Clear Height	Max. 3"																							
c. Post Height	Max. 5'6"																							
d. Sign Height	Max. 2'																							
e. Sign Width	Max. 4'																							
f. Sign Area	8 s.f. each side																							
g. Sign Thickness	Max. 6"																							
h. Letter Height	Max. 8"																							
i. Height above Roof Line	n/a																							
Quantity	1 per lot																							

# Article 5. Public Space Standards

## 5.1. General Provisions

### 5.1.1. Thoroughfares Assemblies

Public Space Standards establish design standards for thoroughfares located within the West Homewood District. The design guidelines for thoroughfare assemblies, outlined in Section 5.2, work to achieve the following:

- A. Provide the information with which to modify existing thoroughfares.
- B. Produce new thoroughfares that are designed to support both motor vehicles, and non-motor vehicles such as pedestrians.

### 5.1.2. Applicability

A. The requirements of the Public Space Standards apply to new thoroughfares (public and private) and to the modification, reconstruction, or retrofit of existing thoroughfares within the West Homewood District. Inclusion of wider sidewalks, tree plantings, and narrowed travel lanes shall be a priority and shall be incorporated into all phases of design for improvement of the area. Intersection designs, with the exception of curb radius dimensions, are not subject to the requirements of the Public Space Standards and should be appropriately engineered. Roundabouts are permitted instead of signalization, but require the approval of the CDRC.

B. Where applicable, the Public Space Standards shall be used as criteria for the planning approval process and shall be sanctioned through the respective City departments including Engineering, Planning, Public Works and Parks & Recreation. Provisions of this Section, when in conflict, take precedence over those of other codes, ordinances, regulations and standards for Engineering, Planning, Public Works and Parks & Recreation, except the Local Health and Safety Codes and Local, State, and National Building Codes.

C. The Thoroughfare Assembly Plan ( Figure 5.1.1) identifies the existing right-of-ways that are subject to the requirements of the Public Space Standards and the applicable thoroughfare assembly for each existing right-of-way.

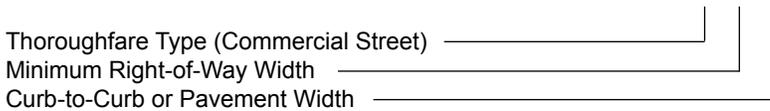
### 5.1.3. Types of Thoroughfare Assemblies

The thoroughfare assembly type for the West Homewood District is listed below with design provisions further outlined in Section 5.2.

- A. Commercial Street

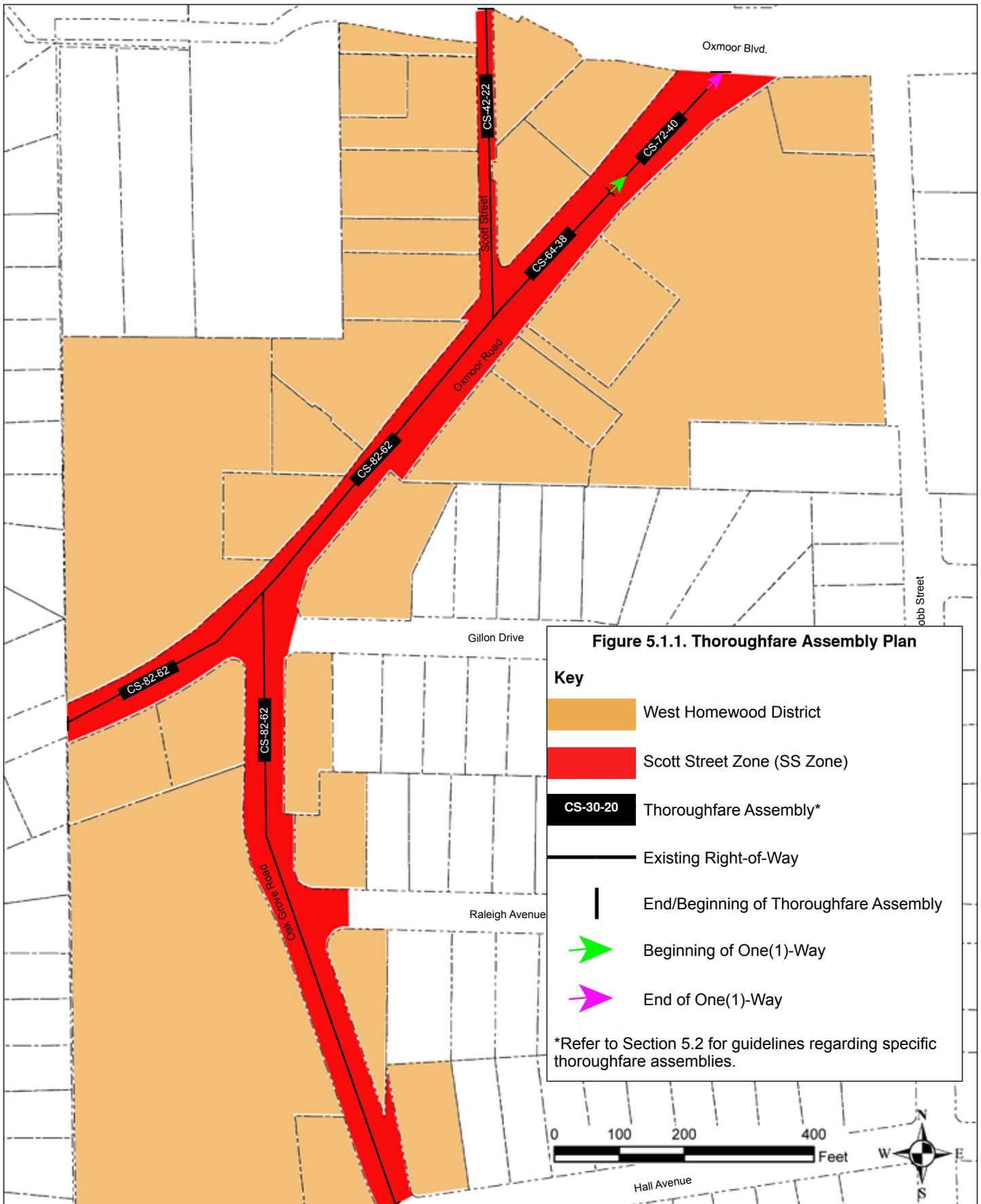
**Note:** Since each type of thoroughfare assembly can have multiple configurations, the following classification system is used to differentiate the various configurations within each type of thoroughfare assembly:

“CS-50-20”



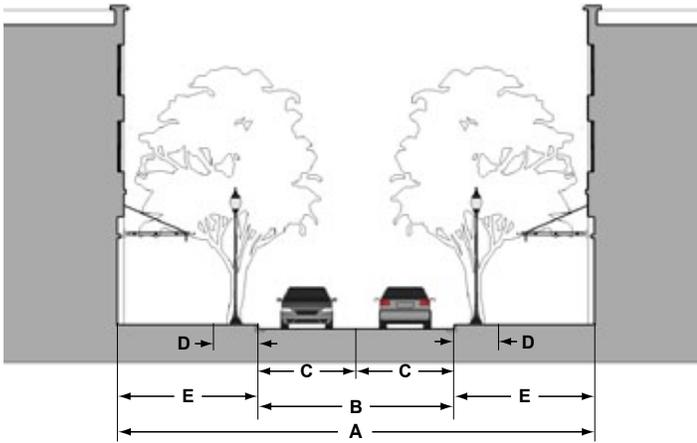
### 5.1.4. Adding and Modifying Thoroughfare Assemblies

Thoroughfare assemblies, beyond those identified on the Thoroughfare Assembly Plan and in Section 5.2, may be added upon approval by the CDRC, provided that the applicable safety requirements are addressed to the satisfaction of the CDRC. Existing thoroughfare assemblies may be modified upon approval by the CDRC.



# Article 5. Public Space Standards

## 5.2. Thoroughfare Assembly Configurations



### 5.2.1. Scott Street (CS-42-22)

#### Application

Movement Type	Slow
Target Speed	25-30 mph
Applicable Zones	SS

#### Overall Width

A. Right-of-Way (ROW)*	42' min.
B. Curb-to-Curb	22'

\*Easement may be needed to achieve ROW requirements.

#### Lanes

C. Traffic Lanes	2 at 11' (2-way travel)
Bicycle Lanes	None
Parking Lanes	None
Medians	None

#### Edges

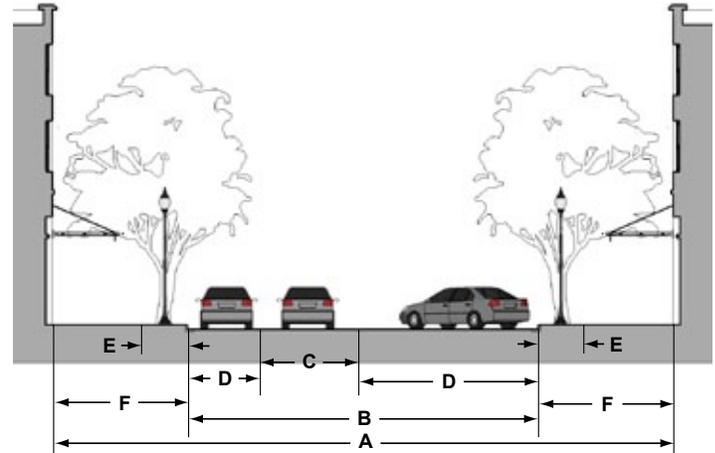
Paved Edge	Curb and gutter
Planter Type	Tree well
D. Tree Well	4' x 4' min.
Tree Type	
Spacing	40' o.c avg.
Lighting Type	Low, pedestrian oriented lighting
Spacing	80' o.c. avg.
Walkway Type	Sidewalk
E. Commercial	2 at 10' min.

#### Intersection

Curb Radius	10' -15' max.
-------------	---------------

#### Notes

A 28' radius Clear Zone is required to allow for emergency vehicles.  
 Sidewalks should be constructed per "Type N" construction standards to accommodate for encroachment of emergency vehicles.  
 ROW width may vary; sidewalk and planter width may increase, but shall not decrease based on available ROW. All other dimensions remain constant.



### 5.2.2. Oxmoor Road (CS-72-40)

#### Application

Movement Type	Slow
Target Speed	25-30 mph
Applicable Zones	SS

#### Overall Width

A. Right-of-Way (ROW)*	72' min.
B. Curb-to-Curb	40'

\*Easement may be needed to achieve ROW requirements.

#### Lanes

C. Traffic Lanes	1 at 11' (1-way travel)
Bicycle Lanes	None
D. Parking Lanes	Reverse Angle (30°): 1 at 21';** Parallel: 1 at 8'
Medians	None

\*\*Measured perpendicular to curb.

#### Edges

Paved Edge	Curb and gutter
Planter Type	Tree well
E. Tree Well	4' x 4' min.
Tree Type	
Spacing	40' o.c avg.
Lighting Type	Low, pedestrian oriented lighting
Spacing	80' o.c. avg.
Walkway Type	Sidewalk
F. Commercial	2 at 16' min.

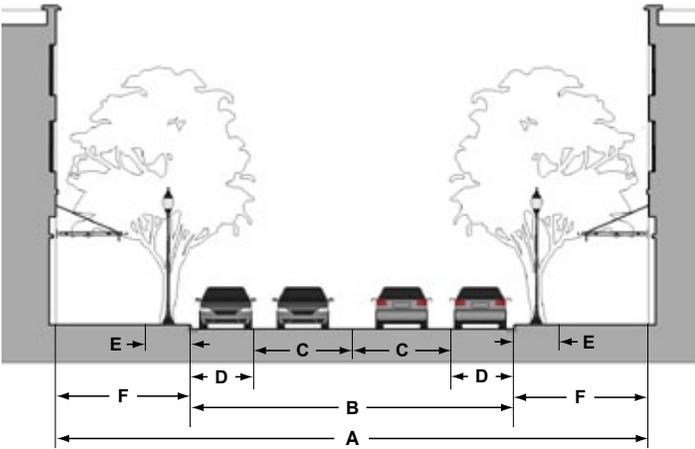
#### Intersection

Curb Radius	10' -15' max.
-------------	---------------

#### Notes

A 28' radius Clear Zone is required to allow for emergency vehicles.  
 Sidewalks should be constructed per "Type N" construction standards at curb intersections for encroachment of emergency vehicles.  
 ROW width may vary; sidewalk and planter width may increase, but shall not decrease based on available ROW. All other dimensions remain constant.

5.2. Thoroughfare Assembly Configurations, cont'd



5.2.3. Omoor Road (CS-64-38)

**Application**

Movement Type	Slow
Target Speed	25-30 mph
Applicable Zones	SS

**Overall Width**

A. Right-of-Way (ROW)*	64' min.
B. Curb-to-Curb	38'

\*Easement may be needed to achieve ROW requirements.

**Lanes**

C. Traffic Lanes	2 at 11' (2-way travel)
Bicycle Lanes	None
Parking Lanes	Parallel: 2 at 8'
Medians	None

**Edges**

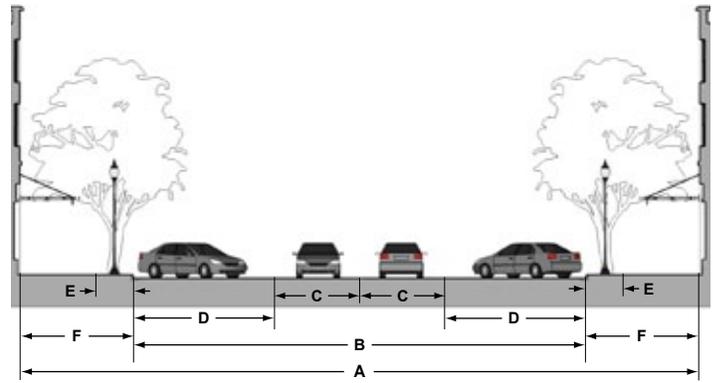
Paved Edge	Curb and gutter
Planter Type	Tree well
D. Tree Well	4' x 4' min.
Tree Type	
Spacing	40' o.c avg.
Lighting Type	Low, pedestrian oriented lighting
Spacing	80' o.c. avg.
Walkway Type	Sidewalk
E. Commercial	2 at 13', min

**Intersection**

Curb Radius	10' -20' max.
-------------	---------------

**Notes**

A 28' radius Clear Zone is required to allow for emergency vehicles.  
 Sidewalks should be constructed per "Type N" construction standards to accommodate for encroachment of emergency vehicles.  
 ROW width may vary; sidewalk and planter width may increase, but shall not decrease based on available ROW. All other dimensions remain constant.



5.2.4. Oxmoor Road (CS-82-62)

**Application**

Movement Type	Slow
Target Speed	25-30 mph
Applicable Zones	SS

**Overall Width**

A. Right-of-Way (ROW)*	82' min.
B. Curb-to-Curb	62'

\*Easement may be needed to achieve ROW requirements.

**Lanes**

C. Traffic Lanes	2 at 11' (2-way travel)
Bicycle Lanes	None
D. Parking Lanes	Reverse Angle (30°): 2 at 20'**
Medians	None

\*\*Measured perpendicular to curb.

**Edges**

Paved Edge	Curb and gutter
Planter Type	Tree well
E. Tree Well	4' x 4' min.
Tree Type	
Spacing	40' o.c avg.
Lighting Type	Low, pedestrian oriented lighting
Spacing	80' o.c. avg.
Walkway Type	Sidewalk
F. Commercial	2 at 10' min.

**Intersection**

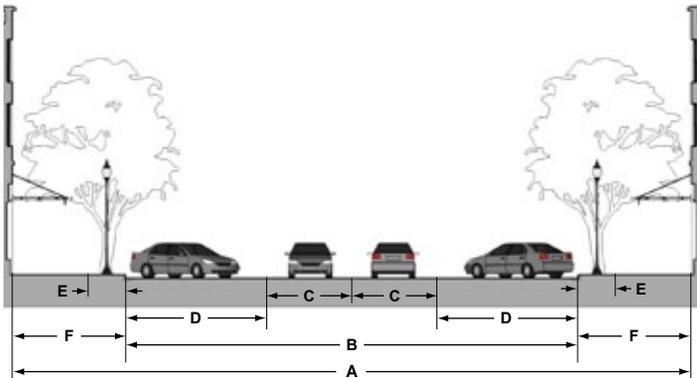
Curb Radius	10' -15' max.
-------------	---------------

**Notes**

A 28' radius Clear Zone is required to allow for emergency vehicles.  
 Sidewalks should be constructed per "Type N" construction standards to accommodate for encroachment of emergency vehicles.  
 ROW width may vary; sidewalk and planter width may increase, but shall not decrease based on available ROW. All other dimensions remain constant.

# Article 5. Public Space Standards

## 5.2. Thoroughfare Assembly Configurations, cont'd



### 5.2.5. Oak Grove Road (CS-82-62)

#### Application

Movement Type	Slow
Target Speed	25-30 mph
Applicable Zones	SS

#### Overall Width

A. Right-of-Way (ROW)*	82' min.
B. Curb-to-Curb	62'

\*Easement may be needed to achieve ROW requirements.

#### Lanes

C. Traffic Lanes	2 at 11' (2-way travel)
Bicycle Lanes	None
D. Parking Lanes	Reverse Angle (30°): 2 at 20'***
Medians	None

\*\*\*Measured perpendicular to curb.

#### Edges

Paved Edge	Curb and gutter
Planter Type	Tree well
E. Tree Well	4' x 4' min.
Tree Type	
Spacing	40' o.c avg.
Lighting Type	Low, pedestrian oriented lighting
Spacing	80' o.c. avg.
Walkway Type	Sidewalk
F. Commercial	2 at 10' min.

#### Intersection

Curb Radius	10' -15' max.
-------------	---------------

#### Notes

A 28' radius Clear Zone is required to allow for emergency vehicles.

Sidewalks should be constructed per "Type N" construction standards to accommodate for encroachment of emergency vehicles.

ROW width may vary; sidewalk and planter width may increase, but shall not decrease based on available ROW. All other dimensions remain constant.

*This page intentionally left blank*

## Article 6. Glossary

### 6.1. Definitions

**Abandoned:** Forsaken or deserted by owner and commencing when the power and/or water utilities are disconnected or discontinued.

**Access:** The physical pedestrian entrance to a unit that is provided directly from the street or courtyard.

**Alcohol Beverage Shops:** Location where the primary purpose, use, function, or product sold is alcohol, spirits, liquor, wine, beer, or any liquid or solid containing alcohol, spirits, wine, or beer containing one-half of one percent or more of alcohol by volume, and that is fit for beverage purposes either alone or when diluted, mixed, or combined with other substances for off-site consumption.

**Alley:** An alley is any public or private thoroughfare for the use of pedestrians or vehicles, not less than ten (10) feet or more than thirty (30) feet in width, and is intended for service and only a secondary means of access to abutting properties, typically located in the rear of a lot.

**Alley/Passage Sign:** see Article 4. "Sign Standards."

**Ancillary/Accessory Building:** A building located on the same lot and customarily incidental and subordinate to the Primary Building on the lot or to the use of land. Where an ancillary building is attached to the Primary Building, as by a roof or common wall, such structures shall be considered a portion of the Primary Building. Typically, ancillary buildings are intended for a variety of purposes such as vehicular parking (garages housing a maximum of 4 vehicles), storage of lawn and garden equipment, storage of household items, play house and green house. Accessory structures may include a habitable area such as a home office, recreation room, guesthouse, and sleeping room. The habitable area of an ancillary building shall not exceed 600 s.f. Ancillary structures shall not be greater than 800 s.f.

**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.

**Artisan Shop:** Premises available for the creation, assemblage, and/or repair of artifacts, using hand-powered and table-mounted electrical machinery, and including their retail sale.

**ATM:** An automated teller machine (computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel), located outdoors at a bank, or in another location. Does not include check-cashing stores.

**Attic:** The area found between the ceiling joists of the top story and roof rafters of a structure.

**Auto or Motor Vehicle Service:** Repair of automobiles and the sale, installation, and servicing of automobile equipment and parts. Typical uses include muffler shops, tire shops, automotive detailing, tune-up shops, automobile repair garages, vehicle stereo installation and automobile glass shops

**Average Grade:** The average elevation of the surface of the ground comprising a site as determined by a survey taken from five equally-spaced points along each setback line.

**Bank, Financial Service:** An establishment for the custody, loan, exchange or issue of money for the extension of credit, and for facilitating the transmission of funds. Includes banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/commodity contract brokers and dealers, security and commodity exchanges, vehicle

finance (equity) leasing agencies. Excludes check-cashing, payday loan, title loan stores and pawn shops.

#### **Bar, Tavern, Night Club:**

**A. Bar, Tavern:** A business where alcoholic beverages are sold for on-site consumption, that is not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a microbrewery ("brew-pub"), and other beverage tasting facilities. Excludes "Alcoholic Beverage Shops."

**B. Night Club:** A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc. Does not include adult oriented businesses.

**Bed & Breakfast:** A residential structure with one or more bedrooms rented for overnight lodging, where meals may be provided subject to applicable Health Department regulations.

**Botanical Garden:** An establishment where plants are grown for display to the public and often for scientific study.

**Building Height:** The vertical extent of a building measured in stories, not including a basement or a habitable attic. Height limits do not apply to masts, bellfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. Building height shall be measured from the curb level or average elevation of the finished grade along the front of the building when building is set back from front property line, to the building's eave or the base of the building's parapet.

**Build-to Line (BTL):** A stated setback dimension graphically represented by a line, along which a building façade must be placed.

**Bulkhead:** Panel that provides a transition from the display window of a shopfront to the adjacent grade and allows for merchandise to be elevated within the display window. The panels can be wood, cast iron, and, and masonry.

**Business Support Service:** An establishment within a building that provides services to other businesses. Examples include:

computer-related services (rental, repair), copying, quick printing and blueprinting services, film processing and photofinishing (retail), and mailing and mail box services.

**Carriage House:** An ancillary housing unit located above or adjacent to the garage of a primary housing unit on the lot, with the front door and access directed towards an alley.

**Chamfered:** Angled to create a diagonal façade from two perpendicular facades.

**City:** The City of Homewood, Alabama

**Civic & Recreational:** For the purposes of this Code, civic & recreational uses shall be considered to encompass all of the civic & recreational use categories as defined in Section 2.2 and Table 2.2.1

**Code/Form-Based Code:** Shall mean the West Homewood District Form-Based Code.

**Commercial:** For the purposes of this Code, commercial uses shall be considered to encompass all of the commercial use categories as defined in Section 2.2 and Table 2.2.1.

6.1. Definitions, cont'd

**Commercial Recreation Facility - Indoor:** An establishment providing indoor amusement and entertainment services for a fee or admission charge, including:

bowling alleys, coin-operated amusement arcades, electronic game arcades (video games, pinball, etc.), ice skating, roller skating, and pool and billiard rooms as primary uses.

This use does not include adult businesses. Four or more electronic games or coin-operated amusements in any establishment, or premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above. Three or fewer machines are not considered a land use separate from the primary use of the site.

**Common Property/Lot Lines:** Lot lines shared by adjacent private lots that are not fronted by the primary building facade.

**Community Assembly (Public or Private):** Group gatherings conducted indoors, such as community centers, bingo halls, private clubs, fraternal, philanthropic and charitable organizations and lodges.

**Day Care Center (Child or Adult):** A state-licensed facility that provides non-medical care and supervision for adult clients or minor children for periods of less than 24 hours for any client. These facilities are required to be licensed by the Alabama State Department of Social Services.

**Display Window:** The transparent opening made of large expanses of glass or some other translucent material that provides unobstructed visibility into the shop interior and to merchandise in the shop.

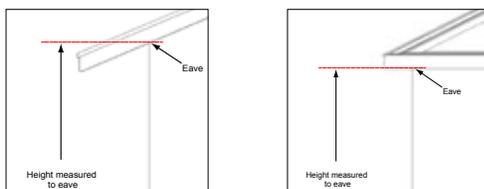
**District:** A portion of the territory of the City of Homewood, known as the West Homewood District, within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Code.

**Dwelling, Dwelling Unit, or Housing Unit:** A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

**Eave:** Where used to limit encroachment, the eave shall be defined as the edge of the building or structure's roof, usually projecting beyond the exterior wall of the building or structure. See diagrams below.



**Eave (Height):** Where used to limit building's height, the eave shall be defined as the lowest point of intersection between the exterior wall and the roof (any part of the roof) of the building (not applicable to flat roofs). See diagrams below.



**Elevation:** An exterior wall of a building not along a primary street BTL or side street BTL.

**Encroach:** To break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a setback, into the public frontage/ROW, or above a height limit.

**Entrance:** The principal point of access for pedestrians to a building. In support of pedestrian activity, the main or primary entrance should be oriented to the frontage rather than to the parking.

**Façade:** The vertical surface of a building that is built along the BTL and is usually set facing the street.

**Fast Food Restaurant:** A restaurant with a drive-through facility providing food service directly to occupants of a motor vehicle. Fast food restaurants are not permitted within the West Homewood District.

**Fence:** A type of screenwall permitted along the common lot line and rear lot line. A fence is also defined as a barrier attached to the ground that may consist of vertical and horizontal supports and cross members which separate lot lines or yards. Fences may be built of wrought iron, cast iron, and welded steel ornamental fences or wood picket fences of substantial design. Metal fences also may be mounted on a low masonry wall and/or spanning masonry piers. Wooden fences should be painted, preferably a light color. Chain link fences are highly discouraged, but are allowed under this Code.

**Fenestrated:** Having one or more openings, measured in percentage of wall surface area.

**Form:** Refers to the physical public and private realm that make up the built environment in the West Homewood District. Form includes, but is not limited to, the following:

- A. Building type, character, placement, height, mass, scale, relationship to the public frontage, adjacent private frontage, and other elements that are addressed in this Code.
- B. The public right-of-way, which consist of sidewalks, vehicular lanes, bicycle lanes, street trees and landscaping, street furniture, parking lanes and other elements that are part of the public realm. Also the relationship of the public frontage to the private frontage.
- C. The type and character of signs along with the allocation of uses and off-street parking.

**Frontage:** The area between a building facade and the vehicular lanes of the public ROW, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage (see Article 4 "Frontage Types").

**Frontage Line:** The property lines of a lot bordering a street or other public right-of-way (public frontage).

**Front Yard:** The area between the frontage line and the facade of the primary building that extends the full width of the lot.

**Furniture and Fixture Manufacturing, Cabinet Shop:** The manufacture or assembly of high grade articles of furniture and fixtures calling for fine finish, such as decorative cabinets, desks and chairs, store fixtures and office equipment. In the production of such goods, noise above 60 dB CNEL beyond the walls of the building is prohibited.

**General Retail:** Stores and shops selling many lines of merchandise. Examples include:

## Article 6. Glossary

### 6.1. Definitions, cont'd

art galleries, retail, art supplies including framing services, books, magazines, and newspapers, cameras and photographic supplies, clothing, shoes, and accessories, collectibles (cards, coins, comics, stamps, etc.), drug stores and pharmacies, dry goods, fabrics and sewing supplies, furniture and appliance stores, hobby materials, home and office electronics, jewelry, luggage and leather goods, musical instruments, parts and accessories, small wares, specialty grocery stores, specialty shops, sporting goods and equipment, stationery, toys and games, variety stores, videos, DVDs, records, CDs including rental stores.

General retail does not include the following:

- A.** Adult business as defined in Homewood City Zoning Ordinance, title loans, payday loans and pawn shops.
- B.** Sheet metal shops, body-fender works, automobile paint shops, repair garages, and any activity which includes the processing, treatment, manufacturing, assembling or compounding of any product, other than that which is clearly and traditionally incidental and essential to a particular retail activity.

**Gross Square Footage (GSF):** The sum of all areas on all floors of a building included within the outside faces of its exterior walls, including all vertical penetration areas, for circulation and shaft areas that connect one floor to another. Also includes all areas on all floors of any structure that is directly appended to the building and located on the same lot as the building. Gross Area is computed by physically measuring or scaling measurements from the outside faces of exterior walls, disregarding cornices, pilasters, buttresses, etc., that extend beyond the wall faces. When referring to sign area, the gross square footage shall be the sum of all areas on all parts of a sign, including all areas outside and inside of the sign.



**Ground Story/Floor:** The first level of a building at or above grade. The next story above the ground story is the second story or floor.

**Health/Fitness Facility:** A fitness center, gymnasium, health and athletic club, which may include any of the following:

exercise machines, weight facilities, group exercise rooms, sauna, spa or hot tub facilities, indoor tennis, handball, racquetball, archery and shooting ranges, other indoor sports activities, and indoor or outdoor pools.

**Hedge:** A type of screenwall made up of rows of closely planted shrubs or low-growing trees. Hedges are permitted along the common lot line and rear lot line, and along the secondary frontage line only when used as screens for surface parking. The heights of hedges along the frontage line shall not exceed five feet. Hedges shall not encroach into the ROW and shall be maintained.

**Home Occupation:** Residential premises used for the transaction of business or the supply of professional services. Home occupation shall

be limited to the following:

agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, interior decorator, lawyer, notary public, teacher, and other similar occupations, as determined by CDRC. Such use shall not simultaneously employ more than 1 person in addition to residents of the dwelling. The total gross area of the home occupation use shall not exceed 40 percent of the gross square footage of the residential unit. The home occupation use shall not disrupt the generally residential character of the neighborhood. The CDRC shall review the nature of a proposed home occupation use at the time of review of a business license for such use, and may approve with conditions, continue or deny the application.

**Industrial:** For the purposes of this Code, industrial uses shall be considered to encompass all of the Industrial use categories, except the waste-related services and any animal processing, as listed in Section 2.2 and Table 2.2.1.

**Laboratory (Medical, Analytical):** A place equipped for experimentation or observation in a field of study, or devoted to the application of scientific principles in testing and analysis. Quantities of biological or hazardous materials used on site shall be limited to those quantities established by the State or Local fire department.

**Library, Museum:** Public or quasi-public facilities, examples of which include:

aquariums, arboretums, art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, planetariums, and zoos. May also include accessory retail uses such as a gift/book shop, restaurant, etc.

**Light Manufacturing:** The manufacture or assembly of products from previously treated material where no impact is created to the adjacent uses and no hazardous materials are used in the production of such products. The maximum number of employees shall be 15. Examples include:

athletic equipment, bakeries, camera, photo equipment, clothing, electronics, musical instruments, optical goods, and woodworking (limited)

**Live-Work:** An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

**Liner Building:** A habitable building designed to mask a parking lot or a parking structure (any structure where the primary purpose is for parking of five (5) or more vehicles). A Liner Building shall be no less than 20' deep.

**Lodging:** A facility (typically a hotel or motel) with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. Hotels typically include a variety of services in addition to lodging, for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

**Lot:** A single parcel of land accommodating a building or buildings which is legally described and recorded as such.

**Lot Area:** The computed area contained within the lot or property lines.

**Lot Coverage:** The ratio of the ground floor area of all buildings or

6.1. Definitions, cont'd

structures on a lot and the total area of the lot.

**Lot Line:** The boundary that legally and geometrically demarcates a lot.

**Lot Width and Depth:** The lot width is the dimension of the primary frontage line. When a lot has more than one primary frontage line, only one of the primary frontage lines shall be used to determine the lot width - typically the shortest primary frontage line. Lot width is the shorter average horizontal dimension, generally perpendicular to the longer average horizontal dimension, which is the depth.

**Mansard Roof:** A four-sided gambrel-style hip roof characterized by two slopes on each of its sides, with the lower slope punctured by dormer windows at a steeper angle than the upper. Mansard roofs are not allowed in the West Homewood District.

**Media Production (Office or Storefront Type):** An establishment dedicated to the production of visual and audio mass media, including television, film, videos, video games, mobile devices, internet, and digital interactive media, but excluding magazines, newspapers, and periodicals.

**Medical Services (Clinic, Urgent Care):** A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples include:

medical offices with five or more licensed practitioners and/or medical specialties, outpatient care facilities, urgent care facilities, and other allied health services. These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional/Administrative."

**Medical Services (Doctor Office):** A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, dentist, etc., other than nursing staff) within an individual office suite. A facility with five or more licensed practitioners is instead classified under "Medical Services - Clinic, Urgent Care." Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional/Administrative."

**Medical Services (Extended Care):** Residential facilities providing nursing and health-related care as a primary use with inpatient beds. Examples include:

board and care homes, convalescent and rest homes, extended care facilities, and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care."

**Mid-block Lot:** Refers to any lot that is not directly located on the corner(s) of a block.

**Mixed-use:** Multiple functions within the same building or the same general area through superimposition or within the same area through adjacency.

**Mezzanine:** An intermediate level between the ground floor and the second story. It may be in the form of a platform, podium, or wide balcony. Mezzanine uses are limited to a continuation of the ground floor activity.

**Mortuary, Funeral Homes:** A funeral home or parlor where deceased are prepared for burial or cremation and funeral services may be conducted. Does not include on-site cremation.

**Multi-Family:** A building containing two or more dwelling units. The following multi-family building types are allowed:

**Duplex:** A building with two separate dwellings located either side by side or one on top of the other.

**Fourplex:** A building with four separate dwellings.

**Loft:** Dwelling unit that contains the volume of two stories but where the second floor consists of less floor area than the first; as in a mezzanine.

**Mixed-use multi-family dwelling:** A building with a non-residential use that also contains two or more dwelling units.

**Townhouse:** A two to three-story building with two or more single-family dwellings attached side-by-side and reading as a continuous facade.

**Triplex:** A building with three separate dwellings.

**Municipality:** Shall mean the City of Homewood.

**Nonconforming Sign:** A sign that lawfully existed before the effective date of this Code or amendment, and does not conform to the present requirements of this Code (see Section 1.1.7.)

**Nonconforming Structure or Building:** A structure or building that lawfully existed before the effective date of this Code or amendment, and does not conform to the present requirements of this Code (see Section 1.1.6.)

**Nonconforming Use:** A use of land and/or a structure (either conforming or nonconforming) that lawfully existed before the effective date of this Code or amendment, but which is no longer allowed under this Code (see Section 1.1.6.)

**Neighborhood Preservation District (NPD),** see City Of Homewood Zoning Ordinance.

**Office:** These do not include medical offices

**A. Business, Service:** Establishments providing direct services to consumers. Examples include:

employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include "Bank, Financial Service," which is separately defined.

**B. Administrative.** Office-type facilities characterized by high employee densities and occupied by businesses engaged in information processing and other computer-dependent or telecommunications-based activities. Examples include:

airline travel agencies (not including retail travel agencies) computer software and hardware design and development, consumer credit reporting, data processing services, health management organization (HMO) offices where no medical services are provided, insurance claim processing, mail order and electronic commerce transaction processing, telecommunications facility design and management, and telemarketing

**C. Professional, Administrative:** Office-type facilities occupied by businesses that provide professional services, or are engaged in the production of intellectual property. Examples include:

## Article 6. Glossary

### 6.1. Definitions, cont'd

accounting, auditing and bookkeeping services, advertising agencies, attorneys, business associations, chambers of commerce, commercial art and design services, construction contractors (office facilities only), counseling services, court reporting services, design services including architecture, engineering, landscape architecture, urban planning, detective agencies and similar services, educational, scientific and research organizations, financial management and investment counseling, literary and talent agencies, management and public relations services, media postproduction services, news services, photographers and photography studios, political campaign headquarters, psychologists, secretarial, stenographic, word processing, and temporary clerical employee services, security and commodity brokers, writers' and artists' offices.

**Opening/Glazing:** Openings in the building wall, including windows and doors, allowing light and views between interior and exterior. Opening/Glazing is measured as glass area (excluding muntins and similar window frame elements with a dimension greater than one inch) for conditioned space and as open wall area for parking structures or other unconditioned, enclosed space.

**Open Space:** Land dedicated for the sole purpose of public outdoor recreation, which includes, but is not limited to, the following:

    parks, playgrounds, plazas and other types of outdoor recreation facilities. Open space does not include commercial recreation facilities.

Land dedicated "Open Space" shall not be subject to Section 2.3 and Article 3. However, structures, including but not limited to open-air pavilions, gazebos, picnic shelters, and outdoor theaters, shall be designed and furnished to be consistent with the character of adjacent developments in the West Homewood District.

**Park, Playground, Plaza:** An outdoor recreation facility that may provide a variety of recreational opportunities including playground equipment, open space areas for passive recreation and picnicking, and sport and active recreation facilities.

**Parking Facility, Public or Private:** Parking lots or structures operated by the City, or a private entity providing parking for a fee. Does not include towing impound and storage facilities.

**Parking Occupancy Rate (POR):** Parking occupancy rate is the percent of the basic minimum spaces needed during a specific time period for shared parking.

**Parking Setback:** A line/plane which extends vertically and generally parallel to the right-of-way, in front of which parking shall not be located unless otherwise specified on a regulating plan. The parking setback line shall only apply to off-street parking and not to on-street parking.

**Parking Structure:** Any structure where the primary purpose is for parking of five (5) or more vehicles.

**Passage:** A pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long blocks and connect rear parking areas to frontages.

**Pedestrian Oriented:** The practice of addressing the needs of people, once out of their automobiles, through a series of interdependent urban design and streetscape principles that typically include the following:

**A.** Building facades that are highly articulated at the street level, with interesting uses of material, color, and architectural detailing, located directly behind the sidewalk.

**B.** Visibility into buildings at the street level.

**C.** A continuous sidewalk, with minimum intrusions into pedestrian right-of-way and on-street parking.

**D.** Continuity of building facades along the street with few interruptions in the progression of buildings and stores, as well as interconnected, short blocks.

**E.** Signs oriented and scaled to the pedestrian rather than the motorist.

**F.** May also include design amenities related to the street level, such as awnings, arcades, landscaping, and street furniture.

**Personal Services:** Establishments that provide non-medical services to individuals as a primary use. Examples include:

    barber and beauty shops, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), locksmiths, massage (licensed, therapeutic, non-sexual), nail salons, pet grooming with no boarding, shoe repair shops, tailors, tanning salons. These uses may also include accessory retail sales of products related to the services provided.

**Planning Commission:** The City of Homewood Planning Commission, referred to in this Form-Based Code, at times, as the Commission.

**Primary/Principal Building:** The main building on a lot, built along the BTL.

**Primary/Principal Frontage Line:** The property line of a lot bordering a primary street.

**Primary Street:** The primary street shall be defined as the street or main right-of-way on which the primary building facade fronts. Lots on a corner (intersection of two or more streets) are the only lots to have primary and secondary street designations. For all other lots fronting a street, that street shall be the primary street. Alleys and passages are not primary streets. The Regulating Plan identifies the primary and secondary streets for corner lots. It also identifies corner lots that have two designated primary facades.

**Primary Facade:** The facade of the primary building that fronts the primary street. Corner lots shall have at least one primary street facade, except when required to have two primary facades (see Regulating Plan). On corner lots, a building that is required to have more than one primary facade may have one primary entrance.

**Primary Frontage Line:** The property line along the ROW that the primary facade fronts.

**Private Frontage:** The privately held layer between the frontage line and the primary building facade. The structures and landscaping are 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. These elements influence social behavior in the public realm. The frontage layer may overlap the public streetscape in the case of awnings, galleries and arcades.

**Prohibited Uses:** The following are examples of uses not permitted anywhere within the West Homewood District area:

    tile loan shop, payday loan shop, pawn shop; fast food restaurant; cemetery; animal hatchery; boarding house; chemical manufacturing,

6.1. Definitions, cont'd

storage, or distribution; any commercial use where patrons remain in their automobiles while receiving goods or services, except service stations; enameling, painting, or plating of materials, except artist's studio; kennel; the manufacture, storage, or disposal of hazardous waste materials; mini-storage warehouse; outdoor advertising or billboard; packing house; prisons or detention center, except as accessory to a police station; drug and alcohol treatment and rehab center; thrift store; sand, gravel, or other mineral extraction; scrap yard; tire vulcanizing and retreading; vending machine, except within a commercial building; uses providing goods or services of a predominantly adult-only or sexual nature, such as adult book or video store or sex shop; and other similar uses as determined by the CDRC.

**Property:** A lot and/or any structure on that lot.

**Property Line:** The physical boundaries of a lot that are demarcated graphically by a line.

**Public Frontage:** The area between the curb of the vehicular lanes and the Frontage Line. Physical elements include the type of curb, sidewalk, planter, street tree and streetlight.

**Public Safety (Fire, Police, etc.):** Uses of a public, nonprofit, or charitable nature providing ongoing public safety to the general public on a regular basis, without a residential component.

**Rear Yard:** The area between any principal building and the property line in the rear of the lot that extends for the full width of the rear property line.

**Religious Institutions:** An establishment that supports religious group gatherings conducted indoors such as synagogues, mosques, temples, and churches.

**Renovation:** A change or alteration to the existing sign, structure or building. Examples include, but are not limited to:

- A. Remodeling or changing the exterior of an existing sign, structure or building,
- B. A structural change to the foundation, roof, floor, or exterior of load-bearing walls of a facility, or the extension of an existing facility to increase its floor area.
- C. Alteration of an existing facility such as to significantly change its function, even if such renovation does not include any structural change to the facility.

**Research and Development:** A quasi-industrial facility where creative work is undertaken on a systematic basis in order to increase the stock of knowledge generally in the fields of medicine, scientific instruments, safety-critical mechanism or high technology. These facilities may include pilot plant operations as an ancillary use, which shall not exceed 25 percent of the floor area. A facility providing full scale production shall be deemed a manufacturing use.

**Residential:** Premises used primarily for human habitation. For the purposes of this Code, residential uses shall be considered to encompass all of the residential use categories as defined in Section 2.2 and Table 2.2.1 (Units shall not be less than 400 square feet in net area.)

**Residential Care, 6 or Fewer Clients:** A single dwelling or multi-unit facility with six or fewer clients, licensed or supervised by a Federal, State, or local health/welfare agency that provides 24-hour nonmedical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like

environment. Does not include day care facilities, which are separately defined.

**Residential Care, 7 or more Clients:** A single dwelling or multi-unit facility with seven or more clients, licensed or supervised by a Federal, State, or local health/welfare agency that provides 24-hour nonmedical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Does not include day care facilities, which are separately defined.

**Restaurant (Cafe, Coffee Shop):** A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out, but does not include drive-through services.

**Retail:** Characterizing premises available for the sale of merchandise and food service. For the purposes of this Code, retail uses shall also be considered to encompass all of the retail use sub-categories as listed in Section 2.2 and Table 2.2.1.

**Right-of-way (ROW):** An area of land not on a lot that is dedicated for public or private use to accommodate a transportation system and necessary public utility infrastructure.

**School (Public or Private):** Includes the following facilities:

**Elementary, Middle, Secondary:** A public or private academic educational institution, including elementary (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades), and facilities that provide any combination of those levels. May also include any of these schools that also provide room and board.

**Specialized Education/Training:** A school that provides education and/or training, including tutoring or vocational training, in limited subjects. Examples of these schools include:

art school, ballet and other dance school, business, secretarial, and vocational school, computers and electronics school, drama school, driver education school, establishments providing courses by mail, language school, martial arts, music school, professional school (law, medicine, etc.), seminaries/religious ministry training facility

Does not include pre-schools and child day care facilities (see "Day Care"). See also the definition of "Studio - Art, Dance, Martial Arts, Music, etc." for smaller-scale facilities offering specialized instruction.

**Screenwall:** A freestanding wall built along the frontage line, common property line, rear property line or coplanar with the facade. It may mask a parking lot from the thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm.

**Services (Business, Financial, Professional):** For the purposes of this Code, service (business, financial, professional) uses shall be considered to encompass all of the service (business, financial, professional) use sub-categories as listed in Section 2.2 and Table 2.2.1.

**Services (General):** For the purposes of this Code, service (general) uses shall be considered to encompass all of the service (general) use sub-categories as listed in Section 2.2 and Table 2.2.1.

## Article 6. Glossary

### 6.1. Definitions, cont'd

**Setback:** The area of a lot measured from a lot line to a building facade that must be maintained clear of permanent structures excepting galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, and terraces, which are permitted to encroach into the setback subject to the standards established in Article 3 "Urban Standards," per zone.

**Side (Secondary) Street:** On a corner lot, the right-of-way that is not designated a primary street and is not fronted by the primary building facade.

**Side (Secondary) Facade:** On a corner lot, the facade of the primary building that fronts a side street or secondary right-of-way.

**Side Yard:** The area between any building and the side common property line that extends for the full depth of the lot.

**Sign:** Any device, display or structure, other than a building or landscaping, which is readily visible from public property and is used primarily for visual communication for the purpose of, or having the effect of, bringing the subject matter depicted on the device, display or structures to the attention of persons off the premises on which the sign is displayed. The foregoing definition includes (but is not limited to) any and all reading matter, letters, numerals, pictorial representations, emblems, trademarks, flags, banners, streamers, pennants, inscriptions, and patterns.

**Sign Area:** The total area of any portion of a structure to which any message is affixed.

**Single Family (Attached):** A building containing one dwelling unit. Permissible as part of a townhouse development or within a mixed-use building. The following single family building types are allowed:

**Mixed-use single family dwelling:** A building with a non-residential use that also contains one residential dwelling unit.

**Townhouse:** A two to three-story building with two or more single-family dwellings attached side-by-side and reading as a continuous facade.

**Story:** The habitable portion of a building included between the surface of any finished floor and the surface of the finished floor above it, or, if there is no floor above it, then the space between such floor and the ceiling above it.

**Story, Half (.5):** A story under a gable, hip or gambrel roof, the wall plates of which at least two opposite exterior walls are not more than two feet above the floor of such story.

**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 planting, benches, streetlights, etc.)

**Streetwall:** A screenwall built along the BTL, frontage line, or coplanar with the building's facade. Streetwalls may be built along the common lot line and rear lot line. Streetwalls are required along the lot's BTL when a lot/property is not occupied by a primary building along the BTL. Streetwalls are built to the height specified in the respective zone's Urban Standards under the Building Elements section. All streetwalls shall have openings no larger than is necessary to allow automobile and pedestrian access. In addition, all streetwalls 4 feet high and over shall

be fenestrated or articulated a minimum of 30 percent to avoid blank walls. Streetwalls shall be brick, stone, concrete, precast concrete, and/or stucco-faced concrete or concrete block. No streetwall shall include razor wire or barbed wire. All streetwalls are subject to review and approval by the CDRC.

**Studio ( Art, Dance, Martial Arts, Music, etc):** Small scale facilities, typically accommodating no more than two groups of students at a time, in no more than two instructional spaces. Examples of these facilities include:

individual and group instruction and training in the arts; production rehearsal; photography and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

**Terrace Wall:** A type of screenwall used in conjunction with a raised shopfront. Terrace walls shall be no higher than 3'.

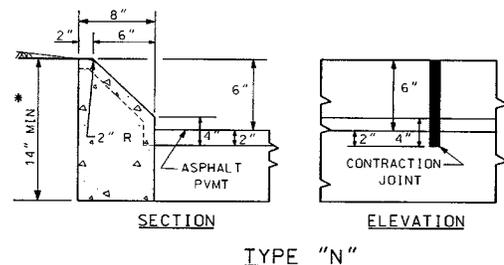
**Theater, Cinema or Performing Arts:** An indoor facility for group entertainment, other than sporting events. Examples of these facilities include:

civic theaters, facilities for live theater and concerts, and movie theaters

**Thoroughfare:** A right-of-way for use by vehicular and pedestrian traffic to provide access to lots and open spaces, consisting of vehicular lanes and the public frontage.

**Transom:** Window located above the display window in a shopfront in order to provide more light and/or ventilation to the interior.

**Type N Construction:** See ALDOT standard drawing - Spread drawing # 623-XY and Index # 703.



**Upper Story:** The story located above the ground story.

**Wireless Telecommunications Facility:** Public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections.

*This page intentionally left blank*