

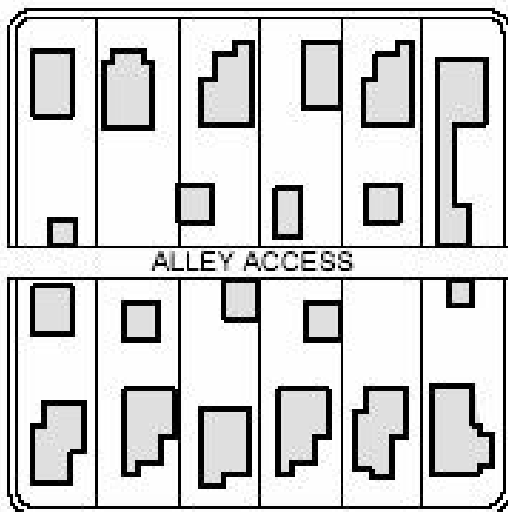
PART 2: BUILDING FORMS, MATERIALS, SIGNAGE, LOT LAYOUT

14-20-2-1 Building Forms.

The Form Based Code emphasizes design standards to ensure compatibility between uses. Accordingly, a number of building forms are defined and regulated in §14-20-2-2. The zones in which these building forms may be used are presented in §14-2-3-1. Each zone permits a distinctive array of these building forms. Descriptions and standards for building forms are established below.

RESIDENTIAL BUILDING FORMS

Detached single-family dwelling



Description

Single family detached dwelling units with useable front and rear yards and oriented to the street.

(a) Access and Entry

The Principal Entry to each dwelling shall have direct access from a porch, stoop or private patio to the street.

Parking, loading and trash disposal must be accessed from an alley, narrow driveway, ribbon driveway, or a circular driveway with a porte cochere.

(b) Parking

Parking shall be located in the side or rear yard.

Garages may be attached, detached, or connected by a breezeway. Attached garages shall be set back from street-facing façades by a minimum of 10'. Detached and breezeway garages must be located in the side or rear yard.

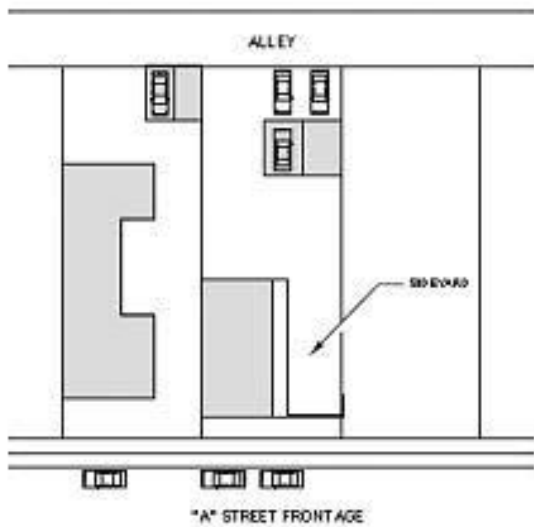
(c) Frontage

Each dwelling must include a stoop, porch, or private patio.

(d) Exposure to Light and Air

Each dwelling shall have all sides exposed to the outdoors.

Sideyard Dwelling



Description

Single family detached dwelling units that are aligned with one building wall on a side lot line and a setback or side yard easement along the other side lot line.

(a) Access and Entry

The Principal entrance to each dwelling shall have direct access from an individual stoop, porch or private patio that shall front the street and may also front the sideyard.

Parking, loading and trash disposal must be accessed from an alley.

(b) Parking

Parking shall be located behind each building. Parking may be half-level underground, surface, or garage and may be accessed from an alley, narrow driveway, or ribbon driveway. A common parking court may be provided interior to the block.

(c) Frontage

Each dwelling must include a stoop, porch or private patio.

(d) Building Width

Buildings facing a public street may not be wider than forty feet (40') along the axis facing the street.

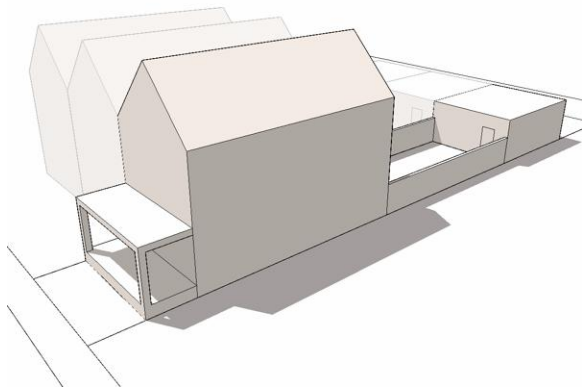
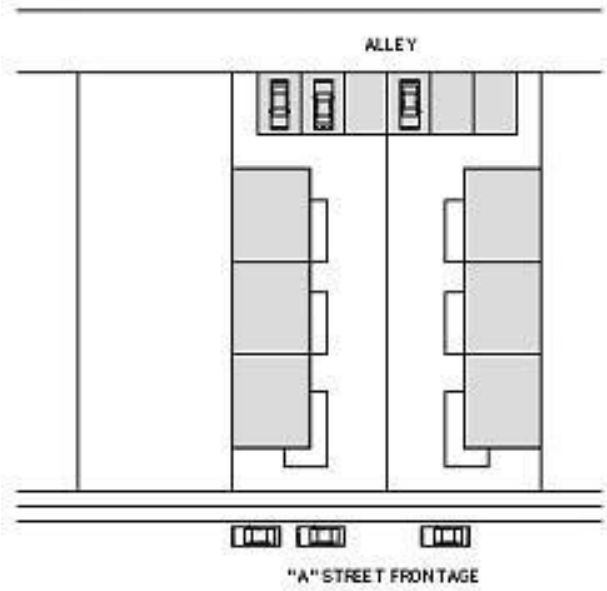
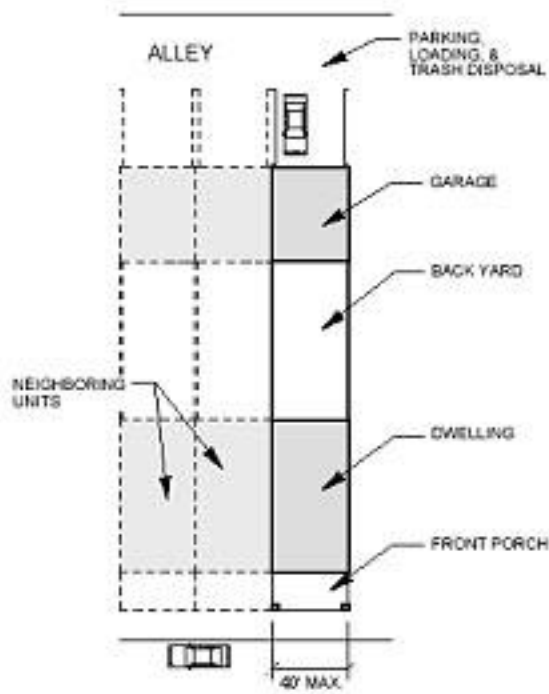
(e) Massing

Habitable attics are permitted.

(f) Exposure to Light and Air

Each unit shall have at least three sides exposed to the outdoors.

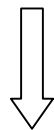
Townhouse, Rowhouse, and Courtyard Townhouse



Townhouse/Rowhouse



Courtyard or Sideyard Townhouse



*Images and regulations
continued on next page*

Description

One of a group of attached dwellings divided from each other by common walls. Each must have a separate entrance leading directly to the outdoors at ground level. A townhouse building may be one type of an apartment.

This form can be done as a zero lot line dwelling and may be constructed as "half" a Courtyard Townhouse development.

(a) Access and Entry

The Principal Entry to each dwelling shall have direct access to the street or to a Courtyard if a Courtyard Townhouse building form.

Parking, loading and trash disposal must be accessed from an alley.

(b) Parking

Parking shall be located behind each building. Parking may be half-level underground, surface, or garage. A common parking court may be provided interior to the block.

(c) Frontage

Each dwelling must include a stoop or porch fronting the street and a public sidewalk or a common green or fronting a Courtyard if a Courtyard Townhouse building form is used.

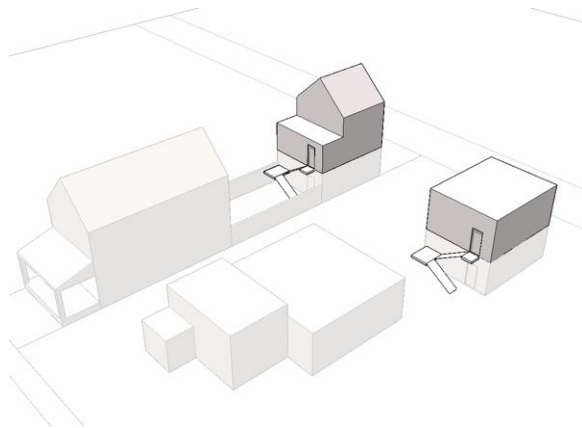
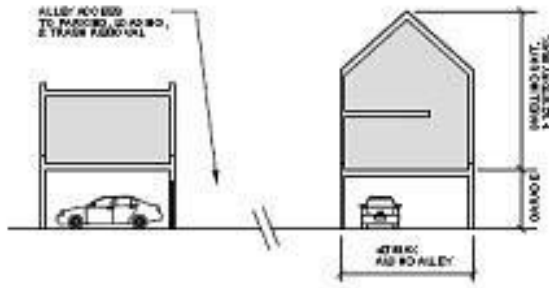
(d) Building Width

Buildings facing a public street may not be wider than forty feet (40') along the axis facing the street.

(e) Exposure to Light and Air

Each unit shall have at least 2 sides exposed to the outdoors.

Accessory Unit / Carriage House



Description

An accessory unit is a building type typically consisting of a stacked dwelling unit of 600 square feet or less or work space over a garage. It is located on an alley or at the back 1/3 of a lot that includes a Principal building.

(a) Access and Entry

The Principal Entry to the unit shall be accessed from the side or rear yard or alley.

Loading and trash disposal shall be accessed from an alley.

(b) Parking

Parking shall be located below or beside the unit and accessed from an alley or side driveway.

(c) Building Width

A 5' minimum passageway to the alley shall be maintained along one side.

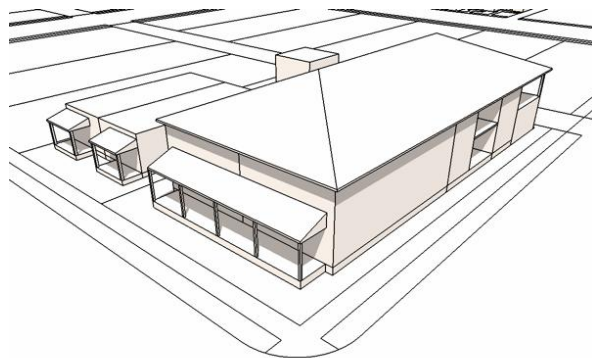
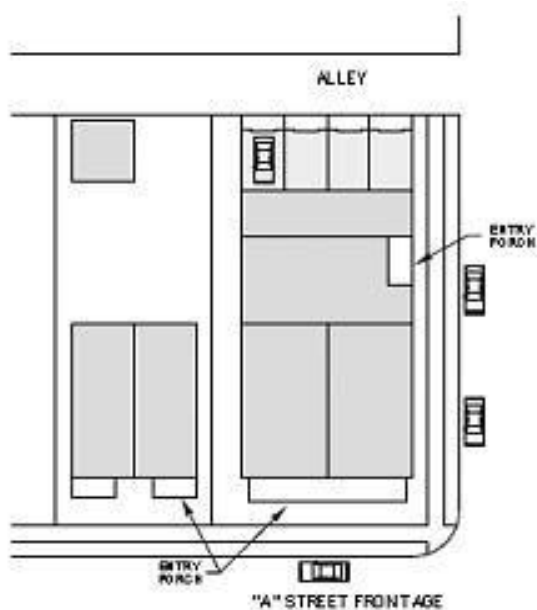
(d) Massing

Accessory units may be located above garages.

(e) Exposure to Light and Air

Each unit shall have a minimum of three sides exposed to the outdoors.

Duplex, Triplex & Fourplex



Description

Duplexes, triplexes, and fourplexes are multiple dwelling forms that are either architecturally presented as large single-family houses in their typical neighborhood setting or as duplex/triplex/fourplex vernacular forms compatible with the surrounding neighborhood. These building forms are permitted for residential uses, offices, or studios that are accessory to residential uses.

(a) Access and Entry

The Principal Entry to each dwelling or each common entrance, if designed as stacked flats shall have direct access from a porch, a common porch, or stoop facing the street.

Loading and trash disposal must be accessed from an alley.

(b) Parking

Parking shall be located behind each building. Parking shall be accessed from an alley or ribbon driveway.

(c) Frontage

Each dwelling must include a stoop or porch, either individually or in common with an adjoining dwelling.

(d) Building Width

Buildings facing a public street may not be wider than fifty feet (50') along the axis facing the street.

(e) Massing

Duplexes, triplexes, and fourplexes may be articulated as large single family houses consistent with the vernacular building form in the surrounding neighborhood.

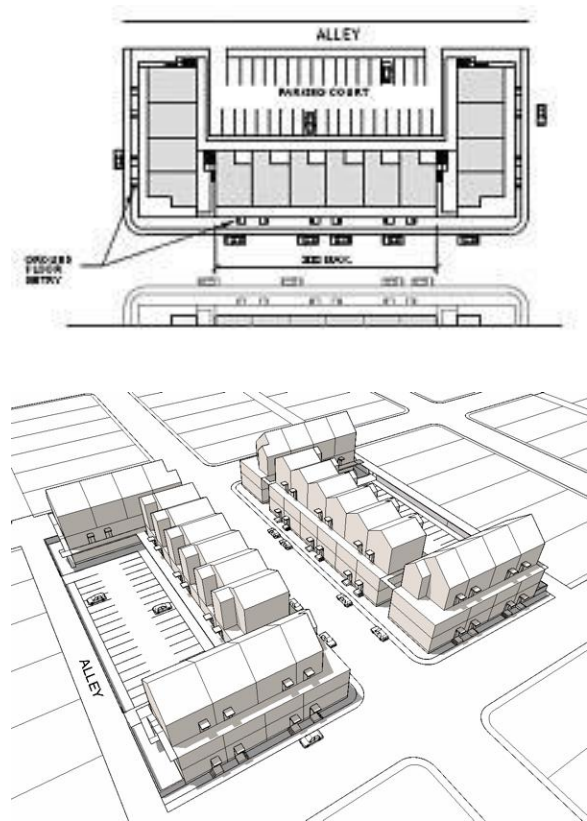
Duplexes, triplexes, and fourplexes may also be designed as stacked flats, abutting townhouses, courtyards, sideyard/courtyard townhouses or other vernacular forms compatible with the surrounding neighborhood.

Attic spaces may be used as habitable space.

(f) Exposure to Light and Air

Each unit shall have a minimum of two sides exposed to the outdoors.

Terrace Apartment



Description

Terrace Apartments can take a number of forms, including stacked flats, townhouses, or flats over townhouses.

(a) Access and Entry

The Principal Entry to each individual dwelling on the ground floor must have direct access from a permitted frontage type and abut the street.

(b) Parking

Parking shall be located behind or under the principal building. A common parking area may be located interior to the block.

(c) Frontage

Frontage types along the street must include stoops, porches, or forecourts.

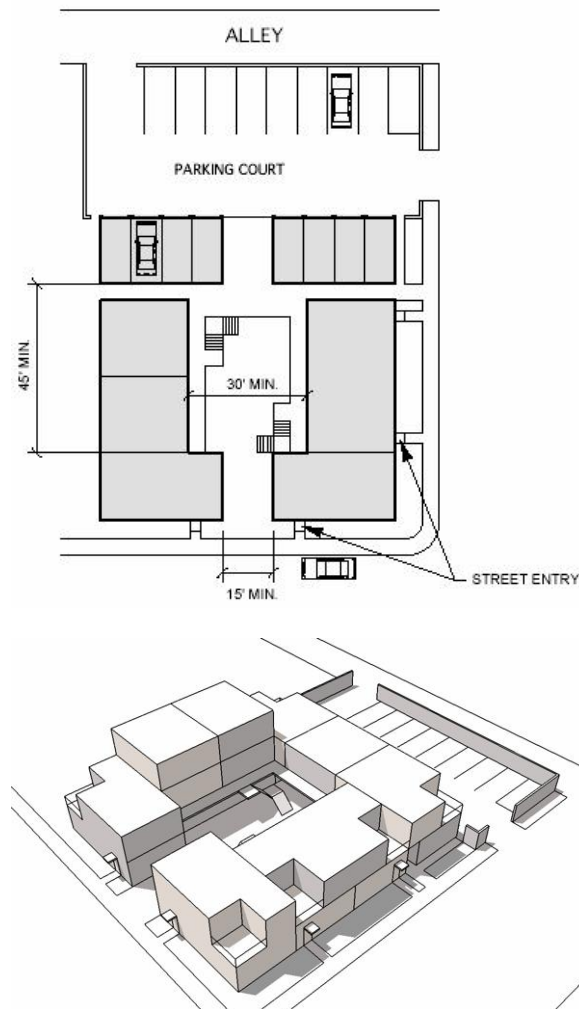
(d) Building Length

Buildings facing a public street may not be longer than 300 feet along the axis facing the street.

(e) Articulation.

The façades of buildings facing a public street that are longer than sixty feet (60') must be articulated a maximum of every forty feet (40') along the axis facing the street.

Courtyard Apartments



Description

Courtyard Apartments are a building form consisting of dwelling units that can be arranged as townhouses, flats over townhouses, or flats. These are arrayed to form a shared courtyard that is partly or wholly open to the street.

(a) Access and Entry

Each individual ground floor unit must have direct access from a porch, common porch or stoop facing the courtyard or facing the street.

No more than 4 dwellings shall be accessed per stair.

The courtyard shall have a common street entrance at least 15' wide.

Parking, loading and trash disposal must be accessed from an alley.

(b) Parking

Parking shall be located behind or under the building(s).

Parking access shall be through the courtyard.

(c) Open Space

Courtyards shall be a minimum of 35 feet wide and a minimum of 45 feet long.

Porches may protrude into the courtyard space.

Courtyards shall be Full Courtyards or Partial Courtyards.

Partial courtyards adjacent to parking lots shall be screened by a minimum 5 foot wide landscape buffer consistent with § 14-16-3-10(E)(3).

Courtyards shall be visible from the street. An opening may include a pattern that is constructed into the façade or created using see-through tubular steel, wrought iron bars, or other grillwork.

Fences and gates separating the courtyard from the street and/or parking courts must comply with the design standards of § 14-16-3-19.

Courtyards shall be landscaped with at least one tree (minimum 1 1/2 inch caliper) for every 1000 square feet of courtyard area.

Courtyard Apartments (cont'd)

(d) Frontage

Frontage types along the street shall be porches or common porches and front yards.

Frontage types along the courtyard shall be porches, a common porch or stoops.

Private patios may be located in the courtyard if the courtyard is at least 60 feet in width. A patio wall shall not exceed 36" in height.

(e) Massing

All dwellings may be incorporated into one house form or be articulated into vertical modules.

Attics may be used as habitable space.

Buildings shall be located as to provide for the reach of sunlight into courtyards between 11am and 1pm in the winter solstice.

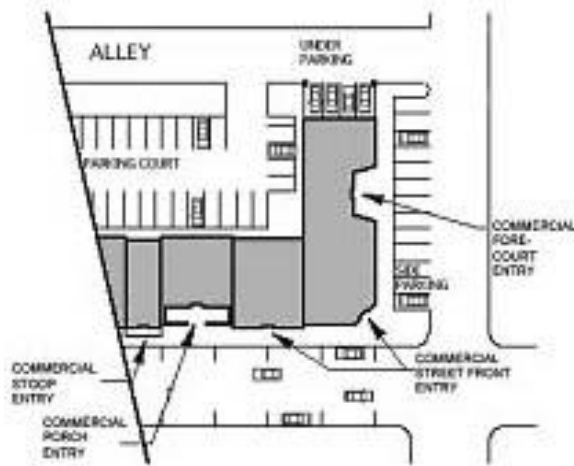
(f) Exposure to Light and Air

Each unit must have two sides exposed to the outdoors.

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COMMERCIAL OR MIXED USE BUILDING FORMS

Flex Building



(a) Access and Entry

The Principal Entry to each individual unit on the ground floor must have direct access from a permitted frontage type facing and abutting the street.

Parking access shall be through an alley or a "B" street.

(b) Parking

Offstreet parking shall be located behind or under the principal building. A common parking area may be located interior to the block. On-street parking is required along all street frontages except at transit stops.

(c) Frontage

Frontage types along the street shall include Shop Fronts. Portals and Forecourts may be added. Forecourts shall not exceed 20% of the block space.

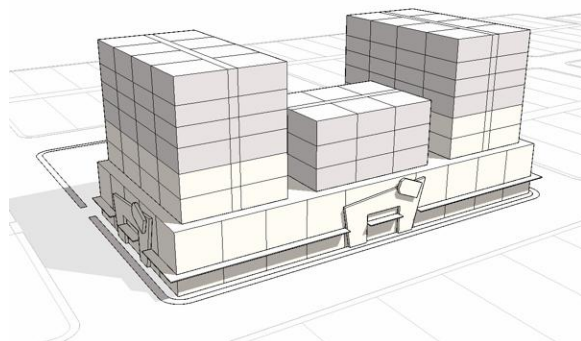
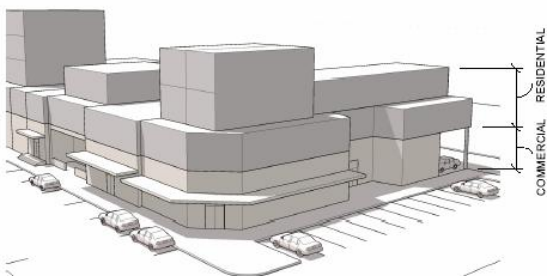
(d) Placement and Massing

Buildings facing a public street may not be longer than 300 feet along the axis facing the street.

The required ground floor clear height is a minimum of 12'.

(e) Articulation

The façades of buildings facing a public street that are longer than fifty feet (50') must be articulated at a maximum of every 40 feet (40') along the axis facing the street. Entryways are required at least every 40 feet.

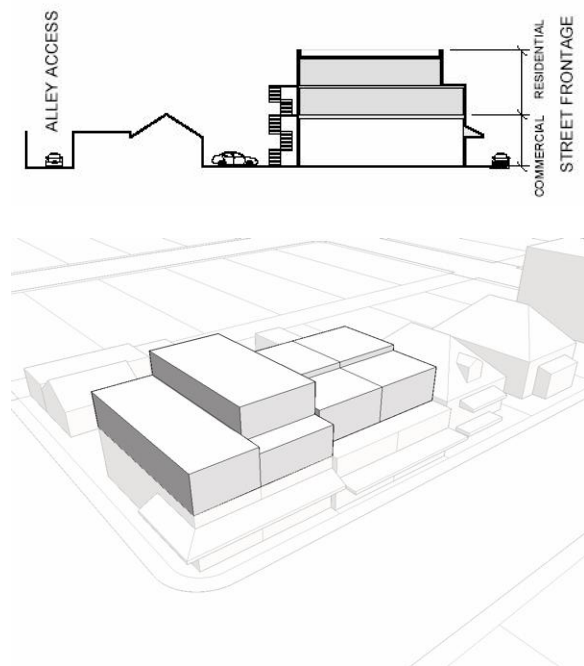


Description

A flex building contains at least one (1) distinct story above the ground floor, with Shop Fronts on the ground floor. The building may contain any combination of residential, hotel, office

and commercial uses. Retail should occur on the ground floor, but is not mandatory. The building may evolve over time through many combinations of these uses.

Live-Work Unit



Description

Live-Work units are low rise multi-story buildings that can be used flexibly for work/live, work/work, and live/live purposes. A variety of uses in the buildings is encouraged. Dwelling units can be located above the ground floor, attached to the rear of a Shop Front, or detached and located in the rear or side yard. The first floor is a Shop Front frontage type (see § 14-20-2-2).

(a) Access and Entry

Direct access must be provided from the street to the Principal Entry of each Shop Front and common entry to upper level units.

Parking, loading and trash disposal shall be accessed from an alley.

(b) Parking

Parking areas must be located adjacent to the alley, and may not abut the street frontage. On-street parallel parking is required along all street frontages, except on-street diagonal parking may be located on a “B” street.

(c) Frontage

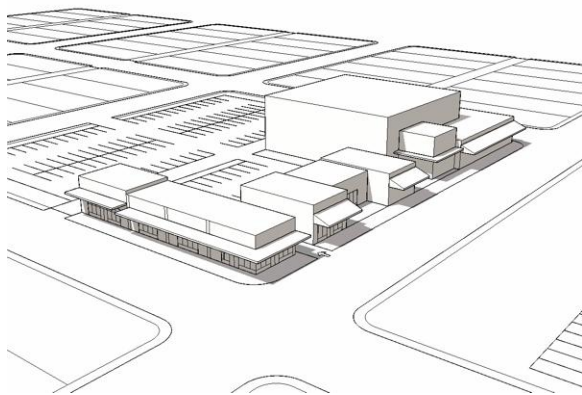
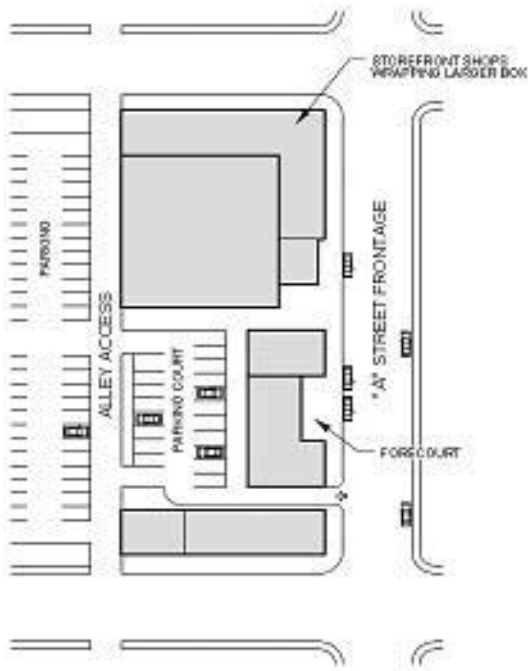
Each ground floor use shall have an entrance for each 40’ of building frontage at a minimum.

Permitted frontage types are Shop Fronts, Forecourts or Portals.

(d) Building Width

Buildings facing a public street may not be wider than forty feet (40’) along the frontage line or may be designed to appear as separate Shop Fronts no wider than 40’.

Liner Building



Description

A building specifically designed to mask and enliven the edge of a parking lot, parking garage, public assembly or large retail facility (big box) along a public frontage.

(a) Access and Entry

The Principal Entry to each individual unit on the ground floor must have direct access from a permitted frontage type facing and abutting the street. The Principal Entry facing the street shall not be blocked and shall be fully operational.

(b) Parking

Parking shall be located behind or under the principal building, or in one or more common or public parking areas located interior to or within 660 feet of the block. Vehicular access to on-site parking from an "A" street is limited to ingress and there may be only one per block. On-street parallel parking is required along all street frontages, except on-street diagonal parking may be located on a "B" street.

(c) Frontage

Frontage types along the street must include Portals, Forecourts or Shop Fronts.

(d) Placement and Massing

Maximum block length is 300 feet.

Minimum frontage buildout is 90%.

Minimum liner building depth is 16 feet.

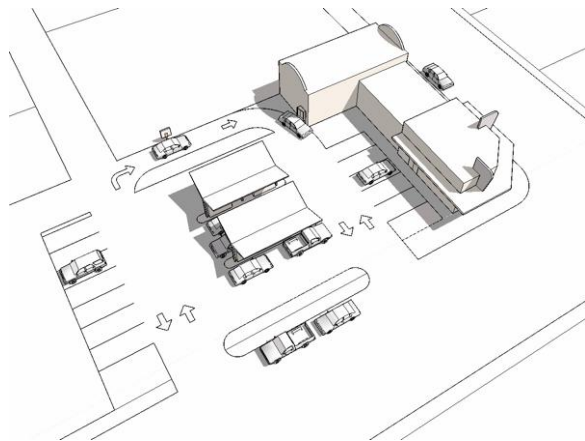
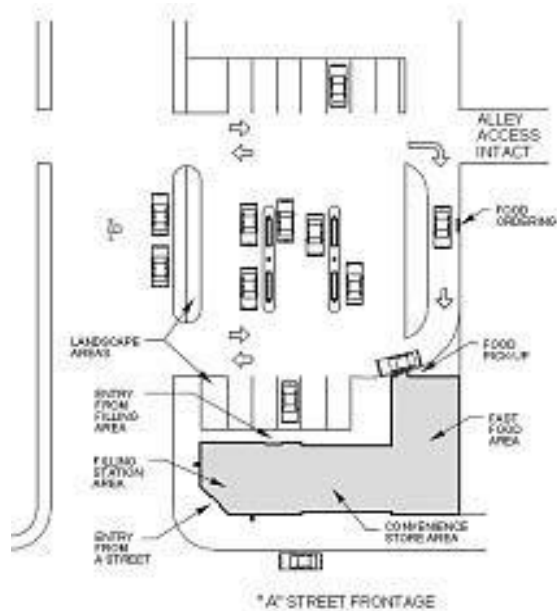
The façade along the ground floor on a Public Frontage must change visibly at an average of at least forty feet (40') in height, setback, materials, or colors along the axis facing the street and with no module exceeding 75 feet in length. An entryway must be provided on the ground floor every 40 feet at a minimum.

Courtyards or forecourts shall not exceed 10% of the street frontage.

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UTILITARIAN FORMS

Drive-Through



Description

Drive-through building forms include office building with drive-through facilities, shop or store building with drive-through facilities, and restaurant buildings.

Utilitarian building forms can accommodate, for example, the following building types: gasoline station, automobile repair and service structure, and car care centers (includes car wash).

(a) Access and Entry

The Principal Entry to the building must have direct access from a permitted frontage type facing and abutting the street.

(b) Parking and Service Drives

Parking shall be located behind or under the principal building, or in one or more common or public parking areas located interior to or within 660 feet of the block.

Drive-through lanes must access a "B" Street, an alley, or shared parking area to the rear of the principal building. Drive-through lanes shall not access an "A" Street. On-street parallel parking is required along all Public Frontages. On-street diagonal parking may be located on a "B" street.

(c) Frontage and Placement

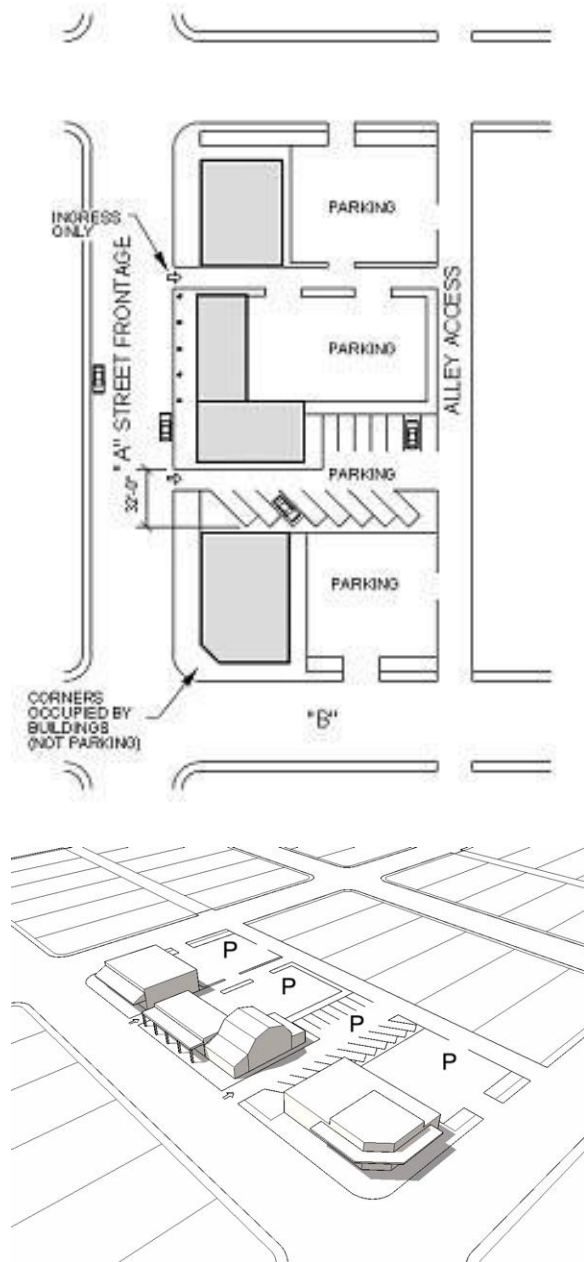
In order to accommodate these uses in a manner that is sensitive to neighborhoods and City policies, these uses are limited to designated "B" Streets except as provided below. The façade of buildings on a Public Frontage must be articulated at a maximum of every forty feet (40').

Any fuel pumps, service facilities, ATMs, storage areas, and repair bays shall be:

- (1) accessed from a "B" Street; and
- (2) screened by the principal building from the "A" Street which shall return a minimum of 30' along the "B" street façade.
- (3) In any zone, the "A" Street Frontage shall be built out a minimum of 80%.

These building types provide needed neighborhood services, but can disrupt pedestrian flows and impair the aesthetics of the commercial and residential streetscapes, corridors and districts.

Standalone commercial/office building



(a) Access and Entry

The lot must access a "B" Street or an alley. No portion of the lot may have vehicular egress to an "A" Street. Vehicular ingress from an "A" street is limited to two per block.

The Principal Entry to each individual unit on the ground floor must have direct access from a permitted frontage type facing the street.

(b) Parking

Parking shall be located behind, under, or to the side of the principal building, or in one or more common or public parking areas located interior to or within 660 feet of the block. On-street parallel parking is required along all Public Frontages. On-street diagonal parking may be located on a "B" street.

Parking areas to the side of the principal building: (1) are limited to 100 feet in depth, (2) have a total width no more than 32 feet, and (3) must have a landscaped buffer facing the street with a minimum depth of 10 feet, or a streetwall with a landscaped buffer that has a minimum depth of 5 feet. No side parking allowed on the street side of a corner lot.

(c) Frontage

Frontage types along the street must include Portals, Forecourts or Shop Fronts.

(d) Placement

Maximum lot frontage is 150 feet.

(e) Articulation

The façade of buildings on a Public Frontage must change visibly at a maximum of every forty feet (40') in height, setback, materials, or color along the axis facing the street. An entryway must be provided to the ground floor every forty feet (40') at a minimum. Buildings either shall be double-fronted or the back walls shall be 30% glazed.

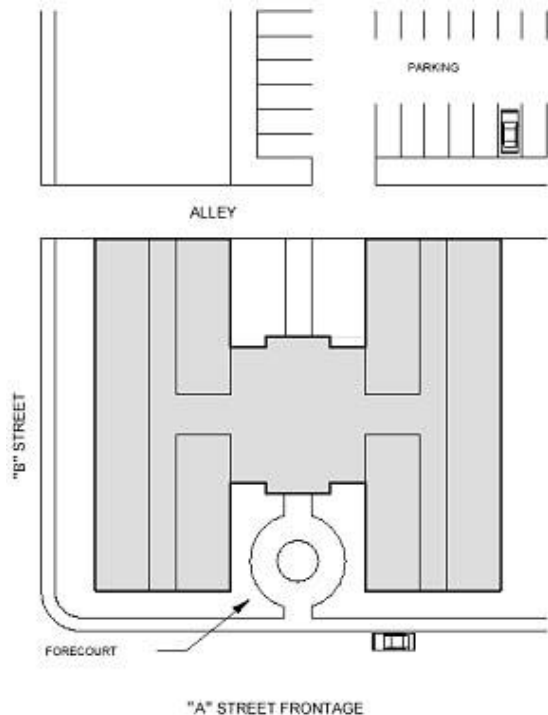
Description

This building form accommodates larger building floor plates that may require large surface parking areas. These regulations accommodate a limited number of these

building forms in order to provide anchor tenants and neighborhood services, but restricts them in order to maintain the integrity of this Chapter's design principles.

INSTITUTIONAL AND CIVIC BUILDING FORMS

Civic or Institutional Building



(a) Access and Entry

The entrance is through a common lobby or entrances. The building has at least one entrance to a public street, courtyard, forecourt, or a common lawn. Street-facing entrance(s) shall be built to within 30 feet of a street right-of-way.

(b) Parking

Parking shall be located in common surface parking areas behind the building, garages underneath buildings, and/or in parking garages. On-street parallel parking is required along all Public Frontages. On-street diagonal parking may be located on a "B" street.

(c) Frontage

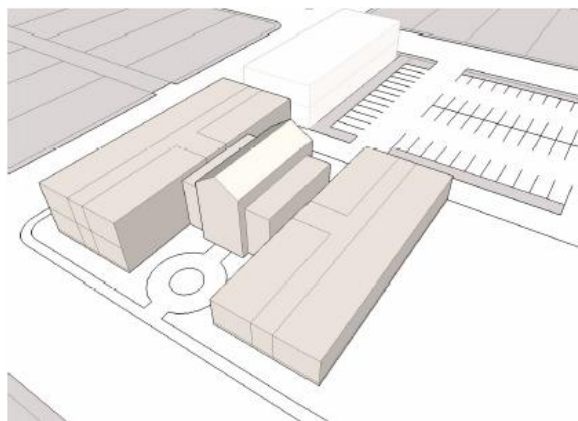
Permitted frontage types include forecourts, courtyards, yards, stoops, or portals.

(d) Massing

These types can be designed as a single compositional unit, or with distinct horizontal modulation of a base, middle and cap where the ground floor is visually distinct from the upper floors.

Street-facing entrances shall be accompanied by additional building height for visual emphasis. Street-facing entrances shall be positioned to accentuate vistas (or directed views) such as at the end of streets or where streets turn.

Blank walls are not allowed facing a street.

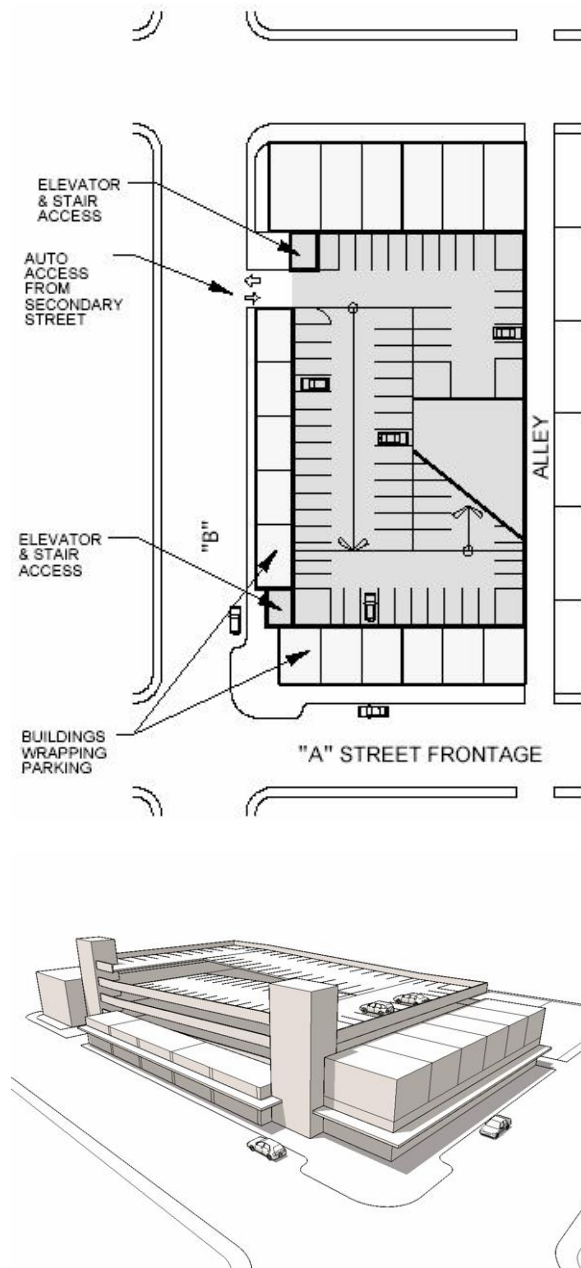


Description

Institutional buildings can accommodate offices, classrooms, or civic uses. These buildings range from large floorplates and multiple levels to smaller, more intimately scaled structures. A variety of architectural styles is acceptable. Civic buildings can accommodate a variety of arts, culture, education, recreation, government and public assembly uses.

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Structured Parking Form



Orientation and Composition

In order to orient parking structures to the interior of the block rather than the street, parking garages shall:

- Include residential dwelling units or Liner Buildings, which conform to the design regulations in the Form Based Code, along at least the first floor; or
- Be located behind buildings with the principal uses described above so that the ground level parking is not visible from the street, except for the entryway. The garage entryway must not exceed 30 feet in width along the building façade; and
- Shall be screened with ornamental grillwork, artwork, or similar architectural features above the street-facing residential or commercial wrapper buildings.

Massing

Parking structures shall be compatible in terms of scale, height and design with surrounding properties. Parking structures are considered compatible in scale and height if the width of the front façade does not exceed the average width of principal structures within three hundred (300) feet of the proposed structure by more than twenty percent (20%) and the height does not exceed the average height of principal structures within three hundred (300) feet of the proposed structure by more than one (1) story. If the Liner Buildings do not exceed such average heights, the garage itself may exceed the Liner Building height by two stories.

Description

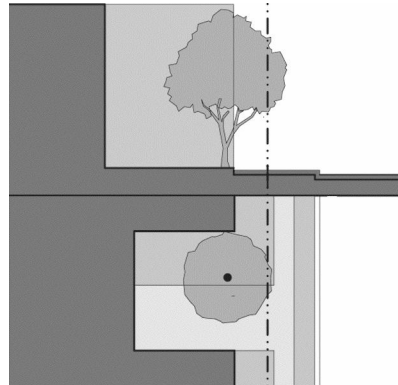
Structured parking is encouraged because it consumes less land area and the structure is wrapped by residential or commercial uses. This section encourages several different types of structured parking forms.

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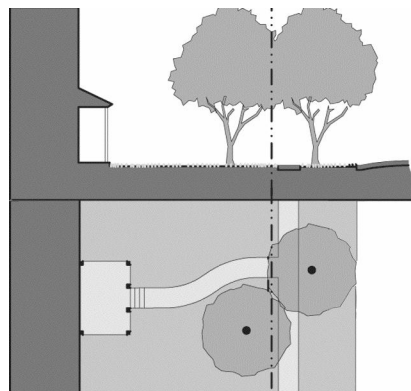
14-20-2-2 Frontage Types.

Various frontage types are established in order to implement the Form Based Code. The building form regulations (§ 14-20-2-1) describe the situations where each frontage type is required. The frontage types are:

Forecourt: a portion of the Façade is close to the Frontage Line and the central portion is set back. The Forecourt created may be used for vehicular drop-offs. Large trees within the Forecourts may overhang the Sidewalks. This type is limited in conjunction with other Frontage types. Forecourts must be used in conjunction with stoops, shop fronts, or portals and no more than 1 Forecourt is permitted per block face.



Front Yard: a planted Frontage wherein the Façade is setback from the Frontage Line. An encroaching Porch may also be attached to the Façade. A fence or wall at the property line may be used to define the private space of the yard. The wall may be no higher than 36" unless the residence fronts a street with ADT greater than 3,000, in which case the wall may be no higher than five feet. Individual parcel walls may not be constructed so that when taken together they create a walled development.



Portal (Arcade): A Portal is a covered Porch supported by evenly spaced columns and is attached to the front building Façade. It may overlap the sidewalk to within 2 feet of the curb. Portals may include a balcony for the floor above. If the Portal includes conditioned space on the floor above, it may not encroach beyond the Property Line. Commercial Portals must have eight feet clear width. This type is conventional for Retail use. A portal is an important element of New Mexican vernacular architecture.

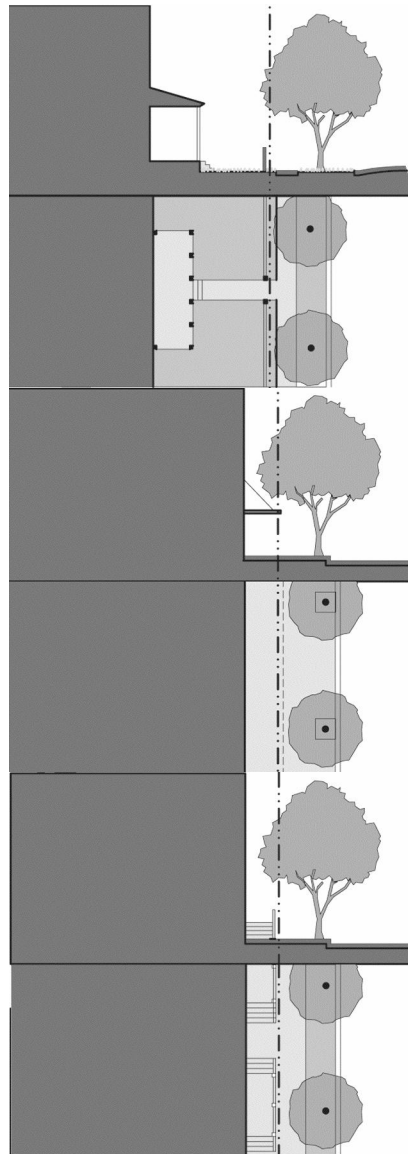


PART 2: BUILDING FORMS, MATERIALS, SIGNAGE, LOT LAYOUT
14-20-2-2 Frontage Types

Porch: A planted Frontage wherein the Façade is set back from the Frontage Line with an attached Porch permitted to Encroach. Porches shall be no less than 5 feet deep. A porch may be screened but not glazed. A fence at the Frontage Line is required.

Shop front: a Frontage wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk. Syn: Retail Frontage.

Stoop: a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is an exterior stair and landing. The stair may be a perpendicular or parallel to the sidewalk. This type is recommended for ground-floor Residential use in an urban environment.



14-20-2-3 Parking.

(A) Applicability

The minimum vehicle parking space requirements and reduction factor of the § 14-16-3-1(A) (Off-Street Parking Regulations) apply to the Form Based Code, except as follows.

(B) Projecting Demand

For individual uses, the minimum number of parking spaces required for individual uses is calculated by using the Peak Demand for Individual Uses (below) and by applying reduction factors for mixed-use development and proximity to transit (subsections (C) and (F) below.).

Peak Demand for Individual Uses

Use or Building Form	Peak Demand
Amusement enterprises	1 space per 4 occupants
Banquet halls	1 space per 4 seats
Cultural facilities	1 space per 3 seats
Cinemas, theatres, & auditoriums	1 space per 3 seats
Community & Recreation Facilities	1 space per employee plus 1 space per 1,000 square feet, plus curbside drop-off
Office	3 spaces per 1,000 square feet (net leasable area)
Retail liner building, less than 30 feet deep and one story in height	Exempt from parking requirements.
Liner building, more than 30 feet deep or more than one story	3 spaces per 1,000 square feet (net leasable area)
Personal services	3 spaces per 1,000 square feet (net leasable area)
Professional services	3 spaces per 1,000 square feet (net leasable area)
Residential and Live-Work	1.5 spaces per 1 bedroom & studio 1.5 spaces per 2 bedrooms 1.5 spaces per 3+ bedrooms
Residential Accessory Units	1 space per unit
Retail trades	3 spaces per 1,000 square feet (net leasable area)
Warehouse	1 space per 2,000 square feet of net leasable area

(C) Reduction Factors:

Parking reductions from § 14-16-3(1)(a) apply, along with the following.

- Uses in Planned Village -Village Center and within 650 feet of a Transit-Oriented Development Zones may factor a 20% reduction in parking requirements.
- Uses from 650 feet to 1300 feet of a Planned Village - Village Center or TOD – MAC may factor a 10% reduction in parking.
- Uses within 650 feet of Bus Rapid Transit / Light Rail / Streetcar stops may factor a 20% reduction in parking requirements.
- Campus zones may factor a 20% reduction of the parking requirements.

Reduction factors may be added together but the total shall not exceed 40% reduction.

(D) Calculating Supply

Parking requirements shall be met by considering the sum of all:

- (1) on-site parking (at surface and in structures), plus
- (2) on-street parking contained within or immediately adjacent to the project, plus
- (3) contributions made by off-site parking facilities available to uses of the building within 660’ (including joint use facilities).

(E) Neighborhood Permit Parking

Neighborhoods adjoining Planned Village – Village Center (PVD-VC), Transit Oriented Development (TOD-MAC and TOD-CORCOM), and Campus (CAM) zones may initiate a petition to establish a Neighborhood Permit Parking system.

(F) Shared Parking

The required minimum parking requirement may be reduced where parking is shared between uses that have different peak parking periods, as calculated below:

- (1) Locate the shared parking reduction ratio for the shared parking uses in the table below.
- (2) Calculate the adjusted minimum parking requirement by dividing the required combined minimum parking for the individual uses for which there is shared parking (from subsections (B) and (C) above), by the shared parking reduction ratio in the table below.

Type of Use	Residential	Lodging	Office	Retail
Residential		1.1	1.4	1.2
Lodging	1.1		1.7	1.3
Office	1.4	1.7		1.2
Retail	1.2	1.3	1.2	

14-20-2-4 Streets

(A) Designation of “A”- Pedestrian/Transit Oriented Streets and “B”- Vehicular Oriented Streets.

All streets on or bordering a site, excluding alleys, shall be designated an “A” Street or a “B” Street, as follows:

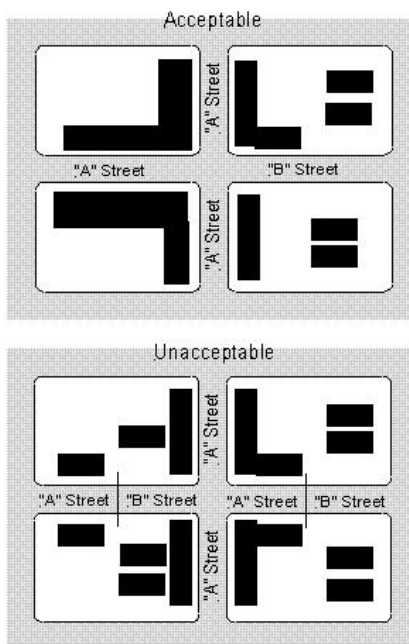
(1) “A”- Pedestrian/Transit Oriented Streets.

An "A" Street frontage is restricted to building types and uses that promote pedestrian activity, and which benefit from pedestrian and/or transit access. A street shall be classified an “A” Street unless otherwise designated.

(2) “B”- Vehicular Oriented Streets.

A “B” Street permits site design and access to building types that rely primarily on automobile or truck access, or which are incompatible with uses normally permitted in a pedestrian oriented area because of heavy traffic, noise, vibrations, soot, air pollution, glare, or similar impacts. In order to maintain the integrity of the design concepts of this Code, the lineal footage of “B” Streets is restricted as follows:

- “B” Streets are restricted to 5 linear feet per acre of total project area, and must not exceed 25 percent (25%) of the total linear length of all streets within the following Zones: TOD, PVD- Center, Campus, and Commercial Mixed Use Zones, and 5 percent (5%) in the Village-Urban, Village-Suburban, Village-Edge, except for PVD in established area applications, and,
- “B” Streets may be designated by individual block faces; however, no block face shall be split by “A” Street and “B” Street designations.



(B) Block Length and Connectivity.

(1) Blocks shall not exceed the following dimensions:

(a) Blocks shall have an average length not exceeding four-hundred (400) feet.

(b)

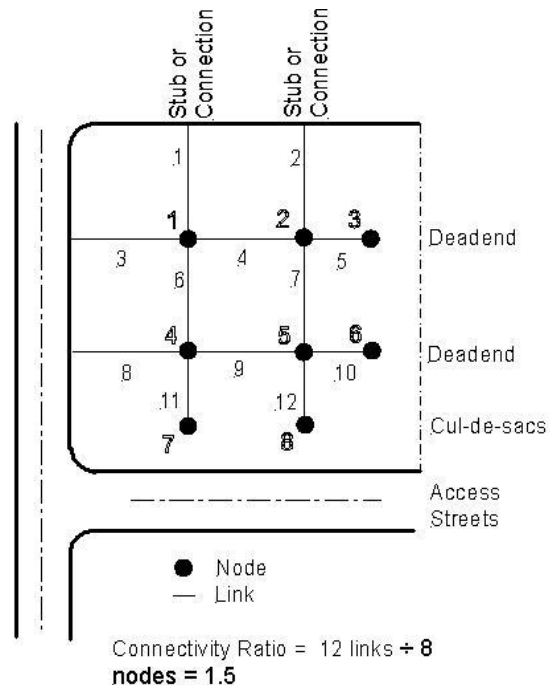
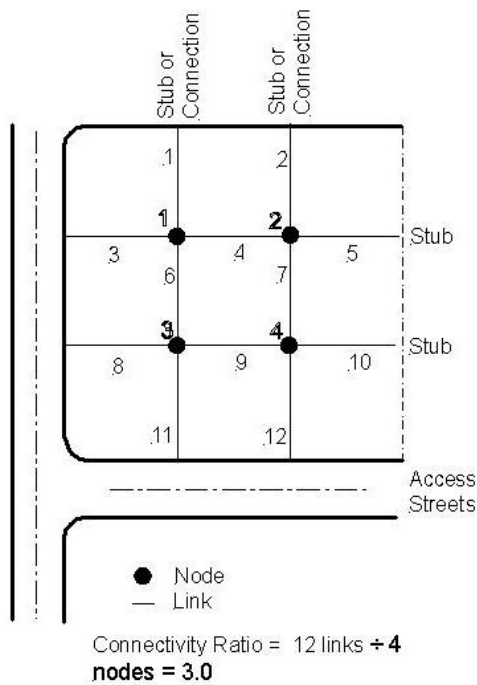
BLOCK SIZE	Transit Oriented Development Major Activity Center (TOD-MAC)	Transit Oriented Development Corridor and Community Center (TOD-CORCOM)	Planned Village Development – Village Center (PVD-VC)	Planned Village Development – Village General (PVD-VG)	Planned Village Development – Village Edge (PVD-VE)	Mixed Use (MX)
Block perimeter	2000 ft. max*	2000 ft. max*	2000 ft. max*	2400 ft. max	3000 ft. max	2000 ft. max*

(c) Block lengths longer than 360’ shall be provided with alleys or pedestrian cross walks through the blocks.

(2) Connectivity. New street systems shall achieve a connectivity ratio of at least 2.0. For purposes of this subsection, “connectivity ratio” is the number of street links divided by the number of nodes. A “link” is each portion of a street defined by a node at both ends or at one end. A “node” is the intersection of two (2) or more streets, a cul-de-sac head or a dead-end. Connections with existing streets and stubouts to adjacent properties that will accommodate future street connections are not considered nodes. It is important that alignment with future streets be observed.

Sidewalks, walkable alleys, and trails that are not included as part of the street system must either connect occupied blocks, or achieve a connectivity ratio of at least 1.5. No pedestrian path may dead-end or end in a cul-de-sac.

PART 2: BUILDING FORMS, MATERIALS, SIGNAGE, LOT LAYOUT
 14-20-2-4 Streets



(C) Geometric Design.

The geometric design of streets shall conform to the Subdivision Regulations and the Development Process Manual, unless:

- (1) This Article provides a different standard; or
- (2) A different standard is included in a Sector Plan that applies to the proposed development or
- (3) A different standard is attached as a condition to a rezoning of the property to a Form Based Code zone.

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14-20-2-5 Building Design.

(A) Purpose and Intent.

Building walls should reflect and complement the traditional materials and techniques of New Mexico. They should express the construction techniques and structural constraints of traditional, long-lasting building materials and the specific climate of Albuquerque. Simple configurations and solid craftsmanship are favored. All building materials to be used shall express their specific properties. For example, heavier more permanent materials (masonry) should support lighter materials (wood).

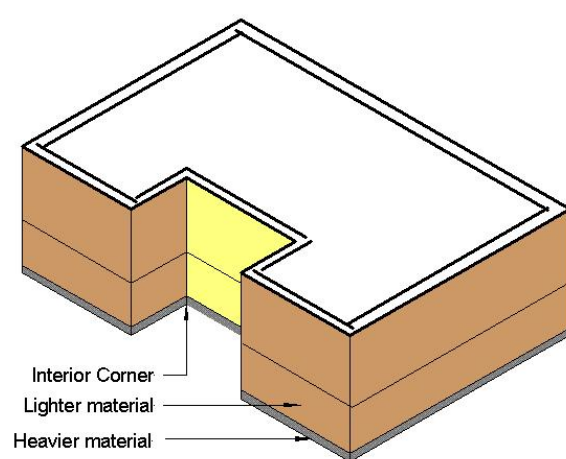
(B) Permitted Building Material Configurations.

Masonry (e.g., brick, block, and stone) must be detailed in appropriate load-bearing configurations, whether veneer or load bearing.

(C) Material Changes

Changes in primary materials are permitted only where:

- (1) An addition of a different material is built onto the original building; or
- (2) For vertical changes, the change occurs at an interior corner, as opposed to a corner that is located on the front elevation plane; or
- (3) For horizontal materials, other than roof materials, the heavier appearing material is located below the lighter appearing material.



(D) Wall Openings

Wall openings include windows, entryways or recesses that create balconies or similar habitable space. The horizontal dimension of a wall opening shall not exceed the vertical dimension except where otherwise prescribed in the Form Based Code.

(E) Street Walls

- (1) Permitted street wall materials include native/regional stone and equivalent imitation stone; metal (wrought iron, welded steel and/or aluminum), brick, stucco, and a combination of up to 3 of these materials. Painted concrete block, painted concrete, light gage sheet metal, barbed wire and razor ribbon are prohibited.
- (2) Configurations and techniques are consistent with those identified above for Building Walls.

(F) Glazing

- (1) In structures adjacent to “A” Streets, glass or similar surfaces shall possess a minimum of 90% light transmittance factor on the ground floor and a minimum of 75% light transmittance factor on floors above, as indicated by the manufacturer’s specifications.
- (2) For structures adjacent to “B” Streets, glass or similar surfaces shall possess a minimum of 60% light transmittance factor and no than a 30% reduction in light transmission, as indicated by the manufacturer’s specifications.

(G) Stories

- (1) A ground floor story shall include a minimum 10’ clear height for commercial uses and a 9’ clear height for residential uses, unless otherwise indicated.
- (2) All other stories shall include a minimum 9’ clear height.

14-20-2-6 Signage.

(A) Purpose and Intent

This section provides standards to ensure that signs are clear, informative to the public and weather well. Signage is desirable for advertising shops and offices, and as decoration. Signs should be scaled (reduced in size) to the desired nature of the district: mixed-use, pedestrian-oriented, with slow-moving automobile traffic. Signage that is glaring or too large creates distraction, intrudes into and lessens the visual experience, and creates clutter.

This section generally regulates only the sign structure or copy design, and not the sign's content. For example, a "free-standing sign" involves the structural characteristics of a sign – e.g., a sign that is attached to or mounted on a pole. The references to sign structure and sign copy have no bearing on the sign's content, message or viewpoint. The only exceptions to this rule are where certain types of sign content are required by First Amendment caselaw, such as for real estate or political signs (see, e.g., *Linmark Assoc., Inc. v. Township of Willingboro*, 431 U.S. 85, 97 S.Ct. 1614, 52 L.Ed.2d 155 (1977)). In order to avoid regulating a sign's content, message or viewpoint, this section is restricted to regulations involving structural characteristics. The City finds and determines that the type, size, dimensions, setbacks, and physical design of signage permitted by the Form Based Code protect the City's interests in traffic safety, community character, and aesthetics, while allowing adequate visibility, conspicuity, legibility, readability, and pedestrian or motorist reaction time for signs. The City hereby finds and determines that the public and private administrative costs associated with permitting requirements for certain signs that are regulated by this Section outweigh their impacts on the public purposes described above. Accordingly, these signs are allowed to substitute noncommercial messages for commercial messages in order to avoid curtailing speech.

(B) General.

- (1) The General Sign Regulations (§ 14-16-3-5) apply to the extent that they are consistent with this section. If this section and a portion of the General Sign Regulations conflict, this section applies.
- (2) This section does not apply to political signs or any other sign displaying a noncommercial message.
- (3) Any sign authorized in this Article is allowed to contain non-commercial copy in lieu of any other copy.

(C) Sign Configurations: Flex Buildings, Live-Work, Drive Through, Standalone Commercial Buildings, Liner Buildings, Civic or Institutional Buildings, Structured Parking

- (1) Wall signs are permitted within the area between the second story floor line and the first floor ceiling, within a horizontal band not to exceed 2 feet in height. For buildings higher than 7 stories, simple logos near the building top are permitted.
- (2) Signs shall not come closer than 2 feet to an adjacent private lot line.
- (3) Logos, names or noncommercial messages may be placed within the horizontal band defined in subsection (1) above or placed or painted within ground floor or second story office windows. This copy shall not be larger than a rectangle of 8 square feet.
- (4) A masonry or bronze plaque may be placed in the building's cornice or a parapet wall or under the eaves, and above the upper story windows. The plaque shall be no larger than a rectangle of 18 square feet.
- (5) Street addresses may be placed at between 6 feet and 12 feet above grade using 6 to 10 inch tall, non-cursive type lettering.
- (6) Projecting signs:
 - (a) may be hung below the third story level, perpendicular to the ROW, and
 - (b) may be supported from an overhang or awning, and
 - (c) shall not project more than 4 feet, perpendicular to the ROW and beyond the façade, and
 - (d) may not exceed 8 feet in area, and
 - (e) must be located so as to permit at least 9 feet clear in height above the sidewalk.
- (7) Refurbishment of historic wall signs and neon signs is permitted and encouraged.

(D) Prohibited Signs:

The following signs are prohibited in the zoning districts established by this Article:

- (1) Off-premise signs.
- (2) Pole signs.
- (3) Portable signs, except for A-frame boards, erected by a nearby business, allowed only during business hours.

(E) Special Signage

No flashing, traveling, animated, or intermittent lighting shall be visible on the exterior of any building in the following zones: PVD-VU, PVD-VS, PVD-VE, Campus, and Infill Development, except in designated districts where it is expressly permitted.

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14-20-2-7. Lighting

(A) Purpose and Intent

Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution.

(B) Generally

Site lighting shall be of a design and height and shall be located so as to illuminate only the lot. Up-lighting is not permitted. An exterior lighting plan must be approved as consistent with these standards by the City.

(C) Pedestrian Street Lights

Pedestrian street lights shall be located between thirteen (13) feet and sixteen (16) feet above grade with a maximum average spacing (per block face) of 60 feet on center on "A" Streets and 75 feet on center on "B" Streets. Pedestrian street lights must be placed two (2) feet from the back of curb on each side of the street and travel lanes, unless otherwise indicated. Street lighting and street trees should not conflict.

(D) Exterior Building Lights

On the street front elevation, exterior lights shall be mounted between 6 feet and 14 feet above adjacent grade.

(E) Alleys

All lots with alleys shall have lighting fixtures within 5 feet of the alley's edge of pavement. The fixture shall illuminate the alley, be between 8 and 12 feet in height, and not cause glare into adjacent lots. When a structure in the lot is within 5 feet of the alley's edge, the lighting fixture shall be attached to the structure and not to a light pole.

(F) Lighting Elements

Lighting elements shall be compact fluorescent, metal halide, or halogen only. No HID or fluorescent tube lights (excepting compact fluorescent bulbs) may be used on the exterior of buildings.

(G) Floodlights and Directional Lights

Floodlights or directional lights may be used to illuminate alleys, parking garages and working (maintenance) areas, but must be shielded or aimed in such a way that they do not shine into other lots or the street.

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14-20-2-8 Mechanical Equipment.

- (A) The following shall be placed away from any public right of way, shall not be stored or located within any street ROW, and shall be screened from view from the street ROW and adjoining lots: air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, and similar equipment.
- (B) Roof mounted equipment shall be screened from view from the street ROW contiguous to the lot and all adjoining lots.

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