

DRAFT DATED: 11/20/20

ORDINANCE

An ordinance of the Missoula City Council establishing Title 21, Chapter 1, Missoula Municipal Code, to implement a traditional neighborhood development form based code for the area generally located north of Mullan Road, west of North Reserve Street south of West Broadway and east of the Missoula International Airport.

Be it ordained that title 21, Chapter Missoula Municipal Cod is hereby established:

Title 21
Form Based Code

Chapter 1
Traditional Neighborhood Development Form Based Code For The Area Generally
Located North Of Mullan Road, West Of North Reserve Street South Of West
Broadway And East Of The Missoula International Airport.

Sections

21.01.010 Adoption by Reference
21.01.020 Copy on File

21.01.010 Adoption by reference

The traditional neighborhood development form based code for the area generally located north of Mullan Road, west of North Reserve Street south of West Broadway and east of the Missoula International Airport is hereby adopted by reference.

21.02.020 Copy on file

A copy of the form based code shall be available in the City Clerk Office, City Hall, 435 Ryman, Missoula, MT during business hours and shall be made available on the city's website. (See attachment below)

Effective Date. The provisions of the ordinance shall be effective in 30 days.

Severability. If any selection, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, phrase and words thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or words have been declared invalid or unconstitutional, and if for any reason this ordinance should be declared invalid or unconstitutional, then the remaining ordinance provisions will be in full force and effect.

First reading and preliminary adoption on the ____ day of _____, 2020, by a vote of:

Second and final reading and adoption on the ____ day of _____, 2020 by a vote of:

Missoula County & City of Missoula Mullan Area

TRADITIONAL NEIGHBORHOOD DEVELOPMENT FORM-BASED CODE

November 20, 2020

(Final Draft)



CREDITS

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DIVISION 1: GENERAL PROVISIONS

Purpose, applicability and rules of interpretation are laid out in this Division.



SECTION 1.1 PURPOSE

The Mullan Traditional Neighborhood Development Form-Based Code (FBC) is a form-based code which implements the mixed-use vision for the Mullan community by:

1. Creating the Mullan Traditional Neighborhood Development Form-Based Code Zoning District.
2. Providing the standards and review procedures necessary to ensure that the Mullan Traditional Neighborhood development program established in the Our Missoula City Growth Policy and the Missoula Area Land Use Element is achievable.
3. Providing for standards of development through the implementation of the form-based code.
4. Providing for the organization of development through the establishment of Transect zones.
5. Utilizing the public BUILD Grant investment in the Mullan area.

SECTION 1.2 CREATION OF THE MULLAN TRADITIONAL NEIGHBORHOOD FORM-BASED CODE

- A. The Mullan Traditional Neighborhood Development Form-Based Code is hereby created and shall apply solely to the 1,491 acres located within the City of Missoula and County of Missoula jurisdictions to the east of the Missoula International Airport, boundary described in "Exhibit A", Legal Description.
- B. The FBC will provide a compact, pedestrian oriented development and a predictable built environment with a mix of commercial and residential uses.
- C. By providing a compact walkable community the FBC will help in meeting the housing needs of the Missoula area and allow other open space areas to be preserved.
- D. Traditional Neighborhood Design (TND) will be used in the FBC to achieve efficient transportation corridors, walkable streets and an interconnected trail system that provides connectivity between natural areas, open space parks, civic spaces and neighborhood and workplace areas.

SECTION 1.3 APPLICABILITY

- A. This FBC shall apply both within Missoula County and the City of Missoula as follows:
 1. Within Missoula County: This FBC shall apply to all areas, land or water, within the Mullan (FBC) boundary described in "Exhibit A", Legal Description.
 2. Within the City of Missoula: This FBC shall apply to all areas, land or water, that are within the Mullan (FBC) boundary described in "Exhibit A", Legal Description, upon annexation into the City.
- B. Properties within the City of Missoula and within the Mullan (FBC) boundary described in "Exhibit A", Legal Description may be rezoned to that property's corresponding Mullan FBC Neighborhood Unit Type as shown on Figure 2-1 upon request of the property owner following the City's Zoning Amendment Procedures.
- C. Property within the Mullan (FBC) boundary described in "Exhibit A", Legal Description not assigned a Neighborhood Unit Type on Figure 2-1 may be rezoned to the Neighborhood Unit Type located closest to the respective property at the request of the property owner following the Approval Authority's Zoning Amendment procedures.
- D. Within the Mullan FBC Area, no building or structure shall be erected or altered or used for any purpose except as provided for within this FBC.
- E. All development within the Mullan FBC Area shall comply with this FBC. All development within the Mullan FBC Area shall also comply with underlying Land Development Regulations (LDRs) unless an exception to the requirements of those codes is expressly provided. To the extent that a conflict occurs between this FBC and other LDRs provisions, the provisions of this FBC shall control.
- F. The Mullan FBC defers to the appropriate subdivision regulations for process, and any additional subdivision standard not covered in the FBC.

SECTION 1.4 RULES OF INTERPRETATION

- A.** The words “must”, “shall” and “will” are mandatory.
- B.** The words “may” and “should” are permissive.
- C.** Capitalized terms used in this FBC are defined in Division 8, Glossary of Terms. Words or phrases which are not capitalized and defined in Division 8, Glossary of Terms, shall be construed according to their customary meaning.
- D.** In the event of a conflict between numerical metrics (i.e. measurements) and graphic metrics (i.e. pictures), the numerical metrics shall control.
- E.** Where the provisions of this FBC require calculations to determine applicable requirements, any fractional results shall be rounded up if the number you are rounding is followed by 5, 6, 7, 8, or 9. If the number you are rounding is followed by 0, 1, 2, 3, or 4, the fractional result shall be rounded down.

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DIVISION 2: NEIGHBORHOODS

Great neighborhoods feature a variety of building types and street scenes of varied character that differ from center to edge, for example, in building height, distance between buildings, and intensity. The center of a neighborhood is usually developed in a more intense, mixed-use manner with formal public gathering spaces; the edge areas are usually less intense, less formal and more private in nature. This delicate gradient from center to edge provides a variety of destinations and places to live and work.

Eight transect zones have been created for Traditional Neighborhood Development within the Mullan area, each with varying urban characteristics, calibrated to fit with the envisioned future context of mixed-use walkable urbanism.



SECTION 2.1 NEIGHBORHOOD UNIT PLAN

A. Neighborhood Unit Plan

1. Development planning within the Mullan Area begins with the creation of the Neighborhood Unit Plan (Figure 2-1). The Neighborhood Unit Plan is a regulatory document adopted by the county and the city according to 76-2-201 and 76-2-301 MCA, respectively. Development within the Mullan Area shall be consistent with the Neighborhood Unit Plan.
2. The Neighborhood Unit Plan establishes the general location, size and type of neighborhood, as well as other important elements that define the overall structure of the Mullan Area.
3. The Neighborhood Unit Plan illustrates the following:
 - a. Neighborhood Unit Types and general boundaries;
 - b. Grant Creek buffer;
 - c. Missoula International Airport Extended Approach and Departure Area (EADA) Zone; and,
 - d. BUILD Grant Thoroughfares.

4. The Neighborhood Unit boundaries shown on the Neighborhood Unit Plan and the location of Build Grant Thoroughfares are subject to adjustment pursuant to applicable amendment provisions.

B. Neighborhood Unit Types

1. The following Neighborhood Unit Types are hereby established: Town Center, Community Center, Crossroads Center, and Workplace.
2. Each Master Site Plan submitted shall contain a mix of Transect Zones as established in Table 2-1 Neighborhood Unit Type Standards corresponding to its designated Neighborhood Unit Type in Figure 2-1, with the following exceptions:
 - a. The Allocation of Transect Zones standards, with the exception of the Open Space requirement, do not apply to Master Site Plans less than five (5) acres in size.
 - b. Any Master Site Plan may consist of 100 percent T2, OS, or C Transect Zones, or combination thereof.

TABLE 2-1: NEIGHBORHOOD UNIT TYPE STANDARDS

	Town Center ¹	Community Center	Crossroads Center	Workplace
General Standards				
Neighborhood Size	60 - 160 acres	50 - 160 acres	80 - 180 acres	45 - 80 acres
Max. Average Block Perimeter Per Master Site Plan	2,000 ft	2,000 ft	2,400 ft	3,000 ft
Allocation of Transect Zones Per Master Site Plan²				
T2: Rural	no min.	no min.	no min.	no min.
T3: Edge	5 - 30 %	10 - 40%	50 - 89%	no min.
T4-R: General Restricted	30 - 60% (Mix of R / O)	20 - 40%	0 - 10%	5 - 15% (Mix of R / O)
T4-O: General Open		10 - 30%	0 - 10%	
T5: Mixed-Use Center	10 - 50% ¹	0 - 15%	not permitted	5 - 15%
SD-W: Workplace	not permitted	not permitted	not permitted	60 - 80%
OS: Open Space	Required Percentage of Open Space Determined by Section 2.1.C Open Space Requirements			
C: Civic	no min.	no min.	no min.	no min.

Notes:

1. At least 100 linear feet of Frontage shall be ground floor Office or Retail use with a Shopfront Frontage Type per Master Site Plan
2. Allocation of Transect Zones standards (except for Open Space) do not apply to Master Site Plans less than five (5) acres in size.

C. Open Space Requirements

1. Each Master Site Plan must dedicate Land area as Open Space land. Parkland (or Open Space) dedication must be based on the net lotted area of the Master Site Plan. Each Master Site Plan shall dedicate to the Approval Authority's jurisdiction, for the purposes of Open Space, land or cash equal to the greater of the following:
 - a. Eleven (11) percent of the area of the Master Site Plan proposed to be subdivided into lots; or
 - b. 0.02 acres per dwelling unit in the Master Site Plan's proposed development program.
 - i. The land area dedication or its cash equivalent is not required in excess of ten dwelling units per acre.

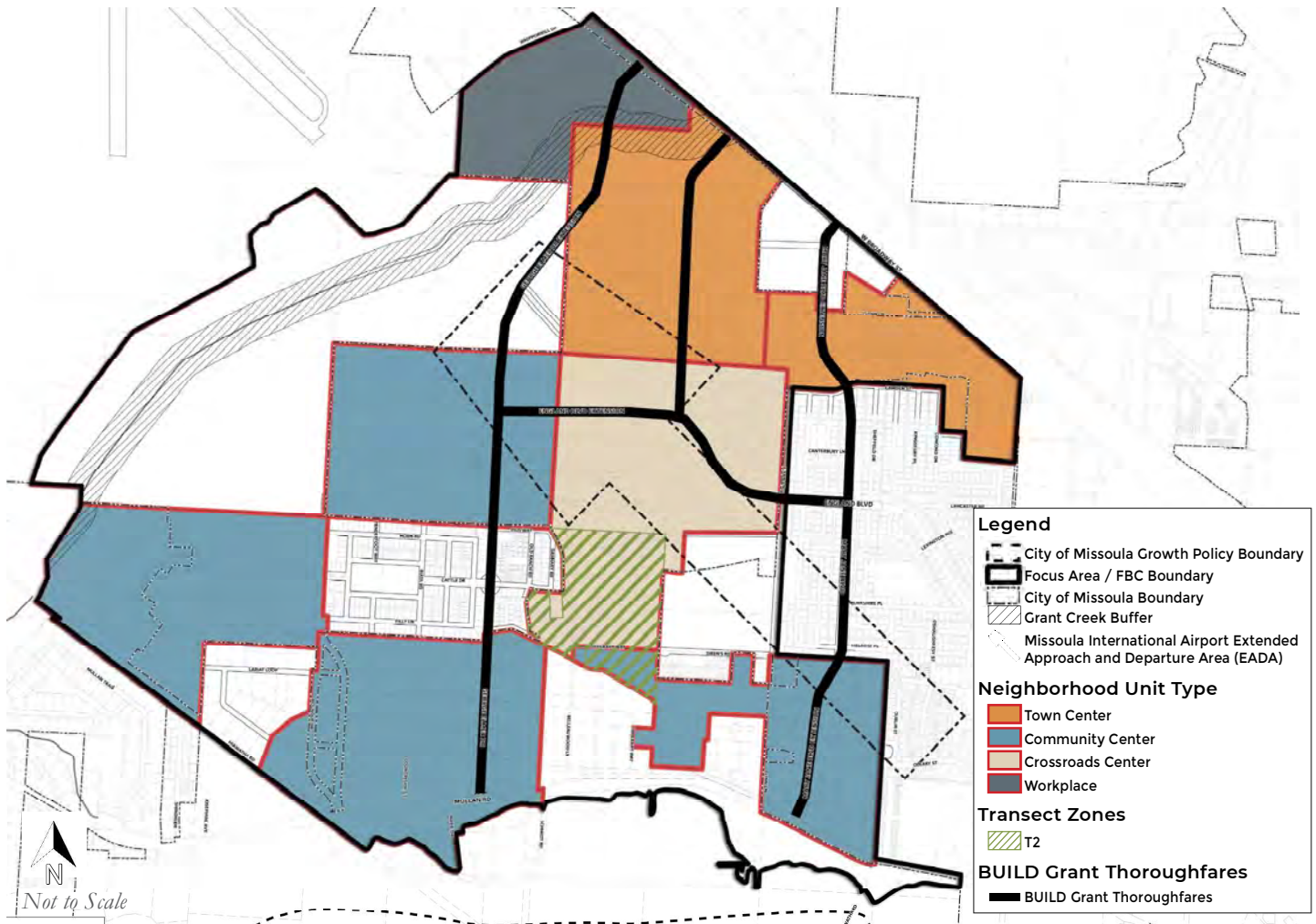


Figure 2-1: Official Neighborhood Unit Plan - Regulatory map for the FBC.

2. Suitable locations for Open Space, which may include parks, play grounds, and trails, shall be determined during the Master Site Plan process.
3. Giving due weight to the expressed preference of the applicant, the Approval Authority governing body may, in consultation with the Planning Board or the Park Board, determine whether the Open Space dedication must be a land donation, a cash donation, or a combination of both. When the Open Space requirement is satisfied using a combination of land dedication and cash donation, the amount of cash donated may not exceed the proportional amount of value in the land not covered by the land dedication.
4. Cash donation in-lieu of land dedication must be equal to the fair market value of the amount of land that would have been statutorily required to be dedicated. For the purpose of these regulations, the fair market value is the value of the land at the time of the Master Site Plan application. Fair market value must be determined by a Montana State certified general real estate appraiser
5. Unless the Approval Authority governing body determines otherwise, the following areas within a Master Site Plan will not count toward the Open Space dedication:
 - a. Hillsides over 25% slope;
 - b. Riparian resource areas associated with irrigation or roadside ditches;
 - c. Monument entry areas and central landscaped boulevards;
 - d. Stormwater retention or detention ponds that are designed to hold stormwater runoff from less than 100-year events; and
 - e. Parking areas for more than five cars and road rights-of-way that are located within the parkland, open space, or common area, unless the parking is provided for the utilization of the Open Space.

D. Agriculture Preservation Incentives

1. For the Crossroads Center Neighborhood Unit Type outside of the EADA Zone, for each percentage of the Master Site Plan area that is prime agricultural land if irrigated that is preserved (above the required Open Space), the maximum allowed allocation of T4-R shall be increased by one percent (minimum of 2 acres and maximum of 20 percent of Master Site Plan area).
2. For the Community Center Neighborhood Unit Type outside of the EADA Zone, for each percentage of the Master Site Plan area that is prime agricultural land if irrigated that is preserved (above the required Open Space), the maximum allowed allocation of T5 shall be increased by 0.5 percent (minimum of 2 acres and maximum of 20 percent of Master Site Plan area).

E. Missoula International Airport Extended Approach and Departure Area (EADA) Zone

1. The Missoula International Airport's designated Extended Approach and Departure Areas (EADA) for the existing main runway as identified at the time of this FBC's adoption is referenced on the official Neighborhood Unit Plan as the EADA Zone.
2. The following provisions apply to areas within the EADA Zone:
 - a. The minimum Residential Density does not apply and the maximum Residential Density shall be 4 DU/AC.
 - b. Residential development (up to 4 DU/AC) within the EADA Zone must be clustered so 50% of a Master Site Plan area within the EADA is open space or agriculture.
 - c. If a Master Site Plan is partially within the EADA Zone (more than 11%), the 4 DU/AC for the portion of the Master Plan within the EADA Zone (minus the 11% open space) may be transferred to that portion of the Master Site Plan outside of the EADA Zone. An additional 2 DU/AC bonus shall be granted for the amount of area transferred.

SECTION 2.2 GENERAL NEIGHBORHOOD STANDARDS

- d. If a Master Site Plan is partially within the EADA Zone (11% or more), the required Open Space shall be located on the portion of the Master Site Plan within the EADA Zone.
- e. New schools and hospitals are prohibited.
- 3. The following provisions are recommended within the EADA Zone:
 - a. Uses that attract large groups of people are discouraged.
 - b. Open Space should be concentrated in the western portion of the EADA closest to the runway, as illustrated in Figure 2-2.
- A. Figure 2.2 contains recommendations on how large, contiguous Open Spaces can be created across independently owned tracts of land.
- B. Property owners should work with adjacent property owners and the City to create the larger parks. One possibility is to require developers to build the park facilities and then be reimbursed for the construction costs, although not for the land dedication. The parks can then be dedicated to the City or maintained by an HOA.
- C. Figure 2.2 illustrates recommended locations for Civic buildings (fire station and school).
- D. Each Neighborhood Unit shall contain at least one Open Space (not a Playground) and that Open Space shall be within 800 feet of the geographic center of the Neighborhood.

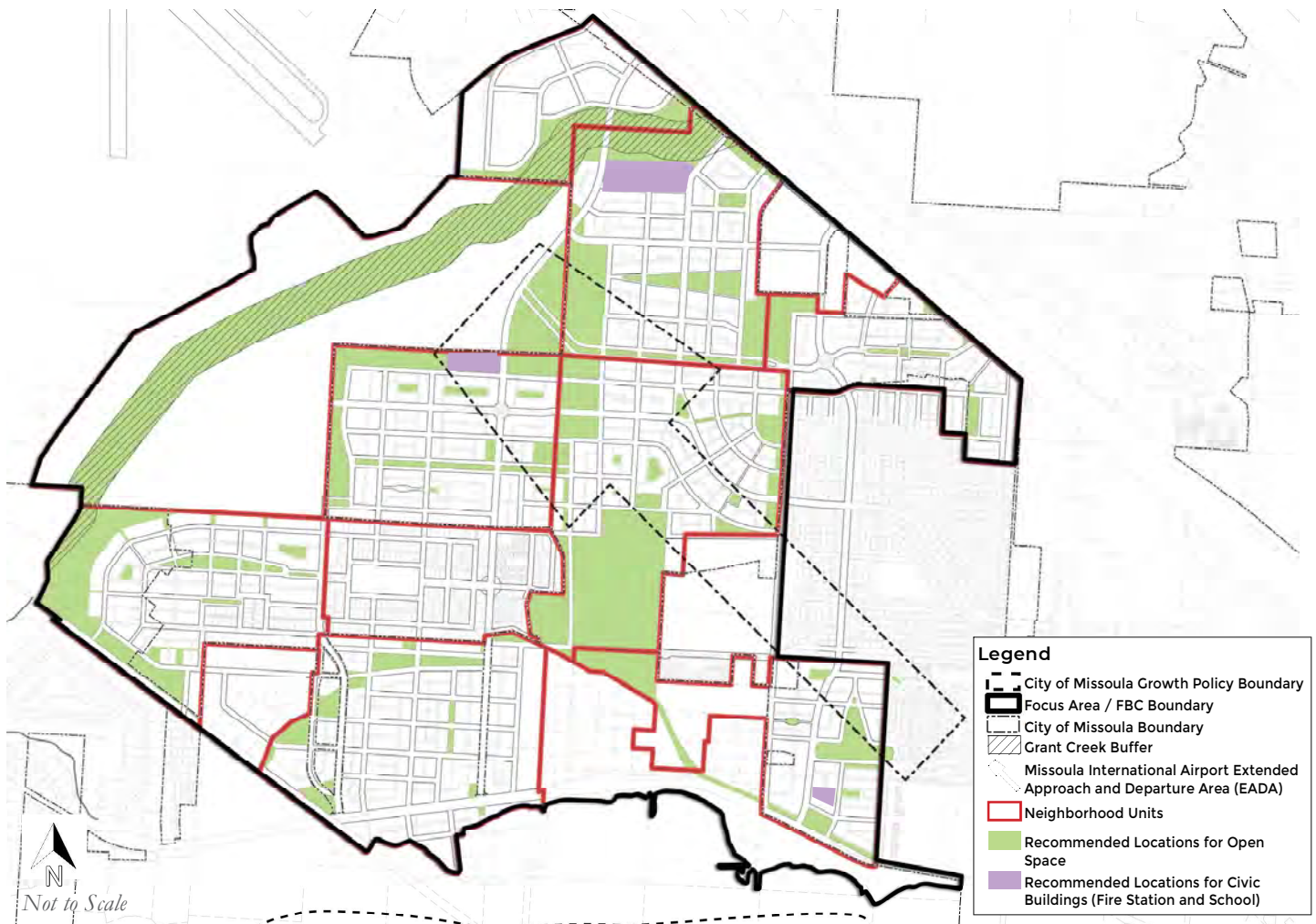


Figure 2-2: Recommended locations for Open Space and Civic buildings

SECTION 2.3 REGULATING PLANS

- E. Each Neighborhood Unit shall have at least one Playground.
- F. This FBC incorporates the airport imaginary surfaces identified in CFR Title 14, Part 77 (and any revisions to it) by reference as the controlling height restrictions. All structures and vegetation within the Mullan FBC Area shall meet the requirements of CFR Title 14, Part 77.

- A. A Regulating Plan is a site plan that describes the varying character of land within a Neighborhood development, or fragment thereof, within the Mullan Area. Regulating Plans designate a Transect Zone for all development parcels within the Mullan Area Form-Based Code boundary, and Street Types that describe the design of neighborhood Streets. The Transect Zones and Street Types correspond with standards in other code sections.
- B. Regulating Plans identify the assignment of Transect Zones and the exact Street/Block structure, along with subdivision of Lots according to the Transect Standards (Division 3) and identification of specific Street Types (Division 6).

C. Purpose of Regulating Plans

- 1. Regulating Plans define with precision the nature of allowable development of land. Regulating Plans are prepared by landowners in accordance with Sections 7.5 and 7.6 and submitted to the Approval Authority through the approval processes described in that Section.

D. Regulating Plan Requirements

Submittals to obtain approval of a regulating plan must meet the following criteria:

- 1. The Regulating Plan shall demonstrate conformance to all provisions of the Neighborhood Unit Type (Section 2.1 and Section 2.2).
- 2. The Regulating Plan must show future Blocks, Transect Zones, proposed Lot Lines, Streets and public spaces as follows:
 - a. New Blocks configured on the site in accordance with the requirements of the Neighborhood Unit Type (Section 2.1 and Section 2.2).
 - b. Proposed Lot Lines for all developable Lots, in accordance with the Transect Standards (Division 3). Lots may be legally subdivided for the purposes of demonstrating conformance to the standards in this code.

- c. The assignment of a Transect Zone to all proposed Lots on the site. The assignment of Transect Zones shall meet the provisions of the Neighborhood Unit Type (Section 2.1). All proposed Lot area must be assigned to one of the eight Transect Zones permitted: T2, T3, T4-R, T4-O, T5, SD-W, OS, and C; no proposed lots may be assigned two or more Transect Zones. Transect Zone boundaries should follow proposed Lot Lines. Proposed development on individual Lots must be able to meet the assigned Transect Standards.
- d. Existing parcels may be assigned one or more of the following Transect Zones: T2 and OS, and are exempt from the requirements of c. All assignments of T2 and OS Transect Zones must be clearly marked on the Regulating Plan and the standards of each Transect Zone shall be enforced where allocated on the parcel.

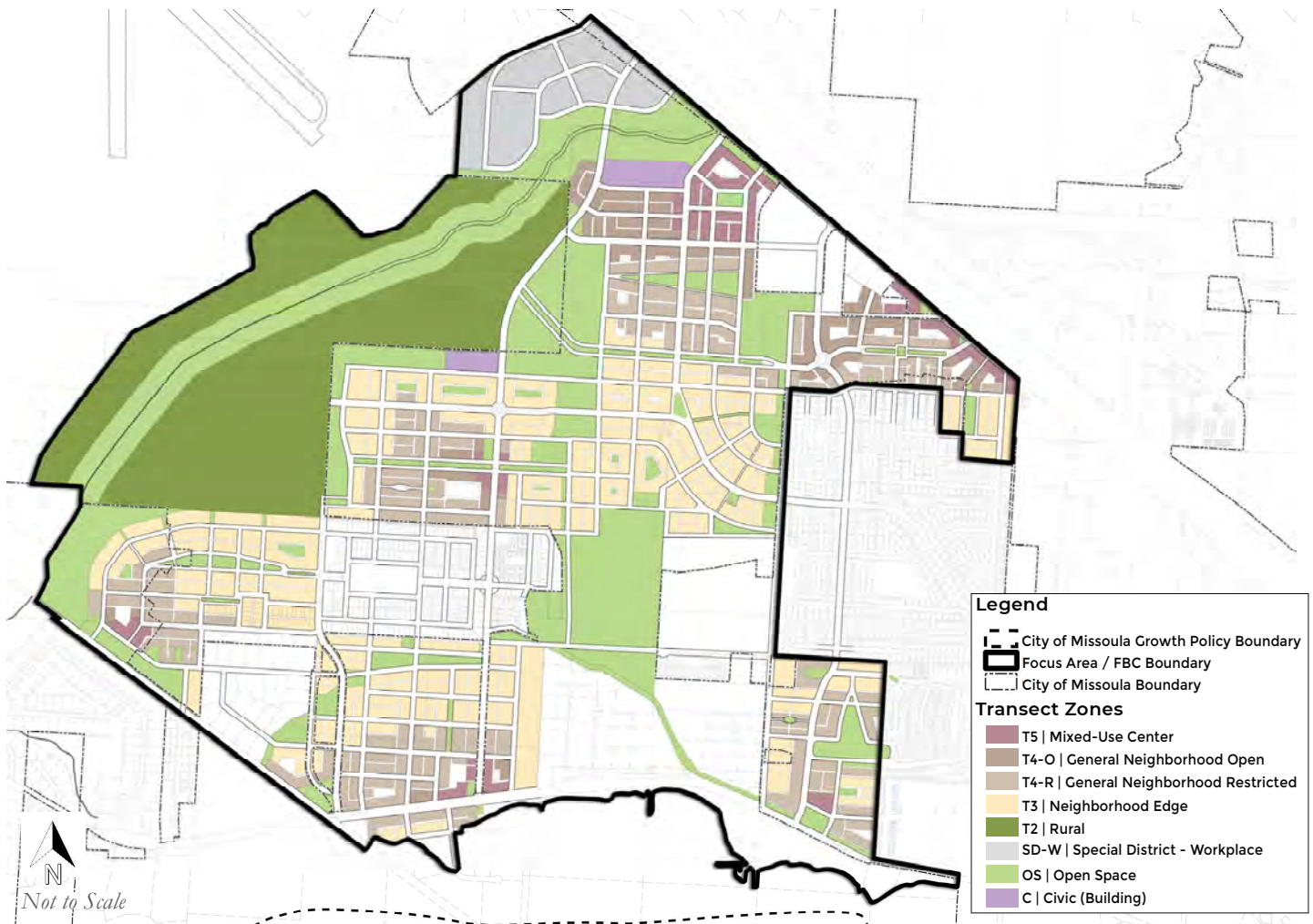


Figure 2-3: Example Regulating Plan

SECTION 2.4 BLOCK STRUCTURE

- e. The location of all new and existing Rights-of-Way in Streets and Alleys/Rear Lanes. New Streets and Alleys/Rear Lanes shall be dedicated to the City or County and publicly owned. The plan must indicate a specific Street Type; all new and improved Streets must adhere to the dimensional standards of the Street Types in Division 6. Street types must be allowed within the Transect Zones through which they pass. To the extent that a conflict occurs between Division 6 of this FBC and the Approval Authority's subdivision regulations and other LDRs, the provisions of this FBC shall control.
- 3. The Regulating Plan shall identify the residential density per Transect Zone, and demonstrate adherence to the density requirements of Table 3-1.
- 4. The Regulating Plan may show site-specific standards of Section 2.5 that apply to the site, including Build-to Lines, Mandatory Shopfront Areas, and/or Terminated Vistas.
- 5. The level of detail and graphic format of the Regulating Plan must show individual Lot Lines and identify Street types. The plan should be produced at a scale and sheet size that allows all elements of the plan to be clearly legible. All related submittals must be provided at the same scale to facilitate review. The Regulating Plan must also be provided in a digital format acceptable to the Approval Authority.
- 6. Approved Regulating Plans must be kept on file with the Approval Authority's Zoning Administrator.
- A. To facilitate connectivity and pedestrian accessibility, the Blocks within the Mullan FBC Area shall conform to the following standards:
 - 1. Maximum Block sizes shall not exceed the maximum Block perimeter established for each Transect Zone.
 - 2. The average perimeter of all Blocks in a Master Site Plan shall not exceed the maximum average block perimeter established in Table 2-1 Neighborhood Unit Type Standards for the Master Site Plan's designated Neighborhood Unit Type.
 - 3. Any block face within the T5, T4-O, T4-R, or T3 Transect Zones that exceeds 600' in length shall have a mid-block pedestrian access of at least 12' in width.

SECTION 2.5 SPECIAL REQUIREMENTS PLAN

A. Special Requirements Plan

A Special Requirements Plan is an optional site plan that provides further refinement of the Regulating Plan by requiring or recommending particular regulations in site specific locations.

B. Special Requirements Plan Elements

A Development within the Mullan FBC Area may designate any of the following Special Requirements:

1. Differentiation of Thoroughfares: A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for Warrants allowing automobile-oriented standards. The Frontages assigned to the B-Grid shall not exceed 30% of the total length of Frontages within a Neighborhood Unit.
2. Build-to-Line: A Build-to-Line designates a specified distance from the front property line that the building's Primary Facade shall be built upon in order to create a uniform line of buildings along the Street. The Build-to-Line marked on the Regulating Plan shall take priority over the more general Build-to-Zone defined in Division 3.
3. Mandatory Shopfront: Designations for mandatory and/or recommended Shopfront Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along its lot frontage. See requirements for shopfronts in Division 5 Lot & Building Standards.
4. Gallery/Arcade Frontage: Designations for Mandatory and/or Recommended Gallery/Arcade Frontage, requiring or advising that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery Frontage designation may be combined with a Retail Frontage designation.
5. Terminated Vista: Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or advising that the building be provided with architectural articulation of a type and character to mark an important view, assist with wayfinding and add to sense of place. See requirements in Division 5 Lot & Building Standards.
6. Cross Block Passages: A designation for Cross Block Passages, requiring that a minimum 12-foot-wide pedestrian access be reserved between buildings.
7. Buildings of Value: A designation for Buildings of Value, requiring that such buildings and structures may be altered or demolished only in accordance with Municipal Preservation Standards and Protocols.

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DIVISION 3: TRANSECT STANDARDS

The Transect Standards specify the desired character and development forms found along Streets and public spaces, and to prescribe the physical attributes of new development. Standards of this section are mapped on Regulating Plans as described in Division 2.



SECTION 3.1 PURPOSE, INTENT AND GENERAL STANDARDS

- A. This section establishes Transect Zones applied to property within Mullan Master Plan area, as illustrated on the Example Regulating Plan (Division 2, Figure 2-2).
- B. The Transect is a planning and zoning tool that organizes zones in a continuum from rural to urban, referred to as T2, T3, T4-R, T4-O, and T5. Three additional zones are the Special District - Workplace, Open Space, and Civic zones, which cover building types and uses that do not fit into any of the previous categories. Each Transect Zone has a different set of characteristics that correspond with building placement, building form, and frontage standards, all of which influence the neighborhood. Transect Zones are applied at the Master Plan level and remain consistent throughout development planning.
- C. Within each Neighborhood Unit, each T3, T4-R, T4-O, and T5 Transect Zone shall contain at least three different permitted residential building types. The permitted residential building types for each Transect Zone are established in Table 3-2 in Section 3.12 Permitted Uses.

D. General Standards

- 1. Precedent images are for illustrative purposes only to demonstrate the intent of the standards. They are provided as examples, and shall not imply that every element in the image is permitted.
- 2. The allocation of Transect Zones are based on net area allocated transect zones within each Master Site Plan.
- 3. The percentage of Open Space is derived using the gross developable area of a Master Site Plan and does not include undevelopable areas.
- 4. Residential density is measured for the total net acres allocated to each Transect Zone within each Master Site Plan. The net acre calculation does not include Right-of-Ways.
- 5. Accessory Dwelling Units do not constitute a separate unit for the purpose of calculating residential density.

SECTION 3.2 TRANSECT ZONES

- A. Standards for the Neighborhood Types are provided in Table 2-1 in Division 2.
- B. Standards for each of the Transect Zones are shown for comparison in Table 3-1. Each zone is further described in Sections 3.4 through 3.11.

SECTION 3.3 GRANT CREEK BUFFER

- A. All area within two-hundred (200) feet of the centerline of the restored Grant Creek shall be designated as Open Space and as the Grant Creek Buffer. Development within this buffer shall be limited to trail and street crossings or bridges, irrigation infrastructure, and where necessary, those improvements necessary for life safety or emergency purposes, or improvements for airport operations.

TABLE 3-1: TRANSECT STANDARDS SUMMARY

TABLE 3-1: TRANSECT STANDARDS SUMMARY	OS	T2	T3	T4-R	T5	SD-W	C
				T4-O			
Residential Density							
Minimum, By Right ^{1, 2}	n/a	1 unit / 20 ac.	6 units / ac.	12 units / ac.	24 units / ac.	n/a	n/a
Maximum, By Right ^{1, 2}	n/a	1 unit / 20 ac.	8 units / ac.	36 units / ac. (R)	72 units / ac.	n/a	n/a
Building Placement							
Front Build-to-Zone, or Setback	by warrant	20' min.	20' min., 48' max.	6' min., 18' max.	0' min., 10' max.	6' min., 40' max.	0' min.
Front Street Frontage Buildout	by warrant	n/a	40% min.	60% min.	80% min.	25% min.	by warrant
Side Street Frontage Buildout	by warrant	n/a	n/a	30% min.	40% min.	20% min.	by warrant
Side Street Build-to-Zone	by warrant	20' min.	12' min.	6' min. to 18' max.	0' min., 10' max.	6' min., 40' max.	0' min.
Interior Side Property Line Setback	by warrant	30' min.	8' min.	0' (Attached) 5' (Detached)	0' min.	15' min.	0' min.
Rear Setback (Lot or Alley)	by warrant	30' min.	12' min.	5' min.	5' min.	15' min	0' min.
Lot and Block Standards							
Maximum Block Perimeter	n/a	by warrant	2,400 linear ft	2,000 linear ft	2,000 linear ft ³	3,000 linear ft	n/a
Lot Width	n/a	by warrant	50' min.	18' min., 100' max.	18' min., 180' max.	None	n/a
Lot Depth	n/a	by warrant	110' min.	80' min.	30' min.	None	n/a
Lot Coverage	by warrant	by warrant	60% max.	70% max.	90% max.	60% max.	by warrant
Building Heights							
Principal Building	by warrant	2 Stories max.	2 Stories max.	3 Stories max.	5 Stories max.	3 Stories max.	by warrant
Ground Floor Elev. Above Sidewalk ⁴	by warrant	0' min.	24" min.	6" max. (Non-Res.) 24" min. (Res.)	6" max. (Non-Res.) 24" min. (Res.)	n/a	by warrant
Ground Floor Ceiling Height	by warrant	9' min.	9' min	12' min. (Non-Res.) 9' min. (Res.)	14' min. (Non-Res.) 9' min. (Res.)	14' min.	by warrant
Upper Floor(s) Ceiling Height	by warrant	9' min.	9' min	9' min	9' min	14' min.	by warrant
Parking Location ⁵							
Front Setback	by warrant	12' min.	30' min.	30' min.	30' min.	40' min.	by warrant
Side Street Setback	by warrant	12' min.	12' min.	6' min.	5' min.	20' min.	by warrant
Interior Side Property Line Setback	by warrant	5' min.	8' min.	0' (Attached) 5' (Detached)	0' min.	5' min.	by warrant
Rear Setback	by warrant	5' min.	5' min.	5' min.	5' min. 0' min. (When Adjacent to Alley)	5' min.	by warrant
Allowed Frontages & Encroachments							
Allowed Frontage Types	n/a	n/a	Common Yard, Porch	Shopfront (only in T4-R), Forecourt, Gallery, Porch, Stoop	Shopfront, Forecourt, Gallery, Stoop	n/a	n/a
Other Allowed Encroachments	n/a	n/a	Balconies, Bay Windows, Awnings, and Other Frontage Elements			n/a	n/a
Front Setback	n/a	n/a	12' max.	3' T4-O / 6' T4-R	12' max.	n/a	n/a
Side Street Setback	n/a	n/a	8' max.	3' max.	8' max.	n/a	n/a
Rear Setback	n/a	n/a	3' max.	3' max.	0' max.	n/a	n/a

Notes:

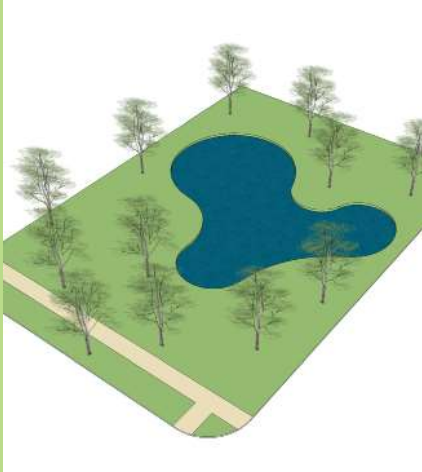
1. See Section 3.1.D for more information about density requirements.
2. Residential Density within the EADA Zone is 4 Dwelling Units per Acre.
3. 3,000 linear ft max. with parking structure
4. Lobbies for multi-family residential buildings shall have a 6" max. ground floor elevation above sidewalk or finished grade.
5. Parking Location applies to location of garage, surface parking lot, and parking structure.

TRANSECT STANDARDS

B. Character Examples for Transect Zones

Note: Precedent images are for illustrative purposes only to demonstrate the intent of the standards. They are provided as examples, and shall not imply that every element in the image is permitted.

OS



T2



T3



T4 - R/O



T5



SD-W



T5

SECTION 3.4 (T5) MIXED-USE CENTER TRANSECT ZONE STANDARDS

A. Overview

This district forms the center of most walkable mixed-use neighborhoods; priority is placed here on optimizing the physical characteristics of the built environment for increased walkability. This Transect Zone permits the highest intensity and mix of uses with buildings located close to the sidewalk, plentiful shade for pedestrians, and parking lots screened from public view. Building heights are permitted to be the tallest here, consistent with Federal Aviation Administration (FAA) regulations, to create landmark defining features and terminate important vistas.



Figure 3-1: Illustrative example of buildings and site arrangement in the T5 Mixed Use Center Zone.

B. Examples



Mixed-use buildings and apartments up to four stories can be located in this zone.



Smaller scale, two-story mixed use buildings can occupy the corners in a neighborhood center.



The shallow build-to-zone locates buildings at the sidewalk.



Larger and more prominent buildings can be located closer to West Broadway Street.



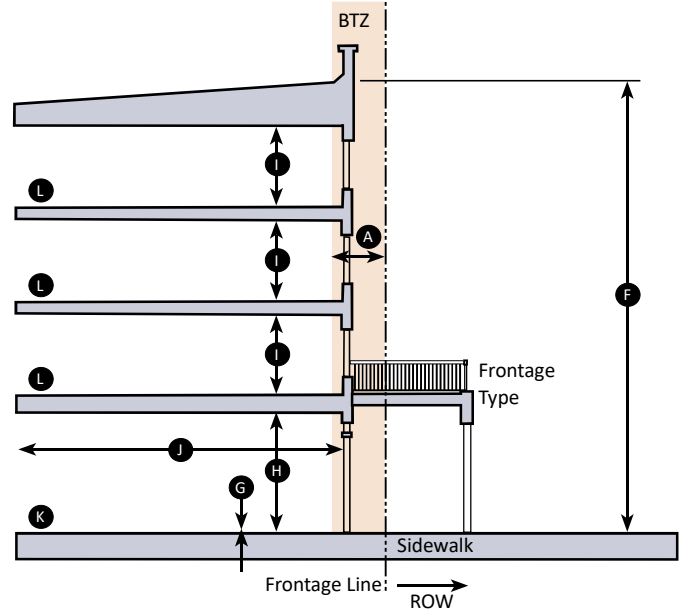
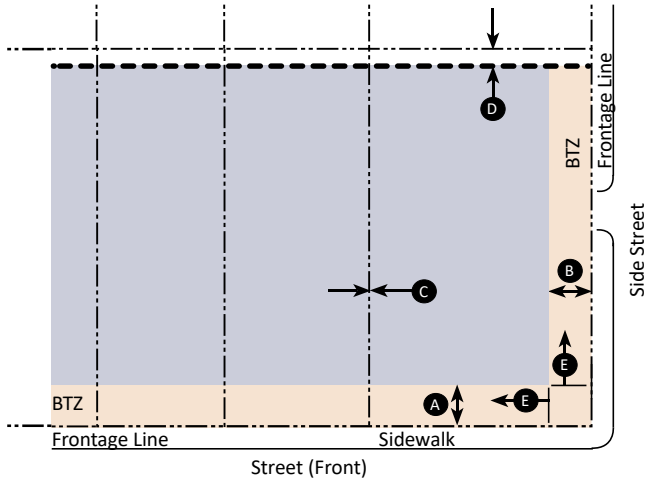
Large shopfront windows provide interesting views for pedestrians.



Two and Three-Story mixed-use buildings transition to residential uses in neighborhood centers.

T5

C. Building Form



Key	
----- Frontage/Property Line	----- Setback Line
Build-to-Zone (BTZ)	Potential Building Area (in addition to BTZ)

Key	
----- Frontage Line	Building
Build-to-Zone (BTZ)	

a. Building Placement

Setbacks

Front Build-to-Zone	0' min., 10' max.	A
Side Street Build-to-Zone	0' min., 10' max.	B
Interior Side Property Line Setback	0' min.	C
Rear Setback	5' min.	D

Frontage Buildout

Building Façade within Build-to-Zone

Front Street Frontage	80% min.
Side Street Frontage	40% min.

Street Façades must be built to the BTZ for the first 30' on a corner. E

b. Lot and Block Standards

Maximum Block Perimeter	2,000 linear feet max.
Lot Width	18' min., 180' max.
Lot Depth	30' min.
Lot Coverage	90% max.

c. Building Form

Height

Main Building	1 Story min. ¹	F
	5 Stories max. ¹	F
Ground Floor Elev. Above Sidewalk	6" max. (Non-Residential) 24" min. (Residential)	G
Ground Floor Ceiling Height	14' min. (Non-Residential) 9' min. (Residential)	H
Upper Floor(s) Ceiling Height	9' min.	I

¹See Division 5 Lot & Building Standards for more information

Footprint

Depth, ground floor commercial space:	15' min.	J
---------------------------------------	----------	---

d. Allowed Frontage Types

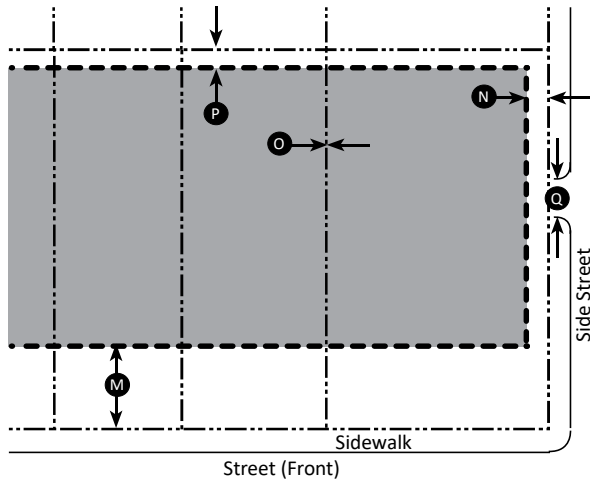
- Shopfront
- Gallery
- Forecourt
- Stoop

*See Division 5 Lot & Building Standards for Frontage details.

e. Allowed Use Types

Ground Floor	All Permitted Uses Allowed	K
All Floors Otherwise	All Permitted Uses Allowed	L

D. Parking



Key

----- Frontage/Property Line Setback Line
 █ Parking Area

a. Parking Location¹ (Distance from Property Line)

Front Setback	30' min.	(M)
Side Street Setback	5' min.	(N)
Side Setback	0' min.	(O)
Rear Setback	5' min. 0' min. (When Adjacent to Alley)	(P)

¹ Parking Location applies to location of garage or parking lot

b. District Specific Parking Requirements

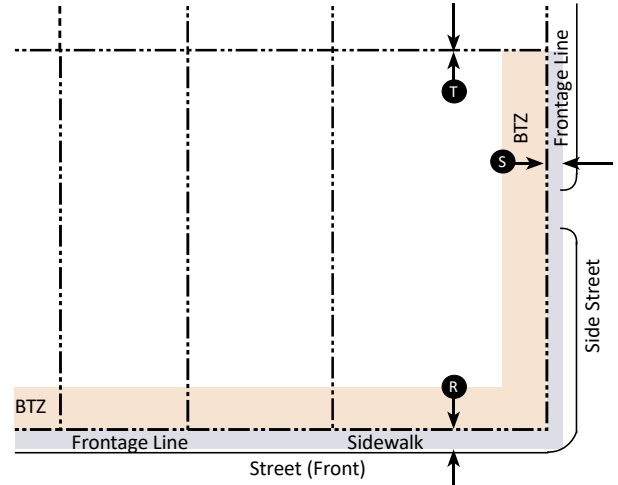
Parking shall be provided as established in Section 4.1

Parking shall be located behind the Front Façade of buildings and accessed from Rear Alleys or Side Streets whenever possible.

Streetscreens, Garden Walls, fences, or hedges are required along all un-built Street Right-of-Ways adjacent to parking.

Parking / Driveway Curb Cut Width	20' max. (2 way) 12' max. (1 way)	(Q)
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E. Encroachments



Key

----- Frontage/Property Line Setback Line
 █ Build-to-Zone (BTZ) █ Encroachment Area

a. Allowed Encroachments

Balconies, Bay Windows, Awnings, and Other Frontage Elements

Front	12' max.	(R)
Side Street	8' max.	(S)
Rear	0' max.	(T)

Note: When permitted, Frontage Elements may Encroach forward of the Build-to-Zone and/or into the Right-of-Way, barring any additional restrictions by the public entity that has control over the public Right-of-Way. A 6 foot minimum sidewalk clear zone must be maintained. Frontage Elements shall maintain a minimum 2 foot setback from the curb face.

b. Miscellaneous

All buildings must have a Principal Entrance along the Front Façade.

Where a building Façade steps back or is absent from the maximum Setback Line, the Setback Line should be defined by a Streetscreen.

Loading docks, overhead doors, and other service entries shall not be located on Façades facing Streets or across from, or adjacent to, Civic Building Frontages or Civic Open Spaces, and should instead be located in rear service areas.

T4-O

SECTION 3.5 (T4-O) NEIGHBORHOOD GENERAL - OPEN TRANSECT ZONE STANDARDS

A. Overview

In the Neighborhood General Transect Zone, buildings are required to be street-oriented, and may be attached or detached with Front Façades located close to the sidewalk. This is generally the area of the neighborhood with the greatest diversity of building types. Limited increments of non-residential uses are permitted, such as home occupation, small mixed-use buildings, and live-work units.



Figure 3-2: Illustrative example of buildings and site arrangement in the T4 General Zone.

B. Examples



A Cottage Court consisting of several smaller single family homes located around a shared green space.



A small garden area and porch are a common frontage for homes in this Transect Zone.



Live-work units offer a unique housing and commercial ownership option.



With garages accessed from the Rear Alley, the frontages are uninterrupted by driveways.



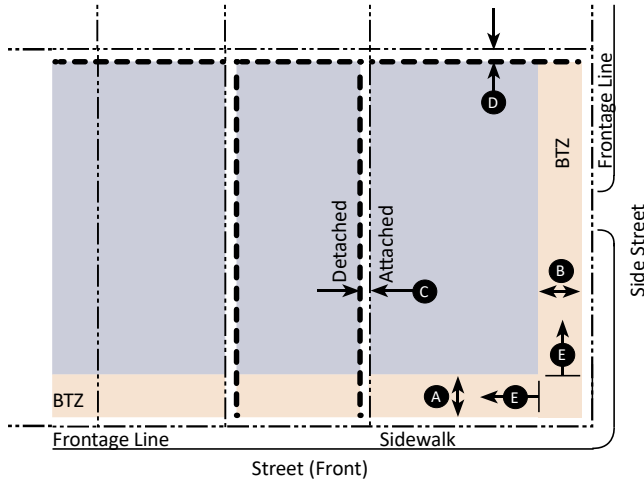
Townhouses add to the variety of housing choices within the neighborhoods.



Storefronts with shallow setbacks transition from the neighborhood center towards the residential area.

T4-O

C. Building Form



Key	
Frontage/Property Line	Setback Line
Build-to-Zone (BTZ)	Potential Building Area (in addition to BTZ)

a. Building Placement

Setbacks

Front Build-to-Zone	6' min., 18' max.	A
Side Street Build-to-Zone	6' min., 18' max.	B
Interior Side Property Line Setback	0' min. (attached) 5' min. (detached)	C
Rear Setback	5' min.	D

Frontage Buildout

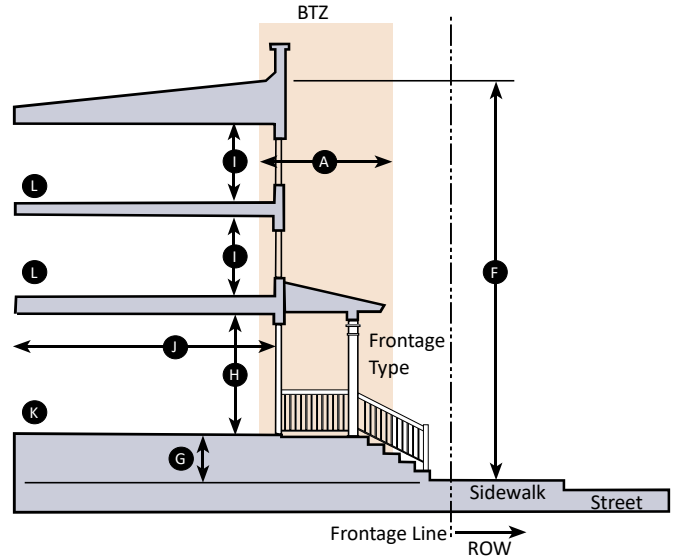
Building Façade within Build-to-Zone

Front Street Frontage	60% min.
Side Street Frontage	30% min.

Street Façades must be built to the BTZ for the first 30' on a corner. E

b. Lot and Block Standards

Maximum Block Perimeter	2,000 linear feet max.
Lot Width	18' min., 100' max.
Lot Depth	80' min.
Lot Coverage	70% max.



Key	
Frontage Line	Building
Build-to-Zone (BTZ)	

c. Building Form

Height

Main Building	1 Story min. ¹	F
	3 Stories max. ¹	F
Ground Floor Elev. Above Sidewalk	6" max. (Non-Residential) 24" min. (Residential)	G
Ground Floor Ceiling Height	12' min. (Non-Residential) 9' min. (Residential)	H
Upper Floor(s) Ceiling Height	9' min. clear	I

¹See Division 5 Lot & Building Standards for more information

Footprint

Depth, ground floor commercial space:	15' min.	J
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d. Allowed Frontage Types*

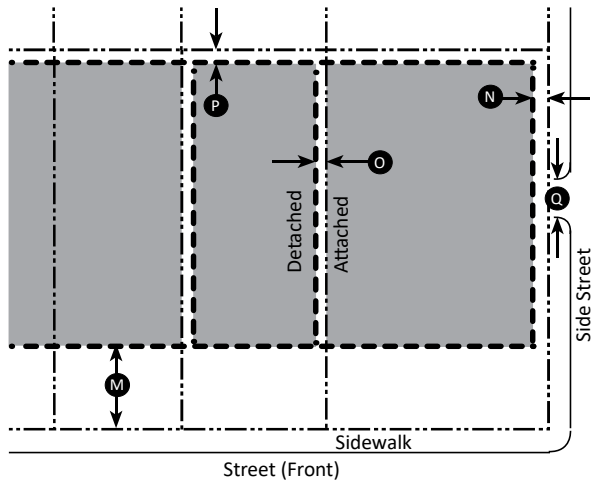
- Shopfront
- Porch
- Forecourt
- Stoop
- Gallery

*See Division 5 Lot & Building Standards for Frontage details.

e. Allowed Use Types

Ground Floor	All Permitted Uses Allowed	K
All Floors Otherwise	All Permitted Uses Allowed	L

D. Parking



Key

----- Frontage/Property Line - - - - - Setback Line
 █ Parking Area

a. Parking Location (Distance from Property Line)

Front Setback	30' min.	M
Side Street Setback	6' min.	N
Side Setback	0' min. (attached) 5' min. (detached)	O
Rear Setback	5' min.	P

*Parking Location applies to location of garage or parking lot

b. District Specific Parking Requirements

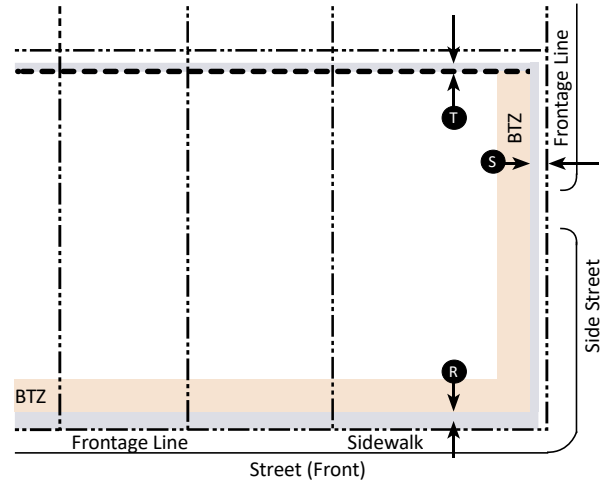
Parking shall be provided as established in Section 4.1

Parking shall be located behind the Front Façade of buildings and accessed from Rear Alleys or Side Streets whenever possible.

Streetscreens, Garden Walls, fences, or hedges are required along all un-built Street Right-of-Ways adjacent to parking.

Parking/Driveway Curb Cut Width	12' max.	Q
---------------------------------	----------	---

E. Encroachments



Key

----- Frontage/Property Line - - - - - Setback Line
 █ Build-to-Zone (BTZ) █ Encroachment Area

a. Allowed Encroachments

Balconies, Bay Windows, Awnings, Galleries, Stoops, and Other Frontage Elements

Front	6' max.	R
Side Street	3' max.	S
Rear	3' max.	T

Note: Frontage Elements shall not Encroach into the Right-of-Way.

b. Miscellaneous

All buildings must have a Principal Entrance along the Front Façade.

Loading docks, overhead doors, and other service entries shall not be located on Façades facing Streets or across from, or adjacent to, Civic Building Frontages or Civic Open Spaces, and should instead be located in rear service areas.

T4-R

SECTION 3.6 (T4-R) NEIGHBORHOOD GENERAL - RESTRICTED TRANSECT ZONE STANDARDS

A. Overview

This Transect Zone shares the same form and building characteristics as the T4-O zone, but the uses are restricted to residential and Home Occupations. The T4-O and T4-R zones when combined are generally the largest area of the neighborhood.



Figure 3-3: Illustrative example of buildings and site arrangement in the T4 General Zone.

B. Examples



Porches provide spaces to enjoy the outdoors.



Houses front onto a Green Street with garages and driveways accessed from a Rear Alley.



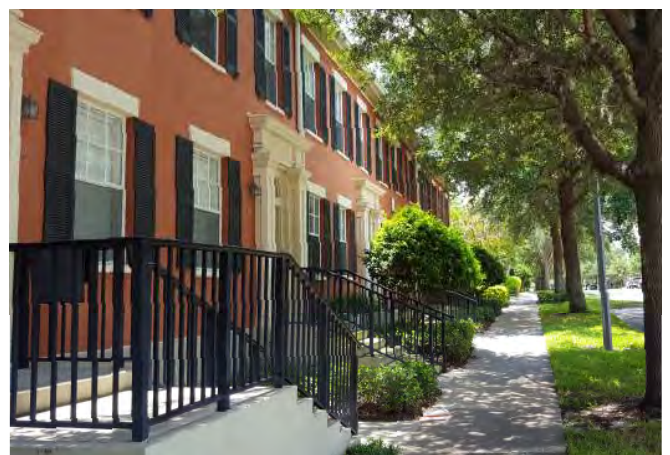
This Transect Zone has the greatest diversity of building types.



Single-family homes on small lots with Front Façades close to the street are part of the housing mix in this zone.



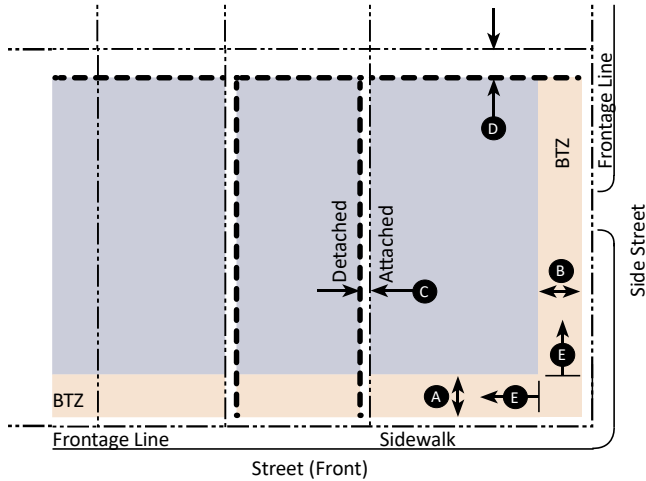
Larger homes are also an important housing type in this Transect Zone.



Townhouses with stoops and a narrow setback.

T4-R

C. Building Form



Key	
----- Frontage/Property Line	----- Setback Line
Build-to-Zone (BTZ)	Potential Building Area (in addition to BTZ)

a. Building Placement

Setbacks

Front Build-to-Zone	6' min., 18' max.	A
Side Street Build-to-Zone	6' min., 18' max.	B
Interior Side Property Line Setback	0' min. (attached) 5' min. (detached)	C
Rear Setback	5' min.	D

Frontage Buildout

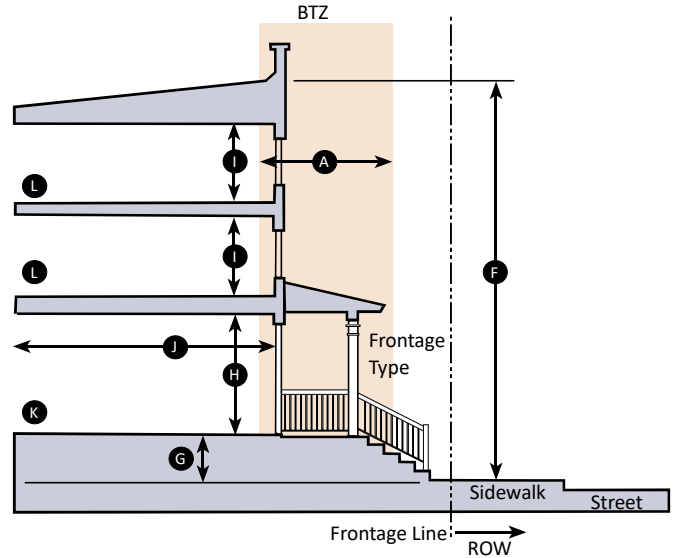
Building Façade within Build-to-Zone

Front Street Frontage	60% min.
Side Street Frontage	30% min.

Street Façades must be built to the BTZ for the first 30' on a corner. E

b. Lot and Block Standards

Maximum Block Perimeter	2,000 linear feet max.
Lot Width	18' min., 100' max.
Lot Depth	80' min.
Lot Coverage	70% max.



Key	
----- Frontage Line	Building
Build-to-Zone (BTZ)	

c. Building Form

Height

Main Building	1 Story min. ¹	F
	3 Stories max. ¹	F
Ground Floor Elev. Above Sidewalk	24" min. (Residential)	G
Ground Floor Ceiling Height	9' min. (Residential)	H
Upper Floor(s) Ceiling Height	9' min. clear	I

¹See Division 5 Lot & Building Standards for more information

d. Allowed Frontage Types*

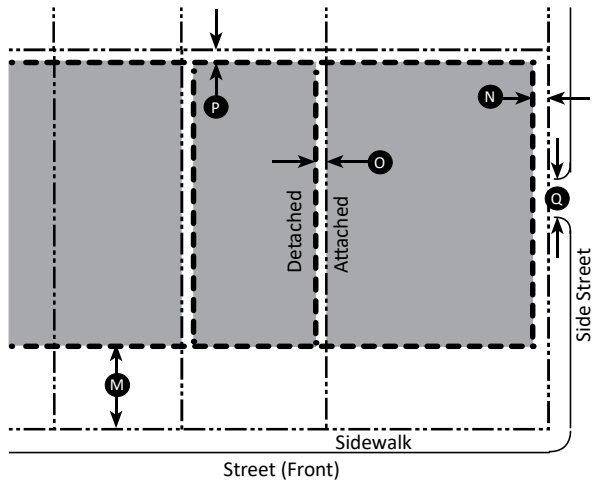
■ Porch	■ Stoop
■ Forecourt	■ Gallery

*See Division 5 Lot & Building Standards for Frontage details.

e. Allowed Use Types

Ground Floor	All Permitted Uses Allowed	K
All Floors Otherwise	All Permitted Uses Allowed	L

D. Parking



Key

----- Frontage/Property Line Setback Line
 █ Parking Area

a. Parking Location (Distance from Property Line)

Front Setback	30' min.	M
Side Street Setback	6' min.	N
Side Setback	0' min. (attached) 5' min. (detached)	O
Rear Setback	5' min.	P

*Parking Location applies to location of garage or parking lot

b. District Specific Parking Requirements

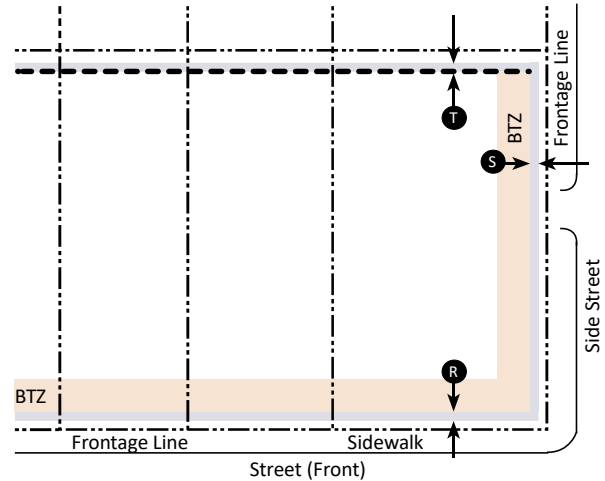
Parking shall be provided as established in Section 4.1

Parking shall be located behind the Front Façade of buildings and accessed from Rear Alleys or Side Streets whenever possible.

Streetscreens, Garden Walls, fences, or hedges are required along all un-built Street Right-of-Ways adjacent to parking.

Parking/Driveway Curb Cut Width 12' max. Q

E. Encroachments



Key

----- Frontage/Property Line Setback Line
 █ Build-to-Zone (BTZ) █ Encroachment Area

a. Allowed Encroachments

Balconies, Bay Windows, Awnings, Galleries, Stoops, and Other Frontage Elements

Front	3' max. ¹	R
Side Street	3' max. ¹	S
Rear	3' max.	T

¹ Stairs may Encroach beyond this maximum to the Frontage Line. Frontage Elements shall not Encroach into the Right-of-Way

b. Miscellaneous

All buildings must have a Principal Entrance along the Front Façade.

Loading docks, overhead doors, and other service entries shall not be located on Façades facing Streets or across from, or adjacent to, Civic Building Frontages or Civic Open Spaces, and should instead be located in rear service areas.

T3

SECTION 3.7 (T3) NEIGHBORHOOD EDGE TRANSECT ZONE STANDARDS

A. Overview

In the Neighborhood Edge Transect Zone, buildings are required to be street-oriented, and typically detached. The intent of this zone is to facilitate a transition between the Traditional Neighborhood Development areas and lower intensity development in surrounding single family neighborhoods and agricultural lands. Among other details, buildings in this zone are predominantly residential, and are set further back from the Street on larger lots.



Figure 3-4: Illustrative example of buildings and site arrangement in the T3 Edge Zone.

B. Examples



This Transect Zone primarily consists of larger homes on larger lots.



Building materials can reflect the local character of the neighborhood and City.



Buildings are street-oriented but set further back than in the T4 and T5 Transect Zones.



A large single family detached house with porch. A picket fence marks the Frontage Line.



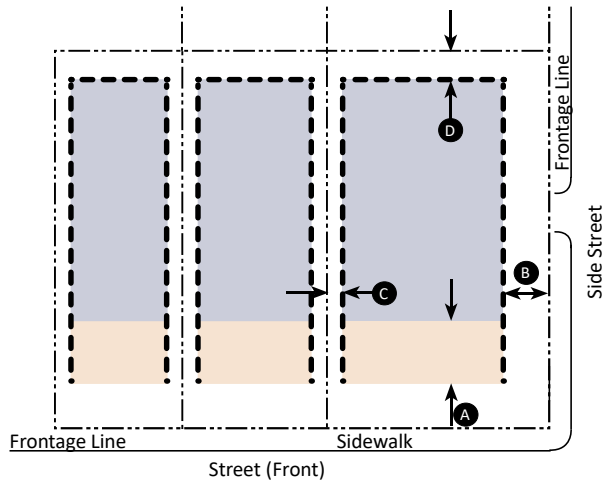
This Transect Zone can help transition to surrounding existing lower-density residential neighborhoods.



Parking and garages are located towards the rear of the lots, typically behind the Principal Building.

T3

C. Building Form



Key	
----- Frontage/Property Line	----- Setback Line
Build-to-Zone (BTZ)	Potential Building Area (in addition to BTZ)

a. Building Placement

Setbacks

Front Build-to-Zone	20' min., 48' max.	A
Side Street Setback	12' min.	B
Interior Side Property Line Setback	8' min.	C
Rear Setback	12' min.	D

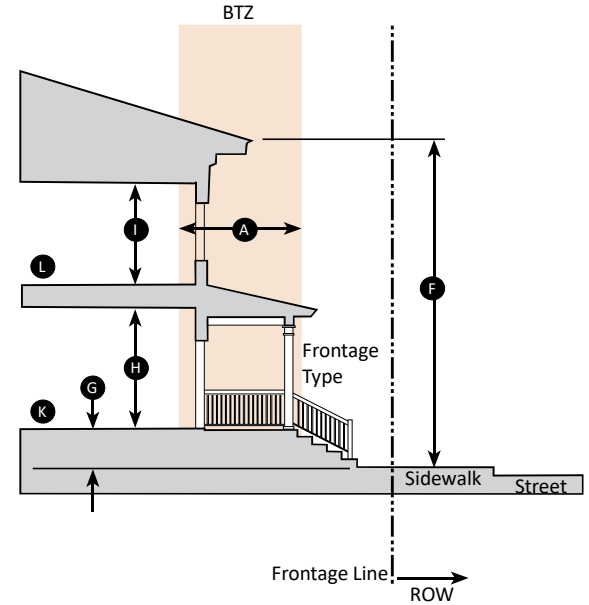
Frontage Buildout

Building Façade within Build-to-Zone

Front Street Frontage	40% min.
Side Street Frontage	N/A

b. Lot and Block Standards

Maximum Block Perimeter	2,400 linear feet max.
Lot Width	50' min.
Lot Depth	110' min.
Lot Coverage	60% max.



Key	
----- Frontage Line	Building
Build-to-Zone (BTZ)	

c. Building Form

Height

Main Building	1 Story min. ¹	F
	2 Stories max. ¹	F
Ground Floor Elev. Above Sidewalk	24" min.	G
Ground Floor Ceiling Height	9' min. clear	H
Upper Floor(s) Ceiling Height	9' min. clear	I

¹ See Division 5 Lot & Building Standards for more information

d. Allowed Frontage Types

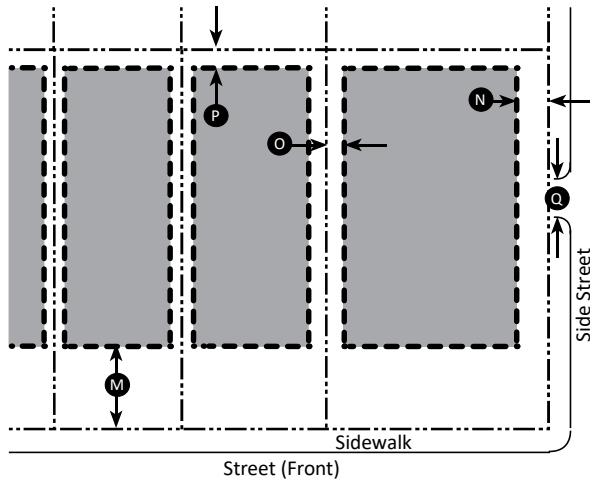
- Common Yard
- Porch

*See Division 5 Lot & Building Standards for Frontage details.

e. Allowed Use Types

Ground Floor	All Permitted Uses Allowed	K
All Floors Otherwise	All Permitted Uses Allowed	L

D. Parking



Key

----- Frontage/Property Line	----- Setback Line
█ Parking Area	

a. Parking Location (Distance from Property Line)

Front Setback	30' min. ¹	M
Side Street Setback	12' min.	N
Side Setback	8' min.	O
Rear Setback	5' min.	P

*Parking Location applies to location of garage

¹A minimum 24' Front Setback shall apply when no Rear Alley or Side Street access are present and garage doors are perpendicular to the Primary Street Frontage Line.

b. District Specific Parking Requirements

Parking shall be provided as established in Section 4.1

Parking shall be located behind the Front Façade of buildings and accessed from Rear Alleys or Side Streets whenever possible.

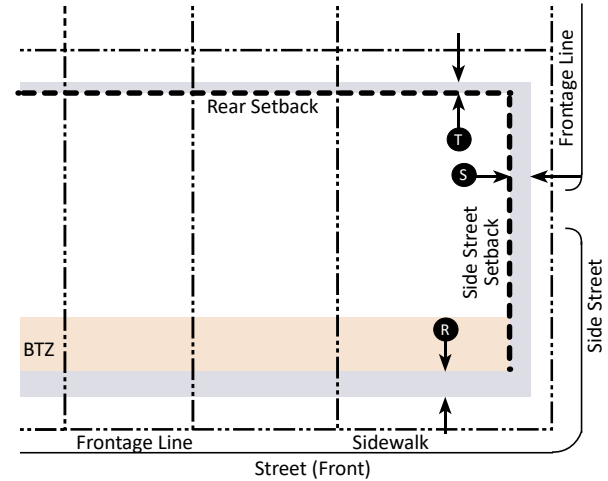
Streetscreens, Garden Walls, fences, or hedges are required along all un-built Street Right-of-Ways adjacent to parking.

Shared driveways between adjacent lots is encouraged to reduce curb cuts.

Curb cuts are not permitted if a Rear Alley is present.

Parking Curb Cut Width	15' max.	Q
------------------------	----------	---

E. Encroachments



Key

----- Frontage/Property Line	----- Setback Line
█ Build-to-Zone (BTZ)	█ Encroachment Area

a. Allowed Encroachments

Balconies, Bay Windows, Awnings, Stoops, and Other Frontage Elements

Front	12' max. ¹	R
Side Street	8' max.	S
Rear	3' max.	T

¹ Stairs may Encroach beyond this maximum an additional 4 feet. Frontage Elements shall not Encroach into the Right-of-Way

b. Miscellaneous

All buildings must have a Principal Entrance along the Front Façade.

T2

SECTION 3.8 (T2) RURAL TRANSECT ZONE STANDARDS

A. Overview

The Rural Transect Zone depicts a mix of uses such as recreation, farming, equestrian facilities, and Open Space, and is less formal than the other Transect Zones, allowing more flexibility in building placement. Development associated with these uses is permitted in this Transect Zone.

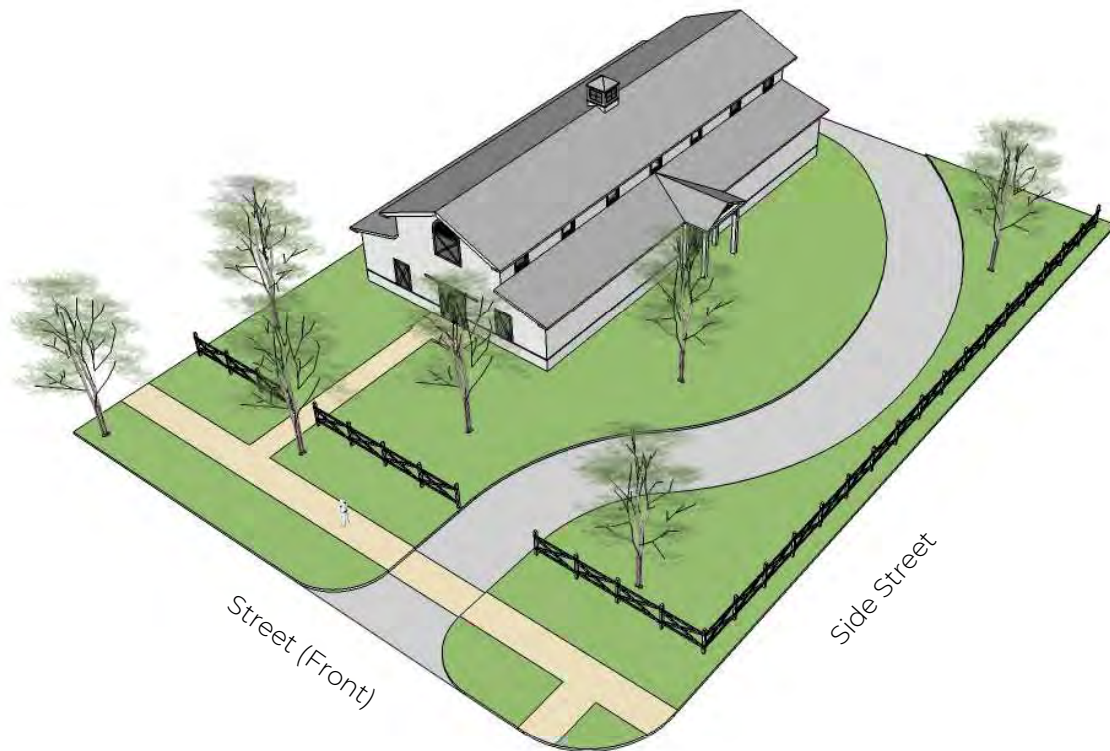


Figure 3-5: Illustrative example of buildings and site arrangement in the T2 Rural Zone.

B. Examples



Buildings and other structures in this zone support agricultural and recreational uses.



Agricultural facilities may be used for hosting events and community gatherings.



Farmers Markets are part of the mix in this Transect Zone.



Agricultural uses may include hay production in areas nearest the airport.



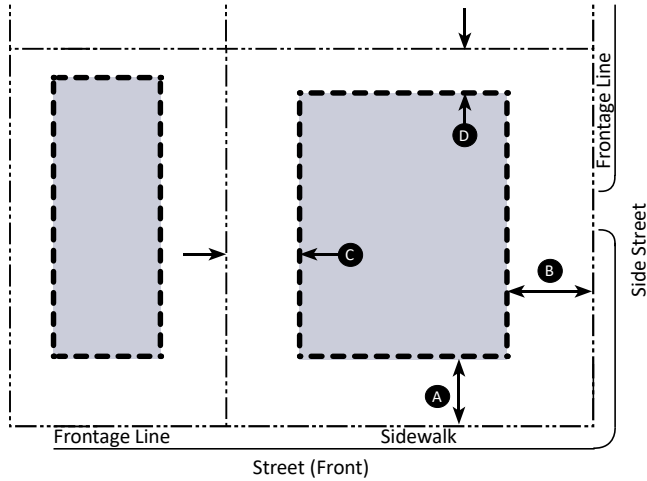
Less formal than the other Transect Zones, more flexibility is permitted in building placement.



Community Supported Agriculture (CSA) Farms offer residents an opportunity for local food production.

T2

C. Building Form



Key		
----- Frontage/Property Line	----- Setback Line	
■ Potential Building Area		

a. Building Placement

Setbacks

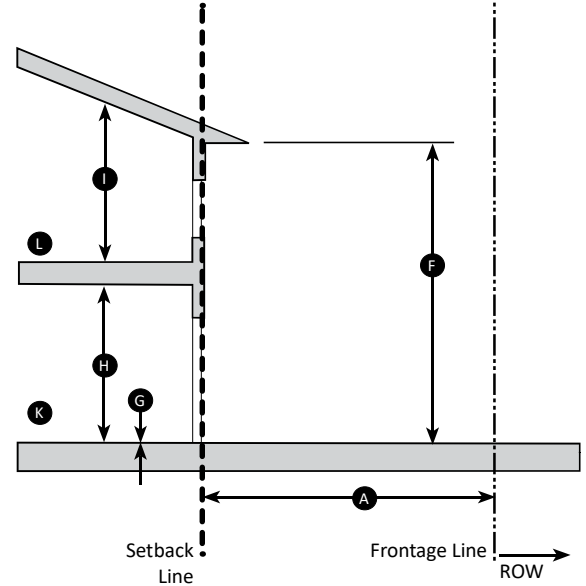
Front Setback	20' min.	(A)
Side Street Setback	20' min.	(B)
Interior Side Property Line Setback	30' min.	(C)
Rear Setback	30' min.	(D)

Frontage Buildout

Building Façade along:	
Front Street Frontage	N/A
Side Street Frontage	N/A

b. Lot and Block Standards

Maximum Block Perimeter	by warrant
Lot Width	by warrant
Lot Depth	by warrant
Lot Coverage	by warrant



Key		
----- Frontage Line	----- Setback Line	
■ Building		

c. Building Form

Height

Main Building	1 Story min. ¹	(F)
	2 Story max. ^{1,2}	(F)
Ground Floor Elev. Above Sidewalk	0' min.	(G)
Ground Floor Ceiling Height	9' min.	(H)
Upper Floor(s) Ceiling Height	9' min.	(I)

¹See Division 5 Lot & Building Standards for more information

² Permitted Agriculture Uses may exceed the 2 Story maximum height limit with approval from the zoning administrator of the local jurisdiction.

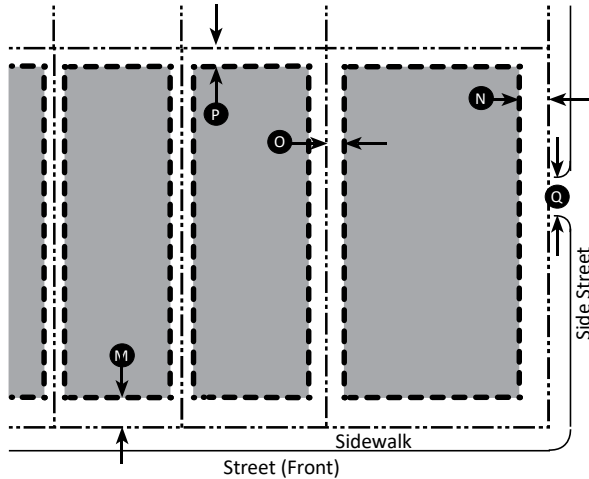
d. Allowed Frontage Types

- N/A

e. Allowed Use Types

Ground Floor	All Permitted Uses Allowed	(K)
All Floors Otherwise	All Permitted Uses Allowed	(L)

D. Parking



Key

----- Frontage/Property Line - - - - - Setback Line
 █ Parking Area

a. Parking

Parking Location (Distance from Property Line)

Front Setback	12' min.	M
Side Street Setback	12' min.	N
Side Setback	5' min.	O
Rear Setback	5' min.	P

*Parking Location applies to location of garage or parking lot

District Specific Parking Requirements

Parking shall be provided as established in Section 4.1

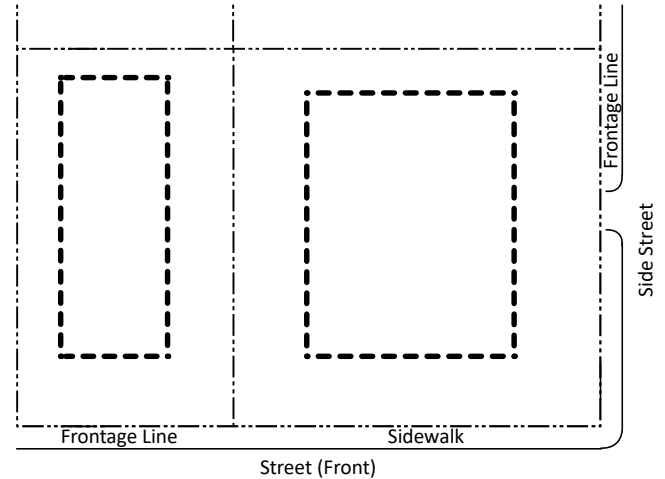
Parking shall be located behind the Front Façade of buildings and accessed from Rear Alleys or Side Streets whenever possible.

Streetscreens, Garden Walls, fences, or hedges are required along all un-built Street Right-of-Ways adjacent to parking.

Shared driveways between adjacent lots is encouraged to reduce curb cuts.

Parking / Driveway Curb Cut Width	24' max. (2 way)	Q
	12' max. (1 way)	

E. Encroachments



Key

----- Frontage/Property Line - - - - - Setback Line
 █ Encroachment Area

a. Allowed Encroachments

Encroachments are not permitted

SD-W

SECTION 3.9 (SD-W) WORKPLACE DISTRICT TRANSECT ZONE STANDARDS

A. Overview

Lot, Building, and Street dimensions within the Workplace District Transect Zone vary based on the functional requirements of the use type, but the goal of compact, walkable urban form remains. The focus of this area is on industrial, office, and research functions.

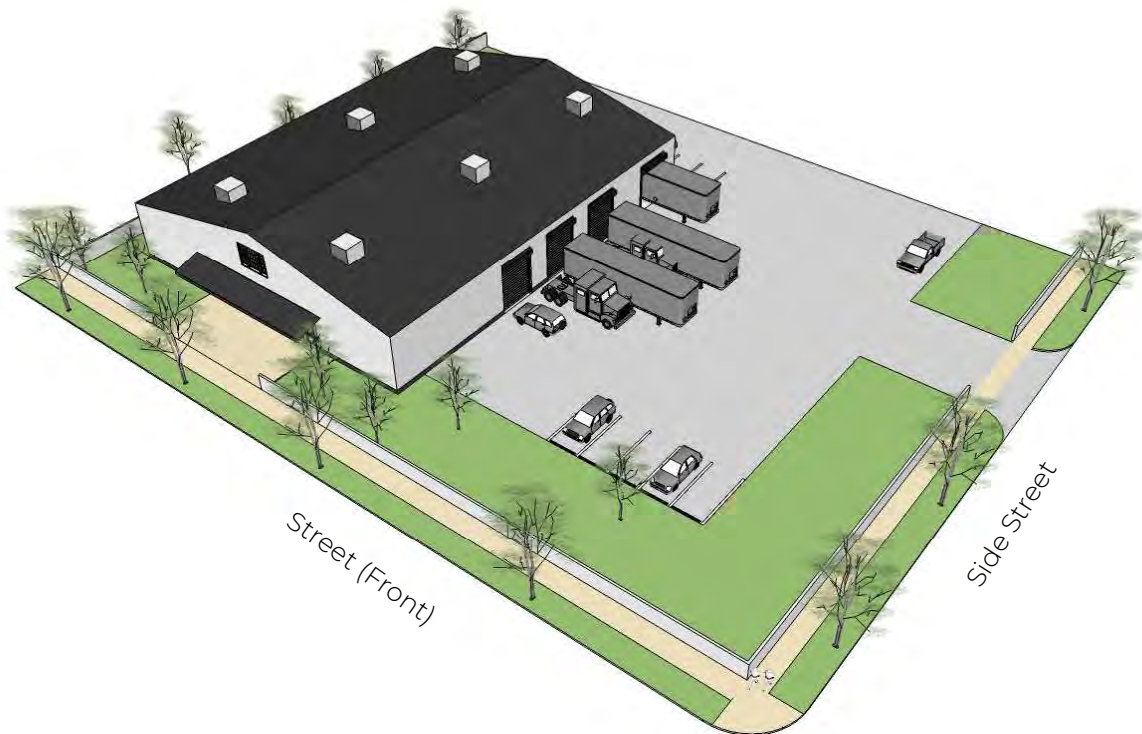


Figure 3-6: Illustrative example of building and site arrangement in the SD-W Special Workplace District.

B. Examples



Office and research buildings create a walkable urban form.



Buildings can be brought close to the street.



Functional green spaces and plazas are an integral part of this Transect District.



Tall ceiling heights can accommodate a wide range of uses and meet the demands for modern workplaces.



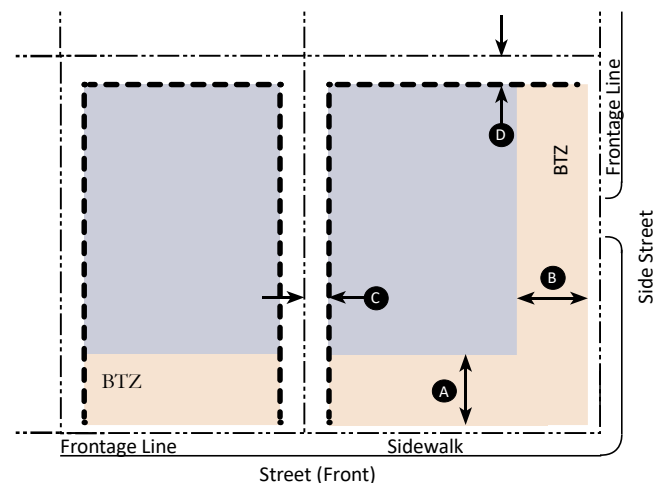
Industrial buildings and uses are also a part of the Workplace District.



The Workplace District is the location for industrial, research, and institutional uses.



C. Building Form



Key		
----- Frontage/Property Line	----- Setback Line	
Build-to-Zone (BTZ)	Potential Building Area (in addition to BTZ)	

a. Building Placement

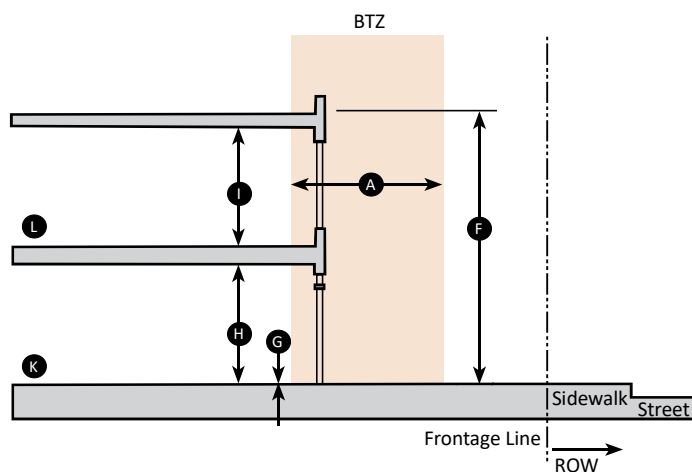
Setbacks		
Front Build-to-Zone	6' min., 40' max.	A
Side Street Build-to-Zone	6' min., 40' max.	B
Interior Side Property Line Setback	15' min.	C
Rear Setback	15' min.	D

Frontage Buildout

Building Façade within Build-to-Zone		
Front Street Frontage	25% min.	
Side Street Frontage	20% min.	

b. Lot and Block Standards

Maximum Block Perimeter	3,000 linear feet max.
Lot Width	No min. No max.
Lot Depth	No min., No max.
Lot Coverage	60% max.



Key		
----- Frontage Line	----- Setback Line	
Build-to-Zone (BTZ)	Potential Building Area (in addition to BTZ)	

c. Building Form

Height		
Main Building	1 Story min. ¹	F
	3 Story min. ¹	F
Ground Floor Elev. Above Sidewalk	N/A	G
Ground Floor Ceiling Height	14' min.	H
Upper Floor(s) Ceiling Height	14' min.	I

¹ See Division 5 Lot & Building Standards for more information

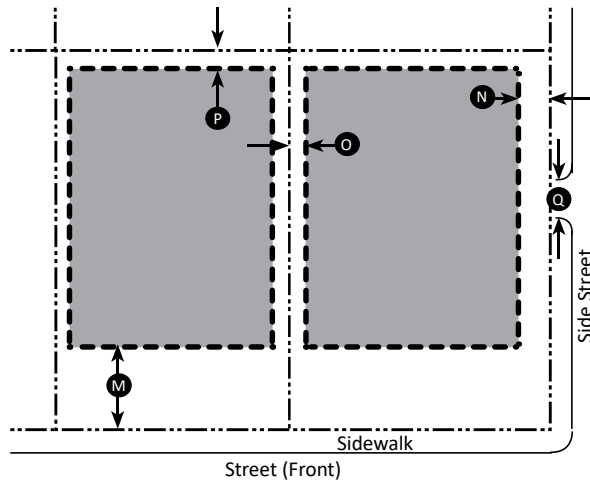
d. Allowed Frontage Types

- N/A

e. Allowed Use Types

Ground Floor	All Permitted Uses Allowed	K
All Floors Otherwise	All Permitted Uses Allowed	L

D. Parking



Key

----- Frontage/Property Line Setback Line
 █ Parking Area

a. Parking

Parking Location (Distance from Property Line)

Front Setback	40' min.	M
Side Street Setback	20' min.	N
Side Setback	5' min.	O
Rear Setback	5' min.	P

*Parking Location applies to location of garage or parking lot

District Specific Parking Requirements

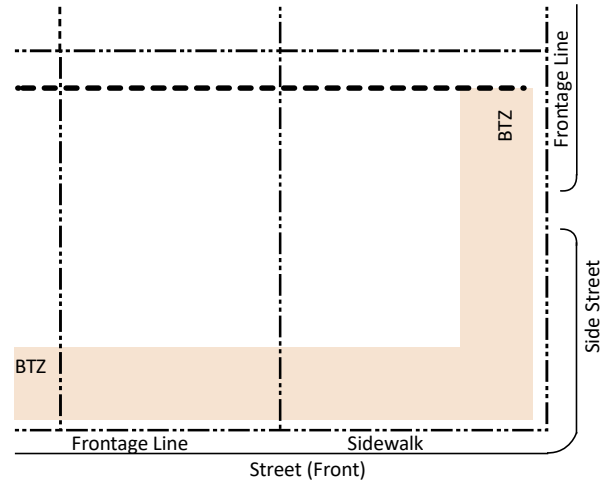
Parking shall be provided as established in Section 4.1

Parking shall be located behind the Front Façade of buildings and accessed from Rear Alleys or Side Streets whenever possible.

Streetscreens, Garden Walls, fences, or hedges are required along all un-built Street Right-of-Ways adjacent to parking.

Parking/Driveway Curb Cut Width	24' max.	Q
---------------------------------	----------	---

E. Encroachments



Key

----- Frontage/Property Line Setback Line
 █ Build-to-Zone (BTZ) █ Encroachment Area

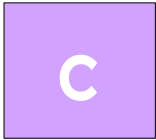
a. Allowed Encroachments

Encroachments are not permitted

b. Miscellaneous

All buildings must have a Principal Entrance along the Front Façade.

Loading docks, overhead doors, and other service entries shall not be located on the Front Façade.



SECTION 3.10 (C) CIVIC TRANSECT ZONE STANDARDS

A. Overview

Civic buildings are those buildings that serve a public function or are dedicated to preserving and enhancing the public well-being. These may contain Civic Uses dedicated to arts, culture, education (including public and private schools), recreation, government, transit, and emergency services. It is difficult to determine beforehand the multiplicity of potential uses that may occupy these Civic buildings over time and the form they will take. Therefore, greater design flexibility shall be given to these sites with key development standards and guidelines. Buildings are to be subject to a greater degree of design review.

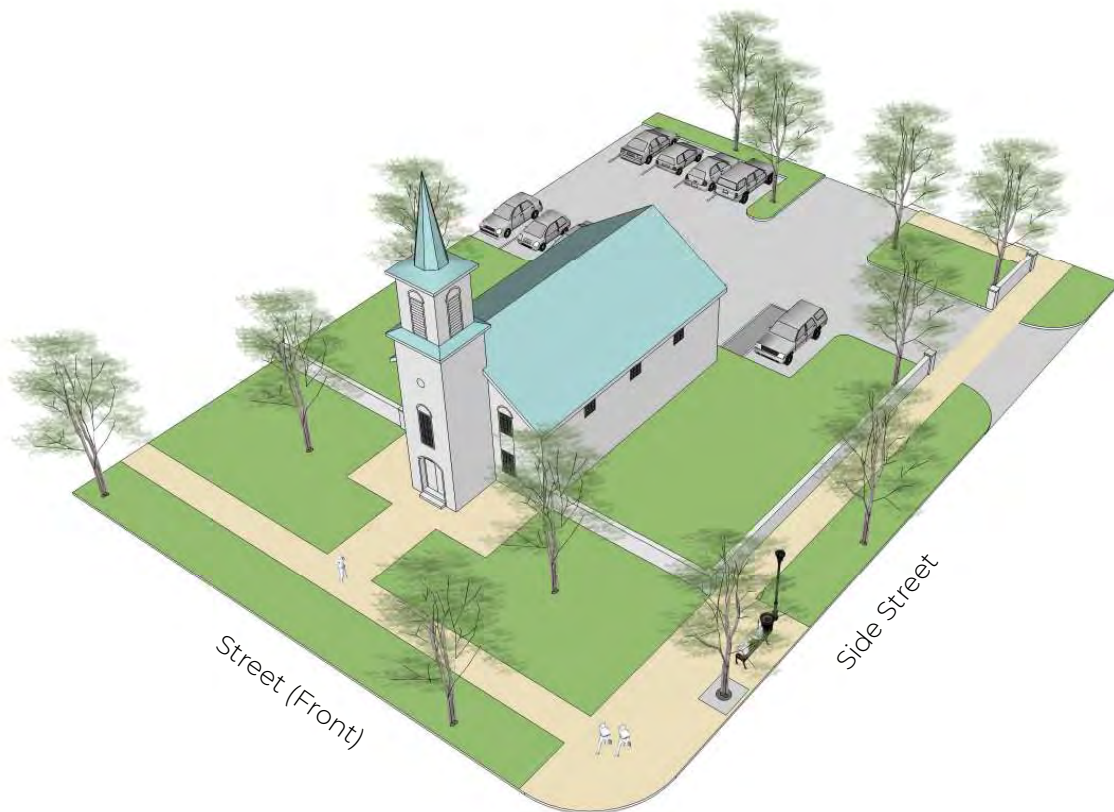


Figure 3-7: Illustrative example of buildings and site arrangement in the Civic Zone.

B. Examples



Civic uses can include neighborhood amenity areas and function as focal buildings.



A school that students can walk to located within walking distance of several neighborhoods.



Greater design flexibility allows buildings to be sited in locations of particular geometric importance.



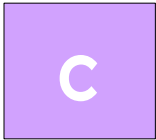
Civic buildings can take on a variety of sizes to serve the needs of the community.



Greater design flexibility allows for buildings to accommodate a wide range of functions and uses.



The tower, setback, and materials of this fire station distinguish it from nearby commercial buildings.



C. Civic Building Standards

1. General

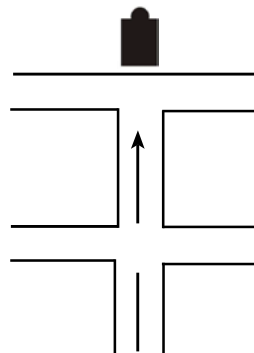
Civic buildings may include, but are not limited to, municipal buildings, libraries, schools, recreation facilities, fire stations, and places of assembly. The design and construction of Civic buildings shall reflect the importance of these buildings within the community and with their function as landmarks in mind.

2. Building Siting

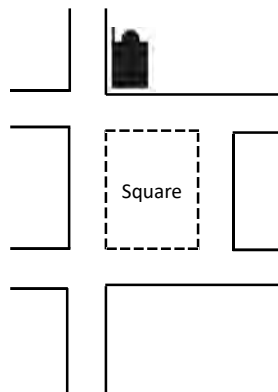
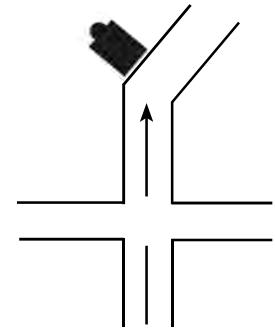
Civic Buildings should be sited in locations of particular geometric importance, such as anchoring a major Open Space or terminating a Street vista. Flexibility in building placement allows Civic buildings to be distinguished from surrounding residential and commercial buildings and to be a prominent landmark in the community. (See Figure 3-8)

3. Building Design Guidelines

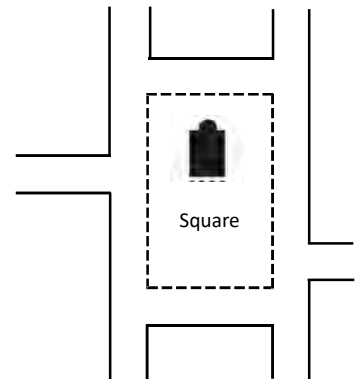
- a. The scale of Civic Buildings should typically be larger than surrounding buildings in order to be more prominent and visible across greater distances.
- b. Floor-to-floor heights and architectural details should be proportionately larger than those of private buildings that exist or are anticipated within adjacent Blocks.
- c. Prominent roof forms and additive elements such as cupolas can visually extend the height of the building. See Division 5 Building Design Standards for more information.



The Civic Building terminates the view of a street.

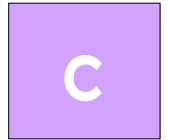


The Civic Building anchors the square at a prominent corner.



The Civic Building anchors the space from within the square.

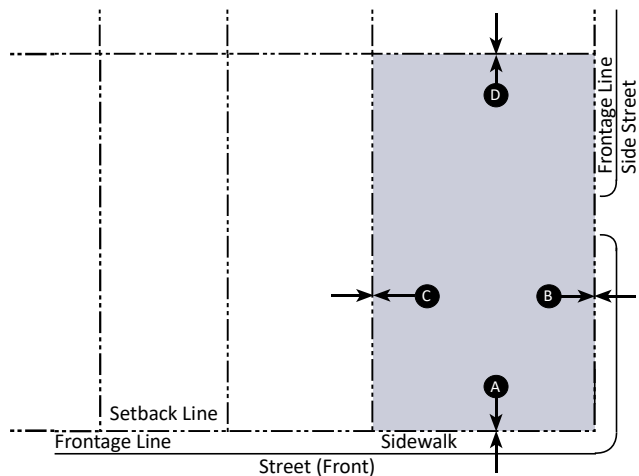
Figure 3-8: Civic Building Siting Diagrams



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D. Civic Building Form & Height



Key
 - - - - - Frontage/Property Line
 - - - - - Setback Line
 Potential Building Area

a. Building Placement

Setbacks

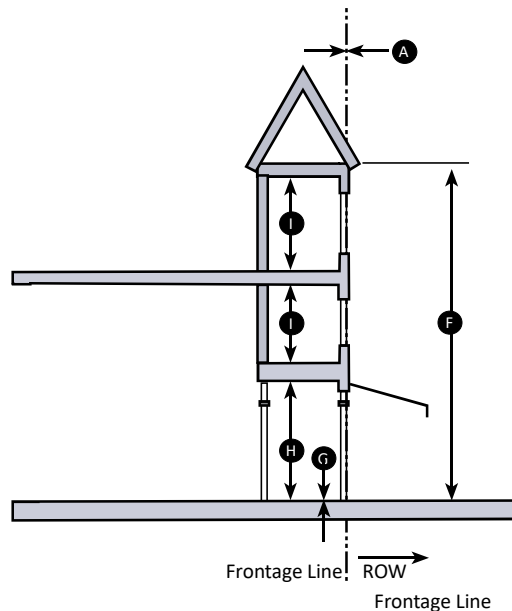
Front Setback	0' min.	A
Side Street Setback	0' min.	B
Interior Side Property Line Setback	0' min.	C
Rear Setback	0' min.	D

Frontage Buildout

Building Façade along:	
Front Street Frontage	by warrant
Side Street Frontage	by warrant

b. Lot and Block Standards

Maximum Block Perimeter	N/A
Lot Width	N/A
Lot Depth	N/A
Lot Coverage	by warrant



Key
 - - - - - Frontage Line
 Building

c. Building Form

Height

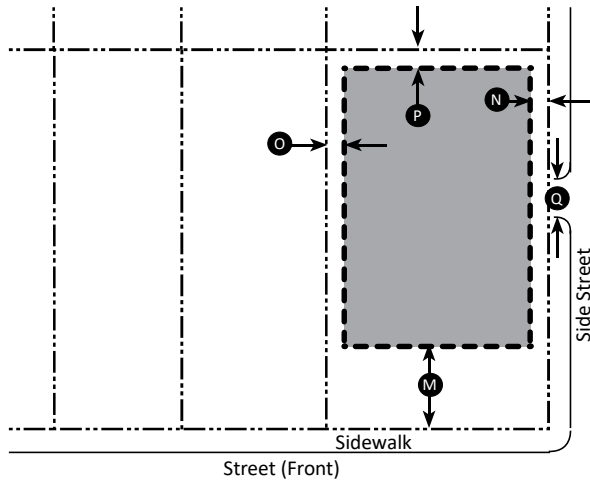
Main Building	by warrant	F
	by warrant ¹	F
Ground Floor Elev. Above Sidewalk	by warrant	G
Ground Floor Ceiling Height	by warrant	H
Upper Floor(s) Ceiling Height	by warrant	I

¹ See Division 5 Lot & Building Standards for more information

d. Allowed Use Types

Ground Floor	All Permitted Uses Allowed	K
All Floors Otherwise	All Permitted Uses Allowed	L

E. Parking



Key

----- Frontage/Property Line Setback Line
 █ Parking Area

a. Parking Location (Distance from Property Line)

Front Setback	by warrant	M
Side Street Setback	by warrant	N
Side Setback	by warrant	O
Rear Setback	by warrant	P

*Parking Location applies to location of garage or parking lot

b. District Specific Parking Requirements

Parking shall be provided as established in Section 4.1

Parking shall be located behind the Front Façade of buildings and accessed from Rear Alleys or Side Streets whenever possible.

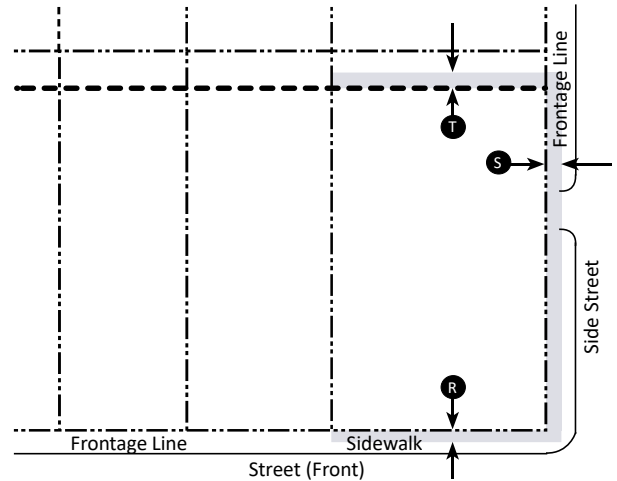
Streetscreens, Garden Walls, fences, or hedges are required along all un-built Street Right-of-Ways adjacent to parking.

When a Civic Building is located within a Civic Space completely surrounded by Streets, then parking shall be accommodated on-street or within mid-block locations within 1/4 mile of the Civic Building's front door.

Parking/Driveway Curb Cut Width 20' max.¹ Q

¹ Unless wider access is necessitated by emergency vehicle use. Then width is determined by warrant.

F. Encroachments



Key

----- Frontage/Property Line Setback Line
 █ Encroachment Area

a. Allowed Encroachments

Balconies, Bay Windows, Awnings, and Other Frontage Elements

Front	N/A	R
Side Street	N/A	S
Rear	N/A	T

Note: Frontage Elements may Encroach into the Right-of-Way, barring any additional restrictions by the public entity that has control over the public Right-of-Way. A 6 foot minimum sidewalk clear zone must be maintained.

b. Miscellaneous

All buildings must have a Principal Entrance along the Front Façade.

OS

SECTION 3.11 (OS) OPEN SPACE TRANSECT ZONE STANDARDS

A. Overview

The Open Space Zone consists of any land that is provided or preserved for: (a) park or recreational purposes; (b) conservation of land or other natural resources; or (c) historic or scenic purposes. This may include, but is not limited to, parks, community gardens, schoolyards, playgrounds, public plazas and squares, and conservation lands. Areas designated with Open Space transect zone may contain structures and buildings that support the Open Space function.



Figure 3-7: Image of a Open Space area in Missoula Area.

B. Examples and Standards

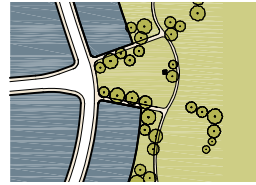


Samples of Open Space types.

C. Open Spaces

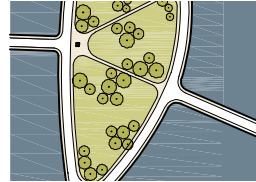
1. Open Space, including in the form of parks, greens, squares, playgrounds, pavilions, or recreational fields, shall be located in each Master Site Plan at a minimum area as required by Section 2.1.C Open Space Requirements.
2. Design Guidelines: Heightened attention shall be paid to the quality of landscape design and function according to the following principles:
 - a. All designated Open Spaces shall be accessible to the public.
 - b. The landscape design shall support and express environmental, cultural, and historical attributes.
 - c. The landscape design shall promote connection with nature, social interaction and mental restoration.
 - d. Views of natural features shall be preserved or maximized.
 - e. The landscape design shall promote connection to surrounding neighborhood resources, amenities and services, and provide for optimum accessibility, safety and way-finding.
 - f. Stormwater management improvements shall be integrated with the final landscape design as aesthetically and visually pleasing design elements.
 - g. Whenever appropriate, landscape design shall promote sustainability awareness and education through interpretive signs, demonstrations and other forms of interpretation.

Park



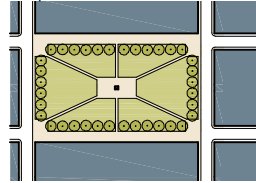
A natural preserve available for unstructured recreation. A park does not need to be fronted by buildings. Its landscape shall consist of paths and trails, meadows, waterbodies, woodland, recreational fields, and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors.

Green



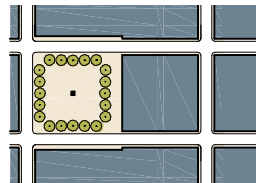
Available for unstructured recreation. A Green may be spatially defined by landscaping rather than buildings fronting it along the edges. Its landscape shall consist of lawn and trees, naturalistically disposed.

Square



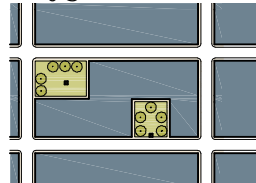
Available for unstructured recreation and public gatherings. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be densely shaded and provide seating. Trees and shrubs shall be located to define a specific geometry of Open Space.

Plaza



Available for public gatherings and outdoor markets. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Plazas should use pervious pavers, where feasible. Trees are optional.

Playground



Designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds may be interspersed within residential areas and may be placed within a Block. Playgrounds may be included within parks, greens, and squares.

Figure 3-9: Open Space Type Examples



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SECTION 3.12 PERMITTED USES

The Permitted Uses Table, Table 3-2, lists the various types of uses and identifies whether or not a use is permitted By Right, or By Warrant.

■ = By Right

□ = By Warrant

A. Listed Uses

- 1. Permitted Use:** A Land Use that is allowed by right in a Transect Zone because it is considered to be consistent with the vision and goals established for that Transect Zone.
- 2. By Warrant:** A Land Use that is allowed By Warrant shall seek special approval as described in Division 7.

B. Use Not Listed:

If a proposed use is not listed in Table 3-2, the applicant may seek approval by Warrant/Exception, as described in Division 7.

**TABLE 3-2:
PERMITTED USES**

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
RESIDENTIAL TYPES¹								
Mixed Use Building/Block				■	■	■		
Apartment Building				■	■	■	■	
Mansion Apartment			■	■	■	■		
Live/Work Unit				■	■			
Live/Make Unit				■	■			
Townhouse				■	■	■		
Duplex House			■	■	■	■		
Courtyard House				■	■	■		
Sideyard House			■	■	■	■		
Cottage			■	■	■			
House		■	■	■	■			
Villa		■	■					
Accessory Dwelling Unit			■	■	■	■		
Residential Convertible to Retail				■	■	■		
Nursing Home				■	■	■	■	
Assisted Living Facility				■	■	■	■	
Group Living (Under 12)			■	■	■	■		
School Dormitory				■	■	■	■	■

Notes:

1. Tourist Homes shall be permitted within the Mullan FBC area where lawfully established dwelling units are permitted. Tourist Homes shall meet all standards and requirements of Title 20.40.135 - Tourist Homes.

**TABLE 3-2:
PERMITTED USES**

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
LODGING								
Hotel (no room limit)						■	■	
Inn (up to 12 rooms)		□			■	■		
Bed & Breakfast		□	□	□	■	■		
Hostel					□	□		
COMMERCIAL								
Office					■	■	■	
Medical Office					□	■	■	
Live/Work Unit					■	■	■	
Home Occupation			■	■	■	■	■	
Animal Services: Sales and Grooming / Veterinary		■			□	■	■	
Open-Market Building (Farm Markets)	■	■			■	■	■	■
Retail					■	■	■	
Food and Beverage Retail Sales					■	■	■	
Personal Improvement Service					■	■	■	
Financial Services					■	■	■	
Repair or Laundry Service, Consumer					■	■	■	
Restaurant					■	■	■	
Kiosk					■	■	□	
Push Cart						■	□	
Food Truck	□	□	□	□	□	■	□	□
Tavern or Nightclub						■	□	
Movie Theater						■		

**TABLE 3-2:
PERMITTED USES**

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
CIVIC								
Bus Shelter	■	■	■	■	■	■	■	■
Convention Center							□	□
Conference Center		□				□	□	□
Exhibition Center							□	□
Fountain or Public Art	■	■	■	■	■	■	■	■
Library								■
Live Theater						■		
Museum						■		■
Amphitheater/Outdoor Auditorium	■	■						■
Parking Structure						■	■	
Playground	■							
Sports Stadium	□						□	□
Surface Parking Lot	■	■		■	■	■	■	■
Religious Assembly			■	■	■	■	■	
Government Building & Use								■
Trailhead	■	■						
Open Space	■							

Other: CIVIL SUPPORT

Fire Station								■
Police Station								■
Hospital						■	■	■

Other: EDUCATION

College							□	■
High School								■
Trade School							□	■
Middle School								■
Elementary School								■
Adult Day Care Center			■	■	■	■		
Child Day Care Center			■	■	■	■	■	

**TABLE 3-2:
PERMITTED USES**

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
Other: INDUSTRIAL / MANUFACTURING								
Artisan Manufacturing, Production and Industrial						■	■	
Limited Manufacturing, Production and Industrial							■	
Distribution Center							■	
Research Service							■	
Water Supply Facility							□	
Sewer and Waste Facility							□	
Electric Substation		□	□	□	□	□	■	
Wireless Transmitter		□					■	
Warehouse							■	
Produce Storage		□					■	
Mini-Storage/Self-Storage							■	
Live/Make Unit					■	■	■	
Cottage Food		■	■	■	■	■		
Microbrewery/Microdistillery						■	■	
Utility-Scale Renewable Energy Generation		■	■				■	

Other: AGRICULTURE

Agricultural Uses, Animals		□						
Agricultural Uses, Crops		■					■	
Community Garden	■	■	■	■	■	■	■	■
Agritourism		■						
Grain Storage		■					■	
Livestock Pen		□						
Greenhouse	■	■					■	
Stable		■						
Shelter or Boarding Kennel		■			□	■	□	

Other: Automotive

Gasoline							□	
Automobile Service							□	
Truck Maintenance							□	
Drive-Through Facility						□	□	
Rest Stop								
Roadside Stand		■						
Billboard							□	

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DIVISION 4:

GENERAL DEVELOPMENT STANDARDS

Standards that are not specifically addressed elsewhere in the code are included in the General Development Standards. The purpose and intent of the General Development Standards are to provide provisions and regulations that apply to all Transect Zones, specifying the design of parking, signage, lighting, landscaping, utilities, and stormwater management.



SECTION 4.1 PARKING STANDARDS

The intent of the parking standards is to encourage a balance between pedestrian-oriented development and necessary vehicle storage. The goal is to construct neither more nor less parking than is needed.

A. Parking Requirements

1. Parking shall be provided for each use based upon the minimum and maximum requirements outlined by use in Table 4-1: Automobile Parking Requirement Chart. Required parking quantities for a parcel may be modified by Warrant.
2. Parking may be located on the same lot as the use it serves. Required parking may also be located on-street or in a common parking lot, provided the space is within 1/4 mile of the building's Principal Entrance. The required parking may be purchased or leased from a public or private civic parking reserve, the owner of which will manage the purchase or lease. Off-site parking may also be under separate ownership if an agreement is provided guaranteeing the long-term availability of the parking, commensurate with the use served by the parking.
3. Parking shall be located behind the Principal Façade of buildings whenever possible and according to their allowed location based on Transect Zone.
4. Parking garages shall be masked from the frontage by a Liner Building. Streetscreens, Garden Walls, fences, or hedges are required along all rights-of-way without buildings to shield views to parking.
5. Shared and Reduced Parking is encouraged in all Transect Zones for more efficient parking solutions. The amount of parking required is calculated by adding the total number of spaces required by each separate function in the Parking Requirement Chart and dividing by the appropriate factor from the Sharing Factor matrix. For example, the residential function requires ten spaces while the office function requires twelve spaces. Independently they would require twenty-two spaces, but when divided by the sharing factor of 1.4, they would require only sixteen spaces. When multiple functions share parking, the lowest sharing factor shall apply.

TABLE 4-1: AUTOMOBILE PARKING REQUIREMENT CHART

Use	Number of Parking Spaces				
	T5 ¹	T4-O ² T4-R ²	T3 ²	T2/C ²	SD-W ²
Residential (Primary Dwelling)	2 / dwelling ³	1 / dwelling ³	2 / dwelling ³	2 / dwelling ³	1 / dwelling ³
Lodging	1 / guest room				
Office	2 / 1,000 sq. ft.				
Retail	3 / 1,000 sq. ft.				
Civic	TBD by Warrant				
Education	1 per 12 students				
Other: General	TBD by Warrant				
Other: Agricultural / Industrial	1 per employee on largest shift				

¹ Maximum number of spaces permitted

² Minimum number of spaces required

³ Accessory Dwelling Units (ADUs) do not require additional off-street parking

TABLE 4-2: SHARING FACTOR

Function	with		Function
RESIDENTIAL			RESIDENTIAL
LODGING			LODGING
OFFICE		1	OFFICE
RETAIL		1.1	RETAIL
	1.4	1	
	1.2	1.7	
	1.3	1	
	1.2	1.2	
	1		

B. Bicycle Parking

Bicycle parking shall be provided in all Transect Zones per Table 4-3: Bicycle Parking Requirement Chart and subject to the subsections below:

1. Anchors: All spaces provided shall include a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.
2. Short term bicycle parking accommodates bikes parked for short periods of time in locations that are easily accessible and convenient for visitors, customers and residents.
3. Short term bicycle parking shall be located on sidewalk frontage zones, bicycle corrals located in the street parking lane, parks and other public facilities, and on private property. Bike parking shall not impede the sidewalk clear zone.
4. Long term bicycle parking provides a place that is reasonably free from vulnerability to both weather and theft for bikes typically parked for periods of 8 hours or more and on a regular basis. This applies particularly to employees while at work and for residents of multi-family dwellings.
5. Long term bicycle parking shall be located in a secure area covered from weather such as a building bike room, shared cage in a garage, or in a standalone enclosure such as a locker or structure.
6. Bike Parking in Public Parking Garages: Parking garages should include bike parking and a designated bike lane to enter/exit the garage. Bike parking should be provided on the ground floor.
7. Long term bike parking facilities can be provided within parking garages, some of which can be made available for lease to non-residential uses to meet their long term bike parking requirements.

TABLE 4-3: BICYCLE PARKING REQUIREMENT CHART

Use	Min. Number of Spaces	
	Short-Term	Long-Term
Multi-dwelling Residential	1 space per 5 dwelling units; 2 spaces min.	1.25 spaces per dwelling unit
Multi-dwelling Residential (ages 55+)	1 space per 20 dwelling units; 2 spaces min.	1 per 8 dwelling units; 2 spaces min.
Retail Sales and Services	1 per 2,000 SF; 2 spaces min.	1 per 4,000 SF; 2 spaces min.
Eating and Drinking Establishments	1 per 1,000 SF; 2 spaces min.	1 per 2,500 SF; 2 spaces min.
Office	1 per 10,000 SF; 2 spaces min.	1 per 2,000 SF; 2 spaces min.
Lodging	1 per 20 keys plus 1 per 4,000 SF of conference and meeting space	3 per 40 keys
Libraries, Community Centers, Museums	1 per 1,500 SF; 2 spaces min.	1 per 3,000 SF; 2 spaces min.
Industrial	1 per 4,000 SF; 2 spaces min.	1 per 4,000 SF; 2 spaces min.
Health Care Facilities and Nursing Homes (9+ residents)	1 per 2,000 SF; 2 spaces min.	1 per 4,000 SF; 1 space min.

C. Parking Access

1. Rear Alleys/Lanes, where proposed, shall be the primary source of access to off-street parking. Parking along Alleys may be perpendicular, diagonal, or parallel.
2. Alleys may be incorporated into parking lots as standard drive aisles. Access between parking lots across property lines is encouraged.
3. Corner lots that have both rear and side access shall access parking through the rear. If no rear access exists, access to on-lot parking shall be provided from the side street.
4. If no Alley or side street exists, then efforts should be made to demonstrate an attempt to gain access across neighboring properties.
5. When access to rear parking must be directly from the Primary Frontage, driveways shall be located along the sides of the property lines and designed such that pedestrians crossing on sidewalks always have the right of way.
6. The maximum width of vehicular driveways are provided in the Transect Zone Standards.

D. Off-street Surface Parking

1. Minimum setbacks for off-street surface parking from all property lines are provided in the Transect Zone Standards.

E. Structured Parking Lot Placement

1. Structured Parking shall be lined with Liner Buildings along all adjacent thoroughfares, except Rear Alleys.
2. Liner Buildings, where utilized, shall be a minimum of two stories and may be attached or detached from parking structures.
3. Liner Buildings, where utilized, shall contain a minimum of 30 feet of habitable space behind each building facade along the street frontage.

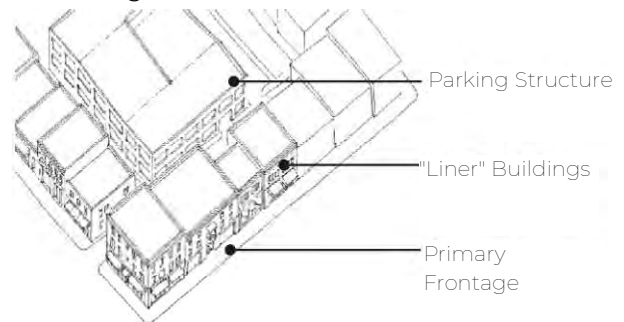


Figure 4-2: Structured Parking Lot Placement

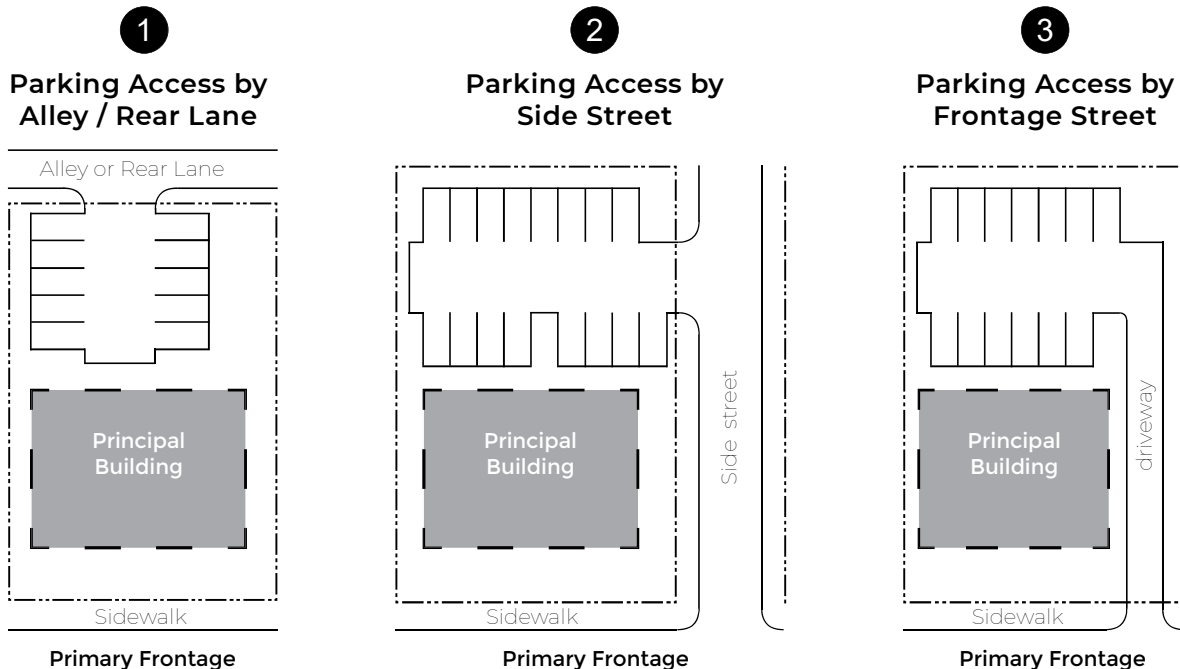


Figure 4-1: Parking Access Diagrams

SECTION 4.2 GARDEN WALLS, FENCES, AND HEDGES

A. Garden Walls, fences, or hedges may be located along Frontage Lines and other Lot Lines, or parallel with the Façades of buildings. When located along Frontage Lines, garden walls, fences, and hedges are called Streetscreens. Streetscreens may mask a parking lot from the Thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the Public Realm.

1. Streetscreens shall be a minimum of 2.5 feet tall in all Transect Zones. Maximum heights are established in Table 4-4.
2. All Streetscreens over 4 feet high should be a minimum of 30% permeable or articulated.
3. Streetscreens may be non-permeable by Warrant.
4. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
5. Streetscreens shall not be permitted in the Right-of-Way.

B. Gates

1. Pedestrian and vehicular gates within walls and fences shall be a maximum of twenty (20) feet in width, unless a wider opening is required for fire/emergency access, and no taller than the adjacent wall or fence height.
2. An arbor may be used over a gate where there is a walkway. The arbor must have a minimum of 6'8" height clearance, may not exceed overall height of 10', and must be outside of the right-of-way.

TABLE 4-4: GARDEN WALLS, FENCES, AND HEDGES

Maximum Height (feet) ^{1, 2}	T2	T3	T4-R	T5	SD-W
			T4-O		
Primary Frontage and up to the Principal Structure	4	4	4	4	4
Other Frontages	6	6	6	6	6
Interior Side and Rear Lot Lines	8	6	6	6	8

¹ Wildlife fences designed to exclude deer or elk from residential gardens may be up to 8 feet in height following the standards in Title 12 Chapter 12.31.

² Garden Walls, Fences, and Hedges screening Mechanical Equipment and Dumpsters may be up to 8 feet in height.

SECTION 4.3 SIGNAGE STANDARDS

Signs in the Public Realm shall enhance the character of the Public Realm, provide orientation to pedestrians, cyclists, and motorists, and help to give identity to the Street and businesses along it. Signs should be designed and scaled for use by the pedestrian. The City of Missoula Zoning Regulations Chapter 20.75 - Signs shall apply within the Mullan FBC Area except as provided in this section. To the extent that a conflict occurs between this section and Chapter 20.75, the provisions of this section shall control.

A. Wayfinding Signs (Public ROW)

1. Signage should be coordinated with other streetscape furniture (e.g., light posts) to reduce visual clutter in the Public Realm.
2. The Approval Authority shall set the pole and frame standard for use throughout the Mullan Area prior to approval of the first Final Site Plan for aesthetic conformity and maintenance inventory. Any signage, post or frame, to be maintained by the governing body shall be approved by the jurisdiction.
3. Wayfinding signage, which identifies key civic areas or public destinations, shall be consistent in theme and placement as determined by the Approval Authority.
4. Architectural features and gateways announcing arrival to the entire community or individual neighborhoods may have identification signs of no more than 36 square feet.

B. Commercial Signs

1. Free standing signs, ground signs, and monument signs are not permitted. All signs shall be attached to the Façade. Signs may be flat against the Façade, or mounted projecting or hanging from the Façade.
2. Maximum gross area of signs on a given Façade shall not exceed ten percent of the Façade area. Signage painted on a building Façade or mounted on the roof may exceed this limit, with approval as a Special Sign.
3. Signs mounted on the Façade shall maintain a minimum clear height above sidewalks and other pedestrian areas of nine feet. Signs shall not extend within two feet of the curb line.
4. Projecting signs shall not extend within two feet of the curb line, and shall not be placed closer than 16 inches apart.

5. Maximum area of any single sign mounted perpendicular to a given Façade shall not exceed nine square feet in the T5 Center and SD-W Zones and shall not exceed six square feet in other Transect Zones.
6. A single external sign band may be applied to the Façade of each building, provided that such sign not exceed three feet in height by any length.
7. Permitted finish materials include: wood (painted or natural); metal (copper, brass, galvanized steel); painted or printed canvas; or painted/engraved directly on Façade surface.
8. External neon signs are permitted in the T5 and SD-W Transect Zones only. Signage within a Shopfront may be neon lit in any Transect Zone where Shopfronts are permitted.
9. Special Signs may be permitted when, following review, the Design Review Board or Approval Authority, finds such signs to meet the intent of the FBC.

C. Banner Signs (Public ROW)

1. The use of banner signs in the Public ROW shall be limited to the promotion of public events and activities, or to identify a district.
2. Banner signs may be mounted on light poles or other street furniture designed specifically for such a purpose.
3. Temporary banner signs not exceeding four feet in height and forty feet in length may be hung over the public right-of-way with a minimum vertical clearance of fourteen feet.

D. Temporary Sidewalk Signs

1. Temporary Sidewalk Signs are permitted on public sidewalks immediately adjacent to a building being occupied by the advertiser on the sign.
2. Each business may have up to two Sidewalk Signs.
3. The placement of signs on the sidewalk must maintain a clear sidewalk path of a minimum dimension of six feet.
4. The dimensions of the sign shall be no greater than three feet wide and five feet high.



Wayfinding Sign



Blade/Projecting Sign



Hanging Sign



Awning Sign



Wall Sign



Painted Wall Sign



Cornice Sign



Banner Signs



Sidewalk Sign

Figure 4-3: Examples of Permitted Commercial Signage. These examples are not inclusive of all permitted commercial signage types and designs, but are for illustrative purposes only to demonstrate the intent of the commercial signage standards.

SECTION 4.4 LIGHTING STANDARDS

Adequate and quality lighting of the sidewalk and street area is essential to creating a safe and inviting streetscape.

A. General Lighting Standards

1. Lighting fixtures shall be appropriately chosen for the Mullan Traditional Neighborhood Development Area. There shall be consistency in creating a unifying scheme of illumination that is appropriate to the scale of the street and the level of evening activity.
2. Lamp styles should not be mixed along any one particular block of a street.
3. Light fixtures shall be downcast or low cut-off fixtures to prevent glare and light pollution.
4. In order to conserve energy and reduce long-term costs, energy-efficient lamps shall be used for all Public Realm lighting.

B. Light Levels

1. Lighting standards protect against glare, preserve the night sky, and reduce unnecessary energy use from over lighting. Rural zones tend to be darker, while higher levels of outdoor lighting may be more suitable in mixed use urban zones.
2. It is the intent of this Article to follow Dark Sky provisions as established by the International Dark-Sky Association (IDA). All outdoor lighting within the Public Realm should be IDA-Approved fixtures.

3. The standards in Table 4-5 maintain the desired general ambient light levels across the Transect. Light levels in the Civic Transect Zone shall be consistent with the intent of this Section and not contribute to excessive light pollution, as determined by the Approval Authority.

C. Street Lighting

1. See Section 6.5: Street Lighting

D. Parking Lot Lighting

1. All fixtures shall be full cutoff, downward facing.
2. Light fixtures located within the interior area of a parking lot shall not exceed 30 feet in height. Light fixtures located along the perimeter edge of a parking area within 50 feet of a property line shall not exceed 16 feet.

E. Pedestrian Walkway Lighting

1. Light fixtures located along pedestrian walkways adjacent to parking lots shall not exceed 16 feet in height.
2. Light fixtures located along internal pedestrian walkways or paths not adjacent to a parking area shall not exceed 10 feet in height.

TABLE 4-5: LIGHT LEVELS

	T2	T3	T4-R T4-O	T5	SD-W
Ambient Light Levels	Very low	Very low	Low	Medium	Medium
Standards					
Maximum Lighting Standards	Minimal lighting, all Full Cutoff	Minimal lighting, all Full Cutoff	Full Cutoff lighting	Full Cutoff lighting, some low wattage, non-Full Cutoff lighting	Full Cutoff lighting, some low wattage, non-Full Cutoff lighting
No lighting level measured at the building Frontage Line shall exceed:	1.0 fc	1.0 fc	1.0 fc	2.0 fc	2.0 fc
Required Shielding	Fully shielded Luminaire with no uplight or better	Fully shielded Luminaire with no uplight or better	Shielded Luminaire or better	Partially shielded Luminaire or better	Partially shielded Luminaire or better

SECTION 4.5 UTILITIES

F. Building and Security Lighting

1. All exterior building or security lighting must be full cutoff, shielded, and/or angled downward to focus the light only on the intended doorway or walkway as necessary.
2. Security lighting is encouraged to be provided with regular pedestrian light fixtures where visible from the street or Public Realm to match others used on site.
3. Building mounted architectural “accent lights” are encouraged to emphasize architectural character and signage.
4. Business owners are encouraged to assist with lighting the sidewalk and to accent their business location by leaving display window and interior lighting on at night. Lighting shall be designed in such a way as to prevent the direct view of the light source to neighboring residential areas.
5. Edges of Open Spaces, especially Plazas and Squares, should be lit along the Right-of-Ways to define and identify the space.
6. Focal points such as sculptures, fountains, and towers, especially those visible to pedestrians and vehicles, may be illuminated to call attention to the element and to provide a form of wayfinding.

A. General Standards

1. With the exception of fire hydrants, utilities shall run underground and above-ground projections of utilities shall be placed in rear service areas wherever practicable.
2. All utility services should be located in the rear of buildings, clear of pedestrian and vehicular interaction, and screened from view from adjacent public Right-of-Ways, properties, and pedestrian walkways (not including Alleys).
3. Tree wells or root barriers should be used where proposed street trees are near proposed underground infrastructure lines or adjacent to a travel way (vehicular or pedestrian).
4. Alleys and portions of the Thoroughfare Right-of-Way should serve as designated drainage and utility corridors/easements.
5. Where special circumstances dictate utility easements are needed between Lots, utility easements shall be a minimum width as required by the utility agency and approved by the Approval Authority.

SECTION 4.6 LANDSCAPE STANDARDS

A. General Standards

1. Landscape design shall enhance the quality and character of the Public Realm by coordinating public and private space, providing spatial definition to the Public Realm, screening undesirable places/ sounds/ odors, and increasing health and safety.
2. Landscaping shall complement the architectural design of mixed-use development.
3. Design of landscape should maximize use of green infrastructure stormwater Best Management Practices (BMPs) such as pervious paving, bioretention systems, rain gardens, bioswales, and stormwater planters to slow and treat stormwater runoff while providing multiple additional community benefits.
4. Existing healthy trees and shrubs must be preserved to the maximum extent possible. Unless otherwise approved by the City of Missoula's Urban Forestry Division, the removal of trees with a Diameter Breast Height (DBH) of six inches or greater, single stem, must be mitigated by providing one or more replacement trees with a total combined DBH that is at least equal to the total DBH of trees that are removed.
5. The use of turf shall be minimized and shall not be planted in strips less than 5 feet wide. Lawn seed mixes shall be drought resistant.
6. In order to promote sustainable landscape practices, plant varieties shall be selected for resistance to drought, moisture, salt, urban conditions, or insects and other pests depending on the location of landscaping and the specific stressors anticipated for different areas of the site, as well as for their intended function and context. Plants shall be selected so that landscaping can be maintained with minimal care and the need for watering, pesticides, or fertilizers can be minimized or eliminated.

B. Native Vegetation

The purpose of these regulations is to establish minimum standards for the design, installation, and maintenance of landscaped areas that require the use of appropriate native vegetation and to promote the preservation of indigenous plant communities on site.

1. The minimum coverage of appropriate native vegetation shall be 25 percent and is encouraged for 100 percent of landscaping.
2. Exemptions to the minimum native vegetation coverage include community gardens, active Agricultural Uses, community play areas and non-invasive food plants.
3. The planting of invasive exotic species is prohibited.
4. No regulation shall be made by the City, County, or any person, community, or group which makes the planting, maintenance, or protection of appropriate native vegetation illegal or encourages the removal of appropriate native vegetation, except when deemed necessary for public safety.
5. In Transect Zones T2 and T3, native plant perennial landscapes should replace turf grasses where possible and be very diverse. They should be placed lower than walkways, not mounded up.

C. Parking Lot Landscape Standards

The landscaping requirements in this section are intended to provide a set of standards toward reducing the visual impacts of large areas of pavement, improving the overall environment of parking areas by providing areas for shade and heat reduction, and enhancing the overall aesthetic appeal of parking areas.

1. Developments with proposed parking areas of 6 spaces or more shall provide a minimum of 10 percent of landscaped open space within the area designated for parking inclusive of any landscaped borders surrounding the parking lot. Use of the provided landscaped open space for vegetated stormwater quality management is allowed and encouraged.

SECTION 4.7 STORMWATER MANAGEMENT

2. Surface parking lot entrances shall be landscaped with a combination of trees, shrubs, walls, and other landscape features. No trees, shrubs, fences, walls, or other landscape feature shall be planted in a manner to obstruct sight lines of motorists.
3. The ends of parking aisles in surface lots that are more than 15 spaces in length shall incorporate landscape islands at either end of the row. Each island shall include at least one tree. Where the length of a parking aisle exceeds 25 spaces, additional landscaped islands shall be installed at regular intervals. This interval shall not be more than every 13 spaces. The width of landscaped islands perpendicular to adjacent spaces shall be no less than 6 feet.
4. In addition to the requirements above for parking area landscaping, trees shall be planted in buffer areas and along frontage lines at a minimum frequency of one every 30 linear feet measured along the buffer or lot line. Trees shall be selected and placed in landscaped areas so that all parking areas can reasonably be expected to receive 30% Tree Canopy Coverage. The expected canopy radius of each selected tree shall be noted in the required site plan materials.

D. Street Trees

1. See Section 6.4 Street Trees

E. Irrigation Systems

1. When irrigation systems are provided, sustainable systems, such as low volume heads, drip irrigation, and other water efficiency methods are encouraged.

A. General Standards

1. The objectives of the stormwater management standards are to reduce water quality impacts at receiving waters, enhance community character in support of compact development, and promote the public health, safety, and welfare. The stormwater management standards include the following goals:
 - a. Manage rainfall as close to where it falls as possible, approximating the natural pre-development hydrology (water quality and water quantity) by using natural, decentralized stormwater management practices that do not impede or negatively alter the historic flow of stormwater runoff.
 - b. Recognize stormwater as an integral part of the built environment.
 - c. Establish watershed sensitive planning and design criteria at the neighborhood scale of development to support shared flood control solutions.
 - d. Encourage incorporation of Light Imprint Best Management Practices (BMPs) at the Block, street, and site scales of development, appropriate to land use context and site conditions.
2. A Stormwater Management System shall be developed to manage stormwater in each Neighborhood as whole.
3. Stormwater management shall be implemented within a Final Site Plan.
4. Stormwater standards for individual Lots within the neighborhood can assist in meeting the standards of the neighborhood as a whole.

B. Light Imprint Storm Drainage Methods

1. Table 4-6 provides recommended stormwater management methods as outlined in the Light Imprint Handbook. These methods shall be utilized as the elements of the neighborhood stormwater strategy and the Final Site Plan detailed stormwater management plan. At least one of these methods shall be applied at the neighborhood, corridor, and Lot levels to implement the neighborhood stormwater strategy. Refer to the Light Imprint Handbook for comprehensive descriptions of each method and its application.
2. The Light Imprint stormwater management methods appropriate for use within the Civic Transect Zone shall be determined by the surrounding Transect Zones and on a site-by-site basis based on the use and character of each site.

C. Design Criteria

1. Properly designed Pervious Paving shall be permitted and is encouraged to reduce stormwater runoff volume. Pervious Paving approaches may be technically infeasible where underlying soils are contaminated or other site constraints exist.
2. Green roofs shall be permitted for all building types.
3. Roof drains shall not outfall onto impervious pedestrian use areas and should instead be directed to underground storm drainage systems or a vegetated stormwater management system.
4. Irrigation systems are encouraged to first make use of all available surface stormwater runoff or other retained or detained stormwater as a water supply.
5. Bioretention systems, rain gardens, bioswales, tree filters, and other vegetated stormwater management systems are encouraged for treatment of stormwater runoff from streets, parking lots, plazas, and other impervious surfaces. These vegetated stormwater management systems can include impermeable liners with underdrains to provide water quality treatment where infiltration is not technically feasible due to site contamination concerns.
6. Trees should be planted below the grade of the sidewalk and the street. Structural cells should be used for trees planted in tree wells, or in plazas or other paved areas, to ensure sufficient root space for healthy tree growth and to increase the stormwater management potential of the trees.
7. Special Detention Areas such as parking lots, rooftops ("blue roofs"), parks, plazas, and fields are areas primarily designated for other uses but that may be used for temporary infiltration and/or peak rate mitigation during storm events if the requirements herein are satisfied. Special Detention Areas shall be designed sensitive to land use context and public use requirements and the following conditions:
 - a. Temporary storage areas must be located so that ponding will not significantly disrupt typical traffic (pedestrian/bicycle/vehicle) flow, and areas should be adequately sloped towards outlets to ensure complete drainage after storm events.
 - b. Special Detention Areas shall be clearly identified as such and their use shall be restricted during and after storms.
 - c. Emergency overflows shall be incorporated and designed to prevent excessive depths from occurring during extreme storm events or if the primary flow control structure/structures are clogged. In most cases, ponding depth shall not exceed 12 inches.
 - d. Rooftop storage must consider structural support, HVAC requirements, waterproofing, emergency overflows, and all other building design considerations.
 - e. Landscape or turf Special Detention Areas used for high-intensity public uses (community parks, athletic fields, greens, etc.) shall be located in areas of well-draining soils to guarantee public use is not compromised by excessively wet ground between rain events.

**TABLE 4-6: LIGHT
IMPRINT STORM
DRAINAGE**

	T2	T3	T4-R T4-O	T5	SD-W
Paving					
Compacted Earth					
Wood Planks	■	■			
Plastic Mesh/Geomat	■	■	■		
Crushed Stone/Shell					
Cast/Pressed Concrete Paver Block		■	■	■	■
Grassed Cellular Plastic		■	■	■	■
Grassed Cellular Concrete		■	■	■	■
Pervious Asphalt		■	■	■	■
Asphalt		■	■	■	■
Concrete		■	■	■	■
Pervious Concrete		■	■	■	■
Stamped Asphalt		■	■	■	■
Stamped Concrete		■	■	■	■
Pea Gravel					
Stone/Masonry Paving Blocks			■	■	■
Wood Paving Blocks on Concrete				■	■
Asphalt Paving Blocks				■	■
Channeling					
Natural Creek	■				
Terracing	■	■			
Vegetative Swale	■	■	■		
Drainage Ditch	■	■			
Stone/Rip Rap Channels	■	■	■		
Vegetative/Stone Swale	■	■	■	■	■
Grassed Cellular Plastic		■	■	■	■
Grassed Cellular Concrete		■	■	■	■
Soak-away Trench		■	■	■	■
Slope Avenue		■	■	■	■
French Drain		■	■	■	■
Shallow Channel Footpath/ Rainwater Conveyor		■	■	■	■
Concrete Pipe		■	■	■	■
Gutter		■	■	■	■
Planting Strip Trench		■	■	■	■
Masonry Trough			■	■	■
Canal	■	■	■	■	■
Sculpted Watercourse, i.e. cascades		■	■	■	■
Concrete Trough				■	■
Archimedean Screw				■	■

	T2:	T3	T4-R T4-O	T5	SD-W
Storage					
Irrigation Pond	■	■			
Retention Basin with Sloping Bank	■	■			
Retention Basin with Fence	■	■	■		
Retention Hollow		■	■		
Detention Pond		■	■		
Vegetative Purification Bed		■	■	■	■
Flowing Park		■	■	■	■
Retention Pond		■	■	■	■
Landscaped Tree Well			■	■	■
Pool/Fountain			■	■	■
Underground Vault/Pipe/ Cistern-Corrugated Metal			■	■	■
Underground Vault/Pipe/ Cistern-Precast Concrete			■	■	■
Underground Vault/Pipe/ Cistern-Cast in place Concrete			■	■	■
Underground Vault/Pipe/ Cistern-Plastic				■	■
Grated Tree Well				■	■
Paved Basin				■	■
Filtration					
Wetland/Swamp	■				
Filtration Ponds	■				
Shallow Marsh	■	■			
Surface Landscape	■	■			
Natural Vegetation	■	■	■	■	■
Constructed Wetland	■	■			
Bio-retention Swale	■	■	■	■	■
Purification Biotype	■	■	■	■	■
Green Finger	■	■	■	■	■
Roof Garden	■	■	■	■	■
Rain Garden		■	■	■	■
Detention Pond		■	■		
Grassed Cellular Plastic		■	■		
Grassed Cellular Concrete		■	■		
Waterscapes		■	■	■	■

SECTION 4.8 ENVIRONMENTAL

A. General Provisions

This section applies to the Grant Creek Buffer area within the Mullan Area.

1. Native riparian vegetation shall be protected and restored in preserve areas except for limited clearing required for trails, shared-use paths, bridges, and supporting infrastructure. These areas shall be maintained free of invasive exotic plant species.
2. Vegetation shall be selected and managed in coordination with the Missoula International Airport to minimize wildlife risk and promote safe airport operations.

B. Zero Waste Provisions

1. Opportunities for recycling and composting shall be provided wherever trash receptacles are located.
2. Public areas such as sidewalks, squares, and parks shall have three bin collection systems, with instructional signage, to collect landfill, compostable, and recyclable materials.

DIVISION 5:

LOT & BUILDINGS STANDARDS

This Division establishes standards for lots and individual buildings within the Mullan Traditional Neighborhood Development. Topics include Building Types, Accessory Units, Building Standards, Façades, Frontage Types, and site standards.



SECTION 5.1 LOT STANDARDS

A. Front and Backs

Buildings and lots have fronts, sides, and backs and how these relate to one another forms neighborhood character.

1. Front Façades, the main presentation faces of buildings and lots containing the Principal Entrance, should face the Public Realm.
2. The backs of buildings and lots, which are the private or service side, should face mid-block and be screened from view. Backs of buildings or lots shall not abut the Frontage Line.
3. Sides of buildings and lots may face either the Frontage Line or be concealed mid-block.
4. Thoroughfares, with the exception of Alleys, should be faced with the fronts or sides of buildings and lots.
5. Alleys and mid-block parking areas should be faced with the backs or sides of buildings and lots.
6. The backs of buildings and Lots should not be across from, or adjacent to, an Open Space.
7. The backs of buildings and Lots shall not be across from, or adjacent to, a Plaza, Square, or Green.
8. The backs of buildings and Lots shall not face Civic Building Frontages.

- B.** The table below outlines the range of relationships between the fronts, sides, and backs of buildings / lots.

Fronts facing Fronts	Ideal
Fronts facing Sides	Acceptable
Fronts facing Backs	Prohibited
Sides facing Backs	Acceptable
Backs facing Backs	Ideal
Sides facing Sides	Ideal

SECTION 5.2 RESIDENTIAL BUILDING TYPES

A mix of residential building types creates neighborhoods which allow a diversity of ages and incomes, and permit residents to move up or downsize their homes without having to move away. Multi-generational neighborhoods create strong social networks, avoid concentrations of poverty or wealth, and lead to safer communities. The residential building types permitted within the Mullan Traditional Neighborhood Development Area are described textually below and then through illustrations.

A. Mixed Use Building/Block

This type features shopfronts on the ground floor with space designed to accommodate residential or office on the floors above. Mixed-use buildings often have a parapet with a pronounced cornice.

B. Apartment Building

This type contains multiple units accessed via a main entrance on the primary frontage. Units may be for rent, or for sale as a condominium.

C. Mansion Apartment

This multi-family type is designed to look like a large single family house but in fact contains several units. This type usually features a front porch to help it blend in with adjacent single family types.

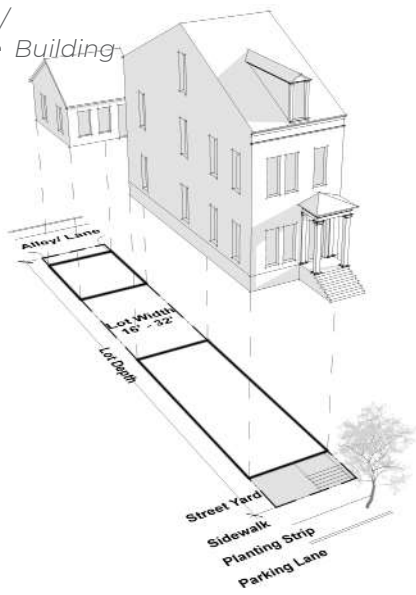
D. Live/Work Unit

Buildings or structures used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary place of work. The commercial function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity or industry.

E. Townhouse

This is a single family attached building type. Adjacent dwellings may share a party wall with another unit of the same type and occupies the full Frontage Line. Row Houses typically feature a private yard or patio between the main structure and the rear out-building.

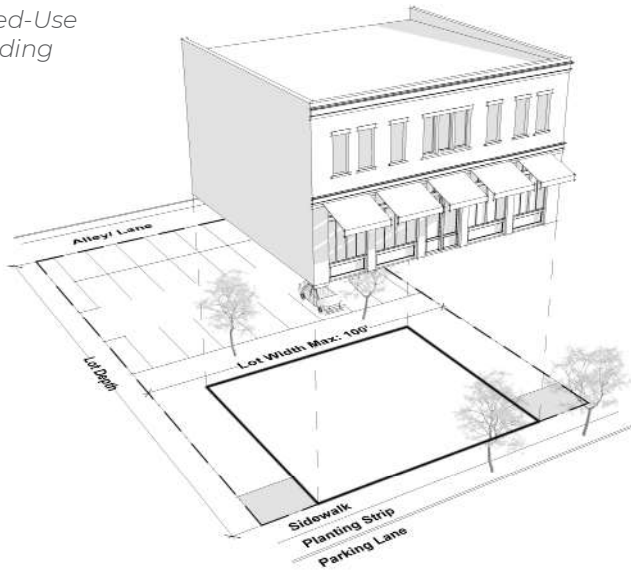
*Row House/
Townhouse Building*



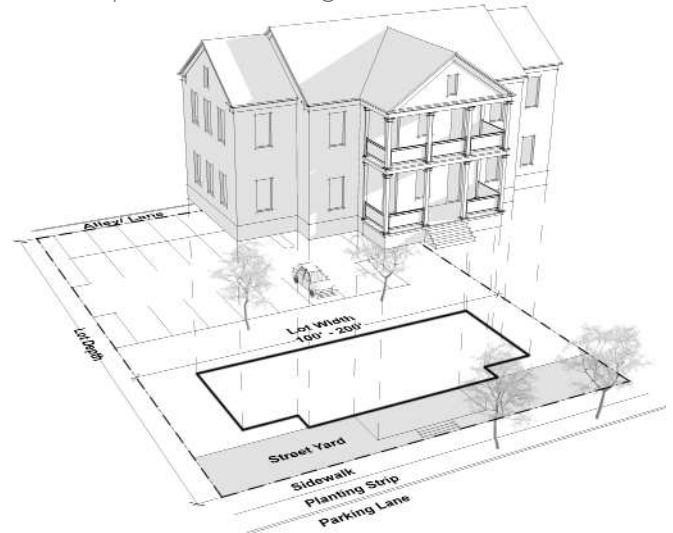
Duplex



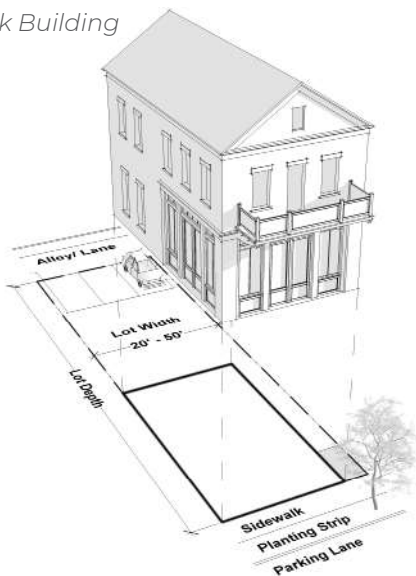
*Mixed-Use
Building*



Mansion Apartment Building



Live/Work Building



House & Accessory Dwelling Unit

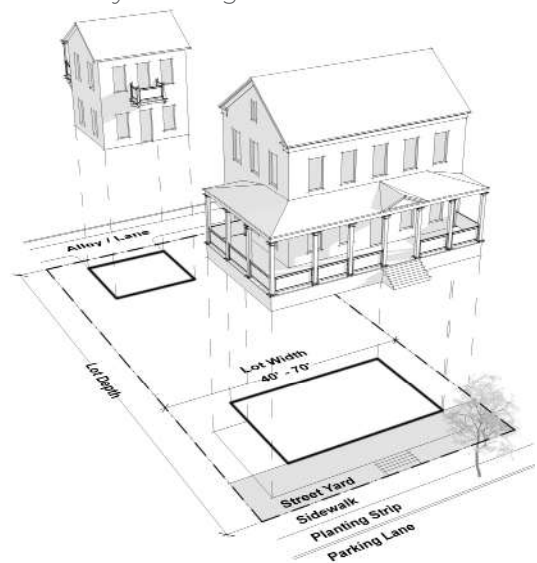


Figure 5-1: Illustrative examples of select residential building types

SECTION 5.3 ACCESSORY DWELLING UNITS

F. Duplex House

A residential building containing two dwelling units, both of which are located on a single Lot. The dwelling units are attached and may be located on separate floors or side-by-side. The duplex can easily blend in with single family houses.

G. Courtyard House

A dwelling that occupies the boundaries of its Lot while internally defining one or more private patios

H. Sideyard House

A dwelling that is zero lot line on one side and occupies one side of the Lot with a Setback on the other side. This type can be a single or attached depending on whether it abuts the neighboring house.

I. Cottage

The smallest of the single family house types and generally has a small front porch.

J. House

This single family house is generally two stories in height and often contains habitable attic space. Often shared with an Accessory Building in the back yard.

K. Villa

This large single family house type is generally two stories in height and often contains habitable attic space. The type is typically located on the edge of a neighborhood and is sited on a very large lot of rural character, often shared by one or more Accessory Buildings.

L. Accessory Dwelling Unit

Also referred to as accessory apartments, second units, or granny flats - are additional living quarters on single-family lots that are independent of the primary dwelling unit. The separate living spaces are equipped with kitchen and bathroom facilities, and can be either attached or detached from the Principal Building.

M. Residential Convertible to Retail

A flexible mixed use or live/work building type where the ground floor is initially occupied with residential units that can later be converted to commercial use as the market matures.

- A. One Principal Building and one Accessory Dwelling Unit may be built by right on each single-family or Duplex lot as permitted by Table 3-3.
- B. Accessory Dwelling Units shall not exceed 900 square feet in Habitable Space, excluding parking.
- C. Each single-family (attached or detached) or Duplex Lot may accommodate one Accessory Dwelling Unit in the T3, T4-R, T4-O, and T5 Transect Zones.
- D. Accessory Dwelling Units shall be limited to 2 Stories, including ground floor parking. These units are not computed towards overall density or unit calculations.
- E. Accessory Dwelling Units do not require additional off-street parking.

SECTION 5.4 BUILDING HEIGHT

General building height information is provided below. Refer to the Transect Zone Standards for setback and height information specific to each Transect Zone.

- A.** Federal Air Regulations, Part 77 are hereby referenced and where a conflict occurs between Building and Structure Height as permitted in this Code and that permitted by Federal Air Regulations, Part 77, Federal Air Regulations, Part 77 shall control.
- B.** A Story is that part of a building contained between any finished floor and the floor or roof next above. Habitable attics (space within the roof structure), basements and underground parking are permitted and are not considered Stories for the purpose of determining Building Height.
- C.** Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function, which shall be a minimum of 12 feet and may be a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 feet for ground floor commercial, shall be counted as two (2) Stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional Story.
- D.** Building Height shall be measured in Stories.
- E.** These regulations shall not limit or restrict the height of chimneys, clock towers, cooling towers, elevators, bulkheads, grain elevators, stacks, water towers, ornamental towers or similar elements that do not add habitable floor area to a building, wireless towers for amateur radios, skylights, flag poles, mechanical equipment such as ventilation equipment required to ventilate the building, stairs, open guard rails, roof mounted solar panels, air pollution abatement equipment, or any similar appurtenances to buildings, but these structures shall be subject to such restrictions and regulations as may be imposed by the provisions of other City and County resolutions and regulations.

SECTION 5.5 GENERAL BUILDING REQUIREMENTS

A. Principal Entrances

The Principal Entrance of every Principal Building must be located along the Primary Façade and directly face a Street or Open Space. Additional building entrances are permitted.

B. Entry / Exit Doors

Public entry and exit doors which swing outward shall be recessed into the façade a minimum of three feet where the sidewalk abuts the building.

C. Window and Door Openings

- 1. Window and door openings in masonry façades should express a structural lintel above to express the conveyance of building weight. A similar method using wood trim can be used on wood-clad façades.
- 2. Windows and doors shall be vertically proportioned or subdivided to appear vertical.

D. Columns / Posts

- 1. The proportion of structural elements such as columns or posts should be appropriate to the weight they appear to be carrying.
- 2. Columns and posts shall not be spaced further apart than they are tall.

SECTION 5.6 FAÇADES

A. Material Changes

1. When materials are combined on a building façade horizontally, heavier materials should occur below lighter materials.
2. For buildings of three stories or more, the ground floor should be differentiated from those floors above in order to reinforce the pedestrian space.
3. Changes from one material or color to another along the horizontal direction should occur at “inside corner” transitions, as illustrated in Figure 5-2.
4. Changes in material or color along the vertical direction should occur at a hard-edge “bump-out” transition which gives materials a surface to terminate into.
5. Façades with an overabundance of different materials or colors are generally discouraged.

B. Wide Façades

Building façades longer than 50 feet shall be varied with at least one change of architectural expression. These changes in expression may be a vertical element running from the ground plane to the roof, a change in fenestration, color, or texture, or a break in building façade plane or roof line. These changes may be subtle or significant, but should soften the visual effect of very wide buildings, especially those directly across the street from narrower buildings. Strive for an appearance of authenticity when subdividing a large façade into multiple smaller façades resembling distinct buildings.

C. Façade Transparency

All building Façades which face onto a Street or Open Space in the T5, T4-O, T4-R, or T3 Transect Zones shall meet the minimum transparency requirements outlined herein. The percentage of transparency per Story shall be calculated within the area between finished floor and finished ceiling and shall be a total percentage of doors and windows along that portion of the façade.

1. Buildings with Shopfront

- a. Minimum building façade transparency for ground Story: 60 percent and should allow a view of at least five 5 feet of interior space.
- b. Minimum building façade transparency for upper Stories: 40 percent.

2. Buildings without Shopfront

- a. Minimum building façade transparency for ground Story: 30 percent.
- b. Minimum building façade transparency for upper Stories: 20 percent.



Figure 5-2: Material or color changes on a building façade should occur at an “inside corner,” as shown here.



Figure 5-3: Façade transparency requirements for buildings with shopfront.

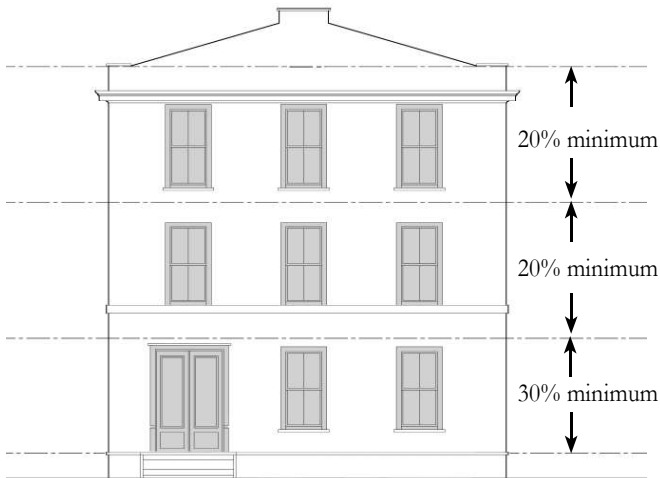


Figure 5-4: Façade transparency requirements for buildings without shopfront.

SECTION 5.7 SHOPFRONTS

- A.** The entrances to all shopfronts shall be covered, either by an Awning, Canopy, Marquee, second floor Balcony, arcade / colonnade, or by being inset into the main body of the building.
- B.** The top of all shopfront window sills shall be a maximum of 3 feet above the adjacent sidewalk.
- C.** Folding or Garage doors that open and close a restaurant or retail space to the Street are permitted in place of shopfront windows. Such doors shall extend from the adjacent sidewalk to at least 8 feet above the adjacent sidewalk.
- D.** Shopfront windows shall extend up from the sill at least 8 feet above the adjacent sidewalk.
- E.** Shopfronts shall have a Cornice or Expression Line between the first and second story.
- F.** Shopfront windows may not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space).
- G.** Shopfront windows shall use only ultra-clear high performance glass. Reflective, frosted, tinted, or textured glass is prohibited on shopfronts.
- H.** Doors or entrances for public access shall be provided at intervals no greater than 50 feet, unless otherwise approved. The intent is to maximize street activity, to provide pedestrians with frequent opportunities to enter buildings, and to minimize any expanses of inactive wall.
- I.** Shopfront doors shall contain at least 60 percent transparent glass. Solid doors are prohibited.
- J.** A minimum of fifteen (15) feet of depth of Habitable Space shall be provided behind each shopfront on the Primary Façade. This ensures that the area behind shopfronts is sufficient enough to be an actively used retail space.

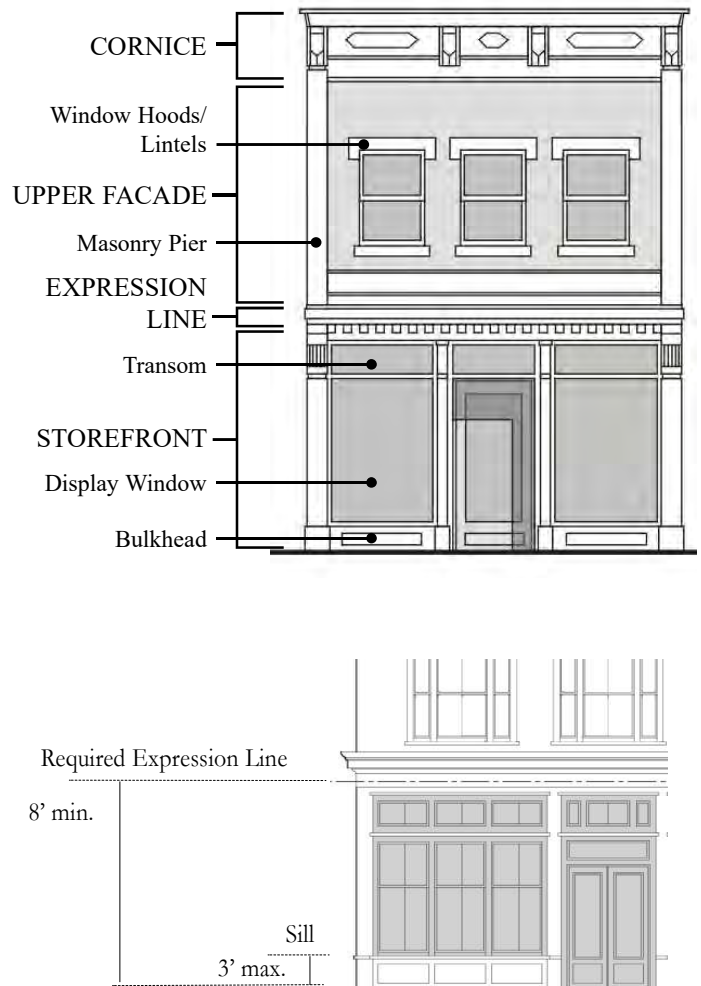


Figure 5-5: Anatomy of a storefront

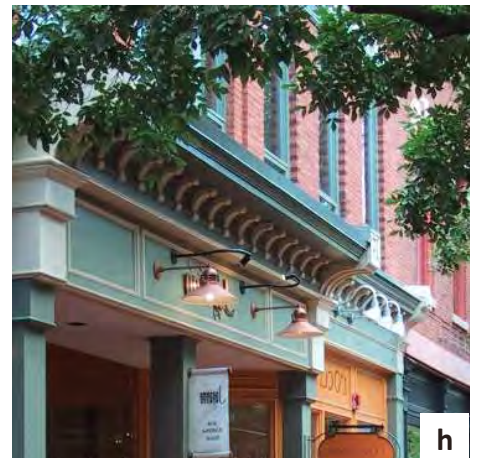
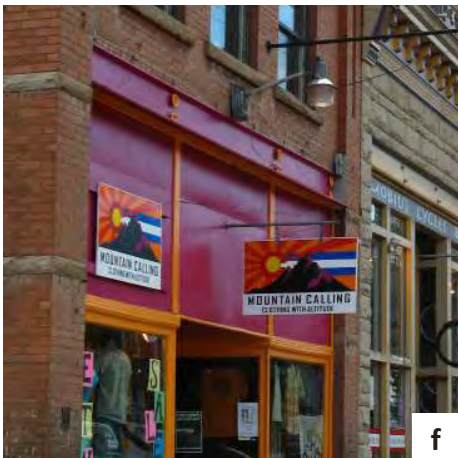


Figure 5-6: Examples of Facade Transparency and shopfronts
a-e Examples of Facades with appropriate transparency
f-h. Examples of Expression Lines

SECTION 5.8 BUILDING ELEMENTS

A. Small Footprint Towers / Cupolas

These features are designed to extend above the roof line, and are generally intended to be visual landmarks. They are commonly placed to terminate vistas.

1. In those locations where a Terminated Vista is indicated on an approved Regulating Plan, Towers/ cupolas shall be provided and:
 - a. Towers/ cupolas with a footprint smaller than 30 feet by 30 feet may extend up to 30 feet above the designated height limit.
 - b. Towers/ cupolas with a footprint smaller than 20 feet by 20 feet may extend up to 40 feet above the designated height limit.
2. Towers/ cupolas are additionally permitted in all other locations. However, in locations not indicated as a Terminated Vista on the Regulating Plan, Towers / cupolas shall not exceed 30 feet by 30 feet in footprint and shall not exceed 20 feet above the height limit.
3. All Tower/cupola heights shall comply with FAA height regulations.

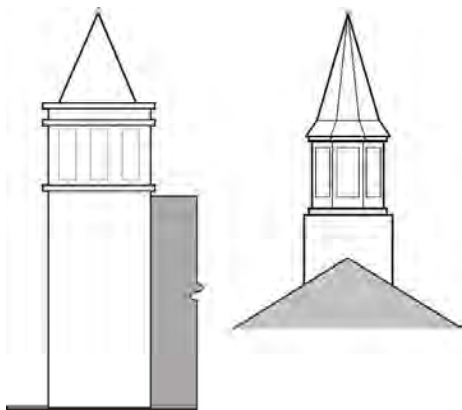


Figure 5-7: Small Footprint Tower and Cupola

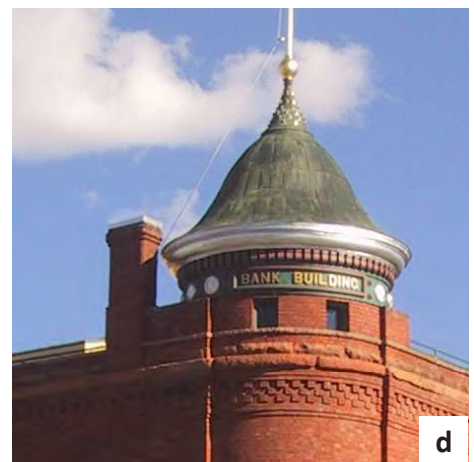
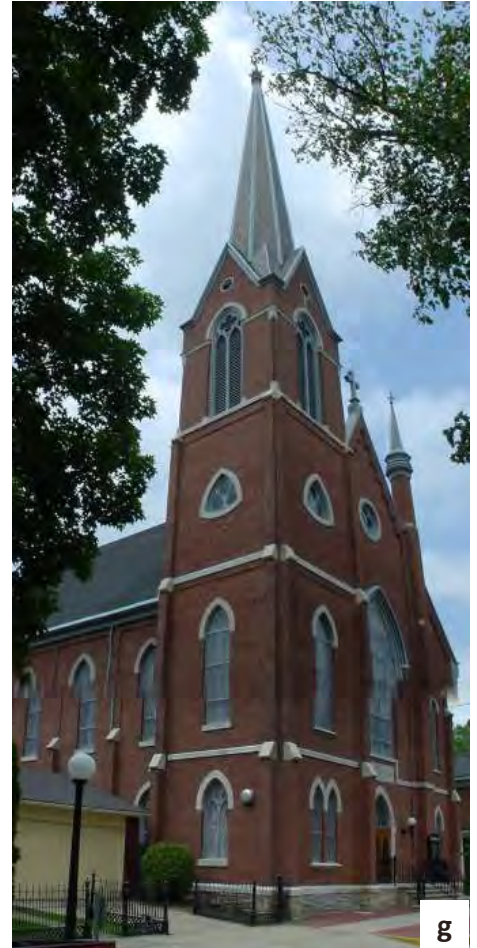
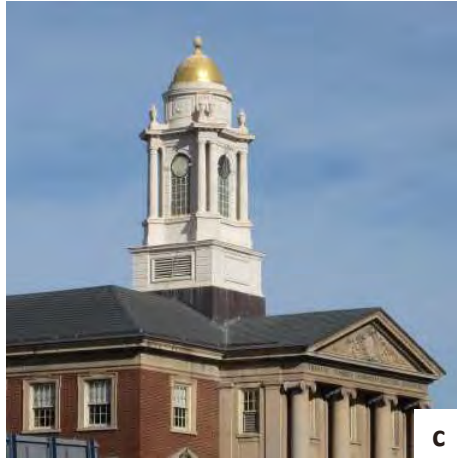


Figure 5-8: Examples of Small Footprint Towers / cupolas



- a. Square Corner Tower with pyramidal roof
- b. Pedimented cupola
- c. Tall domed lantern cupola
- d. Curved corner with domed cupola
- e. Octagonal Corner Tower with stepped-back top
- f. Cylindrical Corner Tower with domed roof

- g. Corner steeple with square base and octagonal roof
- h. Chamfered corner with octagonal mansard roof form
- i. Stepped square-top lantern
- j. Square Tower with corbelled top
- k. Pedimented Tower with balustraded mansard roof

B. Appurtenances & Encroachments

Appurtenances are structural or architectural elements, such as Balconies, bay windows, Awnings, and other Frontage elements that extend from the primary mass of the building. Requirements and standards for Encroachments are provided in the Transect Zone Standards for each Transect Zone and the Frontage Type Standards.

1. Balconies

- a. The minimum balcony depth is 3 feet measured perpendicular to the wall face. Balconies may be inset either partially or wholly within the main body of the building.
- b. The minimum underside clearance of a first floor balcony is 9 feet.
- c. Balconies may occur forward of the build-to line or zone, and may encroach within the right-of-way with special easement permission, but shall not extend closer than two feet from the curb line.
- d. Balconies shall be permitted to have roofs, but are required to be open, unconditioned parts of buildings.
- e. Balconies must be visually supported from below by brackets or another structurally implicit mechanism, from above by suspension cables or chains, or adjacent side walls (if the Balcony is set completely within the main body of the building).
- f. On corners, balconies shall be permitted to wrap around the side of the building facing the adjacent street.

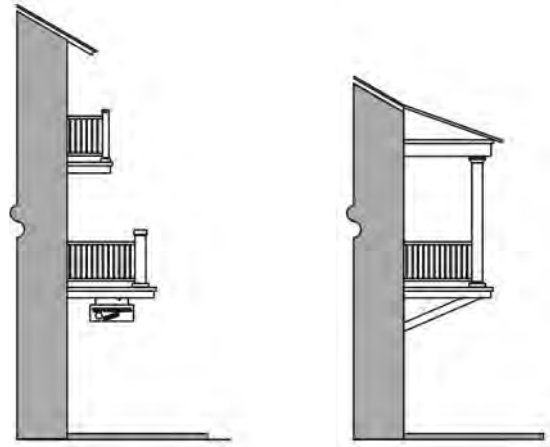


Figure 5-9: Balcony

SECTION 5.9 FRONTAGE TYPES

2. Awnings

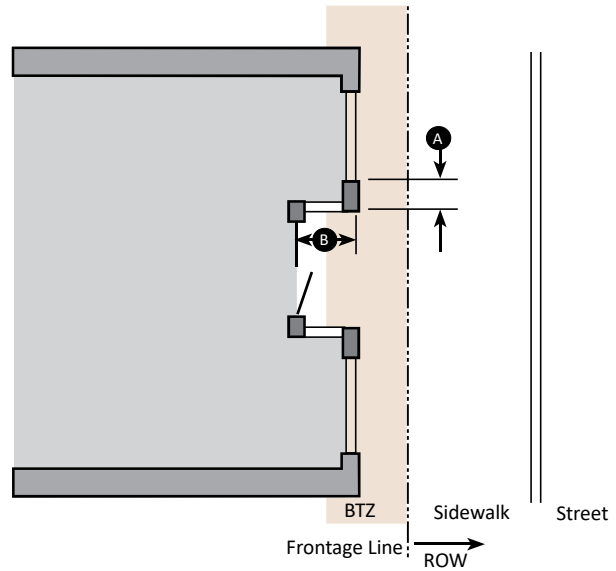
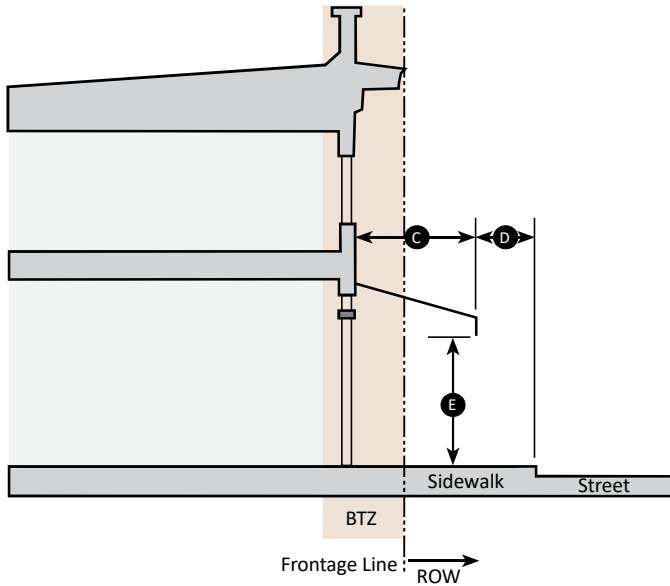
- a. The minimum awning depth for a first floor awning is 4 feet measured perpendicular to the wall face.
- b. The minimum underside clearance of a first floor awning is 8 feet.
- c. If a building façade has awnings, they shall occur for at least 50% of that façade.
- d. Awnings may occur forward of the build-to line or zone, and may encroach within the right-of-way, but shall not extend closer than two feet to the curb line.
- e. Awnings shall be made of durable fabric and may be either fixed or retractable. High-gloss or plasticized fabrics are prohibited. Backlit awnings are also prohibited.

Building frontages shall conform with the basic Frontage Types described in this section. The illustrations and photographs provided are for illustrative purposes.

3. Marquees

- a. The minimum marquee depth is 5 feet measured perpendicular to the wall face.
- b. The minimum underside clearance is 9 feet.
- c. The above requirements apply to first floor Marquees. Marquees above the first floor are not permitted.
- d. Marquees may occur forward of the build-to line or zone, and may encroach within the right-of-way, but shall not extend closer than two feet from the curb line.

A. Shopfront



Key

- Build-to-Zone (BTZ)
- Frontage/Property Line

a. Description

The Front Façade of the building is at or near the Frontage Line and shall include a Canopy or Awning element that overlaps the sidewalk along the majority of the Frontage. The Canopy is a structural cantilevered shed roof and the Awning is canvas or similar material and is often retractable.

b. Size

Distance between Glazing	2' max.	(A)
Ground Floor Transparency	60% min.	
Door Recess ¹	5' max.	(B)

¹A recessed entry may be designed in a variety of configurations (recessed door, sawtooth pattern, etc.) and may be located on the front facade or the corner of a building.

c. Canopy or Awning

Depth	4' min.	(C)
Width, Cumulative	70% of façade width min.	
Setback from Curb	2' min.	(D)
Height, Clear	8' min.	(E)

d. Miscellaneous

Doors may be recessed as long as Front Façade is at BTZ.

Open ended Awnings and Operable Awnings are encouraged.

Rounded and hooped Awnings are discouraged.

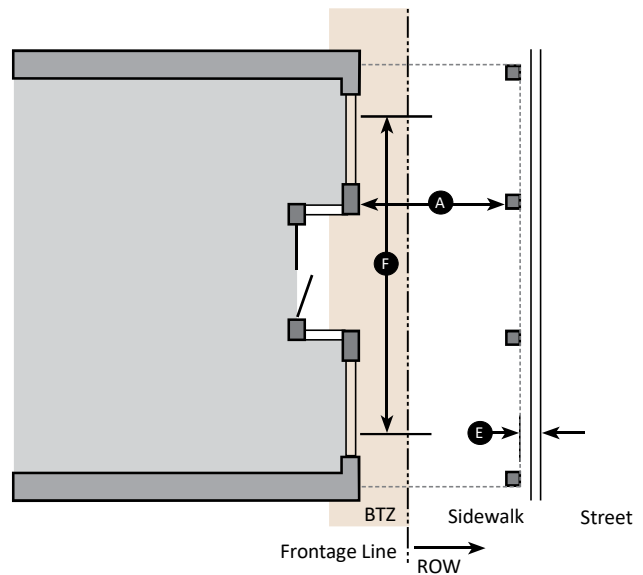
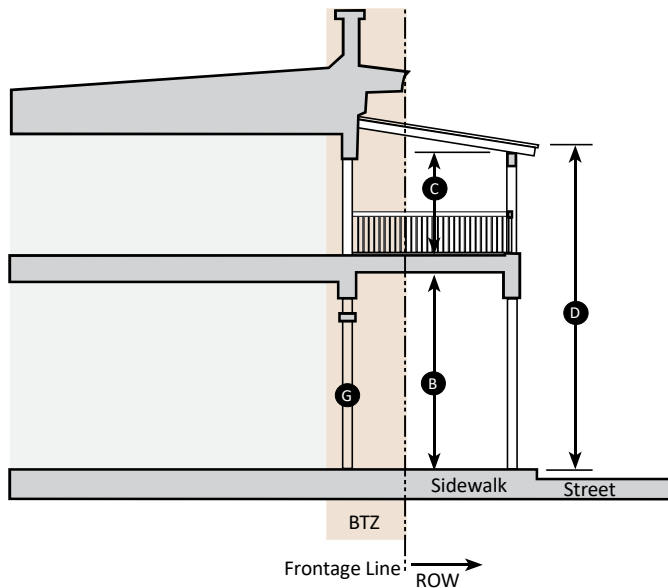


Figure 5-10: Examples of shopfronts and details

a. Shopfront with a recessed doorway

b. Shopfront with metal Canopy

B. Gallery / Arcade



Key

- Build-to-Zone (BTZ)
- Frontage/Property Line

a. Description

The Front Façade of the building is at the Build-to-Zone and the Gallery element overlaps the sidewalk, eliminating the need for an Awning or Canopy. This Frontage Type is intended for buildings with ground-floor commercial or retail uses and may be one or two stories in height.

b. Size

Depth, Clear	8' min.	A
Ground Floor Height, Clear	9' min.	B
Upper Floor Height, Clear	9' min.	C
Height	2 stories max.	D
Setback from Curb	2' min.	E
Width	75% of façade width min.	F

c. Miscellaneous

Galleries must also follow all the rules of the Shopfront Frontage Type. G

Arcades must have a consistent depth along a frontage.

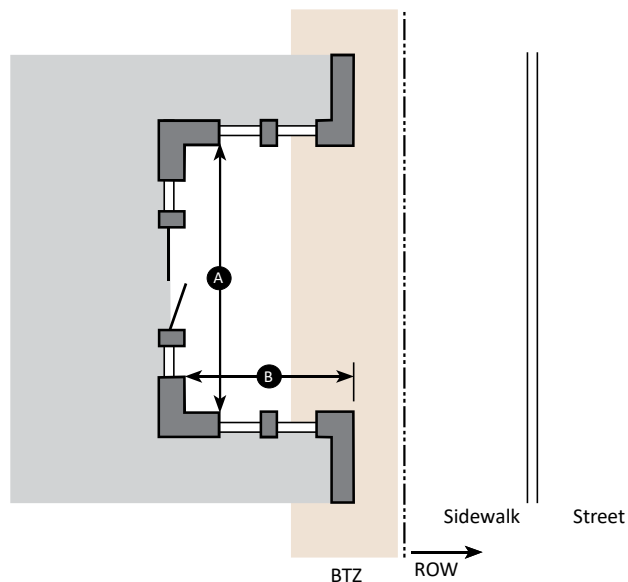
Arcades with habitable space above the colonnade must not encroach onto a public right-of-way, and must be located so that they abut the right-of-way.



Figure 5-11: Example of galleries

- a. Gallery with slender metal columns
- b. Wood framed Gallery
- c. Masonry Arcade with Habitable Space on the second floor

C. Forecourt



Key

- Build-to-Zone (BTZ)
- Frontage/Property Line

a. Description

The primary portion of the building's Front Façade is at the Build-to-Zone while a small percentage is set back, creating a courtyard space. This space can be used as an apartment or office entry court, garden space, or for restaurant outdoor dining.

b. Size

Width, Clear	12' min.	A
Depth, Clear	12' min.	B

c. Miscellaneous

Forecourts are especially useful along larger, more auto-dominant Streets in order to provide well-shaped, intimately sized public outdoor spaces. The proportions and orientation of courtyard spaces must be carefully considered for solar orientation and user comfort.

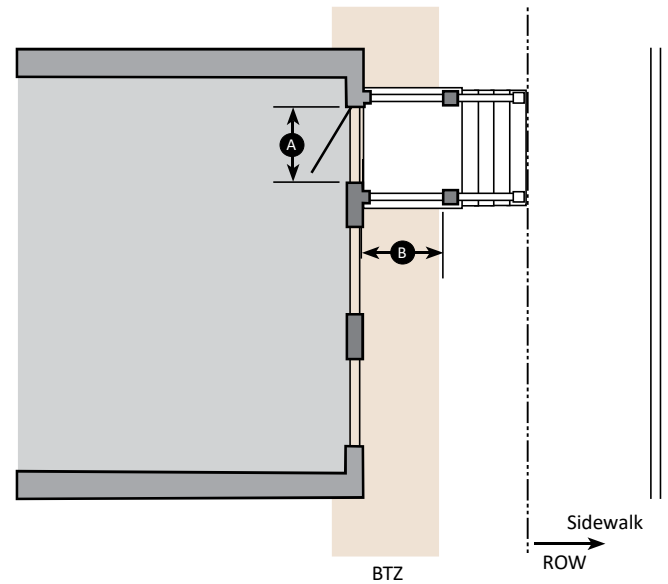
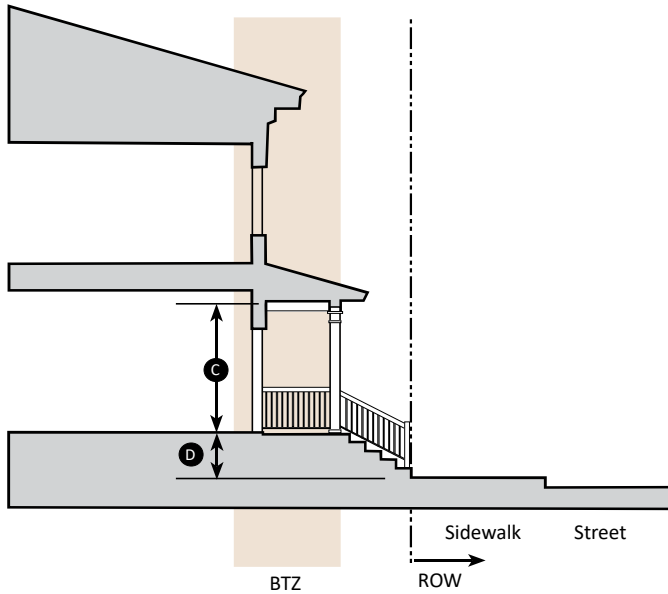


Figure 5-12: Examples of forecourts

a. Elevated Forecourt

b. Elevated Forecourt forming a dining terrace

D. Stoop



Key

- Build-to-Zone (BTZ)
 Frontage/Property Line

a. Description

The Front Façade of the building is at the Build-to-Zone and the elevated stoop projects forward. The stoop is used to access a first floor that is elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may descend forward or to the side. Stoops may extend forward of the Build-to-Zone and into the Right-of-Way; a 6' minimum clear zone for pedestrians shall be maintained on the sidewalk.

b. Size

Width, Clear	5' min., 8' max.	A
Depth, Clear	4' min., 8' max.	B
Height, Clear	8' min.	C
Height	1 Story max.	
Finish Level Above Sidewalk	24" min.	D

c. Miscellaneous

A stoop is appropriate for residential uses with small setbacks. Stoops may extend forward of the build-to-zone or setback line and, if permitted by the district standards, into the right-of-way. A six-foot minimum clear zone for pedestrians shall be maintained on the sidewalk. Stairs may be perpendicular or parallel to the building facade. The entry doors are encouraged to be covered or recessed to provide shelter from the elements.

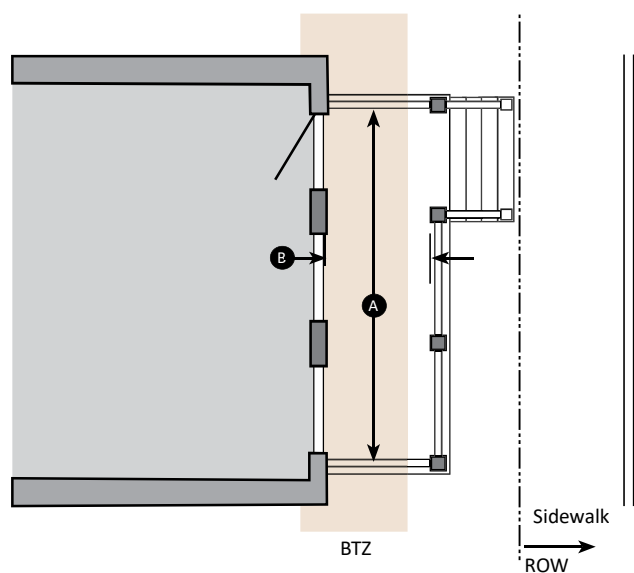
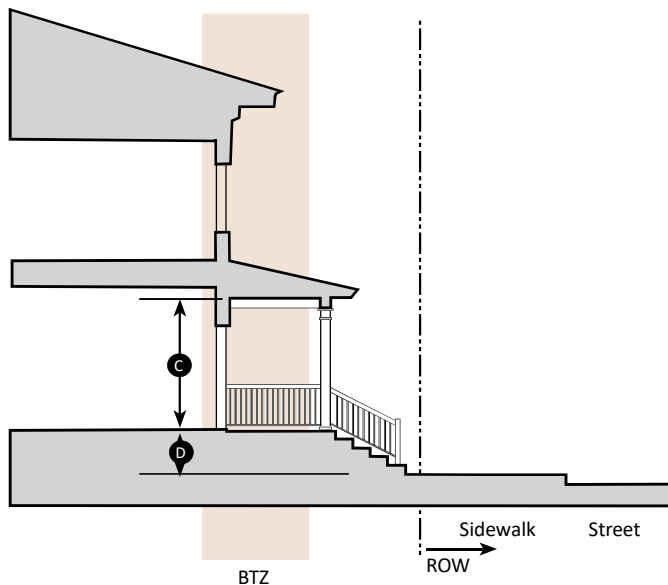


Figure 5-13: Examples of stoops

a. Unroofed stoops

b. Covered Stoops

E. Porch



Key

- Build-to-Zone (BTZ)
- Frontage/Property Line

a. Description

The main Façade of the building is at the Build-to-Zone and the elevated Porch projects forward. The Porch is used to access a first floor that is elevated above the sidewalk to ensure privacy within the building. A porch is large enough to function as an outdoor living space. Stairs from the Porch may descend forward or to the side. Porches may extend forward of the Build-to-Zone, but only the stairs from the Porch may extend into the Right-of-Way; a 6' minimum clear zone for pedestrians shall be maintained on the sidewalk.

b. Size

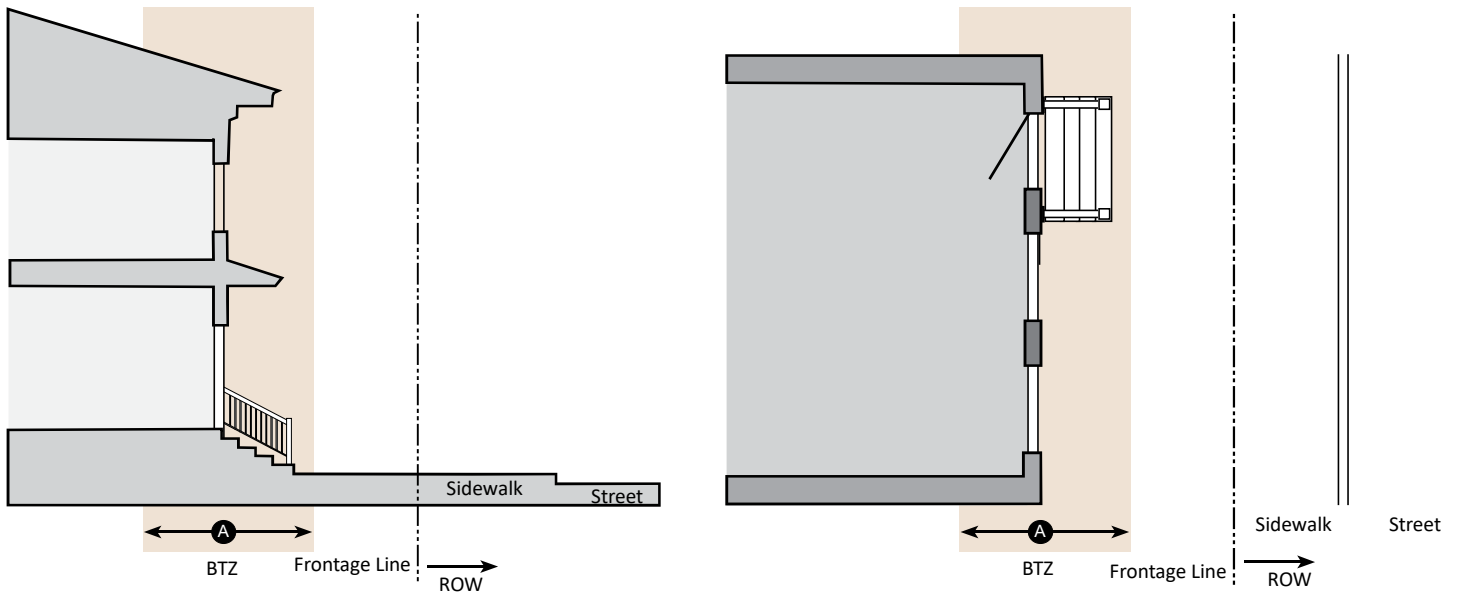
Width, Clear	10' min.	(A)
Depth, Clear	8' min.	(B)
Height, Clear	8' min.	(C)
Height	3 stories max.	
Finish Level Above Sidewalk	24" min.	(D)



Figure 5-14: Examples of Porches

- 2-Story Porch on an apartment building
- Covered wraparound Porch located close to the sidewalk

F. Common Yard



Key

- Build-to-Zone (BTZ)
- Frontage/Property Line

a. Description

The Front Façade is set back substantially from the Frontage Line with a planted Frontage. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape.

b. Size

See Transect Zone Standards

(A)



a



b

Figure 5-15: Examples of Common Yards

- a. Walkways connect homes to the sidewalk
- b. Common yards along a Street Frontage

SECTION 5.10 SPECIAL BUILDING TYPES

Some automotive-oriented uses and large footprint buildings may be provided to serve the daily needs of residents. The following criteria shall be used to ensure these uses and buildings do not detract from the overall walkability of the neighborhoods.

A. Gas Stations

A ground-floor shopfront shall face the Primary Street and define the Frontage of the lot. All pumps, parking, and drive-through areas must be located behind the shopfront building toward a mid-block location.

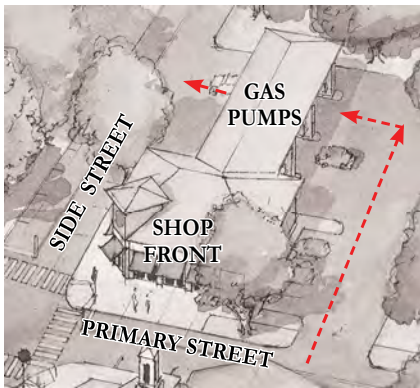


Figure 5-16: Gas Station special building type site design

B. Drive-through

A ground-floor shopfront shall face the Primary Street. All parking shall be located in the rear and accessed from an Alley when present. Drive-through windows shall be located to the side or rear of the building and accessed from mid-block or Alleys, where existing. Where no mid-block or Alley access exists, access from a Secondary Street frontage is permitted, but shall not substantially disrupt pedestrian activity or surrounding uses.

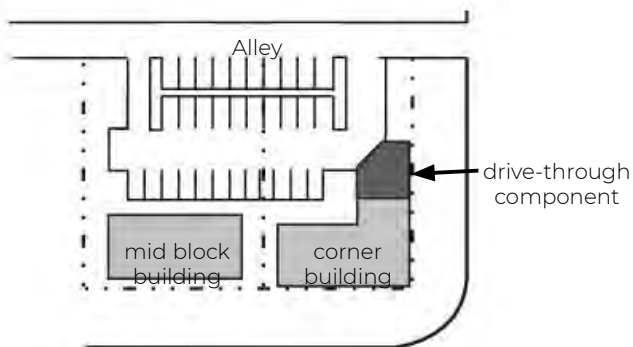


Figure 5-17: Drive-through special building type site design

C. Large Footprint Buildings

Large Footprint Buildings are those with footprints greater than 30,000 sq. ft. Examples may include a grocery store, large-format retailer, or theater. Lots may exceed the dimensions set in the Transect Zone Standards provided such buildings comply with the following provisions:

1. Habitable frontages (as part of the building or a separate liner building) that provide doors and windows facing the Public Realm shall be provided along Façades that face Civic Uses or Streets.
2. To encourage use by pedestrians and decrease the need for solely auto-oriented patronage, Large-Footprint Buildings must reinforce the urban character of the neighborhood and shall therefore continue a connected system of walkable blocks / street frontages (including sidewalks and street trees) through the site as part of the design of parking and drive aisles.
3. Building footprints may not be larger than a single block.
4. Loading docks, service areas, and trash disposal facilities shall not face streets or Civic Uses.

D. Liner Buildings

The character of some uses of land, such as warehouses and parking structures, may preclude their buildings from complying with the Façade Transparency requirements. Such buildings may be constructed in a manner that they will be separated from adjacent Streets (but not Alleys) by Liner Buildings:

1. Liner Buildings must be at least two stories in height with no less than fifteen (15) feet in depth;
2. Liner Buildings may be detached from or attached to the Principal Building;
3. Liner Buildings may be used for any purpose allowed on the lot on which they are located except for parking; and
4. Liner Buildings must meet the Primary Façade transparency requirements in Section 5.6.C.

SECTION 5.11 GREEN BUILDING

Many of the standards and guidelines throughout this document already promote inherently sustainable buildings and neighborhood design. Below are several additional suggestions related to new construction.

A. General Construction Techniques

1. All private and shared parking spaces for residential units should be designed and built with rough-in and conduit for electric vehicle charging ports. At least 10% of commonly shared parking spaces in surface lots and garages should also be built with rough-in and conduit. Conduit should be sized appropriately to accommodate wiring for a Level 1 Charge Port (120-volt, 20 amp.) with the ability to be upgraded to at least a Level 2 Charge Port (240 Volt, 40 Amp.) Level 3 Charge Ports are recommended for public or shared EV charging stations.
2. Wherever possible, green building materials shall be used in the construction of building walls, including siding composed of reclaimed or recycled material, salvaged masonry brick or block, and locally produced stone or brick.
2. Buildings that include photovoltaic panels sufficient to power the entire building may select from one of the following options:
 - a. Buildings within the project may increase the maximum Lot Coverage by 20 percent, or
 - b. Buildings within the project may increase the maximum height by one (1) Story.
3. Single-Family homes that include Level 2 EVSE charging stations for electric vehicles.
 - a. Homes within project may reduce setbacks 20 percent.
4. Multifamily buildings that include Level 2 EVSE charging stations for electric vehicles for at least half the units.
 - a. Buildings within project may reduce setbacks 20 percent.
5. Low Impact Development: New development or redevelopment of a site that incorporates a blue (water retaining) roof, or a green (vegetated) roof, or other building or site features that are designed so that off-site flow of the first one inch of rainfall during the first 24 hours after rainfall ends is reduced by at least 50 percent shall receive the following benefits:
 - a. The project may reduce any required building setback by 20 percent (provided the required reduction in off-site water flow is still achieved).

B. Sustainable Building Incentives

To encourage the use of sustainable buildings, the Approval Authority shall grant the following incentives, to the extent authorized by state law. Warrants may be approved by the Approval Authority Administrator for the inclusion of the following types of building or site features:

1. Energy Efficient Development: New development or redevelopment of a primary building that is registered, designed, and documented for a LEED Platinum or LEED Gold certification, or equivalent, shall receive the following benefits, regardless of whether the final structure receives a LEED Platinum or LEED Gold certification, or equivalent. The Approval Authority Administrator shall determine whether a proposed alternative energy efficiency system or facility is equivalent.
 - a. The project may increase the maximum Lot Coverage by 20 percent.

SECTION 5.12 SITE STANDARDS

A. Service Areas & Loading Docks

1. Trash and recycling dumpsters or similar collection areas shall be located in the rear or to the side of buildings and screened from view from adjacent public Right-of-Ways, properties, and pedestrian walkways (not including Alleys).
2. Enclosure and/or screened areas must have adequate storage space for landfill, compostable, and recyclable materials collection dumpsters and/or compactors.

B. Mechanical Equipment

For the purposes of these standards, mechanical equipment includes any heating, ventilation, and air conditioning (HVAC) or electrical machinery as well as air compressors, hoods, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, storage tanks, generators, electric vehicle (EV) chargers, geothermal wells, and similar elements.

1. If mechanical equipment is located at-grade, and is visible from an adjacent street or sidewalk, it shall be screened by a fence or Streetscreen.
2. All mechanical equipment or penthouse screening placed on a roof shall be set back from the roof line by a distance at least equivalent to the height of the screening in order to minimize visibility from surrounding streets.

C. Accessory Solar Energy Systems

A system composed of panels, arrays, or devices which convert the sun's radiant energy into thermal, chemical, mechanical, or electric energy, which may include an energy storage facility, and components for the transmission and distribution of transformed energy designed primarily for servicing the on-site needs of a Principal Use.

1. Building-Mounted System

A Solar Energy System mounted on or integrated into the construction of a structure, such as, but not limited to, a roof-mounted solar energy system.

- a. Permitted by-right in all Transect Zones.
- b. Rooftop systems shall be mounted as flush as possible to the roof. In order to achieve proper solar orientation, panels may exceed the roof line by up to five feet. Roof-mounted solar hot water heaters may exceed the roof line by up to ten (10) feet.
- c. Buildings shall be physically and structurally designed to support rooftop solar energy systems.
- d. Buildings are encouraged to be electrically wired and plumbed to support the later installation of Solar Energy System(s).

2. Ground-Mounted System

A Solar Energy System mounted on a rack or poles that rests on or is attached to the ground, not including a solar energy system mounted on parking canopies.

- a. Ground-mounted accessory solar energy systems are permitted by site plan review.
- b. Systems should be located in side and rear yards. Placement of solar energy systems in the front yard should be avoided where possible.
- c. Systems shall be screened from view from any Street.

- d. Ground-mounted systems are considered Structures and must meet applicable setbacks for the Transect Zone with the following exceptions:
 - i. If necessary for the system's effectiveness, ground-mounted solar energy systems may encroach within the minimum lot line setbacks for the subject property's Transect Zone provided that the solar energy system is located no less than 15 feet from the Frontage Line and no less than five feet from other Lot Lines.
- e. Ground-mounted systems shall not exceed 15 feet in height.
- f. If mounted over a pervious surface, ground-mounted solar systems do not count towards Lot Coverage.

3. Parking Canopy System

A Solar Energy System mounted on or integrated into the construction of a vehicle parking shade structure which covers vehicle or other multimodal parking areas.

- a. Must not exceed 30 feet in height.
- b. Permitted by site plan review in all Transect Zones.
- c. Must not obstruct or encroach into a fire lane.
- d. Unobstructed separation of not less than 16 feet, between canopy structures, must be maintained over dedicated parking aisles.
- e. The vehicle shade structure must meet building code requirements.

D. Geothermal

- 1. Geothermal shall be permitted on all sites.

SECTION 5.13 ACCESSIBILITY

- A. If a Building is to be constructed with an elevated first finished floor for a portion or all of the ground Story, the main entrance may be flush (0-5") with the adjacent sidewalk/fronting walkway elevation. The transition to a required finished floor elevation shall then be made within the building interior, using either a ramp (as shown in Figure 5-22), an elevator, or by a similar design as determined by the Approval Agency.
- B. If a building is constructed with an elevated finished floor, accessibility may also be achieved through one of the configurations shown in Figures 5-20 through 5-23.
- C. Methods by which accessibility to residential units can be achieved while maintaining the elevated finished floor prescribed in this code (which is vital to privacy in urbanized areas) include the following:
 1. On Alley-served lots: The ground may be sloped or raised to provide a zero-step entrance at the rear, convenient to parking. This may be accomplished by grading the Alley higher than the street, by sloping individual lots toward the Alley. (See Figure 5-18)
 2. Well-integrated ramps, set completely behind the building Facade or front stoop, may lead to a side or rear Porch. Side or rear ramps are encouraged to be shared between multiple units. The entrance to the ramp at the sidewalk could be through a doorway, or integrated into the building design as an archway. (See Figure 5-20)
 3. In cases where accessibility cannot be met by rear grading or access ramps, one alternative is to provide an at-grade entrance at the front of the building with an exterior stair leading to the entrance of the unit above. (See Figure 5-19)
 4. Where ramping begins at the front sidewalk and leads up to the front door, the ramp shall only run perpendicular to the building Facade and may continue within a recessed entryway. (See Figure 5-21)
 5. An additional alternative is to provide an at-grade entrance at the front of the building with an interior ramp (see Figure 5-22) and/or elevator (see Figure 5-23) up to the first finished floor level.

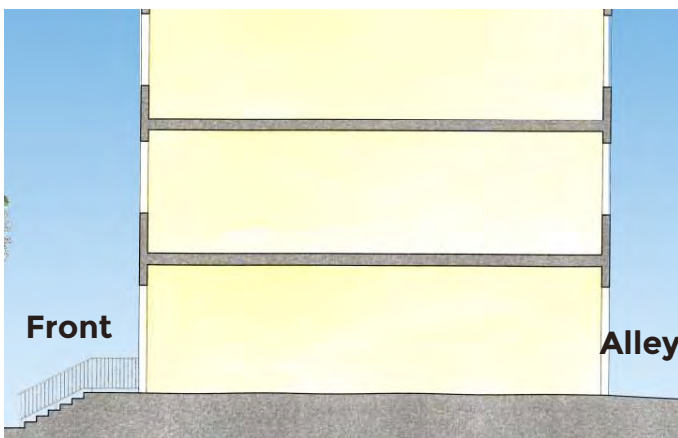


Figure 5-18: On Alley-served lots, ground may be sloped or raised to provide a zero-step entrance at the rear



Figure 5-19: An at-grade entrance, and an exterior stair leading to the entrance of the unit above

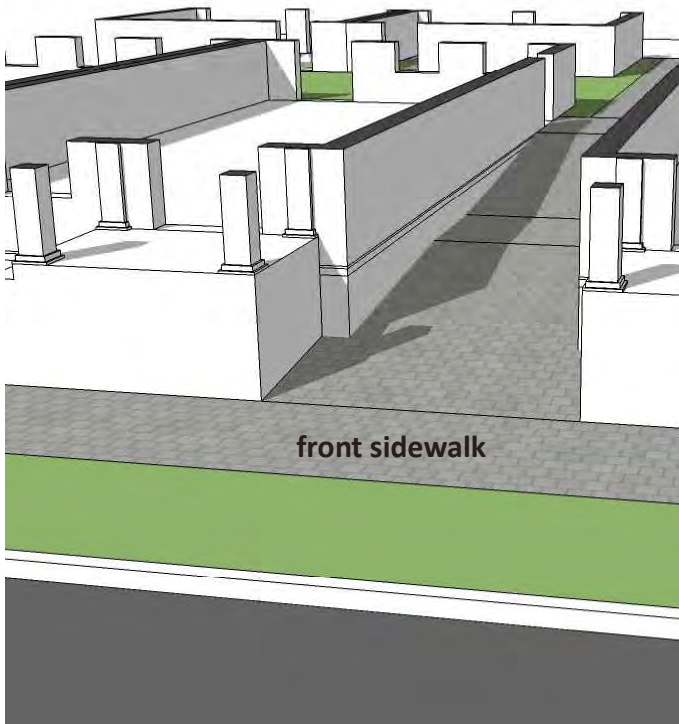


Figure 5-20: A subtle and well-integrated ramp set behind the building's front Facade plane

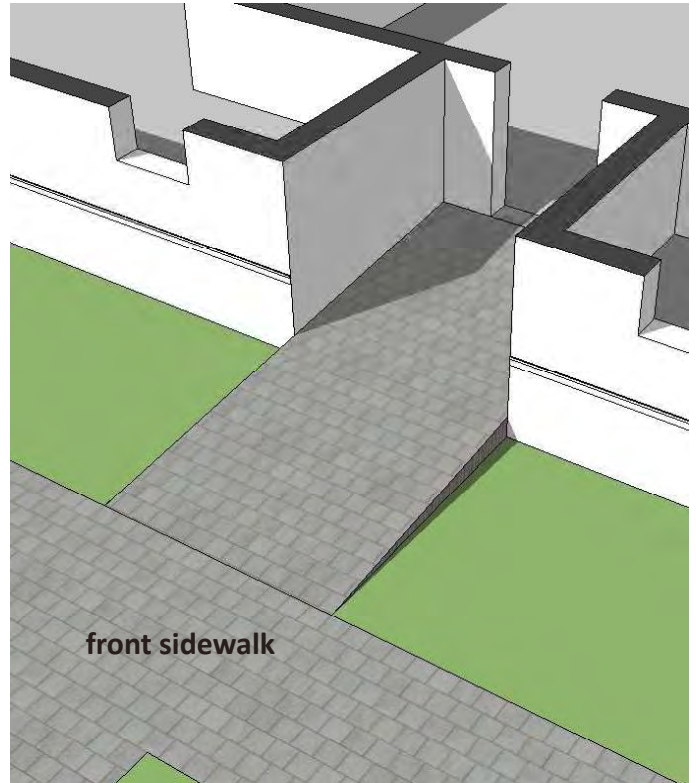


Figure 5-21: Ramp from the front sidewalk to the front door

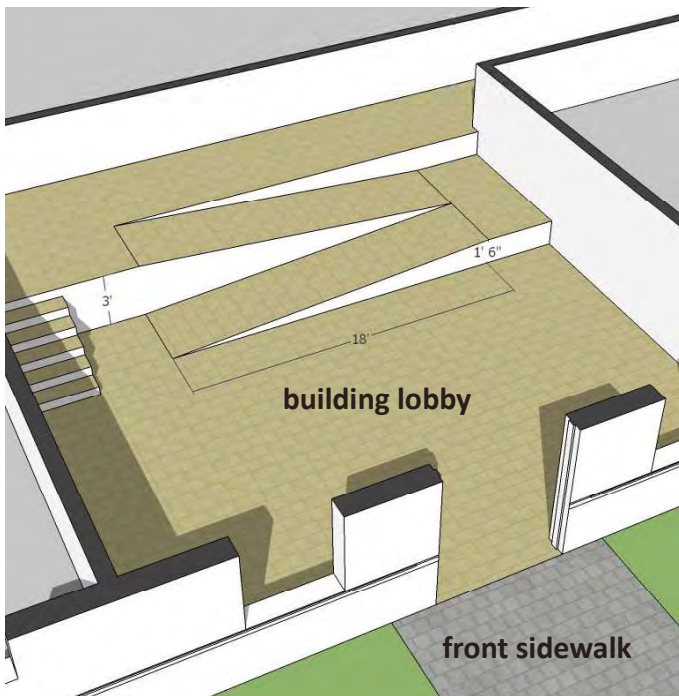


Figure 5-22: Elevated first finished floor accessed by interior ramp

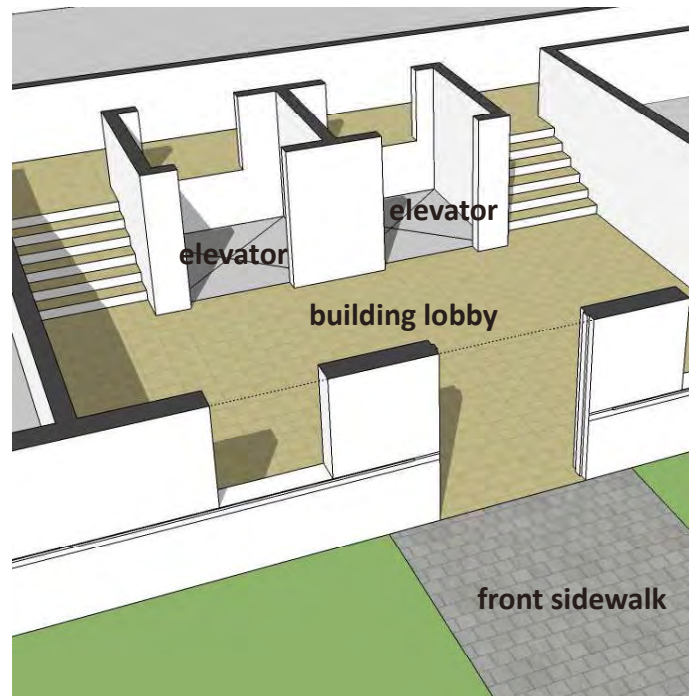


Figure 5-23: Elevated first finished floor accessed by elevator

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DIVISION 6:

THOROUGHFARE STANDARDS

The Thoroughfare Standards provide guidance for creating an accessible, interconnected network of Streets that accommodate all ages, abilities, and modes of transportation, including walking, cycling, driving, and public transit.



SECTION 6.1 PURPOSE

The purpose of the Thoroughfare Standards is to provide guidance to create an interconnected network of streets that can accommodate all modes of travel, including vehicular, pedestrian, and bicycle. The function of streets within the Mullan Traditional Neighborhood Development is to handle multimodal forms of traffic by providing a memorable experience by persons using the Street network. The streets will work together with the trails network to provide multiple options for moving throughout the neighborhoods and around the Mullan area. The function of each street will guide the design in concert with its context. The context is determined by the character of its Transect Zone.

The location, Street type, and hierarchy of proposed new or improved corridors are identified in the Streets Atlas, Section 6.6. Typical street sections illustrating the key characteristics of each proposed new or improved street are provided in Section 6.7. The conditions illustrated in the typical sections may be interrupted for intersections, bump-outs, central greens, or other traffic calming devices depending on the context details of the final neighborhood designs.

SECTION 6.2 STREET HIERARCHY

On each parcel that has multiple street frontages (e.g., corner lots), the street hierarchy will determine the highest priority (Primary) street frontage, where the Front Build-to-Zone or Setback shall apply. Along the lower priority frontages, the Side (Secondary) Build-to-Zones or Setbacks shall apply. If both street frontages have the same priority, then either street may be designated as to which frontage is Primary and which is Secondary on the Master Site Plan. The designated street hierarchy is as follows:

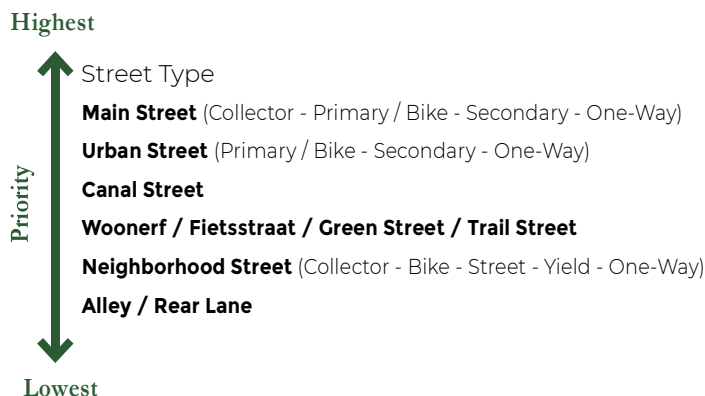


Figure 6-1: Street hierarchy

SECTION 6.3 GENERAL STANDARDS

The precise location and alignment of new streets may be adjusted to allow flexibility in the design of the site plan; however, the intended purpose and network connectivity of each new street shall not be compromised.

A. Street Design

The design of new streets and modifications to existing streets shall adhere to the following requirements:

1. Some dimensional flexibility is permitted for street types to account for varying Right-of-Way widths, however they shall be designed to have all the basic functional characteristics including roadway width, on-street parking/Curbside Flex Zones, sidewalks, trails, street trees, and landscaped areas shown for their type, and be appropriately sized for the Transect Zones in which they are located.
2. Pre-approved new or improved Streets Sections are provided in Section 6.7. New Street types (with new sections) may be approved by the Approval Authority.
3. Each Neighborhood shall demonstrate appropriate provision for street connectivity and integration with adjoining neighborhoods. Connections to future development is required. When a site plan consisting of one or more neighborhoods, is submitted for approval, the Street network contained in those neighborhoods should connect to stub-outs of adjacent neighborhoods or other rights-of-way that form the edge of the neighborhood(s).
4. All Streets shall connect to other Streets. Dead-end streets with cul-de-sacs or T-turnarounds shall not be permitted.

B. On-Street Parking / Curbside Flex Zones

1. Curbside Flex Zones may replace on-street parking lanes within T4, T5, and SD-W Transect Zones. The Curbside Flex Zones can vary along the length of the curb and/or throughout the time of day or year. Permitted zones may include: parking, transit stops, rideshare passenger pick-up/drop-off, delivery, vendors, parklets, outdoor seating/dining space, and shared-mobility stations.
2. On-street parking lanes/ Curbside Flex Zones shall not be closer than 25 feet to intersections measured from the curb line.

C. Sidewalks

1. All streets shall have sidewalks which are a minimum width of 6 feet, and have a continuous unobstructed path of a width no less than 60 inches. This path shall be unobstructed by utility poles, fire hydrants, benches, street signs, or any other temporary or permanent structures. A shared-use path may take the place of a sidewalk.
2. At-grade pedestrian crossings should be used where possible, eliminating the need for curb ramps. Bollards should be used at such crossings for pedestrian and vehicle separation.

D. Intersection Design / Size

While intersection design shall accommodate larger vehicles, the safety of pedestrians and bicyclists shall be the highest priority.

1. The majority of intersecting streets shall meet at approximately a 90-degree angle. Angles of intersection less than 60 degrees should be avoided.
2. The use of auxiliary turn lanes at intersections for traffic movement shall be carefully weighed against the impact to pedestrian and cyclist movement at the intersection, and the use of such lanes shall not be determined by traffic analysis alone. The final decision on whether an auxiliary turn lane is required shall be made by the Approval Authority.

3. All Main Street and Urban Street Type typical sections and intersections in Sec. 6.7 can be modified by removing on-street parking to accommodate left turn lanes at intersections when needed.
4. Pedestrian and bike crossing infrastructure shall be provided across all intersection approaches, including high visibility crosswalks, sidewalk ramps, and detectable warnings.
5. Traffic signals shall be timed primarily for the convenience and safety of pedestrians and bicyclists.
6. To the extent possible, when traffic signals are present, pedestrian exposure to vehicles and crossing distances shall be reduced through the use of refuge islands, bump outs, and pedestrian signals.
7. Protected intersections are required where both approaches have protected Bicycle / Micro-Mobility Lanes unless there is not enough space to set back the bikeway from mixed traffic at the intersection in which case a dedicated intersection treatment shall be provided.
8. Along streets with protected Bicycle / Micro-Mobility Lanes, minor street crossing intersections shall have dedicated intersection treatments or raised crossings.

E. Curb Radius

Several walkability benefits can be gained by decreasing the radius of curbs at intersections. These benefits include the following: decreased crossing distances for pedestrians, greater visibility of pedestrians by motorists, traffic calming, and enhancing safety for pedestrians.

Corner curb radius designs fall into two distinct categories: corners with and without on-street parking.

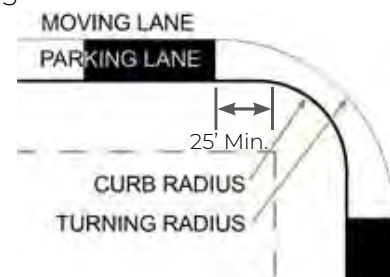


Figure 6-2: Curb radius and effective turn radius where on-street parking is present

SECTION 6.4 STREET TREES

1. Corners with on-street parking shall have curb radii of 15 feet maximum. The effective turning radius is larger than the curb radius when parking is present. Thus, the effective turning radius can be 30 plus feet when the curb radius is 15 feet.
2. Corners without on-street parking require the curb radii to be similar to the turning radii, with the curb radius between 20 feet and 30 feet maximum.
3. Curb radii may be larger, up to 40 feet, within the SD-W Transect Zone at larger intersections to accommodate the more frequent movement of large trucks.
4. Curb radii may be smaller, 9 feet to 15 feet, for Rear Alleys and Lanes.

F. Rear Alleys and Lanes

A continuous network of Alleys and Lanes is desirable to serve as the primary means of vehicular ingress to individual lots. Such networks are mandatory in the T5, T4-O and T4-R Transect Zones, and encouraged in the T3 Transect Zone.

1. Alley entrances should align so as to provide ease of ingress for service vehicles.
2. Alley entrances shall not face Civic Open Spaces or Civic Buildings.
3. Internal deflections or variations in the Alley network are encouraged to prevent excessive or monotonous views of the rear of structures resulting from long stretches of Alleys.
4. Alleys should meet streets with a mountable gutter pan, allowing the sidewalk to continue uninterrupted across the Alley pavement. The use of curb cuts, ramps, and marked crosswalks should be avoided for Alleys.

G. Relationship to Other Standards

1. Where a conflict occurs between these thoroughfare standards and Missoula Street Engineering Standards or Fire Code Standards, these Thoroughfare Standards shall control unless the conflict is a matter of life safety.

- A. All street trees shall comply with the standards in Section 4.6 Landscape Standards.
- B. Street trees shall consist of shade trees with a minimum 3-inch caliper at time of planting. Other accent plants and trees are permitted in addition to the required street trees.
- C. Street trees shall be selected from the Approved Street Trees for Missoula document as prepared by the City of Missoula Parks and Recreation Department.
- D. Street trees shall be provided in a manner and at a spacing as defined in Section 6.7 Street Types.
- E. Street trees shall be planted in vegetated Continuous planters or Tree Wells according to Street Types.
- F. Properly designed tree box filters to accept stormwater runoff are encouraged for stormwater quantity and quality mitigation, and shall count towards the street tree requirement as long as adequate maintenance access is provided and the street tree planted meets the requirements of this standard. See the National Association of Transportation Officials (NACTO) *Urban Street Stormwater Guide* and the Light Imprint Handbook for more information.

G. Tree Planting

Trees must be properly planted for healthy growth and to achieve their full growth potential and associated environmental benefits. When planting street trees all surrounding infrastructure, utilities, and pavements shall be protected.

1. Suspended Pavement Systems (soil cells) shall be utilized for all street trees in planting areas less than 7 feet in width and 15 feet in length.
2. Root barriers or other root management system shall be utilized for all street trees.

SECTION 6.5 STREET LIGHTING

A. General Street Lighting Standards

1. All street lighting shall comply with the standards established in Section 4.4 Lighting Standards.
2. A combination of pedestrian-scaled street light fixtures and intersection street light fixtures may be required to ensure a well-lit street and to establish a unifying element along the street. Pedestrian-scaled fixtures shall be used on all streets, except Alleys. Intersection-scaled lighting may be used in addition to pedestrian-scaled lights where necessary.
3. Street lights shall be aligned with street tree placement (generally between 2.5 feet and 4 feet from curb face). Placement of fixtures shall be coordinated with the organization of sidewalks, landscaping, street trees, building entries, curb cuts, signage, etc.
4. Light fixtures shall be closely spaced (generally not more than sixty (60) feet on center) in T4-R, T4-O, and T5 Zones and eighty (80) feet in the T3 and SD-W Zones to provide appropriate levels of illumination.
5. The height of light fixtures shall be kept low (generally not taller than 16 feet) to promote a pedestrian scale to the Public Realm and to minimize light spill to adjoining properties.
6. Light poles may include armature that allows for the hanging of banners or other amenities (e.g., hanging flower baskets, artwork, etc.).
7. All street lighting fixtures shall be full cutoff.

B. Lighting Types And Configurations

1. The configuration of street lighting fixtures shall be appropriately chosen for the Transect Zone within which they are located as outlined in Figure 6-4. Flexibility shall be permitted to vary from strict compliance with this table to achieve logical uniformity of fixtures within a given thoroughfare segment or Public Realm.
2. Any light pole or fixture to be maintained by Missoula County shall be approved by the County Engineer.

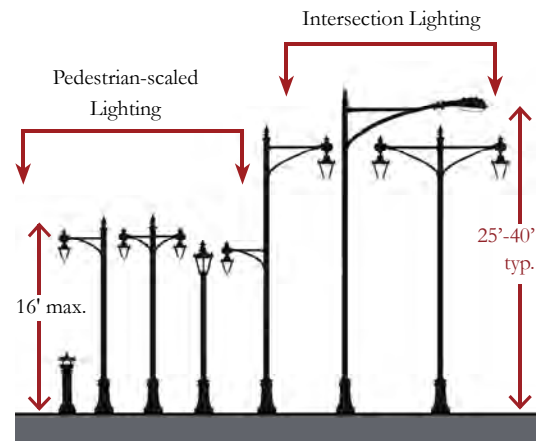


Figure 6-3: Pedestrian and Intersection Lighting

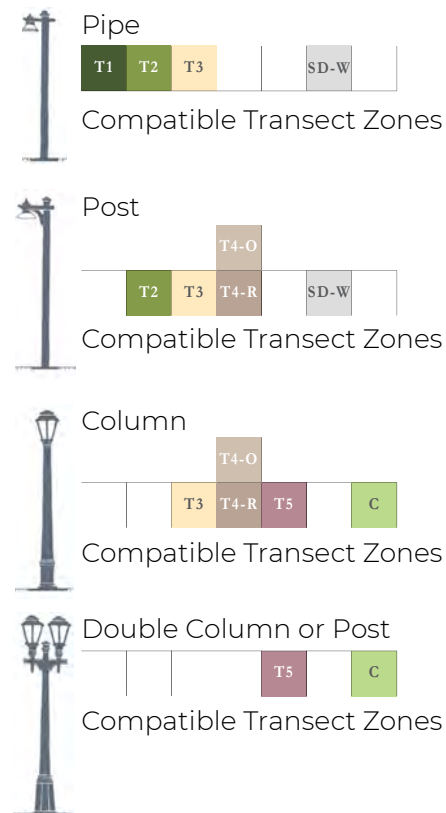
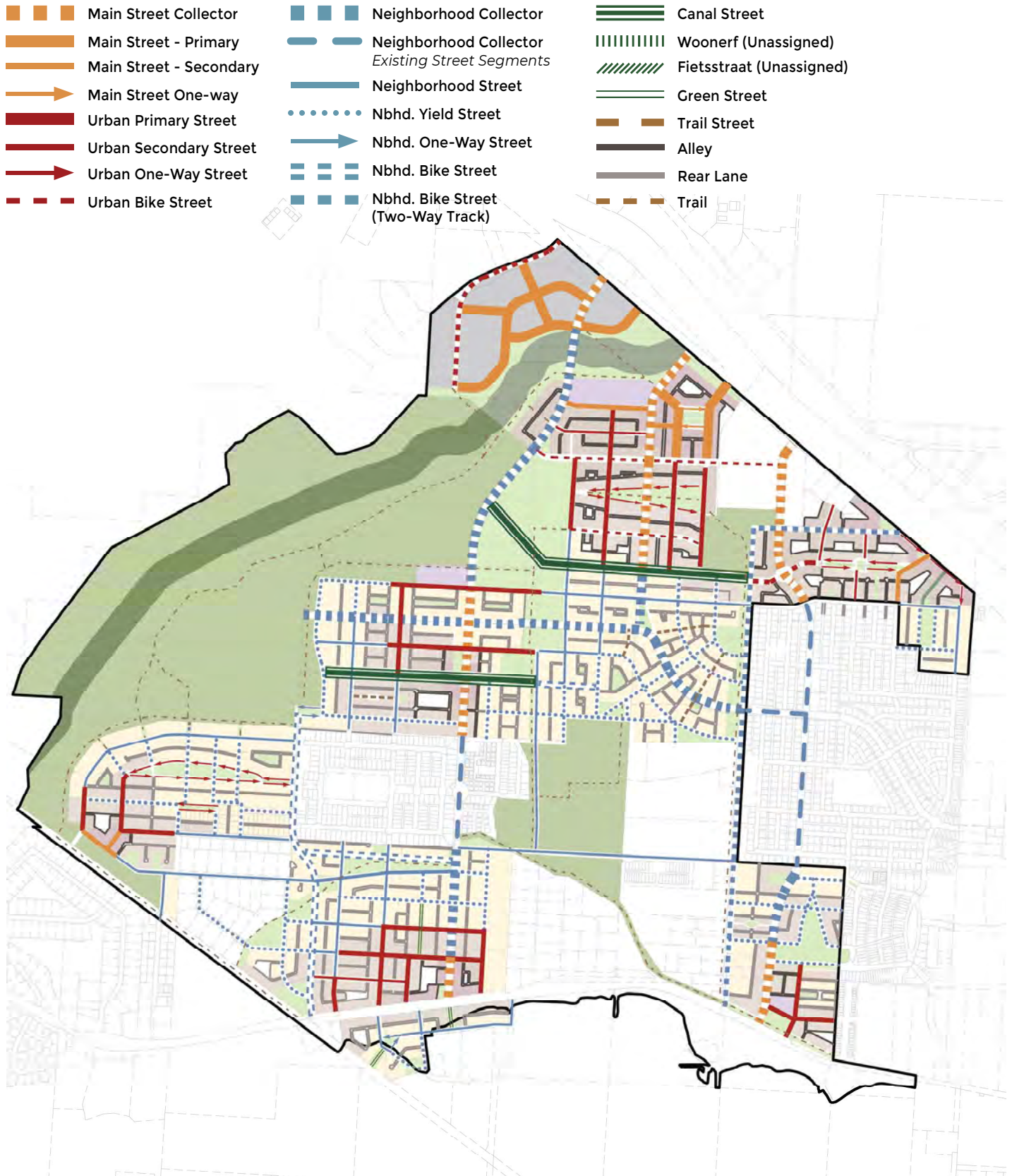


Figure 6-4: Diagrammatic Fixture Configurations

SECTION 6.6 STREET ATLAS

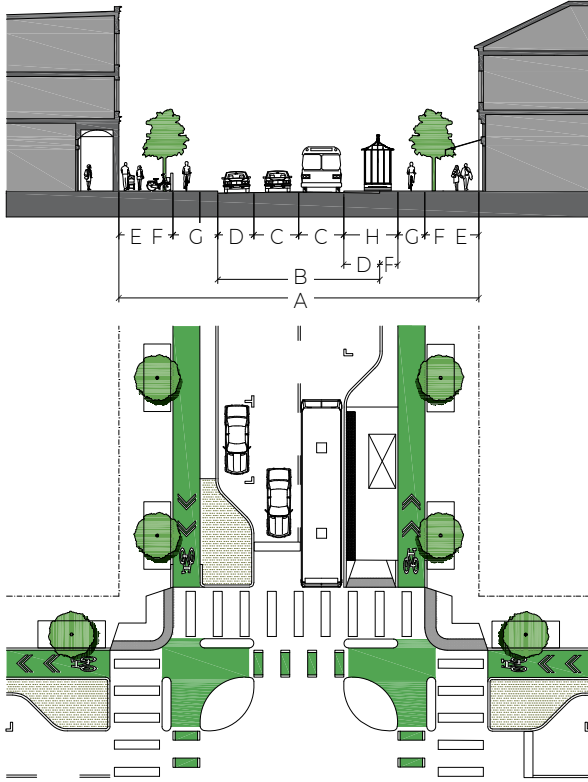
Figure 6-5: Street Atlas



SECTION 6.7 STREET TYPES - TYPICAL SECTIONS AND INTERSECTIONS

The Typical Intersections shown in Sec. 6.7 represent possible intersection concepts only and are not fully engineered designs nor do they represent the full range of intersection treatments that may be appropriate.

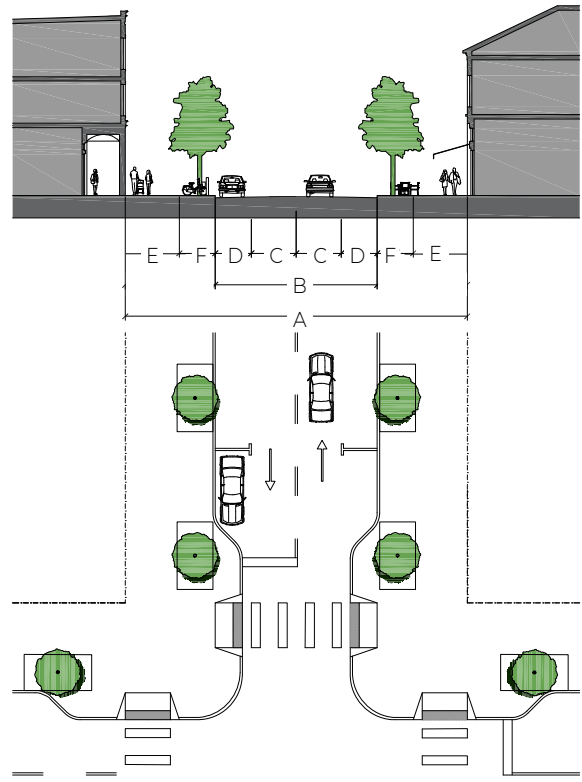
A. Main Street Collector



Thoroughfare Type	Main Street Collector
Transect Zone Assignment	T5, T4-O, SD-W
Right-of-Way Width	90 feet
Pavement Width	36-38 feet
Traffic Lanes	Two lanes - 10-11 feet wide
Transit	Bus
Bicycle / Micro-Mobility Facility	Two - 5-6' Protected Lanes 3 foot buffer
Parking Lanes/Curbside Flex Zone	Both sides @ 8 feet marked
Sidewalk: Clear & Frontage Zones	8 feet
Landscape Zone - Sidewalk	10' wide x 15' Tree Wells ¹
Landscape Type	Trees @ 35' o.c. average
Road Edge Treatment	Curb
Green Infrastructure	Bioswale, Tree Box Filter

¹ Tree wells smaller than 7' wide by 15' are permitted if suspended pavement system is utilized.

B. Main Street - Primary

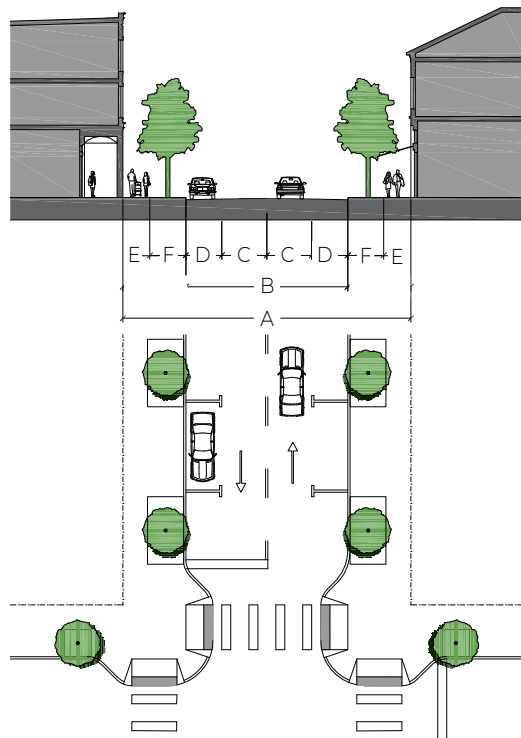


Thoroughfare Type	Main Street - Primary
Transect Zone Assignment	T5, T4-O, SD-W
Right-of-Way Width	76-80 feet ¹
Pavement Width	36-40 feet ¹
Traffic Lanes	Two lanes - 10 feet wide (Up to 12' in SD-W)
Transit	Bus
Bicycle / Micro-Mobility Facility	Shared Travel Lanes
Parking Lanes/Curbside Flex Zone	Both sides @ 8 feet marked ¹
Sidewalk: Clear & Frontage Zones	12 feet
Landscape Zone - Sidewalk	8' wide x 15' Tree Wells ²
Landscape Type	Trees @ 35' o.c. average
Road Edge Treatment	Curb or Curbless
Green Infrastructure	Bioswale, Tree Box Filter

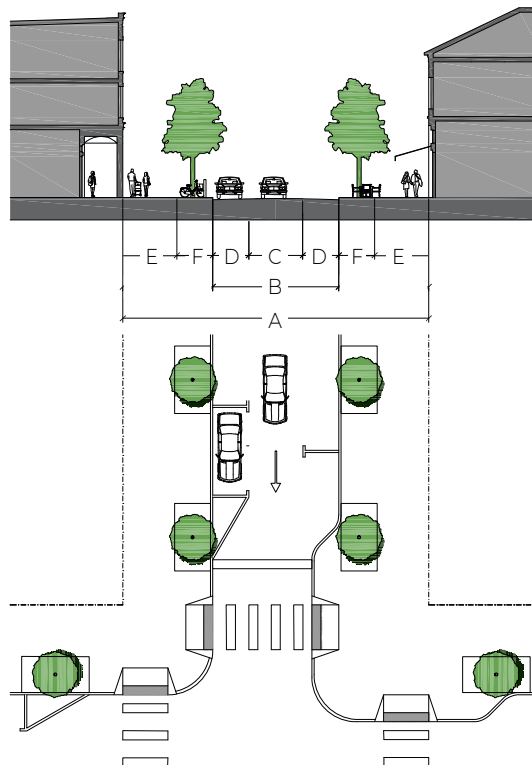
¹ When adjacent to Civic Space, the adjacent Parking Lane/ Curbside Flex Zone may be eliminated

² Smaller tree wells are permitted if suspended pavement system is utilized.

C. Main Street - Secondary



D. Main Street One-way



Thoroughfare Type	Main Street Secondary	
Transect Zone Assignment	T5, T4-O	
Right-of-Way Width	64 feet min.	A
Pavement Width	36 feet	B
Traffic Lanes	Two lanes - 10 feet wide	C
Transit	n/a	
Bicycle / Micro-Mobility Facility	Shared Travel Lanes	C
Parking Lanes/Curbside Flex Zone	Both sides @ 8 feet marked	D
Sidewalk: Clear & Frontage Zones	6 feet min.	E
Landscape Zone - Sidewalk	8' wide x 15' Tree Wells ¹	F
Landscape Type	Trees @ 35' o.c. average	F
Road Edge Treatment	Curb or Curbless	
Green Infrastructure	Bioswale, Tree Box Filter	F

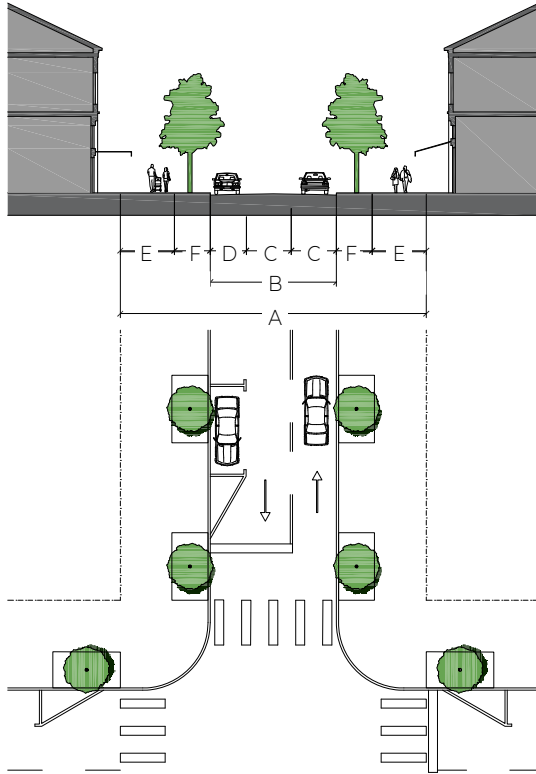
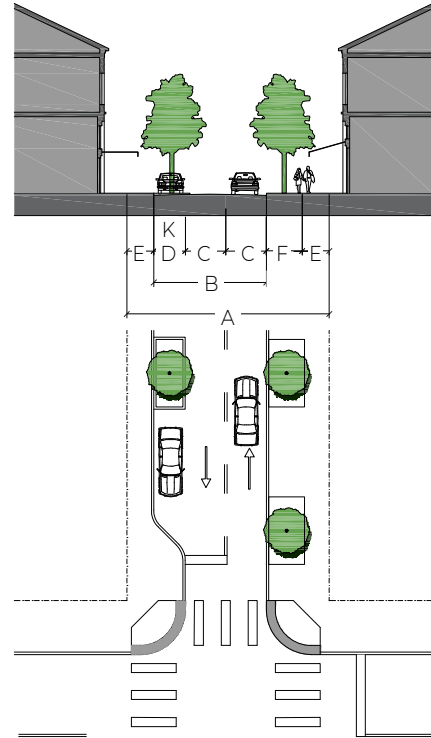
¹ Smaller tree wells are permitted if suspended pavement system is utilized.

Thoroughfare Type	Main Street One-way	
Transect Zone Assignment	T5, T4-O	
Right-of-Way Width	48-68 feet ¹	A
Pavement Width	20-28 feet ¹	B
Traffic Lanes	One lane - 12 feet wide	C
Transit	n/a	
Bicycle / Micro-Mobility Facility	Shared Travel Lane	C
Parking Lanes/Curbside Flex Zone	Both sides @ 8 feet marked ¹	D
Sidewalk: Clear & Frontage Zones	6-12 feet	E
Landscape Zone - Sidewalk	8' wide x 15' Tree Wells ²	F
Landscape Type	Trees @ 35' o.c. average	F
Road Edge Treatment	Curb or Curbless	
Green Infrastructure	Bioswale, Tree Box Filter	F

¹ When adjacent to Civic Space, the adjacent Parking Lane/ Curbside Flex Zone may be eliminated

² Smaller tree wells are permitted if suspended pavement system is utilized.

The Typical Intersections shown in Sec. 6.7 represent possible intersection concepts only and are not fully engineered designs nor do they represent the full range of intersection treatments that may be appropriate.

E. Urban Primary Street

F. Urban Secondary Street


Thoroughfare Type	Urban Primary Street	
Transect Zone Assignment	T5, T4-O, T4-R, SD-W	
Right-of-Way Width	56-72 feet	A
Pavement Width	28-32 feet	B
Traffic Lanes	Two lanes - 10 feet wide (Up to 12' in SD-W)	C
Transit	n/a	
Bicycle / Micro-Mobility Facility	Shared Travel Lanes	C
Parking Lanes/Curbside Flex Zone	One side @ 8 feet marked	D
Sidewalk: Clear & Frontage Zones	6-12 feet	E
Landscape Zone - Sidewalk	8' wide x 15' Tree Wells ¹	F
Landscape Type	Trees @ 35' o.c. average	F
Road Edge Treatment	Curb	
Green Infrastructure	Bioswale, Tree Box Filter	F

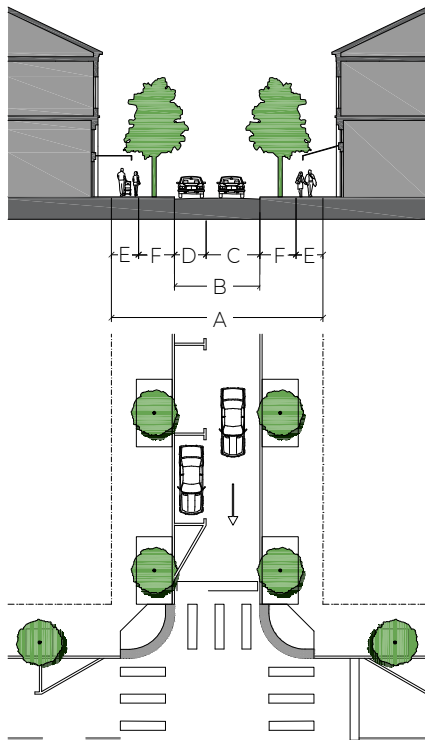
¹ Smaller tree wells are permitted if suspended pavement system is utilized.

Thoroughfare Type	Urban Secondary Street	
Transect Zone Assignment	T5, T4-O, T4-R	
Right-of-Way Width	45 feet	A
Pavement Width	28 feet	B
Traffic Lanes	Two lanes - 10 feet wide	C
Transit	n/a	
Bicycle / Micro-Mobility Facility	Shared Travel Lanes	C
Parking Lanes/Curbside Flex Zone	One side @ 8 feet marked	D
Sidewalk: Clear & Frontage Zones	6 feet	E
Landscape Zone - Sidewalk	8' wide x 15' Tree Wells ¹	F
	7' wide x 15' parking planter	K
Landscape Type	Trees @ 35' o.c. average	F
Road Edge Treatment	Curb	
Green Infrastructure	Bioswale, Tree Box Filter, Pervious Pavers	F/K

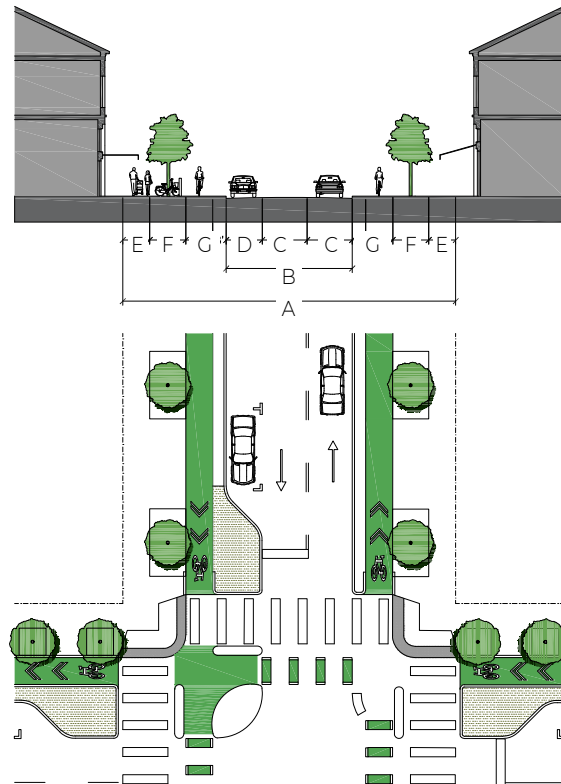
¹ Smaller tree wells are permitted if suspended pavement system is utilized.

The Typical Intersections shown in Sec. 6.7 represent possible intersection concepts only and are not fully engineered designs nor do they represent the full range of intersection treatments that may be appropriate.

G. Urban One-way Street →



H. Urban Bike Street - - -



Thoroughfare Type	Urban One-way	
Transect Zone Assignment	T5, T4-O, T4-R	
Right-of-Way Width	48 feet	A
Pavement Width	20 feet	B
Traffic Lanes	One lane - 12 feet wide	C
Transit	n/a	
Bicycle / Micro-Mobility Facility	Shared Travel Lane	C
Parking Lanes/Curbside Flex Zone	One side @ 8 feet marked	D
Sidewalk: Clear & Frontage Zones	6 feet	E
Landscape Zone - Sidewalk	8' wide x 15' Tree Wells ¹	F
Landscape Type	Trees @ 35' o.c. average	F
Road Edge Treatment	Curb	
Green Infrastructure	Bioswale, Tree Box Filter	F

¹ Smaller tree wells are permitted if suspended pavement system is utilized.

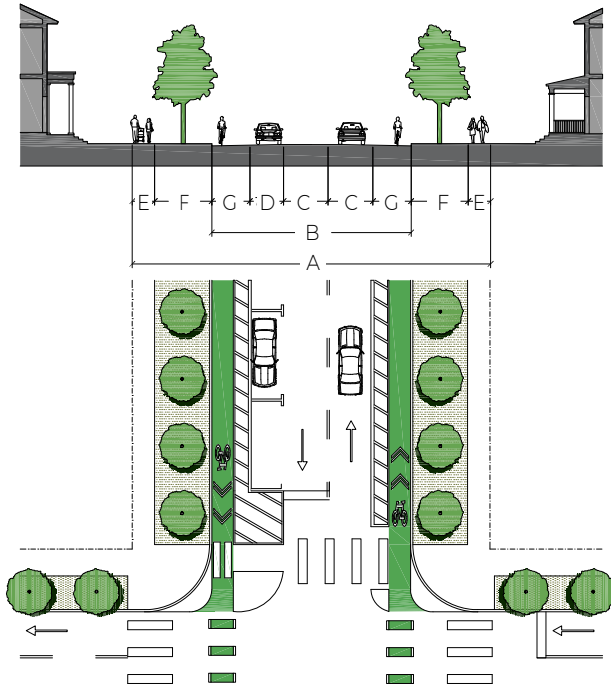
Thoroughfare Type	Urban Bike	
Transect Zone Assignment	T5, T4-O, T4-R, SD-W	
Right-of-Way Width	74 feet min.	A
Pavement Width	28 feet	B
Traffic Lanes	Two lanes - 10 feet wide	C
Transit	n/a	
Bicycle / Micro-Mobility Facility	Two - 6' Protected Lanes 3 foot buffer	G
Parking Lanes/Curbside Flex Zone	One side @ 8 feet marked	D
Sidewalk: Clear & Frontage Zones	6 feet min.	E
Landscape Zone - Sidewalk	8' wide x 15' Tree Wells ¹	F
Landscape Type	Trees @ 35' o.c. average	F
Road Edge Treatment	Curb	
Green Infrastructure	Bioswale, Tree Box Filter	F

¹ Smaller tree wells are permitted if suspended pavement system is utilized.

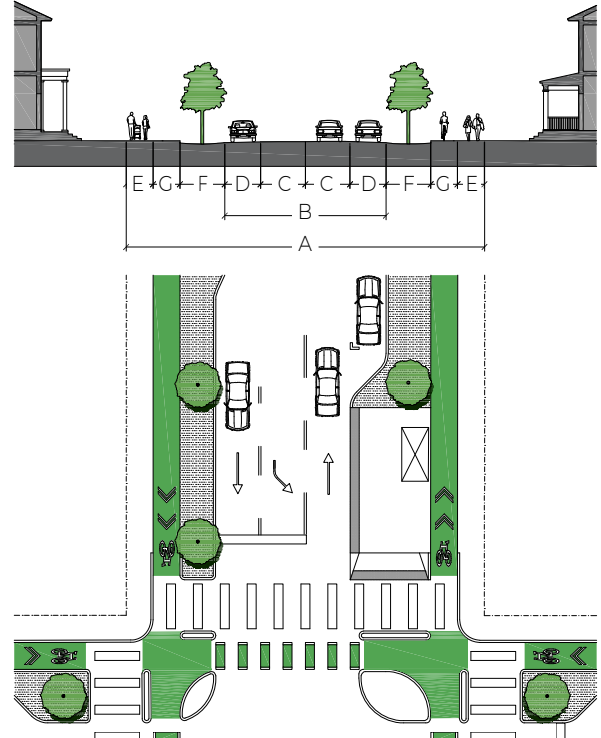
The Typical Intersections shown in Sec. 6.7 represent possible intersection concepts only and are not fully engineered designs nor do they represent the full range of intersection treatments that may be appropriate.

J. Neighborhood Collector — —

Existing Street Segments



I. Neighborhood Collector ■ ■ ■

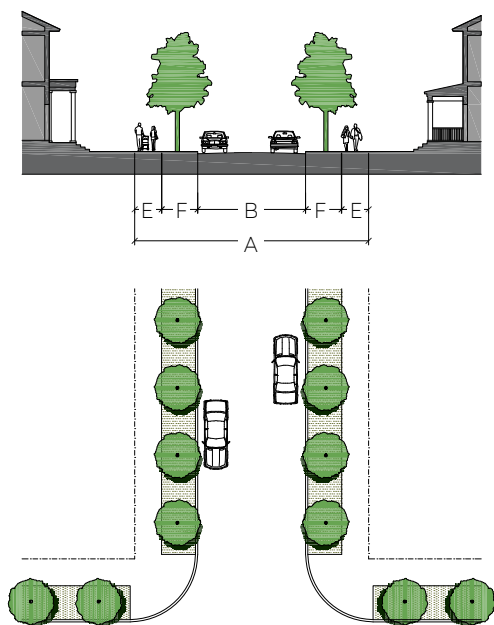


Thoroughfare Type	Neighborhood Collector Existing Street Segments	
Transect Zone Assignment	N/A	
Right-of-Way Width	80 feet	A
Pavement Width	44.5 feet	B
Traffic Lanes	Two - 10.5 foot drive lanes	C
Transit	Bus	
Bicycle / Micro-Mobility Facility	Two - 5' Protected Lanes 3 foot striped buffer	G
Parking Lanes/Curbside Flex Zone	One side @ 7.5 feet marked	D
Sidewalk: Clear & Frontage Zones	6 feet	E
Landscape Zone	12.75 foot continuous planter	F
Landscape Type	Trees @ 35' o.c. average	F
Road Edge Treatment	Curb	
Green Infrastructure	Bioswale	F

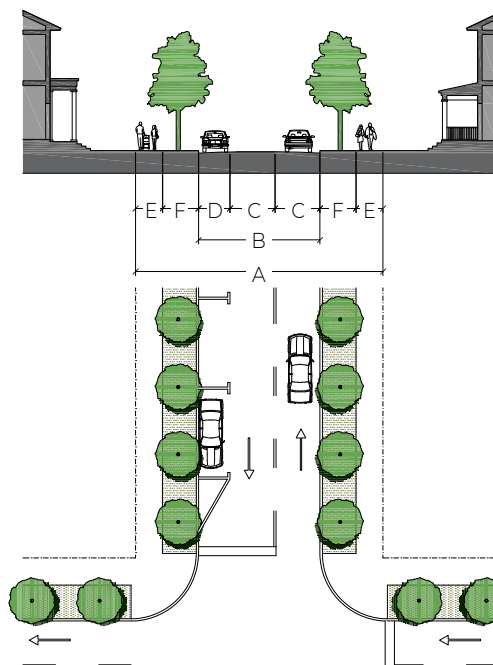
Thoroughfare Type	Neighborhood Collector	
Transect Zone Assignment	T4-R, T3	
Right-of-Way Width	90 feet	A
Pavement Width	44-46 feet	B
Traffic Lanes	Two - 10-11 foot drive lanes	C
Transit	Bus	
Bicycle / Micro-Mobility Facility	Two - 6' Protected Lanes	G
Parking Lanes/Curbside Flex Zone	Both sides @ 7-8 feet marked	D
Sidewalk: Clear & Frontage Zones	6 feet	E
Landscape Zone	9 to 15 foot continuous planter	F
Landscape Type	Trees @ 35' o.c. average	F
Road Edge Treatment	Curb	
Green Infrastructure	Bioswale	F

The Typical Intersections shown in Sec. 6.7 represent possible intersection concepts only and are not fully engineered designs nor do they represent the full range of intersection treatments that may be appropriate.

K. Neighborhood Yield Street



L. Neighborhood Street

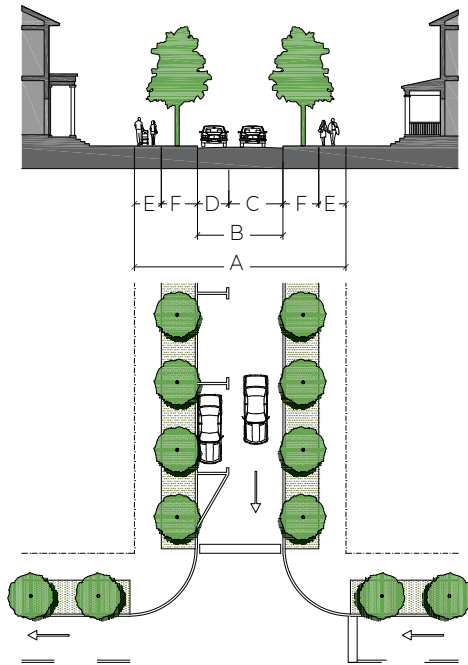


Thoroughfare Type	Neighborhood Yield	
Transect Zone Assignment	T4-R, T3	
Right-of-Way Width	52 - 60 feet	A
Pavement Width	24 feet	B
Traffic Lanes	n/a (Yield Movement)	B
Transit	n/a	
Bicycle / Micro-Mobility Facility	Shared Travel Lanes	B
Parking Lanes/Curbside Flex Zone	Unmarked On-street Parking	B
Sidewalk: Clear & Frontage Zones	6 feet	E
Landscape Zone	8 - 12' wide planting strip	F
Landscape Type	Trees @ 35' o.c. average	F
Road Edge Treatment	Curb or Curbless	
Green Infrastructure	Bioswale	F

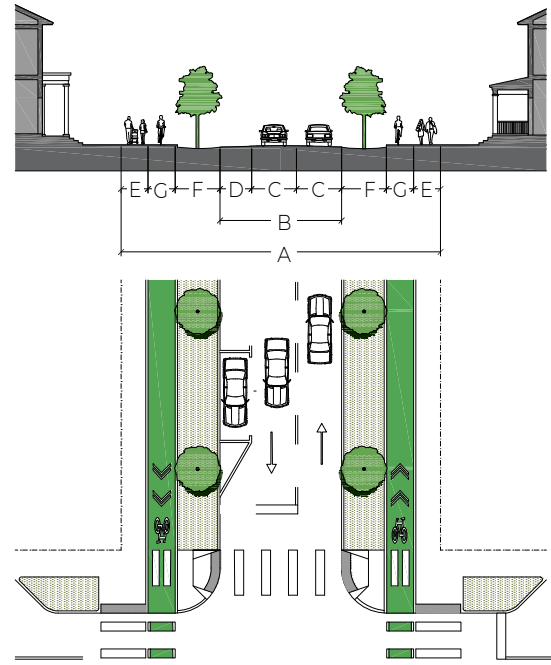
Thoroughfare Type	Neighborhood Street	
Transect Zone Assignment	T4-R, T3	
Right-of-Way Width	55-63 feet	A
Pavement Width	27 feet	B
Traffic Lanes	Two - 10 foot drive lanes	C
Transit	n/a	
Bicycle / Micro-Mobility Facility	Shared Travel Lanes	C
Parking Lanes/Curbside Flex Zone	One side @ 7 feet	D
Sidewalk: Clear & Frontage Zones	6 feet	E
Landscape Zone	8 - 12' wide planting strip	F
Landscape Type	Trees @ 35' o.c. average	F
Road Edge Treatment	Curb or Curbless	
Green Infrastructure	Bioswale	F

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M. Neighborhood One-way Street ➡



N. Neighborhood Bike Street ■ ■ ■

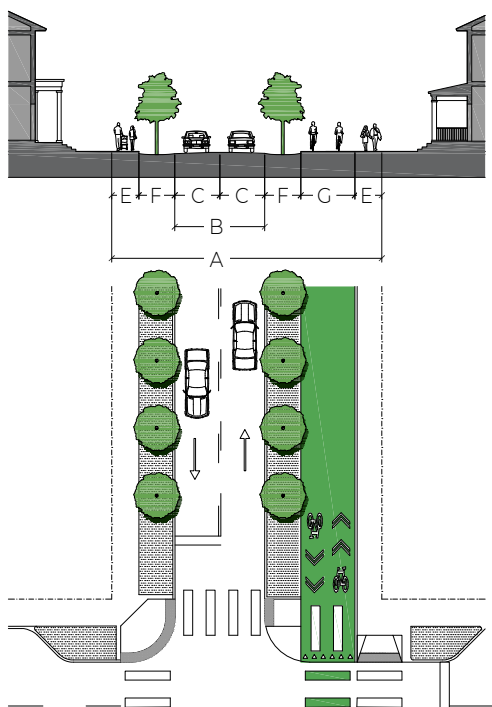


Thoroughfare Type	Neighborhood One-way	
Transect Zone Assignment	T4-R, T3	
Right-of-Way Width	48-56 feet	A
Pavement Width	20 feet	B
Traffic Lanes	One - 12 foot drive lane	C
Transit	n/a	
Bicycle / Micro-Mobility Facility	Shared Travel Lane	C
Parking Lanes/Curbside Flex Zone	One side @ 8 feet	D
Sidewalk: Clear & Frontage Zones	6 feet	E
Landscape Zone	8 - 12' wide planting strip	F
Landscape Type	Trees @ 35' o.c. average	F
Road Edge Treatment	Curb or Curbless	
Green Infrastructure	Bioswale	F

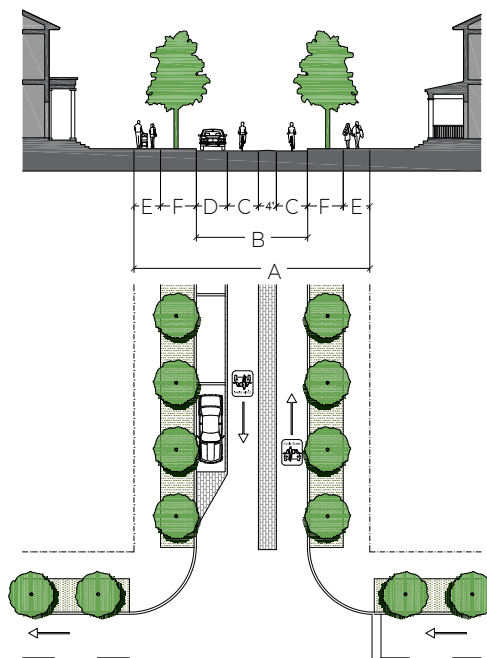
Thoroughfare Type	Neighborhood Bike	
Transect Zone Assignment	T4-R, T3	
Right-of-Way Width	71 feet	A
Pavement Width	27 feet	B
Traffic Lanes	Two - 10 foot drive lanes	C
Transit	n/a	
Bicycle / Micro-Mobility Facility	Two - 6' Protected Lanes	G
Parking Lanes/Curbside Flex Zone	None	
Sidewalk: Clear & Frontage Zones	6 feet	E
Landscape Zone	6' wide planting strips	F
Landscape Type	Trees @ 35' o.c. average	F
Road Edge Treatment	Curb or Curbless	
Green Infrastructure	Bioswale	F

The Typical Intersections shown in Sec. 6.7 represent possible intersection concepts only and are not fully engineered designs nor do they represent the full range of intersection treatments that may be appropriate.

O. Neighborhood Bike Street — — — (Two-Way Track)



P. Fietsstraat ////



Thoroughfare Type	Neighborhood Bike (Two-way Track)	
Transect Zone Assignment	T4-R, T3	
Right-of-Way Width	60 feet min.	A
Pavement Width	20 feet	B
Traffic Lanes	Two - 10 foot drive lanes	C
Transit	n/a	
Bicycle / Micro-Mobility Facility	12 foot min. two-way Cycle Track ¹	C
Parking Lanes/Curbside Flex Zone	None	
Sidewalk: Clear & Frontage Zones	6 feet	E
Landscape Zone	8' min. wide planting strips	F
Landscape Type	Trees @ 35' o.c. average	F
Road Edge Treatment	Curb or Swale	
Green Infrastructure	Bioswale	F

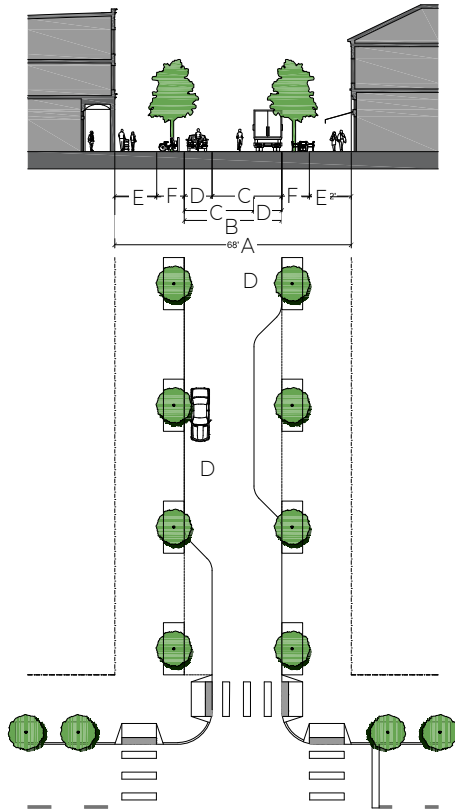
¹ Cycle Track may be located on either side of street

Thoroughfare Type	Fietsstraat	
Transect Zone Assignment	T5, T4-O, T4-R, T3	
Right-of-Way Width	54 feet	A
Pavement Width	26 feet	B
Traffic Lanes	Two - 7 foot shared lanes	C
Transit	n/a	
Bicycle / Micro-Mobility Facility	Shared Lanes	C
Parking Lanes/Curbside Flex Zone	One side @ 8 feet marked	D
Sidewalk: Clear & Frontage Zones	6 feet	E
Landscape Zone	8' wide planting strips	F
Landscape Type	Trees @ 35' o.c. average	F
Road Edge Treatment	Curbless	
Green Infrastructure	Bioswale	F
	Pervious Pavers	D

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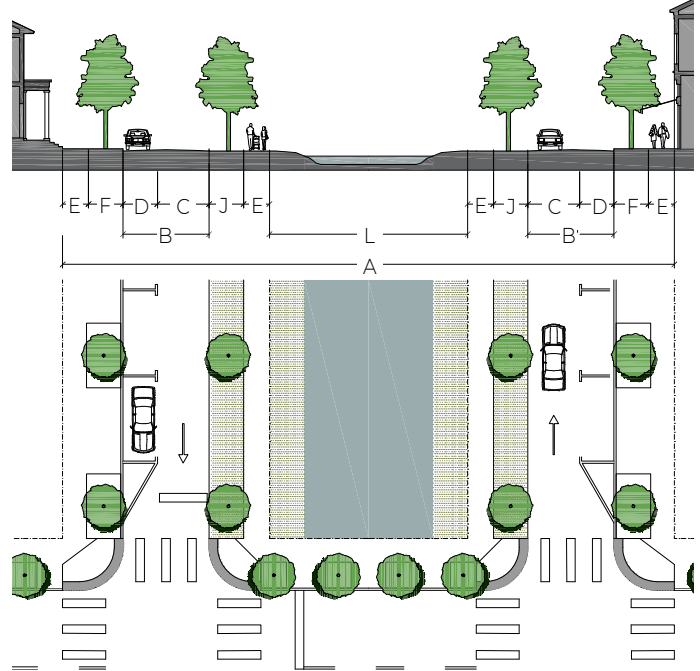
Q. Woonerf



Thoroughfare Type	Woonerf	
Transect Zone Assignment	ALL	
Right-of-Way Width	48-68 feet	A
Pavement Width	28 feet	B
Traffic Lanes	20 feet of Shared Street	C
Transit	n/a	
Bicycle / Micro-Mobility Facility	20 feet of Shared Street	C
Parking Lanes/Curbside Flex Zone ¹	8 feet wide (alternating sides); 40 feet long Typ.	D
Sidewalk: Clear & Frontage Zones	6-12 feet	E
Landscape Zone - Sidewalk	4-8 foot Tree Wells with Soil Cell Support	F
Landscape Type	Trees @ 35' o.c. average	F
	Grasses, Shrubs, Trees	D
Road Edge Treatment	Curbless	
Green Infrastructure	Bioswale	F
	Pervious Pavers	A

¹ May also be additional landscape or seating area

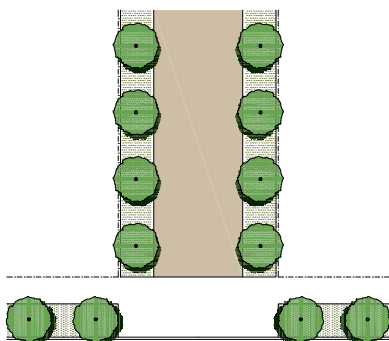
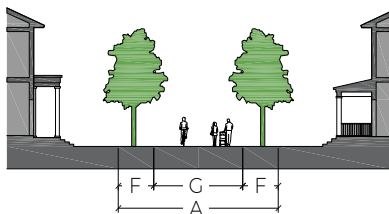
R. Canal Street



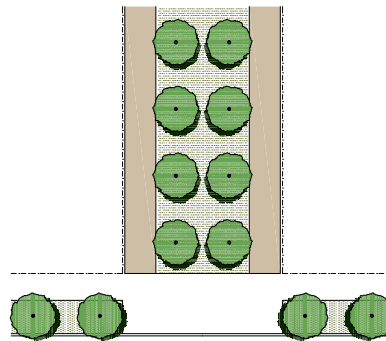
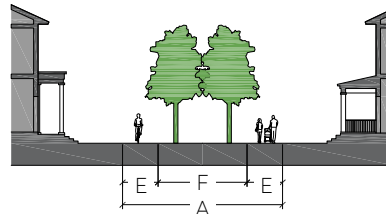
Thoroughfare Type	Canal	
Transect Zone Assignment	ALL	
Right-of-Way Width	140 feet minimum	A
Pavement Width	Two sides - 19 feet	B
Traffic Lanes	Two lanes - 12 foot lanes	C
Transit	n/a	
Bicycle / Micro-Mobility Facility	Shared Travel Lanes	C
Parking Lanes/Curbside Flex Zone	One side @ 8 feet marked	D
Sidewalk: Clear & Frontage Zones	6 feet ¹	E
Landscape Zone - Sidewalk	8' wide x 15' Tree Wells or 8' wide planting strips	F
	8' wide planting strips	J
Landscape Type	Trees @ 35' o.c. average	F
Road Edge Treatment	Curb or swale	F/J
Green Infrastructure	Bioswale, Tree Box Filter	F
	Bioswale	J
	Canal, Rain Garden	L
Green Median / Canal	Minimum 44 feet	L

¹ Sidewalks along canal are optional

S. Trail Street



T. Green Street

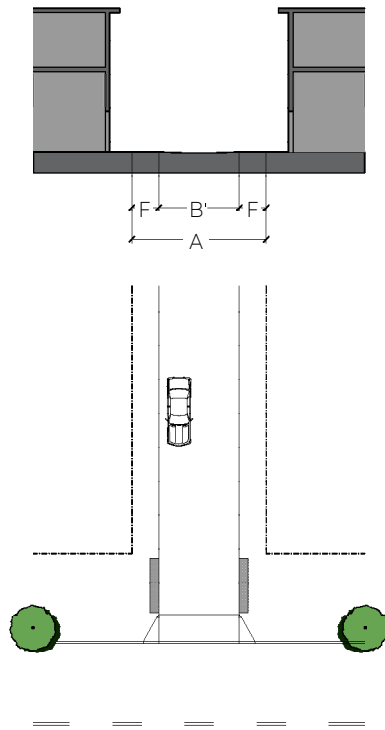


Thoroughfare Type	Trail Street	
Transect Zone Assignment	ALL	
Right-of-Way Width	36 feet min.	A
Pavement Width	n/a	
Traffic Lanes	n/a	
Transit	n/a	
Bicycle / Micro-Mobility Facility	20 feet min. Shared-Use Path	G
Parking Lanes/Curbside Flex Zone	n/a	
Sidewalk: Clear & Frontage Zones	20 feet min. Shared-Use Path	G
Landscape Zone	8' wide planting strips	F
Landscape Type	Trees @ 35' o.c. average	F
Road Edge Treatment	n/a	
Green Infrastructure	Bioswale	F

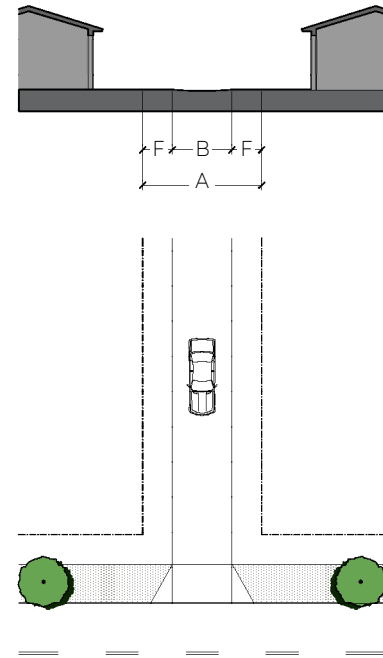
Thoroughfare Type	Green Street	
Transect Zone Assignment	ALL	
Right-of-Way Width	36 feet min.	A
Pavement Width	n/a	
Traffic Lanes	n/a	
Transit	n/a	
Bicycle / Micro-Mobility Facility	n/a	
Parking Lanes/Curbside Flex Zone	n/a	
Sidewalk: Clear & Frontage Zones	6 feet min.	E
Landscape Zone	24' min.	F
Landscape Type	Trees @ 35' o.c. average	F
Road Edge Treatment	n/a	
Green Infrastructure	Rain Garden	F

The Typical Intersections shown in Sec. 6.7 represent possible intersection concepts only and are not fully engineered designs nor do they represent the full range of intersection treatments that may be appropriate.

U. Alley



V. Rear Lane



Thoroughfare Type	Alley	
Transect Zone Assignment	T4-R, T4-O, T5	
Right-of-Way Width	24 feet	A
Pavement Width	18-20 feet	B
Traffic Lanes	n/a (Slow Movement)	B
Transit	n/a	
Bicycle / Micro-Mobility Facility	n/a (Slow Movement)	B
Parking Lanes/Curbside Flex Zone	n/a	
Sidewalk: Clear & Frontage Zones	n/a	
Landscape Zone	2-3 feet for utilities and services	F
Landscape Type	None	F
Road Edge Treatment	Inverted Crown	
Green Infrastructure	n/a	

Thoroughfare Type	Rear Lane	
Transect Zone Assignment	T4-R, T3	
Right-of-Way Width	20 feet	A
Pavement Width	12 feet	B
Traffic Lanes	n/a (Yield Movement)	B
Transit	n/a	
Bicycle / Micro-Mobility Facility	n/a (Slow Movement)	B
Parking Lanes/Curbside Flex Zone	n/a	
Sidewalk: Clear & Frontage Zones	n/a	
Landscape Zone	4 feet for utilities and services	F
Landscape Type	None	F
Road Edge Treatment	n/a	
Green Infrastructure	Pervious Pavement	

The Typical Intersections shown in Sec. 6.7 represent possible intersection concepts only and are not fully engineered designs nor do they represent the full range of intersection treatments that may be appropriate.

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DIVISION 7:

DEVELOPMENT REVIEW PROCEDURES



SECTION 7.1 PURPOSE

- A. The purpose of this division is to provide development review procedures which implement the FBC.
- B. The development review process established in this Division is applicable to all proposed development activity within the Mullan FBC Area.
- C. No development, including clearing, excavation of soil, or alteration of vegetation, shall be commenced or undertaken in the Mullan FBC Area that is inconsistent with the FBC. It shall at all times be the applicant's responsibility to demonstrate consistency with the goals, objectives, policies and provisions of the FBC.

SECTION 7.2 APPLICABILITY

- A. Development can be reviewed either by Missoula County or the City of Missoula. The Approval Authority must be determined prior to the submission of an application. Once the Approval Authority is determined, changing the Approval Authority would require the submission of a new application. The following conditions determine the applicable Approval Authority:
 - 1. Development requiring public water and/or public sewer as defined by 75-6-102 Montana Code Annotated requires annexation into the city of Missoula and the city shall be the Approval Authority; or,
 - 2. Development that does not require public water or public sewer as defined by 75-6-102 Montana Code Annotated can be reviewed by Missoula County if there are no other services requirements requiring annexation.
- B. Development requiring the division of land shall also be reviewed in accordance with the subdivision regulations adopted by the applicable Approval Authority in addition to the process within this FBC. When standards in the subdivision regulations directly conflict with the standards in this FBC, the standards in the FBC shall apply.
- C. An applicant may utilize approved exemptions from subdivision review for a Master or Final Site Plan, or a portion thereof, so long as the development complies with the regulations of this FBC.

SECTION 7.3 NEIGHBORHOOD UNIT PLAN

- A. The Neighborhood Unit Plan in Figure 2-1 is regulatory and sets development standards for each Neighborhood Unit.

SECTION 7.4 MASTER AND FINAL SITE PLANS REQUIRED

- A.** All development within the Mullan FBC Area requires Master Site Plan and Final Site Plan approval.
- B.** For development requiring subdivision approval, Preliminary plat review shall occur congruent with the Master Site Plan review, and Final Plat review shall occur congruent with Final Site Plan review.
- C.** Rezoning from Neighborhood Unit to Transect Zone(s) shall occur congruent with Master Site Plan review.
- D.** Issuance of a Development Order for a Master Site Plan shall authorize the applicant to submit the Final Site Plan(s) in accordance with the terms and conditions of the Master Site Plan, including the timetable of development. Issuance of a Development Order for a Master Site Plan shall not constitute approval to build Structures and is not the final approval necessary for construction of the development.
- E.** Issuance of a Development Order for a Final Site Plan shall authorize the applicant to receive Final Plat approval and to submit Lot Site Plans or building permit applications in accordance with the terms and conditions of the approval. Permission to initiate construction of building permits shall not be issued until all required documents are executed and all applicable conditions of approval satisfied.
- F.** All Master, Final, and Lot Site Plans submitted to the Approval Authority shall be in compliance with FBC requirements.

SECTION 7.5 MASTER SITE PLANS

- A.** The land area encompassed by a Master Site Plan shall:
 - 1.** Encompass a portion of a Neighborhood Unit that the property owner controls, be in compliance with all other neighborhood development standards pursuant to Table 2-1 Neighborhood Unit Type Standards, and meet the intent of the regulating plan and block structure as illustrated within Figure 2-3 Example Regulating Plan; and,
 - 2.** For development that is proposed to be annexed into the City of Missoula, the Master Site Plan shall encompass the entire property that is being considered for annexation.
- B.** The following documents must be submitted by the applicant to the Approval Authority for review and approval:
 - 1.** Illustrative plan that is “to scale” and clearly illustrates a neighborhood structure, a network of streets and blocks, the location of lots, and the reservation of lots for Civic buildings and Open Space;
 - 2.** Regulating plan showing the lot, block, and street network and allocation of Transect Zones;
 - 3.** Street atlas showing the Street Thoroughfare locations and Street Types;
 - 4.** Conceptual stormwater management plan or stormwater information required for the division of land in accordance with the Approval Authority’s subdivision regulations;
 - 5.** Overall development program including number of dwelling units;
 - 6.** Illustrations that depict the proposed scale and character of the development of the area;
 - 7.** If a division of land is to occur, the submittal must include an application for the division of land (which may include a Preliminary Plat) and all supporting materials according to the Approval Authority’s subdivision regulations; and,
 - 8.** Description of impact to agricultural land and any mitigation plan to address loss of agricultural land.

- C.** These documents must clearly:
1. Identify any natural resources with OS or other Transect Zones that are to be protected through easement or other means;
 2. Establish a maximum allowable development program; and,
 3. Meet all other Neighborhood requirements as established in Divisions 2, 3, and 5 of this FBC.
- D.** Applications for approval of Master Site Plans shall be subject to the following:
1. The application shall be filed with the Approval Authority Administrator by the applicant or applicant's authorized representative.
 2. Applications shall be received by the Approval Authority for processing on any working day.
 3. Proof of ownership is required.
 4. The application shall be submitted in a form approved by the Approval Authority Administrator and made available to the public. At a minimum, it shall include sufficiently detailed and documented information for staff to make the required findings of compliance. All applications shall include a checklist specific to Master Site Plan applications, submitted in accordance with this FBC.
 5. Each application shall be accompanied by the application fee as established by resolution of the Approval Authority's Board of Commissioners or City Council.
 6. If the division of land is required:
 - a. The application must also include all materials and fees established according to the Approval Authority's fee schedule and subdivision regulations.
 - b. If applicable, the Preliminary Plat will be reviewed through the Approval Authority's subdivision regulations.
- E.** If a Master Site Plan application approval requires changes to the Neighborhood Unit Plan, the applicant shall address such changes within the application materials submitted with the Master Site Plan application. The change to the Neighborhood Unit Plan shall require approval of an amendment by the Approval Authority's Board of Commissioners or City Council, unless the change qualifies as a Exception.
- F.** Applications deemed incomplete will be returned to the applicant with a letter outlining the deficiencies that need to be addressed for review.
- G.** The Approval Authority Administrator shall prepare a staff report within 60 working days of receipt of a complete application which addresses all of the requirements of the FBC.
- H.** Upon a finding of noncompliance, a resubmittal of requested materials shall be made within 30 working days of the issuance of the staff report. If the applicant fails to meet the resubmittal deadline, the application shall be terminated, unless the applicant gives notice that an elective resubmittal will be made. The elective resubmittal shall be made within 90 days from the date the prior resubmittal was due, and shall include the resubmittal fee established by resolution of the Approval Authority's Board of Commissioners or City Council. All documents that have expired must be updated by the applicant. Upon receipt of the resubmittal, staff will have 20 working days to review and provide comments. Minor adjustments to plans and application materials that do not require full staff review may be amended prior to the Approval Authority's Board of Commissioners or City Council hearing at the discretion of the Approval Authority's Administrator.
- I.** Upon findings of compliance with the FBC, the development application shall be scheduled for a public hearing with the Missoula Consolidated Planning Board and subsequently for consideration by the Approval Authority's Board of Commissioners or City Council at a public hearing.

SECTION 7.6 FINAL SITE PLANS

- J.** Once a Master Site Plan has been approved by the governing body, the applicant may submit an application for Final Site Plan. No Final Site Plan may be approved without approval of the corresponding Master Site Plan.
- K.** An approved Master Site Plan is valid for ten (10) years or according to the subdivision's approval if applicable.
- L.** If the development proposes a Subdivision, timelines for review and procedural steps established in '76-3-604 MCA and the Approval Authority's subdivision regulations shall apply and supersede the timelines in steps F-K above.
- M.** Rezoning of the Lots within the Final Site Plan from Neighborhood Unit Type to Transect Zone(s) shall be contingent upon Master Site Plan approval.
- A.** A Final Site Plan application shall contain a minimum area that is two block faces across a right-of-way or public space, or similar acreage that results in a complete place.
- B.** If the development involves a subdivision, the Final Site Plan must correspond to the proposed Final Plat and approved phasing plan.
- C.** The Final Site Plan may include minor changes from the Master Site Plan as defined in Section 7.9.F.3.
- D.** The following documents must be submitted by the applicant or applicant's authorized representative to the Approval Authority for review and approval:
 - 1.** Illustrative plan that is "to scale" and clearly illustrates a network of streets and blocks, the location of lots, and the reservation of lots for Civic buildings and Open Space;
 - 2.** Regulating Plan showing the Transect Zones, lot, block and street network;
 - 3.** Street types;
 - 4.** Detailed stormwater management plan;
 - 5.** Development program and percentages of total neighborhood program; and,
 - 6.** If a division of land is to occur, the submittal must include an application for Final Plat for the applicable phase and all supporting materials according to the Approval Authority's subdivision regulations.
- E.** Applications for approval of Final Site Plans shall be subject to the following:
 - 1.** The application shall be filed with the Approval Authority Administrator by the applicant or applicant's authorized representative.
 - 2.** Applications shall be received by the Approval Authority for processing on any working day.
 - 3.** Proof of ownership is required.

4. The application shall be submitted in a form approved by the Approval Authority Administrator and made available to the public. At a minimum, it shall include sufficiently detailed and documented information for staff to make the required findings of compliance. All applications shall include a checklist specific to Final Site Plan applications, submitted in accordance with this FBC.
5. Each application shall be accompanied by the application fee as established by resolution of the Approval Authority's Board of Commissioners or City Council.
6. If the development includes a Final Plat:
 - a. the application must also include all materials and fees established according to the Approval Authority's fee schedule and subdivision regulations.
- F. Applications deemed incomplete will be returned to the applicant with a letter outlining the deficiencies that need to be addressed for review. Applications found complete will be transmitted to development review staff.
- G. The Approval Authority Administrator shall prepare a staff report within 15 working days of transmittal which addresses all of the requirements of the FBC.
- H. Upon a finding of non-compliance, the applicant will have 30 working days to re-submit appropriate application materials addressing staff comments. If the applicant fails to meet the resubmittal deadline, the application shall be terminated, unless the applicant gives notice that an elective resubmittal will be made. The elective resubmittal shall be made within 90 days from the date the prior resubmittal was due, and shall include the resubmittal fee established by resolution of the Approval Authority's Board of Commissioners or City Council. All documents that have expired must be updated by the applicant.
- I. Upon findings of compliance with the FBC, the development application shall be scheduled for a public hearing with the Approval Authority's Board of Commissioners or City Council.
- J. Upon a finding of compliance with the FBC, the Approval Authority Administrator shall issue a development order approving the Final Site Plan and listing all conditions of approval for site development. A post submittal requirement letter along with the development order shall be issued to the applicant within 5 working days.
- K. The Final Plat approval process shall be in accordance with the Approval Authority's LDRs.
- L. A Final Site Plan approval is valid for five (5) years and all infrastructure and horizontal development authorized by a Final Site Plan development order shall be completed within five (5) years. Timetable amendments shall be obtained according to Approval Authority regulations. Where the development order includes a subdivision of lots for individual resale, this mandatory timetable shall not apply to the development of approved uses on individual lots.
- M. Parks, Streets and other Public Facilities shall be dedicated to the Approval Authority jurisdiction (City or County) within five (5) years.
- N. If the development includes a final plat, timelines for review and procedural steps established in 76-3-611 MCA, or 76-3-617 MCA if a phased subdivision, and the Approval Authority's subdivision regulations shall apply superseding steps E-K above.

SECTION 7.7 LOT SITE PLAN APPROVAL

- A. Lot Site Plan approval is reserved for Lots that are within an approved Final Site Plan. The development of individual Lots must be consistent with the approved uses on the approved Final Site Plan, the Regulating Plan, and shall conform to Divisions 2 through 6 of this FBC.
- B. If the Master and/or Final Site Plan included a division of land, no Lot Site Plan shall be approved until a Plat, or its equivalent, consistent with the approved Final Site Plan has been recorded.
- C. Lot Site Plan approval for Civic Buildings shall require the approval of the Civic Building design by the Approval Authority and/or designated Board with review by development review staff.
- D. Lot Site Plan approval includes the building permit process of the respective Approval Authority and shall follow all applicable Building Permit procedures of the Approval Authority, including Zoning Compliance Permits.
- E. Lot Site Plan approval results in the issuance of all necessary building permits.

SECTION 7.8 POST FINAL SITE PLAN APPROVAL

- A. After a development order has been issued by the Approval Authority for the Final Site Plan, the applicant will have an agreed upon adequate number of working days to submit all items listed in the post approval letter. Upon the determination that all requirements are met, including the issuance of any required state and federal agency permits, the Approval Authority will schedule a pre-construction meeting, if applicable. After a pre-construction meeting has taken place, construction is permitted consistent with the approved development order.

SECTION 7.9 WARRANTS, EXCEPTIONS, AND AMENDMENTS

- A. This section provides a mechanism by which a proposed development may vary from the strict requirements of Divisions 2 through 6 of this FBC. This section also provides for amendment of approved Master Site Plans and Final Site Plans. Lastly, this section addresses amendments to this FBC. The intent of this section is to provide flexibility for unusual situations and to provide alternative ways to meet the purposes of this FBC, while ensuring that the FBC realizes the vision sought by the community for the Mullan Traditional Neighborhood area.
- B. Any proposed variation from the requirements of this FBC shall be reviewed by the Approval Authority Administrator. If the proposed development is consistent with the intended purpose of this FBC the Administrator may:
 - 1. Issue a Warrant allowing a variation from the requirements of Divisions 2 through 6 of this FBC; or
 - 2. Recommend that the Approval Authority's Board of Adjustment approve an Exception allowing a variation from the requirements of Divisions 2 through 6 of this FBC; or
 - 3. Recommend that the FBC be amended, pursuant to the Approval Authority's Zoning Amendment regulations.
- C. Warrants may be approved by the Approval Authority Administrator following the Approval Authority's Administrative Adjustment procedures, including appeals process, for the following:
 - 1. The allowance of a use in Table 3-3 Permitted Uses requiring a Warrant, upon a finding that the use is not likely to generate harmful impacts or create incompatibilities with other surrounding uses.
 - a. The allowance of a use not listed in Table 3-3 Permitted Uses shall follow the Approval Authority's Conditional Use process and regulations.
- D. Exceptions for proposed Master or Final Site Plans may be approved by the Approval Authority's Board of Adjustments and follow all applicable variance procedures. Exceptions may be approved for the following:

1. For Master Site Plans Only: Variation of up to 10% change in criteria found in Table 2-1 for allocation of Transect Zones, except for the required Open Space.
2. Modifications of a requirement of Divisions 2 through 6 of this FBC to accommodate circumstances such as natural features, access requirements related to fire and life safety, and site designs that demonstrate excellent urban design or architectural merit in accordance with the intent of this Code and the vision of the Mullan Area Master Plan.
 - a. An Exemption cannot adjust the Transect Zone(s) of a Final Site Plan.

E. Amendments to FBC

1. Unless a proposed change qualifies as a Warrant or an Exception, changes to the provisions of the FBC and the Neighborhood Unit Plan shall require consideration by the Approval Authority's Board of Commissioners or City Council and follow the Approval Authority's Zoning Amendment regulations and procedures.

F. Changes to Approved Site Plans

1. The Approval Authority Administrator may approve minor or technical changes to approved Master Site Plans in accordance with the underlying LDRs, following the Approval Authority's Administrative Adjustment procedures, including appeals process.
2. A proposed Amendment of a Master Site Plan that does not qualify as a minor or technical change shall require the approval of the Approval Authority's Board of Commissioners or City Council.
3. Minor or technical changes for a Master or Final Site Plan at a minimum shall:
 - a. Comply with the standards of this FBC, including Tables 2-1 and 3-1 and may include;
 - b. Not require changes to permits from outside agencies; and,
 - c. Not modify the Transect Zone(s).

4. The Approval Authority Administrator may approve minor or technical changes to Final Site Plans in accordance with the underlying LDRs, following the Approval Authority's Administrative Adjustment procedures, including appeals process. All other variations to approved Final Site Plans shall require review pursuant to Section 7.6.
 5. Appeals for variations to Approved Site Plans shall follow the Approval Authority's appeal process.
- G.** An application for a Warrant, Exception, or amendment shall be submitted on a form approved by the Approval Authority Administrator and made available to the public. Each application shall be accompanied by the application fee established by resolution of the Approval Authority's Board of Commissioners or City Council.
- H.** The Approval Authority shall keep a record of all Warrants and Exceptions granted.
- I.** Warrants and Exceptions shall not be issued for the following:
1. Parking locations;
 2. Building height;
 3. Protection of natural areas, native habitat, and listed species;
 4. Block Size;
 5. Residential Density; or,
 6. Open Space requirements.

SECTION 7.10 INSPECTION

- A.** Any member of the Approval Authority's Board of Commissioners or City Council and any duly authorized representative of the Approval Authority's Board of Commissioners or City Council, such as, but not limited to, staff of the Building Department or Public Works Department, may enter and inspect any parcel of land for which a development approval or permit has been issued, or where there is a reasonable cause to believe that a development activity is being carried out, for the purpose of ascertaining the state of compliance with the FBC. The interiors of buildings shall not be subject to such inspections unless related to the enforcement of the building code. No person shall refuse immediate entry or access to any authorized representative of the Approval Authority's Board of Commissioners or City Council or one of the specified agencies who requests entry for the purpose of inspection and who presents appropriate credentials. No person shall obstruct, hamper or interfere with any such inspection. If requested, the owner or operator of the premises shall receive a report setting forth the facts and results of the compliance determination.

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DIVISION 8:

GLOSSARY OF TERMS

SECTION 8.1 DEFINITIONS

A

Accessory Building: A building that is subordinate in to the Principal Use and Building on the Lot, the use of which is customarily incidental to that of the Principal Building and Use.

Accessory Dwelling Unit (ADU): Also referred to as accessory apartments, second units, or granny flats - are additional living quarters on single-family lots that are independent of the primary dwelling unit. The separate living spaces are equipped with kitchen and bathroom facilities, and can be either attached or detached from the Principal Building.

Agricultural Uses: Commercial, semi-commercial, private, or community farming. This includes peri-urban agriculture, incubator farms, community supported agriculture, and community gardens.

Alley: A public right-of-way that affords a means of access to abutting property, generally secondary in nature.

Approval Authority: The Mullan Traditional Neighborhood Area has land that is incorporated into the City of Missoula as well as areas that are under the jurisdiction of the County. The Approval Authority is either the County of Missoula or the City of Missoula depending on if the land has been incorporated into the city yet.

Arcade: A Gallery which has Habitable space on the second story.

Attic: The interior part of a building contained within a pitched roof structure.

Awning: A roof-like structure of rigid material or fabric or similar non-rigid material attached to a rigid frame that is supported completely or partially by either an exterior building wall or wall exterior to an individual tenant space.

B

Balcony: An open habitable portion of an upper floor extending beyond a building's exterior wall that is not supported from below by vertical columns or piers but is instead supported by either a cantilever or brackets. An accessory area to a Dwelling, with one or more sides permanently open to the exterior except for a railing or parapet not exceeding four feet in height.

Best Management Practice (BMP): Products, techniques, or methods that have been shown to be the most reliable and effective way to minimize adverse impacts on natural resources, such as stormwater quality.

Bioswale: A linear landscape feature used to slow, collect, infiltrate, and filter stormwater that is vegetated with plants that can withstand moisture regimes ranging from flooded to dry that are designed to manage a specified amount of runoff from a large impervious area, such as a parking lot or roadway. A bioswale can accommodate larger quantities of stormwater and is deeper than a rain garden and is often greater in length than width.

Block: The aggregate of private Lots, Passages, and Alleys, circumscribed by Streets.

Building Height: The vertical extent of a building measured in stories, not including a raised basement, Attic, or parking below the First Floor.

Buildings of Value: Any building or Structure included on or potentially eligible for inclusion on a state, local or national historic register as determined by the Historic Preservation Office (HPO) and Historic Preservation Commission (HPC).

Build-to-Zone (BTZ): The range of allowable distances from the front property line along which the principal vertical plane of the building's primary façade shall be built in order to create a moderately uniform line of buildings along the street.

C

Canopy: A permanent roof-like shelter constructed of some durable material such as metal, glass, plastic or weather-resistant fabric that may be free standing or attached to a building.

Civic Building: A building designed specifically for a Civic Use.

Civic Use: A use that is open to the public at least some of the time and provides a focal point for community interaction and fosters citizen participation in civic activities, including churches, temples, synagogues, mosques, and other religious facilities; lodges; college or university facilities; exhibition halls and art galleries; grade schools; library; meeting halls; museum or similar facilities; performance theaters; post office; fire house; public administration offices; trade or specialty school facilities; or similar uses.

Commercial Use: Includes uses that provide a business service or involve the selling, leasing or renting of merchandise to the general public.

Community Garden: Land used for vegetable, fruit or flower gardening by individuals or groups who may or may not own or lease the subject land.

Cornice: Projecting horizontal decorative molding along the top of a wall or building.

D

Development Order: Any written document granting, denying or granting with conditions an application for a Master Site Plan or Final Site Plan.

Diameter-at-Breast Height (DBH): Tree trunk diameter measured at a height of 4.5 feet above grade level at the base of the tree.

E

Encroachment: A structural or architectural element that breaks the plane of a vertical or horizontal regulatory limit extending into a Setback, into the Public Frontage, or into the Right-of-Way.

Exception: A modification which permits a practice that is not consistent with a provision of the Mullan FBC, but is consistent with the intent, as determined by the Approval Authority Administrator. Exceptions may be approved by the Approval Authority's Board of Adjustments and follow all applicable variance procedures.

Expression Line: A horizontal line, expressed by a material change or by a continuous projection not less than two inches nor more than one foot deep.

Extended Approach and Departure Areas (EADA): Designated areas by the Missoula International Airport, based on an analysis of crash data, where there is an increased concern over safety and noise. Uses that attract gatherings of large groups of people and places of public assembly are not recommended. Residential uses should be limited in such areas.

F

Façade: All the wall planes of a building seen from one side or view.

Façade Transparency: The amount of transparent window glass or other openings in the Façade of a building, relative to the overall surface area of the façade.

Final Site Plan: A development plan authorizing construction and development within an approved Master Site Plan in the Mullan FBC.

Forecourt: a Private Frontage wherein a portion of the Façade is close to the Frontage Line and the central portion is set back.

Front Façade: (Syn: Primary Façade)

Frontage: The area between a building Façade and the vehicular lanes or pedestrian-only Street, inclusive of its built and planted components.

Frontage Line: A Lot Line abutting a Street Right-of-Way.

Frontage Buildout: The minimum percentage of the lot width which must be occupied by building façade within the Build-To-Zone. For example, a property which is 100 feet wide with a Frontage Buildout of 60% would require that at least 60 feet of façade length be maintained in the Build-to-Zone. Any additional length of front façade would be allowed to step back further from the Build-to-Zone, if desired. The intent of this requirement is to encourage development to maximize their front façade exposure along the Street or Civic Open Space.

Frontage Elements: The structural and architectural elements which extend outward from the Façade of a building along Frontages, including awnings, canopies, galleries, porches and stoops, and which do not count as an extension of the Façade itself for the purposes of measuring setbacks and build-to-zone.

G

Gallery: A covered passage that is open at one side, such as a portico or a colonnade. More specifically, it is a narrow balcony or platform running the length of a wall.

Garden Wall: A wall no greater than 48" in height that defines the Frontage Line and/or the perimeter of a property, dividing private areas from streets, rear lanes, or adjacent lots.

Gas Station: A commercial enterprise established for the purpose of retail sale or supply to motor vehicles of fuel, lubrication, minor repairs to tires, minor accessories, and including the customary space and facilities for the installation of such commodities on or in vehicles, but not including space or facilities for storage, painting, repair, refinishing, body work, extensive mechanical work on or other servicing of motor vehicles.

Ground Cover: Low-growing plants other than turf grass or deciduous varieties, generally reaching a maximum height of not more than 24 inches at maturity, installed to form a continuous cover over the ground.

H

Habitable Space: Space in a structure for living, sleeping, eating or cooking. Habitable space excludes parking garages, self-service storage facilities, warehouses, display windows separated from retail activity, bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas.

Home Occupation: An accessory use of a dwelling unit for business or Commercial purposes. Home occupations are subject to the standards of 20.45.050.

Hostel: An establishment, other than a bed and breakfast or hotel/motel use, that provides dormitory sleeping accommodations or shared guest rooms as low-cost public travel accommodations to recreational travelers. Hostels typically have shared kitchen and sanitary facilities for use by transient guests.

L

Land Development Regulations (LDRs): Ordinances enacted by governing bodies for the regulation of any aspect of development including, but not limited to, any local government zoning, rezoning, subdivision, building construction, or sign regulations controlling the development of land.

Liner Building: A building specifically designed to mask a parking lot or a parking garage from a Frontage.

Live-Make Unit: Buildings or structures used jointly for Artisan Manufacturing, Production and Industrial, commercial, and residential purposes where the residential use of the space is secondary or accessory to the primary place of work. The manufacturing and commercial functions may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity or industry.

Live-Work Unit: Buildings or structures used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary place of work. The commercial function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity or industry.

Lot: A contiguous area of land with defined boundaries under common ownership created by subdivision, subdivision exemption or their legal equivalent.

Lot Coverage: The portion of a Lot, expressed as a percentage, which may be occupied by a Principal Building and Accessory Buildings, as well as sidewalks, patios, pools, parking and loading areas, driveways, and other impermeable or man-made surfaces. Pervious Paving does not count towards Lot Coverage. Accessory Dwelling Units (ADUs) count towards Lot Coverage measured with a 50% reduction.

Lot Depth: The mean horizontal distance measured from the Front Lot Line to the Rear Lot Line.

Lot Line: The lines abounding a Lot.

Lot Line, Front: The Lot Line dividing a Lot from a Street Right-of-Way. On a corner lot only one Lot Line shall be considered as a front lot line, where it is the Lot Line along the higher priority street on the street hierarchy.

Lot Line, Rear: The Lot Line that is most distant from and is most parallel to the Front Lot Line.

Lot Line, Side: Any Lot Line which is not a Front Lot Line or Rear Lot Line.

Lot Site Plan: A plan developed for the construction on an individual parcel within a platted subdivision within the Mullan FBC.

Lot Width: The length of the Primary Frontage Line of a Lot.

M

Manufacturing, Production and Industrial, Artisan:

On-site production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment in a completely enclosed building with no outdoor operations or storage, and occupying no more than 3,500 square feet of gross floor area. Typical uses include woodworking and cabinet shops, ceramic studios, jewelry manufacturing, food manufacturing, and similar types of arts and crafts or very small-scale manufacturing uses that have no negative external impacts on surrounding properties.

Manufacturing, Production and Industrial, Limited:

Manufacturing of finished parts or products, primarily from previously prepared materials. Typical uses include: catering establishments, printing and related support activities; machinery manufacturing; food manufacturing; computer and electronic product manufacturing/assembly; electrical equipment, appliance, component manufacturing/assembly; furniture and related product manufacturing/assembly; and other manufacturing and production establishments that typically have very few, if any, negative external impacts on surrounding properties. Also includes Artisan Manufacturing/Production type uses that do not comply with the enclosed building, floor area and/or outside operations/storage criteria that apply to Artisan Manufacturing/Production uses.

Marquee: A permanently roofed architectural projection whose sides are vertical. Marquees are intended for the display of signs and are supported entirely from an exterior wall of a building.

Master Site Plan: A governing body approved plan depicting the proposed development within the Mullan FBC Area.

Microbrewery/Microdistillery: A brewery (for malt beverages) that has an annual nation-wide production of not less than 100 barrels or more than 10,000 barrels. A distillery that produces 25,000 proof gallons or less of liquor annually in accordance with MCA §§ 16-4-310 through 16-4-312.

O

Open Space: Any land that is provided or preserved for: (a) park or recreational purposes; (b) conservation of land or other natural resources; or (c) historic or scenic purposes.

P

Pedestrian Shed: An area defined by the average distance that may be traversed at an easy walking pace from its edge to its center. This distance is applied to determine the size of a neighborhood or extent of a community. Pedestrian Sheds are oriented toward a central Common Destination. A standard Pedestrian Shed has an average ¼ mile or 1,320-foot radius, which is about the distance of a five minute walk at a leisurely pace.

Pervious Paving: Paving material that permits water to infiltrate into the ground.

Place of Worship: Any structure, used on a regular basis by a group of persons who assemble for religious worship, including, but not limited to, a church, synagogue, mosque, or temple.

Playground: A Civic Open Space designed and equipped for children's recreation.

Porch: An open air element of a building with a raised floor and a roof covering the floor that is supported by columns, posts, or piers. A porch may be located on more than one story.

Primary Civic Open Space: The main outdoor gathering place for a community. It is often, but not always, associated with an important Civic Building.

Primary Façade: The façade of a building that faces the street. In the case of a corner lot, it is the façade along the higher priority street on the street hierarchy.

Primary Frontage: The Frontage along the Primary Frontage Line.

Primary Frontage Line: (Syn: Front Lot Line)

Principal Building: A building or combination of buildings of chief importance or function on a Lot. In general, the principal use is carried out in a principal building.

Principal Entrance: The main point of access for pedestrians into a building.

Property Line: (Syn: Lot Line)

Public Frontage: The area between the Vehicular Lanes and the Frontage Line.

Public Realm: The physical and social domain of the public that is held in common either by their physical presence or by visual association. This includes, but is not limited to Plazas, Squares, Parks, Thoroughfares, Public Frontages, Private Frontages, Civic Buildings and Civic Open Spaces.

R

Rain Garden: A small or residential landscape feature with a slight depression used to slow, collect, infiltrate, and filter stormwater that is vegetated with plants that can withstand moisture regimes ranging from flooded to dry.

Regulating Plan: A map that shows the physical locations and boundaries of Neighborhoods, primary streets, and Open Spaces subject to regulation by this FBC.

Research Service: An establishment that conducts educational, scientific, high-technology or medical research not involving the mass production, distribution or sale of products. Research services do not produce odors, dust, noise, vibration or other external impacts that are detectable beyond the Lot Lines of the subject property. Research-related establishments that do produce such external impacts are classified as “manufacturing, production and industrial services.”

Right-of-Way: A strip of land dedicated, deeded, used or intended to be used, for a street, alley, walkway, boulevard, railroad, drainage facility, access for ingress or egress, electric transmission line, oil and gas pipeline, sanitary and stormwater sewer line, or other purpose by the public, certain designated persons, or governing bodies. It is an appropriation of the land to some public use made by the owner and accepted for such use by the public.

S

Setbacks: The minimum distance a building Façade or parking area must be located from a Lot Line.

Sign Band: An area on a building above the entrance(s) to tenant spaces that accommodates signage for each tenant.

Single-Family Residence: A building comprised of one or more rooms providing cooking, sleeping, and sanitary facilities, designed for the exclusive use of a single family.

Small Footprint Tower: A stand-alone structure that is significantly taller than it is wide, or a portion of a building that is significantly taller than it is wide and typically has more detail than the surrounding building(s). When a tower is a portion of a building, the tower eave or cornice is taller than the remainder of the building eave or cornice height and one or more of the tower façades is located forward of the remaining building façade.

Special District: A special district is a zoning/transect category sometimes included in development codes which allows for more flexibility than the usual range of zoning/transect categories. A Special District category may be drafted by an applicant. The uses and regulations would need to adhere to the plan vision for the Mullan Neighborhoods area. Special Districts recognize that more uses are possible than the plan or code might envision and provide options.

Special Signs: Signs that do not lend themselves to the measurement provisions of this Form-Based Code or signs designed for a special and unique purpose.

Story: That part of a building contained between any floor and the floor or roof next above.

Street: A public or private thoroughfare which affords the principal means of access to abutting property for use by motor vehicles, bicycles, and pedestrians. A street may be for use by pedestrians only or prohibit motor vehicles.

Structure: Anything constructed or erected, that requires location on the ground, or attached to something having a location on the ground, including but not limited to, buildings, signs, billboards and poster panels, but excluding fences and Garden Walls.

Streetscreen: Sometimes called streetwall. A freestanding wall built along the frontage line, or coplanar with the facade, often for the purpose of masking a parking lot from the thoroughfare.

T

Terminated Vista: A building, structure, or portion of a building or structure, specifically designed to visually attract a viewer's attention at the end of a visual axis, i.e. to terminate a view. A Terminated Vista may include towers, corner towers, symmetrical façades centered on a visual axis, an architecturally embellished entry, or similar distinctive architectural devices.

Thoroughfare: A way for use by vehicular and pedestrian traffic, or pedestrian traffic only, and to provide access to Lots and Open Spaces, consisting of Public Frontage and often Vehicular Lanes.

Townhome Exemption Development (TED): A residential development containing one or more dwelling units that are owned subject to an arrangement under which persons own their own dwelling units and hold separate title to the land beneath their dwelling units but under which they may jointly own the common area and facilities in accordance with MCA §§ 70-23-102 and 76-3-203.

Trail: A path designed for non-motorized travel.

Trail Head: The point at which a trail begins. Trail heads often contain rest rooms, sign posts and distribution centers for informational brochures about the trail and its features, and parking areas for vehicles and trailers.

Transect (Transect Zone): A planning and zoning tool that organizes zones in a continuum from rural to urban, referred to as T1, T2, T3, T4, T5, and T6 where T1 is the most rural and T6 is the most urban. Each Transect zone has common characteristics that facilitate form-based regulation.

Tree Canopy Coverage: The percent of land area that is covered by the layer of leaves, branches, and stems of trees that cover the ground when viewed from above.

U

Utility-Scale Renewable Energy Generation: Includes solar, hydropower, geothermal, and wind but does not include propane, natural gas, or any carbon dioxide polluting source. May be combined with agricultural uses.

V

Vehicular Lanes: the lanes providing traffic and parking capacity within a Thoroughfare. They usually consist of marked lanes in a variety of widths for parked and for moving vehicles.

W

Warrant: A type of modification which permits a practice that is specifically defined in this FBC and justified by this FBC's intent as determined by the Approval Authority Administrator. Warrants may be granted administratively by the Approval Authority Administrator following the Approval Authority's Administrative Adjustment procedures, including appeals process.

SECTION 8.2 ACRONYMS

For the purposes of this FBC, the following acronyms shall have the meanings set forth below:

FBC: Form-Based Code

IDA: International Dark-Sky Association

LDR: Land Development Regulations

OTA: Office of Town Architect

TND: Traditional Neighborhood Design

ATTEST:

Martha L. Rehbein, CMC
City Clerk

(S E A L)

(SEAL)

APPROVED:

John Engen
Mayor

Attachment A