

SAN MARCOS TX

SMARTCODE



T1



T2



T3



T4



T5

TABLE OF CONTENTS

San Marcos, Texas

ARTICLE 1. GENERAL TO ALL PLANS	01	5.11. LANDSCAPE STANDARDS	46
1.1. AUTHORITY	01	TABLE 5.1. BUILDING DISPOSITION	47
1.2. APPLICABILITY	01	TABLE 5.2. BUILDING CONFIGURATION	48
1.3. INTENT	01	TABLE 5.3. PRIVATE FRONTAGE	49
1.4. PROCESS	03	TABLE 5.4. BUILDING FUNCTION	50
1.5. WARRANTS AND VARIANCES	04	TABLE 5.5. PARKING CALCULATIONS	51
1.6. INCENTIVES	04	TABLE 5.6. PARKING OCCUPANCY RATES	51
TABLE 1.1. TRANSECT ZONE DESCRIPTIONS	05	TABLE 5.7. SPECIFIC FUNCTION & USE	52
TABLE 1.2. SUMMARY TABLE - DOWNTOWN	06	TABLE 5.8. FBC GRAPHICS: DOWNTOWN - T3	53
TABLE 1.3. SUMMARY TABLE - NEW DEVELOPMENT	07	TABLE 5.9. FBC GRAPHICS: DOWNTOWN - T4	54
ARTICLE 2. REGIONAL PLANS.....	08	TABLE 5.10. FBC GRAPHICS: DOWNTOWN - T5	55
2.1. INSTRUCTIONS	08	TABLE 5.11. FBC GRAPHICS: NEW DEVELOPMENT - T3	56
2.2. SEQUENCE OF DIVISION ASSIGNMENT	08	TABLE 5.12. FBC GRAPHICS: NEW DEVELOPMENT - T4	57
2.3. (O-1) PRESERVED OPEN DIVISION	09	TABLE 5.13. FBC GRAPHICS: NEW DEVELOPMENT - T5	58
2.4. (O-2) RESERVED OPEN DIVISION	09	ARTICLE 6. DOWNTOWN DESIGN STANDARDS	59
2.5. (G-1) RESTRICTED GROWTH DIVISION	09	6.1. INSTRUCTIONS	59
2.6. (G-2) RESERVED	10	6.2. CONTEXTUAL HEIGHT STEP DOWN REQUIREMENTS	59
2.7. (G-3) INTENDED GROWTH DIVISION	10	6.3. EXPRESSION REQUIREMENTS	60
2.8. (G-4) INFILL GROWTH DIVISION	10	6.4. UPPER FLOOR WINDOW DESIGN REQUIREMENTS	65
2.9. (SD) SPECIAL DISTRICTS	10	6.5. VARIED UPPER FLOOR MASSING REQUIREMENT	68
TABLE 2.1. SECTOR/COMMUNITY ALLOCATION	11	TABLE 6.1. CONTEXTUAL HEIGHT STEP DOWN	59
ARTICLE 3. NEW COMMUNITY PLANS	12	TABLE 6.2. EXPRESSION REQUIREMENT CONDITIONS	60
3.1. INSTRUCTIONS	12	TABLE 6.3. EXPRESSION REQUIREMENTS	61
3.2. SEQUENCE OF COMMUNITY DESIGN	12	TABLE 6.4. EXPRESSION TOOLS	62
3.3. COMMUNITY UNIT TYPES	12	TABLE 6.5. UPPER FLOOR WINDOW DESIGN REQUIREMENTS	65
3.4. TRANSECT ZONES	13	TABLE 6.6. UPPER FLOOR WINDOW DESIGN TOOLS	66
3.5. CIVIC ZONES	13	TABLE 6.7. VARIED UPPER FLOOR MASSING ALTERNATIVES	68
3.6. SPECIAL DISTRICTS	14	ARTICLE 7. SIGN STANDARDS.....	69
3.7. THOROUGHFARE STANDARDS	15	7.1. INSTRUCTIONS	69
3.8. DENSITY CALCULATIONS	16	7.2. IN GENERAL	69
3.9. SPECIAL REQUIREMENTS	17	7.3. BASIC SIGN TYPES	71
TABLE 3.1. COMMUNITY UNITS	18	7.4. SPECIAL SIGN TYPES	73
TABLE 3.2. PUBLIC FRONTAGES - SPECIFIC	19	TABLE 7.1. SIGN TYPES	74
TABLE 3.3. THOROUGHFARE ASSEMBLIES	20	ARTICLE 8. DEFINITIONS OF TERMS	75
TABLE 3.4. CIVIC SPACE	34	TABLE 8.1. DEFINITIONS ILLUSTRATED	86
TABLE 3.5. PUBLIC PLANTING	36		
TABLE 3.6. PUBLIC LIGHTING	37		
TABLE 3.7. SPECIAL DISTRICT STANDARDS	38		
ARTICLE 4. RESERVED	39		
ARTICLE 5. LOT AND BUILDING REGULATIONS.....	40		
5.1. INSTRUCTIONS	40		
5.2. PRE-EXISTING CONDITIONS	40		
5.3. SPECIAL REQUIREMENTS	41		
5.4. CIVIC ZONES (CZ)	41		
5.5. SPECIFIC TO T1 NATURAL ZONE	42		
5.6. BUILDING DISPOSITION	42		
5.7. BUILDING CONFIGURATION	42		
5.8. BUILDING FUNCTION	44		
5.9. PARKING AND DENSITY CALCULATIONS	44		
5.10. PARKING LOCATION STANDARDS	45		

ARTICLE 1. GENERAL TO ALL PLANS**1.1. AUTHORITY**

- 1.1.1. The adoption of this Code is authorized under Chapters 211 and 212 of the Texas Local Government Code.
- 1.1.2. This Code was adopted as one of the instruments of implementation of the public purposes and objectives of the City's Comprehensive Plan. This Code is declared to be in accord with the City's Downtown Master Plan and Comprehensive Plan.
- 1.1.3. This Code was adopted to promote the health, safety and general welfare of the City and its citizens, including protection of the environment, conservation of land, energy and natural resources, reduction in vehicular traffic congestion, more efficient use of public funds, health benefits of a pedestrian environment, historic preservation, education and recreation, reduction in sprawl development, and improvement of the built environment.
- 1.1.4. Amendments to this Code shall be in accordance with the procedures for amendments to the City's Land Development Code ("LDC").

1.2. APPLICABILITY

- 1.2.1. As applied to the interpretation of this Code, the word "shall" is mandatory, the word "should" is recommended; and the word "may" is permissive.
- 1.2.2. Except as otherwise indicated in this Code the provisions of this Code, when in conflict, shall take precedence over and supersede those of the LDC and other City codes, ordinances, regulations and standards. The provisions of the LDC and such other City codes, ordinances, regulations, and standards shall otherwise continue to be applicable to issues not covered by this Code.
- 1.2.3. The following City codes, ordinances, regulations, and standards shall continue to apply to development of land in the City: those mandated by state or federal law; environmental health and safety ordinances and regulations, including the Edwards Aquifer Authority regulations, water quality regulations, building codes under chapter 14 and fire codes under chapter 38 of the City Code; the requirements of any Historic Overlay District under Chapter 4 of the LDC; ordinances and regulations governing the sale or consumption of alcoholic beverages and ordinances and regulations governing the location and operation of adult- oriented business.
- 1.2.4. The existing City of San Marcos, Code of Ordinances shall continue to be applicable to issues not covered by this Code.
- 1.2.5. Capitalized terms used throughout this Code may be defined in Article 8 Definitions of Terms. Article 8 contains regulatory language that is integral to this Code. Those terms not defined in Article 8 shall be accorded their commonly accepted meanings. In the event of conflicts between the definitions in this Code and those of the LDC or other ordinances of the City, those of this Code shall take precedence.
- 1.2.6. The metrics of the Tables are an integral part of this Code. However, the diagrams and illustrations that accompany them should be considered guidelines, with the exception of those on Tables 5.8 through 5.13 Form-Based Code Graphics, which are also legally binding.
- 1.2.7. Where in conflict, numerical metrics shall take precedence over graphic metrics.

1.3. INTENT

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

1.3.2. THE REGION

- a. That the region should retain its natural infrastructure and visual character

- derived from topography, woodlands, farmlands, riparian corridors and the river.
- b. That growth strategies should encourage Infill and redevelopment in parity with New Communities.
- c. That development contiguous to urban areas should be integrated with the existing urban pattern.
- d. That development non-contiguous to urban areas should be organized in the pattern of Clustered Land Development ("CLD") or Traditional Neighborhood Design ("TND").
- e. That Affordable Housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.
- f. That transportation Corridors should be planned and reserved in coordination with land use.
- g. That green corridors should be used to define and connect the urbanized areas.
- h. That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

1.3.3. **THE COMMUNITY**

- a. That neighborhoods and Regional Centers should be compact, pedestrian-oriented and Mixed Use.
- b. That neighborhoods and Regional Centers should be the preferred pattern of development and that Districts specializing in a single use should be the exception.
- c. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
- d. That interconnected networks of Thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.
- e. That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.
- f. That appropriate building Densities and land uses should be provided within walking distance of transit stops.
- g. That Civic, Institutional, and Commercial activities should be embedded downtown, not isolated in remote single-use complexes.
- h. That schools should be sized and located to enable children to walk or bicycle to them.
- i. That a range of Open Space including Parks, Squares, and playgrounds should be distributed within neighborhoods and downtown.

1.3.4. **THE BLOCK AND THE BUILDING**

- a. That buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places.
- b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
- c. That architecture and landscape design should grow from local climate, topography, history, and building practice.
- d. That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- e. That Civic Buildings and public gathering places should be provided as locations that reinforce community identity and support self-government.
- f. That Civic Buildings should be distinctive and appropriate to a role more im-

- portant than the other buildings that constitute the fabric of the city.
- g. That the preservation and renewal of historic buildings should be facilitated, to affirm the continuity and evolution of society.
 - h. That the harmonious and orderly evolution of urban areas should be secured through form-based codes.
- 1.3.5. **THE TRANSECT**
- a. That Communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.
 - b. That the Transect Zone descriptions on Table 1.1 shall constitute the Intent of this Code with regard to the general character of each of these environments.
- 1.4. **PROCESS**
- 1.4.1. Any land to be developed under this code must be zoned as a SmartCode District ("SC"). In addition to the prerequisites of this Code, the processes and procedures under Chapter 1 Articles 3 and 5 of the LDC applicable to zoning map amendments shall apply to a petition or request seeking a zoning classification of SC or a change from one transect to another within the Downtown area. However, the requirement to post notification signs on land under Section 1.3.2.1(c) and 1.5.1.4(a) of the LDC or other section of the LDC shall not apply to land regulated by this code or to land subject to a petition for a zoning classification to which this code applies.
- 1.4.2. Within any area zoned as a SmartCode District subject to an adopted Regulating Plan this Code becomes the exclusive and mandatory regulation. Property owners within the plan area may submit Building Scale Plans under Article 5 in accordance with the provisions of this Code. Building Scale Plans requiring no Warrants or Variances shall be approved administratively by the Development Review Committee (DRC).
- 1.4.3. Within the Growth Divisions as shown on the Regional Scale Plan ("Regional Plan"), the provisions of Article 3 and this Code in general shall be available By Right, upon request by the owner.
- 1.4.4. The City of San Marcos hereby creates a DRC comprised of a member from each regulatory department having jurisdiction over the permitting of a project to process administratively applications and plans for proposed projects.
- 1.4.5. The geographic locations of the Divisions and the standards for the Transect Zones shall be determined as set forth in Article 2, Article 3, and Article 5 through a process of public consultation with approval by City Council. Once these determinations have been incorporated into this Code and its associated plans, then projects that require no Variances or Warrants, shall be processed administratively without further recourse to public consultation.
- 1.4.6. An owner may appeal a decision of the DRC to the Planning and Zoning Commission. A written appeal must be filed with the Development Services Department within ten working days from the date of notification of the final decision on the development application. An owner may appeal a decision of the Planning Commission to City Council. The petition must be filed within ten days after the date the decision is filed with the Development Services Department.
- 1.4.7. Should a violation of an approved Regulating Plan occur during construction, or should any construction, site work, or development be commenced without an approved Regulating Plan or Building Scale Plan, the Director of Development Services has the right to require the owner to stop, remove,

and/or mitigate the violation, or to secure a Variance to address the violation.

- 1.4.8. Parkland Dedication shall not be required within the Downtown area. For New Community Plans meeting the Civic Space requirements will fulfill the Parkland Dedication requirements.

1.5. WARRANTS AND VARIANCES

- 1.5.1. There shall be two types of deviation from the requirements of this Code: Warrants and Variances.

- 1.5.2. A Warrant is a ruling that would permit a practice that is not consistent with a specific provision of this Code but is justified by the provisions of Section 1.3 Intent. The Planning and Zoning Commission (P&Z) shall have the authority to approve or disapprove a request for a Warrant pursuant to regulations established, with the exception of requests for additional height. The City Council shall hold a public hearing and finally decide all Warrant requests as a negotiated agreement for ~~height beyond the five-story maximum~~ after review and a recommendation has been made by the P&Z. A Warrant subject to the review of the P&Z shall require a public hearing and personal notice of the public hearing be sent to property owners within 200 feet of the subject property. Personal notice shall be sent by regular mail before the tenth day before the hearing date.

heights of 6 or 7 stories

- 1.5.3. A Variance is any ruling on a deviation other than a Warrant. Variances shall be granted only in accordance with the State of Texas Statutes, Chapter 211 of the Local Government Code, as amended.
- 1.5.4. The request for a Warrant or Variance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.
- 1.5.5. The following standards shall not be available for Warrants:
- a. The maximum dimensions for traffic lanes.
 - b. The required provision of Rear Alleys.
 - c. The Base Residential Densities.




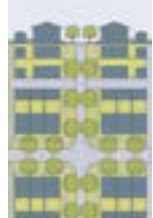

1.6. INCENTIVES

- 1.6.1. Applications that are not subject to mandatory provisions of the Code shall be eligible to utilize the following incentives by right:
- a. Applications under this code shall receive priority review status by the DRC, Planning and Zoning Commission, Zoning Board of Adjustment and the City Council ahead of applications that were eligible to use this code but elected not to do so
 - b. Applications under this code shall be processed with priority over those under the LDC, including those with prior filing dates.
 - c. The City shall waive the traffic impact analysis for all projects filled under this code.
 - d. Reserved for additional Incentives.

San Marcos, Texas

TABLE 1.1. TRANSECT ZONE DESCRIPTIONS.

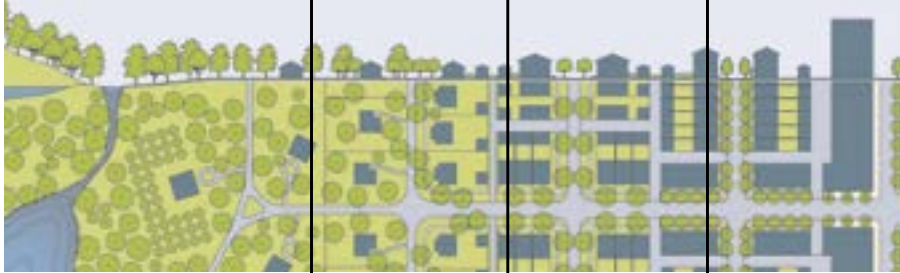
This table provides descriptions of the general character of each T-zone. It is part of Intent Section 1.3.

T1 	T-1 NATURAL T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.	General Character: Natural landscape with some agricultural use Building Placement: Not applicable Frontage Types: Not applicable Typical Building Height: Not applicable Type of Civic Space: Parks, Greenways
T2 	T-2 RURAL T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and hill country. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.	General Character: Primarily agricultural with woodlands & wetland and scattered buildings Building Placement: Variable Setbacks Frontage Types: Not applicable Typical Building Height: 1- to 2-Story Type of Civic Space: Parks, Greenways
T3 	T-3 SUB-URBAN T-3 Sub-Urban Zone consists of low density walkable residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and Thoroughfares irregular to accommodate natural conditions, but designed for slow movement.	General Character: Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally Building Placement: Large and variable front and side yard Setbacks Frontage Types: Porches, fences, naturalistic tree planting Typical Building Height: 1- to 2-Story with some 3-Story Type of Civic Space: Parks, Greenways
T4 	T-4 GENERAL URBAN T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.	General Character: Mix of Houses, Townhouses & small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians Building Placement: Shallow to medium front and side yard Setbacks Frontage Types: Porches, fences, Dooryards Typical Building Height: 2- to 3-Story with a few taller Mixed Use buildings Type of Civic Space: Squares, Greens
T5 	T-5 URBAN CENTER T-5 Urban Center Zone consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, regularly spaced street tree planting and buildings set close to the sidewalks.	General Character: Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall Frontage Types: Stoops, Shopfronts, Galleries Typical Building Height: 2- to 5-Story with some variation Type of Civic Space: Parks, Plazas and Squares, median landscaping

ARTICLE 1. GENERAL TO ALL PLANS

San Marcos, Texas

TABLE 1.2. SUMMARY TABLE - DOWNTOWN



	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE
a. ALLOCATION OF ZONES - not applicable			
b. BASE RESIDENTIAL DENSITY (see Section 5.9)	By Right 18 DUA	by design	by design
c. BLOCK SIZE - not applicable			
d. THOROUGHFARES - not applicable			
e. CIVIC SPACES - not applicable			
f. LOT OCCUPATION			
Lot Width	60 ft. min 180 ft. max	18 ft. min 120 ft. max	18 ft. min 196 ft. max
Lot Coverage	40% max	60% max	100% max
g. SETBACKS - PRINCIPAL BUILDING (see Table 5.8 - 5.10)			
(g.1) Front Setback (Principal)	24 ft. min	6 ft. min 18 ft. max	0 ft. min 12 ft. max
(g.2) Front Setback (Secondary)	12 ft. min	6 ft. min 18 ft. max	0 ft. min 12 ft. max
(g.3) Side Setback	12 ft. min	0 ft. min	0 ft. min 24 ft. max
(g.4) Rear Setback	12 ft. min	3 ft. min *	3 ft. min *
Frontage Buildout	40% min	70% min	80% min
* or 15 ft from centerline of alley			
h. SETBACKS - OUTBUILDING (see Table 5.8 - 5.10)			
(h.1) Front Setback	20 ft. min + bldg setback	20 ft. min + bldg setback	40 ft. max from rear prop
(h.2) Side Setback	3 ft. or 6 ft. at corner	0 ft. min or 5 ft. at corner	0 ft. min
(h.3) Rear Setback	3 ft. min	3 ft. min	3 ft. max
i. BUILDING DISPOSITION (see Table 5.1)			
Edgeyard	permitted	permitted	by Warrant
Sideryard	not permitted	permitted	permitted
Rearyard	not permitted	permitted	permitted
Courtyard	not permitted	not permitted	permitted
j. PRIVATE FRONTAGES (see Table 5.3)			
Common Yard	permitted	permitted	not permitted
Porch & Fence	permitted	permitted	not permitted
Terrace or Dooryard	not permitted	not permitted	permitted
Forecourt	not permitted	not permitted	permitted
Stoop	not permitted	permitted	permitted
Shopfront	not permitted	permitted	permitted
Gallery	not permitted	permitted	permitted
k. BUILDING CONFIGURATION (see Table 5.2)			
Principal Building Height	not applicable	6 stories*	5 stories max, 2 min*
Outbuilding Height	2 stories max	2 stories max	2 stories max
* Buildings located in the downtown historic district shall not exceed a building height of 3 stories/ 1 story or 6+ stories permitted by Warrant for buildings located outside the downtown historic district.			
l. BUILDING FUNCTION (see Table 5.4 & Table 5.7)			
Residential	restricted use	limited use	open use
Lodging	restricted use	limited use	open use
Office	restricted use	limited use	open use
Retail	restricted use	limited use	open use

DISPOSITION

CONFIGURATION

FUNCTION

2 stories

3 stories

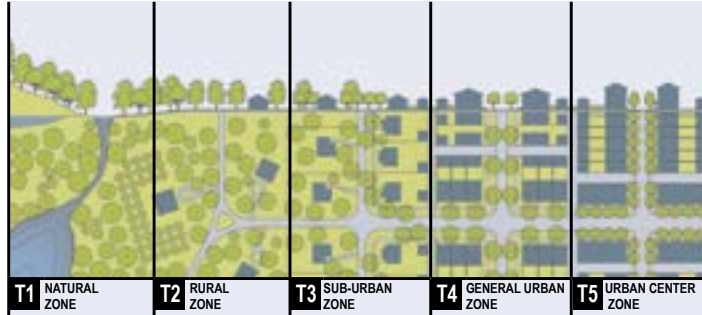
or 6 and 7 stories

ARTICLE 5

ARTICLE 1. GENERAL TO ALL PLANS

San Marcos, Texas

TABLE 1.3. SUMMARY TABLE - NEW DEVELOPMENT



	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE
a. ALLOCATION OF ZONES per Community Unit, applicable to Article 3 only.					
CLD requires	50% min		20 - 40%	10-30%	not permitted
TND requires	no minimum	no minimum	10 - 30%	30 - 60%	10 - 30%
b. BASE RESIDENTIAL DENSITY (see Section 3.8)					
By Right	not applicable	1 unit / 20 ac avg.	10 DUA	by Design	by Design
Other Functions	by Variance	by Variance	20% max	10 - 30%	30 - 50%
c. BLOCK SIZE					
Block Perimeter	no maximum	no maximum	2400 ft. max	2000 ft. max	2000 ft. max *
d. THOROUGHFARES (see Table 3.3)					
HW	permitted	permitted	permitted	not permitted	not permitted
BV	not permitted	not permitted	permitted	permitted	permitted
AV	not permitted	not permitted	permitted	permitted	permitted
CS	not permitted	not permitted	not permitted	not permitted	permitted
DR	not permitted	not permitted	permitted	permitted	permitted
ST	not permitted	not permitted	permitted	permitted	permitted
RD	permitted	permitted	permitted	not permitted	not permitted
Rear Lane	not permitted	not permitted	permitted	permitted	not permitted
Rear Alley	not permitted	not permitted	not permitted	permitted	required
Path	permitted	permitted	permitted	not permitted *	not permitted
Passage	not permitted	not permitted	not permitted	permitted	permitted
Bicycle Trail	permitted	permitted	permitted	not permitted *	not permitted
Bicycle Lane	permitted	permitted	permitted	not permitted	not permitted
Bicycle Route	permitted	permitted	permitted	permitted	permitted
e. CIVIC SPACES (see Table 3.4)					
Park	permitted	permitted	permitted	by Warrant	by Warrant
Green	not permitted	not permitted	permitted	permitted	permitted
Square	not permitted	not permitted	not permitted	permitted	permitted
Plaza	not permitted	not permitted	not permitted	not permitted	permitted
Playground	permitted	permitted	permitted	permitted	permitted
Community Garden	permitted	permitted	permitted	permitted	permitted
f. LOT OCCUPATION					
Lot Width	not applicable	by Warrant	60 ft. min 120 ft. max	18 ft. min 120 ft. max	18 ft. min 196 ft. max
Lot Coverage	not applicable	by Warrant	60% max	80% max	100% max
g. SETBACKS - PRINCIPAL BUILDING (see Tables 5.11 - 5.13)					
(g.1) Front Setback (Principal)	not applicable	48 ft. min	24 ft. min	6 ft. min 18 ft. max	0 ft. min 12 ft. max
(g.2) Front Setback (Secondary)	not applicable	48 ft. min	12 ft. min	6 ft. min 18 ft. max	0 ft. min 12 ft. max
(g.3) Side Setback	not applicable	96 ft. min	12 ft. min	0 ft. min or 6 ft. min, total	0 ft. min 24 ft. max
(g.4) Rear Setback	not applicable	96 ft. min	12 ft. min	3 ft. min *	3 ft. min *
Frontage Buildout	not applicable	not applicable	40% min	60% min	80% min
h. SETBACKS - OUTBUILDING (see Tables 5.11 - 5.13)					
(h.1) Front Setback	not applicable	20 ft. min +bldg setback	20 ft. min +bldg setback	20 ft. min +bldg setback	40 ft. max from rear prop
(h.2) Side Setback	not applicable	3 ft. or 6 ft.	3 ft. or 6 ft.	0 ft. min or 5 ft.	0 ft. min
(h.3) Rear Setback	not applicable	3 ft. min	3 ft. min	3 ft. max	3 ft. max
i. BUILDING DISPOSITION (see Table 5.1)					
Edgeyard	not applicable	permitted	permitted	permitted	by Warrant
Sideyard	not applicable	not permitted	not permitted	permitted	permitted
Rearyard	not applicable	not permitted	not permitted	permitted	permitted
Courtyard	not applicable	not permitted	not permitted	not permitted	permitted
j. PRIVATE FRONTAGES (see Table 5.3)					
Common Yard	not applicable	permitted	permitted	permitted	not permitted
Porch & Fence	not applicable	permitted	permitted	permitted	not permitted
Terrace or Dooryard	not applicable	not permitted	not permitted	permitted	permitted
Forecourt	not applicable	not permitted	not permitted	permitted	permitted
Stoop	not applicable	not permitted	not permitted	permitted	permitted
Shopfront & Awning	not applicable	not permitted	not permitted	permitted	permitted
Gallery	not applicable	not permitted	not permitted	permitted	permitted
k. BUILDING CONFIGURATION (see Table 5.2)					
Principal Building	not applicable	2 Stories max	2 Stories max	3 Stories max	5 Stories max*, 2 min
Outbuilding	not applicable	2 Stories max	2 Stories max	2 Stories max	2 Stories max
l. BUILDING FUNCTION (see Table 5.4 & Table 5.7)					
Residential	not applicable	restricted use	restricted use	limited use	open use
Lodging	not applicable	restricted use	restricted use	limited use	open use
Office	not applicable	restricted use	restricted use	limited use	open use
Retail	not applicable	restricted use	restricted use	limited use	open use

DISPOSITION

CONFIGURATION

FUNCTION

or 6 and 7 Stories by Warrant

ARTICLE 5
ARTICLE 2, 3, 4

ARTICLE 5. LOT AND BUILDING REGULATIONS

5.1. INSTRUCTIONS

5.1.1. LOT AND BUILDING REGULATIONS

5.1.2. INSTRUCTIONS

5.1.3. Lots and buildings located within a Regulating Plan governed by this Code, and previously approved by City Council, shall be subject to the requirements of this Article.

5.1.4. Such plans require administrative approval by the DRC.

5.1.5. Building and site plans submitted under this Article shall show the following, in compliance with the standards described in this Article:

a. For preliminary site and building approval:

- i. Building Disposition
- ii. Building Configuration
- iii. Building Function
- iv. Number of dwelling units
- v. Base Residential Density
- vi. Building square footage
- vii. Parking Location Standards
- viii. Lot Lines

b. For final approval, in addition to the above:

- i. Landscape Standards
- ii. Signage Standards
- iii. Special Requirements, if any

5.1.6. Special Districts that do not have provisions within this Code shall be governed by the standards of the LDC pre-existing zoning.

PRE-EXISTING CONDITIONS

5.1.7. Existing buildings and appurtenances that do not conform to the provisions of this Code may continue in use as they are until a Substantial Modification is requested, at which time the provisions of this section shall apply.

5.1.8. The modification of existing buildings is permitted By Right if such changes result in greater conformance with the specifications of this Code.

5.1.9. Where buildings exist on adjacent Lots, the DRC may require that a proposed building match one or the other of the adjacent Setbacks and heights rather than the provisions of this Code.

5.1.10. The restoration or rehabilitation of an existing building shall not require the provision of (a) parking in addition to that existing nor (b) on-site stormwater retention/detention in addition to that existing. Existing parking requirements that exceed those for this Code may be reduced as provided by Table 5.5 and Table 5.6.

- 5.1.11. Any addition to or modification of a Building of Value that has been designated by the Historic Preservation Commission shall be subject to approval by the Historic Preservation Commission.

5.2. SPECIAL REQUIREMENTS

- 5.2.1. To the extent that a Regulating Plan for a New Community Plan designates any of the following Special Requirements, standards shall be applied as follows:
- a. 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.
 - b. A Mandatory or Recommended Retail Frontage designation requires or advises that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and should be shaded by an awning overlapping the Sidewalk as generally illustrated in Table 5.3. Awnings, if present, shall be a minimum of 3 feet deep. The first floor should be confined to Retail use through the depth of the second Layer. (Table 8.1d.)
 - c. A Mandatory or Recommended Gallery Frontage designation requires or advises that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns (as generally illustrated in Table 5.3). A Gallery Frontage may be combined with a Retail Frontage.
 - d. A Mandatory or Recommended porch front requires or advises that a porch be included in the Private Frontage.
 - e. A Build-to Line requires the placement of the building Façade along a line.
 - f. A Coordinated Frontage designation requires that the Public Frontage (Tables 3.2 and 3.3) and Private Frontage (Table 5.3) be coordinated as a single, coherent landscape and paving design.
 - g. A Mandatory or Recommended Terminated Vista designation requires or advises that the building be provided with architectural articulation of a type and character that responds visually to its axial location, as approved by the DRC.
 - h. A Cross Block Passage designation requires that a minimum 8-foot-wide pedestrian access be reserved between buildings.

5.3. CIVIC ZONES (CZ)

5.3.1. GENERAL

- a. Civic Zones are designated on Community Plans as Civic Space (CS) or Civic Building (CB).
- b. For Parking Location standards, see Section 5.10.

5.3.2. CIVIC SPACES (CS)

- a. Civic Spaces shall be generally designed as described in Table 3.4.

5.3.3. CIVIC BUILDINGS (CB)

- a. Civic Buildings shall not be subject to the requirements of this Article.

The particulars of their design shall be determined by Warrant.

5.4. SPECIFIC TO T1 NATURAL ZONE

- 5.4.1. Buildings in the T1 Natural Zone are permitted only by approval of the DRC. Permission to build in T1 and the standards for Article 5 shall be determined concurrently as Warrants, in public hearing of City Council.

5.5. BUILDING DISPOSITION

5.5.1. SPECIFIC TO ZONE T2

- a. Building Disposition shall be determined by Warrant.

5.5.2. SPECIFIC TO ZONES T3, T4, T5

- a. Newly platted Lots shall be dimensioned according to Table 1.3f and Tables 5.8 - 5.13.
- b. Building Disposition types shall be as shown in Table 5.1 and Tables 1.2i and 1.3i.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Tables 1.2g and 1.3g, Tables 1.2h and 1.3h, and Tables 5.8 - 5.13.
- d. One Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building, may be built on each Lot as shown in Table 6.1c.
- e. Lot coverage by building shall not exceed that recorded in Table 1.2f and 1.3f, and Tables 5.8 - 5.13.
- f. Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the Frontage width at the Setback, as specified as Frontage Buildout on Tables 1.2g and 1.3g, and Tables 5.8 - 5.13.
- g. Setbacks for Principal Buildings shall be as shown in Tables 1.2g and 1.3g and Tables 5.8 - 5.13. In the case of an Infill Lot, see Section 5.2.3.
- h. Rear Setbacks for Outbuildings shall be a minimum of 15 feet measured from the centerline of the Rear Alley or Rear Lane easement. In the absence of Rear Alley or Rear Lane, the rear Setback shall be as shown in Table 1.2h and 1.3h, and Tables 5.8 - 5.13.
- i. To accommodate slopes over ten percent, relief from front Setback requirements is available by DRC.
- j. Within T5 onsite site stormwater retention/detention is not required

5.6. BUILDING CONFIGURATION

5.6.1. GENERAL TO ZONES T3, T4, T5

- a. The Private Frontage of buildings shall conform to and be allocated in accordance with Table 5.3, and Tables 1.2j and 1.3j.
- b. Buildings on corner Lots shall have two Private Frontages as shown in Table 8.1. Prescriptions for the second and third Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages.
- c. All non Shopfront Facades shall be glazed with clear glass no less than 30% of the first Story.
- d. Shopfront Frontages shall be glazed with clear glass no less than 70%

and may be shaded by an awning overlapping the Sidewalk as generally illustrated in Table 5.3. Awnings, if present, shall be a minimum of 3 feet deep.

- e. Building heights shall conform to Table 5.2, and Tables 1.2k and 1.3k.
- f. 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 11 feet with a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 feet at ground level, shall be counted as two (2) stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional Story.
- g. In a Parking Structure or garage, each above-ground level counts as a single Story regardless of its relationship to habitable Stories.
- h. Height limits do not apply to Attics or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads. Attics shall not exceed 14 feet in height.

5.6.2. SPECIFIC TO ZONES T2, T3,T4,T5

- a. The habitable area of an Accessory Unit within a Principal Building or an Outbuilding shall not exceed 500 square feet, excluding the parking area.

5.6.3. SPECIFIC TO ZONE T3

- a. No portion of the Private Frontage may Encroach the Sidewalk.
- b. Open porches may Encroach the first Layer 50% of its depth. (Table 8.1d)
- c. Balconies and bay windows may Encroach the first Layer 25% of its depth except that balconies on porch roofs may Encroach as does the porch.

5.6.4. SPECIFIC TO ZONE T4

- a. Balconies, open porches and bay windows may Encroach the first Layer 50% of its depth. (Table 8.1d)

5.6.5. SPECIFIC TO ZONE T5

- a. Awnings and Galleries may Encroach the Sidewalk to within 2 feet of the Curb but must clear the Sidewalk vertically by at least 8 feet.
- b. Stoops, Lightwells, balconies, bay windows, and terraces may Encroach the first Layer 100% of its depth. (Table 8.1d)
- c. Loading docks and service areas shall be permitted on Frontages only by Warrant.
- d. When parking is not screened by a building along any part of a Frontage Line, a Streetscreen shall be built co-planar with the Facade.
- e. Streetscreens should be between 3.5 and 8 feet in height. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- f. A first level Residential or Lodging Function shall be raised a minimum of 2 feet from average Sidewalk grade.

5.7. BUILDING FUNCTION

5.7.1. GENERAL TO ZONES T2, T3, T4, T5

- a. Buildings in each Transect Zone shall conform to the Functions on Table 5.4, Table 5.7, and Tables 1.2I and 1.3I. Functions that do not conform shall require approval by Warrant or Variance as specified on Table 5.7.

5.7.2. SPECIFIC TO ZONES T2, T3,

- a. Accessory Functions of Restricted Lodging or Restricted Office shall be permitted within an Accessory Building. See Table 5.4.

5.7.3. SPECIFIC TO ZONES T4, T5

- a. Accessory Functions of Limited Lodging or Limited Office shall be permitted within an Accessory Building. See Table 5.4.

5.7.4. SPECIFIC TO ZONE T5

- a. First Story Commercial Functions shall be permitted.
- b. Manufacturing Functions within the first Story may be permitted by Warrant.

5.8. PARKING AND DENSITY CALCULATIONS

5.8.1. SPECIFIC TO ZONES T2, T3

- a. Buildable Density on a Lot shall be determined by the actual parking provided within the Lot as applied to the Functions permitted in Table 5.4 and Table 5.5.

5.8.2. SPECIFIC TO ZONES T4, T5

- a. Buildable Density on a Lot shall be determined by the sum of the actual parking calculated as that provided (1) within the Lot (2) along the parking lane corresponding to the Lot Frontage, and (3) by purchase or lease from a Parking Reserve within the Pedestrian Shed, if available.
- b. The actual parking may be adjusted upward by using the demand calculations as determined by Table 5.6, Parking Occupancy Rates. The applicant shall submit a parking demand summary sheet showing the process for calculating the reduction as outlined in this section.
 - i. The minimum number of parking spaces that are to be provided and maintained for each use shall be determined based on Table 5.5. Parking is not required within the Central Business Area with the exception of new multi-family development.
 - ii. The gross minimum number of parking spaces shall be multiplied by the "occupancy rate" as found in Table 5.6, for each use for the weekday night, daytime and evening periods, and weekend night, daytime and evening periods respectively.
 - iii. The gross minimum numbers of parking spaces for each of the purposes referred to for each time period shall be added to produce the aggregate gross minimum numbers of parking spaces for each time period.
 - iv. The greatest of the aggregative gross minimum numbers of parking spaces for each period shall be determined.
 - v. The Parking Occupancy Rates reduction is available for any Func-

tions within any pair of adjacent Blocks.

- c. Based on the Effective Parking available, the Density of the projected Function may be determined according to Table 5.5.
- d. Within 1/2 mile radius area of a Transit Oriented Development (TOD) the Effective Parking may be further adjusted upward by 30%.
- e. The total Density within each Transect Zone shall not exceed that specified by an approved Regulating Plan based on Article 3 or Article 4.
- f. Accessory Units do not count toward Density calculations.
- g. Liner Buildings less than 30 feet deep and no more than two Stories shall be exempt from parking requirements.

5.8.3. SPECIFIC TO ZONE T5

- a. Buildable Density within the CBA is not determined by the actual parking provided. Properties within the CBA shall have no parking requirements with the exception of new multi-family development.

5.9. PARKING LOCATION STANDARDS

5.9.1. GENERAL TO ZONES T2, T3, T4, T5

- a. Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available on the Regulating Plan.
- b. Open parking areas shall be masked from the Frontage by a Building or Streetscreen.

5.9.2. For buildings on B-Grids, open parking areas may be allowed unmasked on the Frontage by approval of the DRC, except for corner lots at intersections with the A-Grid.

5.9.3. SPECIFIC TO ZONES T2, T3

- a. Open parking areas shall be located at the second and third Lot Layers, except that Driveways, drop-offs and unpaved parking areas may be located at the first Lot Layer. (Table 8.1d)
- b. Garages shall be located at the third Layer except that side- or rear-entry types may be allowed in the first or second Layer by Warrant.

5.9.4. SPECIFIC TO ZONES T3, T4

- a. Driveways at Frontages shall be no wider than 12 feet in the first Layer.

5.9.5. SPECIFIC TO ZONE T4

- a. All parking areas and garages shall be located at the second or third Layer. (Table 8.1d)
- b. A minimum of one bicycle rack place shall be provided within Public or Private Frontage for every ten vehicular parking spaces

5.9.6. SPECIFIC TO ZONE T5

- a. All parking lots, garages, and Parking Structures shall be located at the second or third Layer. (Table 8.1d)
- b. Vehicular entrances to parking lots, garages, and Parking Structures shall be no wider than 24 feet at the Frontage.
- c. Pedestrian exits from all parking lots, garages, and Parking Structures should be directly to a Frontage Line (i.e., not directly into a building) except underground levels that may be exited by pedestrians directly into a building.
- d. Parking Structures on the A-Grid shall have Liner Buildings lining the first and

second Stories.

- e. A minimum of one bicycle rack place shall be provided within the Public or Private Frontage for every ten vehicular parking spaces.

5.10. LANDSCAPE STANDARDS

5.10.1. GENERAL TO ZONES T2, T3, T4, T5

- a. Impermeable surface shall be confined to the ratio of Lot coverage specified in Table 1.3 and Table 1.2
- b. Tree Fee-in-Lieu: When the replacement of trees on-site, as required by LDC Chapter 5 Article 5, is not feasible within Downtown San Marcos, the DRC may allow an applicant to pay a fee-in-lieu for all or part of the required replacement. Payment per caliper inch of required replacement fees shall be paid into the Downtown Tree Fund.
- c. Amount

5.10.2. SPECIFIC TO ZONES T2, T3, T4,

- a. The first Layer may not be paved, with the exception of Driveways as specified in Section 5.10.4 and Section 5.10.6. (Table 8.1d)

5.10.3. SPECIFIC TO ZONE T3

- a. A minimum of two trees shall be planted within the first Layer for each 30 feet of Frontage Line or portion thereof. (Table 8.1d)
- b. Trees may be of single or multiple species as shown on Table 3.5.
- c. Trees shall be naturalistically clustered.

5.10.4. SPECIFIC TO ZONE T4

- a. A minimum of one tree shall be planted within the first Layer for each 30 feet of Frontage Line or portion thereof. (Table 8.1d)
- b. Trees shall be a single type to match the type of Street Trees on the Public Frontage, or as shown on Table 3.5.

5.10.5. SPECIFIC TO ZONE T5

- a. Trees shall not be required in the first Layer.
- b. The first Layer may be paved to match the pavement of the Public Frontage.

TABLE 5.1. BUILDING DISPOSITION

This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

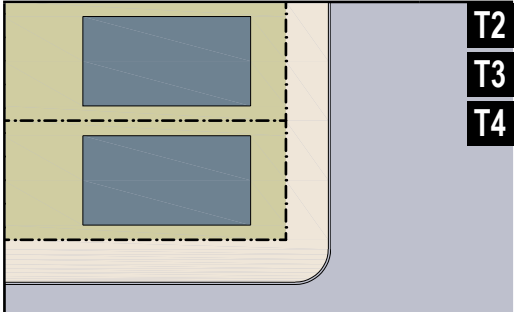
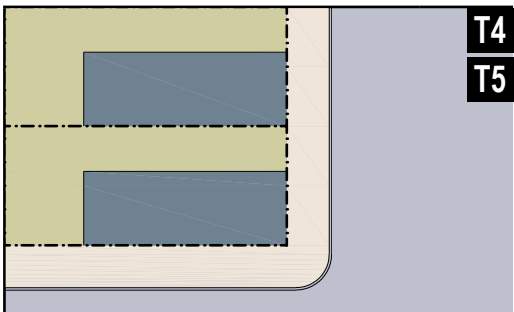
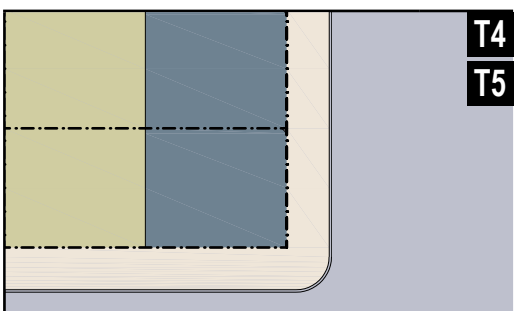
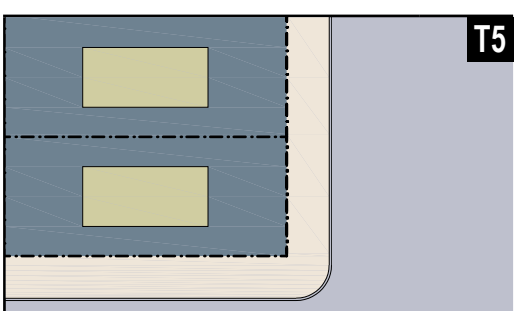
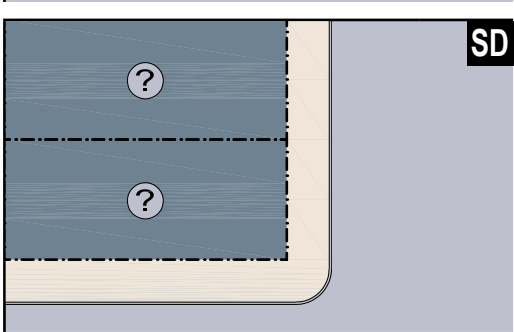
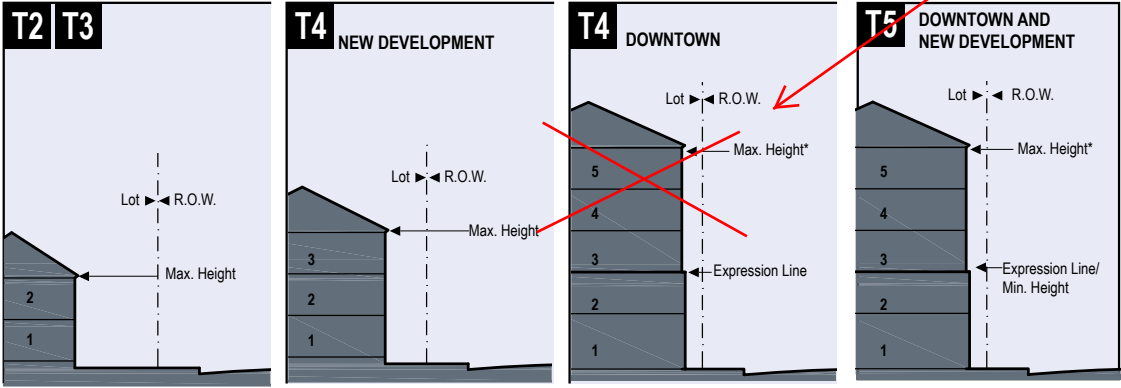
<p>a. Edgeyard: Specific Types - single family House, Cottage, villa, Estate House, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding.</p>		T2 T3 T4
<p>b. Sideyard: Specific Types - Charleston single house, double house, zero lot line house, twin. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a twin or double House. Energy costs, and sometimes noise, are reduced by sharing a party wall in this Disposition.</p>		T4 T5
<p>c. Rearyard: Specific Types - Townhouse, Rowhouse, Live-Work unit, loft building, Apartment House, Mixed Use Block, Flex Building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>		T4 T5
<p>d. Courtyard: Specific Types - patio House. A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.</p>		T5
<p>e. Specialized: A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.</p>		SD

TABLE 5.2. BUILDING CONFIGURATION

This table shows the Configurations for different building heights for each Transect Zone. Expression Lines shall occur on higher buildings as shown. Maximum height as specified in Tables 1.2k and 1.3k.



Show T4 as 3 stories

or 6 and 7

*Buildings located in the downtown historic district shall not exceed a building height of 3 stories. One-story ~~and six or more~~ stories permitted by warrant. See Section 1.5 for warrant process. Buildings in Downtown with a height greater than two stories are required to meet the Downtown Design Standards in Article 6.

TABLE 5.3. PRIVATE FRONTAGE

The Private Frontage is the area between the building Facade and the Lot line.

	SECTION	PLAN
	LOT PRIVATE FRONTAGE R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE R.O.W. PUBLIC FRONTAGE
<p>a. Common Yard: a planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and may be visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.</p>		
<p>b. Porch & Fence: a planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence may be used at the Frontage Line to maintain street spatial definition. Porches shall be no less than 8 feet deep.</p>		
<p>c. Terrace or Lightwell: a Frontage wherein the Facade is set back from the Frontage line by an elevated terrace or a sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public Encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.</p>		
<p>d. Forecourt: a Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. The Forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.</p>		
<p>e. Stoop: a Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.</p>		
<p>f. Shopfront: a Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and may have an awning that may overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.</p>		
<p>g. Gallery: a Frontage wherein the Facade is aligned close to the Frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery shall be no less than 10 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.</p>		

ARTICLE 5. LOT AND BUILDING REGULATIONS

San Marcos, Texas

TABLE 5.4. BUILDING FUNCTION

This table categorizes Building Functions within Transect Zones. Parking requirements on Table 5.5 are correlated to functional intensity. For Specific Function and Use permitted By Right or by Warrant, see Table 5.7.

	T2 T3	T4	T5
a. RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Accessory Building, with 2.0 parking places for the principal building and 1.0 spaces for the accessory building. Both dwellings shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 500 sf, excluding the parking area. Occupancy restrictions per LDC section 4.3.4.5 shall apply	Limited Residential: The number of dwellings on each Lot is limited by the requirement of 1.5 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 5.6).	Open Residential number of dwellings on each Lot is limited by the requirement of 1.0 parking place for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 5.6).
b. LODGING	Restricted Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed fourteen days.	Limited Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed fourteen days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated and provided with parking according to Retail Function.
c. OFFICE	Restricted Office: The building area available for office use on each Lot is restricted to the first Story of the Principal or the Accessory Building and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	Limited Office: The building area available for office use on each Lot is limited to the first Story of the principal building and/or to the Accessory Building, and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1000 square feet of net office space.
d. RETAIL	Restricted Retail: The building area available for Retail use is restricted to one Block corner location at the first Story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 20.	Limited Retail: The building area available for Retail use is limited to the first Story of buildings at corner locations, not more than one per Block, and by the requirement of 4.0 assigned parking places per 1000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 40.	Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1000 square feet of net Retail space. Retail spaces under 1500 square feet are exempt from parking requirements. Bars must comply with the CUP process outlined in the LDC.
e. CIVIC	See Tables 5.5- 5.7	See Tables 5.5 -5.7	See Tables 5.5- 5.7
f. OTHER	See Tables 5.5- 5.7	See Tables 5.5- 5.7	See Tables 5.5- 5.7

Properties within the CBA overlay district are exempt from Parking Requirements with the exception of new multi-family development.

ARTICLE 5. LOT AND BUILDING REGULATIONS

San Marcos, Texas

TABLE 5.5. PARKING CALCULATIONS

The gross minimum number of parking spaces listed below shall be multiplied by the "occupancy rate" as found in Table 5.6, for each use for the weekday night, daytime and evening periods, and weekend night, daytime and evening periods respectively. The gross minimum numbers of parking spaces for each of the purposes referred to for each time period shall be added to produce the aggregate gross minimum numbers of parking spaces for each time period. Properties within the Central Business Area are exempt from parking requirements with the exception of new multi-family development.* New multi-family development within the Downtown SmartCode District shall adhere to the parking requirements of the Land Development Code.

REQUIRED PARKING (See Table 5.4)			
	T2 T3	T4	T5
RESIDENTIAL	2.0 / dwelling	1.0 / dwelling*	1.0 / dwelling*
LODGING	1.0 / bedroom	1.0 / bedroom	1.0 / bedroom
OFFICE	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
RETAIL	4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
CIVIC	1.0 / 5 seats assembly use 1.0 / 1000 s.f. of exhibition or recreation area	1.0 / 5 seats assembly use 1.0 / 1000 s.f. of exhibition or recreation area	1.0 / 5 seats assembly use 1.0 / 1000 s.f. of exhibition or recreation area
GENERAL		Parking requirement may be reduced according to Table 5.6 Parking Occupancy Rate. 1 Bicycle Rack Space / 20 vehicular spaces required. Parking may be provided off-site within a distance of 1000 ft.	Parking requirement may be reduced according to Table 5.6 Parking Occupancy Rate. 1 Bicycle Rack Space / 10 vehicular spaces required. Parking ratio may be reduced within 1/2 mile radius of a TOD and within 1/4 mile radius of a Transit Corridor by thirty percent (30%). Parking may be provided by ownership or lease offsite within 1000 ft.

TABLE 5.6. PARKING OCCUPANCY RATES

Development Services shall provide a spreadsheet to perform the parking calculations based on the percentages below.

USES	M - F 8 AM - 6 PM	M - F 6 PM - 12 AM	M - F 12 AM - 8 AM	SAT & SUN 8 AM - 6 PM	SAT & SUN 6 PM - 12 AM	SAT & SUN 6 PM - 12 AM
RESIDENTIAL	60%	100%	100%	80%	100%	100%
OFFICE	100%	20%	5%	5%	5%	5%
RETAIL	90%	80%	5%	100%	70%	5%
HOTEL	70%	100%	100%	70%	100%	100%
RESTAURANT	70%	100%	100%	70%	100%	100%
MOVIE THEATER	40%	80%	10%	80%	100%	10%
ENTERTAINMENT	40%	100%	10%	80%	100%	50%
CONFERENCE	100%	100%	5%	100%	100%	5%
CIVIC (NON-CHURCH)	100%	20%	5%	10%	10%	5%
CIVIC (CHURCH)	20%	20%	5%	100%	50%	5%

ARTICLE 5. LOT AND BUILDING REGULATIONS

San Marcos, Texas

TABLE 5.7. SPECIFIC FUNCTION & USE

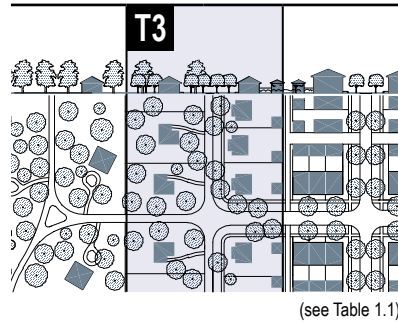
This table expands the categories of Table 5.4 to delegate specific Functions and uses within Transect Zones.

	T1	T2	T3	T4	T5	SD
a. RESIDENTIAL						
Mixed Use Block					■	
Flex Building				■	■	
Apartment Building				■	■	
Live/Work Unit			■	■	■	□
Rowhouse				■	■	
Duplex			■	■	■	
Courtyard House				■	■	
Sideyard House			■	■	■	
Cottage			■	■		
House		■	■	■		
Villa		■				
Accessory Unit		■	■	■	■	
b. LODGING						
Hotel (no room limit)					■	□
Inn (up to 12 rooms)		□		■	■	
Bed & Breakfast (up to 5 rooms)		□	□	■	■	
S.R.O. hostel			□	□	□	□
School Dormitory				■	■	■
c. OFFICE						
Office Building				■	■	□
Live-Work Unit			■	■	■	□
d. RETAIL						
Open-Market Building		■	■	■	■	■
Retail Building				■	■	□
Display Gallery				■	■	□
Restaurant				■	■	
Kiosk				■	■	□
Push Cart					□	□
*Liquor Selling Establishment						
*Adult Entertainment						
e. CIVIC						
Bus Shelter			■	■	■	■
Convention Center						■
Conference Center					□	■
Exhibition Center						■
Fountain or Public Art		■	■	■	■	■
Library				■	■	■
Live Theater					■	■
Movie Theater					■	■
Museum					□	■
Outdoor Auditorium		□	■		■	■
Parking Structure					■	■
Passenger Terminal					□	■
Playground		■	■	■	■	■
Sports Stadium						■
Surface Parking Lot				□	□	■
Religious Assembly		■	■	■	■	■

	T1	T2	T3	T4	T5	SD
f. OTHER: AGRICULTURE						
Grain Storage	■	■				□
Livestock Pen	□	□				□
Greenhouse	■	■	□			□
Stable	■	■	□			□
Kennel	■	■			□	□
f. OTHER: AUTOMOTIVE						
Gasoline		□			□	■
Automobile Service					□	■
Truck Maintenance						■
Drive -Through Facility					□	■
Rest Stop	■	■				□
Roadside Stand	■	■				□
Shopping Center						□
Shopping Mall						□
f. OTHER: CIVIL SUPPORT						
Fire Station			■	■	■	■
Police Station				■	■	■
Cemetery		■	□	□		■
Funeral Home				■	■	■
Hospital					□	■
Medical Clinic				□	■	■
f. OTHER: EDUCATION						
College					□	■
High School				□	□	■
Trade School					□	■
Elementary School			□	■	■	■
Childcare Center		■	■	■	■	□
f. OTHER: INDUSTRIAL						
Heavy Industrial Facility						■
Light Industrial Facility						■
Truck Depot						■
Laboratory Facility						■
Water Supply Facility						■
Sewer and Waste Facility						■
Electric Substation	□	□	□	□	□	■
Wireless Transmitter	□	□			□	■
Cremation Facility						■
Warehouse						■
Produce Storage						■
Mini-Storage						■

■ BY RIGHT
□ BY WARRANT
* Refer to the LDC for standards

TABLE 5.8. FORM-BASED CODE GRAPHICS: DOWNTOWN - T3



I. BUILDING FUNCTION (see Table 5.4 & Table 5.7)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

k. BUILDING CONFIGURATION (see Table 5.2 & 1.2k)

Principal Building	2
Outbuilding	2 stories max

f. LOT OCCUPATION (see Table 1.2f)

Lot Width	60 ft. min 180 ft. max
Lot Coverage	40% max

i. BUILDING DISPOSITION (see Table 5.1)

Edgeyard	permitted
Sidyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 1.2g)

(g.1) Front Setback Principal	24 ft. min
(g.2) Front Setback Secondary	12 ft min.
(g.3) Side Setback	12 ft min.
(g.4) Rear Setback	12 ft min.*
Frontage Buildout	40% min at setback

h. SETBACKS - OUTBUILDING (see Table 1.2h)

(h.1) Front Setback	20 ft. min. + bldg setback
(h.2) Side Setback	3 ft. or 6 ft at corner
(h.3) Rear Setback	3 ft. min. *

j. PRIVATE FRONTAGES (see Table 5.3)

Common Yard	permitted
Porch & Fence	permitted
Terrace or L.C.	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted

Refer to Summary Table 1.2

PARKING PROVISIONS

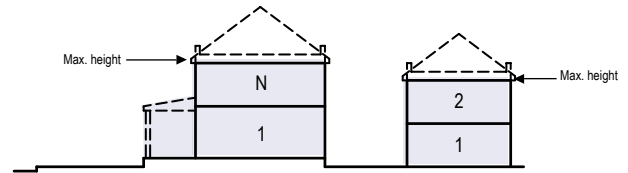
See Tables 5.5 & 5.6

*or 15 ft. from center line of rear lane or alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

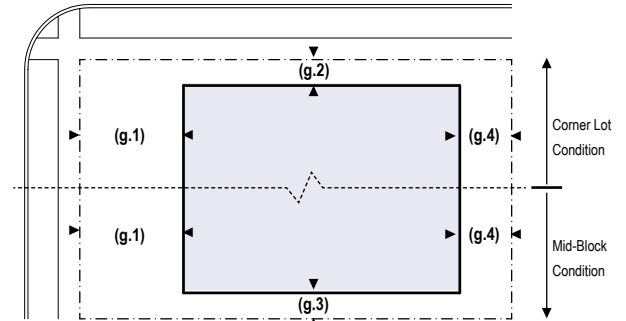
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 5.2.



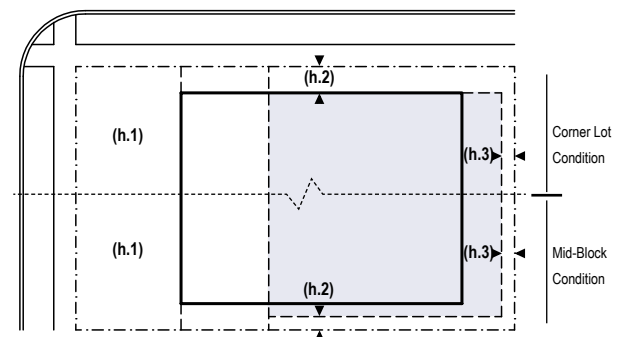
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 8.1d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 8.1d). Side- or rear-entry garages may be allowed in the first or second Layer by Warrant.
3. Trash and recycling containers shall be stored within the third Layer.

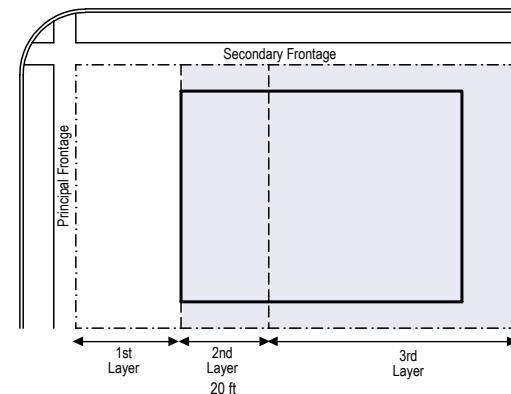
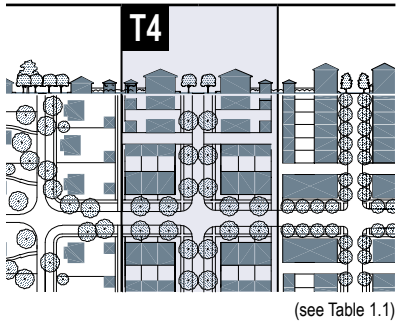


TABLE 5.9. FORM-BASED CODE GRAPHICS: DOWNTOWN - T4**I. BUILDING FUNCTION** (see Table 5.4 & Table 5.7)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

k. BUILDING CONFIGURATION (see Table 5.2 & 1.2k)

Principal Building	5 stories max**
Outbuilding	2 stories max

f. LOT OCCUPATION (see Table 1.2f)

Lot Width	18 ft min 120 ft max
Lot Coverage	60% max

i. BUILDING DISPOSITION (see Table 5.1)

Edgeyard	permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 1.2g)

(g.1) Front Setback Principal	6 ft. min. 18 ft. max.
(g.2) Front Setback Secondary	6 ft. min. 18 ft. max
(g.3) Side Setback	0 ft. min.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	70% min at setback

h. SETBACKS - OUTBUILDING (see Table 1.2h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min. or 5 ft at corner
(h.3) Rear Setback	3 ft. min *

j. PRIVATE FRONTAGES (see Table 5.3)

Common Yard	permitted
Porch & Fence	permitted
Terrace or L.C.	not permitted
Forecourt	not permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted

Refer to Summary Table 1.2

PARKING PROVISIONS

See Tables 5.5 & 5.6

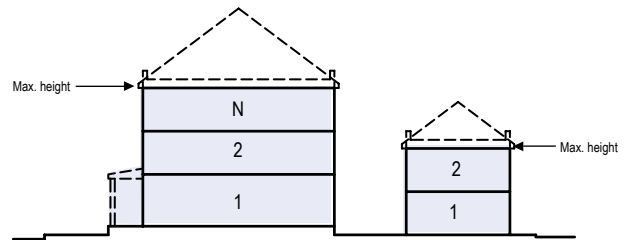
*or 15 ft. from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

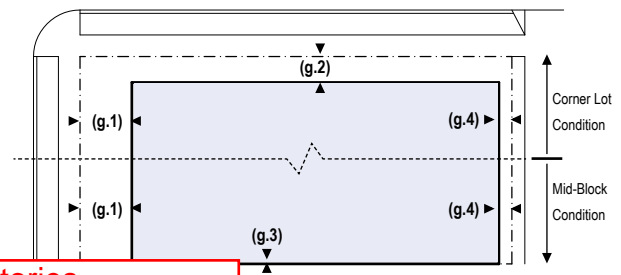
**6+ stories may be permitted by warrant

BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 5.2.

**SETBACKS - PRINCIPAL BLDG**

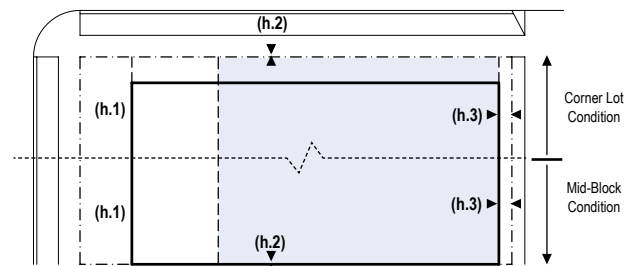
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



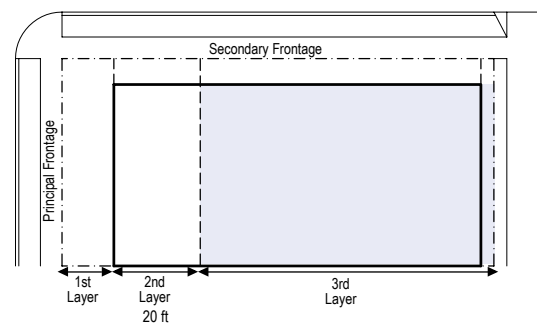
3 stories

SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

**PARKING PLACEMENT**

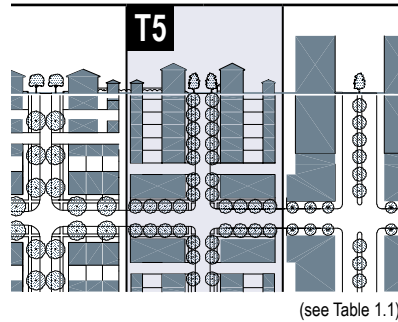
1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 8.1d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 8.1d).
3. Trash and recycling containers shall be stored within the third Layer.



ARTICLE 5. LOT AND BUILDING REGULATIONS

San Marcos, Texas

TABLE 5.10. FORM-BASED CODE GRAPHICS: DOWNTOWN - T5



I. BUILDING FUNCTION (see Table 5.4 & Table 5.7)

Residential	open use
Lodging	open use
Office	open use
Retail	open use

k. BUILDING CONFIGURATION (see Tables 5.2 & 1.2k)

Principal Building	5 stories max, 2 min**
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 1.2f)

Lot Width	18 ft min 196 ft max
Lot Coverage	100% max

i. BUILDING DISPOSITION (see Table 5.1)

Edgeyard	by Warrant
Sideryard	permitted
Rearyard	permitted
Courtyard	permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 1.2g)

(g.1) Front Setback Principal	0 ft. min. 12 ft. max.
(g.2) Front Setback Secondary	0 ft. min. 12 ft. max.
(g.3) Side Setback	0 ft. min. 24 ft. max.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	80% min at setback

h. SETBACKS - OUTBUILDING (see Table 1.2h)

(h.1) Front Setback	40 ft. max. from rear prop.
(h.2) Side Setback	0 ft. min.
(h.3) Rear Setback	3 ft. max.*

j. PRIVATE FRONTAGES (see Table 5.3)

Common Yard	not permitted
Porch & Fence	not permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted

Refer to Summary Table 1.2

PARKING PROVISIONS

See Tables 5.5 & 5.6

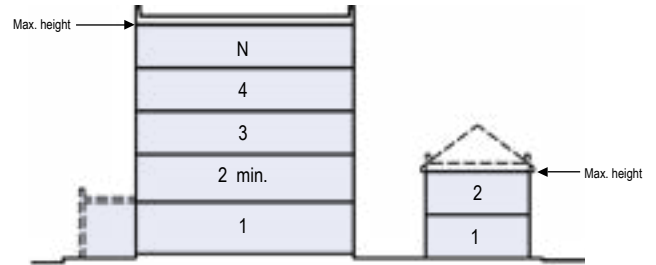
*or 15 ft. from center line of alley

"N" stands for any Stories above those shown, up to the maximum.

** Buildings within the downtown historic district are limited to a maximum building height of 3 stories. 1-story and 6+ stories permitted by warrant for buildings located outside the downtown historic district.

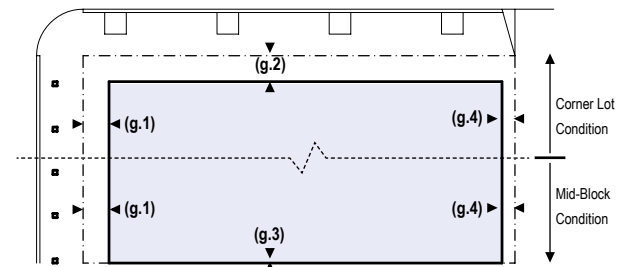
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 5.2.
4. Expression Lines shall be as shown on Table 5.2.



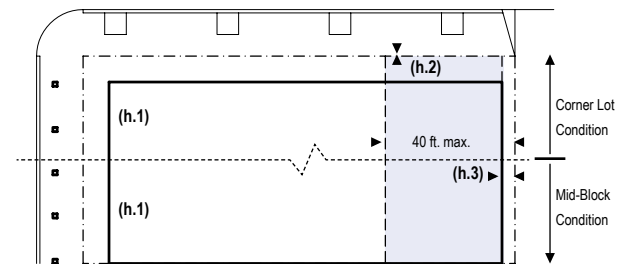
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



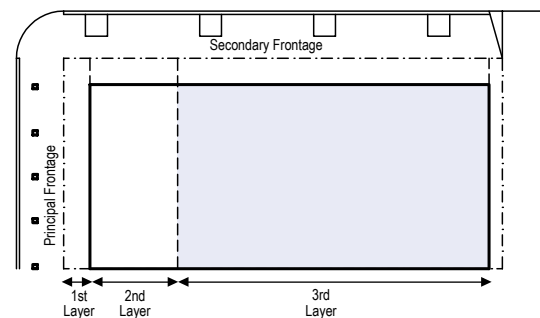
SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



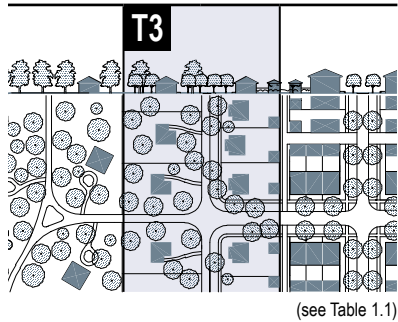
PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 8.1).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 8.1).
3. Trash containers shall be stored within the third Layer.



or 6 and 7 stories

TABLE 5.11. FORM-BASED CODE GRAPHICS: NEW DEVELOPMENT - T3



I. BUILDING FUNCTION (see Table 5.4 & Table 5.7)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

k. BUILDING CONFIGURATION (see Table 5.2 & 1.3k)

Principal Building	2 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 1.3f)

Lot Width	60 ft. min 120 ft. max
Lot Coverage	60% max

i. BUILDING DISPOSITION (see Table 5.1)

Edgeyard	permitted
Sidyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 1.3g)

(g.1) Front Setback Principal	24 ft. min
(g.2) Front Setback Secondary	12 ft. min.
(g.3) Side Setback	12 ft. min.
(g.4) Rear Setback	12 ft. min.
Frontage Buildout	40% min at setback

h. SETBACKS - OUTBUILDING (see Table 1.3h)

(h.1) Front Setback	20 ft. min. + bldg setback
(h.2) Side Setback	3 ft. or 6 ft at corner
(h.3) Rear Setback	3 ft. min. *

j. PRIVATE FRONTAGES (see Table 5.3)

Common Yard	permitted
Porch & Fence	permitted
Terrace or L.C.	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted

Refer to Summary Table 1.3

PARKING PROVISIONS

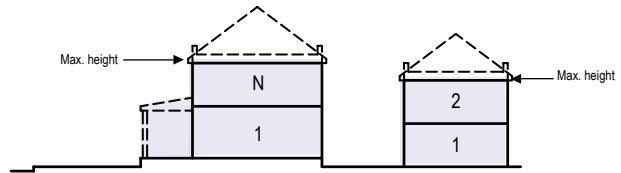
See Tables 5.5 & 5.6

*or 15 ft. from center line of rear lane or alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

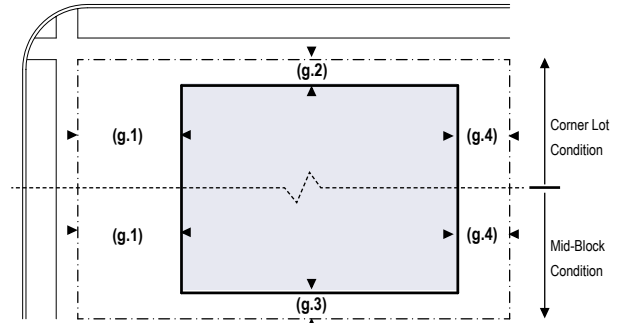
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 5.2.



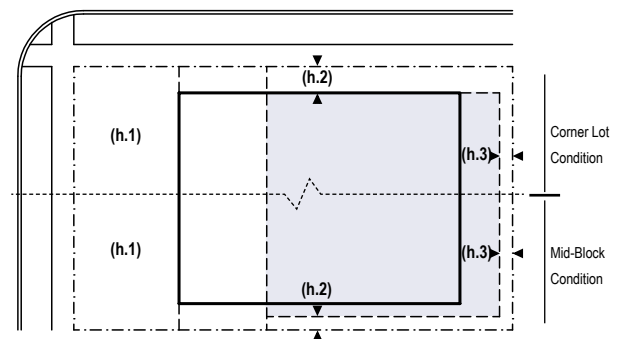
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 8.1d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 8.1d). Side- or rear-entry garages may be allowed in the first or second Layer by Warrant.
3. Trash and recycling containers shall be stored within the third Layer.

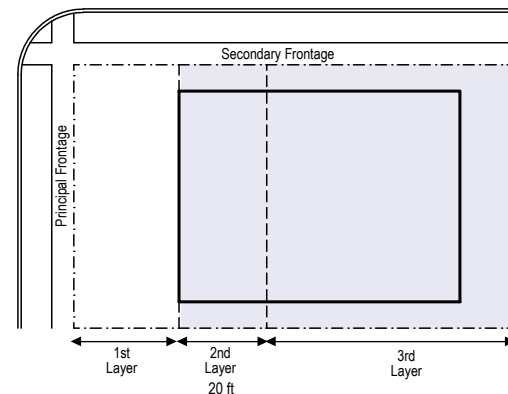
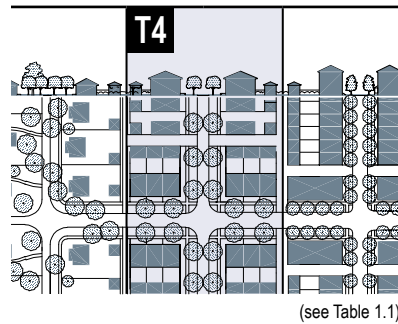


TABLE 5.12. FORM-BASED CODE GRAPHICS: NEW DEVELOPMENT - T4



I. BUILDING FUNCTION (see Table 5.4 & Table 5.7)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

k. BUILDING CONFIGURATION (see Table 5.2 & 1.3k)

Principal Building	3 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 1.2f)

Lot Width	18 ft min 120 ft max
Lot Coverage	80% max

i. BUILDING DISPOSITION (see Table 5.1)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 1.3g)

(g.1) Front Setback Principal	6 ft. min. 18 ft. max.
(g.2) Front Setback Secondary	6 ft. min. 18 ft. max.
(g.3) Side Setback	0 ft. min. or 6 ft. min. total
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	60% min at setback

h. SETBACKS - OUTBUILDING (see Table 1.3h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min. or 5 ft at corner
(h.3) Rear Setback	3 ft. min *

j. PRIVATE FRONTAGES (see Table 5.3)

Common Yard	permitted
Porch & Fence	permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted

Refer to Summary Table 1.3

PARKING PROVISIONS

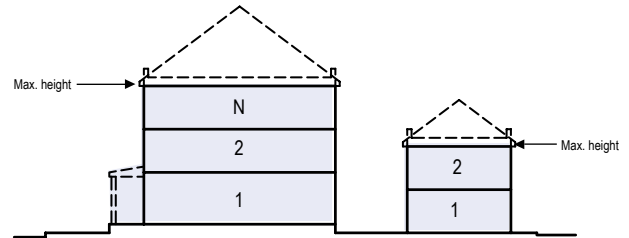
See Tables 5.5 & 5.6

*or 15 ft. from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

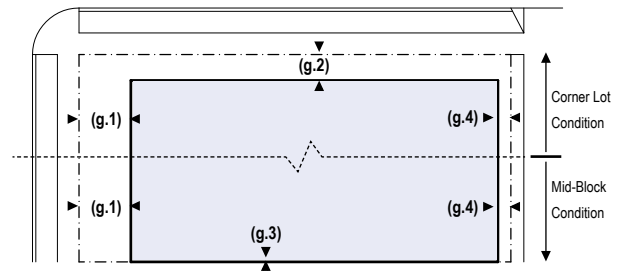
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 5.2.



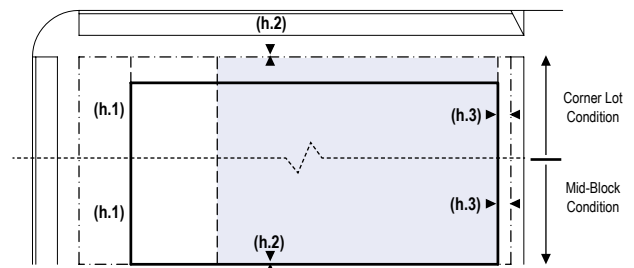
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 8.1d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 8.1d).
3. Trash containers shall be stored within the third Layer.

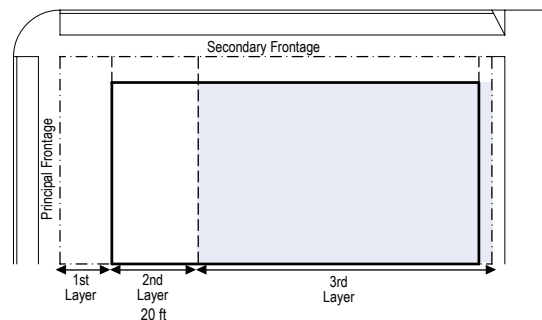
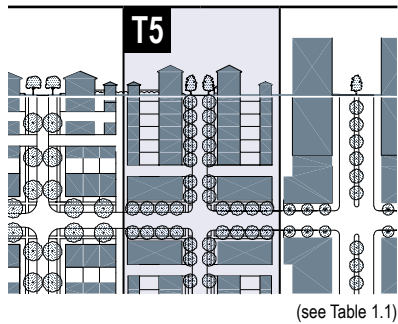


TABLE 5.13. FORM-BASED CODE GRAPHICS: NEW DEVELOPMENT - T5**I. BUILDING FUNCTION** (see Table 5.4 & Table 5.7)

Residential	open use
Lodging	open use
Office	open use
Retail	open use

k. BUILDING CONFIGURATION (see Table 5.2 & 1.3k)

Principal Building	5 stories max, 2 min**
Outbuilding	2 stories max

f. LOT OCCUPATION (see Table 1.3f)

Lot Width	18 ft min 196 ft max
Lot Coverage	100% max

i. BUILDING DISPOSITION (see Table 5.1)

Edgeyard	by Warrant
Sidyard	permitted
Rearyard	permitted
Courtyard	permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 1.3g)

(g.1) Front Setback Principal	0 ft. min. 12 ft. max.
(g.2) Front Setback Secondary	0 ft. min. 12 ft. max.
(g.3) Side Setback	0 ft. min. 24 ft. max.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	80% min at setback

h. SETBACKS - OUTBUILDING (see Table 1.3h)

(h.1) Front Setback	40 ft. max. from rear prop.
(h.2) Side Setback	0 ft. min.
(h.3) Rear Setback	3 ft. max.*

j. PRIVATE FRONTAGES (see Table 5.3)

Common Yard	not permitted
Porch & Fence	not permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted

Refer to Summary Table 1.3

PARKING PROVISIONS

See Tables 5.5 & 5.6

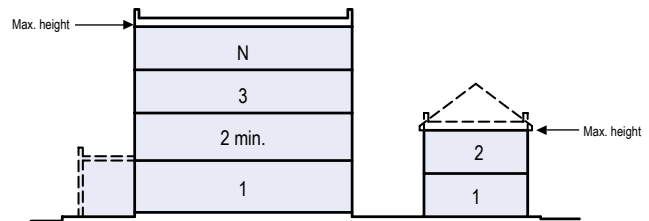
*or 15 ft. from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

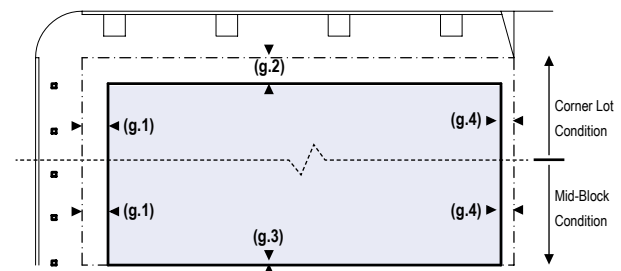
**One-story or 6+ stories permitted by warrant.

BUILDING CONFIGURATION

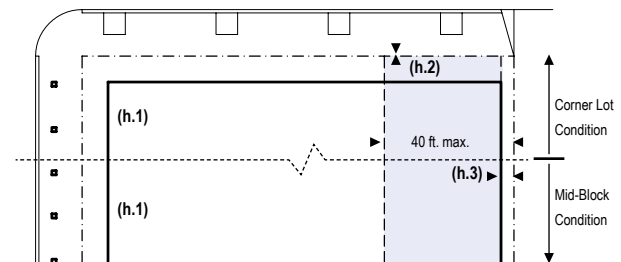
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 5.2.
4. Expression Lines shall be as shown on Table 5.2.

**SETBACKS - PRINCIPAL BLDG**

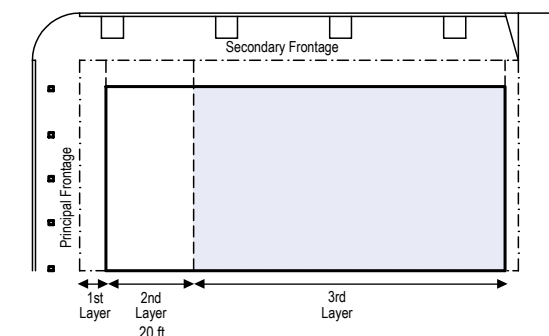
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

**SETBACKS - OUTBUILDING**

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 8.1).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 8.1).
3. Trash containers shall be stored within the third Layer.



Introduction

The regulations in the SmartCode establish the basic requirements for building mass and scale throughout the downtown (see Design Context Map on page 5 for downtown boundary). These design guidelines supplement the SmartCode standards in the following ways:

- As advisory information for those who wish to better understand the intent of the design standards in the downtown SmartCode.
- As part of design review for the “administrative approval” process when alternatives are applied for.
- As part of design review for the “by warrant” process when alternatives are applied for.

About the Design Guidelines

The guidelines within this document focus on allowing for flexibility in design while also protecting the character of downtown and enhancing its pedestrian-friendly atmosphere. The guidelines and the review process through which they are administered seek to maintain downtown as a cohesive, livable place. Maintaining an attractive pedestrian-oriented environment is a fundamental concept. In addition, the guidelines serve as educational and planning tools for property owners and their design professionals who seek to make improvements downtown.

The design guidelines also provide a basis for making consistent decisions about the appropriateness of improvement projects requesting alternative strategies through the City’s design review process. This includes both Administrative Review by the Development Review Committee as well as Planning and Zoning Commission and City Council review through the Warrant process. The Design Standards in the SmartCode and the City’s adopted Building Codes have been codified to meet the intent of the Design Guidelines. Projects that meet those standards and are not requesting exceptions shall be judged to have met the Downtown Design Guidelines.