

S✓

1 SECOND AMENDMENT

2 BILL NO. 2018-50

3 ORDINANCE NO. 6649

4 AN ORDINANCE TO AMEND VARIOUS PROVISIONS OF THE UNIFIED DEVELOPMENT CODE
5 (UDC) TO ADD A NEW CHAPTER RELATING TO FORM-BASED CODE AND TRANSECT ZONES,
6 MAKE PARALLEL CHANGES IN OTHER PARTS OF THE UDC WHERE NECESSARY, AND
7 PROVIDE FOR OTHER RELATED MATTERS.

8 Proposed by: Robert Summerfield, Director of
9 Planning

Summary: Amends various provisions of the
Unified Development Code (UDC) to add a new
chapter relating to Form-Based Code and Transect
Zones, and to make parallel changes in other parts
of the UDC where necessary.

10 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS
11 FOLLOWS:

12 SECTION 1: Ordinance No. 6289 and the Unified Development Code adopted as Title 19
13 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth in
14 Sections 2 to 17, inclusive, of this Ordinance. The amendments are deemed to be amendments to Ordinance
15 No. 6289 and the Unified Development Code adopted as Title 19.

16 SECTION 2: Title 19 is hereby amended by adding thereto a new Chapter 9, relating to
17 Form-Based Code and Transect Zones, reading as is set forth in Exhibit A.

18 SECTION 3: Title 19, Chapter 4, Section 20, is hereby amended by adding thereto a new
19 Subsection (B), reading as follows:

20 B. The roadway network within the Downtown Las Vegas Overlay District (DTLV-O), as described in
21 LVMC 19.10.110, shall include the following street types consistent with the *Vision 2045 Downtown Las*
22 *Vegas Masterplan* to provide compatible thoroughfare standards between Transect Zones enumerated within
23 LVMC Chapter 19.09:

- 24 1. Downtown Alleys shall provide mid-block mobility and access to abutting properties.
25 2. Minor Neighborhood Streets shall generally serve residential neighborhoods and local traffic.
26 3. Major Neighborhood Streets shall generally serve residential, commercial, and mixed-use

181✓

1 neighborhoods.

2 4. Commercial Streets shall generally serve commercial and mixed use neighborhoods and
3 distribute traffic from minor or major neighborhood streets to avenues or boulevards.

4 5. Avenues shall generally distribute traffic from minor or major neighborhood streets to avenues
5 or boulevards and provide access to commercial and residential neighborhoods.

6 6. Bike Emphasis Avenues shall generally provide additional space for bicycle traffic, while also
7 distributing traffic from minor or major neighborhood streets to avenues or boulevards and providing access
8 to commercial and residential neighborhoods.

9 7. Boulevards shall generally move high volumes of vehicular traffic through Downtown.

10 8. Transit Emphasis Streets shall consist of identified routes with lanes dedicated to accommodate
11 a form of high-capacity transit, such as light rail transit or bus rapid transit.

12 SECTION 4: Title 19, Chapter 4, Section 60, Subsection (A), is hereby amended to read
13 as follows:

14 A. The Amenity Zone may consist of an Amenity Area, Sidewalk, Off-site buffer strip, and On-site
15 planting area. The required elements for each street or thoroughfare classification are as indicated by the
16 tables and illustrated by the figures in LVMC 19.04.170 through [19.04.220] 19.04.380 for each street or
17 thoroughfare type respectively. The Amenity Zone is intended to enhance pedestrian access and safety, while
18 providing adequate space for landscaping and utility, and public safety features.

19 SECTION 5: Title 19, Chapter 4, is hereby amended by adding nine new sections,
20 designated respectively as Sections 300 to 380, inclusive, reading as follows:

21 **19.04.300 Downtown Thoroughfare Standards**

22 A. The purpose of LVMC 19.04.310 to 19.04.380 is to describe standards for development of roadway
23 network thoroughfares within the Downtown Las Vegas Overlay District (DTLV-O) in a manner that is
24 consistent with the *Vision 2045 Downtown Las Vegas Masterplan*. Each thoroughfare type is intended to
25 provide compatible complete streets between Transect Zones and a hierarchy of intensity between different
26 thoroughfare types and transportation modes. Each thoroughfare provides a primary emphasis, including

1 pedestrian, bicycle, automobile, and transit, suitable to a single street, while also accommodating other
2 modes. These Downtown Thoroughfare standards supplement City of Las Vegas Engineering Standards.
3 Where the provisions of these Downtown Thoroughfare Standards conflict with City Engineering Standards,
4 the Engineering Standards shall apply, unless in the judgment of either the Director of Public Works or the
5 City Traffic Engineer the application of the Downtown Thoroughfare Standards is consistent with the intent
6 of the Engineering Standards or otherwise provides an acceptable alternative.

7 B. As specified in LVMC 19.09.090, District Thoroughfare Plans shall be mapped for each Downtown
8 District to:

9 1. Designate all public thoroughfares within the district consisting of the standards set forth in
10 LVMC 19.04.310 to 19.04.380.

11 2. Designate all public thoroughfares as Primary, Secondary, or Tertiary for the purposes of
12 establishing a hierarchy for transportation accessibility and intensity, building frontages, vehicular access,
13 and utility locations.

14 C. For the Amenity Zone of any Downtown thoroughfare as set forth in LVMC 19.04.320 to 19.04.380:

15 1. The following amenities may be placed within the prescribed width of each zone:

- 16 a. Benches and seating.
- 17 b. Bicycle racks, lockers, or corrals.
- 18 c. Bollards and pedestrian safety elements.
- 19 d. Electric vehicle charging stations.
- 20 e. Fire hydrants, placed in accordance with the fire code.
- 21 f. Kiosks.
- 22 g. Mailboxes.
- 23 h. Newspaper racks.
- 24 i. Parking meters.
- 25 j. Public art.
- 26 k. Shade structures, hanging plants, banners, flags, or lighting.

1. Streetlighting, signage, or traffic control devices.
- m. Transit shelters for bus stops or transit stations.
- n. Trash or recycling bins.
- o. Trees and landscaping, planted in compliance with LVMC Chapter 13.48.
- p. Any other amenity deemed acceptable by the Director of Planning or the Director of Public

Works that enhances the thoroughfare's urban environment and does not create a hazardous condition for pedestrians, bicyclists, or motorists.

2. Utility conduits and permitted underground dry utilities shall be located under the sidewalk.

3. Utility and mechanical boxes shall be sited outside of the right-of-way wherever possible. If permitted within the right-of-way, above ground utilities shall be located within the Amenity Zone. No utility or utility appurtenance may be placed in such a manner that blocks or inhibits pedestrian flow, access to a building door or entrance, ramp, or accessway, prevent or otherwise obstruct a handicapped or disabled pedestrian from passing or traversing, or cause a safety hazard.

D. The following thoroughfare design elements may be applied as warranted and determined by existing or future conditions, provided that the addition of such a treatment enhances pedestrian and bicyclist safety, protects transit users, ensures motorist sight-lines and visibility, and improves the public realm:

1. The intersections between any two thoroughfares may include:

- a. Bike boxes.
- b. Diagonal (scramble) pedestrian movements.
- c. Curb extensions, chokers, or bus bulbs.
- d. Mini-roundabouts.

2. Mid-block locations along a thoroughfare may include:

- a. Mid-block crosswalks.
- b. Where medians are present, pedestrian refuges or Danish offsets.
- c. Curb extensions, pinchpoints, or chicanes

...

19.04.310 Downtown Alley

A Downtown Alley is a narrow public thoroughfare providing mid-block mobility and access to the rear-abutting properties. Typical Downtown Alleys are a minimum of 20 to 24 feet wide and are designed for low-volume pedestrian and bicycle traffic, and, wherever possible, shall be utilized by vehicular traffic to access parking and loading zones. Downtown Alleys are intended to be used for utility easements. Required utility infrastructure shall be located within an alley right-of-way to serve all adjacent or abutting property to the extent practicable. A Downtown Alley is not governed by the provisions of LVMC 19.04.090. Best practices and processes for Downtown Alleys can be found within the Downtown Alley Design Guidebook: Components for a Successful Environment.

FIGURE 1 – Street Section / Dimensions 19.04.310

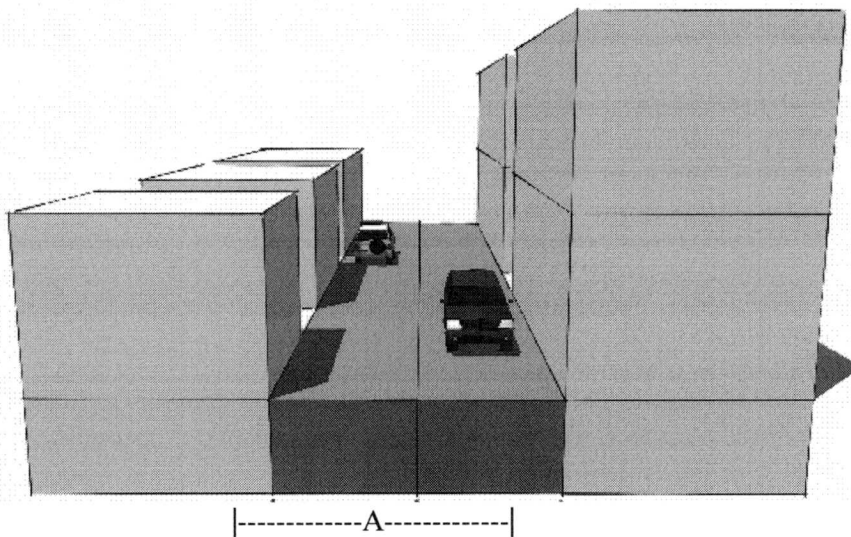


TABLE 1 – Downtown Alley Notes – 19.04.310

Vision 2045 Downtown Masterplan street emphasis	Pedestrian
Transect zone application	T3, T4, T5, T6
Functional Class / Intensity	Alley
Lanes & Widths	
Right of Way Width (minimum/preferred)	20 feet / 24 feet
Vehicular Configuration (minimum/preferred)	1-2 travel lanes
Sidewalk Width	-
Amenity Zone Width	-

Transit Lane Width	-
Bicycle Lane Width	-
A: Vehicular Lane Width	10 feet maximum
Parking Type and Width	Loading / Deliveries only
Median Type	-

Edges	
Curbs + Gutters (minimum/preferred)	-
Planters	-
Landscaping	-
Lighting	Alley lighting
Notes	
1. Additional recommendations based on Alley Design Guidebook	

19.04.320 Minor Neighborhood Street

A Minor Neighborhood Street primarily serves residential neighborhoods, local traffic, and is characterized by low design speeds and a seven-foot wide amenity zone separating vehicular traffic and the sidewalk. Minor Neighborhood Streets are designed for low volume pedestrian, bicycle, and vehicular traffic, with bicycle traffic accommodated by sharrows.

FIGURE 1 – Street Section / Dimensions 19.04.320

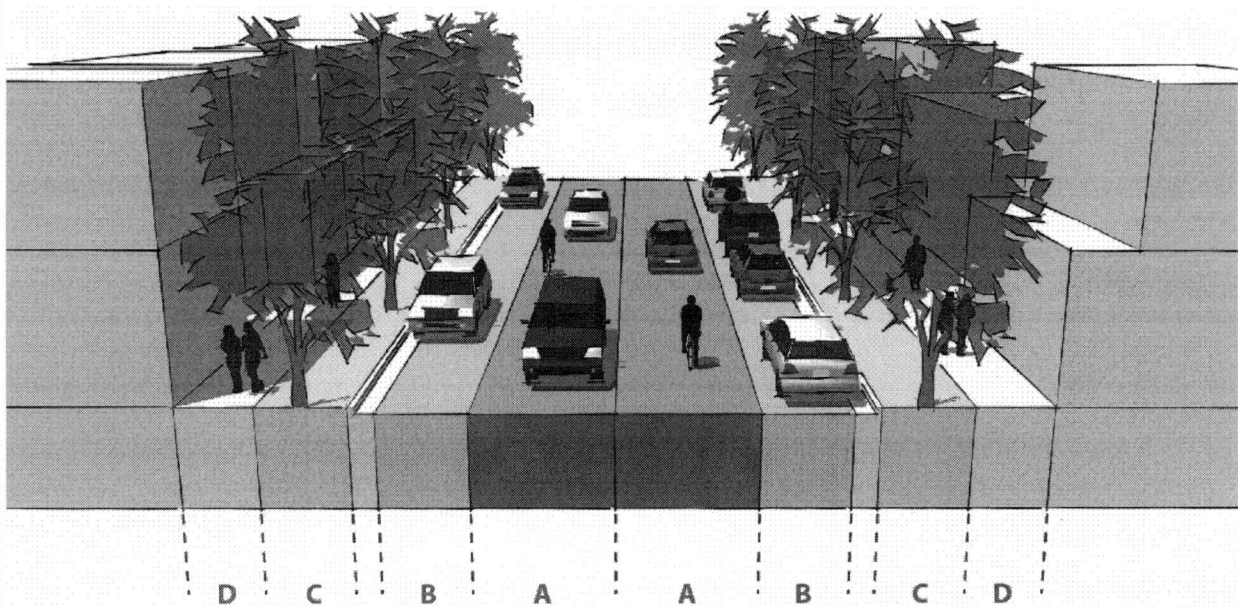


TABLE 1 – Minor Neighborhood Street Notes – 19.04.320

Vision 2045 Downtown Masterplan street emphasis	Pedestrian
Transect zone application	T3, T4, T5
Functional Class / Intensity	Local
Lanes & Widths	
Right of Way Width (minimum/preferred)	60 feet / 66 feet
Vehicular Configuration (minimum/preferred)	2 travel lanes
D: Sidewalk Width	5 – 6 feet
C: Amenity Zone Width	7 feet
Transit Lane Width	-
A: Bicycle Lane Width	Sharrows
A: Vehicular Lane Width	10 – 11 feet
B: Parking Type and Width	Parallel, 7 feet
Median Type	-
Edges	
Curbs + Gutters (minimum/preferred)	1-1/2 / 2 feet
Planters	Continuous
Landscaping	Trees at 20 feet on center by District Palette (19.09.040(C))
Lighting	Dual arm streetlights
Notes	

19.04.330 Major Neighborhood Street

A Major Neighborhood Street serves residential, commercial, and mixed-use neighborhoods, and is characterized by low design speeds. On-street parking separates vehicular traffic from the sidewalk and amenity zone. Major Neighborhood Streets are designed for medium volumes of pedestrian, bicycle, and vehicular traffic, with bicycle traffic accommodated with striped bicycle lanes.

...

...

...

...

...

FIGURE 1 – Street Section / Dimensions 19.04.330

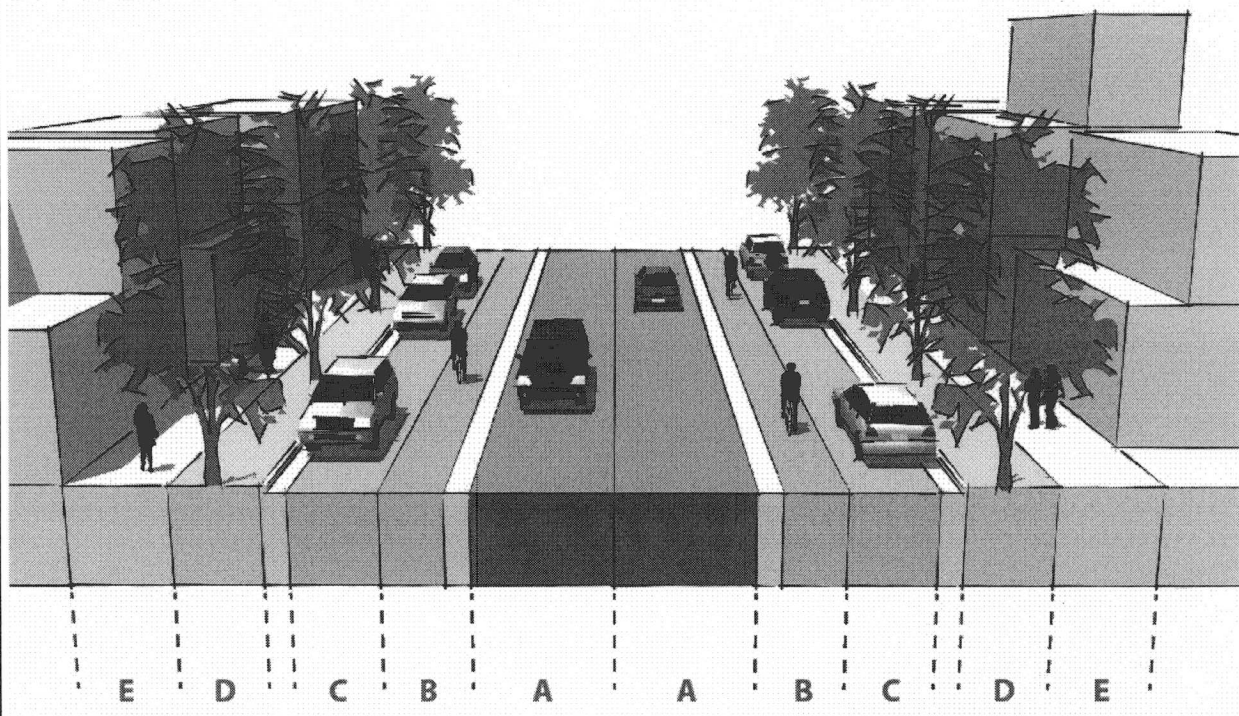


TABLE 1 – Major Neighborhood Street Notes – 19.04.330

Vision 2045 Downtown Masterplan street emphasis	Bicycle
Transect zone application	T3, T4, T5, T6
Functional Class / Intensity	Local
Lanes & Widths	
Right of Way Width (minimum/preferred)	70 feet / 84 feet
Vehicular Configuration (minimum/preferred)	2 travel lanes
E: Sidewalk Width	5 – 8 feet
D: Amenity Zone Width	7 feet
Transit Lane Width	-
B: Bicycle Lane Width	5 – 7 feet
A: Vehicular Lane Width	10 feet
C: Parking Type and Width	Parallel, 7 feet
Median Type	-
Edges	
Curbs + Gutters (minimum/preferred)	1-1/2 / 2 feet
Planters	Continuous
Landscaping	Trees at 20 feet on center by District Palette (19.09.040(C))

Lighting	Dual arm streetlights
Notes	
1. Minimum and maximum widths of this street type may vary on a case-by-case basis	
2. Bicycle lanes greater than 5 feet may include a buffer	

19.04.340 Commercial Neighborhood Street

A Commercial Neighborhood Street serves residential, commercial, and mixed-use neighborhoods, and distributes traffic between Neighborhood Streets and Avenues or Boulevards. Commercial Neighborhood Streets are characterized by a low-speed design, wide sidewalks that accommodate high volume of pedestrian traffic, and a consistent tree canopy to provide shade and increase the quality of the public realm. A Commercial Neighborhood Street is designed for pedestrian, bicycle, and vehicular traffic; with bicycle traffic accommodated through sharrows.

FIGURE 1 – Street Section / Dimensions 19.04.340

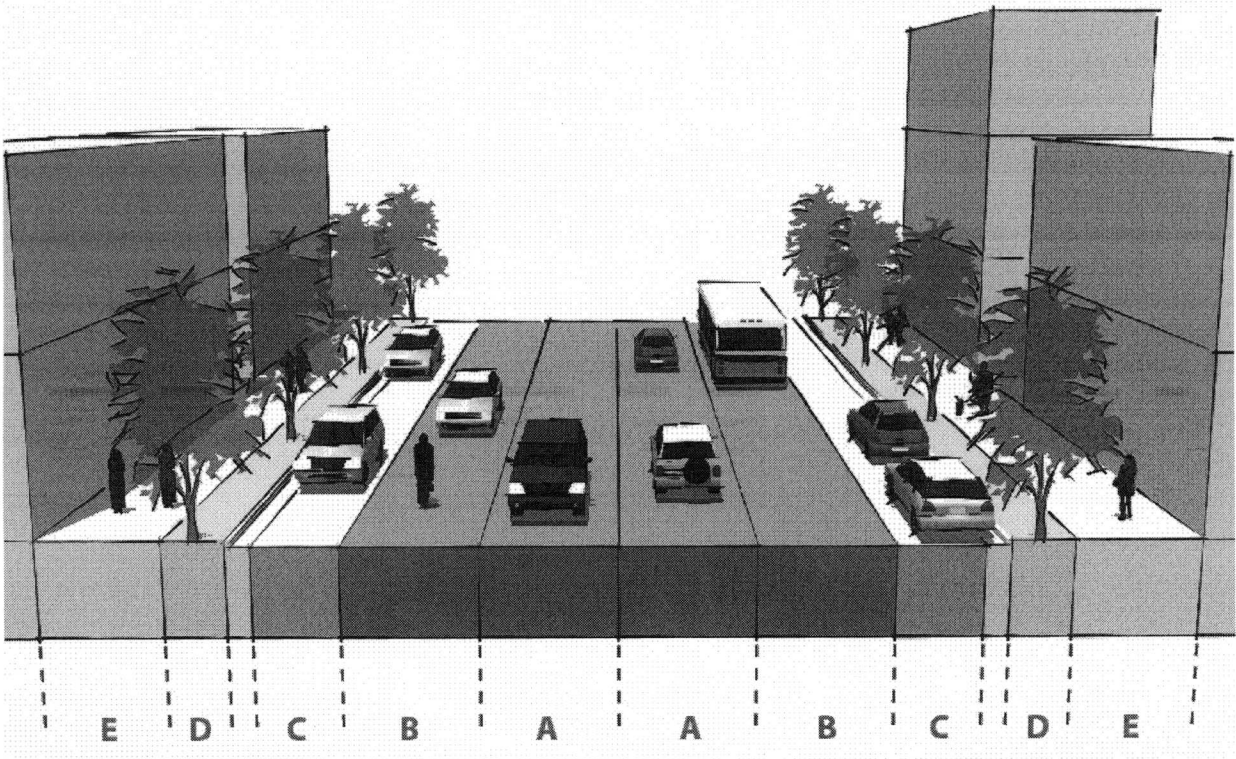


TABLE 1 – Commercial Neighborhood Street Notes – 19.04.340

Vision 2045 Downtown Masterplan street emphasis	Pedestrian
Transect zone application	T4, T5, T6
Functional Class / Intensity	Local
Lanes & Widths	
Right of Way Width (minimum/preferred)	60 feet / 96 feet
Vehicular Configuration (minimum/preferred)	2 - 4 travel lanes
E: Sidewalk Width	6 – 10 feet
D: Amenity Zone Width	5 feet
Transit Lane Width	-
B: Bicycle Lane Width	Sharrows (Outer lane only)
A - B: Vehicular Lane Width	11 feet
C: Parking Type and Width	Parallel, 7 feet; Angle parking may be allowed, variable width
Median Type	-
Edges	
Curbs + Gutters (minimum/preferred)	1-1/2 / 2 feet
Planters	5 foot x 5 foot tree wells
Landscaping	Trees at 20 feet on center by District Palette (19.09.040(C))
Lighting	Dual arm streetlights
Notes	
1. May include one-way street configurations (Bonneville Avenue, Clark Avenue, Main Street, Commerce Street)	
2. On-street angle parking may be substituted for parallel parking on one or both sides if right of way width is constrained. If angle parking is present, dimensional standards provided under LVMC 19.08.110.C shall apply	

19.04.350 Avenue

An Avenue distributes traffic between Major or Minor Neighborhood Streets to Avenues or Boulevards and provides access to commercial and residential neighborhoods. An Avenue is designed primarily for medium pedestrian and vehicular traffic and may feature a parking lane or median to enable protected or permitted left-turn movements; where possible, bicycle traffic is accommodated through sharrows.

...

...

FIGURE 1 – Street Section / Dimensions 19.04.350

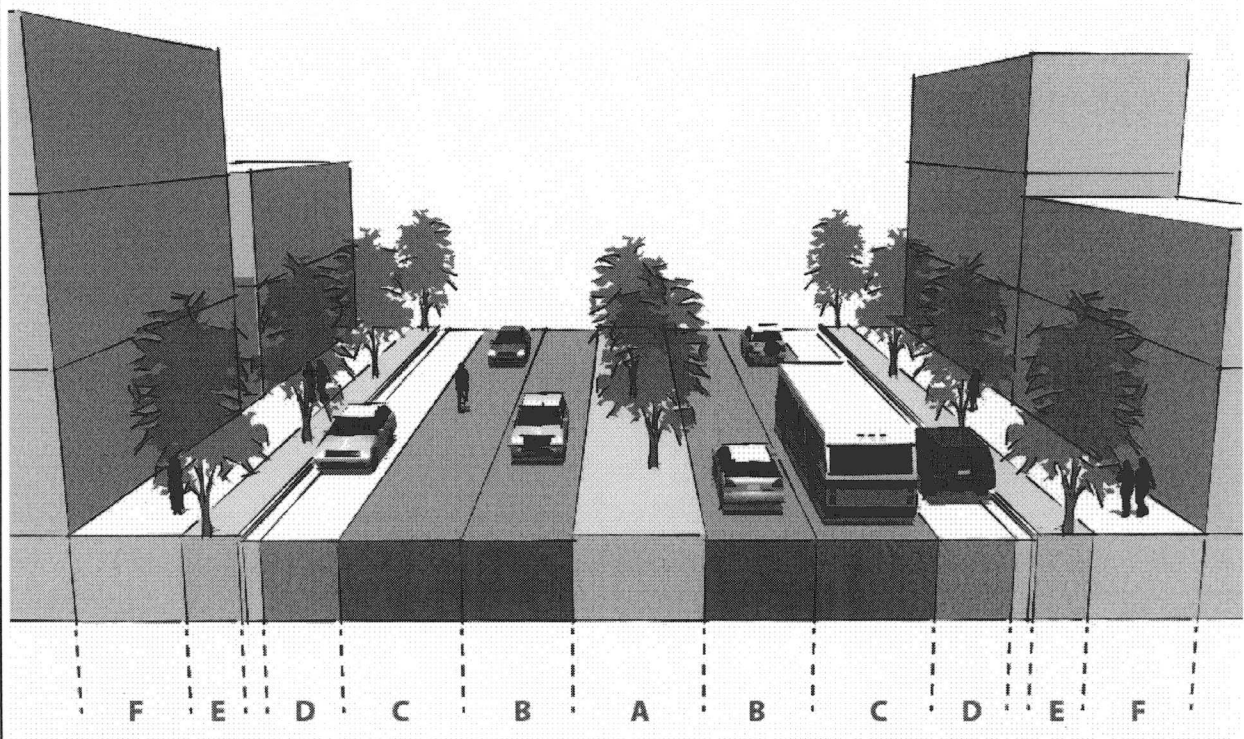


TABLE 1 – Avenue Notes – 19.04.350

Vision 2045 Downtown Masterplan street emphasis	Auto
Transect zone application	T4, T5, T6
Functional Class / Intensity	Collector
Lanes & Widths	
Right of Way Width (minimum/preferred)	70 feet / 104 feet
Vehicular Configuration (minimum/preferred)	2 - 4 travel lanes
F: Sidewalk Width	6 feet / 10 feet
E: Amenity Zone Width	5 feet
Transit Lane Width	-
C: Bicycle Lane Width	Sharrows (Outer lane only)
B - C: Vehicular Lane Width	10 feet / 11 feet
D: Parking Type and Width	Parallel, 7 feet
A: Median Type and Width	12 feet landscaped median with alternating left turn pockets; 6 feet / 8 feet pedestrian refuge
Edges	
Curbs + Gutters (minimum/preferred)	1-1/2 / 2 feet
Planters	5 foot x 5 foot tree wells

Landscaping	Trees at 20 feet on center by District Palette (19.09.040(C))
Lighting	Dual arm streetlights and/or dual arm central median streetlights
Notes	
1.	Depending on field conditions, a parking lane may not be present depending on total right of way width
2.	Depending on field conditions, a median may not be present depending on total right of way width
3.	Mid-block crossings and pedestrian refuges may be provided at locations where pedestrian volumes and intersection spacing warrant

19.04.360 Bike Emphasis Avenue

A Bike Emphasis Avenue distributes traffic between Major or Minor Neighborhood Streets to Avenues or Boulevards and provides land access to commercial and residential neighborhoods. A Bike Emphasis Avenue is designed with greater deference to pedestrian and bicycle traffic, with bicycle traffic accommodated by buffered bicycle lanes.

FIGURE 1 – Street Section / Dimensions 19.04.360

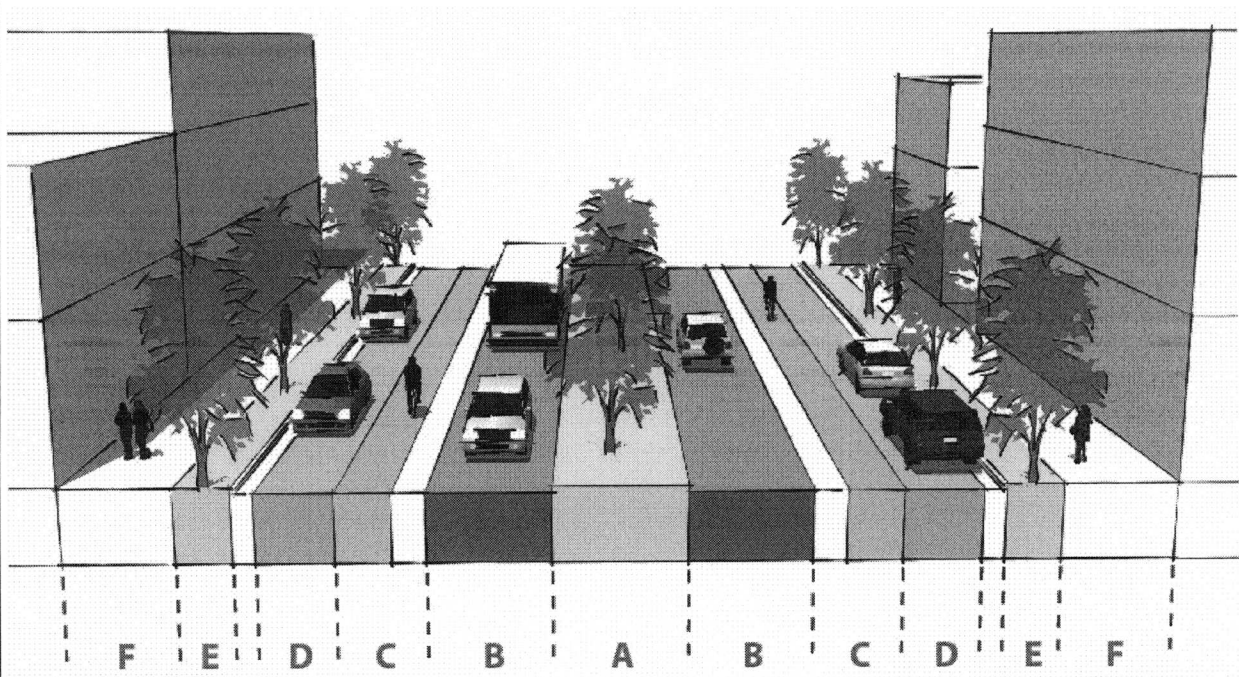


TABLE 1 – Bike Emphasis Avenue Notes – 19.04.360

Vision 2045 Downtown Masterplan street emphasis	Bicycle
Transect zone application	T4, T5, T6
Functional Class / Intensity	Collector
Lanes & Widths	
Right of Way Width (minimum/preferred)	80 feet /120 feet
Vehicular Configuration (minimum/preferred)	2 - 4 travel lanes
F: Sidewalk Width	6 feet / 10 feet
E: Amenity Zone Width	5 feet
Transit Lane Width	-
C: Bicycle Lane Width	5 feet / 8 feet
B: Vehicular Lane Width	10 – 11 feet
D: Parking Type and Width	Parallel, 7 feet
A: Median Type and Width	12 feet landscaped median with alternating left turn pockets; 6 feet / 8 feet pedestrian refuge
Edges	
Curbs + Gutters (minimum/preferred)	1-1/2 / 2 feet
Planters	5 foot x 5 foot tree wells
Landscaping	Trees at 20 feet on center by District Palette (19.09.040(C))
Lighting	Dual arm streetlights and/or dual arm central median streetlights
Notes	
1. Bicycle lanes shall include a striped, raised, or delineated buffer	
2. Mid-block crossings and pedestrian refuges may be provided at locations where pedestrian volumes and intersection spacing warrant	

19.04.370 Boulevard

A Boulevard has the greatest overall right-of-way width and is designed to carry high volumes of vehicular traffic. Boulevards are major arterials typically with four to six vehicular traffic lanes, an alternating landscaped median/turn lane, and bicycle traffic accommodated with buffered bicycle lanes. Boulevards distribute traffic to other Boulevards, Avenues, and Neighborhood and Commercial Streets and carry traffic through Downtown to other surrounding peripheral neighborhoods, Interstate highway interchanges, or other parts of the region.

FIGURE 1 – Street Section / Dimensions 19.04.370

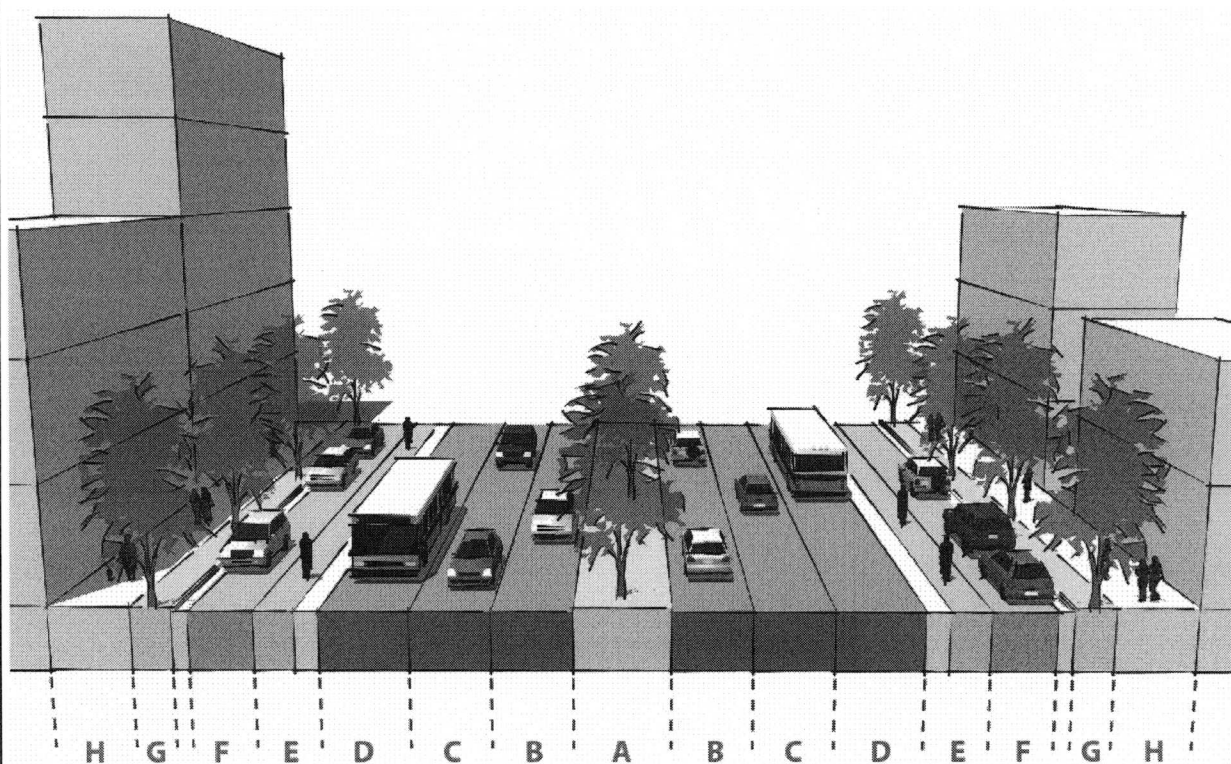


TABLE 1 – Boulevard Notes – 19.04.370

Vision 2045 Downtown Masterplan street emphasis	Auto
Transect zone application	T5, T6
Functional Class / Intensity	Arterial
Lanes & Widths	
Right of Way Width (minimum/preferred)	88 feet / 140 feet
Vehicular Configuration (minimum/preferred)	4 – 6 travel lanes
H: Sidewalk Width	6 feet / 10 feet
G: Amenity Zone Width	5 feet
Transit Lane Width	-
E: Bicycle Lane Width	5 feet / 8 feet
B - D: Vehicular Lane Width	10 feet
F: Parking Type and Width	Parallel, 8 feet
A: Median Type	12 feet landscaped median with alternating left turn pockets; 6 feet / 8 feet pedestrian refuge
Edges	

1	Curbs + Gutters (minimum/preferred)	1-1/2 / 2 feet
2	Planters	5 foot x 5 foot tree wells
3	Landscaping	Trees at 20 feet on center by District Palette (19.09.040(C))
4	Lighting	Dual arm streetlights and dual arm central median streetlights
5	Notes	
6	1. Depending on field conditions, a parking lane may not be present depending on total right of way width	
7	2. Mid-block crossings and pedestrian refuges may be provided at locations where pedestrian volumes and intersection spacing warrant	

19.04.380 Transit Emphasis Street

A Transit Emphasis Street is a special street section intended for the operation of a light rail transit (LRT), Bus Rapid Transit (BRT), or other high-capacity transit system within dedicated lanes or mixed-flow traffic conditions within the right-of-way. A Transit Emphasis Street may be overlaid or combined with other Thoroughfare types and is intended to move high volumes of transit passengers and pedestrians. Transit Emphasis Streets are designed to enable transit-oriented development and mixed-use hubs, and are integrated with surrounding high intensity Transect Zones.

...

...

...

...

...

...

...

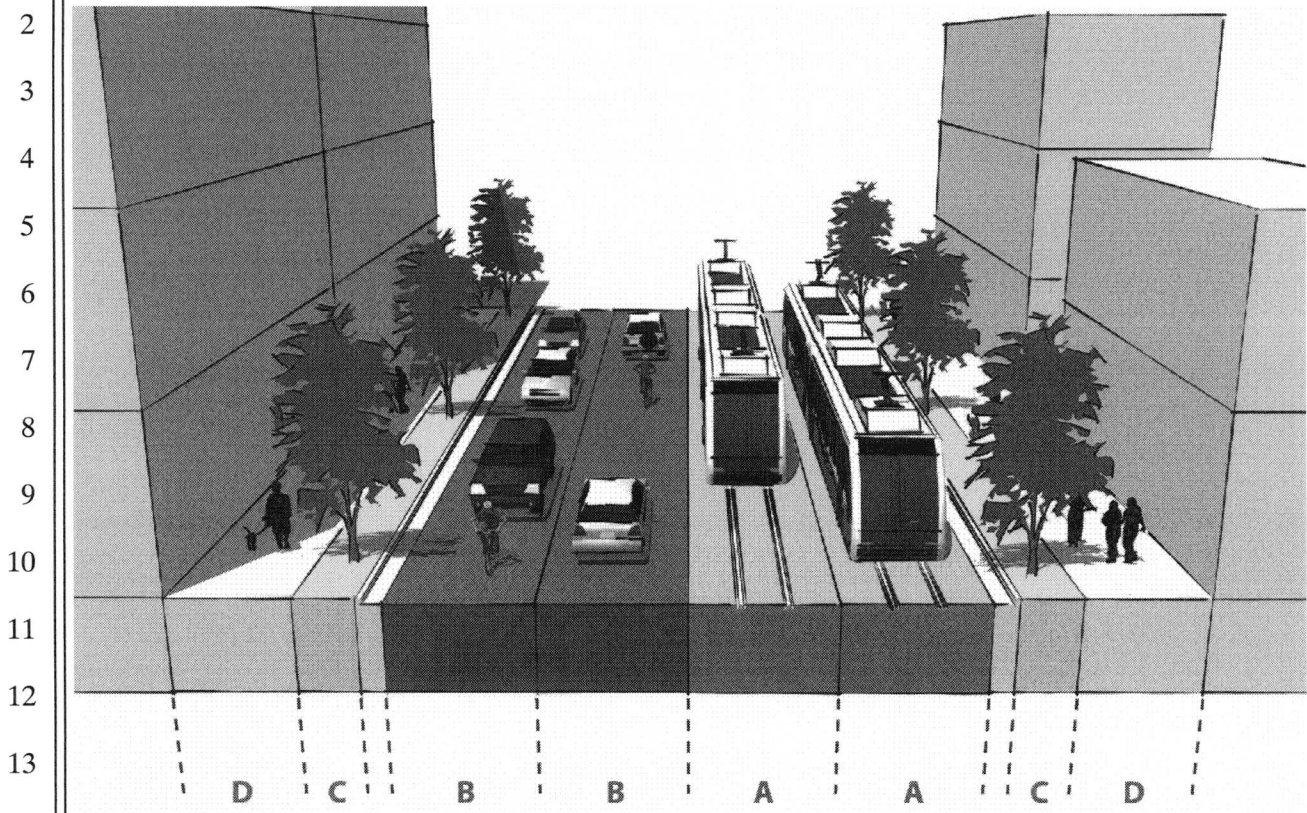
...

...

...

...

1 FIGURE 1 – Street Section – Side Running Configuration / Dimensions 19.04.380



15 FIGURE 2 – Street Section – Side Running (Loop) Configuration at Station / Dimensions 19.04.380

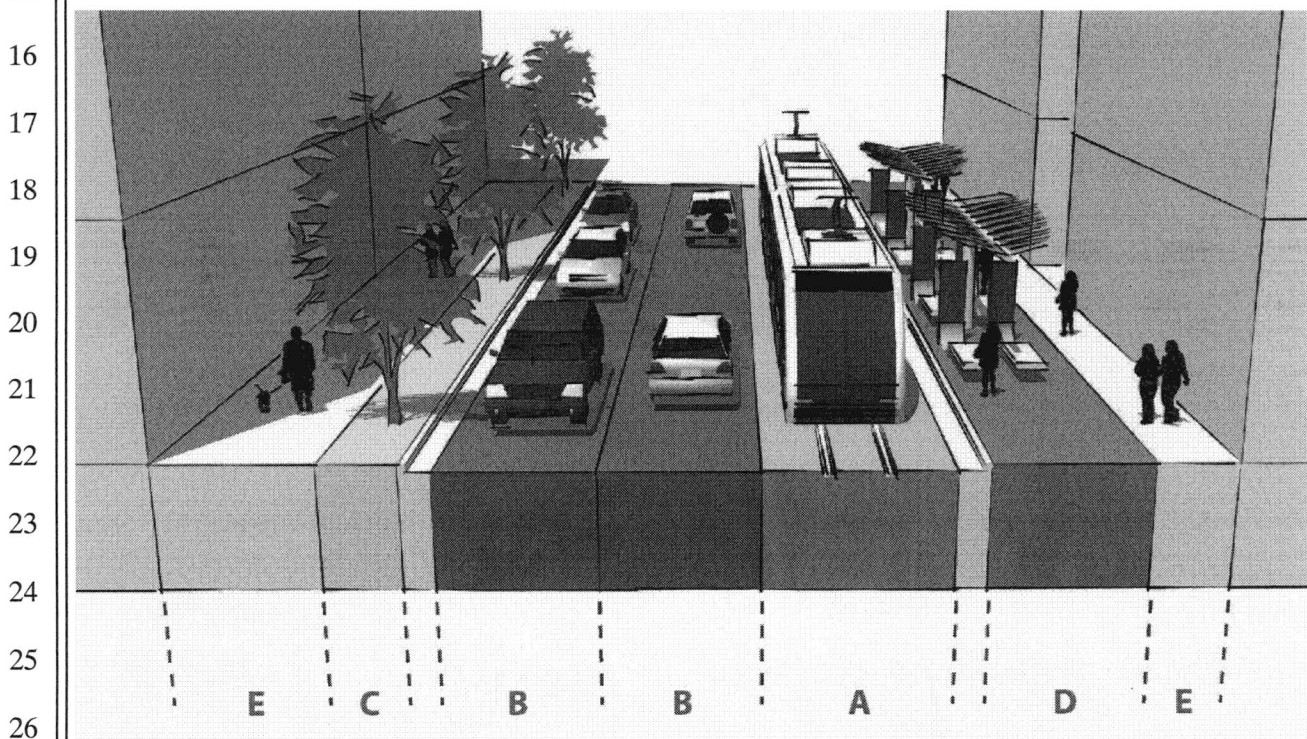


FIGURE 3 – Street Section – Center Running Configuration / Dimensions 19.04.380

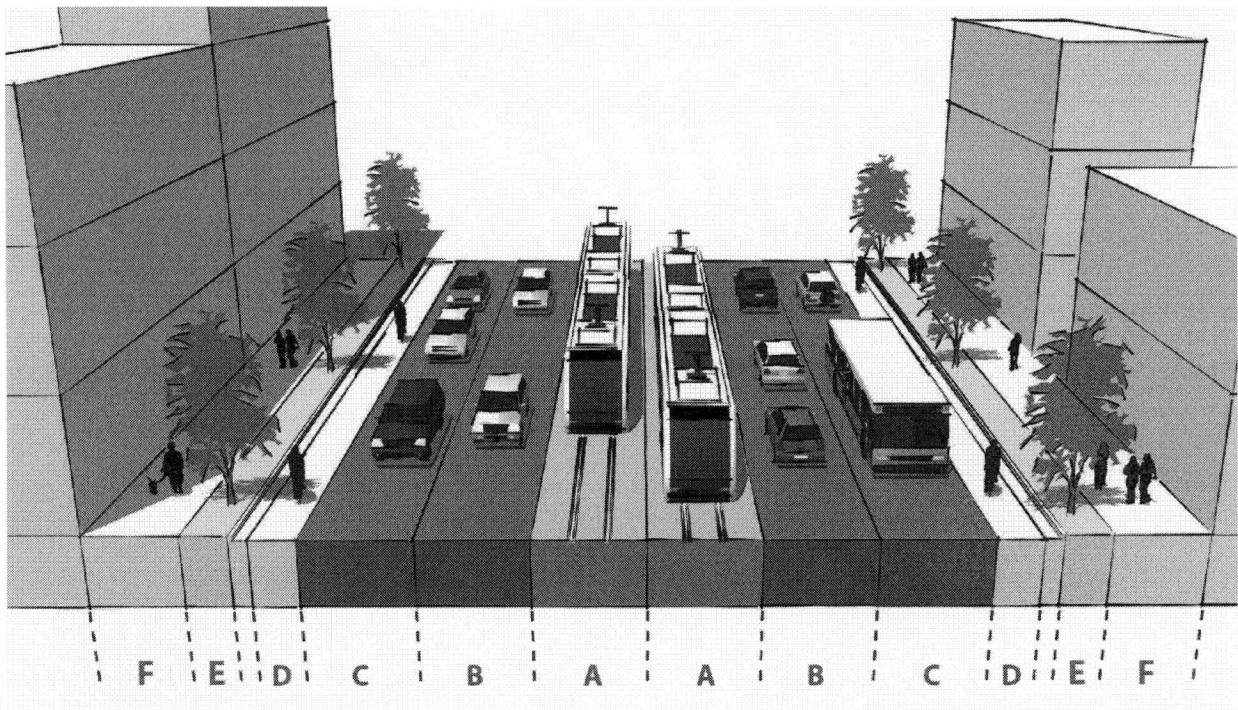


TABLE 1 – Transit Emphasis Street– 19.04.380

Downtown Vision 2045 Masterplan Emphasis	Transit
Transect zone application	T5, T6
Functional Class / Intensity	Arterial
Lanes & Widths	
Right of Way Width (minimum/preferred)	60 feet (single transit lane) or 80 feet (double transit lane) / 140 feet
Vehicular Configuration (minimum/preferred)	2-4 travel lanes + transit lanes
D / E / F: Sidewalk Width	6 feet / 10 feet (may vary at station locations)
C / E: Amenity Zone Width	5 feet (may vary at station locations)
A: Transit Lane Width	12 feet (dynamic envelope)
D: Bicycle Lane Width	Sharrows (if applicable) / 5 feet bike lane if space available
B / C: Vehicular Lane Width	10 feet
Parking Type and Width	-
Median Type	Center running station: 6 feet / 10 feet
Edges	
Curbs + Gutters (minimum/preferred)	1-1/2 / 2 feet
Planters	5 foot x 5 foot tree wells
Landscaping	Trees at 20 feet on center by District Palette (19.09.040(C))

Lighting	Dual arm streetlights; special lighting at station areas
Notes	
1.	The design of all new Transit Emphasis Street configurations shall be coordinated between the City of Las Vegas Planning and Public Works Departments and the Regional Transportation Commission of Southern Nevada.
2.	Configurations may be center-running or side-running, as may be later determined by capital project engineering.
3.	For any single-track configuration or configuration on a one-way street, the right lane shall be designated for transit service.
4.	At any station area, platforms may be configured to allow sidewalk boarding or central boarding.

SECTION 6: Title 19, Chapter 10, Section 110, is hereby amended by replacing Figure 1 (in both scales represented) with depictions that correspond to the map contained in Exhibit B.

SECTION 7: Title 19, Chapter 12, Section 10, is hereby amended by adding thereto a new Subsection (C), reading as follows:

C. Buildings, structures and land within Form-Based Zoning Districts shall be used in accordance with the provisions of LVMC 19.09.050.

SECTION 8: Title 19, Chapter 12, Section 60, is hereby amended by adding thereto a new Subsection (C), reading as follows:

C. Parking requirements for a use within a Form-Based Zoning District shall follow the provisions of LVMC 19.09.100(G).

SECTION 9: Title 19, Chapter 14, Section 20, is hereby amended to read as follows:

19.14.020 Applicability

The provisions of this Chapter shall apply to lots, uses and buildings which become nonconforming by reason of the adoption of this Title, as well as to any amendments to this Title, as of the effective date of such amendment. In addition, lots, uses and structures subject to the provisions of Chapter 19.09, relating to Form-Based Code, shall be subject to the provisions of LVMC 19.09.030(O).

SECTION 10: Title 19, Chapter 16, Section 90, Subsection (D), is hereby amended to read as follows:

1 **D. Minimum Site Requirements**

2 Property which is proposed to be rezoned to the following zoning districts must meet the minimum criteria
3 denoted below in order to be considered for rezoning:

- 4 1. P-C District. Minimum site area of three thousand acres.
- 5 2. PD District. Minimum site area of 40 acres.
- 6 3. Any Form-Based Zoning District or Transect Zone. See the requirements of LVMC
7 19.16.090(R).

8 SECTION 11: Title 19, Chapter 16, Section 90, is hereby amended by adding thereto a new
9 Subsection (R), reading as follows:

10 **R. Rezoning Criteria Related to Form-Based Zoning Districts or Transect Zones.**

11 1. In order for property to be considered for rezoning to a Form-Based Zoning District or Transect Zone,
12 it must meet at least one of the following four criteria:

- 13 a. The site is located within the boundaries of the Downtown Las Vegas Overlay (DTLV-O).
- 14 b. The minimum site area is 40 acres, measured as the outer boundary of all aggregated
15 parcels being considered for the rezoning.
- 16 c. The minimum site area is 20 acres, measured as the outer boundary of all parcels proposed
17 for rezoning, and:
 - 18 i. The property proposed for rezoning is comprised of adjacent parcels all of which are
19 under documentable common ownership; and
 - 20 ii. The rezoning is related to a specific development proposal concerning which a Site
21 Development Plan application will be considered concurrently.
- 22 d. The site is adjacent to property already zoned with a Form-Based zoning district.

23 2. In order for property to be considered for rezoning from one Form-Based Zoning District to another,
24 the proposed Transect Zone category must be no further away than one Transect Zone category numerically
25 from 1) the current Form-Based zoning district and 2) the adjacent parcels. For purposes of determining
26 compliance with the previous sentence, Transect Zone categories include Transect 1 (T-1) to and including

1 Transect 6 (T-6), as described in LVMC Chapter 19.09, ordered consecutively from the most rural to the
2 most urban. In addition, to ensure that the character of the neighborhood and the vision for the surrounding
3 area as expressed in the City's adopted policy documents is met, no rezoning application may be considered
4 except in connection with a Site Development Plan application, and the approval of any rezoning application
5 shall be subject to the Site Development Plan approval.

6 3. Property which is proposed to be rezoned from a Form-Based zoning district, or Transect Zone, as
7 defined in LVMC Chapter 19.09, to a residential, commercial, or industrial zoning district, must meet the
8 requirements of this Paragraph (3). To ensure that the character of the neighborhood and the vision for the
9 surrounding area as expressed in the City's adopted policy documents is met, no rezoning application may
10 be considered except in connection with a Site Development Plan application, and the approval of any
11 rezoning application shall be subject to the Site Development Plan approval. If an approved Site
12 Development Plan is not exercised and becomes void, the rezoning shall be void as well.

13 SECTION 12: Title 19, Chapter 18, Section 20, is hereby amended to incorporate therein
14 the new and revised definitions contained in LVMC Chapter 19.09, as it appears in Exhibit A. Where a
15 particular new or revised definition is intended to have application only to Chapter 19.09, the incorporating
16 language shall so specify.

17 SECTION 13: Title 19, Appendix F, Section A, is hereby amended by replacing Figure 1
18 and Figure 2 that appear therein with the updated maps that appear in Exhibits B and C, respectively.

19 SECTION 14: Title 19, Appendix F, Section A, Paragraph 8, is hereby amended to read as
20 follows:

21 **8. Review Process**

22 The DTLV-O is composed of three (3) distinct areas. Each Area has a particular variety of land uses, density,
23 and urban characteristics demonstrated by the existing building fabric it contains and the redevelopment
24 opportunities it presents. The continuity of general design standards and streetscape design will weave the
25 unique neighborhoods together into a continuous downtown urban experience. Goals have been identified
26 for each district to reestablish Downtown Las Vegas with a balance of cultural, residential, office, civic, retail

1 and light industrial areas, consistent with the Vision 2045 Downtown Las Vegas Masterplan. For the purpose
2 of establishing the Area boundaries, wherever the boundary of a district is identified as a particular street or
3 other right-of-way, the district shall extend to the centerline of that street or right-of-way, unless specifically
4 indicated otherwise.

5 a. Except as otherwise provided in this [subchapter,] Appendix, the review process of Planning
6 Applications is as set forth in Chapter 19.16 of this Title.

7 b. Waiver. Except as otherwise provided in this Subsection 8, [Where] where specific development
8 standards cannot be met, the applicant shall require the approval of a Waiver. This may be accomplished by
9 submitting a Waiver as provided for in Section 19.16.130 of this Title.

10 i. Requirements: Waivers to the Standards contained within the DTLV-O (Downtown Las
11 Vegas Overlay) may only be granted in accordance with Section 19.16.130 of this Title with clear and
12 convincing evidence that the project furthers the City's goals as expressed within the Vision 2045 Downtown
13 Masterplan.

14 ii. Land Use: No Waivers shall be granted to allow a land use that is not permitted within a
15 particular zoning district.

16 iii. Form-Based Code provisions: For properties subject to the provisions of Chapter 19.09,
17 relating to Form-Based Code, the review process of Planning Applications shall be as set forth in Chapter
18 19.09.

19 iv. Decision and Appeal: A decision by the Planning Commission to deny a Waiver
20 application becomes final and effective at the expiration of 10 days after the date of the decision unless,
21 within that period, the applicant appeals the decision to City Council by written request filed with the City
22 Clerk.

23 SECTION 15: Title 19, Appendix F, Section B is hereby amended by replacing Figure 3
24 with a new Figure 3 that contains the map depicted in Exhibit D.

25 SECTION 16: Title 19, Appendix F, Section B is hereby amended by replacing Figures 18
26 and 19 with new Figures 18 and 19 that contain the image and map depicted in Exhibits E and F, respectively.

1 SECTION 17: Title 19, Appendix F, Section C is hereby amended by replacing Figures 28,
2 32 and 33 with maps that correspond to the updated map depicted in Exhibit C.

3 SECTION 18: For purposes of Section 2.100(3) of the City Charter, the following are
4 deemed to be subchapters rather than sections:

5 Section 19.04.020

6 Section 19.04.060

7 Section 19.10.110

8 Section 19.12.010

9 Section 19.12.060

10 Section 19.16.090

11 Section 19.18.020

12 SECTION 19: Exhibits A, B, C, D, E and F that are attached to this Ordinance are
13 incorporated herein by this reference and are incorporated into the provisions of Title 19 as indicated herein.

14 SECTION 20: The Department of Planning is authorized and directed to incorporate into
15 the Unified Development Code the amendments set forth in Sections 2 to 17, inclusive, of this Ordinance,
16 including the removal of references to “draft” documents or pages, and making such formatting and
17 relabeling adjustments as are deemed necessary.

18 SECTION 21: In the event of any conflict or inconsistency between the provisions adopted
19 pursuant to Section 2 of this Ordinance and any other provision of Title 19, the provisions adopted pursuant
20 to Section 2 of this Ordinance shall prevail, unless the Director of Planning determines the intent to be
21 otherwise.

22 SECTION 22: If any section, subsection, subdivision, paragraph, sentence, clause or phrase
23 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by
24 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the
25 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby
26 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase

1 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,
2 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

3 SECTION 23: Whenever in this ordinance any act is prohibited or is made or declared to
4 be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is required
5 or the failure to do any act is made or declared to be unlawful or an offense or a misdemeanor, the doing of
6 such prohibited act or the failure to do any such required act shall constitute a misdemeanor and upon
7 conviction thereof, shall be punished by a fine of not more than \$1,000.00 or by imprisonment for a term of
8 not more than six months, or by any combination of such fine and imprisonment. Any day of any violation
9 of this ordinance shall constitute a separate offense.

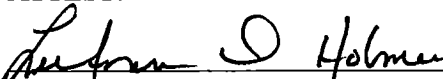
10 SECTION 24: All ordinances or parts of ordinances or sections, subsections, phrases,
11 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983
12 Edition, in conflict herewith are hereby repealed.

13 PASSED, ADOPTED and APPROVED this 17th day of October, 2018.

14 APPROVED:

15 By 
16 CAROLYN G. GOODMAN, Mayor

17 ATTEST:

18 
19 LUANN D. HOLMES, MMC
City Clerk

20 APPROVED AS TO FORM:

21  10-17-18
22 Val Steed, Date
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 3rd day of October, 2018, and referred to a committee for recommendation;
3 thereafter the said committee reported favorably on said ordinance on the 17th day of
4 October, 2018, which was a regular meeting of said Council; that at said regular meeting,
5 the proposed ordinance was read by title to the City Council as amended and adopted by
6 the following vote:

7 VOTING "AYE": Mayor Goodman and Councilmembers Tarkanian, Anthony, Coffin
Seroka and Crear

8 VOTING "NAY": None

9 EXCUSED: Fiore

10 ABSTAINED: None

11 APPROVED:

12
13 
14 CAROLYN O. GOODMAN, Mayor

15 ATTEST:

16 
LUANN D. HOLMES, MMC City Clerk

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

RECEIVED
CITY CLERK

2018 OCT 10 P 12:14

LV CITY CLERK
495 S MAIN ST
LAS VEGAS NV 89101

Account # 22515
Ad Number 0001010015

Leslie McCormick, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 10/04/2018 to 10/04/2018, on the following days:

10 / 04 / 18

BILL NO. 2018-50

AN ORDINANCE TO AMEND VARIOUS PROVISIONS OF THE UNIFIED DEVELOPMENT CODE (UDC) TO ADD A NEW CHAPTER RELATING TO FORM-BASED CODE AND TRANSECT ZONES, MAKE PARALLEL CHANGES IN OTHER PARTS OF THE UDC WHERE NECESSARY, AND PROVIDE FOR OTHER RELATED MATTERS.

Proposed by:
Robert Summerfield,
Director of Planning

Summary: Amends various provisions of the Unified Development Code (UDC) to add a new chapter relating to Form-Based Code and Transect Zones, and to make parallel changes in other parts of the UDC where necessary.

At the City Council meeting of
October 3, 2018

BILL NO. 2018-50 WAS READ BY
TITLE
AND REFERRED TO A
RECOMMENDING COMMITTEE

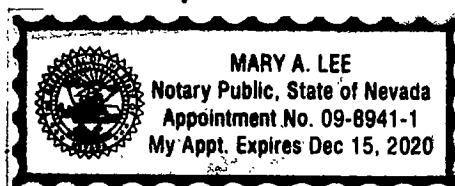
COPIES OF THE COMPLETE
ORDINANCE ARE AVAILABLE FOR
PUBLIC INFORMATION IN THE
OFFICE OF THE CITY CLERK, 2ND
FLOOR, 495 SOUTH MAIN
STREET, LAS VEGAS, NEVADA

PUB: Oct. 4, 2018
LV Review-Journal


LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 4th day of October, 2018

Notary 



AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

LV CITY CLERK
495 S MAIN ST
LAS VEGAS NV 89101

Account # 22515
Ad Number 0001013200

RECEIVED
CITY CLERK

2018 OCT 25 A 11:52

Leslie McCormick, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 10/20/2018 to 10/20/2018, on the following days:

10 / 20 / 18

SECOND AMENDMENT

BILL NO. 2018-50
ORDINANCE NO. 6649

AN ORDINANCE TO AMEND VARIOUS PROVISIONS OF THE UNIFIED DEVELOPMENT CODE (UDC) TO ADD A NEW CHAPTER RELATING TO FORM-BASED CODE AND TRANSECT ZONES, MAKE PARALLEL CHANGES IN OTHER PARTS OF THE UDC WHERE NECESSARY, AND PROVIDE FOR OTHER RELATED MATTERS.

Proposed by:
Robert Summerfield,
Director of Planning

Summary: Amends various provisions of the Unified Development Code (UDC) to add a new chapter relating to Form-Based Code and Transect Zones, and to make parallel changes in other parts of the UDC where necessary.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 3rd day of October, 2018, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 17th day of October, 2018, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as amended and adopted by the following vote:

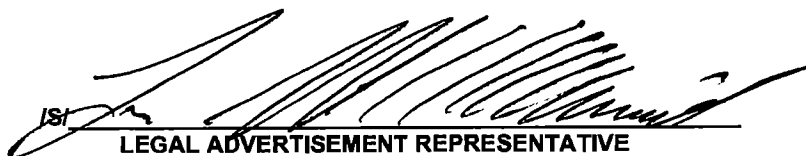
VOTING "AYE": Mayor Goodman and Councilmembers Tarkanian, Anthony, Coffin, Seroka and Crear

VOTING "NAY": NONE

EXCUSED: Councilwoman Fiore

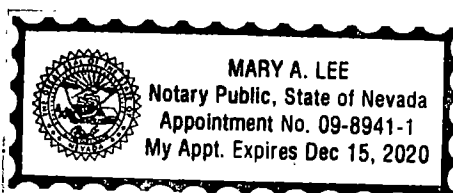
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA

PUB: October 20, 2018
LV Review-Journal


LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 22nd day of October, 2018

Notary 





19.09 FORM-BASED CODE

CITY OF LAS VEGAS, NV

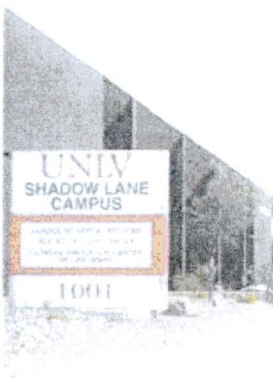


EXHIBIT A

Final Draft (Las Vegas Medical District) | July 30, 2018



This page intentionally left blank

TABLE OF CONTENTS

19.09.010 PREAMBLE

- 19.09.010.A Introduction
- 19.09.010.B What is a Form-Based Code?
- 19.09.010.C The Rural-to-Urban Transect: The Framework for the Form-Based Code
- 19.09.010.D Overview of the Guiding Principles for the Form-Based Code
- 19.09.010.E Organization of the Form-Based Code
- 19.09.010.F How to Use the Form-Based Code

19.09.020 PURPOSE AND INTENT

- 19.09.020.A Title
- 19.09.020.B Purpose of the Form-Based Code
- 19.09.020.C Authority
- 19.09.020.D Applicability
- 19.09.020.E Responsibility for Administration

19.09.030 ADMINISTRATION AND PROCEDURES

- 19.09.030.A Purpose
- 19.09.030.B Applicability
- 19.09.030.C Application Review Procedures
- 19.09.030.D Subdivision of Land
- 19.09.030.E Vacations
- 19.09.030.F Rezoning
- 19.09.030.G Site Development Plan Review
- 19.09.030.H Special Use Permit
- 19.09.030.I Administrative Deviation
- 19.09.030.J Waiver
- 19.09.030.K Variance
- 19.09.030.L Development Agreement
- 19.09.030.M Miscellaneous Permits
- 19.09.030.N Master Sign Plan
- 19.09.030.O Nonconformities

- 19.09.030.P Enforcement
- 19.09.030.Q Extension of Time
- 19.09.030.R Definitions

19.09.040 SPECIFIC TO DISTRICTS

- 19.09.040.A Purpose
- 19.09.040.B Applicability
- 19.09.040.C District-specific Standards for Street Trees
- 19.09.040.D 18B Las Vegas Arts District (Placeholder)
- 19.09.040.E Cashman District (Placeholder)
- 19.09.040.F Civic & Business District (Placeholder)
- 19.09.040.G Design District (Placeholder)
- 19.09.040.H Founders District (Placeholder)
- 19.09.040.I Fremont East (Placeholder)
- 19.09.040.J Gateway District (Placeholder)
- 19.09.040.K Historic Westside (Placeholder)
- 19.09.040.L Las Vegas Medical District
- 19.09.040.M Market District (Placeholder)
- 19.09.040.N Resort & Casino District (Placeholder)
- 19.09.040.O Symphony Park District (Placeholder)

19.09.050 TRANSECT ZONES STANDARDS

- 19.09.050.A Purpose
- 19.09.050.B Applicability
- 19.09.050.C Establishment of Transect Zones
- 19.09.050.D Transect Zones Overview
- 19.09.050.E Transect Zones
 - 19.09.050.E.003 T6 Urban Core Zone (T6-UC) Placeholder
 - 19.09.050.E.006 T6 Urban General Zone (T6-UG)
 - 19.09.050.E.010 T5 Maker Zone (T5-M)
 - 19.09.050.E.012 T5 Corridor Zone (T5-C)
 - 19.09.050.E.016 T5 Main Street Zone (T5-MS)
 - 19.09.050.E.020 T5 Neighborhood Zone (T5-N)
 - 19.09.050.E.024 T4 Zone (T4) Placeholder
 - 19.09.050.E.028 T4 Main Street Zone (T4-MS) Placeholder
 - 19.09.050.E.032 T4 Neighborhood Zone (T4-N) Placeholder

19.09.050.E.036	T4 Maker Zone (T4-M) Placeholder
19.09.050.E.040	T4 Corridor Zone (T4-C)
19.09.050.E.044	T3 Neighborhood Zone (T3-N)

19.09.050.F	Special Districts
19.09.050.F.004	Special District Placeholder

19.09.060 BUILDING TYPE STANDARDS

19.09.060.A	Purpose
19.09.060.B	Applicability
19.09.060.C	Building Types Overview

19.09.070 FRONTAGE TYPE STANDARDS

19.09.070.A	Purpose
19.09.070.B	Applicability
19.09.070.C	Frontage Types Overview
19.09.070.D	Arcade
19.09.070.E	Common Yard
19.09.070.F	Dooryard
19.09.070.G	Forecourt
19.09.070.H	Gallery
19.09.070.I	Porch: Engaged
19.09.070.J	Porch: Projecting
19.09.070.K	Shopfront
19.09.070.L	Stoop
19.09.070.M	Terrace

19.09.080 CIVIC SPACE STANDARDS

19.09.080.A	Purpose
19.09.080.B	Applicability
19.09.080.C	Civic Space Types Overview
19.09.080.D	Greenway (Placeholder)
19.09.080.E	Urban Park
19.09.080.F	Square
19.09.080.G	Plaza

19.09.080.H	Pocket Plaza
19.09.080.I	Pocket Park
19.09.080.J	Community Garden
19.09.080.K	Playground

19.09.090 THOROUGHFARE STANDARDS

19.09.090.A	Purpose
19.09.090.B	Applicability
19.09.090.C	Thoroughfare Standards Overview
19.09.090.D	18b Las Vegas Arts District Thoroughfare Plan (Placeholder)
19.09.090.E	Cashman District Thoroughfare Plan (Placeholder)
19.09.090.F	Civic & Business District Thoroughfare Plan (Placeholder)
19.09.090.G	Design District Thoroughfare Plan (Placeholder)
19.09.090.H	Founders District Thoroughfare Plan (Placeholder)
19.09.090.I	Fremont East District Thoroughfare Plan (Placeholder)
19.09.090.J	Gateway District Thoroughfare Plan (Placeholder)
19.09.090.K	Historic Westside District Thoroughfare Plan (Placeholder)
19.09.090.L	Las Vegas Medical District Thoroughfare Plan
19.09.090.M	Market District Thoroughfare Plan (Placeholder)
19.09.090.N	Resort & Casino District Thoroughfare Plan (Placeholder)
19.09.090.O	Symphony Park District Thoroughfare Plan (Placeholder)

19.09.100 SUPPLEMENTAL TO TRANSECT ZONES

19.09.100.A	Purpose
19.09.100.B	Applicability
19.09.100.C	Fencing and Screening Standards
19.09.100.D	Flood Control and LID Standards
19.09.100.E	Landscaping Standards
19.09.100.F	Outdoor Lighting Standards
19.09.100.G	Parking Standards
19.09.100.H	Sign Standards
19.09.100.I	Incentives for Development Under the Form-Based Code (Placeholder)
19.09.100.J	Additional Standards for Large Developments

19.09.010 PREAMBLE

Subsections:

- 19.09.010.A Introduction
- 19.09.010.B What is a Form-Based Code?
- 19.09.010.C The Rural-to-Urban Transect: The Framework for the Form-Based Code
- 19.09.010.D Overview of the Guiding Principles for the Form-Based Code
- 19.09.010.E Organization of the Form-Based Code
- 19.09.010.F How to Use the Form-Based Code

19.09.010.A Introduction

The *Vision 2045 Downtown Las Vegas Master Plan* (Downtown Master Plan) adopted by the City Council on July 15, 2016 is the policy document that provides an overall vision, policy direction, and implementation strategy in support of the ongoing recovery and revitalization of the Downtown region. The Downtown Master Plan envisions and encourages downtown Las Vegas to achieve a compact, vibrant urban environment, with a focus on higher density mixed-use development around transit hubs and activity nodes. The Master Plan is intended to enable an energetic urban way of life and high-quality physical environment for locals and visitors alike. To better anticipate growth and change, the Master Plan includes an expanded study area and includes 12 downtown planning districts including the addition of the Las Vegas Medical District and other peripheral areas to the Downtown (See Figure B-1 Districts Within the Downtown Las Vegas Overlay District).

Adopted under the requirements of the Las Vegas Municipal Code, and other applicable laws, the Form-Based Code establishes the new form-based standards for the area of the City included within the Downtown Las Vegas Overlay (DTLV-O) established in LVMC Section 19.10.110. The Form-Based Code applies to the Downtown Las Vegas Overlay District which encompasses the 12 Downtown Districts listed in Section 19.09.020.B (Purpose of the Code). Over time a Regulating Plan and Form-Based Code will be applied to each of these 12 Downtown Districts, and when adopted, the existing base zones within each District and the standards in the Interim Downtown Las Vegas Development Standards will be replaced by the standards included in the Form-Based Code. The Form-Based Code has been designed so it can be easily updated as new Transect Zones within the Downtown Form-Based Code are incrementally added.

19.09.010.B What is a Form-Based Code?

A Form-Based Code (FBC) is a place-based planning approach that supports walkable, mixed-use, and compact urban environments rather than suburban development and sprawl. A FBC is an alternative to a conventional zoning code.

The Form-Based Code Institute defines a FBC as a “land development regulation that fosters predictable results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation”. A FBC controls and regulates building form first and building use second through city (or county) regulations, to achieve an anticipated type of built environment or “place” based on a community vision.

A FBC addresses the relationship between building facades and the public realm (i.e. the public and private space between buildings), the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Regulations and standards in a FBC are presented graphically in simple diagrams and photographs as well as supplemental text. These standards are keyed to a plan (i.e. a Regulating Plan) that functions like a zoning map that assigns an appropriate form and scale (i.e. the character) of development, rather than only distinctions in land use types (see Figure B-1). So, while FBCs focus on an intended physical form they do also regulate use by allowing an appropriate range of uses chosen to ensure compatibility between uses and the intended physical form of the zone.

Figure B-1 Illustrative Pages and a Regulating Plan from Form-Based Codes



An important aspect of a FBC is that they are not just design guidelines; indeed, they replace the existing zoning standards and regulations and have the same regulatory effect as any other zoning regulation.

FBCs are now being utilized by cities, towns, and counties across the country as communities are finding that conventional zoning is not fulfilling their needs. This is because most zoning regulations fail to implement a community’s vision or plans for the future. Like Las Vegas, many city residents are concerned about sprawl and its impact on health, city financial resources, and the environment, including the amount of time (and its associated cost) spent in traffic.

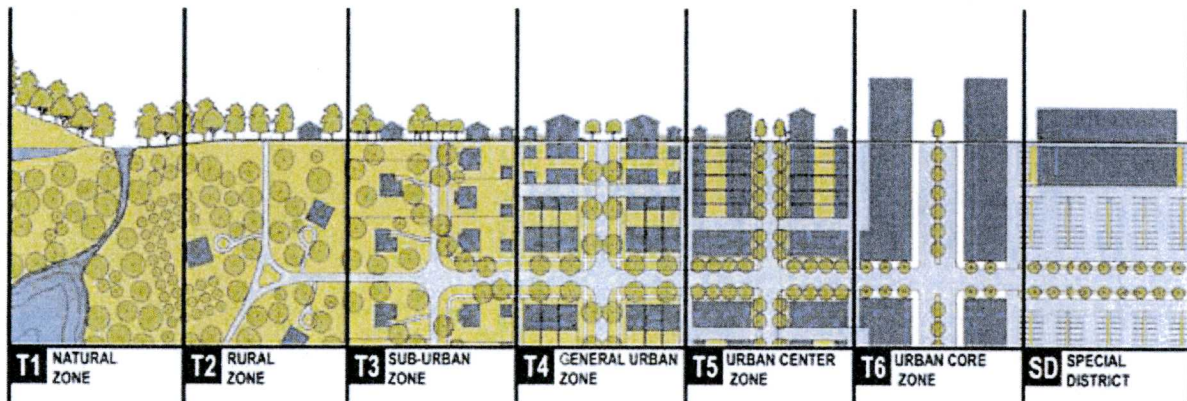
FBCs differ from conventional zoning codes in terms of the process by which they are prepared, the substance of the standards they contain and how those standards are presented, the mechanism by which they are implemented, and the built form they produce. In summary, a FBC is a regulatory tool drafted to implement a community vision or plan that allows a community to approach the urban environment holistically by establishing standards, for buildings, streets and sidewalks, parks, and parking as examples, that address the design and regulation of both private and public space.

19.09.010.C The Rural-to-Urban Transect: The Framework for the Form-Based Code

The Rural-to-Urban Transect is an organizing principle used in Form-Based Codes to establish a hierarchy of environments or places based on their character. The designation of each zone along this hierarchy is first determined by the character, form, intensity of development, and type of environment, and secondly, by the uses allowed within the environment. This hierarchy of environments is used as the organizing framework for the FBC rather than the use of land use categories, which are typically used in conventional or Euclidean zoning as the organizing framework.

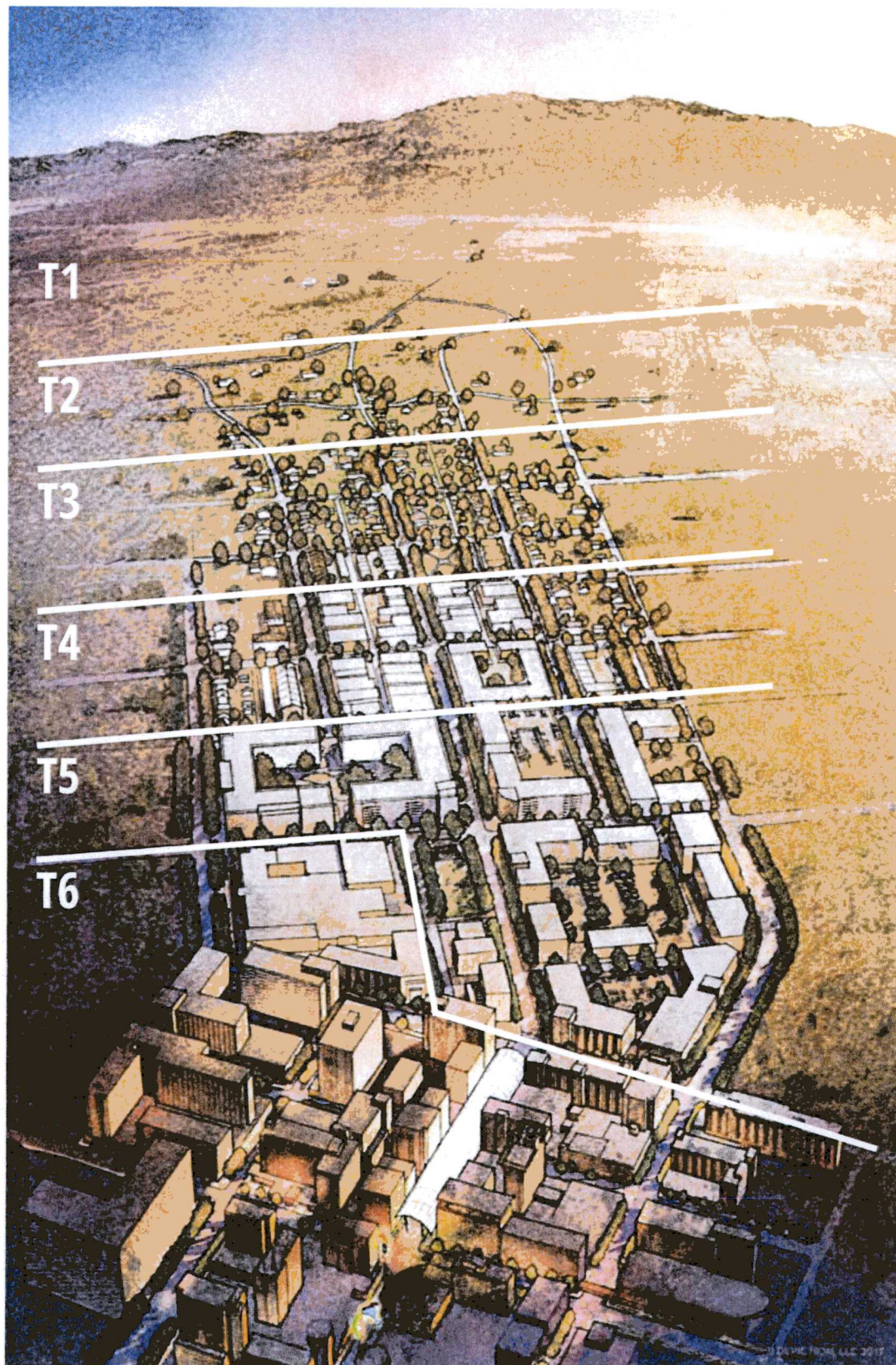
The typical transect for American towns is divided into six Transect Zones (frequently referred to as “T-zones”), each of which is given a number with the lower numbers designating more rural/natural zones and higher numbers designating more urban zones, and which are arranged from most natural to most urban, as follows: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6), together with a Special District (SD) designation for places with specialized purposes (e.g., heavy industrial, entertainment, or university districts). See Figure C-1. The transect for Las Vegas is illustrated in Figure C-2.

Figure C-1 The Rural-to-Urban Transect



The rural-to-urban transect illustrating from left to right a continuum of environments (places) from the most rural to the most urban.
Source: Duany Plater-Zyberk & Company

Figure C-2 The Las Vegas Transect



19.09.010.D Overview of the Guiding Principles for the Form Based Code

The following design objectives are reflected in the Form-Based Code standards:

1. Encourage a variety of housing types, development styles, and uses that provide diversity and visual interest in the Downtown Overlay District while preserving the City's desired character;
2. Encourage design, massing, and development standards that promote walkable urban cores;
3. Encourage high quality streetscape design that activates the public realm through pedestrian-oriented and multimodal practices;
4. Encourage the development of neighborhoods that provide a high-quality living environment and generate civic pride;
5. Encourage building design that complements surrounding development;
6. Encourage facades to be designed to include entries, porches, and other architectural elements that are oriented to, and appropriate for, pedestrians; and
7. Encourage the preservation of areas of the City with unique historic character and context as well as traditional single-family residential neighborhoods.

19.09.010.E Organization of the Form-Based Code

1. The following advisory text is intended to give a brief overview of the overall structure of Chapter 19.09 (Form-Based Code).

2. **Section 19.09.010 - Preamble**

The preamble introduces the context for the Form-Based Code within the Downtown Las Vegas Overlay District. It includes a brief overview of a FBC and the use of Transect Zones, describes guiding principles for the FBC and how it is organized, and concludes with a short description of how to use the Code.

3. **Section 19.09.020 - Purpose and Intent**

Establishes the legal foundation for the FBC and includes an overview of its purpose, organization, authority, responsibility for administration, and applicability.

4. **Section 19.09.030 - Administration and Procedures**

Provides a cross-reference to the City's existing processes by which development is permitted by the City and the requirements related to specific types of submittals unique to the FBC. It also provides a cross-reference to the City's existing enforcement procedures.

5. **Section 19.09.040 - Specific to Districts**

Identifies the standards that are unique to specific Districts.

6. **Section 19.09.050 - Transect Zones Standards**

Establishes the Transect Zones and Special District Zones for the Downtown Las Vegas Overlay District, with detailed development standards specific to each zone.

7. **Section 19.09.060 - Building Types Standards**

Provides an overview of a wide range of pre-approved building types that are appropriate for walkable, transit-supportive urban environments in the Downtown Las Vegas Overlay District.

8. **Section 19.09.070 - Frontage Type Standards**

Establishes standards for a range of pre-approved building frontages that provide an important transition between the public street and the private frontages of buildings.

9. Section 19.09.080 - Civic Space Standards

Establishes a range of pre-approved civic space types intended to be integrated into medium and large projects in the Downtown Las Vegas Overlay District.

10. Section 19.09.090 - Thoroughfare Standards

Establishes a range of pre-approved standards for creating complete streets to reinforce walkable communities by providing access to multiple modes of transportation.

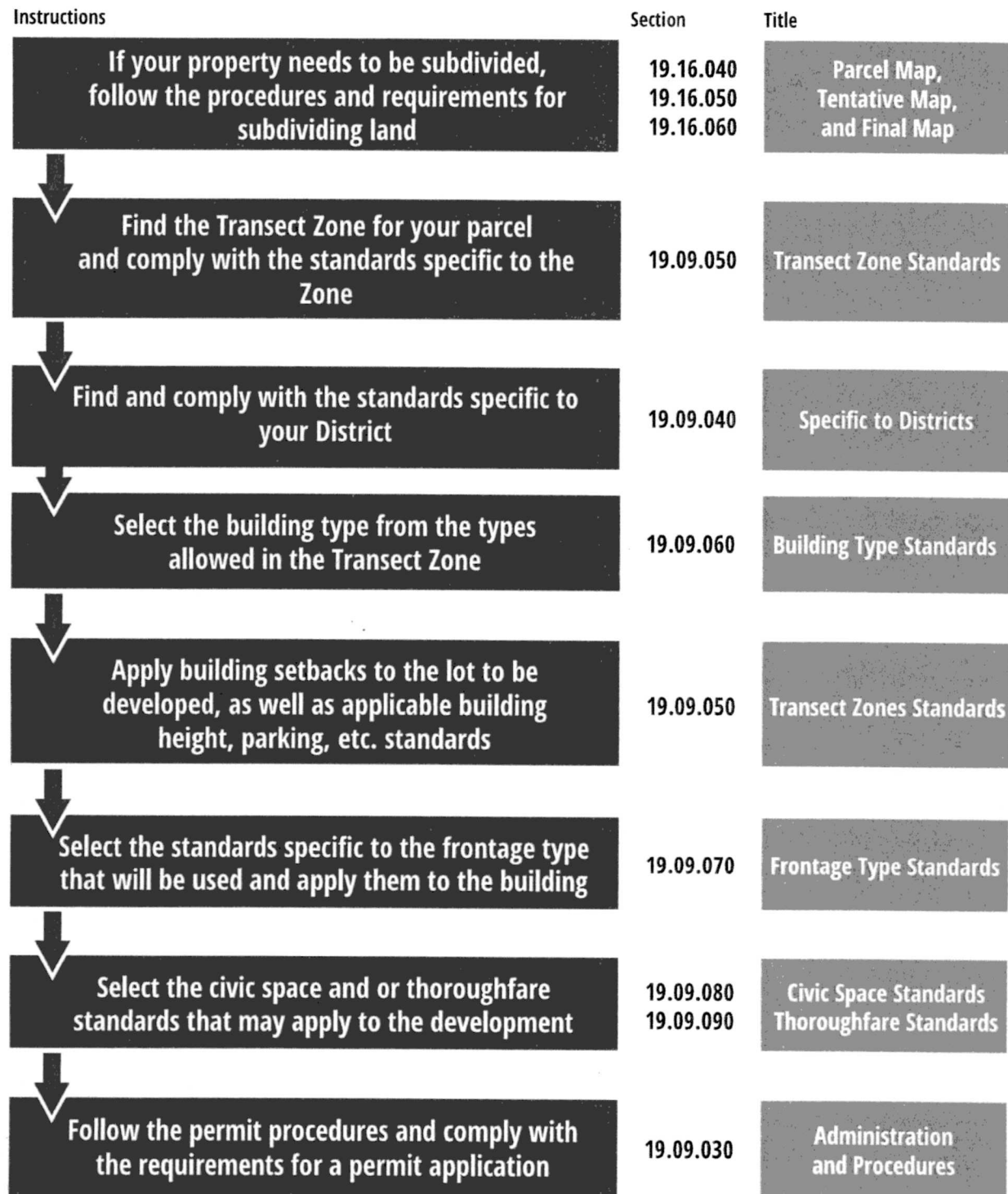
11. Section 19.09.100 - Supplemental to Transect Zones

Provides a cross-reference to the City's existing development standards that will also apply within the Transect Zones, including for example, fencing and screening standards, landscaping standards, parking standards, sign standards, and a placeholder for development incentives.

19.09.010.F How to Use the Form-Based Code

The basic steps a user would follow for the development of a new project using the Form-Based Code are illustrated in Figure F-1.

Figure F-1 How to Use the Form-Based Code
Typical FBC procedure flow.



This page intentionally left blank

19.09.020 PURPOSE AND INTENT

Subsections:

- 19.09.020.A Title
- 19.09.020.B Purpose of the Form-Based Code
- 19.09.020.C Authority
- 19.09.020.D Applicability
- 19.09.020.E Responsibility for Administration

19.09.020.A Title

Chapter 19.09 of the Las Vegas Unified Development Code shall be known and may be cited as the Form-Based Code. Within this Chapter, it may also be known as the "FBC."

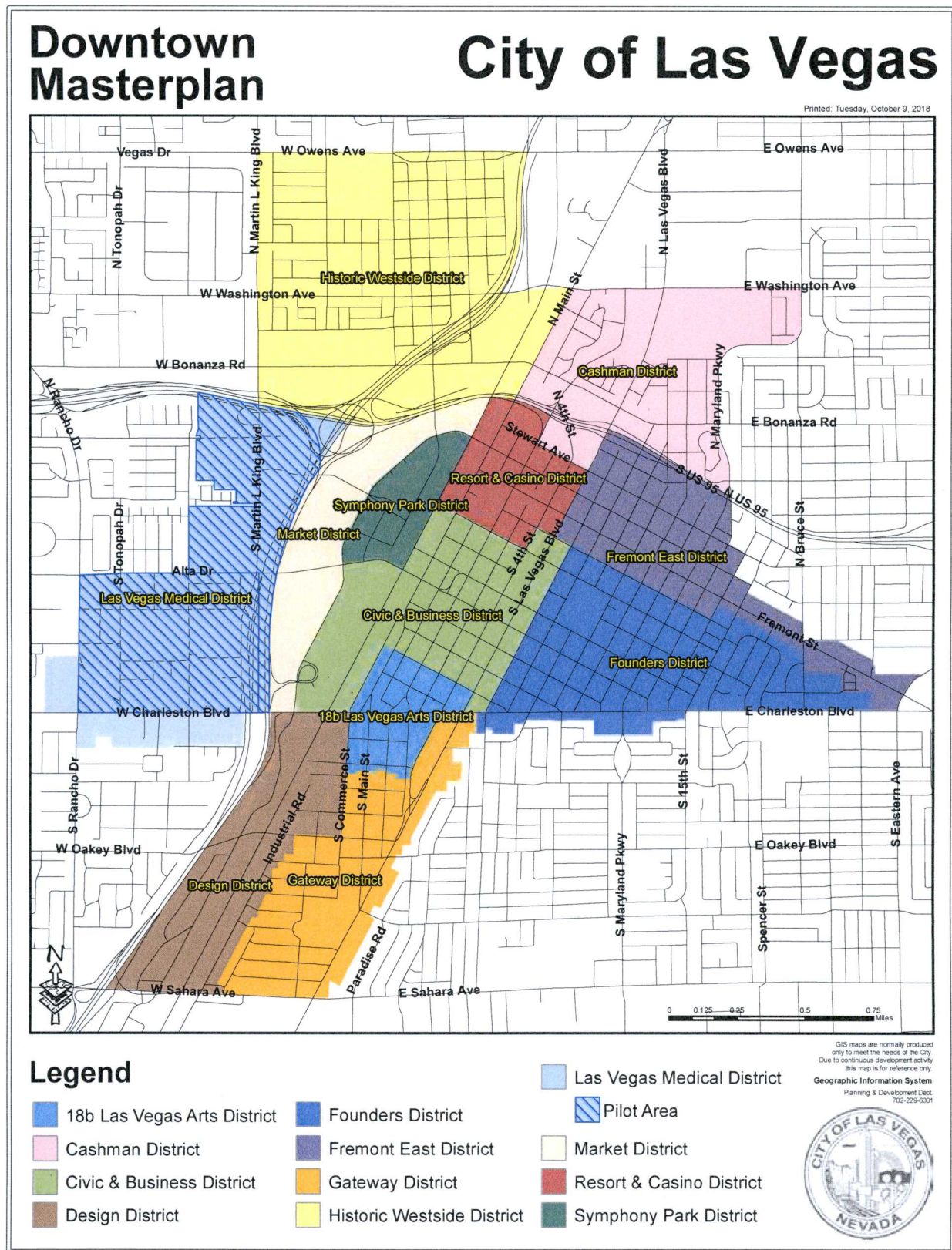
19.09.020.B Purpose of the Form-Based Code

1. The Form-Based Code for Downtown Las Vegas is a component of the City of Las Vegas Unified Development Code (UDC) developed to implement the *Vision 2045 Downtown Las Vegas Master Plan* (Downtown Master Plan). The Downtown Master Plan provides an overall vision, policy direction and implementation strategy that supports the ongoing recovery and revitalization of the Downtown as a compact and vibrant urban environment with a focus on higher density mixed-use development centered around transit hubs and activity nodes.
2. The Downtown Master Plan includes strategic priorities for economic growth and development of the Las Vegas Downtown. Specific local government initiatives are identified, including:
 - a. **Land Use Regulation**

Reform of the land use regulatory process with, for example, clear standards and procedures to ensure more predictable outcomes and expedited approvals for targeted projects, removal of overlapping layers of regulation, improved development standards, and adoption of a comprehensive Zoning Code that employs form-based standards aligned with the Master Plan to focus on placemaking, encourage walkable urban environments, and support development of mixed-use transit hubs;
 - b. **Redevelopment Sites**

Incentivized development of priority redevelopment sites and an aggressive pursuit of catalytic projects to stimulate sustainable private investment and facilitate the production of housing in the Downtown with an emphasis on mid-rise urban housing and vertical mixed-use development directed toward strategic infill and priority redevelopment sites;

Figure B-1 Districts within the Downtown Las Vegas Overlay District



c. **Community Development**

Downtown's livability is dependent on expanding community resources, including the provision of comprehensive services that address the civic, social service, healthcare, educational, and recreational needs of the community through community partnerships; and

d. **Downtown Enhancement**

Enhancement of the Downtown environment through a coordinated program of public realm improvements and implementation of programs designed to encourage private property improvements. A regulatory structure to maintain Downtown's unique history and culture is needed to facilitate historic preservation and support restoration of individual properties and districts.

3. The FBC is intended to promote development that is place-based, i.e. specifically intended to be compatible with the form and character of a geographic area. Secondly, the FBC carefully regulates uses to maximize compatibility between those uses and the intended physical form of the zone in which they are located. Thus, the FBC will be used to reinforce existing, or to create new, walkable mixed-use urban environments in a form that is comprehensive, straightforward, and easily understood.
4. The FBC establishes Transect Zones and Building Types, Frontage Types, Civic Space Types, and Thoroughfare Standards that apply within the 12 Districts of the Downtown Las Vegas Overlay District (LVMC Section 19.10.110), see Figure B-1 and listed below:
 - a. Las Vegas Medical District;
 - b. 18B Las Vegas Arts District;
 - c. Fremont East District;
 - d. Cashman District;
 - e. Civic and Business District;
 - f. Design District;
 - g. Founders District;
 - h. Gateway District;
 - i. Historic Westside District;
 - j. Market District;
 - k. Resort and Casino District; and
 - l. Symphony Park District.
5. Section 19.09.040 (Specific to Districts) includes unique standards that are applicable in specific Downtown Districts.

19.09.020.C Authority

The Form-Based Code is enacted based on the authority vested in the City of Las Vegas by the Nevada Revised Statutes (NRS), including NRS Chapter 278, in compliance with LVMC Section 19.00.020 (Authority).

19.09.020.D Applicability

1. In the manner described by this Section, the FBC applies only to the Downtown Las Vegas Overlay District established in LVMC Section 19.10.110 which encompasses the 12 Downtown Districts listed in Section 19.09.020.B (Purpose of the Code). The provisions of this Chapter apply to property only as and when is rezoned to the FBC designation established by this Chapter. In addition, provisions of this Chapter that apply to the process of rezoning property to the FBC designation shall apply to the application and processing thereof. It is intended that the City will begin the process of implementing the FBC designation with a pilot area located within the Las Vegas Medical District, generally located west of the I-15 right-of-way to Rancho Drive, between Alta Drive and Charleston Boulevard. Over time a Form-Based Code with applicable Transect Zones mapped on the Zoning Map will be applied to each of these 12 Downtown Districts. As each District FBC is adopted, the existing base zones within each District and the standards in the Interim Downtown Las Vegas Development Standards will be replaced by the standards in the Form-Based Code.
2. In addition to all applicable federal, state, and county laws and regulations governing land use and development, this FBC applies to all land designated as FBC within the Downtown Las Vegas Overlay District.
3. The standards in the FBC apply to the following:
 - a. All proposed new development within the Transect Zones;
 - b. All additions to existing developments that increase the building footprint by 10 percent or more;
 - c. A facade renovation to the primary or secondary street frontage of an existing building; and
 - d. Improvements to pedestrian or vehicular access.
4. Whenever any provisions within the FBC impose overlapping or contradictory regulations, or whenever any provisions of the FBC and any other City code, rule, or regulation impose overlapping or contradictory regulations, the provision which is more restrictive or imposes higher standards or requirements shall govern, so that in all cases the most restrictive provision shall apply.
5. This Chapter has been designed so it can be easily updated as new Transect Zones and associated standards for Downtown Las Vegas Overlay Districts are incrementally added.

19.09.020.E Responsibility for Administration**1. Responsible Bodies and Individuals**

This Form-Based Code shall be administered by the Director of the Department of Planning in compliance with LVMC Section 19.00.070 (Administration).

2. Exercise of Discretion

In the event that a provision of the FBC allows the Review Authority (responsible body or individual) to exercise discretion in the application of a specific standard or requirement, but does not identify specific criteria for a decision, the following criteria shall be used:

- a. The proposed development complies with all applicable provisions of Chapter 19.09 (Form-Based Code);
 - b. The exercise of discretion will ensure the compatibility of the proposed development with its site, surrounding properties, and the community; and
 - c. The decision is consistent with the Downtown Master Plan.
-

19.09.030 ADMINISTRATION AND PROCEDURES

Subsections:

19.09.030.A	Purpose
19.09.030.B	Applicability
19.09.030.C	Application Review Procedures
19.09.030.D	Subdivision of Land
19.09.030.E	Vacations
19.09.030.F	Rezoning
19.09.030.G	Site Development Plan Review
19.09.030.H	Special Use Permit
19.09.030.I	Administrative Deviation
19.09.030.J	Waiver
19.09.030.K	Variance
19.09.030.L	Development Agreement
19.09.030.M	Miscellaneous Permits
19.09.030.N	Master Sign Plan
19.09.030.O	Nonconformities
19.09.030.P	Enforcement
19.09.030.Q	Extension of Time
19.09.030.R	Definitions

19.09.030.A Purpose

This Section provides procedures and requirements for the preparation, filing, and processing of planning applications and other entitlements required by the Form-Based Code.

19.09.030.B Applicability

The review processes for all planning applications within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110) are set forth in LVMC Chapter 19.16 (Applications and Procedures).

19.09.030.C Application Review Procedures

The filing and review of all planning applications within the Downtown Las Vegas Overlay District must comply with LVMC Section 19.16.010 (General Requirements).

19.09.030.D Subdivision of Land

1. For a division of real property into four or fewer lots, the submittal, approval and recordation of a parcel map is required in compliance with LVMC Section 19.16.040 (Parcel Map).
2. For a division of land that does not meet the criteria for a parcel map established in LVMC Section 19.16.040 (Parcel Map), the applicant shall file a tentative map for the subdivision of land in compliance with LVMC Section 19.16.050 (Tentative Map).
3. A final map, prepared in compliance with the approved tentative map, or a series of final maps each covering a portion of an approved tentative map, must be submitted in compliance with the provisions of NRS Chapter 278, LVMC 19.16.050 (O), and the requirements contained in LVMC Section 19.16.060 (Final Map).
4. For reversions of real property to unsubdivided acreage, the provisions of LVMC Section 19.16.070 (Reversionary Map) shall apply.

19.09.030.E Vacations

Procedures for the vacation of a public street or easement are established in LVMC Section 19.16.080 (Vacations).

19.09.030.F Rezoning

Procedures for rezoning real property are established in LVMC Section 19.16.090 (Rezoning).

19.09.030.G Site Development Plan Review

A Site Development Plan Review, either Minor or Major, is required for all development within the Downtown Las Vegas Overlay District in compliance with LVMC Section 19.16.100 (Site Development Plan Review).

19.09.030.H Special Use Permit

The Planning Commission may approve, approve with conditions, or deny an application for a Special Use Permit for those uses listed in Section 19.09.050.E (Transect Zones) in compliance with LVMC Section 19.16.110 (Special Use Permit).

19.09.030.I Administrative Deviation

The Director may grant an Administrative Deviation in compliance with LVMC Section 19.16.120 (Administrative Deviation).

19.09.030.J Waiver

An applicant may apply for a Waiver if it is determined that specific development standards cannot be met. The Planning Commission may approve, approve with conditions, or deny an application for a Waiver in compliance with LVMC Section 19.16.130 (Waiver).

19.09.030.K Variance

The Planning Commission and the City Council may act upon a Variance application in compliance with LVMC Section 19.16.140 (Variance).

19.09.030.L Development Agreement

Procedures that enable the City Council to enter into a Development Agreement are established in LVMC Section 19.16.150 (Development Agreements).

19.09.030.M Miscellaneous Permits

1. The procedure for the issuance of a Temporary Commercial Permit for certain short-term activities is established in LVMC Section 19.16.160 (Temporary Commercial Permit).
2. The procedure for the issuance of a Temporary Sign Permit is established in LVMC Section 19.16.170 (Temporary Sign Permit).
3. The procedure for the issuance of a Home Occupation Permit is established in LVMC Section 19.16.180 (Home Occupation Permit).
4. The procedure for the issuance of a Model Home Permit is established in LVMC Section 19.16.190 (Model Home Permit).
5. The procedure for the issuance of a Sign Certificate is established in LVMC Section 19.16.200 (Sign Certificate).

19.09.030.N Master Sign Plan

The procedure for the approval of Master Sign Plan is established in LVMC Section 19.16.270 (Master Sign Plan).

19.09.030.O Nonconformities

1. Uses, structures, parcels, and lots that were lawful before the adoption or amendment of the FBC, and which become nonconforming by reason of the adoption of the FBC, must comply with LVMC Chapter 19.14 (Nonconforming Uses and Structures).
2. Any use or structure that was established or constructed in violation of the applicable zoning regulations in effect at the time of establishment or construction, and which does not conform to the applicable regulations of this FBC, is not a nonconforming use or structure, and the use or structure is in violation of this Title.
3. Reinvestment in nonconforming structures and associated uses in Transect Zones to achieve public safety, environmental, economic, or fiscal benefits in concert with the goals of the Downtown Master Plan is encouraged. Nonconforming structures and associated uses in Transect Zones may be expanded, enlarged, and improved in a manner that is not entirely consistent with the requirements of LVMC Chapter 19.14 (Nonconforming Uses and Structures) if a Major Site Development Plan is approved and the following findings are made by the Planning Commission and City Council:
 - a. At least one of the following benefits is provided to the community: demonstrable economic, fiscal, public health, safety, or environmental benefit;
 - b. The change does not result in a significant increase in the overall intensity of use beyond the existing use(s);
 - c. The change expands the existing footprint by no more than 10 percent (Refer to Section 19.09.020.D.3); in the case that the expansion, enlargement, or improvement will decrease the nonconformity, this maximum change in footprint is increased to 20 percent.
 - d. Any expansion or extension in the life of any nonconforming use results solely from the improved operational efficiency and is incidental to the primary purpose of improving public health and safety or providing economic, fiscal, or environmental benefit;

- e. Compliance with the number of parking spaces required may not be prioritized over other standards during review of these exceptions for nonconforming structures and associated uses in Transect Zones; and
- f. Any changes will not unreasonably impede the long-term implementation of the Downtown Master Plan because at least one of the following apply:
 - i. There are significant vacant or underutilized properties in the area available or likely to become available in the near term for development consistent with the Downtown Master Plan;
 - ii. The infrastructure necessary to support the long-term development of the area is incomplete; or
 - iii. The improvements will not significantly impair the ability of market forces to drive the transition to new uses and development opportunities consistent with the Downtown Master Plan's long-term vision.

19.09.030.P Enforcement

The Director is responsible for applying, administering, and enforcing the provisions of this Chapter in compliance with LVMC Section 19.00.090 (Enforcement).

19.09.030.Q Extension of Time

An applicant's request for an extension of time must be filed with the Director before expiration of the permit or approval, together with the required filing fee in compliance with LVMC Section 19.16.260 (Extension of Time).

19.09.030.R Definitions

All terms used in Chapter 19.09 (Form-Based Code) are included in LVMC Chapter 19.18 (Definitions and Measures).

19.09.040 SPECIFIC TO DISTRICTS

Subsections:

19.09.040.A	Purpose
19.09.040.B	Applicability
19.09.040.C	District-specific Standards for Street Trees
19.09.040.D	18B Las Vegas Arts District (Placeholder)
19.09.040.E	Cashman District (Placeholder)
19.09.040.F	Civic & Business District (Placeholder)
19.09.040.G	Design District (Placeholder)
19.09.040.H	Founders District (Placeholder)
19.09.040.I	Fremont East (Placeholder)
19.09.040.J	Gateway District (Placeholder)
19.09.040.K	Historic Westside (Placeholder)
19.09.040.L	Las Vegas Medical District
19.09.040.M	Market District (Placeholder)
19.09.040.N	Resort & Casino District (Placeholder)
19.09.040.O	Symphony Park District (Placeholder)

19.09.040.A Purpose

The purpose of this Section is to consolidate any unique regulatory standards that are applicable to specific Districts within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110) such as land use regulation, signage, parking, streetscape or landscaping standards, to ensure that proposed development with the Transect Zones is also consistent with District specific standards in the Unified Development Code that support the character, scale, and special requirements of the Downtown Districts.

Whenever differences occur between the District-specific standards listed in LVMC 19.09.040 (Specific to Districts) and other provisions listed in 19.09, the District-specific standards shall apply.

19.09.040.B Applicability

The standards in this Section apply to all proposed development in each of the Downtown Districts within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110). The regulations and standards that are applied on parcels owned and operated by federal, state or city government through the application of this Code will be interpreted as guidelines by the Review Authority. Nonetheless, to promote the urban form desired within the Downtown Districts, compliance with all applicable standards and guidelines is encouraged.

19.09.040.C District-specific Standards for Street Trees

The purpose of this Subsection is to promote a high-quality, walkable environment that emphasizes the unique character of each Downtown District through the implementation of a district-specific tree palette. The tree species and planting requirements have been developed to be consistent with the goals and objectives as expressed in the City of Las Vegas Master Plan, the Vision 2045 Downtown Masterplan, and

in consideration of the Nevada Division of Forestry Las Vegas Valley Urban Canopy Analysis as well as the Regional Plant List developed by the SNRPC, to promote environmental, social, and economic benefits.

All street trees and trees required within buffer and front setback areas as required per 19.09.050 shall conform to the standards as provided in Table 19.09.040.C-1 (District Palette for Street Trees and Landscaping Requirements) and Figure 19.09.040.C-1 (Additional Planting Requirements). The intent of the Alternating Species Options is to minimize the potential impact of diseases and other negative conditions that could impact a specific tree species, and by doing so preserving the desired canopy.

Table 19.09.040.C-1 District Palette for Street Trees and Landscaping Requirements

District	Allowed Species (ROW < 81 feet)	Allowed Species (ROW ≥ 81 feet)
18b Las Vegas Arts	Acacia Salicina (Willow Acacia) Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Eysenhardtia Orthocarpa (Kidneywood) Havadia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittosporum Angustifolium (Willow Pittosporum) Quercus Douglasii (Blue Oak) Sophora Secundiflora (Texas Mountain Laurel) Vachellia Shaffneri (Twisted Acacia)	Acacia Salicina (Willow Acacia) Dalbergia Sissoo (Indian Rosewood) Havadia Mexicana (Mexican Ebony) Leucaena Retusa (Golden Leadball Tree) Parkinsonia Praecox (Palo Brea) Pittosporum Angustifolium (Willow Pittosporum) Quercus Douglasii (Blue Oak) Quercus Shumardii (Shumard Oak)
Cashman	Havadia Mexicana (Mexican Ebony) Olea Europaea (Fruitless Olive) Parkinsonia Microphylla (Foothill Palo Verde) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Fusiformis (Escarment Oak)	Havadia Mexicana (Mexican Ebony) Olea Europaea (Fruitless Olive) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Fusiformis (Escarment Oak)
Civic & Business	Celtis Reticulata (Netleaf Hackberry) Chilopsis Linearis (Desert Willow) Havadia Mexicana (Mexican Ebony) Ilex Vomitoria (Yaupon Holly) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Olea Europaea (Fruitless Olive) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarment Oak) Quercus Polymorpha (Monterrey Oak) Quercus Virginiana (Cathedral Live Oak) Sophora Secundiflora (Texas Mountain Laurel) Vachellia Farnesiana (Sweet Acacia)	Celtis Australis (Mediterranean Hackberry) Celtis Occidentalis (Common Hackberry) Havadia Mexicana (Mexican Ebony) Koelreuteria paniculata (Goldenrain Tree) Maclura Pomifera (Osage Orange) Olea Europaea (Fruitless Olive) Platanus Occidentalis Var. Mexicana (Mexican Sycamore) Quercus Cambyi (Canby Oak) Quercus Douglasii (Blue Oak) Quercus Fusiformis (Escarment Oak) Quercus Macrocarpa (Bur Oak) Quercus Polymorpha (Monterrey Oak) Quercus Shumardii (Shumard Oak) Quercus Virginiana (Cathedral Live Oak) Quercus Virginiana (High Rise Live Oak) Quercus Virginiana (Southern Live Oak) Quercus x Virginiana (Heritage Live Oak) Vachellia Farnesiana (Sweet Acacia)

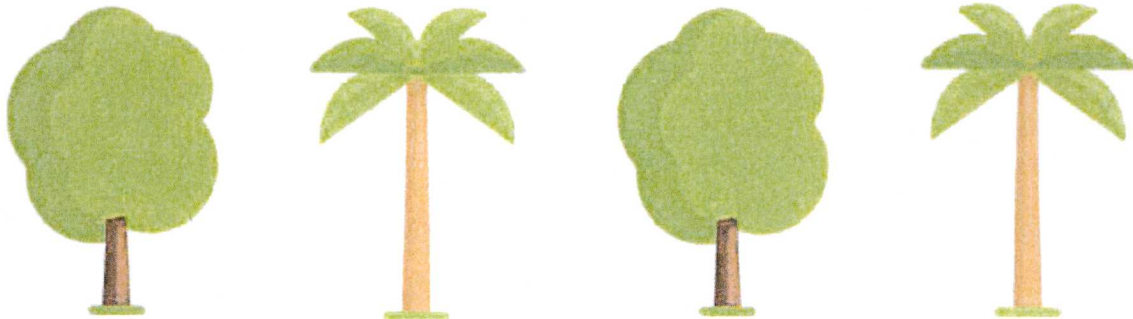
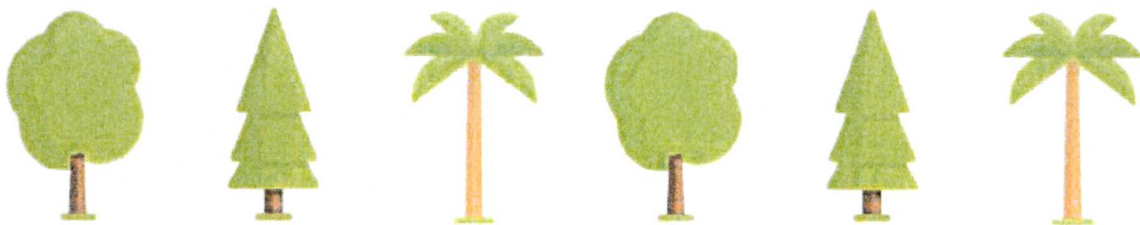
Design	<i>Acacia Craspedocarpa</i> (Leather Leaf Acacia) <i>Celtis Reticulata</i> (Netleaf Hackberry) <i>Chilopsis Linearis</i> (Desert Willow) <i>Dalbergia Sissoo</i> (Indian Rosewood) <i>Eysenhardtia Orthocarpa</i> (Kidneywood) <i>Havardia Mexicana</i> (Mexican Ebony) <i>Leucaena Retusa</i> (Golden Leadball Tree) <i>Parkinsonia Florida</i> (Blue Palo Verde) <i>Parkinsonia Microphylla</i> (Foothill Palo Verde) <i>Parkinsonia Praecox</i> (Palo Brea) <i>Parkinsonia x 'AZT Thornless'</i> (Thornless hybrid palo verde) <i>Pittosporum Angustifolium</i> (Willow Pittosporum) <i>Prosopis x Alba</i> (Thornless Hybrid Mesquite) <i>Prosopis Glandulosa</i> (Thornless Honey Mesquite) <i>Sophora Secundiflora</i> (Texas Mountain Laurel) <i>Vachellia Shaffneri</i> (Twisted Acacia)	<i>Dalbergia Sissoo</i> (Indian Rosewood) <i>Havardia Mexicana</i> (Mexican Ebony) <i>Leucaena Retusa</i> (Golden Leadball Tree) <i>Parkinsonia Florida</i> (Blue Palo Verde) <i>Parkinsonia Praecox</i> (Palo Brea) <i>Parkinsonia x 'AZT Thornless'</i> (Thornless hybrid Palo Verde) <i>Pittosporum Angustifolium</i> (Willow Pittosporum) <i>Prosopis x Alba</i> (Thornless Hybrid Mesquite) <i>Prosopis Glandulosa</i> (Thornless Honey Mesquite) <i>Vachellia Shaffneri</i> (Twisted Acacia)
Founders	<i>Celtis Reticulata</i> (Netleaf Hackberry) <i>Dalbergia Sissoo</i> (Indian Rosewood) <i>Koeleruteria paniculata</i> (Goldenrain Tree) <i>Maclura Pomifera</i> (Osage Orange) <i>Olea Europaea</i> (Fruitless Olive) <i>Parkinsonia Praecox</i> (Palo Brea) <i>Pistacia Atlantica</i> (Red Push Pistache) <i>Platanus Occidentalis</i> Var. <i>Mexicana</i> (Mexican Sycamore) <i>Prosopis x Alba</i> (Thornless Hybrid Mesquite) <i>Prosopis Glandulosa</i> (Thornless Honey Mesquite) <i>Quercus Cambyi</i> (Canby Oak) <i>Quercus Douglasii</i> (Blue Oak) <i>Quercus Fusiformis</i> (Escarpment Oak) <i>Quercus Macrocarpa</i> (Bur Oak) <i>Quercus Polymorpha</i> (Monterrey Oak) <i>Quercus Shumardii</i> (Shumard Oak) <i>Quercus Virginiana</i> (Cathedral Live Oak) <i>Quercus Virginiana</i> (High Rise Live Oak) <i>Quercus Virginiana</i> (Southern Live Oak) <i>Quercus x Virginiana</i> (Heritage Live Oak) <i>Styphnolobium Japonicum</i> (Japanese Pagoda Tree) <i>Ulmus Crassifolia</i> (Cedar Elm)	<i>Celtis Australis</i> (Mediterranean Hackberry) <i>Celtis Occidentalis</i> (Common Hackberry) <i>Dalbergia Sissoo</i> (Indian Rosewood) <i>Olea Europaea</i> (Fruitless Olive) <i>Koeleruteria paniculata</i> (Goldenrain Tree) <i>Maclura Pomifera</i> (Osage Orange) <i>Parkinsonia Praecox</i> (Palo Brea) <i>Pistacia Atlantica</i> (Red Push Pistache) <i>Platanus Occidentalis</i> Var. <i>Mexicana</i> (Mexican Sycamore) <i>Prosopis x Alba</i> (Thornless Hybrid Mesquite) <i>Prosopis Glandulosa</i> (Thornless Honey Mesquite) <i>Quercus Cambyi</i> (Canby Oak) <i>Quercus Douglasii</i> (Blue Oak) <i>Quercus Fusiformis</i> (Escarpment Oak) <i>Quercus Macrocarpa</i> (Bur Oak) <i>Quercus Polymorpha</i> (Monterrey Oak) <i>Quercus Shumardii</i> (Shumard Oak) <i>Quercus Virginiana</i> (Cathedral Live Oak) <i>Quercus Virginiana</i> (High Rise Live Oak) <i>Quercus Virginiana</i> (Southern Live Oak) <i>Quercus x Virginiana</i> (Heritage Live Oak) <i>Styphnolobium Japonicum</i> (Japanese Pagoda Tree) <i>Ulmus Crassifolia</i> (Cedar Elm)

Fremont East	Dalbergia Sissoo (Indian Rosewood)	Celtis Australis (Mediterranean Hackberry)
	Havardia Mexicana (Mexican Ebony)	Celtis Occidentalis (Common Hackberry)
	Maclura Pomifera (Osage Orange)	Dalbergia Sissoo (Indian Rosewood)
	Pistacia Atlantica (Red Push Pistache)	Havardia Mexicana (Mexican Ebony)
	Pistacia Chinensis (Chinese Pistache)	Maclura Pomifera (Osage Orange)
	Quercus Douglasii (Blue Oak)	Pistacia Atlantica (Red Push Pistache)
	Quercus Fusiformis (Escarpment Oak)	Pistacia Chinensis (Chinese Pistache)
	Quercus Polymorpha (Monterrey Oak)	Platanus Occidentalis Var. Mexicana (Mexican Sycamore)
	Quercus Virginiana (Cathedral Live Oak)	Quercus Douglasii (Blue Oak)
	Quercus Virginiana (High Rise Live Oak)	Quercus Fusiformis (Escarpment Oak)
	Quercus x Virginiana (Heritage Live Oak)	Quercus Macrocarpa (Bur Oak)
	Ulmus Crassifolia (Cedar Elm)	Quercus Polymorpha (Monterrey Oak)
		Quercus Virginiana (Cathedral Live Oak)
		Quercus Virginiana (High Rise Live Oak)
		Quercus Virginiana (Southern Live Oak)
		Quercus x Virginiana (Heritage Live Oak)
		Ulmus Crassifolia (Cedar Elm)
Gateway	Acacia Pendula (Weeping Acacia)	Acacia Pendula (Weeping Acacia)
	Acacia Salicina (Willow Acacia)	Acacia Salicina (Willow Acacia)
	Celtis Reticulata (Netleaf Hackberry)	Dalbergia Sissoo (Indian Rosewood)
	Chilopsis Linearis (Desert Willow)	Havardia Mexicana (Mexican Ebony)
	Dalbergia Sissoo (Indian Rosewood)	Leucaena Retusa (Golden Leadball Tree)
	Eysenhardtia Orthocarpa (Kidneywood)	Parkinsonia Praecox (Palo Brea)
	Havardia Mexicana (Mexican Ebony)	Pittosporum Angustifolium (Willow Pittosporum)
	Ilex Vomitoria (Yaupon Holly)	
	Leucaena Retusa (Golden Leadball Tree)	
	Parkinsonia Praecox (Palo Brea)	
Historic Westside	Acacia Pendula (Weeping Acacia)	Acacia Pendula (Weeping Acacia)
	Celtis Reticulata (Netleaf Hackberry)	Havardia Mexicana (Mexican Ebony)
	Havardia Mexicana (Mexican Ebony)	Parkinsonia Praecox (Palo Brea)
	Parkinsonia Praecox (Palo Brea)	Pistacia Atlantica (Red Push Pistache)
	Pistacia Atlantica (Red Push Pistache)	Prosopis x Alba (Thornless Hybrid Mesquite)
	Prosopis x Alba (Thornless Hybrid Mesquite)	Prosopis Glandulosa (Thornless Honey Mesquite)
	Prosopis Glandulosa (Thornless Honey Mesquite)	Quercus Douglasii (Blue Oak)
	Quercus Douglasii (Blue Oak)	Vachellia Farnesiana (Sweet Acacia)
	Vachellia Farnesiana (Sweet Acacia)	
Las Vegas Medical District	Chilopsis Linearis (Desert Willow)	Parkinsonia Praecox (Palo Brea)
	Parkinsonia Praecox (Palo Brea)	Pittosporum Angustifolium (Willow Pittosporum)
	Pittosporum Angustifolium (Willow Pittosporum)	Prosopis x Alba (Thornless Hybrid Mesquite)
	Prosopis x Alba (Thornless Hybrid Mesquite)	Prosopis Glandulosa (Thornless Honey Mesquite)
	Prosopis Glandulosa (Thornless Honey Mesquite)	Quercus Canbyi (Canby Oak)
	Quercus Canbyi (Canby Oak)	Quercus Fusiformis (Escarpment Oak)
	Quercus Fusiformis (Escarpment Oak)	Quercus Polymorpha (Monterrey Oak)
	Quercus Polymorpha (Monterrey Oak)	Quercus Shumardii (Shumard Oak)
	Quercus Shumardii (Shumard Oak)	Ulmus Crassifolia (Cedar Elm)
	Sophora Secundiflora (Texas Mountain Laurel)	
	Ulmus Crassifolia (Cedar Elm)	

Market	Chilopsis Linearis (Desert Willow) Dalbergia Sissoo (Indian Rosewood) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Ulmus Crassifolia (Cedar Elm)	Dalbergia Sissoo (Indian Rosewood) Pistacia Atlantica (Red Push Pistache) Prosopis x Alba (Thornless Hybrid Mesquite) Prosopis Glandulosa (Thornless Honey Mesquite) Ulmus Crassifolia (Cedar Elm)
Resort & Casino	Ilex Vomitoria (Yaupon Holly) Olea Europaea (Fruitless Olive) Pistacia Atlantica (Red Push Pistache) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Fusiformis (Escarpment Oak)	Olea Europaea (Fruitless Olive) Pistacia Atlantica (Red Push Pistache) Prosopis Glandulosa (Thornless Honey Mesquite) Quercus Fusiformis (Escarpment Oak)
Symphony Park	Celtis Reticulata (Netleaf Hackberry) Dalbergia Sissoo (Indian Rosewood) Parkinsonia x 'AZT Thornless' (Thornless Hybrid Palo Verde) Pistacia Atlantica (Red Push Pistache) Quercus Fusiformis (Escarpment Oak)	Dalbergia Sissoo (Indian Rosewood) Parkinsonia x 'AZT Thornless' (Thornless Hybrid Palo Verde) Pistacia Atlantica (Red Push Pistache) Quercus Fusiformis (Escarpment Oak)

Figure 19.09.040.C-1 Additional Planting Requirements

To promote urban trees biodiversity, and prevent the possible degradation of the downtown canopy due to species-related diseases and parasites, the street trees as required per 19.09.050 shall be planted utilizing the minimum spacing requirements indicated below (Option #1 or Option #2), and approved by Staff. The figure, which is conceptual and not representative of the actual tree species allowed in each district as per Table 19.09.040.C-1, uses alphabet letters (A, B, and C) and images to symbolize trees pertaining to the same genus, or family, of trees, spaced at a minimum distance pattern from each other. A Variance is not available to permit a deviation from the provisions of this Section.

Option #1**AB - AB****Option #2****ABC - ABC**

19.09.040.D 18B Las Vegas Arts District (Placeholder)

Placeholder

19.09.040.E Cashman District (Placeholder)

Placeholder

19.09.040.F Civic & Business District (Placeholder)

Placeholder

19.09.040.G Design District (Placeholder)

Placeholder

19.09.040.H Founders District (Placeholder)

Placeholder

19.09.040.I Fremont East District (Placeholder)

Placeholder

19.09.040.J Gateway District (Placeholder)

Placeholder

19.09.040.K Historic Westside District (Placeholder)

Placeholder

19.09.040.L Las Vegas Medical District

1. Additional Standards for Hospital Uses

To support the long term harmonious development of the Las Vegas Medical District, accessory structures that are determined to be functionally essential to the hospital use, such as utility and medical-related facilities, will be allowed as part of the development in a manner that is harmonious and compatible with the surrounding properties, as approved by the Director.

2. Additional Landscaping Standards

On June 19, 2002, the Council adopted the Las Vegas Medical District Plan, which, among other regulations, provided standards for streetscapes, landscape buffers, and street trees within the Las Vegas Medical District (LVMD). Over time, these standards enhanced the physical quality of the LVMD, and created an environment that is safe, aesthetically pleasing, and fosters pedestrian comfort through shade, well-planned street design, and unique landscape design characteristics. It is the intent of this section to preserve these traits of the LVMD, and to further this goal the following landscaping standards shall apply:

- a. Existing trees, shrubs, and landscaped buffers that were installed or present before the adoption of the LVMC 19.09 (Form-Based Code), including those which subsequently would not be installed at that location by virtue of adoption of provisions LVMC 19.09, shall be properly maintained, preserved, and replaced in case of death.

b. In order to preserve and maintain existing trees, shrubs, and landscaped buffers, whenever conflict may arise between the provisions contained in LVMC Title 19.09 (Form-Based Code) and the preservation of existing trees, shrubs, and landscaped buffers, precedence shall be given to the preservation of existing trees, shrubs, and landscaped buffers. This includes, but is not limited to, conflicts that may arise, regarding setbacks, the facade zone, and lot coverage.

c. The Planning Commission may grant the removal of existing trees, shrubs, and landscaped buffers in virtue of health, safety, and welfare concerns; an equivalent amount of similar sized trees, shrubs, and landscape buffer area shall be installed, as approved by Staff.

d. A Variance is not available to permit a deviation from the provisions of this Section.

3. Pedestrian Open Spaces and Plazas

Pedestrian Open Spaces and Plazas Public open space, or plazas for public gathering, is required for all new medical and office developments of 10,000 square feet or greater. These spaces shall provide seating and should be easily observed and accessible from the street and/or pedestrian circulation areas. When determining the open space for mixed-use buildings, only the gross floor areas of the office uses will be considered. Outdoor pedestrian open spaces and plazas provide shade, opportunities for rest and relief from traffic and noise as well as areas for additional outdoor activities such as vending and dining. Commercial developments shall provide pedestrian open spaces and plazas in relation to the size of the development and must include designs for such areas in the site plan. Such areas shall be provided according to the following guidelines (See Figure 19.09.040.C-2 below):

a. Developments shall provide one square foot of plaza per 50 square feet of gross floor area for buildings of 10,000 square feet to 50,000 square feet. For larger buildings, an additional one square foot of open space shall be required for each additional 500 square feet of floor area. For parking garages, open space shall be provided at the rate of one square foot per stall.

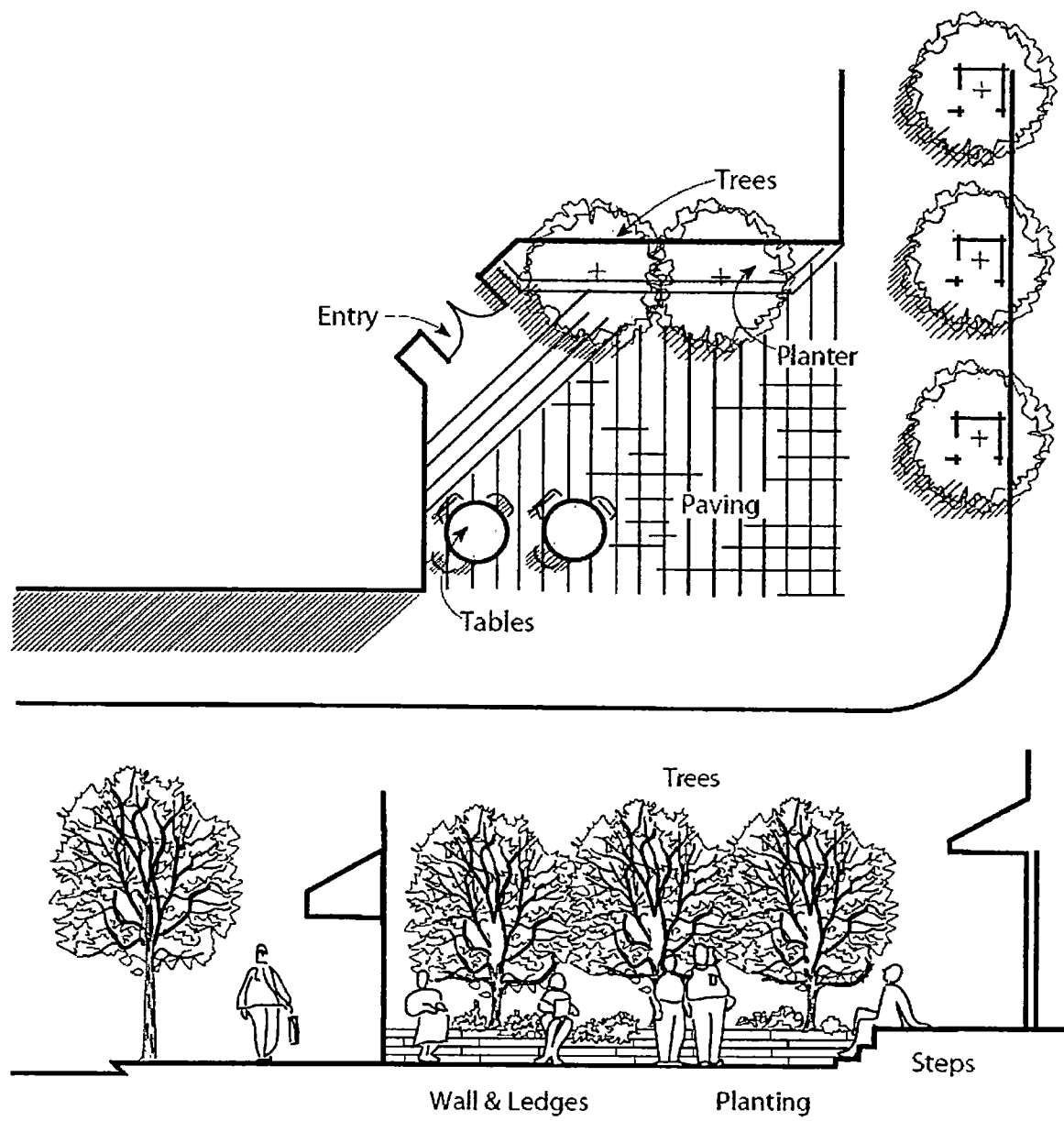
b. Such plaza spaces shall be in addition to any such spaces provided by individual tenants or businesses for the use of their customers.

c. Pedestrian open spaces and plazas shall be integral to the overall design of the proposed development and shall be located in areas of high pedestrian traffic in such a manner to be convenient and readily accessible. Such spaces shall remain open to the public and accessible during normal hours of operation.

d. Maintenance of these open spaces will be the responsibility of the property owner.

e. Whenever the standards contained in this Section and the ones set forth in 19.09.050 overlap or contradict each other, the provision which is more restrictive or imposes higher standards or requirements shall apply.

Figure 19.09.040.C-2
Guidelines for Pedestrian Open Space and Plazas



19.09.040.M Market District (Placeholder)

Placeholder

19.09.040.N Resort & Casino District (Placeholder)

Placeholder

19.09.040.O Symphony Park District (Placeholder)

Placeholder

19.09.050 TRANSECT ZONES STANDARDS

Subsections:

19.09.050.A	Purpose
19.09.050.B	Applicability
19.09.050.C	Establishment of Transect Zones
19.09.050.D	Transect Zones Overview
19.09.050.E	Transect Zones
19.09.050.E.003	T6 Urban Core Zone (T6-UC) Placeholder
19.09.050.E.006	T6 Urban General Zone (T6-UG)
19.09.050.E.010	T5 Maker Zone (T5-M)
19.09.050.E.012	T5 Corridor Zone (T5-C)
19.09.050.E.016	T5 Main Street Zone (T5-MS)
19.09.050.E.020	T5 Neighborhood Zone (T5-N)
19.09.050.E.024	T4 Zone (T4) Placeholder
19.09.050.E.028	T4 Main Street Zone (T4-MS) Placeholder
19.09.050.E.032	T4 Neighborhood Zone (T4-N) Placeholder
19.09.050.E.036	T4 Maker Zone (T4-M) Placeholder
19.09.050.E.040	T4 Corridor Zone (T4-C)
19.09.050.E.044	T3 Neighborhood Zone (T3-N)
19.09.050.F	Special Districts
19.09.050.F.004	Special District Placeholder

19.09.050.A Purpose

The purpose of this Section is to establish the regulatory standards for building form, building placement, and land use within the Transect Zones applicable within the Downtown Las Vegas Overlay District (LVMC Section 19.10.110). These standards are intended to ensure that proposed development is compatible with future development on neighboring properties, and produces an environment of desirable character and scale consistent with the City's vision for implementing the Downtown Master Plan, and any other applicable Master Plan.

19.09.050.B Applicability

1. The standards in this Section apply to all proposed development within the Transect Zones, and must be considered in combination with the standards in Sections 19.09.060 (Building Type Standards), 19.09.070 (Frontage Type Standards), 19.09.080 (Civic Space Standards), 19.09.090 (Thoroughfare Standards), and other applicable sections of LVMC Title 19 (Unified Development Code).
2. One or more of each of the following must be selected for, and applied to, each lot:
 - a. Building Type (at least one primary building);
 - b. Frontage Type (multiple types as allowed by the Zone);
 - c. Thoroughfare Type (as per each District Thoroughfare Plan); and
 - d. Use Type (multiple types as allowed by the Zone).
3. One or more of the following may be selected and applied to each lot, as applicable;
 - a. Civic Space Type (multiple types are allowed within each Zone).
4. Building Types, Frontage Types, Civic Space Types, Thoroughfare Types, and Land Use Types not listed in the standards for a zone are not allowed in that zone.

19.09.050.C Establishment of Transect Zones

1. Within the Downtown Las Vegas Overlay District, each District mapped on Figure B-1 (Districts Within the Downtown Las Vegas Overlay District) is divided into Transect Zones. These zones implement the vision of the Downtown Master Plan by providing a mix of intensity of development and a mix of uses that are compatible with the character of the Downtown's districts and neighborhoods.
2. The Transect Zones listed in Section 19.09.050.D (Transect Zones Overview) are mapped on the City's official Zoning Map (Refer to LVMC Section 19.00.100 (Zoning Map)).

19.09.050.D Transect Zones Overview

Table 19.09.050.D-1 (Transect Zones Overview) provides a summary of each of the Transect Zones that will be applied within Downtown Las Vegas. This overview includes a typical illustrative photograph of the transect, and a summary of the desired form, general use, and intent, of each Transect Zone.

Table 19.09.050.D-1 Transect Zones Overview

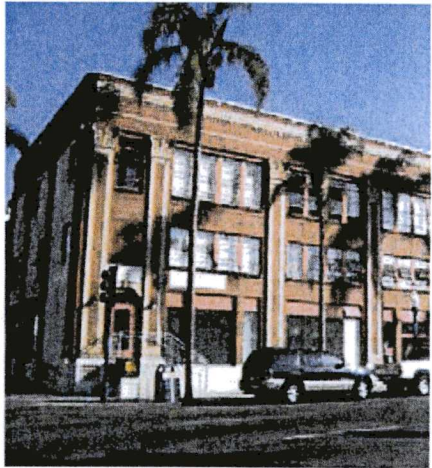
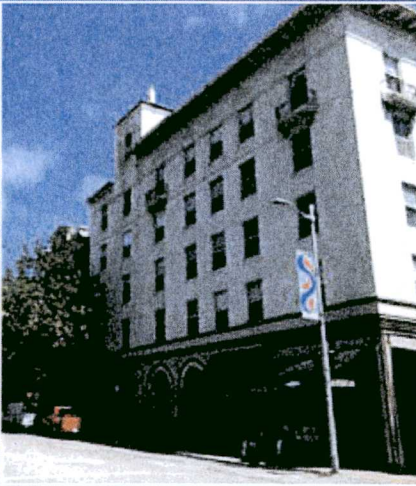
T6 Urban Core Zone (T6-UC) Placeholder	T6 Urban General Zone (T6-UG)	T5 Maker Zone (T5-M)
Photo Placeholder		
Desired Form	Desired Form	Desired Form
Placeholder	Attached or detached	Attached
	Large lot width	Medium to large lot width
	Large footprint	Large footprint
	Simple wall plane along street	Simple wall plane along street
	Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way
	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of frontages, mostly Shopfront
	Small to no setbacks	Small to no setbacks
	4 to 12 stories	1 to 5 stories
General Use	General Use	General Use
Placeholder	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial, service, or industrial uses with a mix of commercial, residential, service, office and/or industrial uses on upper stories.
Intent	Intent	Intent
Placeholder	To reinforce a vibrant, compact, walkable, urban core that serves multiple districts and the overall region with a diverse range of uses in a variety of building types with active pedestrian street facades on multiple frontages. A range of regional-center appropriate uses such as hospitals and other medical facilities support public transportation alternatives.	To maximize the opportunities created by medium and high-intensity walkable urban environments. Specialized uses in this Zone can be categorized as downtown light industrial, and utilize performance measures to ensure compatibility between the different Use Types.
Subsection	Subsection	Subsection
19.09.050.E.003	19.09.050.E.006	19.09.050.E.010

Table 19.09.050.D-1 Transect Zones Overview

T5 Corridor Zone (T5-C)	T5 Main Street Zone (T5-MS)	T5 Neighborhood Zone (T5-N)
		
Desired Form	Desired Form	Desired Form
Attached	Attached	Attached
Medium to large lot width	Large lot width	Medium to large lot width
Large footprint	Large footprint	Medium to large footprint
Simple wall plane along street	Simple wall plane along street	Simple wall plane along street
Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way	Buildings placed at or near the right-of-way
Diverse mix of building frontages, mostly Shopfront	Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront	Diverse mix of building frontages, but mostly Arcade, Forecourt, Shopfront, and Terrace
Small setbacks	Small to no setbacks	Medium setbacks
2 to 7 stories	3 to 7 stories	2 to 5 stories
General Use	General Use	General Use
Ground floor commercial or service with a mix of commercial, residential, service, and/or office uses on upper stories.	Ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Primarily multi-unit residential with neighborhood-supporting retail, commercial, and/or service uses on the ground floor.
Intent	Intent	Intent
To enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types. This zone also supports public transportation hubs.	To provide a compact, walkable, urban area in which revitalization and investment is encouraged and that serves multiple districts with commercial, retail, office, and civic uses in a range of building types. This zone also supports public transportation alternatives.	To provide walkable, urban neighborhoods with a variety of urban housing choices in small to large footprint, medium-intensity building types that support and are within short walking distance of neighborhood-serving commercial and service uses. This zone also supports public transportation alternatives.
Subsection	Subsection	Subsection
19.09.050.E.012	19.09.050.E.016	19.09.050.E.020

T4 Zone Placeholder (T4)	T4 Main Street Zone (T4-MS) Placeholder	T4 Neighborhood Zone (T4-N) Placeholder
Photo Placeholder	Photo Placeholder	Photo Placeholder

Intent	Intent	Intent
Placeholder	Placeholder	Placeholder
Subsection	Subsection	Subsection
19.09.050.E.024	19.09.050.E.028	19.09.050.E.032

Table 19.09.050.D-1 Transect Zones Overview

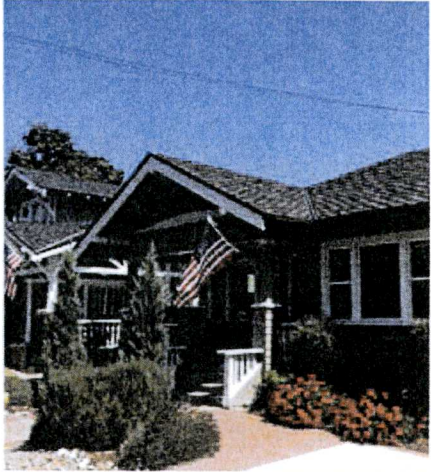
T4 Maker Zone (T4-M) Placeholder	T4 Corridor Zone (T4-C)	T3 Neighborhood Zone (T3-N)
Photo Placeholder		
Desired Form	Desired Form	Desired Form
Placeholder	Attached or detached	Typically detached; may be attached
	Medium to large lot width	Small to medium lot width
	Medium to large footprint	Small to medium footprint
	Buildings placed at or near the right-of-way	Building placement varied, but mostly set back from right-of-way
	Diverse mix of building frontages, mostly Shopfront	Primarily common yards, stoops, and porches
	Medium setbacks	Medium to large setbacks
	2 to 5 stories	1 to 2 stories
General Use	General Use	General Use
Placeholder	Ground floor commercial or service with a mix of commercial, service, and/or office uses on upper stories.	Primarily residential with smaller neighborhood-supporting uses at appropriate locations.
Intent	Intent	Intent
Placeholder	To enhance the City's existing corridors so that over time they will become more walkable and serve multiple districts with a diverse range of commercial, retail, service, and office uses, and small-to-large footprint, moderate-intensity building types. This zone also supports public transportation alternatives.	To protect the integrity of existing small to medium lot, detached homes and to reinforce their importance within walkable neighborhoods with medium footprint, low-intensity housing types within short walking distance to public transportation options and neighborhood-serving retail and service uses.
Subsection	Subsection	Subsection
19.09.050.E.036	19.09.050.E.040	19.09.050.E.044

Table 19.09.050.D-1 Transect Zones Overview

Special District
Placeholder

Photo Placeholder

Desired Form
Placeholder
General Use
Placeholder
Intent
Placeholder
Subsection
19.09.050.F.004

19.09.050.E.003 T6 Urban Core Zone (T6-UC) Placeholder

This page intentionally left blank

19.09.050.E.006 T6 Urban General Zone (T6-UG)



A. General Intent

The intent of the T6 Urban General Zone (T6-UG) is to provide a vibrant, compact, high-intensity walkable urban environment that can accommodate a variety of building types with active pedestrian street facades and a diverse range of uses supported by required retail frontages on multiple streets. Parking is typically provided in multi-story garages, which if placed next to a street frontage, are lined with active retail/service uses. This zone supports a wide range of regional-center appropriate uses as well as, employment, retail, services, civic, or public uses that support public transportation alternatives as well as walking and biking. Specialized uses, such as hospitals and large medical offices and facilities, are accommodated in a limited Sub-Zone. The following form elements are generally appropriate in this Zone:

Attached or detached

Large lot width

Large footprint and lot coverage

Simple wall plane along the street

Buildings placed at or near the edge of right-of-way

Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront

Small to no setbacks

Min. 4 to max. 12 stories

B. Sub-Zones

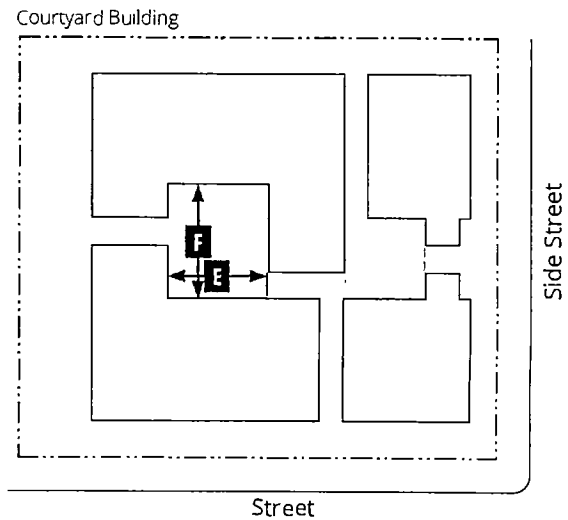
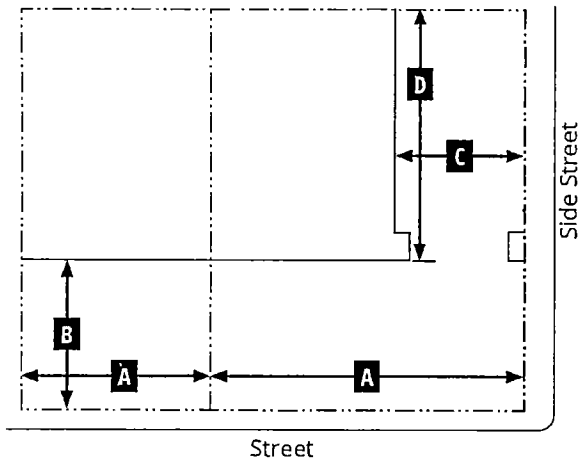
T6-UG-L

The limited sub-zone provides the same building form as the T6-UG Zone, with the following exceptions:

- a. The minimum allowed building height is 1 story, and the maximum allowed building height is 14 stories.

C. Lot Size

No width, depth or area standards are included for the T6-UG Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

**Key for Diagrams**

--- Lot Line	— Building Line
Buildable Area	Courtyard Area

D. Building Types

Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex High-Rise	380 ft ^{1,2}	200 ft ¹	75 ft	100 ft
Flex Mid-Rise	200 ft ¹	175 ft ¹	75 ft	100 ft
Courtyard Building	175 ft ¹	175 ft ¹	40 ft	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Notes.

¹ Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each

² Or the max. length of the block

Key for Tables

-- No Requirement

D. Building Types (cont.)**Additional Standards for a Courtyard Building****Dimensions - Courtyard(s)**

Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	

A minimum of two courtyard edges must be defined by the building.

Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.

The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.

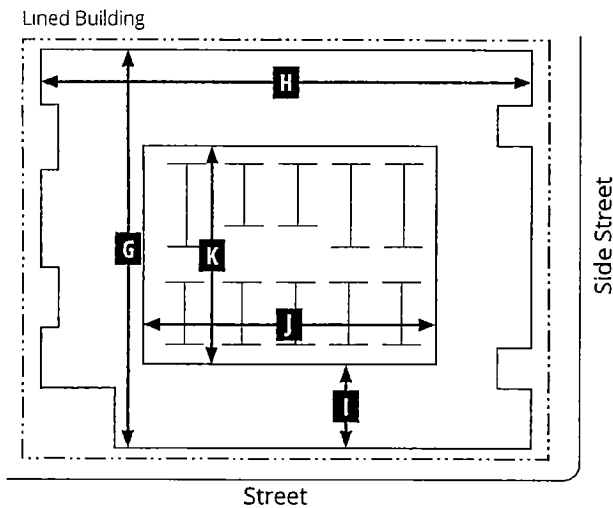
Access Standards

Access to the building must be from the street or from the courtyard.

Each unit (residential or commercial) may have an individual entry from the courtyard.

Multiple courtyards must be connected through and between buildings

Courtyards must be accessible from the highest order thoroughfare (Refer to Section 19.09.090.C).

**Key for Diagram**

--- Lot Line	— Building Line
Interior Building	Exterior Building

D. Building Types (cont.)**Additional Standards for a Lined Building****Dimensions - Exterior Building**

Length	400 ft max. ^{1,2}	G
Width	300 ft max. ^{1,2}	H
Depth (from front of building)	30 ft min.	I

Dimensions - Interior Building

Width	180 ft max.	J
Depth	230 ft max.	K

Notes:¹ Or the max. length of the block.² Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.**D. Building Types (cont.)****Miscellaneous**

Building height must comply with the height standards defined in the Zone.

Allowed frontage types are described in Table G (Frontages).

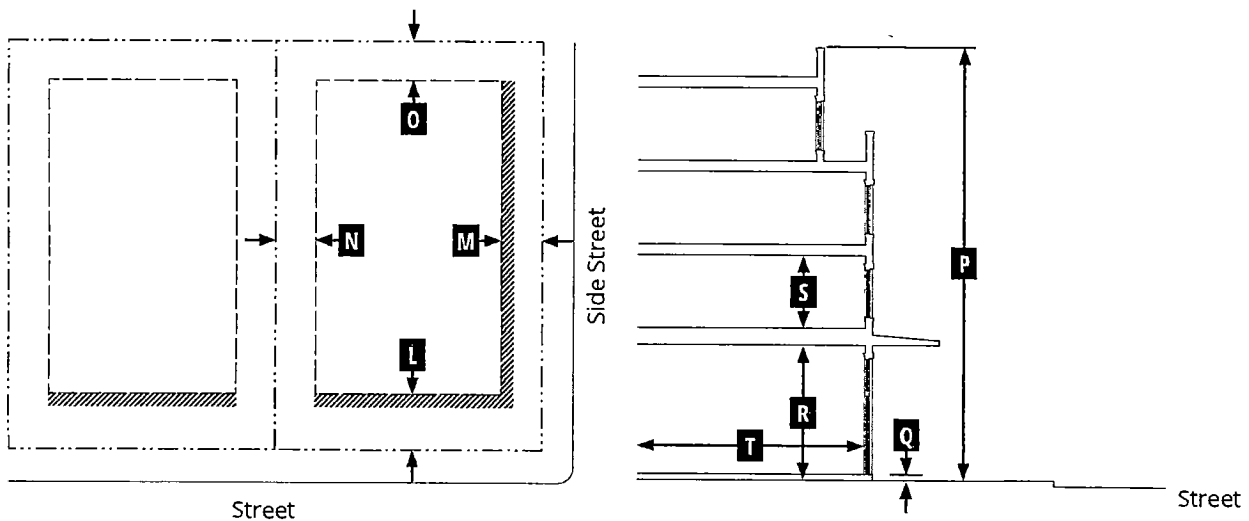
The side of an interior building exposed to a street or civic space must be lined by the exterior building.

A forecourt or pocket plaza is required along the primary frontage or at a primary street corner.

Access Standards

Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.

Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.

**Key for Diagrams**

--- Lot Line	--- Building Setback Line
Buildable Area	/// Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)	Front ^{1,2} L	Corner Side M	Interior Side ^{1,3,4} N	Rear ^{1,3,4} O
Primary Building				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	10 ft	10 ft	--
Primary Building Facade within Facade Zone				
Front (min.)		80%		
Side Street (min.)		60%		

Miscellaneous

A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.

Notes

¹ Additional setback and/or easement may be required where street ROW or a utility easement is needed

² Sidewalk must be extended into the facade zone to meet the building.

³ Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements

⁴ Where building elevations include balconies or windows, a minimum of 10 feet setback distance from the balcony or window edge to the property side and rear lot lines is required.

F. Building Form Standards

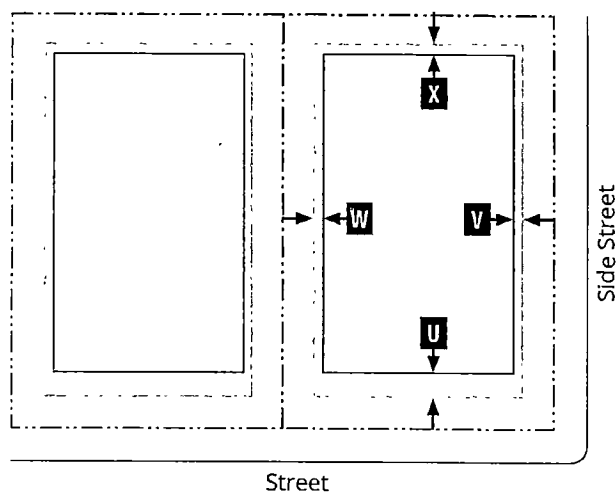
Building Height	Stories	P
Primary Building	4 min. - 12 max.	
Accessory Building	2 max.	
Primary Building		
Ground Floor Finish Level^{1,2}		Q
Height above curb		
Residential	1.50 ft min.	
Service or Retail uses	0.50 ft max.	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	R
Upper floors	9 ft min.	S
Footprint³		
Lot coverage	90% max.	
Depth		
Ground floor space	30 ft min.	T

Notes:

¹ Buildings existing at the time of adoption of the Form-Based Code and additions to those buildings that are less than 50% of the existing gross floor area are exempt.

² Primary buildings located on lots sloping down and away from the street are exempt.

³ Independently by lot coverage requirements, all buildings must still meet setback requirements as per 19.09.050.E.E.

**Key for Diagram**

--- Lot Line

—— Building Line

--- Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace ¹	A	A	19.09.070.M

Pedestrian Access

Pedestrian entrances must be provided at least every 50 ft along the ground floor primary street facade and the side street facade.

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

¹ Allowed only when necessary to accommodate a grade change.

Key for Tables

-- No Requirement

A Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	U	V	W	X
Frontage Type				
Arcade ¹				
Gallery ¹				
Shopfront: awning, balcony ¹ , bay window, projecting shade structure	10 ft	10 ft	--	--
Upper floor Balconies ²	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	--	--
Driveways ³	A ³	A ³	--	A ³

Miscellaneous

Encroachments are allowed into the facade zone, and except for an arcade, gallery, or balconies and in conjunction with an encroachment agreement, they are not allowed within a street ROW, alley ROW, or across a lot line.

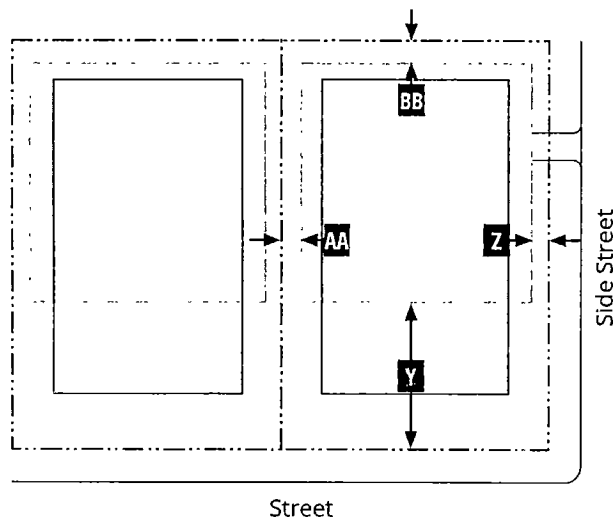
Notes:

¹ May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

² May encroach into the street ROW up to a maximum of 5 ft, subject to approval by the Public Works Director.

³ Only allowed when there is no alternative access from the rear

I. Use Types			I. Use Types (cont.)		
Use Type	T6-UG	T6-UG-L	Use Type	T6-UG	T6-UG-L
Residential	Sub-Zone		Other	Sub-Zone	
Assisted Living Apartment	P	--	Emergency Ambulance Services, Ground	--	P
Community Residence	P	--	Government Facility	P	P
Convalescent Care Facility/Nursing Home	P	--	Helipad	C ³	C ³
Downtown Residential	P	--	Liquified Petroleum Gas Installation (288 Gallons or Less)	C	C
Home Occupation	P	--	Liquified Petroleum Gas Installation (Over 288 Gallons)	--	S
Hospice	P	--	Parking Facility	P	P
Senior Citizen Apartments	P	--	Public Services, Minor	C	C
Recreation, Education, and Public Assembly			Temporary Uses ⁴	T	T
Church/House of Worship	P	P	Urban Agriculture		
Park, Playground, or Open Space	P	P	Community Garden	P	P
Public or Private School (Primary or Secondary)	S	--	Notes:		
Retail Trade			Land use types are defined in LVMC Chapter 19.18 (Definitions and Measures). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in LVMC Chapter 19.18.		
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/ Wine/Cooler Off-Sale Establishment	S	--	If a use is not listed in this table, it is not allowed in the T6-UG Zone and T6-UG-L Sub-Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I. is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan. Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.		
Beer/Wine/Cooler On-Sale Establishment	C	--	¹ Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).		
Commercial, Other than Listed	S	S	² Except Massage, Accessory is allowed as an Accessory Use (A), and Check Cashing Service, Limited is allowed as a Conditional Use (C).		
Downtown Retail ¹	P	P	³ For life-safety medical purposes only; otherwise a Special Use Permit is required.		
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S	S	⁴ Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).		
Mixed-Use	P	C	Key		
Restaurant	P	P	P	Use is allowed as a principal use by right.	
Restaurant with Alcohol; or Restaurant with Service Bar	C	C	C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.	
Employment and Services			S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.	
Blood Plasma Donor Center	P	P	T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.	
Clinic	P	P	--	Use is not allowed.	
Downtown Services ²	P	P			
Hospital	P	P			
Laboratory, Medical or Dental	P	P			
Office, Medical or Dental; or Office, Other Than Listed	P	P			
Social Service Provider	P	P			
Telecommunication Facilities					
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S	S			
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C	C			

**Key for Diagram**

--- Lot Line

—— Building Line

--- Parking Area

J. Parking Standards

Setback from Lot Line (min.)	Front ¹	Corner Side ¹	Interior Side	Rear
	Y	Z	AA	BB
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	One-way	Two-way		
Width	12 ft min. - 14 ft max.	32 ft min. - 34 ft max.		

Miscellaneous

Where feasible, driveways must be shared between adjacent parcels.

No new surface parking lots are allowed adjacent to primary or side street frontages.

Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.

When a lot has an adjoining side street, parking must be accessed only from the side street.

Required Parking

Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.

Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Notes:

¹ No vehicle parking in the front or corner side yard is allowed

K. Required Street Trees

Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building ¹	
< 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf - < 20,000 sf	8
≥ 20,000 sf	As required along all street frontages

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). Where differences occur, the provisions of 19.09.040 shall apply.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

¹ Refer to LVMC Section 19.09.020 D (Applicability)

L. Required Open Space	
Common Open Space	
Width	20 ft min.
Depth	20 ft min.
Common open space area per unit	100 sf min. ¹
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Civic Space Standards) if civic space is provided on the lot.	

Note:

¹ Or 5% of lot area, whichever is greater

19.09.050.E.010 T5 Maker Zone (T5-M)**A. General Intent**

The intent of the T5 Maker Zone is to maximize the opportunities created by medium and high-intensity walkable urban environments. This zone is well connected to transportation infrastructure and accommodates a variety of new and repurposed building types that can host residential, retail, office, and service uses while providing for centrally located employment sites. The diverse mix of uses supports active transportation commuting modes and a lively 24-hour neighborhood during both work and non-work hours. Specialized uses in this Zone can be categorized as downtown light industrial, and utilize performance measures and conditions to ensure compatibility between the different Use Types. The following form elements are generally appropriate in this Zone:

Attached

Medium to Large lot width

Large footprint and lot coverage

Simple wall plane along the street

Buildings placed at or near the edge of right-of-way

Diverse mix of frontages, mostly Shopfront

Small to no setbacks

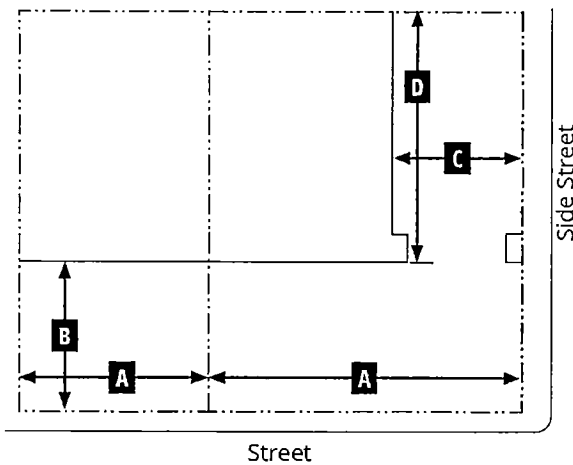
Min. 1 to max. 5 stories

B. Sub-Zone

None

C. Lot Size

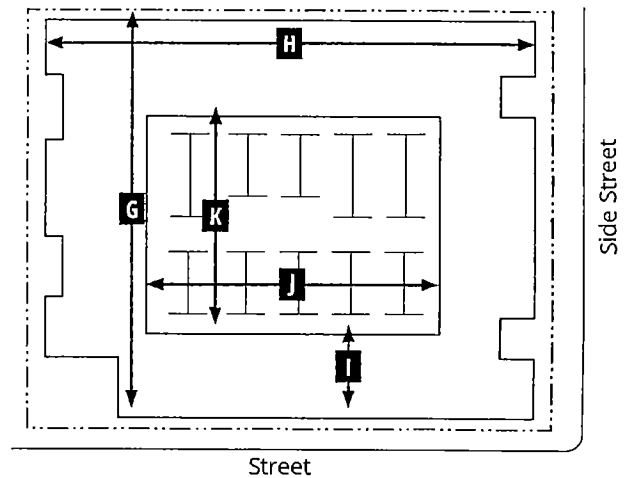
No width, depth or area standards are included for the T5-M Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).



Key for Diagrams

--- Lot Line	— Building Line
Buildable Area	Courtyard Area

Lined Building



Key for Diagram

--- Lot Line	— Building Line
Interior Building	Exterior Building

D. Building Types

Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft ¹	175 ft ¹	75 ft	100 ft
Flex Low Rise	150 ft ¹	150 ft	60 ft	60 ft
Multi-plex: Large	100 ft	75 ft	20 ft	30 ft
Loft	175 ft ¹	--	30 ft	30 ft
Live/Work	28 ft	36 ft	16 ft	18 ft
Rowhouse	18-36 ft	45 ft	--	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			
Accessory Structure ²	--	--	--	--

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Notes

¹ Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

² The total GFA of all Accessory Dwelling Units and Accessory Structures cannot exceed 60% of the GFA of the primary structure.

Key for Tables

--	No Requirement
----	----------------

D. Building Types (cont.)**Additional Standards for a Lined Building****Dimensions - Exterior Building**

Length	400 ft max. ^{1,2}	G
Width	300 ft max. ^{1,2}	H
Depth (from front of building)	30 ft min.	I

Dimensions - Interior Building

Width	180 ft max.	J
Depth	230 ft max.	K

Notes:

¹ Or the max. length of the block

² Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

Miscellaneous

Building height must comply with the height standards defined in the Zone.

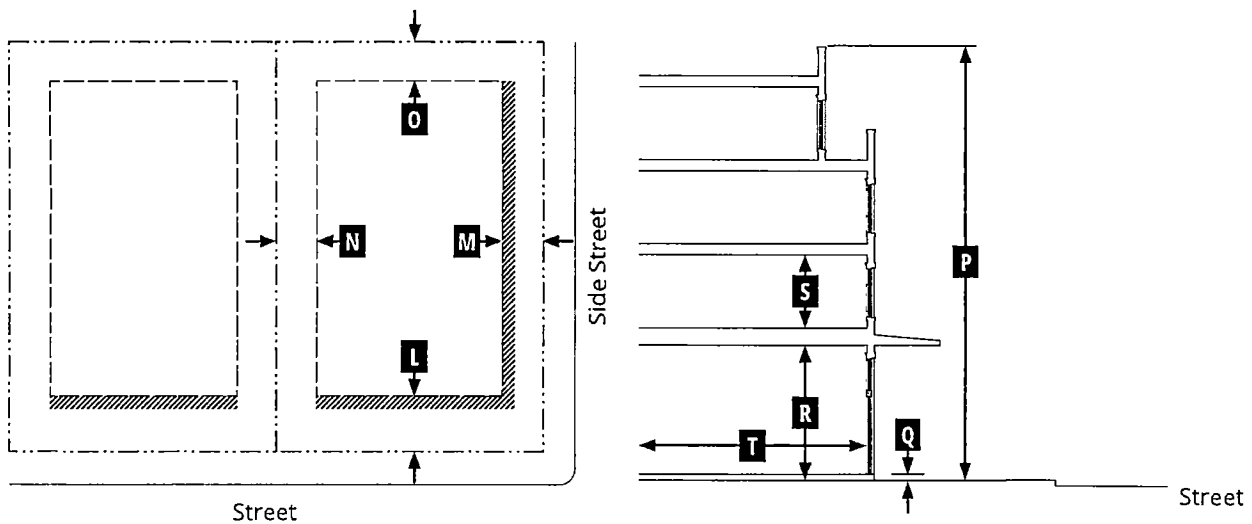
Allowed frontage types are described in Table G (Frontages).

The side of an interior building exposed to a street or civic space must be lined by the exterior building.

Access Standards

Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.

Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.

**Key for Diagrams**

--- Lot Line	--- Building Setback Line
Buildable Area	Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)	Front ^{1,2} L	Corner Side M	Interior Side ^{1,3,4} N	Rear ^{1,3,4} O
Primary Building				
Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	15 ft	10 ft	--
Primary Building Facade within Facade Zone				
Front (min.)		70%		
Side Street (min.)		50%		

Miscellaneous

A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.

Notes:

¹ Additional setback and/or easement may be required where street ROW or a utility easement is needed.

² Sidewalk must be extended into the facade zone to meet the building

³ Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

⁴ Where building elevations include balconies or windows, a minimum of 10 feet setback distance from the balcony or window edge to the property side and rear lot line is required.

F. Building Form Standards

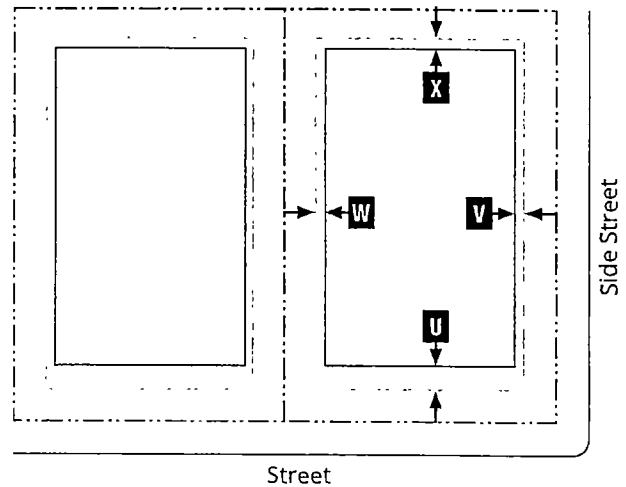
Building Height	Stories	P
Primary Building	1 min. - 5 max.	
Accessory Building	4 max.	
Primary Building		
Ground Floor Finish Level^{1,2}		Q
Height above curb		
Residential	1.50 ft min.	
All other uses	2 ft max.	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	R
Upper floors	9 ft min.	S
Footprint³		
Lot coverage	90% max.	
Depth		
Ground floor space	30 ft min.	T

Notes:

¹ Buildings existing at the time of adoption of the Form-Based Code and additions to those buildings that are less than 50% of the existing gross floor area are exempt

² Primary buildings located on lots sloping down and away from the street are exempt

³ Independently by lot coverage requirements, all buildings must still meet setback requirements as per 19.09.050 E.E.

**Key for Diagram**

- - - Lot Line
 - - - Encroachment
 — Building Line

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace	A	A	19.09.070.M
Dooryard	A	A	19.09.070.F

Pedestrian Access

Pedestrian entrances must be provided at least every 80 feet along the ground floor primary street facade and the side street facade.

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Key for Tables

-- No Requirement
 A Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	U	V	W	X
Frontage Type				
Arcade ¹				
Gallery ¹				
Shopfront: awning, balcony ¹ , bay window, or projecting shade structure	10 ft	10 ft	--	--
Upper floor balconies ²	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	--	--
Driveways	A ³	A ³	--	A

Miscellaneous

Encroachments are allowed into the facade zone, and except for an arcade, gallery, or balconies and in conjunction with an encroachment agreement, they are not allowed within a street ROW, alley ROW, or across a lot line.

Notes

¹ May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

² May encroach into the street ROW up to a maximum of 5 ft, subject to approval by the Public Works Director

³ Only allowed when there is no alternative access from the rear

I. Use Types	
Use Type	T5-M
Residential	
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Recreation, Education, and Public Assembly	
Church/House of Worship	P
Park, Playground, or Open Space	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Downtown Retail ¹	P
Commercial, Other than Listed	S
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Employment and Services	
Downtown Industrial ²	C
Downtown Services ³	P
Laboratory, Medical or Dental	P
Office, Medical or Dental; or Office, Other Than Listed	P
Social Service Provider	C
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	P
Government Facility	P
Helipad	S
Parking Facility	P
Public Services, Minor	C
Temporary Uses ⁴	T

I. Use Types (cont.)	
Use Type	T5-M
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in LVMC Chapter 19.18 (Definitions and Measures). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in LVMC Chapter 19.18.

If a use is not listed in this table, it is not allowed in the T5-M Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

¹ Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

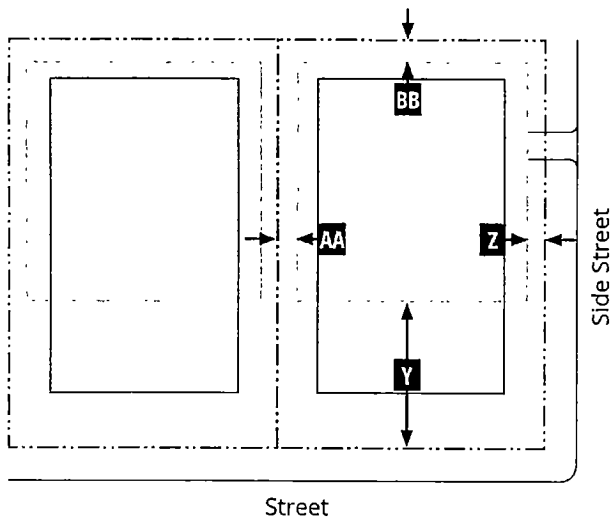
² The conditions for all individual uses that are grouped under the Downtown Industrial are replaced by the following conditions. 1) All work shall be performed within a completely enclosed building; 2) There shall be no audible or noticeable indication of a manufacturing operation outside the building, and no noticeable smoke or foreign matter emitted; 3) Outdoor storage is only allowed as accessory to the principal use and shall not be visible from the right-of-way and adjacent properties; 4) Work equipment larger than 60 cubic feet shall not be visible from the right-of-way; and 5) All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable Federal, State, and local regulations.

³ Except Massage, Accessory is allowed as an Accessory Use (A), and Check Cashing Service, Limited is allowed as a Conditional Use (C)

⁴ Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
--	Use is not allowed.

**Key for Diagram**

- - Lot Line
 — Building Line
 ■ Parking Area

J. Parking Standards

Setback from Lot Line (min.)	Front ¹	Corner Side ¹	Interior Side	Rear
	Y	Z	AA	BB
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	

Miscellaneous

Where feasible, driveways must be shared between adjacent parcels.

No new surface parking lots are allowed adjacent to primary or side street frontages.

Covered parking in parking areas established before the effective date is allowed with a setback of 10 ft to a primary street or side street.

When a lot has an adjoining side street, parking must be accessed only from the side street.

Required Parking

Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.

Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Note

¹ No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees

Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building ¹	
< 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf - < 20,000 sf	8
≥ 20,000 sf	As required along all street frontages

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). Where differences occur, the provisions of 19.09.040 shall apply.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

¹ Refer to LVMC Section 19.09.020.D (Applicability)

L. Required Open Space	
Common Open Space	
Width	20 ft min.
Depth	20 ft min.
Common open space area per unit	100 sf min. ¹
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Civic Space Standards) if civic space is provided on the lot.	

Note:
¹ Or 5% of lot area, whichever is greater

19.09.050.E.012 T5 Corridor Zone (T5-C)



A. General Intent

The T5 Corridor Zone is intended to enhance the City's existing corridors by allowing a wide variety of building types to accommodate a range of commercial, retail, office, and service uses in small to large footprint buildings along major arterial corridors carrying high volumes of traffic. With the future development of Bus Rapid Transit or Light Rail transportation options, these corridors, such as the Multi-Functional Spine or Iconic/Ceremonial Corridors, supported by this Zone will likely transition to a more urban and walkable built environment with residential uses behind or above the commercial uses. The following form elements are generally appropriate in this Zone:

Attached

Medium to large lot width

Large footprint and lot coverage

Buildings placed at or near the edge of right-of-way

Mix of building frontages, but mostly Shopfront

Small setbacks

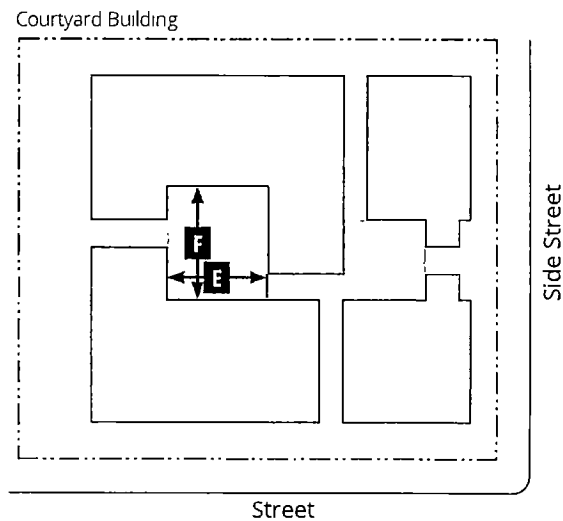
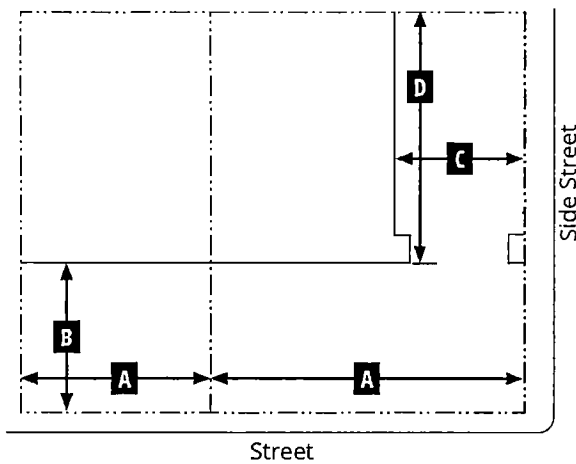
Min. 2 to max. 7 stories

B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T5-C Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

**Key for Diagrams**

--- Lot Line	— Building Line
Buildable Area	Courtyard Area

D. Building Types

Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex High-Rise	380 ft ¹	200 ft ¹	75 ft	100 ft
Flex Mid-Rise	200 ft ¹	175 ft ¹	40 ft	75 ft
Lined Building	Refer to dimensions in Subsection D (Additional Standards for a Lined Building)			
Flex Low-Rise	90 ft	150 ft	40 ft	40 ft
Courtyard Building	90 ft	150 ft	40 ft	100 ft
Multi-plex: Large	90 ft	70 ft	20 ft	30 ft
Live/Work ²	28 ft	36 ft	16 ft	18 ft
Accessory Structure ³	--	--	--	--

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Additional Standards for a Courtyard Building**Dimensions - Courtyard(s)**

Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio ⁴	1:2 min.; 2:1 max.	

Key for Tables

--	No Requirement
----	----------------

D. Building Types (cont.)

Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	

A minimum of two courtyard edges must be defined by the building.

Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.

The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.

Access Standards

Access to the building must be from the street or from the courtyard.

Each unit (residential or commercial) may have an individual entry from the courtyard.

Multiple courtyards must be connected through and between buildings

Courtyards must be accessible from the primary street.

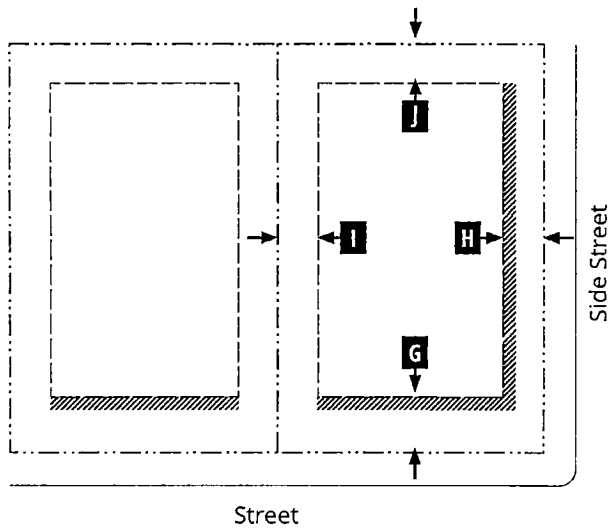
Notes.

¹ Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

² Must be built with a minimum of 2 units attached together. Max width of all attached buildings must not exceed 150 ft

³ The total GFA of all Accessory Dwelling Units and Accessory Structures cannot exceed 10% of the GFA of the primary structure.

⁴ Building height must comply with the height standards defined for the Zone.

**Key for Diagrams**

--- Lot Line	--- Building Setback Line
Buildable Area	Facade Zone

D. Building Types (cont.)**Additional Standards for a Lined Building****Dimensions - Exterior Building**

Length	400 ft max. ^{1,2}	G
Width	300 ft max. ^{1,2}	H
Depth (from front of building)	30 ft min.	I

Dimensions - Interior Building

Width	180 ft max.	J
Depth	230 ft max.	K

Notes:

¹ Or the max. length of the block.² Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each**E. Building Placement**

Setback Distance (Distance from ROW/Lot Line)	Front ^{1,2} G	Corner Side ¹ H	Interior Side ^{3,4} I	Rear ^{3,4} J
---	----------------------------------	---	---	---------------------------------

Primary Building

Min.	5 ft	5 ft	0 ft	0 ft
Max.	10 ft	10 ft	10 ft	--

Primary Building Facade within Facade Zone

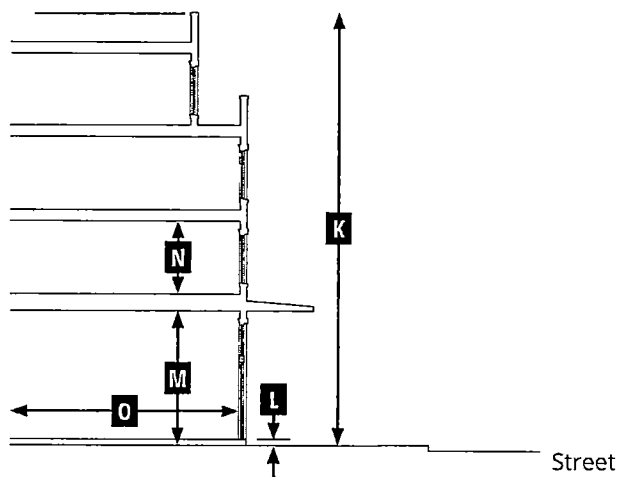
Front (min.)	80%
Side Street (min.)	65%

Miscellaneous

A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.

Notes:

¹ Additional setback and/or easement may be required where street ROW or a utility easement is needed.² Sidewalk must be extended into the setback area to meet the building³ Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements⁴ Where building elevations include balconies or windows, a minimum of 10 feet setback distance from the balcony or window edge to the property side and rear lot line is required.

**Key for Diagrams**

--- Lot Line	--- Building Setback Line
Buildable Area	Facade Zone

F. Building Form Standards

Building Height	Stories	K
Primary Building	2 min. - 7 max. ^{1,2}	
Accessory Building	2 max.	
Primary Building		
Ground Floor Finish Level ^{3,4}		L
Height above curb		
Residential	1.50 ft min.	
Service or Retail uses	0.50 ft max.	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	M
Upper floors	9 ft min.	N
Footprint⁵		
Lot coverage		
Mixed-use with residential uses	95% max.	
All other uses	85% max.	
Depth		
Ground floor space	30 ft min.	O

Notes:

¹ Max. 10 stories allowed for only the Flex High-Rise Building Type subject to Major Site Development Plan Review (Refer to LVMC Section 19.16.100 G (Major Review of Site Development Plans).

² The residential adjacency standards established in LVMC Section 19.08.040 H (Residential Adjacency Standards) will apply.

³ Buildings existing at the time of adoption of the Form-Based Code and additions to those buildings that are less than 50% of the existing gross floor area are exempt

⁴ Primary buildings located on lots sloping down and away from the street are exempt

⁵ Independently by lot coverage requirements, all buildings must still meet setback requirements as per 19.09.050.E.E.

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Terrace ¹	A	A	19.09.070.M

Pedestrian Access

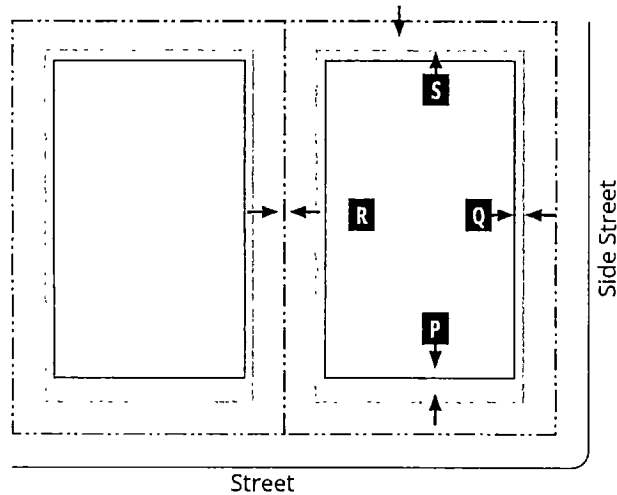
Pedestrian entrances must be provided at least every 50 ft along the ground floor primary street facade and the side street facade.

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note.

¹ Allowed only when necessary to accommodate a grade change.



Key for Diagram

- Lot Line — Building Line
[] Encroachment

H. Encroachments into Facade Zone

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	P	Q	R	S
Frontage Type				
Arcade ¹				
Gallery ¹				
Shopfront: awning, balcony ¹ , bay window, or projecting shade structure	10 ft	10 ft	--	--
Upper floor balconies ²	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	--	--
Driveways ³	A ³	A ³	--	A

Miscellaneous

Encroachments are allowed into the facade zone, and except for an arcade, gallery, or upper floor balconies and in conjunction with an encroachment agreement, they are not allowed within a street ROW, alley ROW, or across a lot line.

Notes:

- ¹ May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.
² May encroach into the street ROW up to a maximum of 5 ft, subject to approval by the Public Works Director.
³ Only allowed when there is no alternative access from the rear.

Key for Tables

- No Requirement
A Allowed

I. Use Types	
Use Type	T5-C
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	C
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreation Facility, Public	P
Park, Playground, or Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; Beer/Wine/Cooler Off-Sale Establishment, or Beer/Wine/Cooler On-Sale Establishment	S
Downtown Retail ¹	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; Urban Lounge; or Package Liquor Off-Sale Establishment	S
Mixed-Use	P
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Employment & Services	
Blood Plasma Donor Center	P
Clinic	P
Downtown Services ²	P
Financial Services Institution, Specified	S
Hospital	P
Hotel, Motel or Hotel Suites	S
Hotel, Residence	P
Individual Care Center	P
Laboratory, Medical or Dental	P
Massage Establishment	S
Office, Medical or Dental; or Office, Other Than Listed	P

I. Use Types (cont.)	
Use Type	T5-C
Social Services Provider	C
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	P
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Temporary Uses ³	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in LVMC Chapter 19.18 (Definitions and Measures). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in LVMC Chapter 19.18

If a use is not listed in this table, it is not allowed in the T5-C Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I. is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses

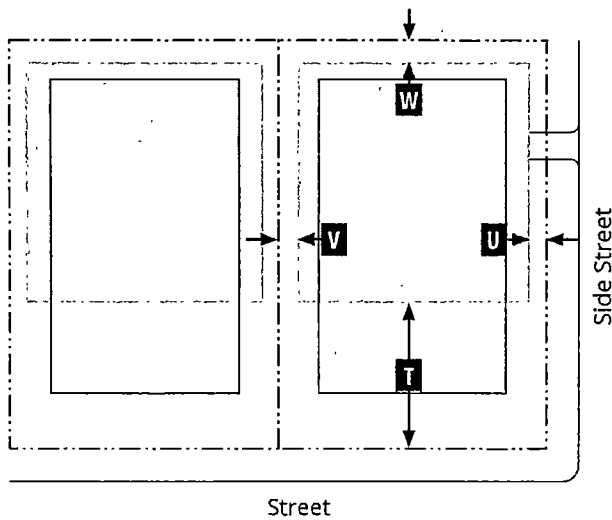
¹ Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C)

² Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).

³ Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C)

Key

- P Use is allowed as a principal use by right.
- C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
- S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
- T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
- Use is not allowed.

**Key for Diagram**

- - - Lot Line
 - - - Building Line
 - - - Parking Area

J. Parking Standards

Setback from Lot Line (min.)	Front ¹	Corner Side ¹	Interior Side	Rear
	T	U	V	W
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	10 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	

Miscellaneous

Driveways may be shared between adjacent parcels.

No new surface parking lots are allowed next to primary or side street frontages.

When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.

Required Parking

Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.

Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Note:

¹ No vehicle parking in the front or corner side yard is allowed.

K. Required Street Trees

Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building ¹	
< 1,000 sf	—
≥ 1,000 sf - < 2,500 sf	2
≥ 2,500 sf	4

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). Where differences occur, the provisions of 19.09.040 shall apply.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

¹ Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space	
Common Open Space	
Width	15 ft min.
Depth	15 ft min.
Common open space area per unit	250 sf min. ¹
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Civic Space Standards) if civic space is provided on the lot.	
Note:	
¹ Or 5% of lot area, whichever is greater	

19.09.050.E.016 T5 Main Street Zone (T5-MS)



A. General Intent

The intent of the T5 Main Street Zone is to provide a compact and walkable urban environment with building types that can accommodate a diverse range of professional office, service, and retail uses, as well as residential uses on the upper floors of buildings. A range of building types allows for a majority of active pedestrian street facades supported by required retail frontages on multiple streets. Parking is typically provided in multi-story garages, which if placed next to a street frontage, are lined with active retail/service uses. The flexible nature of the building types is intended to encourage revitalization and investment. The following form elements are generally appropriate in this Zone:

Attached

Large lot width

Large footprint and lot coverage

Simple wall plane along the street

Buildings placed at or near the edge of right-of-way

Diverse mix of building frontages, mostly Arcade, Gallery, and Shopfront

Small to no setbacks

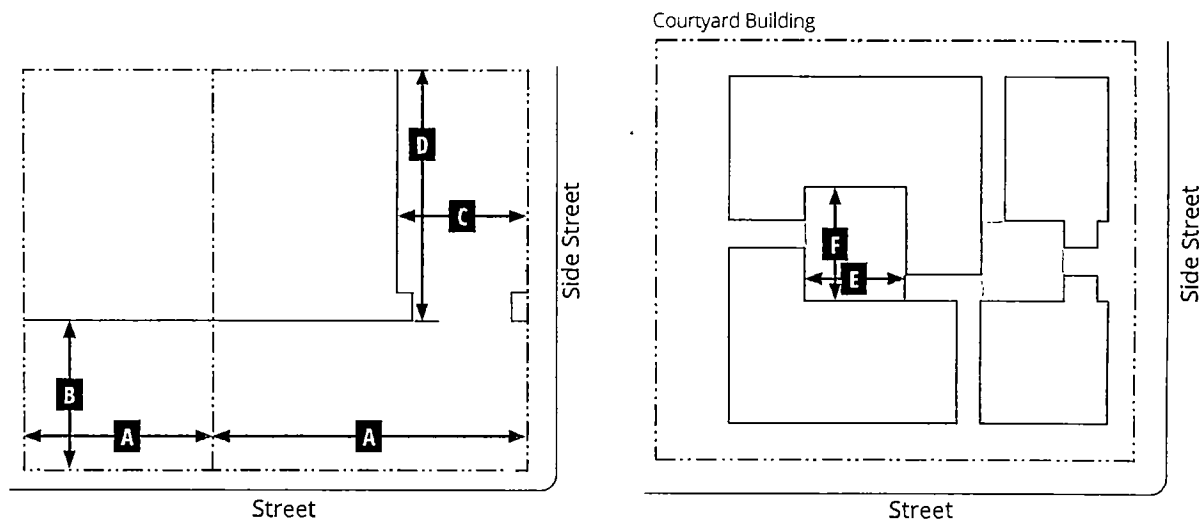
Min. 3 to max. 7 stories

B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T5-MS Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

**Key for Diagrams**

--- Lot Line	— Building Line
Buildable Area	Courtyard Area

D. Building Types

Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex High-Rise	380 ft ¹	200 ft ¹	75 ft	100 ft
Flex Mid-Rise	200 ft ¹	175 ft ¹	75 ft	100 ft
Flex Low-Rise	150 ft	150 ft	70 ft	70 ft
Courtyard Building	175 ft ¹	175 ft ¹	40 ft	--
Accessory Structure ²	--	--	--	--
Lined Building	Refer to building dimensions in Subsection D (Building Types, Additional Standards for a Lined Building)			

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Notes.

¹ Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

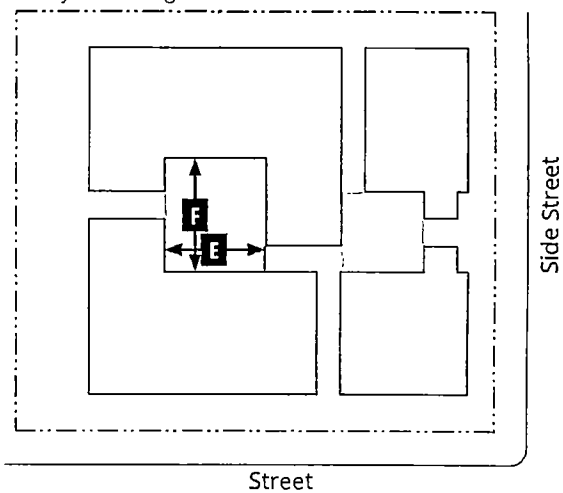
² The total GFA of all Accessory Dwelling Units and Accessory Structures cannot exceed 20% of the GFA of the primary structure.

³ Building height must comply with the height standards defined for the Zone.

Key for Tables

-- No Requirement

Courtyard Building

**D. Building Types (cont.)****Additional Standards for a Courtyard Building****Dimensions - Courtyard(s)**

Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio ³	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	

A minimum of two courtyard edges must be defined by the building.

Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.

The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.

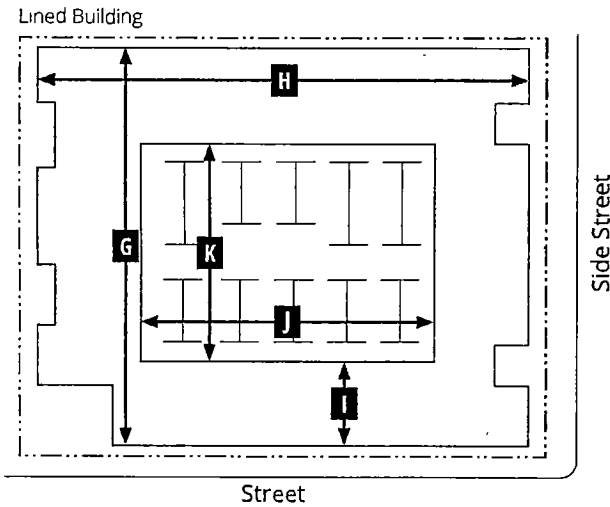
Access Standards

Access to the building must be from the street or from the courtyard.

Each unit (residential or commercial) may have an individual entry from the courtyard.

Multiple courtyards must be connected through and between buildings.

Courtyards must be accessible from the primary street.



Key for Diagram

- Lot Line
- Building Line
- Interior Building
- Exterior Building

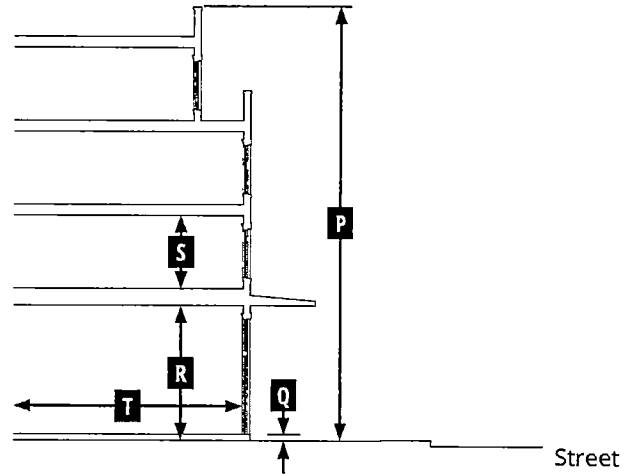
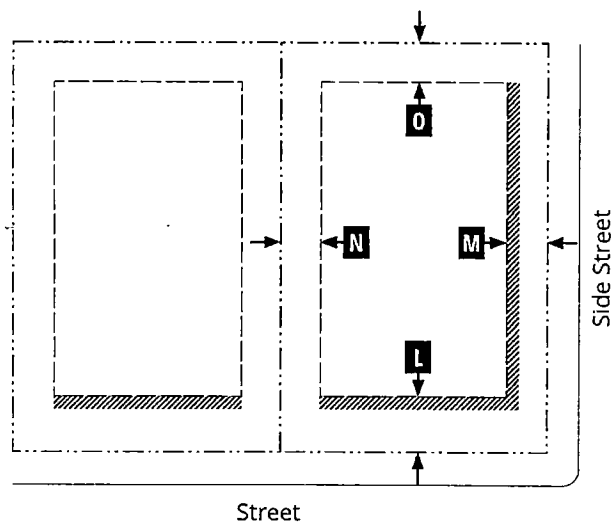
D. Building Types (cont.)		
Additional Standards for a Lined Building		
Dimensions - Exterior Building		
Length	400 ft max. ¹	G
Width	300 ft max. ²	H
Depth (from front of building)	30 ft min.	I
Dimensions - Interior Building		
Width	180 ft max.	J
Depth	230 ft max.	K

Notes:

¹ Or the max. length of the block

² Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

D. Building Types (cont.)	
Miscellaneous	
Building height must comply with the height standards defined in the Zone.	
Allowed frontage types are described in Table G (Frontages).	
The side of an interior building exposed to a street or civic space must be lined by the exterior building.	
A forecourt or pocket plaza is required along the primary frontage or at a primary street corner.	
Access Standards	
Ground floor units facing a street or alley must be accessed from the street or alley by an allowed frontage type.	
Vehicle access to the interior building must be from an alley or a min. of 150 ft from an intersection if no alley is present.	

**Key for Diagrams**

----- Lot Line	----- Building Setback Line
Buildable Area	Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)	Front ^{1,2} L	Corner Side ^{1,2} M	Interior Side ^{3,4} N	Rear ⁴ O
Primary Building				
Min.	5 ft	10 ft	0 ft ³	5 ft
Max.	10 ft	20 ft	15	--
Primary Building Facade within Facade Zone				
Front (min.)		70%		
Side Street (min.)		60%		

Miscellaneous

A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.

Notes

¹ Additional setback and/or easement may be required where street ROW or a utility easement is needed

² Sidewalk must be extended into the setback area to meet the building

³ Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements

⁴ Where building elevations include balconies or windows, a minimum of 10 feet setback distance from the balcony or window edge to the property side and rear lot line is required.

Key for Tables

--	No Requirement
----	----------------

F. Building Form Standards

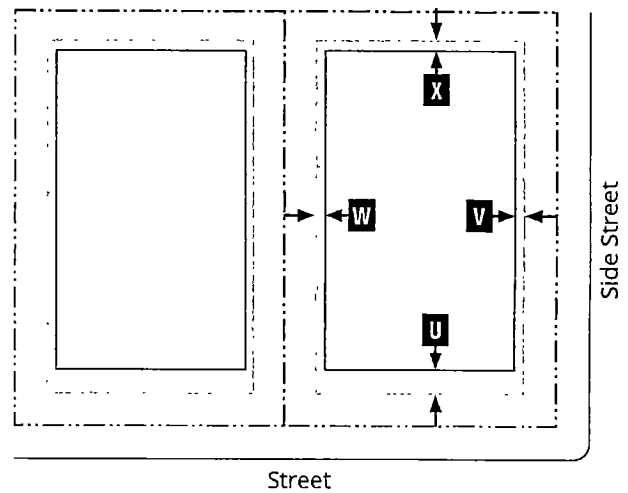
Building Height	Stories	P
Primary Building	2 min. - 7 max.	
Accessory Building	2 max.	
Primary Building		
Ground Floor Finish Level^{1,2}		Q
Height above curb		
Residential	1.50 ft min.	
Service or Retail uses	0.50 ft max.	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor	14 ft min.	R
Upper floors	9 ft min.	S
Footprint³		
Lot coverage	90% max.	
Depth		
Ground floor space	30 ft min.	T

Notes

¹ Buildings existing at the time of adoption of the Form-Based Code and additions to those buildings that are less than 50% of the existing gross floor area are exempt.

² Primary buildings located on lots sloping down and away from the street are exempt.

³ Independently by lot coverage requirements, all buildings must still meet setback requirements as per 19.09.050.E.E

**Key for Diagram**

	Lot Line		Building Line
	Encroachment		

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace ¹	A	A	19.09.070.M

Pedestrian Access

Pedestrian entrances must be provided at least every 50 ft along the ground floor primary street facade and the side street facade.

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note.

¹ Allowed only when necessary to accommodate a grade change

Key for Tables

--	No Requirement
A	Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.) U	Corner Side (max.) V	Interior Side (max.) W	Rear (max.) X
Frontage Type				
Arcade ¹				
Gallery ¹				
Shopfront: awning, balcony ¹ , bay window, or projecting shade structure	10 ft	10 ft	--	--
Upper floor balconies ²	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	--	--
Driveways ³	A ³	A ³	--	--

Miscellaneous

Encroachments are allowed into the facade zone, and except for an arcade, gallery, or balconies and in conjunction with an encroachment agreement, they are not allowed within a street ROW, alley ROW, or across a lot line.

Notes:

¹ May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director

² May encroach into the street ROW up to a maximum of 5 ft, subject to approval by the Public Works Director.

³ Only allowed when there is no alternative access from the rear.

I. Use Types

Use Type	T5-MS
Residential	
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreational Facility (Public)	P
Park, Playground, or Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; or Beer/Wine/Cooler Off-Sale Establishment	S
Beer/Wine/Cooler On-Sale Establishment	C
Downtown Retail ¹	P
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; or Urban Lounge	S
Mixed-Use	P
Package Liquor Off-Sale Establishment	S
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	P
Employment & Services	
Blood Plasma Donor Center	S
Clinic	P
Downtown Services ²	P
Hospital	C
Hotel, Motel or Hotel Suites	S
Hotel, Residence	S
Laboratory, Medical or Dental	P
Marijuana Dispensary	S
Office, Medical or Dental; or Office, Other Than Listed	P

I. Use Types (cont.)

Use Type	T5-MS
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	S
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Temporary Uses ³	T
Urban Agriculture	
Community Garden	P

Notes

Land use types are defined in LVMC Chapter 19.18 (Definitions and Measures). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in LVMC Chapter 19.18.

If a use is not listed in this table, it is not allowed in the T5-MS Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

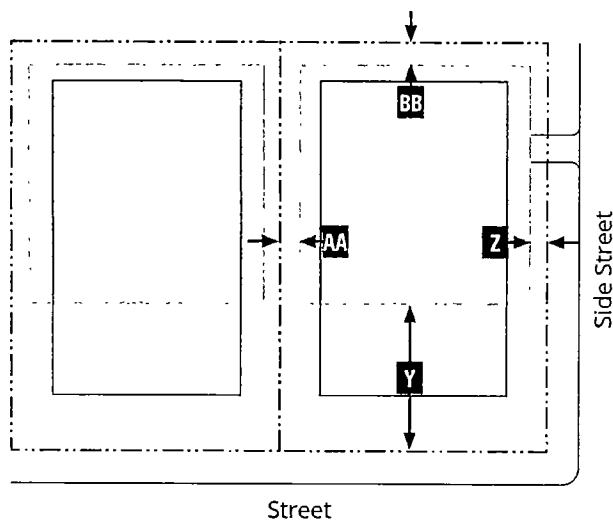
¹ Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C).

² Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).

³ Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C).

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
--	Use is not allowed.

**Key for Diagram**

----- Lot Line	—— Building Line
▨ Parking Area	

J. Parking Standards

Setback from Lot Line (min.)	Front ¹	Corner Side ¹	Interior Side	Rear
	Y	Z	AA	BB
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	0 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	

Miscellaneous

Where feasible, driveways must be shared between adjacent parcels.

When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.

Required Parking

Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.

Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Note:

¹ No vehicle parking in the front or corner side yard is allowed

K. Required Street Trees

Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building ¹	
< 2,500 sf	--
≥ 2,500 sf - < 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf	As required along all street frontages

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). Where differences occur, the provisions of 19.09.040 shall apply.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note.

¹ Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space	
Common Open Space	
Width	20 ft min.
Depth	20 ft min.
Common open space area per unit	100 sf min. ¹
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Civic Space Standards) if civic space is provided on the lot.	

Note:
¹ Or 5% of lot area, whichever is greater

19.09.050.E.020 T5 Neighborhood Zone (T5-N)**A. General Intent**

The intent of the T5 Neighborhood Zone is to provide a compact urban form that accommodates a variety of urban housing choices, including small footprint/low density building types to medium/large footprint building types, as well as limited retail and services uses. This Zone reinforces the walkable nature of the neighborhood, supports neighborhood-serving commercial and service uses adjacent to this Zone, and supports public transportation alternatives. The following form elements are generally appropriate in this Zone:

Attached or detached

Medium to large lot width

Medium to large footprint and lot coverage

Buildings placed at or near the edge of right-of-way

Diverse mix of building frontages, but primarily Arcade, Dooryard, Forecourt, Shopfront, or Terrace

Medium setbacks

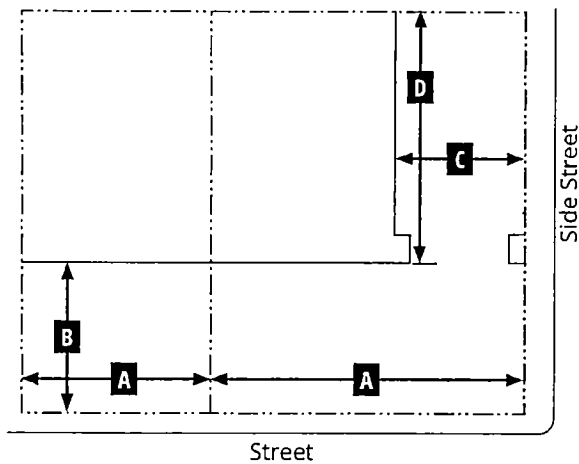
Min. 2 to max. 5 stories

B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T5-N Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

**Key for Diagram**

- Lot Line
 --- Building Line
 Buildable Area

D. Building Types

Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Courtyard Building	175 ft ¹	175 ft ¹	40 ft	--
Flex Mid-Rise	170 ft ¹	175 ft ¹	60 ft	60 ft
Flex Low-Rise	150 ft	150 ft	60 ft	60 ft
Multi-plex: Large	100 ft	75 ft	20 ft	30 ft
Multi-plex: Small	50 ft	50 ft	20 ft	20 ft
Duplex, Side-by-side	48 ft	--	--	--
Duplex, Front-and-Back	36 ft	--	20 ft	22 ft
Duplex, Stacked	36 ft	--	20 ft	22 ft
Rowhouse	18 - 36 ft	45 ft	--	--
Bungalow Court ²	32 ft	26 ft	--	--
Live/Work ³	28 ft	36 ft	16 ft	18 ft
Accessory Dwelling Unit ⁴	36 ft	32 ft	--	--
Accessory Structure ⁴	36 ft	32 ft	--	--

Key for Tables

- No Requirement

D. Building Types (cont.)**Miscellaneous**

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

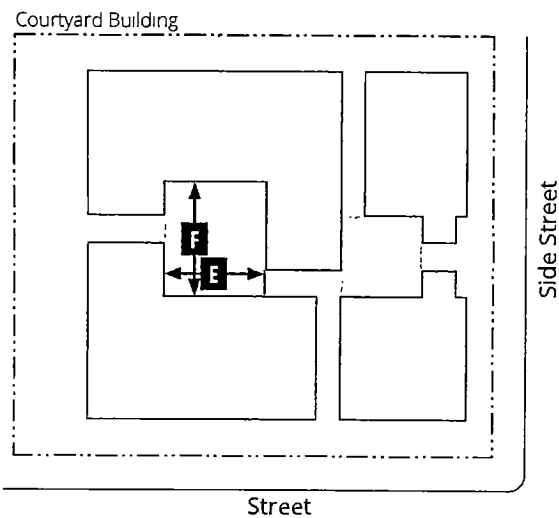
Notes:

¹ Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

² The shared courtyard must be accessible from the primary street and the entrance to each bungalow must be from the shared courtyard.

³ Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 150 ft.

⁴ The total GFA of all Accessory Dwelling Units and Accessory Structures cannot exceed 20% of the GFA of the primary structure.

**Key for Diagram**

----- Lot Line	----- Building Line
Buildable Area	Courtyard Area

D. Building Types (cont.)**Additional Standards for a Courtyard Building****Dimensions - Courtyard(s)**

Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio ⁵	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	

A minimum of two courtyard edges must be defined by the building.

Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.

The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.

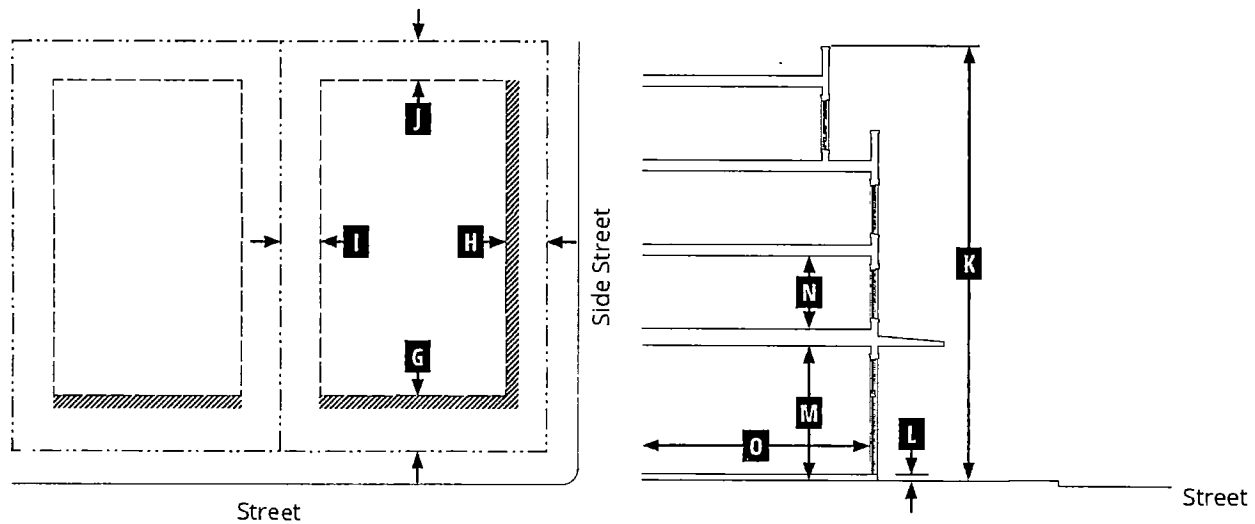
Note.

⁵ Building height must comply with the height standards defined for the Zone.

D. Building Types (cont.)**Additional Standards for a Courtyard Building (cont.)****Access Standards**

Access to the building must be from the street or from the courtyard.

Each unit (residential or commercial) may have an individual entry from the courtyard.

**Key for Diagrams**

--- Lot Line	--- Building Setback Line
Buildable Area	Facade Zone

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)	Front ^{1,2} G	Corner Side ¹ H	Interior Side ^{3,4} I	Rear ⁴ J
Primary Building				
Min.	5 ft	5 ft	0 ft	5 ft
Max.	15 ft	20 ft	30 ft	--
Primary Building Facade within Facade Zone				
Front (min.)		65%		
Side Street (min.)		50%		

Miscellaneous

A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.

Notes:

¹ Additional setback and/or easement may be required where street ROW or a utility easement is needed.

² Sidewalk must be extended into the setback area to meet the building

³ Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

⁴ Where building elevations include balconies or windows, a minimum of 10 feet setback distance from the balcony or window edge to the property side and rear lot line is required

Key for Tables

-- No Requirement

F. Building Form Standards

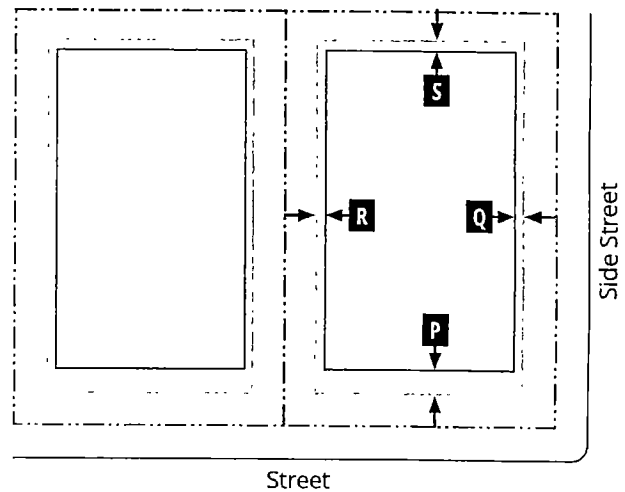
Building Height	Stories	K
Primary Building	2 min. - 5 max.	
Accessory Building	2 max.	
Primary Building		
Ground Floor Finish Level^{1,2}		L
Height above curb		
Residential	1.50 ft min.	
Service or Retail uses	0.50 ft max.	
Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.		
Floor-to-Ceiling		
Ground floor (service or retail uses)	14 ft min.	M
Upper floors	8 ft min.	N
Footprint³		
Lot coverage	85% max.	
Depth		
Ground floor space retail/service space	30 ft min.	O

Notes:

¹ Buildings existing at the time of adoption of the Form-Based Code and additions to those buildings that are less than 50% of the existing gross floor area are exempt.

² Primary buildings located on lots sloping down and away from the street are exempt.

³ Independently by lot coverage requirements, all buildings must still meet setback requirements as per 19.09.050.E.E

**Key for Diagram**

- Lot Line
 --- Building Line
 [] Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Common Yard	A	A	19.09.070.E
Dooryard	A	A	19.09.070.F
Forecourt	A	A	19.09.070.G
Gallery	A	A	19.09.070.H
Shopfront	A	A	19.09.070.K
Stoop	A	A	19.09.070.L
Terrace ¹	A	A	19.09.070.M

Pedestrian Access

For service and retail uses pedestrian entrances must be provided at least every 50 ft along the ground floor primary street facade and the side street facade.

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

¹ Allowed only when necessary to accommodate a grade change.

Key for Tables

- No Requirement
 A Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	P	Q	R	S
Frontage Type				
Arcade ¹				
Gallery ¹				
Shopfront: awning, balcony ¹ , bay window, or projecting shade structure	10 ft	10 ft	--	--
Upper floor balconies ²	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	--	--
Driveways	A ³	A ³	--	--

Miscellaneous

Encroachments are allowed into the facade zone, and except for an arcade, gallery, or balconies and in conjunction with an encroachment agreement, they are not allowed within a street ROW, alley ROW, or across a lot line.

Notes:

¹ May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director

² May encroach into the street ROW up to a maximum of 5 ft, subject to approval by the Public Works Director

³ Only allowed when there is no alternative access from the rear

I. Use Types	
Use Type	T5-N
Residential	
Accessory Dwelling Unit	P
Accessory Structure	P
Assisted Living Apartment	P
Community Residence	P
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Fraternity, Sorority House, or Private Dorms	P
Home Occupation	P
Hospice	P
Individual Care – Family Home	P
Individual Care – Group Home	S
Senior Citizen Apartments	P
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
Community Recreational Facility, Public	P
Park, Playground, or Open Space	P
Public or Private School (Primary or Secondary)	S
Retail Trade	
Downtown Retail ¹	P
Mixed-Use	P
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Employment & Services	
Downtown Services ²	P
Hotel, Residence	S
Individual Care Center	P
Laboratory, Medical or Dental	P
Office, Medical or Dental; or Office, Other Than Listed	P
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C

I. Use Types (cont.)	
Use Type	T5-N
Other	
Parking Facility	P
Public Services, Minor	C
Temporary Uses ³	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in LVMC Chapter 19.18 (Definitions and Measures). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in LVMC Chapter 19.18.

If a use is not listed in this table, it is not allowed in the T5-N Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I. is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

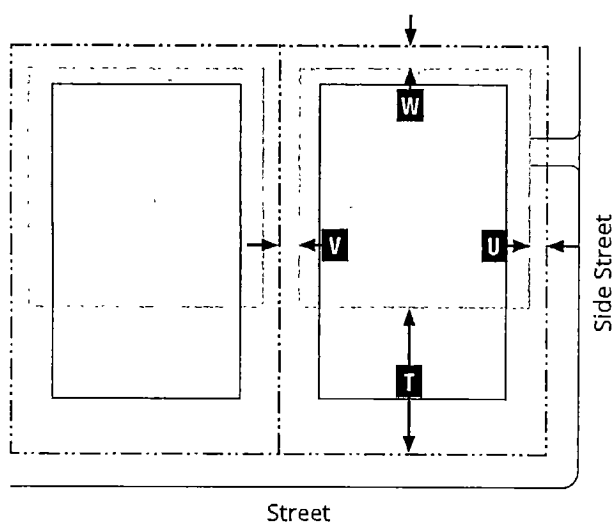
¹ Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C)

² Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C)

³ Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C)

Key

P	Use is allowed as a principal use by right.
C	Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
T	Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
--	Use is not allowed.

**Key for Diagram**

--- Lot Line	—— Building Line
▨ Parking Area	

J. Parking Standards

Setback from Lot Line (min.)	Front ¹	Corner Side ¹	Interior Side	Rear
	T	U	V	W
Ground Floor	35 ft	10 ft	5 ft	5 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	

Miscellaneous

Where feasible, driveways must be shared between adjacent parcels.

Parking spaces may be enclosed, covered, or open.

Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.

When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.

Required Parking

Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.

Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Note:

¹ No vehicle parking in the front or corner side yard is allowed

K. Required Street Trees

Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building ¹	
< 2,500 sf	--
≥ 2,500 sf - < 5,000 sf	2
≥ 5,000 sf - < 10,000 sf	4
≥ 10,000 sf	As required along all street frontages

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). Where differences occur, the provisions of 19.09.040 shall apply.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

¹ Refer to LVMC Section 19.09.020 D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space	
Common Open Space	
Width	20 ft min.
Depth	20 ft min.
Common open space area per unit	100 sf min. ¹
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Civic Space Standards) if civic space is provided on the lot.	

Note:
¹ Or 5% of lot area, whichever is greater

19.09.050.E.024 T4 Zone (T4) Placeholder

This page intentionally left blank

19.09.050.E.028 T4 Main Street Zone (T4-MS) Placeholder

This page intentionally left blank

19.09.050.E.032 T4 Neighborhood Zone (T4-N) Placeholder

This page intentionally left blank

19.09.050.E.036 T4 Maker Zone (T4-M) Placeholder

This page intentionally left blank

19.09.050.E.040 T4 Corridor Zone (T4-C)**A. General Intent**

The T4 Corridor Zone is intended to enhance the City's existing corridors by allowing a wide variety of building types to accommodate a range of commercial, retail, office, and service uses in small to large footprint buildings along major arterial corridors carrying high volumes of vehicular traffic. With the future development of Bus Rapid Transit or Light Rail transportation options, these corridors, such as the Multi-Functional Spine or Iconic/Ceremonial Corridors, supported by this Zone will likely transition to a more urban and walkable built environment with residential uses behind or above the commercial uses. The following form elements are generally appropriate in this Zone:

Attached or detached

Medium to large lot width

Medium to large footprint and lot coverage

Buildings placed at or near the edge of right-of-way

Mix of building frontages, but mostly Shopfront

Medium setback

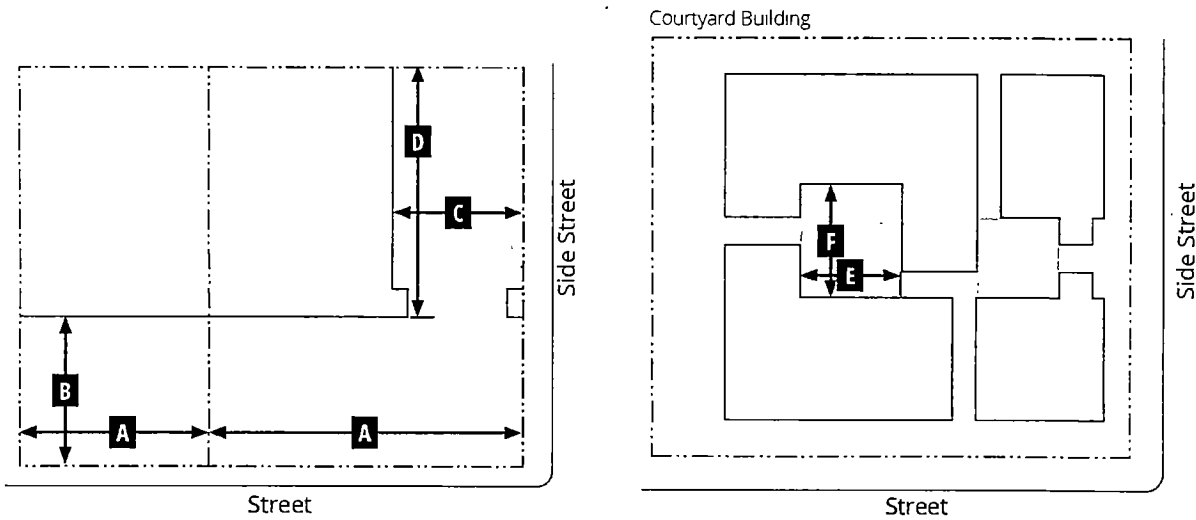
Min. 2 to max. 5 stories

B. Sub-Zone

None

C. Lot Size

No width, depth or area standards are included for the T4-C Zone. Min. lot sizes may be determined based on the min. and max. building width and depth standards for the building types established in Table D (Building Types).

**Key for Diagrams**

- Lot Line
 --- Buildable Area
 --- Building Line
 --- Courtyard Area

D. Building Types

Building Type	Main Building Body		Secondary Wing	
	Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
	A	B	C	D
Flex Mid-Rise	200 ft ¹	175 ft ¹	40 ft	75 ft
Flex Low-Rise	100 ft	100 ft	40 ft	40 ft
Courtyard Building	100 ft	100 ft	40 ft	100 ft
Multi-plex: Large	90 ft	65 ft	20 ft	30 ft
Multi-plex: Small	50 ft	50 ft	20 ft	20 ft
Rowhouse	18-36 ft	45 ft	--	--
Live/Work ²	28 ft	36 ft	16 ft	18 ft
Accessory Structure ³	--	--	--	--

Miscellaneous

The floorplate of any floor must not be larger than that of the floor below, except if an arcade frontage type is used.

Additional Standards for a Courtyard Building**Dimensions - Courtyard(s)**

Width	20 ft min.; 100 ft max.	E
Width-to-Height Ratio ⁴	1:2 min.; 2:1 max.	
Depth	50 ft min.; 100 ft max.	F
Percentage of width of building	50% max.	
Total Area	400 sf min.	

D. Building Types (cont.)**Additional Standards for a Courtyard Building (cont.)**

A minimum of two courtyard edges must be defined by the building.

Courtyard edges not defined by the building must be defined by a wall min. 3 ft/max. 5 ft in height.

The proportions and orientation of courtyards must be carefully considered for solar orientation and user comfort.

Access Standards

Access to the building must be from the street or from the courtyard.

Each unit (residential or commercial) may have an individual entry from the courtyard.

Multiple courtyards must be connected through and between buildings

Courtyards must be accessible from the primary street.

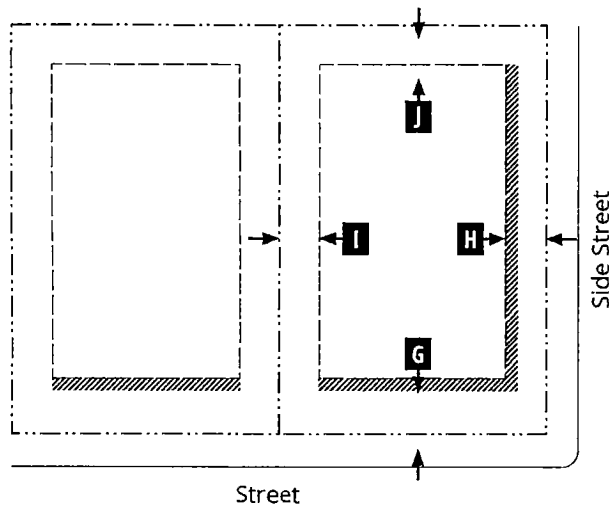
Notes:

¹ Buildings wider than 150 ft must be designed to read as a series of buildings no wider than 100 ft each.

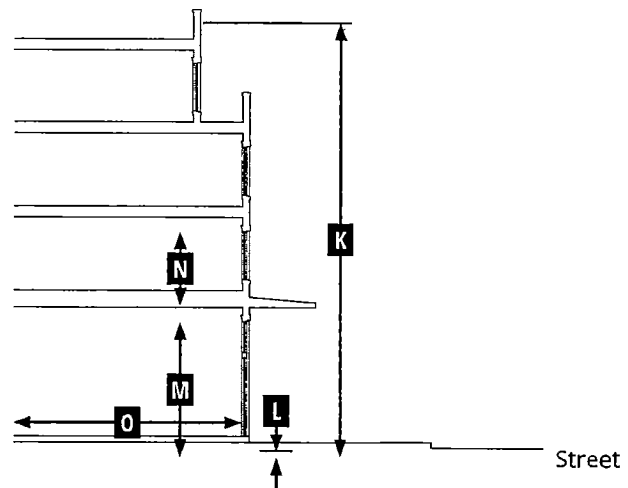
² Must be built with a minimum of 2 units attached together. Max. width of all attached buildings must not exceed 150 ft.

³ The total GFA of all Accessory Dwelling Units and Accessory Structures cannot exceed 30% of the GFA of the primary structure.

⁴ Building height must comply with the height standards defined for the Zone

**Key for Diagrams**

----- Lot Line	----- Building Setback Line
Buildable Area	Facade Zone

**E. Building Placement**

Setback Distance (Distance from ROW/Lot Line)	Front ^{1,2} G	Corner Side ¹ H	Interior Side ^{3,4} I	Rear ⁴ J
Primary Building				
Min.	10 ft	10 ft	0 ft	10 ft
Max.	15 ft	15 ft	15 ft	--
Primary Building Facade within Facade Zone				
Front (min.)		75%		
Side Street (min.)		50%		

Miscellaneous

A building form with a chamfered corner is only allowed on corner lots and only if a corner entry is provided.

Notes.

¹ Additional setback and/or easement may be required where street ROW or a utility easement is needed

² Sidewalk must be extended into the setback area to meet the building.

³ Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements.

⁴ Where building elevations include balconies or windows, a minimum of 10 feet setback distance from the balcony or window edge to the property side and rear lot line is required.

F. Building Form Standards

Building Height	Stories	K
Primary Building	2 min. - 5 max. ^{1,2}	
Accessory Building	2 max.	

F. Building Form Standards (cont.)**Primary Building**

Ground Floor Finish Level^{3,4}	L
--	---

Height above curb

Residential	1.50 ft min.
Service or Retail uses	0.50 ft max.

Ground floor lobbies and common areas in multi-unit buildings may have a ≤ 0.50 ft ground floor finish level.

Floor-to-Ceiling

Ground floor	14 ft min.	M
Upper floors	9 ft min.	N

Footprint⁵

Lot coverage	
Mixed-use with residential uses	85% max.
All other uses	75% max.

Depth

Ground floor space	30 ft min.	O
--------------------	------------	---

Notes:

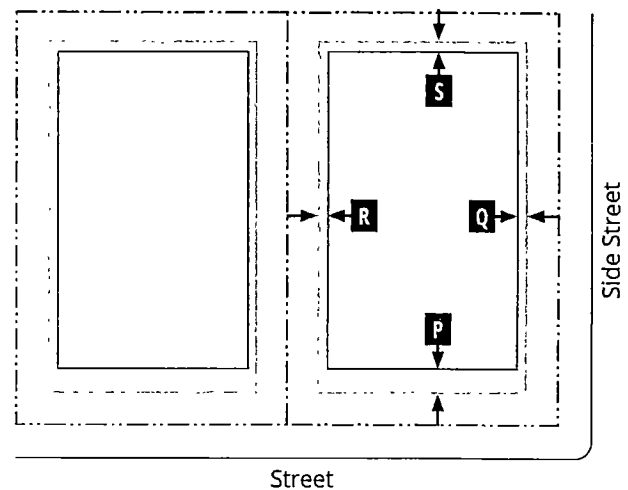
¹ Max. 8 stories allowed for only the Flex Mid-Rise Building Type subject to Major Site Development Plan Review (Refer to LVMC Section 19.16.100.G (Major Review of Site Development Plans).

² The residential adjacency standards established in LVMC Section 19.08 040.H (Residential Adjacency Standards) will apply.

³ Buildings existing at the time of adoption of the Form-Based Code and additions to those buildings that are less than 50% of the existing gross floor area are exempt.

⁴ Primary buildings located on lots sloping down and away from the street are exempt

⁵ Independently by lot coverage requirements, all buildings must still meet setback requirements as per 19.09.050.E.E

**Key for Diagram**

- - Lot Line
 — Building Line
 [] Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Arcade	A	A	19.09.070.D
Gallery	A	A	19.09.070.H
Porch: Engaged	A	A	19.09.070.I
Porch: Projecting	A	A	19.09.070.J
Shopfront	A	A	19.09.070.K
Terrace ¹	A	A	19.09.070.M

Pedestrian Access

Pedestrian entrances must be provided at least every 50 ft along the ground floor primary street facade and the side street facade.

Miscellaneous

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and must be located to the rear or on side street facades.

Note:

¹ Allowed only when necessary to accommodate a grade change.

Key for Tables

- No Requirement
 A Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	P	Q	R	S
Frontage Type				
Arcade ¹				
Gallery ¹				
Shopfront: awning, balcony ¹ , bay window, or projecting shade structure	10 ft	10 ft	—	—
Upper floor balconies ²	6 ft	6 ft	5 ft	5 ft
Architectural Features	3 ft	3 ft	3 ft	3 ft
Signage	A	A	—	—
Driveways	A ³	A ³	—	A

Miscellaneous

Encroachments are allowed into the facade zone, and except for an arcade, gallery, or upper floor balconies and in conjunction with an encroachment agreement, they are not allowed within a street ROW, alley ROW, or across a lot line.

Notes:

¹ May encroach into the street ROW to within 2 ft of the face of the curb, subject to approval by the Public Works Director.

² May encroach into the street ROW up to a maximum of 5 ft, subject to approval by the Public Works Director.

³ Only allowed when there is no alternative access from the rear.

I. Use Types	
Use Type	T4-C
Residential	
Accessory Structure	P
Assisted Living Apartment	C
Community Residence	C
Convalescent Care Facility/Nursing Home	P
Downtown Residential	P
Home Occupation	P
Hospice	P
Senior Citizen Apartments	C
Recreation, Education, and Public Assembly	
Museum, Art Display, or Art Sales (Private)	P
Church/House of Worship	P
College, University, or Seminary	P
Commercial Recreation/Amusement, Indoor	P
Community Recreation Facility, Public	P
Park, Playground, or Open Space	P
Private Club, Lodge, or Fraternal Organization	P
Public or Private School (Primary or Secondary)	S
Trade School	P
Retail Trade	
Beer/Wine/Cooler Cultural Establishment; Beer/Wine/Cooler On- and Off-Sale Establishment; Beer/Wine/Cooler Off-Sale Establishment, or Beer/Wine/Cooler On-Sale Establishment	S
Downtown Retail ¹	P
Drive-Through	C
Grocery Store with Alcohol Sales	C
Liquor Establishment (Tavern); Lounge Bar; Urban Lounge; or Package Liquor Off-Sale Establishment	S
Mixed-Use	P
Restaurant	P
Restaurant with Alcohol; or Restaurant with Service Bar	C
Employment & Services	
Clinic	P
Downtown Services ²	P
Financial Services Institution, Specified	S
Hospital	P
Hotel, Motel or Hotel Suites	S
Hotel, Residence	P
Individual Care Center	P
Laboratory, Medical or Dental	P
Massage Establishment	S

I. Use Types (cont.)	
Use Type	T4-C
Office, Medical or Dental; or Office, Other Than Listed	P
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C
Other	
Emergency Ambulance Services, Ground	P
Government Facility	P
Parking Facility	P
Public Services, Minor	C
Temporary Uses ³	T
Urban Agriculture	
Community Garden	P

Notes:

Land use types are defined in LVMC Chapter 19.18 (Definitions and Measures). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in LVMC Chapter 19.18. If a use is not listed in this table, it is not allowed in the T4-C Zone; except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan. Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

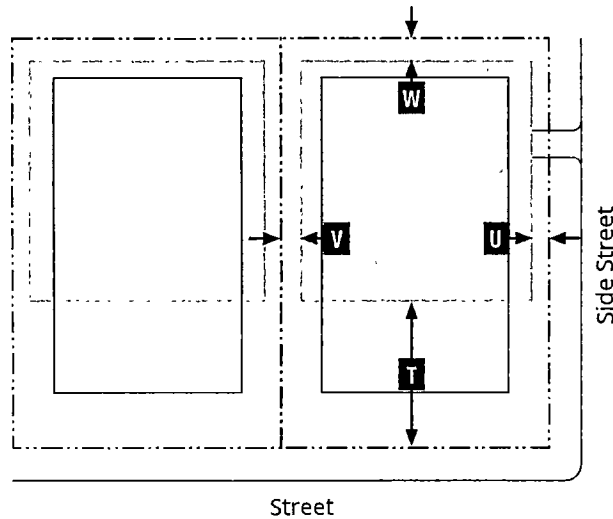
¹ Except Pet Shop, Secondhand Dealer, and Thrift Shop are allowed as Conditional Uses (C)

² Except Massage, Accessory is allowed as an Accessory Use (A) and Check Cashing Service, Limited is allowed as a Conditional Use (C).

³ Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C)

Key

- P Use is allowed as a principal use by right.
- C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
- S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
- T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
- Use is not allowed.

**Key for Diagram**

--- Lot Line	—— Building Line
- - - - - Parking Area	

J. Parking Standards

Setback from Lot Line (min.)	Front T	Corner Side U	Interior Side V	Rear W
Ground Floor	40 ft	10 ft	0 ft	0 ft
Upper Floor	40 ft	40 ft	10 ft	0 ft
Parking Driveway	One-way		Two-way	
Width	12 ft min. - 14 ft max.		32 ft min. - 34 ft max.	

Miscellaneous

Driveways may be shared between adjacent parcels.

No new surface parking lots are allowed next to primary or side street frontages.

When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.

Required Parking

Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.

Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).

Note:

¹ No vehicle parking in the front or corner side yard is allowed, except on a driveway.

K. Required Street Trees

Infill or Replacement Street Trees	Min. No. Trees
Addition, Renovation, or New Building ¹	
< 1,000 sf	--
≥ 1,000 sf - < 2,500 sf	2
≥ 2,500 sf	4

Miscellaneous

All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 (Specific to Districts) and the planting requirements of LVMC Section 19.04.060 (Amenity Zone). Where differences occur, the provisions of 19.09.040 shall apply.

All street trees must be planted and maintained to avoid conflicts with large trucks and fire/emergency vehicles. The min. canopy clearance at maturity is 14 ft.

Note:

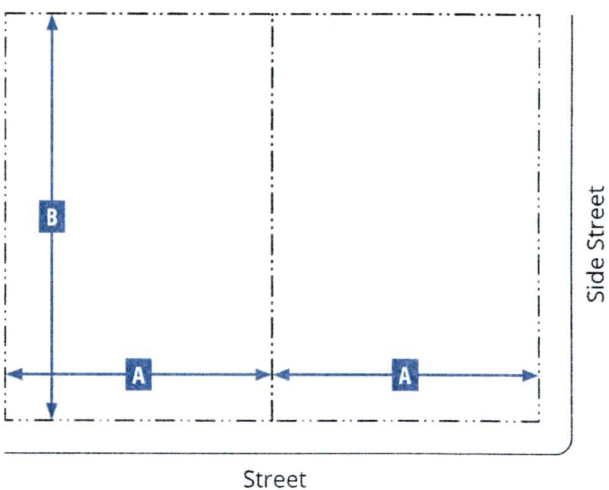
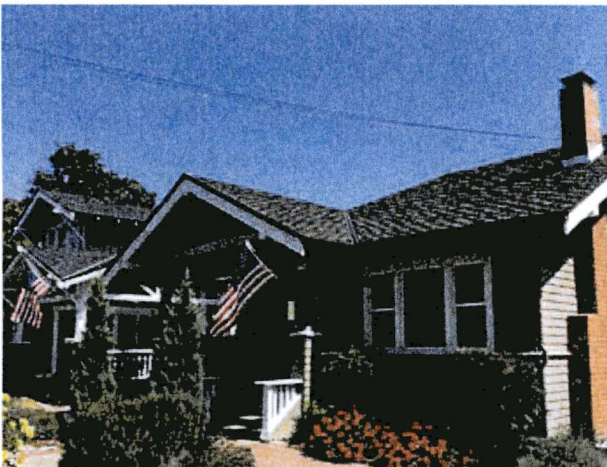
¹ Refer to LVMC Section 19.09.020.D (Applicability).

Key for Tables

-- No Requirement

L. Required Open Space	
Common Open Space	
Width	15 ft min.
Depth	15 ft min.
Common open space area per unit	250 sf min. ¹
Miscellaneous	
The common open space requirement may be met by providing open space on the ground floor, upper floors, and the roof.	
No private open space per residential unit is required.	
Common open space may also be provided in compliance with LVMC Section 19.09.090 (Civic Space Standards) if civic space is provided on the lot.	
Note	
¹ Or 5% of lot area, whichever is greater	

19.09.050.E.044 T3 Neighborhood Zone (T3-N)



Key for Diagram

--- Lot Line

A. General Intent

The T3 Neighborhood Zone is intended to protect the integrity of existing neighborhoods with detached homes on small-to-medium sized lots. The Zone reinforces the role of these residential building types within walkable neighborhoods, supports adjacent neighborhood-serving retail and service uses, and supports public transportation options. The following form elements are generally appropriate in this Zone:

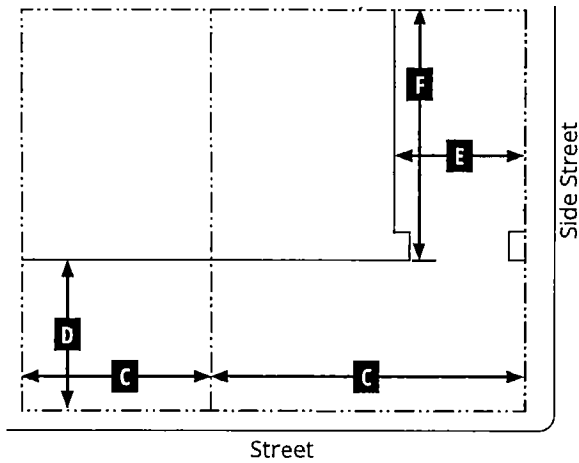
- Primarily detached, but may be attached
- Small to medium lot width
- Small to medium footprint and lot coverage
- Primarily with common yards, stoops, and porches
- Medium to large front setback
- Medium to large side setbacks
- 1 to 2 stories

B. Sub-Zone

None

C. Lot Size

Area	
Min.	6,000 sf
Max.	12,800 sf
Width A	
Min.	50 ft
Max.	80 ft
Depth B	
Min.	90 ft
Max.	160 ft

**Key for Diagram**

--- Lot Line
 --- Building Line
 Buildable Area

D. Building Types

Building Type	Per Lot (max.)	Main Building Body		Secondary Wing	
		Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
		C	D	E	F
Duplex, Side-by-side	1	48 ft	--	20 ft	22 ft
Duplex - Front and Back	1	36 ft	--	20 ft	22 ft
Duplex - Stacked	1	36 ft	--	20 ft	22 ft
Large House	1	65 ft	--	20 ft	22 ft
Medium House	1	50 ft	--	20 ft	22 ft
Small House	1	30 ft	--	20 ft	22 ft

Key for Tables

-- No Requirement

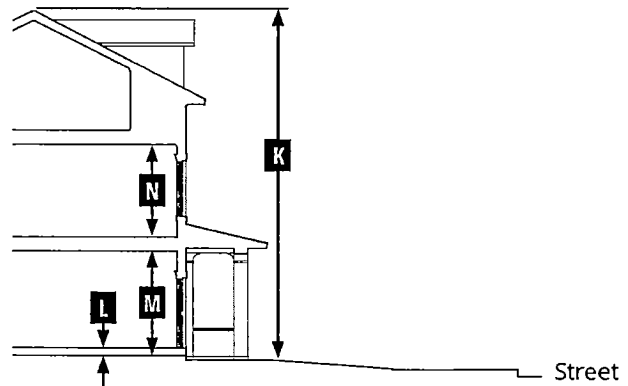
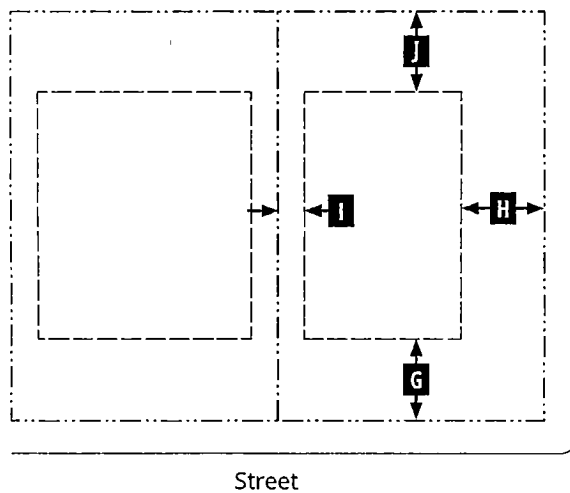
D. Building Types (cont.)

Building Type	Per Lot (max.)	Main Building Body		Secondary Wing	
		Width (max.)	Depth (max.)	Width (max.)	Depth (max.)
		C	D	E	F
Bungalow Court ¹	3 min.; 9 max.	32 ft	26 ft	--	--
Accessory Dwelling Unit ²	1	--	--	--	--
Accessory Structure ²	2	--	--	--	--

Notes:

¹ Only 1 residential unit per bungalow allowed. The shared courtyard must be accessible from the primary street and the entrance to each bungalow must be from the shared courtyard

² The total GFA of all Accessory Dwelling Units and Accessory Structures cannot exceed 60% of the GFA of the primary structure

**Key for Diagrams**

- Lot Line
 --- Building Setback Line
 Buildable Area

E. Building Placement

Setback Distance (Distance from ROW/Lot Line)	Front G	Corner Side H	Interior Side I	Rear J
Primary Building				
Min.	15 ft	15 ft	5 ft	15 ft
Max.	25 ft	20 ft	--	--
ADU or Accessory Structure				
Min.	30 ft	15 ft	3 ft ¹	3 ft ¹
Miscellaneous				
Patio covers must comply with the standards provided in Table 4 (Patio Cover) in LVMC Section 19.06.070 (R-1 (Single Family Residential)).				
All structures located < 5 feet from another structure must comply with all applicable Building and Fire Code requirements.				

Notes

¹ Buildings and structures located < 5 feet from a property line must comply with all applicable Building and Fire Code requirements

Key for Tables

- No Requirement

F. Building Form Standards

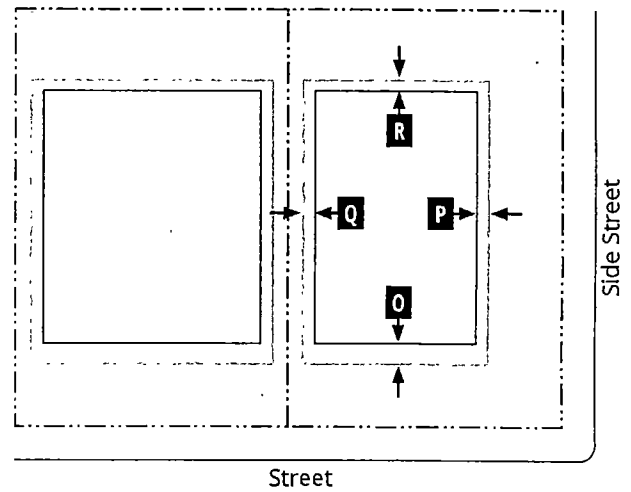
Building Height	Stories	K
Primary Building	2 max.	
ADU or Accessory Structure ¹	2 max.	
Primary Building		
Ground Floor Finish Level^{2,3}		L
Height above curb		
Residential	1.50 ft min.	
Floor-to-Ceiling		
Ground floor (service or retail uses)	8 ft min.	M
Upper floors	8 ft min.	N
Footprint		
Lot coverage	65% max.	

Notes

¹ ADUs or accessory structures must not exceed the overall height of the primary building

² Buildings existing at the time of adoption of the Form-Based Code and additions to those buildings that are less than 50% of the existing gross floor area are exempt.

³ Primary buildings located on lots sloping down and away from the street are exempt.

**Key for Diagram**

- - - Lot Line
 — Building Line
 [] Encroachment

G. Frontages

Private Frontage Type	Front	Corner Side	Standards
Common Yard	A	A	19.09.070.E
Forecourt	A	A	19.09.070.G
Porch: Engaged	A	A	19.09.070.I
Porch: Projecting	A	A	19.09.070.J
Stoop	A	A	19.09.070.L

Key for Tables

- No Requirement
 A Allowed

H. Encroachments into Facade Zone

Encroachment Type	Front (max.)	Corner Side (max.)	Interior Side (max.)	Rear (max.)
	O	P	Q	R
Frontage Type				
Porch: Engaged	5 ft	5 ft	--	--
Porch: Projecting				
Stoop				
Architectural Features	3 ft	3 ft	3 ft	3 ft
Driveways	A	A	A	A

Miscellaneous

Encroachments are allowed into the facade zone and are not allowed within a street ROW, alley ROW, across a lot line, or beyond the minimum setback line.

I. Use Types	
Use Type	T3-N
Residential	
Accessory Dwelling Unit	P
Accessory Structure	P
Community Residence	P
Downtown Residential	P
Home Occupation	P
Individual Care – Family Home	P
Individual Care - Group Home	S
Recreation, Education, and Public Assembly	
Church/House of Worship	P
Community Recreation Facility, Public	P
Park, Playground and Open Space	P
Public or Private School (Primary or Secondary)	S
Telecommunication Facilities	
Mounted Antenna Over 15 ft (Ultimate Height); Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	S
Wireless Communication Facility, Stealth Design or Non-Stealth Design (Not qualifying for Conditional Use Approval)	C
Other	
Public Services, Minor	C
Temporary Uses ¹	T
Urban Agriculture	
Community Garden	C

Key

- P Use is allowed as a principal use by right.
- C Use is allowed in accordance with the conditions specified in LVMC Section 19.12.040 for conditional uses.
- S Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC Section 19.16.110.
- T Use is allowed with a Temporary Commercial Permit as specified in LVMC Section 19.16.160.
- Use is not allowed.

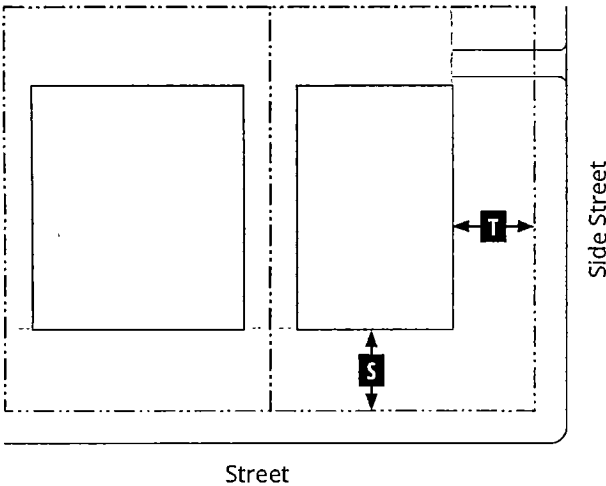
Notes:

Land use types are defined in LVMC Chapter 19.18 (Definitions and Measures). Individual land use types that are included within a general land use type (e.g. Downtown Retail or Downtown Services) are also defined in LVMC Chapter 19.18.

If a use is not listed in this table it is not allowed in the T3-N Zone, except that as allowed under LVMC Section 19.12.100 (Similar and Prohibited Uses) the Director may determine that a use not listed in Table I is allowed if it is listed in LVMC Section 19.12.010 (Land Use Tables) and the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan.

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.

¹ Except a Temporary Real Estate Sales Office is allowed as a Conditional Use (C)



Key for Diagram

- Lot Line
- Building Line
- Parking Area

J. Parking Standards				
Setback from Lot Line (min.)	Front ¹	Corner Side ¹	Interior Side	Rear
	S	T		
Ground Floor	20 ft	15 ft	0 ft	0 ft
Parking Driveway				
Width	12 ft min. - 20 ft max.			
Miscellaneous				
Driveways may be shared between adjacent parcels.				
Parking spaces may be enclosed, covered, or open.				
Tandem parking is allowed for off-street parking to meet the requirements for a residential unit.				
When a lot has an adjoining secondary street, parking must be accessed only from the secondary street.				
Required Parking				
Refer to LVMC Section 19.09.100.G (Parking Standards) for vehicular and bicycle parking standards.				
Required parking may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).				
Note:				
¹ No vehicle parking in the front or corner side yard is allowed, except on a driveway.				

K. Required Open Space	
Usable Open Space	
Width	10 ft min.
Depth	10 ft min.
Common open space area per unit	150 sf min.

19.09.050.F.004 Special District Placeholder

This page intentionally left blank

This page intentionally left blank

19.09.060 BUILDING TYPE STANDARDS

Subsections:

- 19.09.060.A Purpose
- 19.09.060.B Applicability
- 19.09.060.C Building Types Overview

19.09.060.A Purpose

The purpose of this Section is to provide an overview of the building types that are appropriate to use within the Transect Zones. The overview is intended to ensure that new development establishes or reinforces the highly-valued character and scale of the City's Downtown districts and neighborhoods.

19.09.060.B Applicability

1. The requirements of this Section apply to all development proposed within the Transect Zones, and they must be considered in combination with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards).
2. Development that includes education, public assembly, transportation, communications, and/or infrastructure uses must comply with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards), but are not required to meet the standards of this Section.
3. Building types are categorized into two groups: house-scale buildings and block scale buildings.
 - a. House-scale buildings are the size of a house, typically ranging from as small as 25 feet wide up to 90 feet wide.
 - b. Block-scale buildings are individually as large as most or all of a block, or when arranged together along a street, appear to be as long as most or all of a block.
4. The standards for each building type are established in the Transect Zones, including standards for lot size. If the lot is too small to accommodate a particular building type, a different building type must be selected, or the building type must be scaled to fit the lot within the parameters of the standards established for the Transect Zone.
5. Where multiple principal buildings are proposed for a single lot, the proposal must include potential lot lines, which conform with this Ordinance, the purpose of which is to determine compliance with building type standards.

19.09.060.C Building Types Overview

1. Table 19.09.060.C-1 (Building Types Overview) provides an overview of the allowed building types that are appropriate to use within the Transect Zones. The names of the building types are not intended to limit uses within a particular building type. For example, a medium house building type may have non-residential uses within it, such as a restaurant or office, as allowed by the Transect Zone.
2. Secondary wings and accessory structures must have a smaller footprint, a narrower width, and a depth that is less than the width or depth of the footprint of the primary building.
3. The photographs in Table 19.09.060.C-1 (Building Types Overview) are illustrative only and not regulatory.

Table 19.09.060.C-1 Building Types Overview

Transect Zones	T3-N		T3-N	T3-N
Building Form	Small House		Medium House	Large House
Example				
Description	A small detached structure, consisting of one unit, usually sited on a small lot with private open space. Typically located within a lower-intensity residential neighborhood in a walkable urban setting, and potentially near a neighborhood main street, this building type is important for providing a wide range of housing types and promoting walkability.		A medium-size detached structure, consisting of one unit, usually sited on a medium size lot with private open space. Typically located within a lower-intensity residential neighborhood in a walkable urban setting, and potentially near a neighborhood main street, this building type is important for providing a wide range of housing types and promoting walkability.	A large detached structure consisting of one unit usually sited on a large lot with private open space. This building type is frequently located within the lowest-intensity residential neighborhoods. It is important for providing a wide range of housing types.
Building Scale	House-Scale		House-Scale	House-Scale

Table 19.09.060.C-1 Building Types Overview

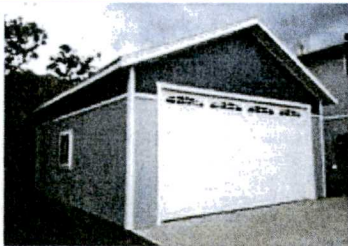
Transect Zones T3-N, T5-N		T3-N, T4-C, T5-N, T5-M, T5-MS, T5-C	T3-N, T5-N
Building Form	Accessory Dwelling Unit (ADU)	Accessory Structure	Duplex: Side-by-Side
Example			 Source: Opticos Design, Inc.
Description	An additional structure typically located at the rear of a lot constructed as a single-story freestanding structure or placed above a garage to provide space for a single small residential unit. An ADU is important for providing affordable housing opportunities within walkable neighborhoods.	An additional structure typically located at the rear of a lot that provides space for a single small commercial, office, service, or storage use. This building type is important for providing incubator spaces for small businesses within walkable neighborhoods.	A small to medium-size building with two attached residential units, both of which have private open space and face the street. This duplex building type has the form of a medium- or large-size single-family house, and is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.
Building Scale	House-Scale	House-Scale	House-Scale

Table 19.09.060.C-1 Building Types Overview

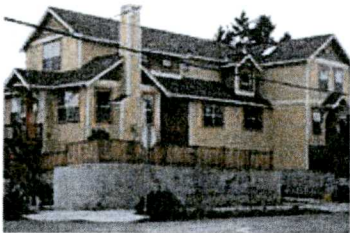
Transect Zones	T3-N, T5-N	T3-N, T5-N	T3-N, T5-N
Building Form	Duplex: Front-and-back	Duplex: Stacked	Bungalow Court
Example		 Source: OpenSource Design Fund	
Description	A small to medium-size structure consisting of two attached units with one unit located behind the other, both of which have private open space. The unit in front faces the street and has the form of a small single-family house. This duplex building type is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.	A small to medium-size structure consisting of two units with one located on the ground floor and the other located directly above. Both units face the street and are within one single building that has the form of a small single-family house. This duplex building type is appropriately scaled to fit within lower-intensity residential neighborhoods. It supports well-designed moderate intensity development, and is important for providing a wide range of housing types and promoting walkability.	A series of small, detached single-family structures located on a single lot with individual buildings arranged to define a shared court that is typically perpendicular to the street. The shared court serves as common open space taking the place of a private rear yard, which is not required. The common open space is an essential element of this building type. A bungalow court may be scaled to fit within low or medium-intensity neighborhoods where it allows for appropriately scaled, well-designed moderate intensities and is important for providing a wide range of housing types and promoting walkability. Syn: Cottage Court
Building Scale	House-Scale	House-Scale	House-Scale

Table 19.09.060.C-1 Building Types Overview

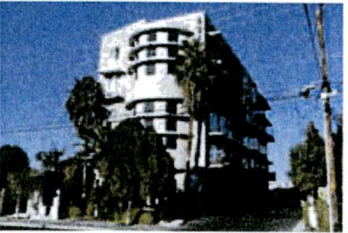
Transect Zones	T4-C, T5-M, T5-N, T5-C	T4-C, T5-N	T4-C, T5-C, T5-M, T5-N
Building Form	Live/Work	Multi-plex: Small	Multi-plex: Large
Example			
Description	A small to medium-sized attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for service, artisan, or commercial uses as allowed by the zone. Both the ground-floor flex space and the unit above are owned by one entity. Private open space is not required but can be provided with a balcony. Live/work units are typically located within medium intensity- neighborhoods or in locations that will transition into a neighborhood main street. This building type can be applied in industrial contexts. They are appropriate for incubating neighborhood-serving commercial uses and allowing neighborhood main streets to expand in response to increasing market demands.	A medium-size structure consisting of 3 - 6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front of the building. This building type has the appearance of a medium-sized single-family home and is appropriately scaled to fit sparingly within low to medium-intensity neighborhoods. Private open space is not required but can be provided with a balcony. This building type enables appropriately-scaled, well-designed higher intensity of development, and is important for providing a broad choice of housing types and promoting walkability. Syn. Mansion Apartment House	A large-size structure, 2 - 5 stories in height, consisting of 7 - 18 side-by-side and/or stacked dwelling units, typically with one shared entry. Each unit has its own private open space as a small yard or balcony. This building type is appropriately scaled to fit within medium-intensity or more urban neighborhoods. It enables well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability. Syn: Stacked-Flats Building
Building Scale	House-Scale ≤ 3 units Block-Scale > 3 units	House-Scale	Block-Scale

Table 19.09.060.C-1 Building Types Overview

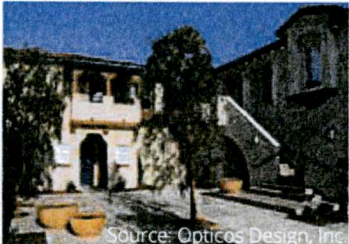
Transect Zones	T4-C, T5-M, T5-N	T6-UG, T5-MS, T5-N	T4-C, T5-C, T5-M, T5-MS, T5-N
Building Form	Rowhouse	Courtyard Building	Flex Low-Rise Building
Example	 Source: Opticos Design, Inc.	 Source: Opticos Design, Inc.	
Description	A medium size-structure composed of 2 - 8 individual Rowhouse buildings attached in a series with individual entries along the front. Each unit has its own private open space. This type is typically located within medium-intensity neighborhoods or near or on a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability. Syn: Townhouse	A large structure composed of multiple attached or stacked units accessed from a shared courtyard, a series of courtyards, or a common corridor. Each unit may have its own individual entry, or up to three units may share a common entry. Private open space is not required but can be provided with a balcony per unit. This building type is typically integrated sparingly into lower intensity neighborhoods or more consistently into medium-intensity neighborhoods, or it can be applied in non-residential contexts. This building type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.	A medium- to large-size building on a medium size lot and 1 - 3 stories in height, that may incorporate structured parking. Each unit may have its own individual entry, or units may share a common entry accessed from the street or a courtyard or series of courtyards. Private open space is not required but can be provided with a balcony per unit. This building type can be used to provide a vertical mix of uses with ground-floor retail, service, or industrial uses and service or residential uses on upper floors; or it may be a single-use building, with residential, service, or industrial uses, where ground floor retail uses are not appropriate. This building type enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.
Building Scale	House-Scale ≤ 3 units Block-Scale > 3 units	House-Scale ≤ 3 units Block-Scale > 3 units	Block-Scale

Table 19.09.060.C-1 Building Types Overview

Transect Zones	T4-C, T5-M, T5-MS, T5-C, T6-UG	T5-MS, T5-C, T6-UG	T5-M, T5-MS, T5-C, T6-UG
Building Form	Flex Mid-Rise Building	Flex High-Rise Building	Lined Building
Example			
Description	A medium- to large-size structure built on a large lot and 4 – 8 stories in height, that typically incorporates multi-level structured parking. Private open space is not required but can be provided with balconies. This building type can be used to provide a vertical mix of uses with ground-floor retail, service, or industrial uses and service or residential uses on upper floors; or it may be a single-use building, with residential, service, or industrial uses, where ground floor retail uses are not appropriate. This building type is a primary component of an urban downtown or neighborhood as it enables appropriately-scaled, well-designed higher densities, and is important for providing a wide range of housing types and promoting walkability.	A large, tall structure over 8 stories in height built on a large lot that typically incorporates multi-level structured parking. Private open space is not required but can be provided with a balcony per unit. This building type is used to provide a vertical mix of uses with ground-floor retail or service uses, and service or residential uses on upper floors. This building type is a primary component of an urban downtown as it enables the highest densities that are appropriately-scaled and well-designed, and is important for providing a wide range of housing types as well as other commercial uses, and promoting walkability.	A building that consists of two main components; an interior building that may be a parking garage, movie theater or large retail store (i.e. "big-box store"), and an exterior building to conceal the interior building from the street. The exterior building is usually designed for retail, service, office, and/or residential uses.
Building Scale	Block-Scale	Block-Scale	Block-Scale

Table 19.09.060.C-1 Building Types Overview

Transect Zones T5-M	
Building Form	Loft
Example	
Description	The Loft building type is a typically multi-story structure with a large footprint. Tall ceilings, and a design that facilitates natural lighting make these buildings adaptable to different individual uses over the course of their life-cycle. As such, the Loft building type is a form within the built environment which is apt to be a flexible space to be utilized in areas transitioning between commercial, residential, and light industrial uses.
Building Scale	Block-Scale

19.09.070 FRONTAGE TYPE STANDARDS

Subsections:

19.09.070.A	Purpose
19.09.070.B	Applicability
19.09.070.C	Frontage Types Overview
19.09.070.D	Arcade
19.09.070.E	Common Yard
19.09.070.F	Dooryard
19.09.070.G	Forecourt
19.09.070.H	Gallery
19.09.070.I	Porch: Engaged
19.09.070.J	Porch: Projecting
19.09.070.K	Shopfront
19.09.070.L	Stoop
19.09.070.M	Terrace

19.09.070.A Purpose

The purpose of this Section is to establish standards for each of the frontage types that are appropriate to use within the Transect Zones. Private frontages are the components of a building that provide an important transition and interface between the public realm (i.e. the street and sidewalk) and the private realm (i.e. a yard and building). These standards supplement the standards for each Transect Zone in which the frontage types are allowed. They are intended to ensure development that establishes or reinforces the highly-valued character and scale of the City's Downtown districts and neighborhoods.

19.09.070.B Applicability

1. The requirements of this Section apply to all proposed development within the Transect Zones, and they must be considered in combination with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards).
2. Development with education, public assembly, transportation, communications, and/or infrastructure uses must comply with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards), but are not required to meet the standards of this Section.
3. Each building must have at least one frontage type for each street frontage.
4. Frontage types not listed in the applicable transect zone standards are not allowed in that zone.
5. A building may have multiple frontage types as stipulated in this Section. For example, a dooryard frontage may have a stoop or engaged porch frontage type as well.

19.09.070.C Frontage Types Overview

Table 19.09.070.C-1 (Private Frontages Overview) provides an overview of the allowed frontage types with a description of each type and an illustration showing its typical character and form. The private frontage is the area between the building facade and the frontage line (edge of right-of-way).

Table 19.09.070.C-1 Private Frontages Overview

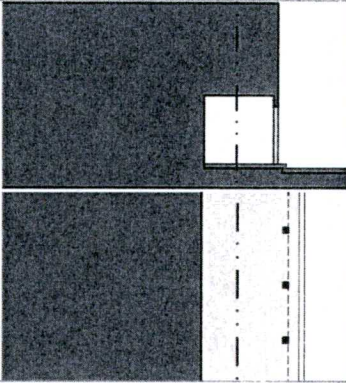
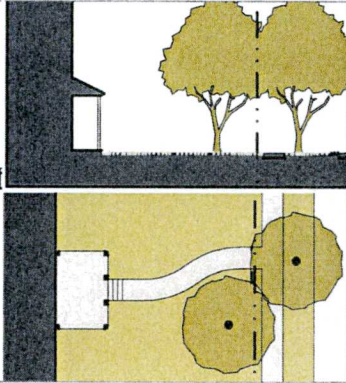
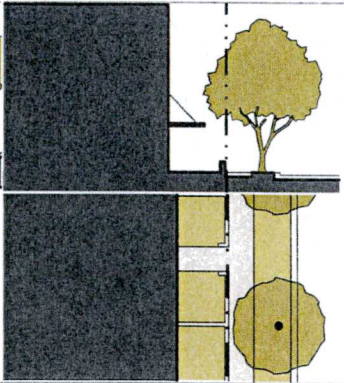
Transect Zones	T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-C		T5-N, T3-N		T5-M, T5-MS, T5-N	
Frontage Type	Arcade		Common Yard		Dooryard	
	LOT > PRIVATE FRONTAGE >	< ROW <	LOT > PRIVATE FRONTAGE >	< ROW <	LOT > PRIVATE FRONTAGE >	< ROW <
Example						
Description	The Arcade Frontage is a covered walkway with habitable space above that often encroaches over a sidewalk into the right-of-way. An arcade is used to provide pedestrian circulation along a frontage and it should extend far enough from the building to provide adequate protection and circulation space for pedestrians. An arcade is intended for buildings with ground floor commercial uses and is common along public courtyards and walkable streets.		The Common Yard Frontage has a landscaped frontage with a facade substantially set back from the frontage line, providing a buffer from thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape in conjunction with other private frontages.		In a Dooryard Frontage the main facade of the building is set back a small distance and the frontage line is defined by a low wall or fence, creating a small dooryard. The dooryard must not provide public circulation along a right-of-way. The dooryard may be raised, sunken, or at grade, and is intended primarily for ground-floor residential uses.	

Table 19.09.070.C-1 Private Frontages Overview

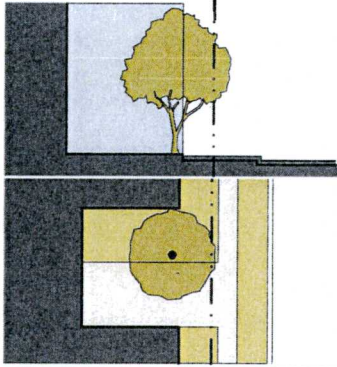
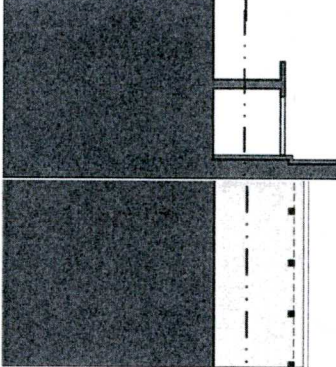
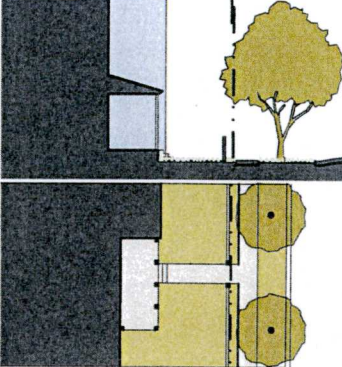
Transect Zones	T6-UG, T5-M, T5-C, T5-MS T5-N, T3-N	T6-UG, T5-M, T5-C, T5-MS T5-N, T4-C	T4-C, T3-N
Frontage Type	Forecourt	Gallery	Porch: Engaged
	LOT > < ROW PRIVATE FRONTAGE > <	LOT > < ROW PRIVATE FRONTAGE > <	LOT > < ROW PRIVATE FRONTAGE > <
Example			
Description	The Forecourt Frontage has a portion of the facade close to the frontage line and the central portion is set back creating a small courtyard space. The courtyard may be used as an entry court or shared garden space for residential buildings, or as an additional shopping or restaurant seating area within retail and service use areas. A forecourt may be allocated in conjunction with other frontage types.	The Gallery Frontage has a facade aligned close to the frontage line with an attached cantilevered structure or a lightweight colonnade over the sidewalk. Galleries are typical for retail uses, but can be used for offices uses.	The Engaged Porch has two adjacent sides of the porch that are connected to the building while the other two sides are open. The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially define the edge of the street.

Table 19.09.070.C-1 Private Frontages Overview

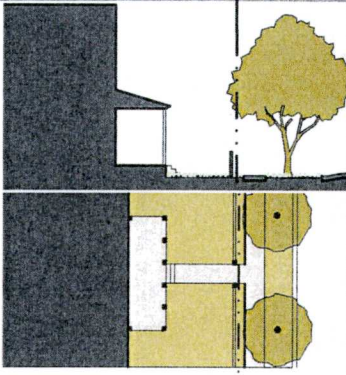
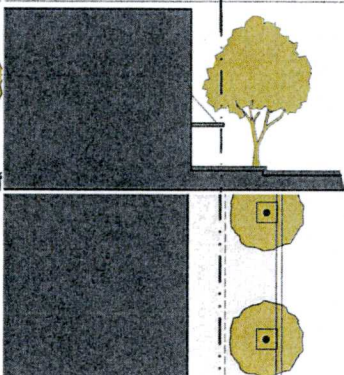
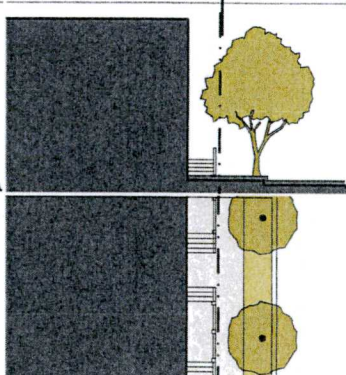
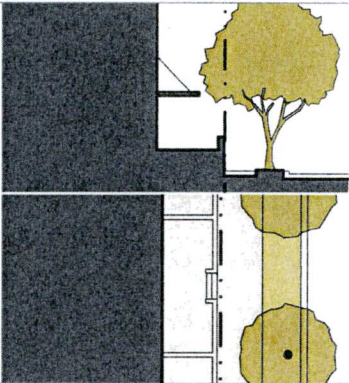
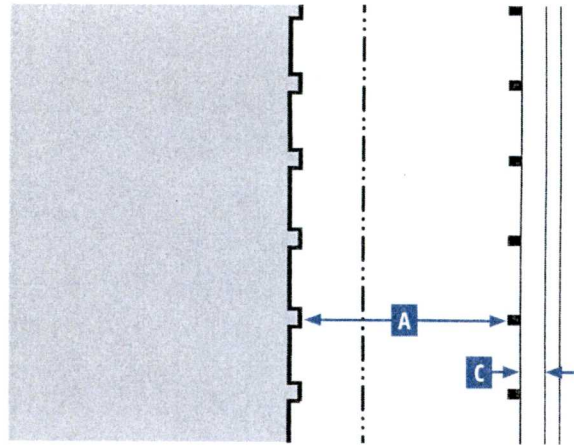
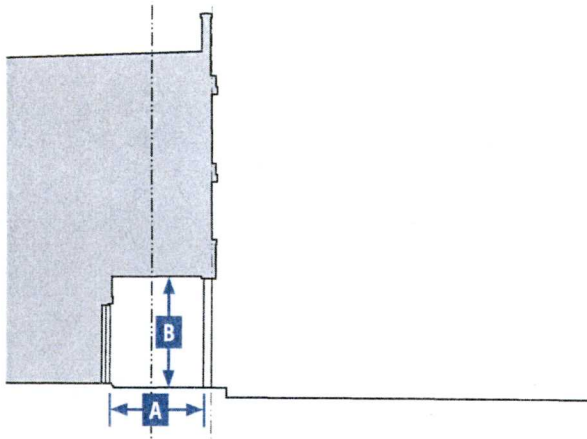
Transect Zones	T4-C, T3-N	T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-C	T5-MS, T5-N, T3-N
Frontage Type	Porch: Projecting	Shopfront	Stoop
	LOT > PRIVATE FRONTAGE > < ROW	LOT > PRIVATE FRONTAGE > < ROW	LOT > PRIVATE FRONTAGE > < ROW
Example			
Description	The Projecting Porch Frontage is open on three sides, and it may project in front of a building into the facade zone. The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially define the edge of the street.	In the Shopfront Frontage the main facade of the building is at or near the frontage line with an at-grade entrance along the public right-of-way. Shopfronts are typically intended for retail or office uses and they have substantial glazing at the sidewalk level. Shopfronts may include awnings or cantilevered shade structures that overlap the sidewalk. A shopfront may be used in conjunction with other frontage types. Syn: Retail Frontage.	The Stoop Frontage has a facade aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for first-story windows. The entrance is usually an exterior stair and landing. Stairs or ramps from the stoop may lead directly to the sidewalk or may provide access to the side.

Table 19.09.070.C-1 Private Frontages Overview

Transect Zones	T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-C	
Frontage Type	Terrace	
	LOT >	< ROW
	PRIVATE	
	FRONTAGE >	<
Example		
Description	In the Terrace Frontage the main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the facade. A terrace can be used to provide at-grade access while accommodating a grade change. Frequently spaced steps to access the terrace are necessary to avoid dead walls and to maximize accessibility. Terraces are suitable for conversion to outdoor cafes and may be used in historic industrial areas to mimic historic loading docks.	

19.09.070.D Arcade**Allowed in:** T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-C**Key for Diagrams**

--- Lot Line	--- Setback Line
Grade	Building

Arcade**1. Description**

The Arcade Frontage Type is a covered walkway with habitable space above that often encroaches over a sidewalk into the right-of-way. An arcade should be used to provide pedestrian circulation along a frontage and it should extend far enough from the building to provide adequate protection and circulation space for pedestrians. An arcade is intended for buildings with ground floor commercial uses and is common along public courtyards and walkable streets.

2. Size

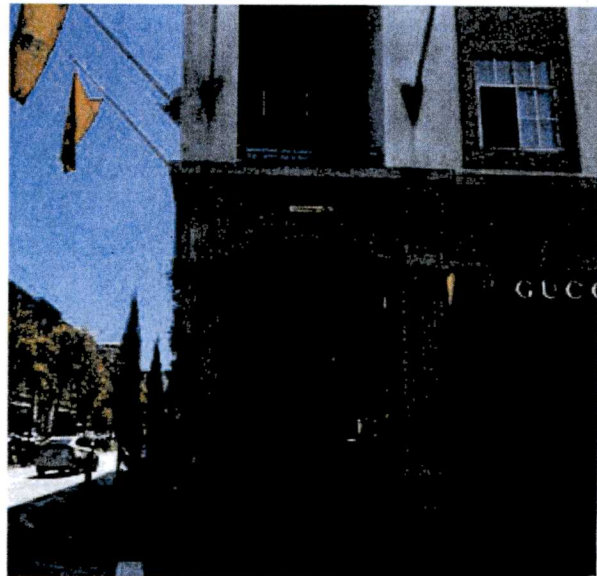
Depth, Clear	10 ft min.	A
Ground floor height, Clear	14 ft min.	B
Setback from back of curb	2 ft min.	C

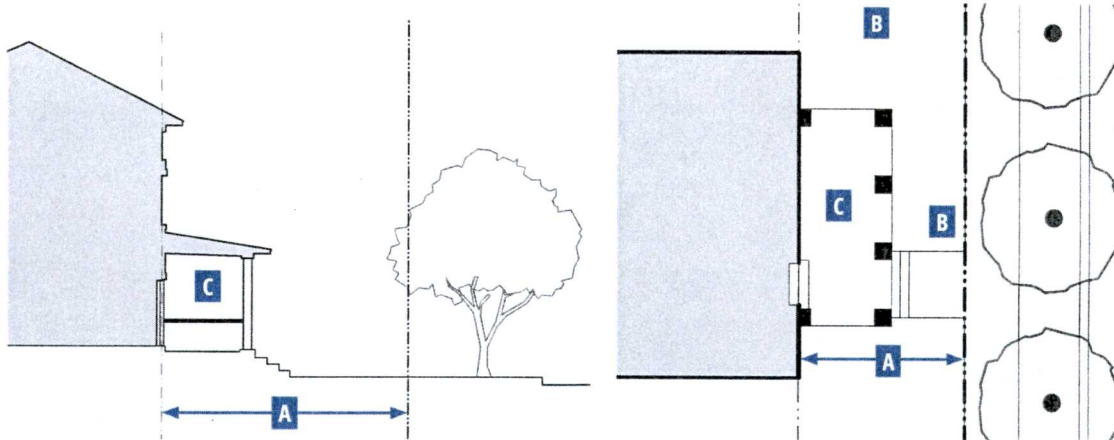
3. Miscellaneous

Arcades must have a consistent depth along a frontage.

Arcades with more than 2 floors of 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.

Arcade Frontages must be used in conjunction with the standards for the Shopfront Frontage Type. In case of a conflict between them, the Arcade Frontage Type standards prevail.



19.09.070.E Common Yard**Allowed in:** T5-N, T3-N**Key for Diagrams**

--- Lot Line	--- Setback Line
Grade	Building

Common Yard**1. Description**

In the Common Yard Frontage Type, the main facade of the building has a large landscaped setback from the frontage line providing a buffer from thoroughfares. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape in conjunction with the other private frontages.

2. Size

Depth	20 ft min.	A
-------	------------	----------

3. Miscellaneous

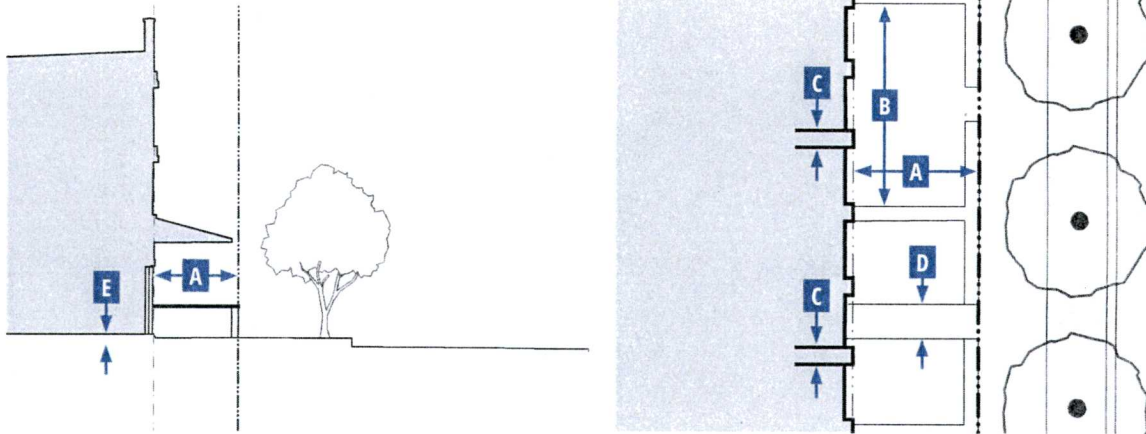
Fences between adjoining front yards or street side yards or between the sidewalk and front yard are not allowed in Common Yard frontages. **B**

Common Yard Frontages must be used in conjunction with another allowed private frontage type, such as a Porch. **C**



19.09.070.F Dooryard

Allowed in: T5-M, T5-MS, T5-N



Key for Diagrams

--- Lot Line	--- Setback Line
Grade	Building

Dooryard

1. Description

In the Dooryard Frontage Type, the main facade of the building is set back a small distance and the frontage line is defined by a low wall or fence, creating a small dooryard. The dooryard must not provide public circulation along a right-of-way. The dooryard may be raised, sunken, or at grade and is intended primarily for ground-floor residential uses.

2. Size

Depth, Clear	8 ft min.	A
Length	50 ft min.	B
Distance between Glazing	4 ft min.	C
Ground Floor Transparency	50% min. ¹	
Depth of Recessed Entries	5 ft max.	
Path of Travel	3 ft wide min.; 6 ft max.	D
Finish Level above Sidewalk	3.5 ft max.	E
Finish Level below Sidewalk	6 ft max.	

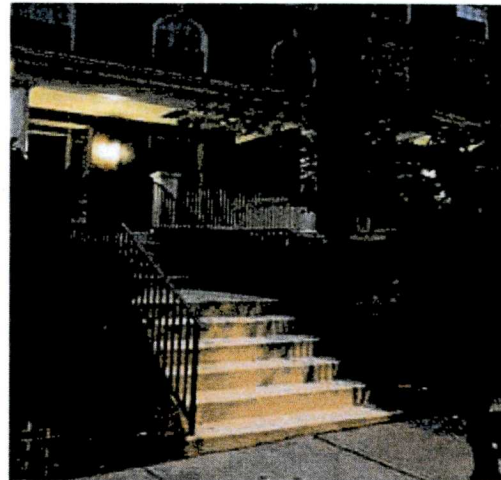
3. Miscellaneous

For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of a conflict between them, the Dooryard Frontage Type standards prevail.

Shall not be used for circulation for more than one ground floor entry.

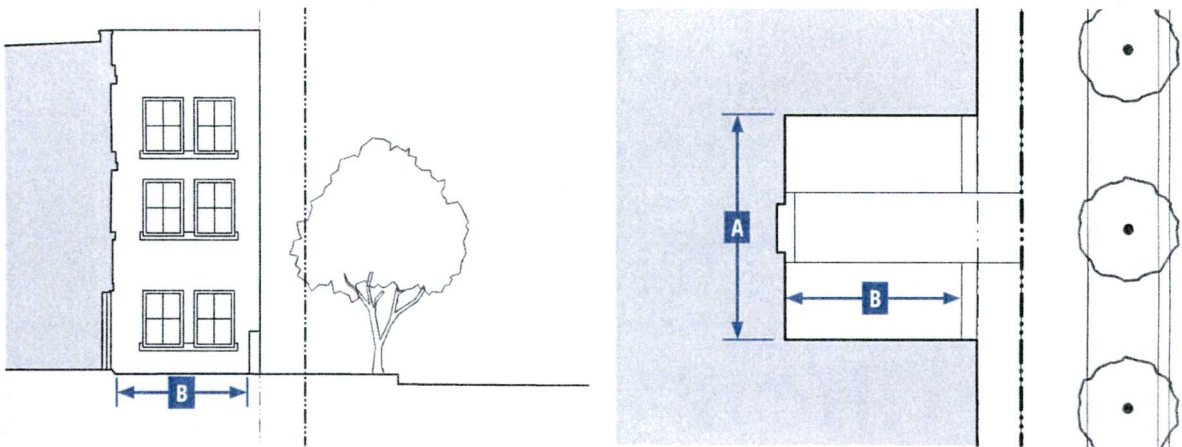
Note:

¹ For live/work, retail, and service uses only.



19.09.070.G Forecourt

Allowed in: T6-UG, T5-M, T5-C, T5-MS, T5-N, T3-N



Key for Diagrams

- Lot Line
- Setback Line
- Grade
- Building

Forecourt

1. Description

In the Forecourt Frontage Type, the main facade of the building is at or near the frontage line and a small percentage is set back, creating a small courtyard space. The space could be used as an entry court or shared garden space for residential buildings, or as an additional shopping or restaurant seating area within retail and service use areas.

2. Size

Width, Clear	12 ft min.	A
Depth, Clear	12 ft min.	B
Ratio, Height to Width	2:1 max.	

3. Miscellaneous

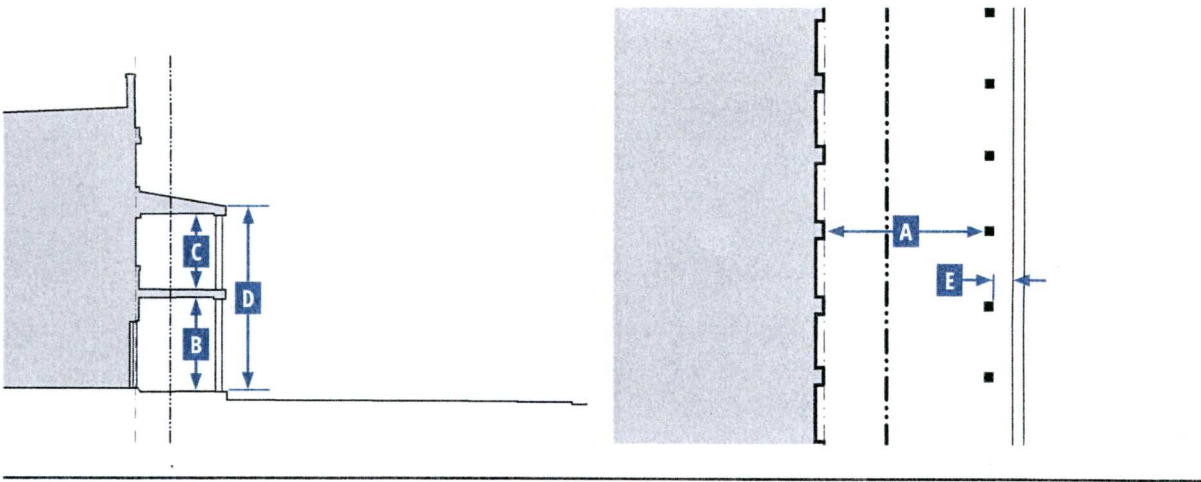
The proportions and orientation of courtyard spaces must be carefully considered for solar orientation and user comfort.



Source: Opticos Design, Inc.

19.09.070.H Gallery

Allowed in: T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-C



Key for Diagrams

- Lot Line
- Setback Line
- Grade
- Building

Gallery

1. Description

In the Gallery Frontage Type, the main facade of the building is at the frontage line and the gallery element encroaches into the sidewalk of the right-of-way. This Frontage Type is intended for buildings with ground-floor commercial or retail uses and may be one or two stories. Due to the encroachment into the right-of-way, an easement is usually required with a license agreement approved by the Department of Public Works. Alternatively, the frontage line must be aligned with the edge of the gallery and curb, and a sidewalk is established within an easement under the gallery.

2. Size

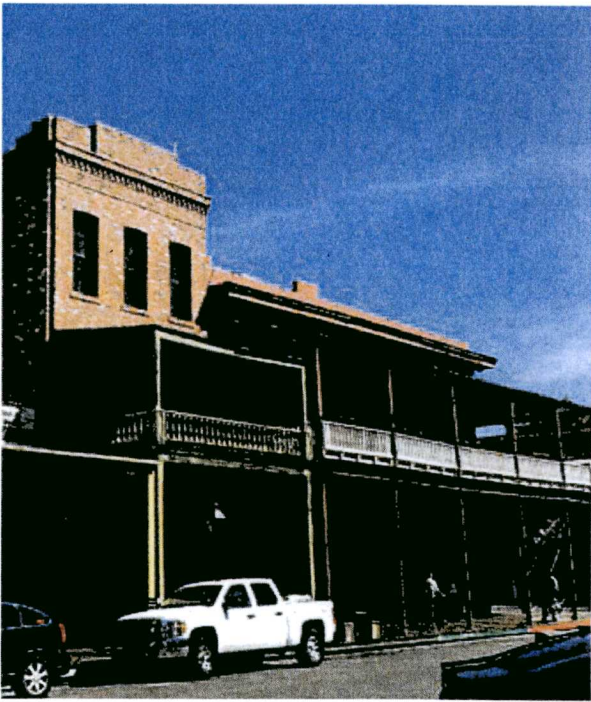
Depth, Clear	8 ft min.	A
Ground Floor Height, Clear	11 ft min.	B
Upper Floor Height, Clear	9 ft min.	C
Height	2 stories max.	D
Setback from back of curb	2 ft min.; 3 ft max.	E

3. Miscellaneous

Gallery Frontages must be used in conjunction with the standards for the Shopfront Frontage Type. In case of a conflict between them, the Gallery Frontage Type standards prevail.

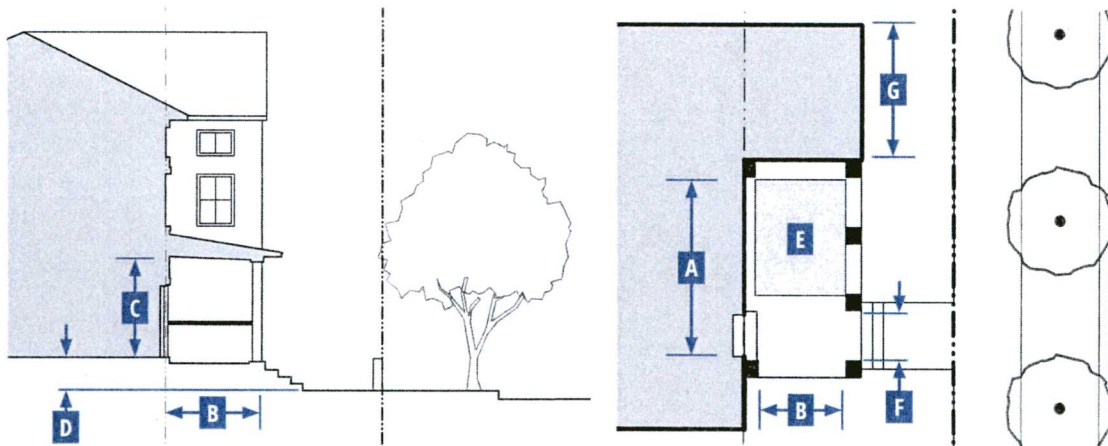
Galleries must have a consistent depth along a frontage.

Galleries may project over a sidewalk.



19.09.070.I Porch: Engaged

Allowed in: T4-C, T3-N



Key for Diagrams

--- Lot Line	--- Setback Line
--- Grade	■ Building

Porch: Engaged

1. Description

In the Engaged Porch Frontage Type, the main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically small and can be defined by a wall or fence to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are attached to the building while the other two sides are open.

2. Size

Width, Clear	8 ft min.	A
Depth, Clear	6 ft min.	B
Height, Clear	8 ft min.	C
Height	1 story max.	
Finish Level above Sidewalk	1.5 ft min.	D
Furniture Area, Clear	4 ft X 6 ft min.	E
Path of Travel	3 ft wide min.; 6 ft max.	F

3. Miscellaneous

Up to 40% of the building facade may project into the facade zone.

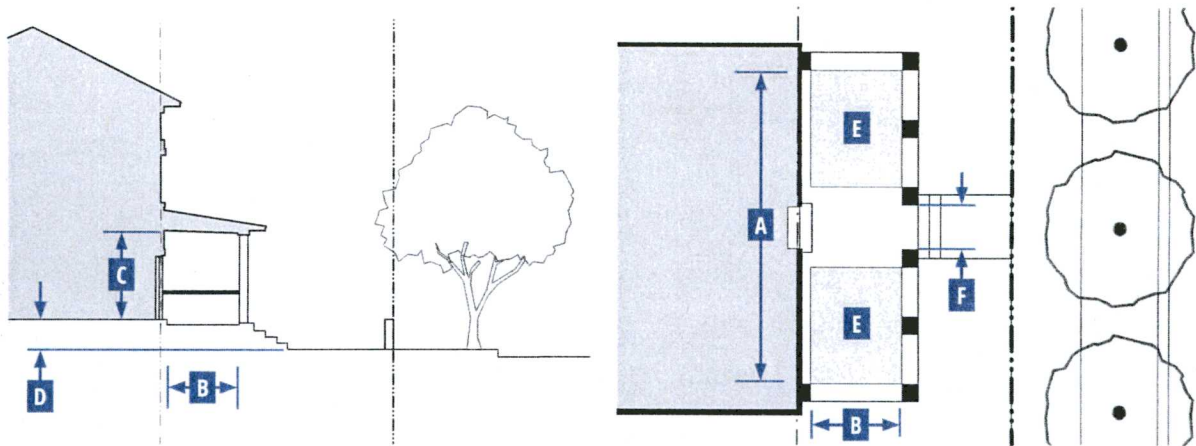
Engaged porches must be open on two sides and have a roof.

In zones where both porches and encroachments are allowed, a porch and up to 40% of the building facade are allowed encroaching elements.



19.09.070.J Porch: Projecting

Allowed in: T4-C, T3-N



Key for Diagrams

----- Lot Line	--- Setback Line
Grade	Building

Porch: Projecting

1. Description

In the Projecting Porch Frontage Type, the main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a wall or fence to spatially maintain the edge of the street. The projecting porch is open on three sides and it may project in front of a building into the facade zone.

2. Size

Width, Clear	8 ft min.	A
Depth, Clear	6 ft min.	B
Height, Clear	8 ft min.	C
Height	1 story max.	
Finish Level above Sidewalk	1.5 ft min.	D
Furniture Area, Clear	4 ft X 6 ft min.	E
Path of Travel	3 ft wide min.; 6 ft max.	F

3. Miscellaneous

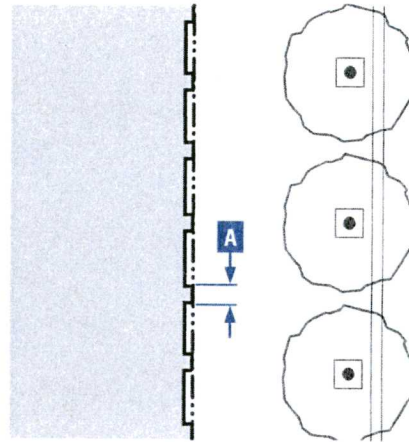
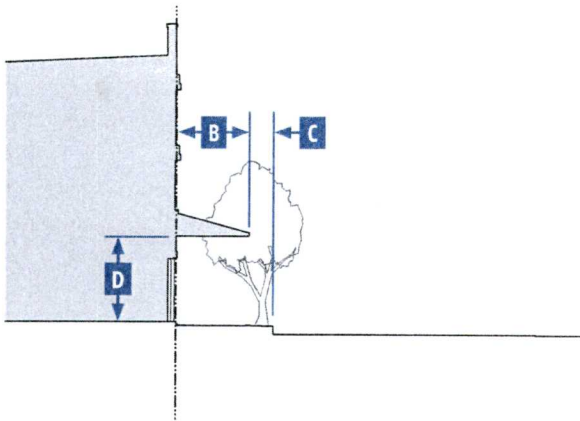
Projecting porches must be open on three sides and have a roof.

In zones where both porches and encroachments are allowed, a porch is an allowable encroaching element.



Source: tdwhs.nwasco.k12.or.us



19.09.070.K Shopfront**Allowed in:** T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-C**Key for Diagrams**

----- Lot Line	- - - Setback Line
Grade	Building

Shopfront**1. Description**

In the Shopfront Frontage Type, the main facade of the building is placed at or near the frontage line with an at-grade entrance along the public right-of-way. It is intended for retail or service uses and has substantial glazing at the sidewalk level. This frontage may include an awning or projecting shade structure that may overlap the sidewalk. A shopfront may be used in conjunction with other frontage types.

2. Size

Distance between Glazing	2 ft min.	A
Ground Floor Transparency	75% min.	
Depth of Recessed Entries ¹	5 ft max.	

3. Awning

Depth	4 ft min.	B
Setback from back of curb	2 ft min.	C
Height	8 ft min.	D

4. Miscellaneous

Residential windows shall not be used.

Doors may be recessed as long as the main facade is at the frontage line.

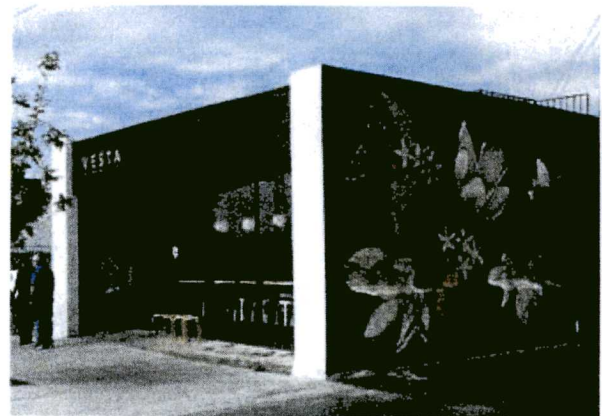
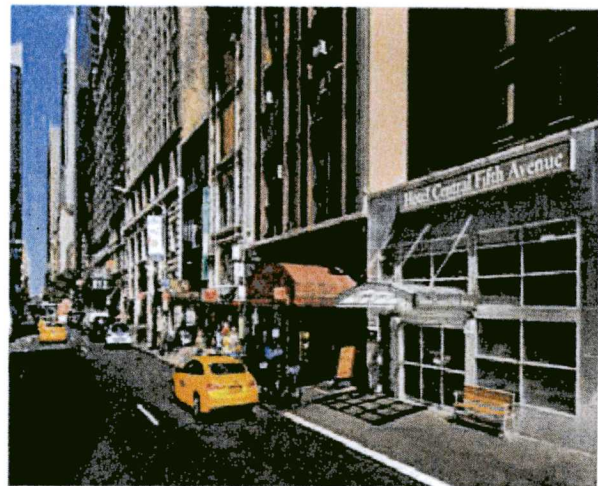
Operable awnings are encouraged.

Open-ended awnings are encouraged.

Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.

Notes:

¹ A recessed entry may be designed in a variety of configurations (recessed door, sawtooth pattern, etc.)



19.09.070.L Stoop

Allowed in: T5-MS, T5-N, T3-N



Key for Diagrams

--- Lot Line	--- Setback Line
Grade	Building

Stoop

1. Description

In the Stoop Frontage Type, the main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop must be elevated above the sidewalk to ensure privacy within the building. The entrance is usually an exterior stair and landing. A stoop is appropriate for residential uses with small setbacks.

2. Size

Width, Clear	5 ft min.; 8 ft max.	A
Depth, Clear	5 ft min.; 8 ft max.	B
Height, Clear	8 ft min.	C
Height	1 story max.	
Depth of Recessed Entries	6 ft max.	
Finish Level above Sidewalk	1.5 ft min.	D
Path of Travel	3 ft wide min.; 6 ft max.	E

3. Miscellaneous

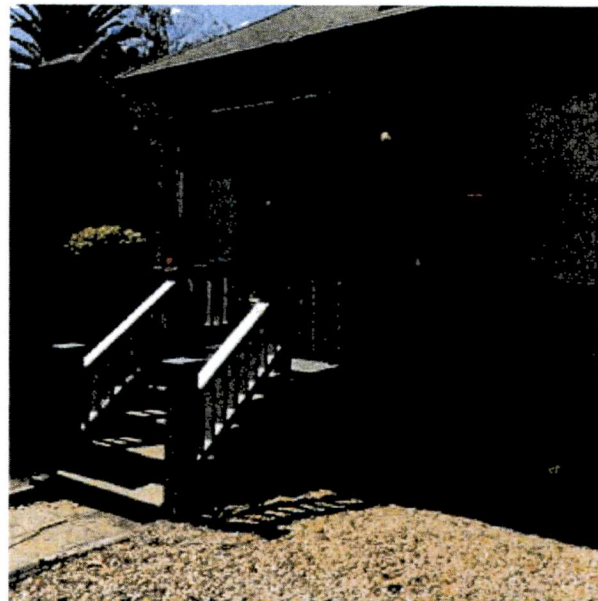
Stairs may be perpendicular or parallel to the building facade.

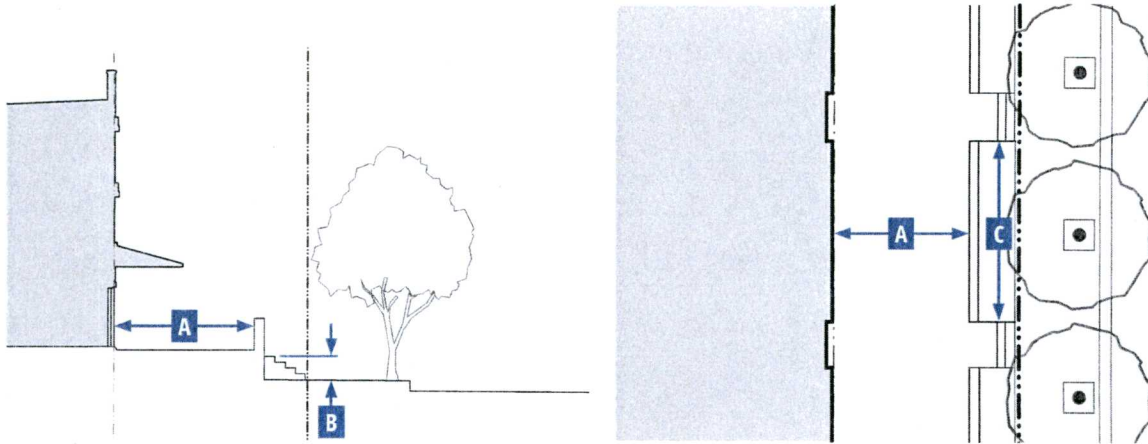
Ramps must be placed parallel to the facade or along the side of the building.

The entry doors are encouraged to be covered or recessed to provide shelter from the elements.

Gates are not allowed.

All doors must face the street.



19.09.070.M Terrace**Allowed in:** T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-C**Key for Diagrams**

----- Lot Line	--- Setback Line
Grade	Building

Terrace**1. Description**

In the Terrace Frontage the main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the facade. A terrace can be used to provide at-grade access while accommodating a grade change, and is often used in combination with a shopfront. Frequently spaced steps to access the terrace are necessary to avoid dead walls and to maximize accessibility. Terraces are suitable for conversion to outdoor cafes and may be used in historic industrial areas to mimic historic loading docks.

2. Size

Depth, Clear	8 ft min.	A
Finish Level above Sidewalk	3.5 ft max.	B
Length of Terrace	150 ft max.	
Distance between Stairs	50 ft max.	C

3. Miscellaneous

Low walls used as seating are encouraged.



This page intentionally left blank

19.09.080 CIVIC SPACE STANDARDS

Subsections:

19.09.080.A	Purpose
19.09.080.B	Applicability
19.09.080.C	Civic Space Types Overview
19.09.080.D	Greenway (Placeholder)
19.09.080.E	Urban Park
19.09.080.F	Square
19.09.080.G	Plaza
19.09.080.H	Pocket Plaza
19.09.080.I	Pocket Park
19.09.080.J	Community Garden
19.09.080.K	Playground

19.09.080.A Purpose

The purpose of this Section is to provide the standards for pre-approved civic space types that are appropriate to use within the Transect Zones. These standards are intended to ensure that these civic spaces reinforce the highly valued walkable character and scale of the City's Downtown districts and neighborhoods.

19.09.080.B Applicability

This Section describes the standards for development of civic spaces throughout the Transect Zones that apply to all proposed new development. They must be considered in combination with the standards for the applicable zone in LVMC Section 19.09.050 (Transect Zone Standards). Where these standards conflict with the provisions of the Unified Development Code, the standards in this Section applies.

19.09.080.C Civic Space Types Overview

1. The civic spaces of a downtown are important public elements that provide open space and recreational opportunities. The best civic spaces become the "outdoor living rooms" of the City and they play an important role in placemaking by providing places where the community can come together to celebrate events, relax, and socialize. The standards for civic spaces must be considered alongside building form, building types, frontage types, and thoroughfares to shape a quality urban environment.
2. There are six different civic space types, together with supplementary standards for community gardens and playgrounds, which may be assigned to one or more Transect Zones. These supplementary civic space types may be established as a standalone civic space or may be incorporated into any of the civic space types.
3. The dimensional requirements of each civic space are regulatory. The descriptions of each civic space, with the character, allowed/typical uses, and stormwater management techniques, are descriptive, and they delineate a broad range of possible characteristics and uses for each of the civic spaces. It is not intended that each civic space provide the full range of typical uses and characteristics listed, but that the entire network of civic spaces within the Transect Zones provide a desirable mix and complementary range of civic space opportunities.

Table 19.09.080.C-1 Civic Space Types Overview

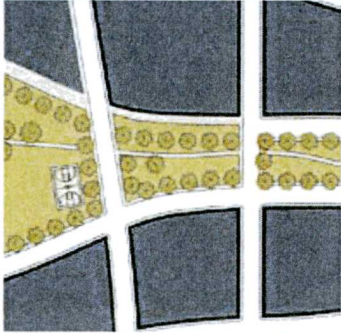
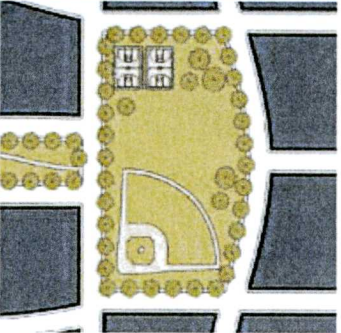
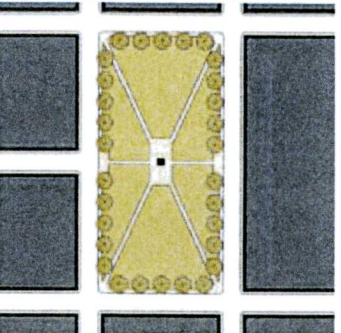
Transect Zones		T5-M, T5-C, T5-MS, T5-N, T4-C, T3-N	T6-UG, T5-C, T5-MS, T5-N, T4-C, T3-N
Civic Space Type	Greenway (Placeholder)	Urban Park	Square
Example			
Description	Greenways are a linear space for community gathering and strolling for nearby residents and employees. These spaces are defined by the tree-lined streets forming a one-way couplet on their flanks as well as by the buildings beyond. Greenways tend to have narrow dimensions that support passive use and can serve as a green connector between destinations.	Urban parks provide a central open-space focus for neighborhoods or groups of neighborhoods. They are useful for unstructured recreation and smaller structured recreational facilities. These larger parks may also serve as civic amenities for the larger community. They are spatially defined by building frontages or landscaping, and typically consist of formal and natural landscape elements that combine paths, lawn, or open areas, and tree planting.	Squares provide a public urban open space for civic purposes, commercial activity, unstructured recreation, and other passive uses. Squares are defined by buildings and tree-lined streets with open shelters, paths, lawns, open areas, hardscape areas, and trees formally arranged. These spaces include seating opportunities, walkways, and landscape materials at all edges.

Table 19.09.080.C-1 Civic Space Types Overview

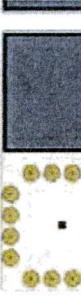
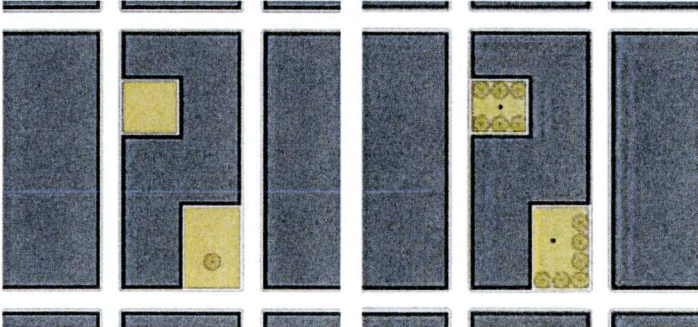
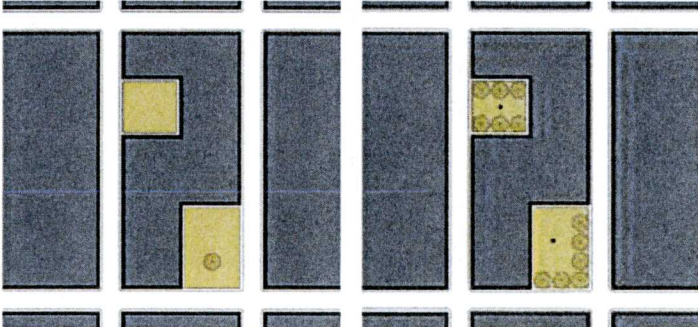
Transect Zones	T6-UG, T5-C, T5-M, T5-MS, T5-N, T4-C			T6-UG, T5-M, T5-C, T5-MS, T5-N, T4-C			T5-M, T5-C, T5-MS, T4-C, T3-N		
Civic Space Type	Plaza			Pocket Plaza			Pocket Park		
Example									
Description	Plazas add to the vitality of streets within more urban areas and create formal open spaces available for civic purposes and commercial activity. These spaces are located at street corners and are defined by building frontages. They are typically hardscaped with formally arranged trees.			Pocket plazas are small-scaled civic spaces that function in a similar manner and follow the same rules as a larger plaza. These smaller-scaled spaces create more intimate places for seating or dining and provide a place for commercial and neighborhood activity. These plazas can also be used to create a formal space in front of a prominent building entrance.			Pocket parks provide small-scale public urban open spaces intended to provide recreational opportunities where space is limited in close proximity to neighborhood residences. Pocket parks are often located between buildings and developments, on irregular shaped sites and on single vacant lots.		

Table 19.09.080.C-1 Civic Space Types Overview

Transect Zones	T6-UG, T5-MS, T5-N, T4-C, T3-N			T6-UG, T5-M, T5-MS, T5-N, T4-C, T3-N		
Supplemental Civic Space Type	Community Garden			Playground		
Example						
Description	Community gardens provide space for garden plots in a publicly accessible area that are available to nearby residents for small-scale cultivation. These gardens may be provided as a component of other publicly accessible civic-space types or may be provided as a freestanding open space.			Playgrounds provide an open space designed and equipped for children's recreation. They are interspersed within residential areas in locations where children do not have to cross major streets. They may be freestanding, placed within a block, or located within larger parks and other civic space types.		

19.09.080.D Greenway (Placeholder)

Greenway

1. Description

Placeholder

2. Size and Location

Placeholder

3. Allowed/Typical Uses

Placeholder

4. Stormwater Management Techniques

Placeholder

19.09.080.E Urban Park



Source: westjetmagazine.com

Urban Park

1. Description

A large open space available for civic purposes, limited commercial activity, and unstructured recreation for neighborhoods or groups of neighborhoods.

2. Size and Location

Area	Min. 0.50 acres
Width	100 ft min.
Depth	100 ft min.
Frontage	Must have a frontage on a min. of 2 streets
Character	Formal and/or natural
	Paths, lawns, and trees are formally arranged
	Walkways and planting at all edges
	Civic element at a prominent location

3. Allowed/Typical Uses

Passive/active (unstructured) open space

Civic uses, including outdoor pavilions, open-air shelters, community gathering, outdoor seating, public restrooms

Trails for bicycles and pedestrians

Community gardens

Playgrounds

Public art

4. Stormwater Management Techniques

Bioretention BMPs

Extended detention basins

Integrated runoff

Porous pavers

Landscaping



Source: timeout.com

19.09.080.F Square



Source: e-architect.co.uk

Square	
1. Description	
A space for unstructured recreation and civic purposes.	
2. Size and Location	
Area	0.50 - 5 acres
Width	100 ft min.
Depth	100 ft min.
Frontage	Must have a frontage on a min. of 2 streets
Character	Formal
	Spatially defined by buildings and tree-lined streets
	Walkways and planting at all edges
	Frequently located at the intersection of important thoroughfares
	Abundant seating opportunities
May be hardscaped or landscaped	
3. Allowed/Typical Uses	
Passive (unstructured) recreation, no organized sports	
Civic uses, including outdoor pavilions, open-air shelters, community gathering, outdoor seating	
Commercial uses, including farmer's market and outdoor dining	
Paths	
Community gardens	
Playgrounds	
Public art/creative space	
4. Stormwater Management Techniques	
French drains	
Porous pavers	
Landscaping	



Source: swagroup.com

19.09.080.G Plaza



Source: swagroup.com

Plaza

1. Description

A space for civic and commercial activities.

2. Size and Location

Area 0.25 - 2 acres

Width 100 ft min.

Depth 40 ft min.

Frontage Must have building frontages on a min. of 3 streets

Character Formal

Primarily hardscape

Trees and planting

Frequently located at the intersection of important streets

3. Allowed/Typical Uses

Passive/active (unstructured) open space

Civic uses, including outdoor pavilions, open-air shelters, outdoor assembly, outdoor seating, public restrooms

Commercial uses, including a farmer's market and outdoor dining

Playgrounds

Public art

4. Stormwater Management Techniques

Dry wells

French drains

Swales

Porous pavers

Landscaping



Source: Princeton Public Library

19.09.080.H Pocket Plaza



Source: Halvorson Design Partnership

Pocket Plaza

1. Description

A compact space for civic and commercial activities.

2. Size and Location

Area 0.10 - 1 acres

Width 75 ft min.

Depth 75 ft min.

Frontage Must have building frontages on a min. of 3 streets

Character Formal
Primarily hardscape
Trees and planting

3. Allowed/Typical Uses

Passive/active (unstructured) open space

Civic uses, including outdoor pavilions, open-air shelters, outdoor assembly, outdoor seating, public restrooms

Commercial uses, including farmer's market and outdoor dining

Playgrounds

Public art

4. Stormwater Management Techniques

Dry wells

French drains

Area drains

Porous pavers

Landscaping



Source: gehlinstitute.org

19.09.080.1 Pocket Park



Source: xconomy.com

Pocket Park

1. Description

A compact space for a wide range of informal activities in close proximity to neighborhood residences.

2. Size and Location

Area	Max. 0.50 acres
Width	40 ft min.
Depth	40 ft min.
Frontage	Must have building frontages on a min. of 2 sides
Character	Formal or informal Trees and planting

3. Allowed/Typical Uses

Passive/active (unstructured) open space
Civic uses, including picnic shelters, casual seating
Trails and paths
Community gardens
Public art

4. Stormwater Management Techniques

Bioretention BMPs
Integrated runoff
Swales
Porous pavers
Landscaping



Source: fairfaxcounty.gov

19.09.080.J Community Garden



Source: brownstoner.com

Community Garden

1. Description

An open space with a collection of garden plots that are available to nearby residents for small-scale cultivation. May be provided as a component of other civic space types, or as freestanding open space, and may be on a roof. May be fenced to protect edible plants from wildlife.

2. Size and Location

Area	0.10 - 1 acres
Width	No min.
Depth	No min.
Frontage	Independent of building frontages
Character	Formal or informal
	Space organized for growing food
	Passive open space
	Regularly spaced planting beds

3. Allowed/Typical Uses

- Community gardens
- Small accessory structures for storage

4. Stormwater Management Techniques

- Bioretention BMPs
- Integrated runoff
- Permeable paving
- Rainwater harvesting



Source: ourcanadaproject.ca

19.09.080.K Playground



Source: Halvorson Design Partnership

Playground	
1. Description	
An open space equipped and designed for children's recreation. Playgrounds may be located within other civic space types, or as freestanding open space, and may be on a roof.	
2. Size and Location	
Area	No min.
Width	No min.
Depth	No min.
Frontage	Independent of building frontages
Character	Formal or informal
	Interspersed within residential areas
	Fenced with minimal exits
	May include open shelter
	Protected from traffic
3. Allowed/Typical Uses	
Playgrounds	
Picnic facilities and outdoor seating	
Public art/creative space	
4. Stormwater Management Techniques	
Bioretention BMPs	
Porous pavers	
Landscaping	



Source: exerplay.com

19.09.090 THOROUGHFARE STANDARDS

Subsections:

19.09.090.A	Purpose
19.09.090.B	Applicability
19.09.090.C	Thoroughfare Standards Overview
19.09.040.D	18B Las Vegas Arts District Thoroughfare Plan (Placeholder)
19.09.040.E	Cashman District Thoroughfare Plan (Placeholder)
19.09.040.F	Civic & Business District Thoroughfare Plan (Placeholder)
19.09.040.G	Design District Thoroughfare Plan (Placeholder)
19.09.040.H	Founders District Thoroughfare Plan (Placeholder)
19.09.040.I	Fremont East Thoroughfare Plan (Placeholder)
19.09.040.J	Gateway District Thoroughfare Plan (Placeholder)
19.09.040.K	Historic Westside Thoroughfare Plan (Placeholder)
19.09.040.L	Las Vegas Medical District Thoroughfare Plan
19.09.040.M	Market District Thoroughfare Plan (Placeholder)
19.09.040.N	Resort & Casino District Thoroughfare Plan (Placeholder)
19.09.040.O	Symphony Park District Thoroughfare Plan (Placeholder)

19.09.090.A Purpose

The purpose of this Section is to establish standards for pre-approved thoroughfare components and assemblies that are appropriate to use within the Transect Zones. These components and assemblies can be combined to form thoroughfares that can be used in new developments to create walkable urban environments that reinforce the highly valued walkable character and scale of the City's Downtown districts and neighborhoods.

19.09.090.B Applicability

1. This Section describes the standards for development of thoroughfares within the Transect Zones. It supplements the City of Las Vegas Engineering Standards. Where these guidelines conflict with the Engineering Standards, the Engineering Standards must apply.
2. These thoroughfare standards may be applied to transform existing streets or to create new walkable urban thoroughfares within the Downtown Las Vegas Overlay District.
3. Additional thoroughfare standards and assemblies can be integrated into this Section as they are approved by the City.

19.09.090.C Thoroughfare Standards Overview

the Thoroughfare standards are intended to support the character of the neighborhoods and context-based placemaking, while providing a guideline to establish and reinforce a hierarchy for the mobility infrastructure that complements the standards applicable to the Transect Zones as described in 19.09.050. As such, all right-of-way within areas regulated by 19.09 shall be mapped with a Thoroughfare Plan that identifies Primary, Secondary, and Tertiary Thoroughfares, as described in this Section.

In addition to the standards contained in this Section, the provisions established by 19.04 regarding Downtown Thoroughfare Types, shall apply.

1. Primary Thoroughfares

Primary Thoroughfares accommodate high levels of pedestrian activity and high levels of vehicular traffic. On Primary Streets, active uses – residential, retail, restaurant or office – lining parking structures and on the first floor of buildings, and restricted vehicular access enhance the pedestrian experience. Primary streets provide the opportunity for more intense, urban development including shallow setbacks and, in some cases, increased building height. Primary Thoroughfares are the highest order thoroughfare.

2. Secondary Thoroughfares

Secondary Thoroughfares have moderate levels of pedestrian activity and moderate levels of vehicular traffic. Secondary Streets may be mixed-use or more residential in character.

3. Tertiary Thoroughfares

Tertiary Streets are visually less prominent than Primary and Secondary streets, and usually have narrower Right-of-Way width. Traditionally, Tertiary Thoroughfares have been city alleys. They may function as “back of house” for buildings with multiple street frontages. Care should be taken to make these streets as pedestrian-friendly as possible while accommodating loading and access needs. Secondary Thoroughfares are the second highest order thoroughfare.

4. Thoroughfares Hierarchy for Frontages, Vehicular Access, and Utility Location

a. Frontages: For the purposes of applying the standards provided in Section 19.09.050 (Transect Zones) and 19.09.070 (Frontage Type Standards) the side of the lot facing the higher order thoroughfare shall be considered as the frontage, or front, of the lot. Tertiary Thoroughfares are the third highest order thoroughfare. Whenever two or more sides of the lot face Primary Thoroughfares, all such sides shall be considered the frontage, or front.

b. Vehicular Access and Utilities Location: For the purposes of applying the standards provided in Section 19.09.050 (Transect Zones), including, but not limited to, standards related to driveway access and parking, whenever possible, vehicular access shall be located along a thoroughfare of the lower order; and all utilities, whenever possible, shall be located along the perimeter of thoroughfare of the lower order.

19.09.090.D 18B Las Vegas Arts District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.E Cashman District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.F Civic & Business District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.G Design District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.H Founders District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.I Fremont East District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.J Gateway District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.K Historic Westside District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.L Las Vegas Medical District Thoroughfare Plan

Figure 19.09.090.L-1

Thoroughfare Plan - Hierarchy

2018_2_5

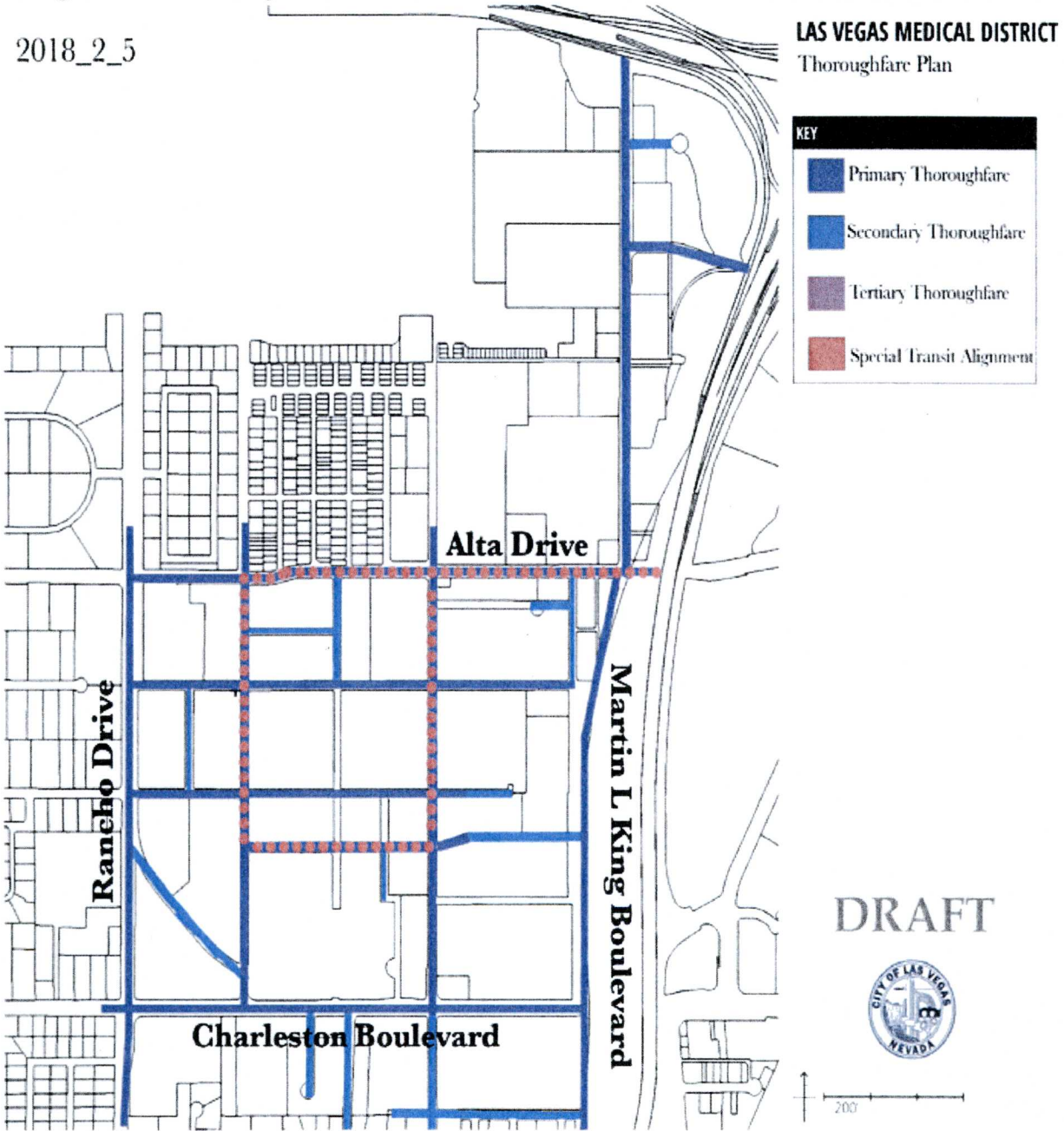
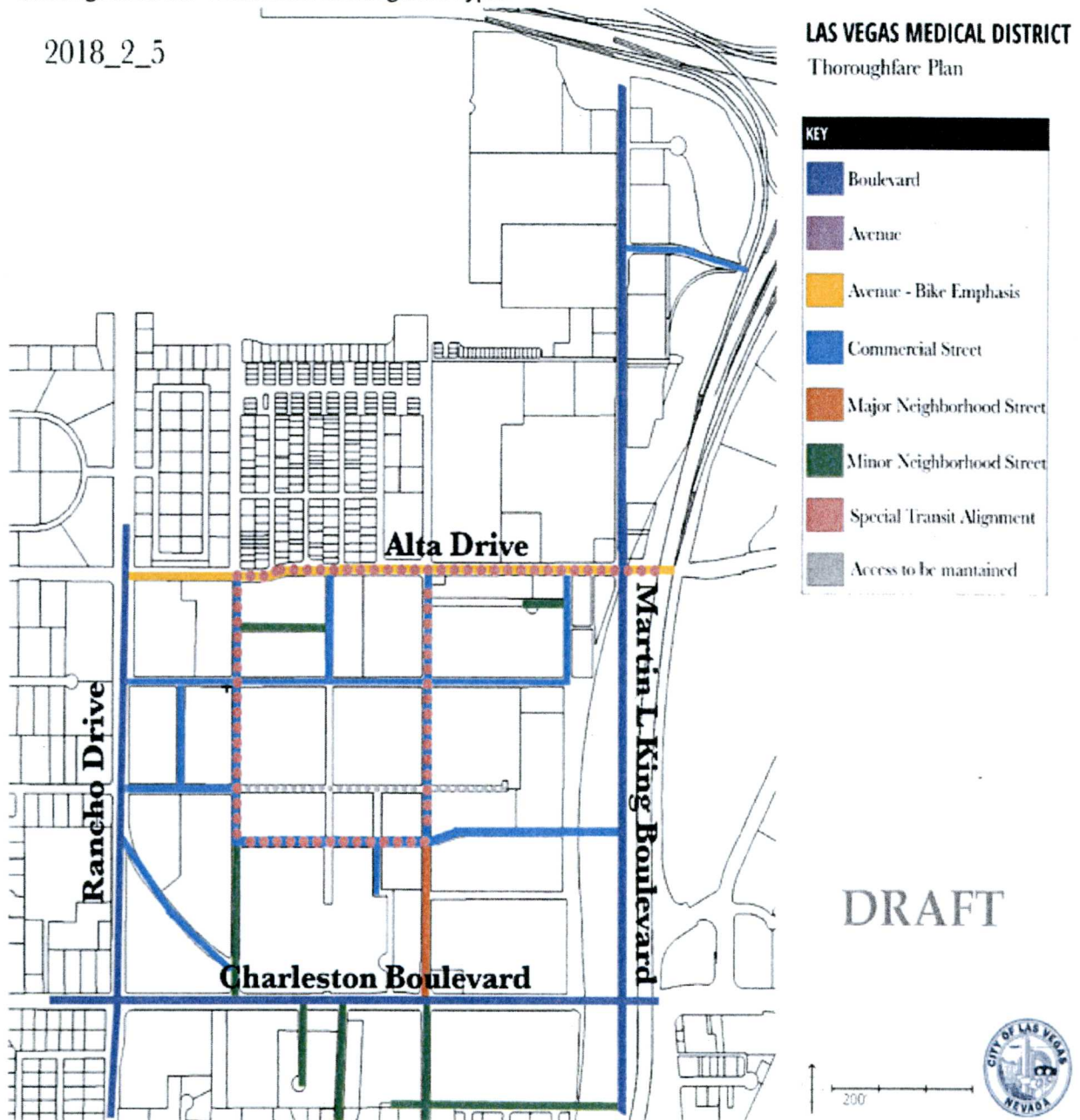


Figure 19.09.090.L-2

Thoroughfare Plan - Downtown Thoroughfare Types

2018_2_5



19.09.090.M Market District (Placeholder)

Placeholder

19.09.090.N Resort & Casino District Thoroughfare Plan (Placeholder)

Placeholder

19.09.090.O Symphony Park District Thoroughfare Plan (Placeholder)

Placeholder

19.09.100 SUPPLEMENTAL TO TRANSECT ZONES

Subsections:

- 19.09.100.A Purpose
- 19.09.100.B Applicability
- 19.09.100.C Fencing and Screening Standards
- 19.09.100.D Flood Control and LID Standards
- 19.09.100.E Landscaping Standards
- 19.09.100.F Outdoor Lighting Standards
- 19.09.100.G Parking Standards
- 19.09.100.H Sign Standards
- 19.09.100.I Incentives for Development Under the Form-Based Code (Placeholder)
- 19.09.100.J Additional Standards for Large Developments

19.09.100.A Purpose

The purpose of this Section is to provide a cross-reference from the Form-Based Code provisions of LVMD 19.09 to the additional standards found in the Unified Development Code.

19.09.100.B Applicability

1. This Section applies to all new development within the Downtown Las Vegas Overlay District as further described in Section 19.09.020 (Purpose and Intent).
2. If there is a conflict between any standards established in the Transect Zones (Section 19.09.050 (Transect Zone Standards)) and any standards included in the Unified Development Code, the most restrictive standard applies.
3. For the purpose of applying Sections 19.09.100.C. (Fencing and Screening Standards), 19.09.100.E (Landscaping Standards), 19.08.040.F (Outdoor Lighting Standards), and 19.08.040.H (Sign Standards), the Director or Director's designee shall determine whether the standards for residential or commercial zones shall apply, based on the following:
 - a. The vision, objectives, and goals as established in the 2045 Downtown Las Vegas Master Plan
 - b. The scale of the subject property as well as the block and neighborhood context of the surrounding area
 - c. The individual land use, or uses, of the subject property

19.09.100.C Fencing and Screening Standards

1. Standards for fencing and screening in all residential zones are established in LVMC Section 19.06.040.H (Fences and Walls).
2. Standards and procedures for fencing and screening in all commercial zones are established in LVMC Section 19.08.040.E (Urban Design, Screening and Lighting).

19.09.030.D Flood Control and LID Standards

The standards and procedures for flood control and the regulation and management of stormwater are established in LVMC Title 20 (Flood Control).

19.09.100.E Landscaping Standards

1. Standards for landscaping required in all residential zones are established in LVMC Section 19.06 (Residential Districts – Purpose and Development and Design Standards). The Director shall determine the amount of landscaping required for a particular building type placed within any of the Transect Zones based on the building type best matching the zone/use designation in LVMC Section 19.06 and LVMC Section 19.08.040.F (Landscape Buffers and Turf Limitations), when applicable.
2. Standards for landscaping required in all commercial zones are established in LVMC Section 19.08 (Commercial and Industrial Districts – Purpose and Development and Design Standards). The Director shall determine the amount of landscaping required for a particular building type placed within any of the Transect Zones based on the building type best matching the zone/use designation in LVMC Section 19.08 and LVMC Section 19.08.040.F (Landscape Buffers and Turf Limitations).

19.09.100.F Outdoor Lighting Standards

1. Standards for outdoor lighting in all residential zones are established in LVMC Section 19.06.040 (Development Standards).
2. Standards and procedures for outdoor lighting in all commercial zones are established in LVMC Section 19.08.040.E (Urban Design, Screening and Lighting).

19.09.100.G Parking Standards

1. The standards for minimum and maximum on-site parking requirements for individual uses are based on a combination of LVMC Section 19.12.060 (Parking Requirements), Table G-1 below, and the Downtown Parking Load Map (Fig. G-1), as amended from time to time, which indicate the estimated parking load based on neighborhood context, location, access, and current and future infrastructure.

Table G-1 Form-Based Code Parking Requirements

Load (Zone)	Required Parking Spaces
Low Load (Zone 1)	Minimum 40% and Maximum 60% of the parking requirement indicated in 19.12.060 for the individual use
Medium Load (Zone 2)	Minimum 45% and Maximum 65% of the parking requirement indicated in 19.12.060 for the individual use
High Load (Zone 3)	Minimum 50% and Maximum 70% of the parking requirement indicated in 19.12.060 for the individual use

How to apply the Form-Based Code Parking Requirements:

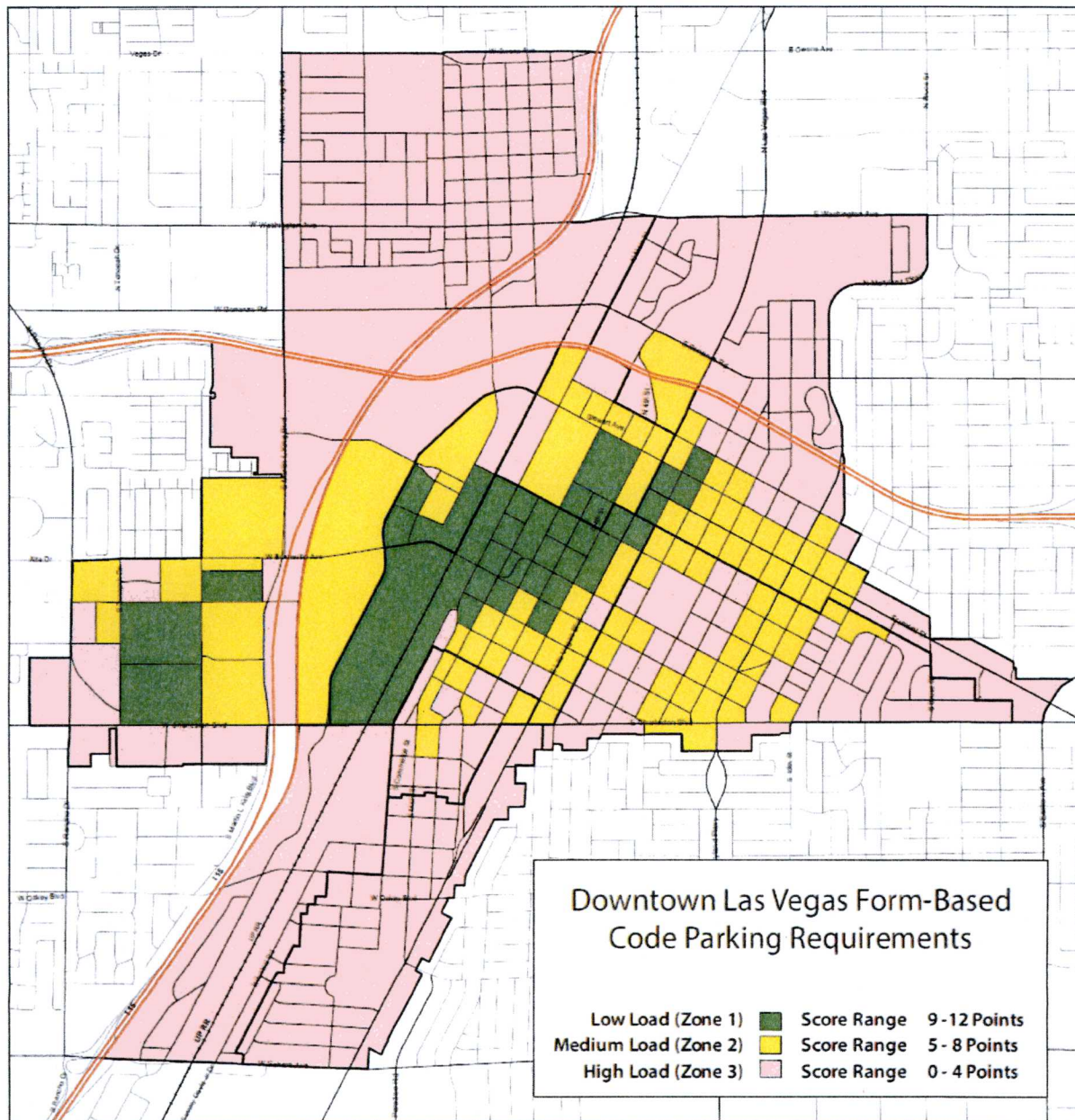
- a. Find the Parking Requirements for the individual use as set forth in 19.12.060 and calculate the amount of parking required. The first 2,000 square feet of GFA of Retail Trade and Employment & Services Use Types (Refer to Section 19.09.050.I Tables) are exempt from this calculation.
- b. Find your property location on the Downtown Parking Load Map and identify if the Parking Load Zone is High (red), Medium (yellow), or Low (green) as indicated in Figure G-1.
- c. Using the required parking amount as calculated in step #1; identify the minimum and maximum required parking by utilizing the percentage based on the Parking Load Zone. See the example below:

Table G-2 Form-Based Code Parking Requirements Calculations Workflow

19.12.060 Parking Requirement	Parking Load Zone is Medium (Zone 2)	Form-Based Code Parking Requirement
20 spaces	Minimum 50% and Maximum 70% of the parking requirement 19.12.060 for the individual use	Minimum Required Parking Spaces: 10 Maximum Required Parking Spaces: 14

- d. Comply with the requirement. If not compliant, the project will need the approval of a Variance as set forth in LVMC Section 19.16.140.

Figure G-1 Downtown Parking Load Map



2. Required parking as set forth and calculated accordingly to in LVMC Section 19.09.100.G.1 may be reduced as set forth in LVMC Section 19.18.030.D.4 (Parking Alternatives).
3. The standards for the design and layout of parking areas for all commercial and multi-family residential uses are established in LVMC Section 19.08.110 (Commercial and Industrial Parking Design Standards).
4. **Bicycle Parking Standards**
 - a. Bicycle spaces must have racks anchored so that they cannot be easily removed and racks must be designed so that the wheel and frame of the bicycle can be locked securely to it with a chain, cable, or padlock.

- b. Where required, the bicycle parking spaces must be visible from one of the main entrances of the principal building, and placed within 40 feet of the entrance.
- c. The development, design, and placement of all bicycle parking spaces requires the Director's approval.

Table G-3 Bicycle Parking Requirements

Use	Required Parking Spaces
Residential (over 20 units only)	2 min., plus 1 per every 20 units
Recreation, Education, and Public Assembly	2 min., plus 1 per every 8,000 GFA
Retail Trade	2 min., plus 1 per every 10,000 GFA
Employment and Services	2 min., plus 1 per every 20,000 GFA
Telecommunication Facilities	--
Other	--
Urban Agriculture	--

19.09.100.H Sign Standards

- Standards and procedures for permanent and temporary signs allowed in all residential zones are established in LVMC Section 19.06.140 (Residential Sign Standards).
- Standards and procedures for permanent and temporary signs allowed in all commercial zones are established in LVMC Section 19.08.120 (Commercial and Industrial District Sign Standards).

19.09.100.I Incentives for Development Under the Form-Based Code (Placeholder)

This Subsection will be developed in the future to enable the inclusion of incentives into the Form-Based Code that are intended to incentivize appropriate new development. These incentives could include, for example, reductions in the number of parking spaces required and expedited approval processes.

The City could also include the concept of a Community Benefits Program into the Form-Based Code. This program could, for example, allow a developer to increase the height of a building by a defined number of stories in exchange for providing a community benefit, such as guaranteed affordable housing, a community park or plaza, etc. If the City pursues such a program it will need to be carefully calibrated to specific Transect Zones and Districts within Downtown Las Vegas.

19.09.100.J Additional Standards for Large Developments

For new development proposed on a large development site, i.e. a development proposed on 50 percent or more of an existing block, the following standards to ensure pedestrian connectivity through a block, shall apply;

- A pedestrian passage must be provided to provide convenient and easy walking access through the block between adjoining public thoroughfares. Pedestrian passages are restricted to pedestrian use and may have limited vehicular access.
- Pedestrian passages must ideally be located near the middle of a block, and are intended to provide connectivity to existing pedestrian networks and connect to other public spaces such as plazas or courtyards, thoroughfares, alleys, and parking garages.
- A pedestrian passage provides additional frontage opportunities for the commercial (retail and restaurant) and/or residences houses along its edges. This public space may also provide an opportunity for informal or formal community gathering.
- Pedestrian passages must be designated as a public access easement or public right of way and must be a minimum of 20 feet in width with a paved walkway a minimum of 10 feet wide.

DEFINITIONS USED IN THE FORM-BASED CODE

The terms listed below will be incorporated within Chapter 19.18 (Definitions and Measures) of the Unified Development Code, into LVMC Section 19.18.020 (Words and Terms Defined).

A Definitions

Accessory Dwelling Units (ADU). A subordinate dwelling unit added to, created within, or detached from a dwelling that provides basic requirements for independent living, sleeping, eating, cooking, and sanitation for one or more persons and which is located on the same lot as a single-family unit or other building type allowed under the T-Zone or Zoning District, as described in LVMC 19.09, 19.06, and 19.08, utilized for residential purposes. [Replaces existing definition for Accessory Structure, Class 1.]

Active Ground Floor. A street frontage that allows for active visual engagement between the people outside of a structure and the use, activities, or people, located in the structure's ground floor. In an active ground floor the front façade of buildings and the main entrance face and open towards the right-of-way along with pedestrian access is provided. Along perimeters designated as Active Ground Floor on the regulating plan, the Shopfront frontage must be selected, and only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent must be used.

Architectural Feature. An architectural element, which alone or as part of a pattern, embodies the style, design, or general arrangement of the exterior of a building or structure, including but not limited to the kind, color, and texture of building materials, and style and type of windows, doors, lights, porches, and signs. [Replaces existing definition.]

Awning. A roof or cover that projects from the wall of a building over a door or window, and made of canvas, aluminum or a similar material, which may be fixed in place or retractable for the purpose of shielding a doorway or window from the elements.

B Definitions

Balcony. A platform that projects from the wall of a building and is enclosed by a parapet or railing.

Block Face. The aggregate of all the building facades on one side of a block. The block face provides the context for establishing the architectural form of the edge of the block.

Bungalow Court. A building type that consists of a series of small, detached structures on a single lot, providing multiple units that are arranged to define a shared court.

Building Entrance. The place of pedestrian ingress and egress to a building most frequently used by the public.

Building Form. The overall shape and dimensions of a building.

Building, Main Body. The primary massing of a building.

Building, Primary. See the definition for Building, Principal.

Building, Secondary Wing. A building or structure that is physically attached to a primary building and that is secondary and incidental to the primary building. This definition does not include a parking structure.

Building Type. A structure defined by a combination of its configuration, placement on a lot, and function.

C Definitions

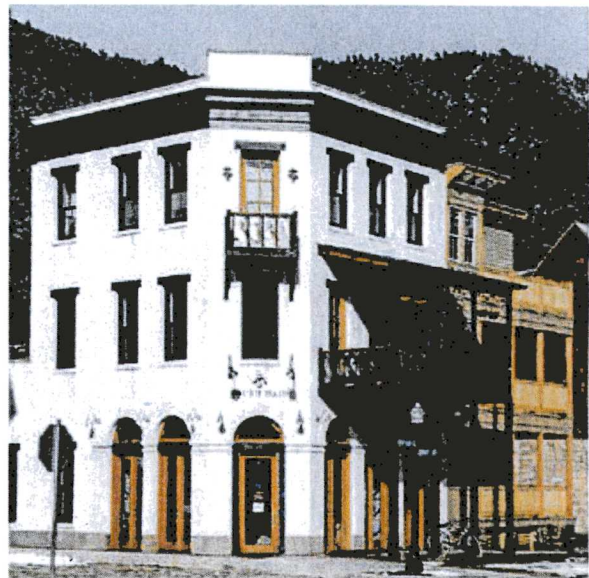
Ceiling Height, Ground Floor. The height from the finished floor to the finished ceiling of primary rooms on the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Ceiling Height, Upper Floor(s). The height from the finished floor to the finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Chamfered Corner. An external wall of a building that connects two perpendicular exterior walls, typically at a symmetrical 45-degree angle that creates a beveled edge to the building rather than a 90-degree corner.



Source: slideshare.net



Source: Opticos Design, Inc.

Civic. A term defining not-for-profit organizations that are dedicated to arts, culture, education, recreation, government, transit, and public parking facilities

Civic Space. An outdoor area dedicated for public gathering and civic activities.

Common Yard. A frontage type that has no fences or walls between front yards or between the front yard and the sidewalk that is visually continuous across multiple parcels providing a common landscaped area.

Corner Entry. A pedestrian entrance located on the corner of a building.

Courtyard. An unroofed area that is completely or partially enclosed by walls or buildings and often shared by multiple residential units or commercial spaces.

Courtyard Building. A large structure composed of multiple attached or stacked units accessed from a shared courtyard, a series of courtyards, or a common corridor.

Covered Parking. A portion of a parking area in which a shade structure(s) have been installed to provide shade for parked vehicles.

D Definitions

Depth, Ground Floor Space. The distance from the street-facing façade to the rear interior wall of the ground-floor space available for an allowed use.

Distance Between Entries. The horizontal distance measured parallel to the façade between entrances to a building or buildings.

Dooryard. A frontage type with a shallow setback and front garden or patio, usually with a low wall at the frontage line, typically used in association with ground floor residential uses.

Downtown Industrial. Uses that are industrial in nature but are deemed compatible with the surrounding downtown uses and help enhance job opportunities in a centralized location. These uses, for which the single individual use condition is replaced by a uniform list of conditions, include, for example: Auto Repair Garage, Major; Auto Repair Garage, Minor; Building & Landscape Material/Lumberyard; Building Maintenance Service and Sales; Cleaners, Commercial/Industrial; Cold Storage Plant; Construction Material Supply Yard; Contractor's Plant, Shop & Storage Yard; Custom & Craft Work; Garden Supply/Plant nursery; Heavy Machinery and Equipment (Rental, Sales, and Service); Light Assembly & Fabrication; Manufacturing, Light; Post Office, Regional; Rail/Transit Yard or Shop; Warehouse/Distribution Center; Welding Repair; Wholesale Showroom Facility.

Downtown Residential. Uses that are residential in nature and conducive to a diverse mix of housing options throughout the twelve Downtown Districts. These uses include, for example, the following: Single Family, Attached; Single Family, Detached; Single Family, Zero Lot Line; Townhouse; Two-Family Dwelling; Multi-Family Residential. In order for such uses to be allowed, a compatible Building Type allowed in the Zone as per 19.09.050 must be selected; if the use is not compatible with any Building Type allowed within a specific Zone, the use is not allowed in that Zone.

Downtown Retail. Stores and shops selling many lines of merchandise to the ultimate consumer for any purpose other than for resale, including, for example, the following stores and lines of merchandise: Art galleries, retail; Auction House; Banquet Facility; Copy Center; Desktop Publishing; General Retail Store, Other Than Listed; Garden Supply/Plant Nursery; Internet/Catalogue Sales Office; Laundry, Self-Service; Pet Shop; Rental Store; Secondhand Dealer; Shopping Center; Sound Stage; Thrift Shop.

Downtown Services. Facilities primarily engaged in providing personal services, commercial services, and miscellaneous repair services and shops, including, for example, the following: Animal Hospital, Clinic, or Shelter (with no Outside Pens); Business School; Catering Service; Check Cashing Service, Limited; Employment Agency; Financial Institution (General); General Personal Service; Health Club; Massage Accessory; Martial Arts Studio; Post Office, Local Service; Printing & Publishing; Tutoring Center; Trade School; Wedding Chapel.

Duplex - Front and Back. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with one unit placed behind the other and sharing a common wall. [Replaces existing definition for Duplex.]

Duplex - Side by Side. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with two side-by-side living units sharing a common wall.

Duplex - Stacked. A residential building designed to be occupied by two families living independently of each other with two attached dwelling units on one lot with one unit stacked on top of the other.

E Definitions

Encroachment into Façade Zone. Any architectural feature, structure, or structural element, such as an arcade, gallery, fence, garden wall, porch, stoop, balcony, bay window, or terrace, that breaks the plane of a horizontal regulatory limit extending into the façade zone or a setback, or into the public right-of-way.

Entry. An opening, such as a door, passage, or gate, that allows access to a building.

F Definitions

Façade, Primary. The exterior wall of a building facing a primary street.

Façade, Secondary. The exterior wall of a building facing a secondary street or side street.

Façade Zone. The area between the minimum and maximum setback lines along the front of a parcel and along the side street of a corner parcel.

Finish Level, Ground Floor. The height difference between the finished floor on the ground floor and the adjacent public sidewalk.

Flex Low-Rise Building. A medium- to large-size structure on a large lot that may incorporate structured parking. In this building type, each unit may have its own individual entry, or units may share a common entry, accessed from the street or a courtyard or series of courtyards. It can be used to provide a vertical mix of uses or may be a single-use building.

Flex Mid-Rise Building. A medium- to large-size structure built on a large lot that typically incorporates multi-level structured parking that is used to provide a vertical mix of uses or may be a single-use building.

Flex High-Rise Building. A large and tall structure built on a large lot that typically incorporates multi-level structured parking used to provide a vertical mix of uses with ground-floor retail or service uses, and service or residential uses on upper floors. This building type is a primary component of an urban downtown.

Footprint. The outline of the area of ground covered by the foundations of a building or structure.

Forecourt. The Forecourt Frontage has a portion of the façade close to the frontage line while the central portion is set back creating a small courtyard space. The courtyard may be used as an entry court or as shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

Frontage. A strip of land abutting a thoroughfare, civic space, or other public right-of-way.

Frontage Private. The area between the building façade and the shared lot line between the public right-of-way and the lot.

Frontage Public. The area between the curb of the vehicular lanes and the edge of the right-of-way.

Frontage Line. The lot line(s) of a lot fronting a thoroughfare or other public way, or a civic space.

Furniture Area. The portion of the sidewalk that allows for the placement of street trees, transit stops, street lights, benches, trash containers, bike racks, or other street furnishings or equipment without restricting the movement of pedestrians.

G Definitions

Gallery. A frontage type typically used in retail applications where the façade is aligned close to the frontage line with an attached cantilevered shed roof or a lightweight colonnade overlapping the sidewalk.

Glazing. The windows and other openings in a building in which glass is installed.

Greenway. (Placeholder)

Ground Floor. The floor of a building located nearest to the level of the ground around the building.

H Definitions

No specialized terms beginning with the letter "H" are currently defined.

I Definitions

No specialized terms beginning with the letter "I" are currently defined.

J Definitions

No specialized terms beginning with the letter "J" are currently defined.

K Definitions

No specialized terms beginning with the letter "K" are currently defined.

L Definitions

Large House. A large detached structure consisting of one unit usually sited on a large lot.

Lined Building. A two-part building consisting of an exterior occupiable building specifically designed to mask the interior building consisting of a parking structure, building with few windows, or parking lot, from a frontage.

Live/Work. An integrated housing unit and working space, occupied and utilized by a single household in a building, either single-family dwelling or multiple-family dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes a complete kitchen space and sanitary facilities and working space reserved for, and regularly used by, one or more occupants of the unit. [Replaces existing definition for Live/Work Unit.]

Loading Dock. A platform where cargo from vehicles or trains can be loaded or unloaded.

Loft. A building type built to be a space adaptable to a variety of purposes thanks to floorplan, materials, and site layout considerations that help facilitate the coexistence between dissimilar uses.

M Definitions

Medium House. A medium-size detached structure, consisting of one unit, usually sited on a medium size lot.

Minimum Canopy Clearance. Measurement from the ground to the bottom of a tree.

Mixed-Use. A single building containing more than one type of land use or a single development of more than one building and use including, but not limited to, residential, office, retail, recreation, public, or entertainment uses, where the different land use types are in close proximity, planned as a unified complementary whole, and shared pedestrian and vehicular access and parking areas are functionally integrated. Mixed-uses may be integrated vertically (i.e. two or more different uses occupy the same building usually on different floors) or horizontally (i.e. two or more different types of uses are placed next to each other on the same parcel, planned as a unit, and connected together with pedestrian and vehicular access). [Replaces existing definition for Mixed-Use.]

Multi-Plex, Large. A large-sized structure consisting of side-by-side and/or stacked dwelling units, typically with one shared entry that is appropriately scaled to fit in within medium-density or more urban neighborhoods.

Multi-Plex, Small. A medium-size structure consisting of side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front of the building. This building type has the appearance of a medium- to large-size family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods or into medium density neighborhoods.

N Definitions

No specialized terms beginning with the letter "N" are currently defined.

O Definitions

No specialized terms beginning with the letter "O" are currently defined.

P Definitions

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parking Driveway Width. The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

Playgrounds. A type of civic space designed and equipped for children's recreation.

Plazas. A type of formal civic space used for in an urban setting for civic, passive recreation, relaxation, and commercial activities, and typically provided with seating, ornamental fountains, and public art that is improved, landscaped, and paved, and spatially defined by building frontages. [Updates existing definition.]

Pocket Plazas. A smaller type of formal urban civic space than a plaza, that functions in a similar manner and follows the same rules as a larger plaza.

Pocket Parks. A type of civic space that provides small-scale public urban open space intended to provide recreational opportunities where space is limited in close proximity to neighborhood residences.

Porch, Engaged. An engaged porch has two sides of the porch that are connected to the building while the other two sides are open.

Porch, Projecting. A projecting porch is open on three sides and has a roof.

Public Services, Minor. Utility services for the use of the public that include utility substations, pumping stations, and other transmission and distribution facilities.

Q Definitions

No specialized terms beginning with the letter “Q” are currently defined.

R Definitions

Recessed Entry. An entrance to a building that is set back from the façade of the building.

Recreation, Active. Recreational pursuits usually performed with others and often requiring equipment which require physical alteration to the area in which they are performed. Such areas are intensively used, and include but are not limited to playgrounds, sport courts, baseball/softball and other field sports, and swimming pools.

Recreation, Passive. Recreational pursuits involving existing natural resources which can be carried out with little alteration or disruption to the area in which they are performed. This includes, but is not limited to, such activities as walking, hiking, bicycling, bird and animal watching, and picnicking.

Regulating Plan. The map of an area designating the locations of Transect Zones and identifying key elements such as required retail frontages and civic spaces. A regulating plan is typically incorporated into the City’s official Zoning Map.

Right-of-Way. A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation for public use for pedestrian and vehicular movement occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other public utility or facility. [Updates existing definition.]

Rowhouse. A single-family dwelling that shares a party wall with another of the same type placed side-by-side with individual entries along the front and dedicated private open space for each unit typically located in the rear.

S Definitions

Service Entry. An entrance to a building providing access for the delivery of goods and the removal of refuse, as well as access for the occupants/employees of the building.

Shopfront. A type of frontage, typically for commercial and retail use, where the façade is aligned close to the frontage line with the building entrance at the level of the sidewalk.

Sidewalk. The portion of a right-of-way that is paved and intended exclusively for pedestrian use, and often installed between the curb and adjacent property lines.

Simple Wall Plane. A wall of a building or buildings usually placed parallel to a street right-of-way that is designed in a uniform manner with minimal horizontal articulation of smaller building masses, yet may have architectural details and features such as doors, bay windows, overhangs, or canopies, to provide interest.

Small House. A small detached structure, consisting of one unit, usually sited on a small lot with private open space.



Source: Opticos Design, Inc.

Street Frontage. See the definition for "Frontage Line".

Stoop. A frontage type where the façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for first-story windows and the entrance usually as an exterior stair and landing.

Shade Structure. A structure erected to provide shade over areas such as patios, parking areas, and walkways.

Shade Structure, Projecting. A structure attached horizontally to the side of a building to provide shade for a sidewalk, walkway, terrace or patio.

Square. A type of civic space providing a public urban open space for civic purposes, commercial activity, unstructured recreation, and other passive uses. Squares are defined by buildings and tree-lined streets with open shelters, paths, lawns, and trees formally arranged.

T Definitions

Tandem Parking. A parking space deep enough to allow two cars to park one behind the other.

Temporary Uses. A permitted short-term activity including Parking Lot/Sidewalk Sales, Seasonal Outdoor Sales, Temporary Contractor's Construction Yards, Temporary Outdoor Commercial Events, Temporary Real Estate Sales Offices, and similar non-permanent uses.

Terrace. A frontage type where the main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the façade.

Thoroughfares. A right-of-way for use by vehicular, pedestrian, and bicycle traffic that provides access to lots and open spaces, and that incorporates vehicular lanes and public frontages.

Thoroughfare, Primary. The street with the highest building orientation priority, as indicated in the Thoroughfare Plan for each Downtown District.

Thoroughfare, Secondary. The street with the second highest building orientation priority, as indicated in the Thoroughfare Plan for each Downtown District.

Thoroughfare, Tertiary. A street with minimal mobility functions and serving mainly for parking and delivery access, as indicated in the Thoroughfare Plan for each Downtown District.

Transect. A cross-section of the environment showing a range of different habitats or environments. The rural-to-urban transect used in LVMC Chapter 19.09 (Form-Based Code) is divided into six Transect Zones that range from the most natural to the most urban. These zones describe the physical form and character of a place according to the density and intensity of its land use and urbanism.

Transect Zone. One of several environments on the Zoning Map regulated by the standards found within LVMC Chapter 19.09 (Form-Based Code). Transect Zones are ordered from the most natural to the most urban. Transect Zones are administratively similar to the land-use zones in the Unified Development Code, except that in addition to the usual building use, density, height and setback requirements, other elements of the intended environment are integrated, including building types and the public frontages.

Transparency. The area of a frontage, usually applied to the ground floor of a building, that must contain a minimum amount of transparent glass.

Two-Family Dwelling. A detached dwelling designed for and occupied exclusively by two families living independently of each other in separate dwelling units on a single lot. See also, Duplex, Front and Back; Duplex, Side by Side; and Duplex, Stacked. [Updates existing definition.]

U Definitions

Unit. A discrete portion of a building.

Upper Floor. A floor in a building containing habitable space that is located above the ground floor.

Urban Park. A civic space type providing a central open-space area for neighborhoods or groups of neighborhoods useful for unstructured recreation and smaller structured recreational facilities.

V Definitions

No specialized terms beginning with the letter "V" are currently defined.

W Definitions

Walkway. A paved way located on one or more lots used for pedestrians and for the exclusive use of the lot owner(s), their guests, and invitees.

Wall Plane. A vertical surface defined by the façade of a building.

X Definitions

No specialized terms beginning with the letter "X" are currently defined.

Y Definitions

No specialized terms beginning with the letter "Y" are currently defined.

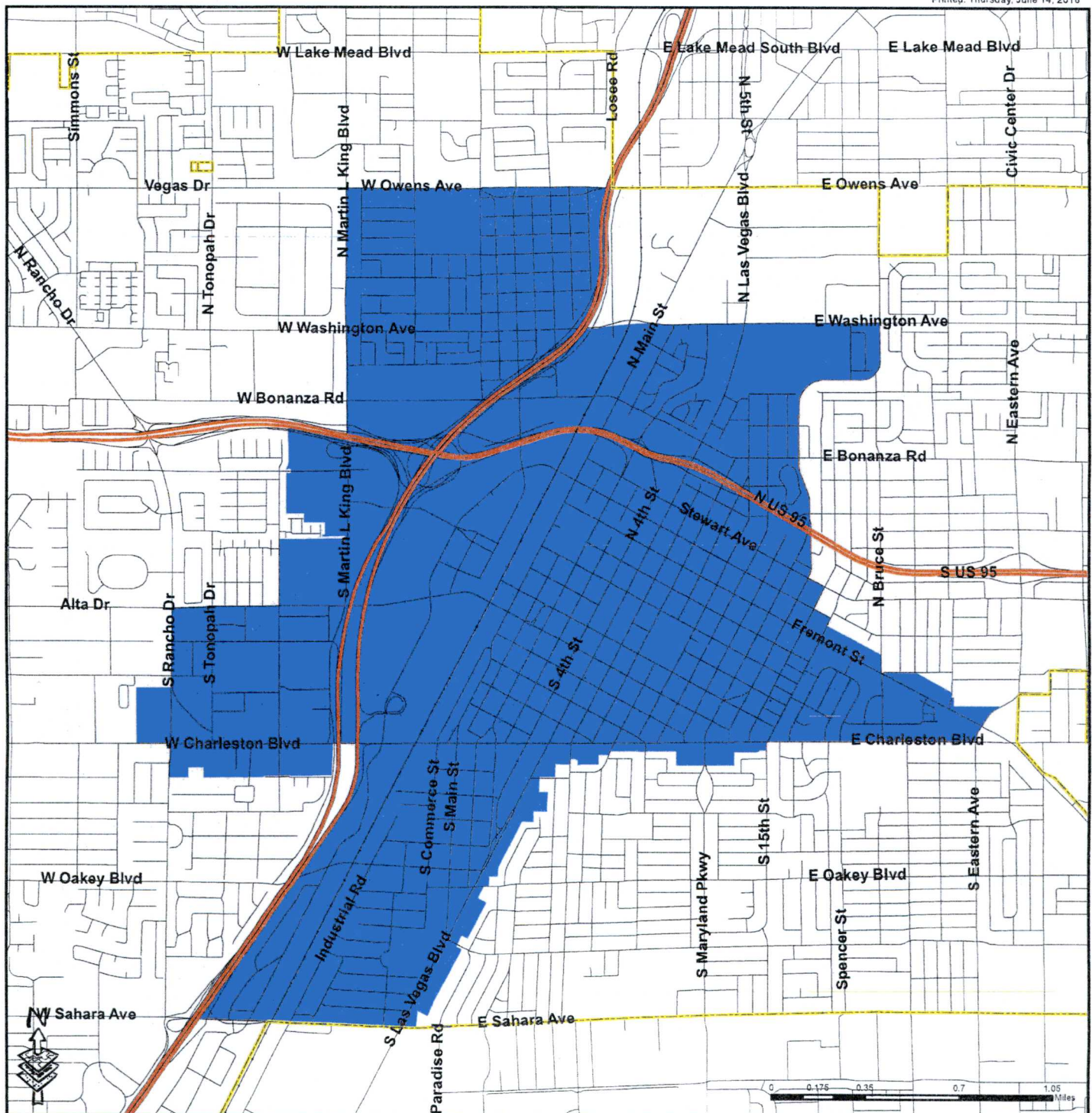
Z Definitions

No specialized terms beginning with the letter "Z" are currently defined.

Downtown Las Vegas Overlay District

City of Las Vegas

Printed: Thursday, June 14, 2018



Legend

 City Limits

 Downtown Las Vegas Overlay District

EXHIBIT B

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-8301



DTLV-O Areas 1-3

City of Las Vegas

Printed: Tuesday, August 28, 2018

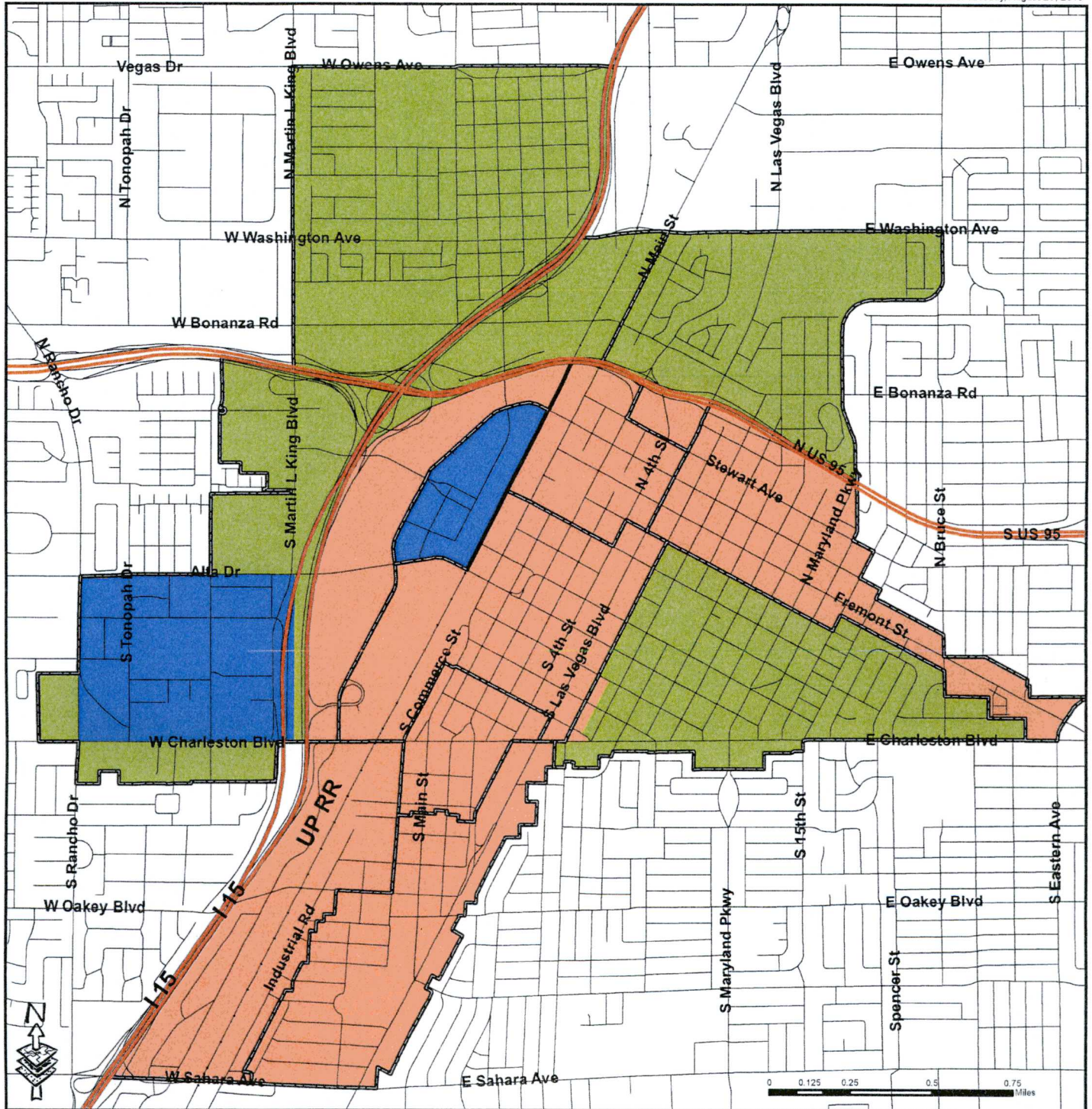


EXHIBIT C

Legend



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301



City of Las Vegas

This map of downtown Las Vegas illustrates the following districts and streets:

- Districts:**
 - Historic Westside District (Yellow)
 - Cashman District (Pink)
 - Resort & Casino District (Red)
 - Symphony Park District (Dark Blue)
 - Market District (Light Blue)
 - Las Vegas Medical District (Light Blue)
 - Fremont East District (Dark Blue)
 - Civic & Business District (Green)
 - Founders District (Dark Blue)
 - 18b Las Vegas Arts District (Orange)
 - Design District (Orange)
 - Gateway District (Orange)
- Streets:**
 - North-South:** N Tonopah Dr, N Martin L King Blvd, N Main St, N Las Vegas Blvd, N Maryland Pkwy, N Bruce St, S Tonopah Dr, S Martin L King Blvd, S 4th St, S Las Vegas Blvd, S Commerce St, S Main St, S 15th St, S Eastern Ave, S Sahara Ave, W Sahara Ave.
 - East-West:** Vegas Dr, W Owens Ave, W Washington Ave, W Bonanza Rd, Alta Dr, W Charleston Blvd, W Oakley Blvd, Industrial Rd, Paradise Rd, E Sahara Ave, E Washington Ave, E Bonanza Rd, Fremont St, E Charleston Blvd, E Oakey Blvd.
- Other Features:**
 - Interstates 15 and 16 (I-15, I-16) are shown in the bottom left.
 - A scale bar at the bottom right indicates distances from 0 to 0.75 miles.
 - A north arrow is located in the bottom left corner.

EXHIBIT D

- | | | |
|---|--|--|
|  18b Las Vegas Arts District |  Founders District |  Las Vegas Medical District |
|  Cashman District |  Fremont East District |  Market District |
|  Civic & Business District |  Gateway District |  Resort & Casino District |
|  Design District |  Historic Westside District |  Symphony Park District |

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301



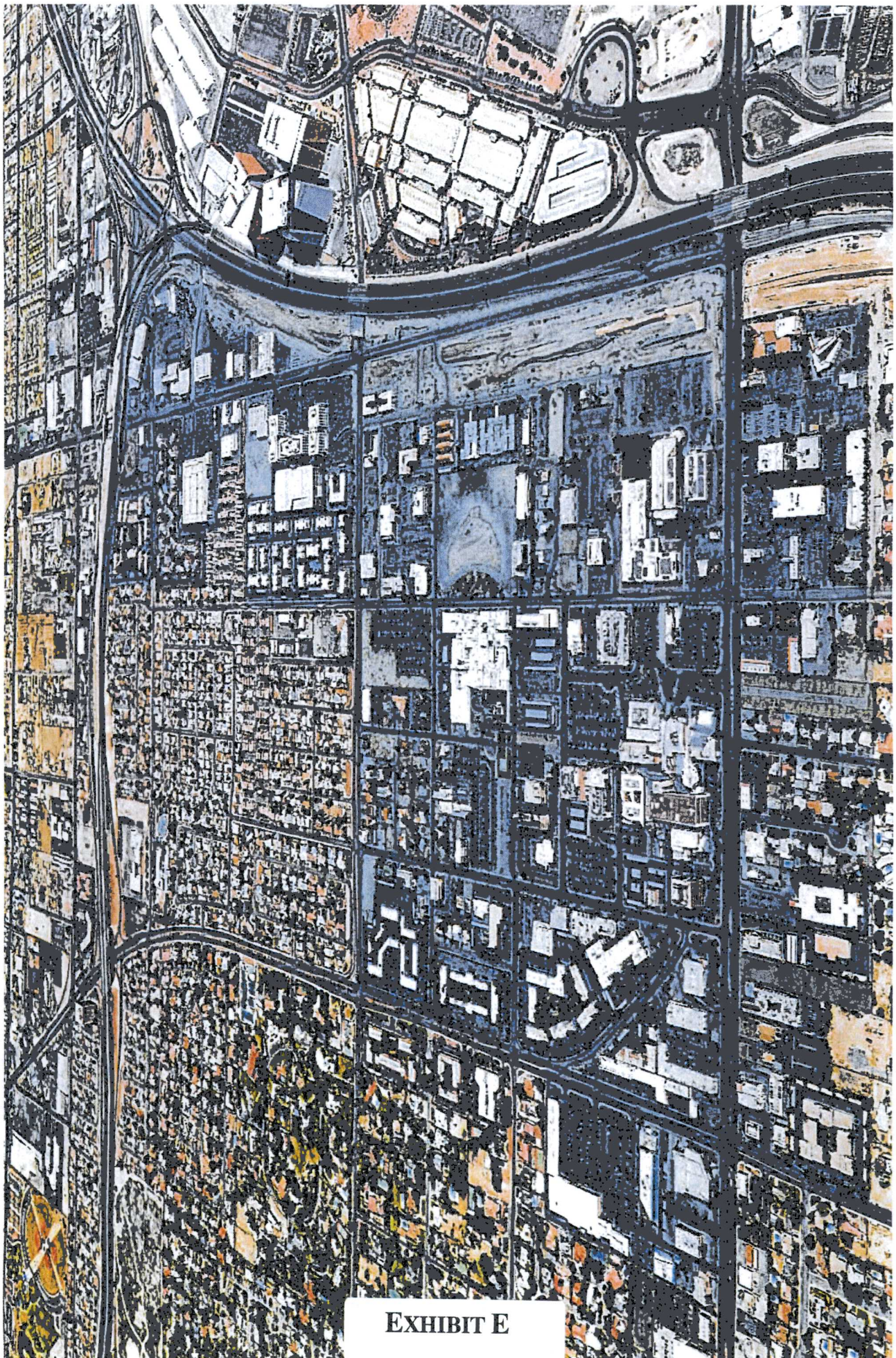
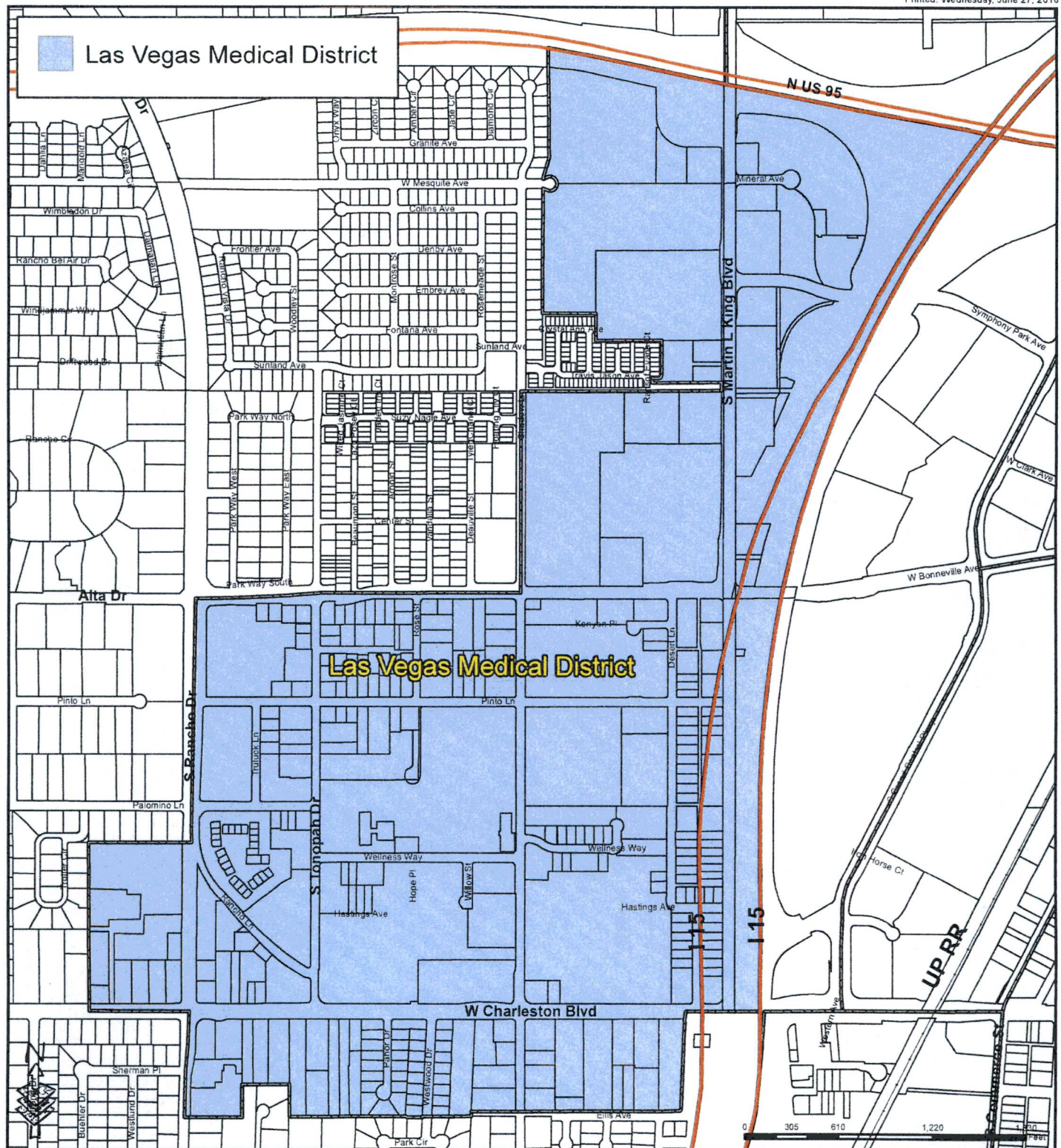


EXHIBIT E

Downtown Masterplan Boundaries

City of Las Vegas

Printed: Wednesday, June 27, 2018



Las Vegas Medical District

EXHIBIT F

GIS maps are normally produced
only to meet the needs of the City.
Due to continuous development activity
this map is for reference only.

Geographic Information System

Planning & Development Dept.
702-229-6301

