CODES

Of the Form-Based Kind
The Ideal - Urban Form
The Ideal - Urban Form

The Real - Codes
THE CHARETTE

THE LOCAL

CALIBRATION

OF

THE FORM-BASED

CODE
THE CHARETTE - THE LOCAL CONDITION
THE PUBLIC MUST BE GIVEN REAL ALTERNATIVES
WITH ILLUSTRATIVE PLANS…
…AND EYE-LEVEL VIEWS OF WHAT IT WILL LOOK LIKE
studying the area
studying the area

designing with the citizens

Hands-on design session
studying the area

designing with the citizens

Hands-on design session
citizen presentations
3.1 - Applicability of Project Code

3.1.010 - Purpose

This Chapter of the Taylor Crossing Master Plan provides detailed regulations for development and land uses within the master plan area, and describes how these regulations will be applied. This Code is intended to provide for the continuing evolution of Taylor Crossing into a place where:

A. A mixture of land uses where shops, workplaces, residences, and civic buildings are within walking distance of one another;

B. Streets that are attractive to pedestrians and conveniently and efficiently accommodate the needs of cyclists and the automobile; and

C. Buildings that work together to define the pedestrian-oriented space of the public streets within the district, and are harmonious with each other and the overall desired character of Taylor Crossing, as described in this master plan.

3.1.020 - Applicability of Development Code Standards

Proposed development and new land uses within the master plan area shall comply with all applicable requirements of this Code, as follows.

A. Regulating Plan. The Regulating Plan defines the zones within the master plan area that differentiate standards for building placement, design, and use; and identifies the parcels included within each zone.

B. Urban standards. The Urban Standards regulate the features of buildings that affect the public realm. The urban standards regulate building placement, height, and facade design, and vary according to the zone for the parcel applied by the Regulating Plan. Proposed development and land uses shall comply with all applicable standards.

C. Land use standards. These standards identify the land use types allowed in each of the zones established by the regulating plan. Each parcel shall be occupied only by uses identified as allowed within the applicable zone.

3.2 - Urban Standards

3.2.010 - Regulating Plan and Zones

A. Purpose. This Section establishes the zones applied to property within the Master Plan area by the Regulating Plan. The Regulating Plan divides the Master Plan area into separate zones that are based on a transect of intensity that ranges from the most urban types of development and land use within the Master Plan area to the least urban types, with most of the zones providing for a significant mixture of land uses within them.

This approach differs from conventional zoning maps that typically divide cities into zones that rigidly segregate residential, commercial, industrial, and institutional uses into separate areas, and thereby require residents to drive or use public transportation for nearly all daily activities. The use of zones based on "development intensity" instead of land use zones as the spatial
CHAPTER 3: THE CODE

3.2.020 - Town Center - 1 (TC-1) Zone

A. Intent

The TC-1 zone is applied to the central portions of Taylor Crossing district appropriate for a wide range of land uses in buildings averaging 2.5 stories in height, with ground floor uses including retail, office, and restaurants, and upper floors accommodating commercial, offices or residential uses. Lodging, entertainment, and civic uses are also encouraged. Auto-oriented uses are not appropriate in this zone. Street frontages throughout this zone are pedestrian-oriented, and defined by nonresidential building facades at the back of the sidewalk. Off-street parking is to be provided in parking garages, or located away from street frontages behind buildings, but may also be located on site streets with appropriate landscape and screening from the street. Streetscapes are of urban character, and planted both to enhance the pedestrian experience and to contribute to the identity of the entire zone.

B. Building Placement

1. Setbacks
Buildings shall be placed within the shaded area as shown in the adjacent diagram.
(a) Front Setback: 0' min - 5' max (for 90% of lot frontage)
(b) Side Street Setback: 0' min - 5' max (for 90% of lot frontage)
(c) Sideyard Setback: not required
(d) Rear Setback: not required

C. Parking

1. Parking Placement
On-grade parking (enclosed or unenclosed) is allowed in the shaded area as shown in the adjacent diagram.
(a) Front setback: 20% lot depth
(b) Side street setback: 10' min
(c) Side yard setback: not required
(d) Rear setback: not required

2. Parking Access
Vehicular access is permitted only from the alley or side streets.

3. Parking Requirements
- Residential: 15 spaces / unit
- Live/Work: 2 spaces / unit
- Non-Residential: not required

D. Building Profile

1. Building Height
   (a) Maximum height: 2.5 stories or 35'
   (b) Towers / Penthouses: an area equal to 10% of the building’s ground floor footprint may exceed the height limit by 1 story or 12'

2. Encroachments
   Awnings, gallery frontages, balconies, bay windows, signs, outdoor dining allowed by approval of the planning director.

3. Frontage Types
   (See Section 3.3.020 for definitions and design standards)
   Arcade, Storefront

4. Architectural Types
   (See Section 3.3.020 for definitions and design standards)
   Courtyard Housing
   Live/Work
   Commercial/Block Liner
CHAPTER 3: THE CODE

3.3.010 - Architectural Types

3.1. Townhouse

An individual structure occupied by one primary residence or a structure of multiple townhouse unit types arrayed side by side.

3.2. Lot Width
(a) Minimum: 25 ft

3.3. Access
(a) Standards
i. The main entrance to each unit shall be accessed directly from and face the street.
ii. Garages and services shall be accessed from an alley. This type is not allowed on a lot without an alley.

(b) Guidelines
N.A.

3.4. Parking
(a) Standards
i. Required parking shall be in a garage, which may be attached to or detached from the dwelling.
ii. Services, including all utility access, above-grade equipment, and trash containers, shall be located on an alley.

(b) Guidelines
N.A.

3.5. Open Space
(a) Standards
i. Rear yards shall be no less than 15% of the area of each lot and of a regular geometry (e.g. rectangular).

(b) Guidelines
i. Front yards are defined by the setback and frontage type requirements of the applicable zone.

3.6. Landscape
(a) Standards
i. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).

3.7. Building Size and Massing
(a) Standards
i. Buildings shall be composed of 2- and/or 3-story volumes in compliance with the regulations for the applicable zone.
ii. Buildings on corner lots shall be designed with two front facades.
iii. Each townhouse building shall maintain setbacks from property lines on at least 2 sides, with as much direct access to yards as possible.

(b) Guidelines
i. In a 3-story building, a townhouse dwelling may be stacked over a ground floor flat. In this case, the flat shall be accessed by its own front door at the frontage, and the townhouse dwelling shall be accessed by a separate front door and a stair.

3.8. Accessory Dwellings
These may be allowed over garages.
CHAPTER 3: THE CODE

3.3.020 - Frontage Types

A. Purpose. This Chapter identifies the frontage types allowed within the Specific Plan area, and for each type, provides a description, a statement as to the type's intent and, design standards, to ensure that proposed development is consistent with the goals for building form, character, and quality within Taylor Crossing.

B. Applicability. The provisions of this Chapter work in combination with the underlying Zone as identified on the Regulating Plan.

C. Allowable Frontage types by zone. Each Zone identifies the Frontage Types allowed and refers to this Chapter for the appropriate information.

D. Definitions and Standards
A. Site
Sites larger than 2 acres shall be subdivided further to create additional blocks.

B. Introduce Streets
Sites being subdivided into additional blocks shall introduce streets from the list of allowable thoroughfare types (see pages 2.33 - 2.40) and comply with the block size requirements in Section 3.4.010.

C. Introduce Alleys
Access to blocks and their individual parcels is allowed only by alley/lanes, side streets or, in the case of residential development, via small side drives accessing multiple dwellings. The intent is to maintain the integrity and continuity of the streetscape without interruptions such as driveway access. Therefore, although residential development allows minor interruptions along the primary frontage, the introduction of rear service thoroughfares such as alleys and lanes is required.

D. Introduce Lots
Based on the type(s) of blocks created and the thoroughfare(s) that they front, lots (parcels) are introduced on each block to correspond with the allowable building types in Chapter 3.5.010.

E. Introduce Projects
Each lot is designed to receive a building per the allowable building types identified in Chapter 3.5.020 and can be arranged to suit the particular organization of buildings desired for each particular block. The allowable building types then are combined with the allowable frontage types in Chapter 3.5.020 per the zone (Chapters 3.2.020 - 3.2.040) in which the lot is located to generate a particular neighborhood form and character.
Heart of Peoria
Land Development Code

Prepared by
Ferrell Madden Associates
Code Studio
2.0 Administration

2.1 REVIEW BODIES

2.1.1 Summary of Review Authority
The following table summarizes the required review and approval authority provided under this development code.

<table>
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<th>Procedure</th>
<th>2.1.2</th>
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KEY:  R = Review or Recommendation   D = Final Decision   <> = Public Hearing
4.1.6 Design Standards

The following standards apply to all new development in the R1, R2, R3, and R4 Districts.

A. Setbacks

Front and side setbacks shall be established within five feet of the average of the existing setbacks on the subject residential block face. In no case shall a building be located closer to the street than the closest existing building on the residential block face. Where the existing setbacks are greater than the requirements of 4.1.4, new houses shall conform to the existing pattern.

B. Building Height

1. The height of new houses and additions to existing houses shall be limited to two and one half habitable stories (two floors plus a smaller living space within the roof volume), except on block faces where the majority of houses have more than two and one half habitable stories. In such cases, new buildings shall not exceed the average number of floors of other houses (rounded up to the nearest half-story).

2. Roof height and building profile for new buildings shall seek to be compatible with adjacent structures. On blocks with predominantly single-story houses, new houses shall respect this pattern. Any additional floors may occur to the rear of the house where they will be less noticeable from the street.

C. Porches

1. On blocks where the majority of existing houses have front porches, new houses shall have front porches consistent with the architectural style of the house at the main entrance from the street.

2. Existing porches must be retained when houses are remodeled. For houses where original porches have been removed, major remodeling projects shall replace the porch. Major remodeling projects for the purposes of this section shall include the following: room additions, story additions and roof structure removals and replacements.

3. New porches shall be at least six feet in depth.
Pedestrian Frontage (CN, CG)

**HEIGHT**

Building Height
1. In the CN District, a principal building shall be no greater than 2 stories.
2. In the CG District, a principal building shall be no greater than 4 stories.

Parking Structure Height
Where a parking structure is within 40 feet of any principal building, the height of the structure shall not exceed the building's access or parapet height.

**SITING**

Ground Story Height: Commerce Use
1. The ground story finished floor elevation shall be equal to, or greater than, the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of 10 inches above the sidewalk.
2. The ground story shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least 25 feet.
3. The maximum story height for the ground story is 20 feet.

Ground Story Height: Residential Use
1. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation of the required building line.
2. The first floor shall have an interior clear height (floor to ceiling) of at least 9 feet and a minimum story height of 17 feet.

Upper Story Height
1. The maximum four-to-five story height for stories other than the ground story is 12 feet.
2. A height of 20% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.

**MEZZANINES**

Mezzanines having a floor area greater than 1/5 of the floor area of the story in which the mezzanine is located shall be counted as full stories.

**STREET WALL HEIGHT**

A street wall not less than 5 feet in height or greater than 8 feet in height shall be required along required building line frontage that is not otherwise occupied by the principal building. The height of the street wall shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the ground elevation once construction is complete.

**OTHER**

Where a site is located within 40 feet of an existing single-family residential zoning district, the maximum eave or parapet height for that portion of the site shall be 32 feet.

Street Facade
1. On each lot the building facade shall be built to the required building line for at least 55% of the required building line length along a primary street, and 40% along any side street.
2. The building facade shall be built to the required building line within 30 feet of a block corner.
3. These portions of the building facade (the required building line) may include piers of not more than 18 inches in depth except as otherwise provided to allow bay windows, shopfronts, and balconies.

Building Area
1. Buildings may occupy any portion of the lot behind the required building line, exclusive of any setbacks required by this development code. The maximum ground floor area for a building within the CN District shall be 15,000 square feet, and within the CG District, 90,000 square feet.
2. A contiguous open area equal to at least 5% of the total building area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at grade.

Slide Lot Setbacks
On a lot where a common lot line is shared with a property located within a single-family residential zoning district, the principal building shall be set back at least 10 feet from the shared lot line.

Garage and Parking
1. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entrance on the same block.
2. Garage entries shall have a clear height of no greater than 10 feet and a clear width of no greater than 24 feet.
3. Parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade. These requirements are not applicable to off-street parking.

**ALLEYS**

There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 25 feet from the rear lot line.

**UNBUILT REQUIRED BUILDING LINE AND COMMON LOT LINE TREATMENT**

1. A street wall shall be required along any required building line frontage that is not otherwise occupied by a building. The street wall shall be located not more than 6 inches behind the required building line.
2. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.
3. Where a site abuts a residential property, a garden wall, 4 to 6 feet in height, shall be constructed within 1 foot of the R-4 property line.

**FEASUREMENT**

1. Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.
2. Fenestration on the ground story façade shall comprise at least 40%, but not more than 50%, of the façade area situated between 2 and 10 feet above the adjacent public sidewalk on which the façade fronts.
3. Fenestration on the upper story façade shall comprise at least 20%, but no more than 50%, of the façade area measured as a percentage of the façade between floor levels.
4. No window may face or direct views toward a common lot line within 30 feet of a house; that view is contained within the lot (e.g. by a privacy fence or wall), or the sill is at least 6 feet above the finished floor level.

Building Projecteuses
1. Balconies and stoops shall not project closer than 5 feet to a common lot line.
2. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified, shall extend beyond the required building line.
3. Awnings shall project a minimum of 6 feet and a maximum of 1 foot of back of curb (where there are no street trees) or 1 foot into the base (where there are street trees).
4. Awnings that project over the sidewalk portion of a street space shall maintain a clear height of at least 10 feet except as otherwise provided for signs, street lighting and similar appurtenances.
5. Awnings may have supporting posts at their outer edge provided that they:
   - Have a minimum of 3 feet clear width between the facade and the supporting posts or columns of the awning.
   - Provide for a continuous public access easement at least 4 feet wide running adjacent and parallel to the sidewalk curb column pads.

**DOOR ENTRIES**

Functioning entry doors shall be provided along ground story facades at intervals not greater than 75 linear feet.

**STREET WALLS**

A vehicle entry gate wider than 18 feet or a pedestrian entry gate no wider than 6 feet shall be permitted within any required street wall.
West Main 66

STREETSPACE: 66 feet. Sidewalk: 8 ft. Travel Lanes: 2 @ 11 feet. Center Turn Lane 10 feet. Dedicated Parking/Street Tree Lanes: 8 feet. Tree Planters: 7.5 x 18 feet Minimum. Comparative Pedestrian Crossing Distance 37 feet (all dimensions to face of curb).

Notes: These drawings are for illustrative purposes only. Refer to the Regulating Plan for the Situation Specific to your Site.
### 5.2.2 Permitted Use Table

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<tr>
<td>Day Care Center (18+)</td>
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<tr>
<td>Daycare Child Care Center</td>
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<tr>
<td><strong>Educational Facility (see 5.3.3.5)</strong></td>
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<tr>
<td>All educational facilities, except as listed below:</td>
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<tr>
<td>Academy (special instruction)</td>
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<tr>
<td>College, Community College, University</td>
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<tr>
<td>Adult Training, Vocational Rehabilitation Service</td>
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<tr>
<td>School, Vocational, Business</td>
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<tr>
<td>School, Trade, no heavy equipment or truck operation</td>
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<tr>
<td><strong>Medical Facility (see 5.3.3.5)</strong></td>
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<tr>
<td>All medical facilities, except as listed below:</td>
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<tr>
<td>Hospital, Medical Center</td>
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<tr>
<td>Medical or Dental Laboratory</td>
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<tr>
<td>Medical or Dental Outpatient Clinic</td>
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<tr>
<td>Medical, Dental Office or Ophthalmic</td>
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<tr>
<td>Parks and Open Area (see 5.3.3.6)</td>
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<tr>
<td>Cemetery, Memorial, Columbarium, Monuments</td>
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<tr>
<td>Game Preserve, Wildlife Management Area, Range, Archeological</td>
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<tr>
<td><strong>Passenger Terminal (see 5.3.5.7)</strong></td>
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<td>Airport, Railstation</td>
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<td>Bus, Trolley Passenger Terminal</td>
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<td>Trolley Dispatch Station, Luggage Service, Charter Service</td>
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<td><strong>Place of Worship (see 5.3.5.9)</strong></td>
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<td>Place of worship</td>
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<tr>
<td><strong>Social Service Institution (see 5.3.3.9)</strong></td>
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<tr>
<td>Correctional Institution, Detention Facility</td>
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<tr>
<td>Sheriff's House, Transient Home</td>
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<tr>
<td>Psychiatric Institution, Sanatorium</td>
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<tr>
<td>Social Services Facility, Soup Kitchen, Transient Lodging or Shelter for Homeless</td>
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<tr>
<td><strong>Utilities</strong></td>
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<tr>
<td>All-utility</td>
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<tr>
<td>All-purpose building</td>
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<tr>
<td>Airport Communication Facility</td>
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</tbody>
</table>
6.2 Sheridan Triangle

Sheridan Triangle Regulating Plan
Ferrell Madden Associates L.L.C.
123 Main Street
Peoria, Illinois
September 30, 2021

For all purposes, these regulations are subject to change. Consult the City of Peoria for site specific regulations.

2. The intent of the building envelope standards is to shape vital public space throughout each Form District through placement and envelope controls on buildings that frame the street-space. The standards aim for the minimum level of control necessary to meet that goal.

C. Architectural Standards
The goal of the architectural standards is to promote a coherent and pleasing architectural character that is complementary to the local regional traditions. The standards govern a building's architectural elements regardless of its building envelope standard and set the parameters for allowable materials, configurations, and construction techniques. Equivalent or better products than those specified are always encouraged and may be submitted for approval to the City.
Form-based Code Resources

- Form-based Codes 101 Workshop
  - February 21-22, 2007 in Phoenix, AZ
- Form-based Codes Institute
  - www.formbasedcodes.org
The SmartCode Features

Governs Form Along the Transect
Utilizes Both Text and Tables

Post Falls, Idaho

SmartCode
Mandatory / Optional SmartCode
Post Falls, Idaho

SmartCode
Regulating Plan

Post Falls, Idaho

SmartCode
T1 – Natural Zone

T2 – Rural Zone

Post Falls, Idaho

SmartCode
T3 – Sub-Urban

T4 – General Neighborhood

Post Falls, Idaho

SmartCode
Post Falls, Idaho  SmartCode
Post Falls, Idaho  SmartCode
Post Falls, Idaho  
SmartCode
Post Falls, Idaho  
SmartCode
Post Falls, Idaho

SmartCode
Post Falls, Idaho    SmartCode
Post Falls, Idaho  SmartCode
Montgomery, Alabama SmartCode
Montgomery, Alabama
Montgomery, Alabama  SmartCode
Compliance with Thoroughfare Termination and Cui-
de-sac Limitation as set forth in 2.6.2. c

"All Thoroughfares shall terminate at other Thoroughfares,
forming a network. Cui-de-sac shall be permitted only when
warranted by natural site conditions."

Lots Fronting a Cui-de-sac: None

Compliance with Required % of Lots Enforcing
Thoroughfares as set forth in Section 2.6.2. d

"Lots shall enfront a vehicular Thoroughfare, except that 20%
of the lots within each Transect Zone may enfront a pedestrian passage."

Lots Fronting a Vehicular Thoroughfare: 100%

Montgomery, Alabama  SmartCode
Montgomery, Alabama

SmartCode
Compliance with Civic Function Allocation as set forth in Section 2.7.2.a.

"Each Pedestrian Shed shall assign at least 5% of its urbanized area to Civic Space."

Neighborhood 1: 28.5% developable land
Neighborhood 2: 31.6% developable land
Neighborhood 3: 8.8% developable land*

* '11 Natural Zone not included in Civic Space calculation but is also Green Space.
Compliance with Civic Function Allocation as set forth in Section 2.7.3.d

* Civic Building Sites shall not occupy more than 20% of the area of each Pedestrian Shed.*

Pedestrian Shed 1
Total civic building sites: 6.36 acres = 6.6%

Pedestrian Shed 2
Total civic building sites: 6.7 acres = 5.3%

Pedestrian Shed 3
Total civic building sites: 1.91 acres = 1.6%
Compliance with Civic Function Allocation as set forth in Section 2.7.2.c and Table 13

Section 2.7.2.c.
"The civic space shall be within 500 ft of the geographic center of each Pedestrian Shed, unless..."

Pedestrian Shed 1: 528 ft from center
Pedestrian Shed 2: 424 ft from center
Pedestrian Shed 3: 611 ft from center

Table 13
1. Square: 2.66 Acres
2. Green: 9.42 Acres
3. Flex: 1.06 Acres

Compliance with Civic Space requirements as set forth in Section 2.7.2.e

Section 2.7.2.e.
"Each Civic Space shall have a minimum of 50% of its perimeter Enfronting a Thoroughfare."

Pedestrian Shed 1: 100%
Pedestrian Shed 2: 62.5%
Pedestrian Shed 3: 100%
SmartCode Resources

- SmartCode Workshop
  - March 2007 in Austin, Texas
- SmartCode Manual
- SmartCode Listserv
  - www.placemakers.com/info/listserve.html
- SmartCode Writings
CNU XV in Philadelphia

May 17-20, 2007

“New Urbanism and the Old City”

http://www.cnu.org/cnuxv/