



Zoning Types

*Downtown and Place-based
Applications*

Zoning types

Conventional

Form-Based

Composite

Performance-Based

Hybrid

Conventional Zoning

Regulates development by separating different land uses and concentrating similar land uses into distinct areas or zones

Each zone has its own height, setback, parking, landscaping, and building volume restrictions that vary with intensity

Residential districts are usually located away from other intensified zoning districts

Development standards tend to be sparse because of the emphasis on use classification

Conventional Zoning

Advantages

Familiarity

Effective at controlling development scale

Protects low-intensity uses from more intensive uses

Good for auto-centric communities

Disadvantages

Not much emphasis on development design

Segregates uses (exclusionary)

Outdated dimensional and development regulations

Not much ability for unique or mixed-use development

Unpredictable

Form-Based Zoning

Regulates development by focusing on the scale, design, and placement of buildings

Particular attention is given to development's relationship with the street and other public spaces

Belief that the look and arrangement of buildings better define a community's character than the actual uses that take place within those buildings

Typically includes a regulating plan that establishes the boundaries where Form-Based Zoning applies

Good approach if the goal is to increase site attractiveness, maintain community character, maximize use diversity, and promote walkable/pedestrian-friendly style developments

Form-Based Zoning

Typical Elements included in FBZ

Scale

Site

Mass

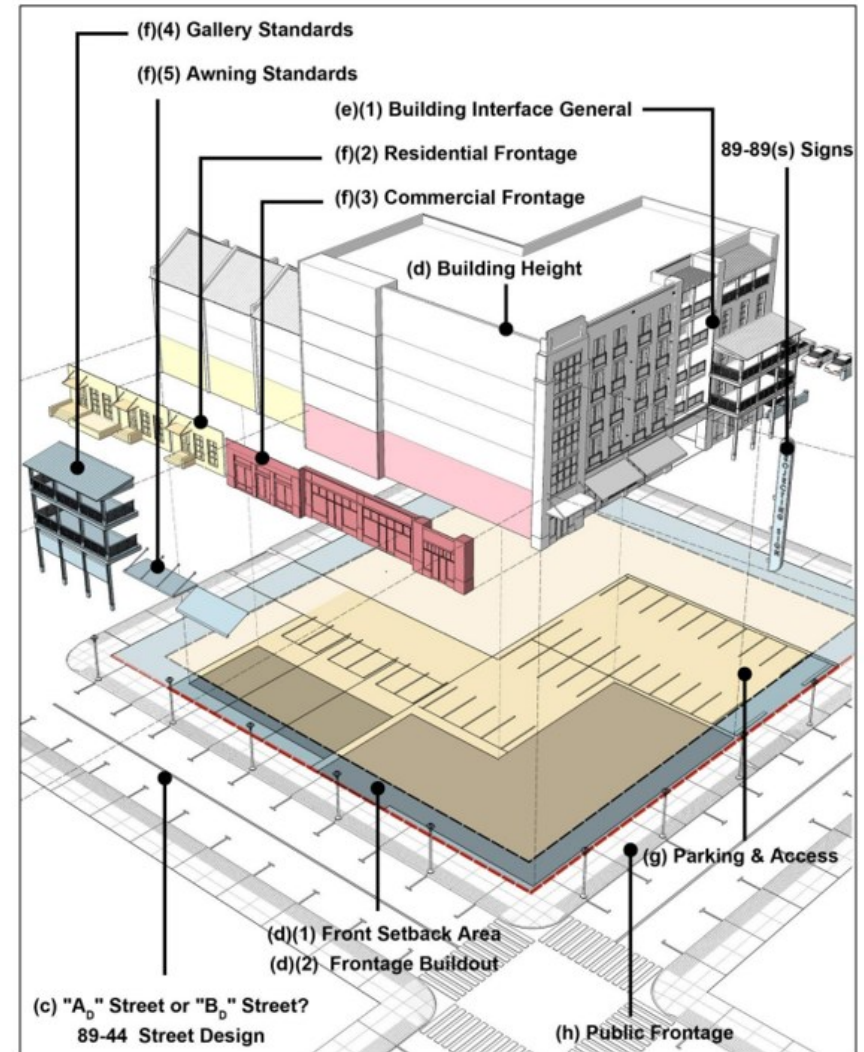
Materials

Building Typology

Window and Roof Styles

Parking

Access



Form-Based Zoning

Advantage(s)

Addresses site design

Outcome specific

More use allowances = more landowner flexibility

Good for dense or walkable areas

Community compatibility

Disadvantage(s)

Not much familiarity

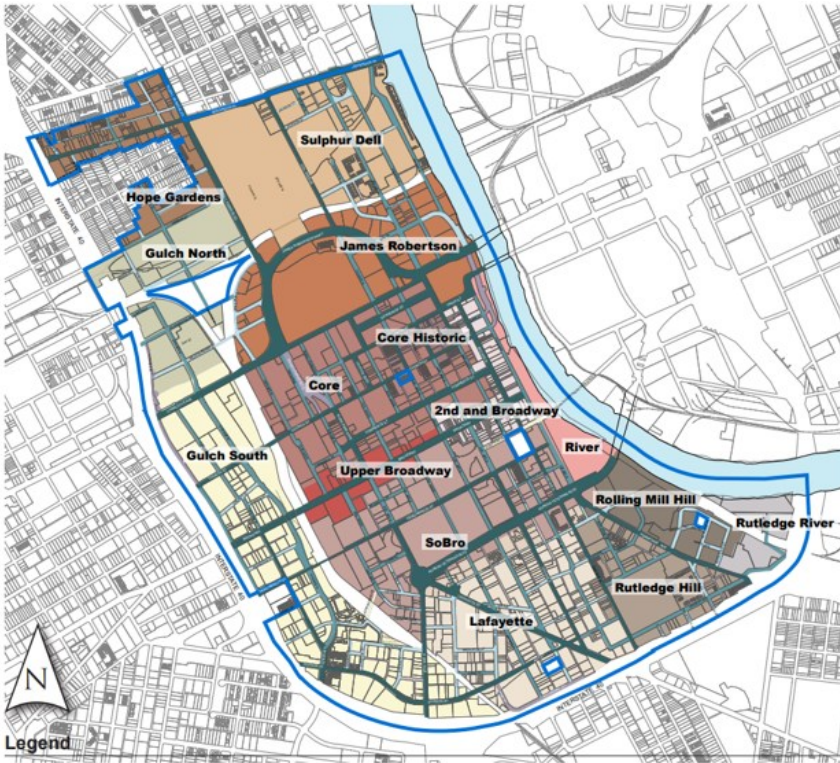
Complicated and layered regulations

Limited scope

Not too popular with developers

Less public input

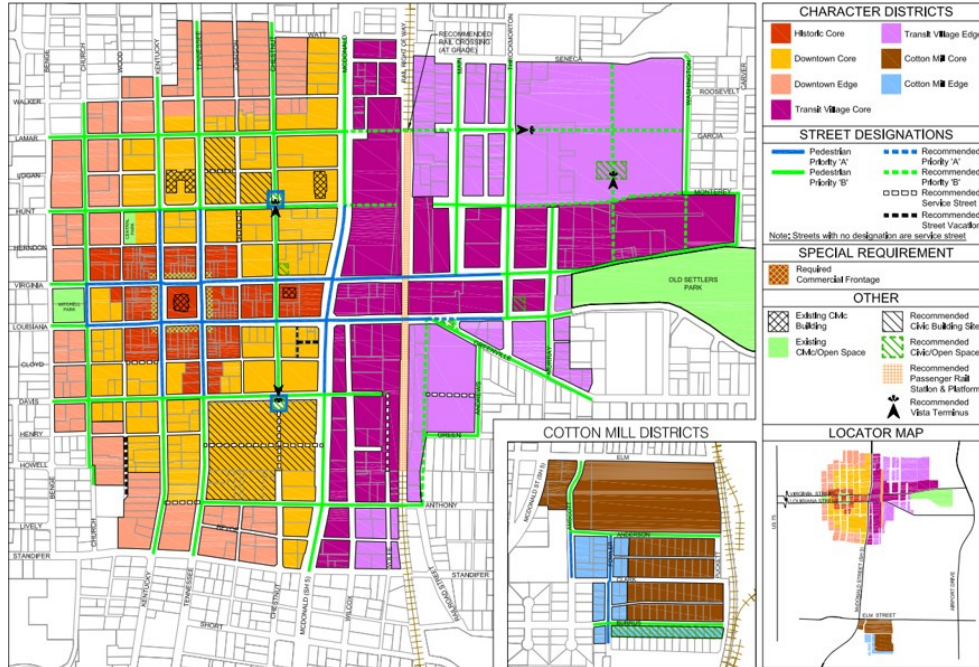
Form-Based Zoning



Typical Elements included in FBZ

- Scale
- Site
- Mass
- Materials
- Building Typology
- Window and Roof Styles
- Parking
- Access

Form-Based Zoning



Form-Based Zoning: McKinney MTC

Form-Based Zoning

7.1 Historic Core

7.1.1 Illustrations and Intent

Note: The images and graphics on this page are provided as illustrations of intent and are advisory only without the power of law. Refer to the standards on the following pages for the specific Building Form and Site Development Standards.

The Historic Core building form and site development standards are intended to encourage the preservation and redevelopment of the block around McKinney's historic courthouse square based on the Town Center Master Plan. Development standards will emphasize the redevelopment in keeping with the scale and historic significance of the area.

Generally, this character district may accommodate commercial or mixed use buildings in addition to requiring a minimum of 2 story building heights along the Historic Square frontage. Remodeling of existing historic buildings shall meet standards in Section 204.Z of the McKinney Zoning Regulations. The goal is to keep the blocks around the square viable for boutique and destination retail, restaurant, entertainment and civic uses that complement one another.

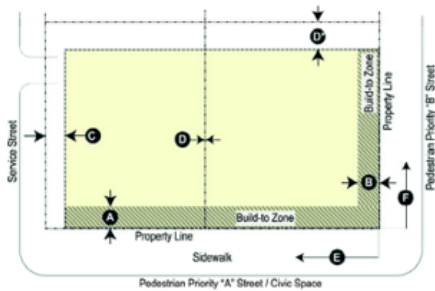


Images from the McKinney Town Center Master Plan illustrating the development intent and existing context in the Historic Core Character District

Form-Based Zoning: McKinney MTC

Form-Based Zoning

7.1.2 Building Placement



Legend

----- Property Line	Build-to Zone
----- Setback Line	Building Area

(i) Build-to Zone (BTZ)

(Distance from property line to edge of the zone)

Pedestrian Priority "A" Street / Civic Space	0' (min.) - 5' (max.) (see #1)	A
Pedestrian Priority "B" Street	0' (min.) - 5' (max.)	B
Service Street	NA (see below for min. setback)	

(ii) Setbacks

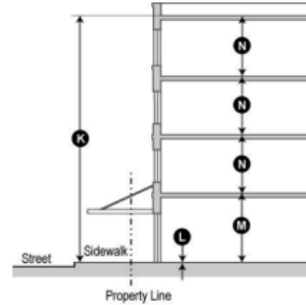
Service Street	0' min.	C
Side	0' min.; (see #2)	D
Rear	0' min. (see #2)	D*

(iii) Building Frontage

Building Frontage required along Pedestrian Priority "A" Street/Civic Space BTZ	95% (min.) (see #3 and #6)	E
Building Frontage required along Pedestrian Priority "B" BTZ	25% (min.) (see #3 and #6)	F
Building Frontage required along Service Street	None Required	

See note # 11 for frontage standards on lots with 2 or more frontages along the same street type.

7.1.3 Building Height



(i) Principal Building Standards

Building minimum	2 stories min. fronting on the Historic Square (including corners of adjacent street intersections)	K*
Building maximum	4 stories (see #5 and #7)	K
First floor to floor height	Match adjoining historic building (if any) or no less than 14' for all commercial/mixed use buildings or for any building fronting Ped. Priority "A" Street	M
	10' min. for any residential uses/buildings fronting on Ped. Priority "B" or Service Streets (see #4)	
Ground floor finish level	12 inches max. above sidewalk (for ground floors of commercial/mixed use buildings or buildings fronting on Ped. "A" Priority Streets) or 18 inches (min) for residential uses/buildings fronting on Ped. Priority "B" or Service Streets (see #12)	L
Upper floor(s) to floor height	10' min.	N

(ii) Accessory Building Standards

Accessory buildings shall meet the standards for Principal Building standards in the Historic Core Character District.

7.1.4 Commercial Frontage Requirements

- Ground floors of all buildings fronting on the Historic Square (including corners) shall not be occupied by residential uses and/or lodging rooms to a minimum depth of 25 feet as measured from the front building facade line.
- Ground floors of all buildings fronting on Pedestrian Priority "A" Streets shall be constructed to Commercial Ready standards including but not limited to first floor-to-second floor height, ingress and egress, and accessibility. This standard shall not apply to civic buildings.

Form-Based Zoning: McKinney MTC

Form-Based Zoning

7.1.5 Parking & Service Access

(i) Surface Parking Location

Pedestrian Priority "A" Street Setback	Shall be located behind the principal building	O
Pedestrian Priority "B" Street Setback	Shall be located either behind the principal building or 3' (min.) behind the building façade line along that street only or 6' (min.) behind the property line (if not building along the street frontage)	O Q
Service Street Setback	Shall be located 6' (min.) behind the property line	Q
Side and Rear setbacks	0' (see #2)	P R

(ii) Structured Parking or Below Grade Parking Location

Pedestrian Priority "A" Street Setback	Min. of 30' from the property line	O
Pedestrian Priority "B" /Service Street setback	May be built up to the building façade line along each street or 6' behind the property line (if no building along the street frontage)	
Side and rear setback	0' min. (see #2)	P R

Partially Below Grade Parking

May be built up to the building façade line or 6' behind the property line (if no building along the street frontage) along Pedestrian Priority "B" and Service Streets only.

(iii) Required Off-Street Parking Spaces

Existing buildings (non-residential and residential uses): No off-street parking is required. Conversions of non-residential uses into residential uses in existing buildings shall also not be required to provide off-street parking.

New Construction (including building additions):

- Non-residential uses shall not be required to provide any off-street parking.
- Residential uses shall provide 1 off-street parking space per dwelling unit.
- Shared parking may be provided per Section 206.E of the City of McKinney Zoning Regulations.

(iv) Driveways and Service Access

Parking driveway width	24' max. (at the throat)	S
Driveways and off-street loading and unloading shall only be located with access from or frontage along a Service Street. (see #13)		T

Driveways and off-street loading and unloading may be located with access from or frontage along a Pedestrian Priority "B" Street only if the property has no access to either a Service Street or shared/joint access easement to an adjoining property with access to a Pedestrian Priority "B" or Service Street.

Driveways and off-street loading and unloading may be located with access from or frontage along a Pedestrian Priority "A" Street only if the property has no access to either a Pedestrian Priority "B" or Service Street or shared/joint access easement to an adjoining property with access to a Pedestrian Priority "B" or Service Street.

Shared driveways, mutual access easements or cross access easements may be required to adjoining properties when driveway and service access is off a Pedestrian Priority "A" or "B" Street.

Screening of service and loading/unloading areas shall be regulated pursuant to Section 206.C of the City of McKinney Zoning Regulations.

7.1.6 Encroachments

Pedestrian Priority "A" Street / Civic Space	50% of the depth of the sidewalk or 10' (whichever is less) (see #9)
Pedestrian Priority "B" Street	50% of the depth of the sidewalk or 10' (whichever is less) (see #9)
Service Street	Encroachments allowed over any required setbacks No encroachments permitted over the property line on to a Service Street R-O-W Encroachments allowed over any required setbacks
Rear and side	No encroachments permitted over the property line

Form-Based Zoning: McKinney MTC

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Form-Based Zoning

8.1 Historic Core

8.1.1 Commercial and Mixed Use Buildings

8.1.1.1 Building Orientation

- I. Buildings shall be oriented towards Pedestrian Priority “A” Streets, where the lot has frontage along Pedestrian Priority “A” Streets. All other buildings shall be oriented towards Pedestrian Priority “B” Streets or Civic/Open Spaces. If the lot does not front a Pedestrian Priority “B” Street or Civic/Open Space, then it may front a Service Street.
- II. Primary entrances to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or Service Streets.



Figure showing required building orientation and location of primary entrances

8.1.1.2 Roof Forms

- I. Commercial and mixed use buildings shall have flat or low pitched roofs with parapets. Corner hip roof elements and gable accents at the parapet may be permitted.
 - a. Mansard roofs shall only be used on buildings that are three stories or higher.
 - b. The mansard roof shall project no more than 18” forward of the building façade line.
 - c. The lower slope of the roof should be inclined at no greater than 75 degrees to the horizontal.

Form-Based Zoning: McKinney MTC

Form-Based Zoning



Images showing appropriate roof lines for commercial and mixed use buildings

8.1.1.3 Façade Composition

- I. Commercial and mixed use buildings shall be simple, rectilinear forms with a clear base, middle, and top.



Image showing base, middle, and top for a commercial/mixed use building

- II. Facades along all Pedestrian Priority “A” and “B” streets and Civic/Open Spaces shall maintain the traditionally prevalent façade rhythm of 20’ – 30’ or multiples thereof. This rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the building façade.

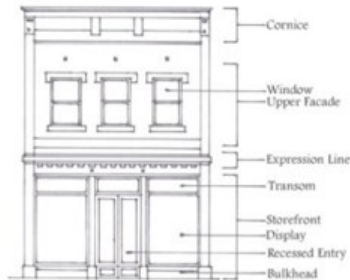


Form-Based Zoning: McKinney MTC

Form-Based Zoning

Image showing appropriate building rhythm for commercial and mixed use buildings.

- III. Commercial Ready buildings shall be built with ground floor retail storefronts that include a transom, display window area, and bulkhead at the base.
- IV. Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.



Required design of a Commercial Ready building

- V. Infill buildings shall generally maintain the alignment of horizontal elements already prevalent along the block.



Figure showing how horizontal elements should match in the design of infill buildings.

- VI. Corner-emphasizing architectural features, pedimented gabled parapets, cornices, awnings, blade signs, arcades, colonnades, café seating, and balconies should be used along retail storefronts to add pedestrian interest.

Form-Based Zoning: McKinney MTC

Form-Based Zoning

8.1.1.4 Building Materials

- I. At least 85% of each façade facing a Pedestrian Priority “A” or “B” Street (excluding doors and windows) shall be externally finished with the primary material of masonry (brick, stone, or cast stone).
- II. Other materials will be considered as primary building materials on a case-by-case basis and may only be approved by the McKinney Town Center Development Coordinator. However, the following materials are specifically prohibited as primary external finishing materials: corrugated sheet metal and lap or shingle siding of any material including wood, vinyl and cementitious fiber.



Images showing appropriate building materials within the Historic Core.

- III. No more than 15% of each facade facing a Pedestrian Priority “A” or “B” Street (excluding doors and windows) shall use accent materials such as wood, architectural metal, architectural concrete masonry units, tile, glass block, stucco (utilizing three-step process), or Exterior Insulation and Finishing System (EIFS). EIFS shall not be used on any ground floor façade.
- IV. Rear facades (i.e. facades facing Service Streets) and internally-facing facades (i.e. facades not viewable from a public street) shall be of a similar finished quality and color that blend with the façade(s) facing Pedestrian Priority “A” or “B” Streets. In addition to the primary and accent façade materials listed above, rear facades and internally-facing facades may be finished with painted EIFS or painted concrete block matching the same color as the rest of the building.
- V. When visible from a public street, roofs shall be externally finished in one or more of the following materials: copper, architectural metal, slate, synthetic slate, or similar materials.

Form-Based Zoning: McKinney MTC

Composite Zoning

A customizable approach that utilizes three development components – use, form, and site - to create a variety of zoning districts

- Use – establishes the types of land uses (residential, commercial, industrial, etc.) permitted within a zoning district and relates them to form
- Form – height limits, entryway typologies, façade design standards, etc. classified to the permitted use.
- Site – The arrangement of the site, building location, landscaping, parking, and accessibility are addressed after use and form are established

Composite Zoning

Advantages

Addresses site design

More flexibility

Customizable menu and
limitless options

Context sensitive

Land use mix

Reduction in zoning districts

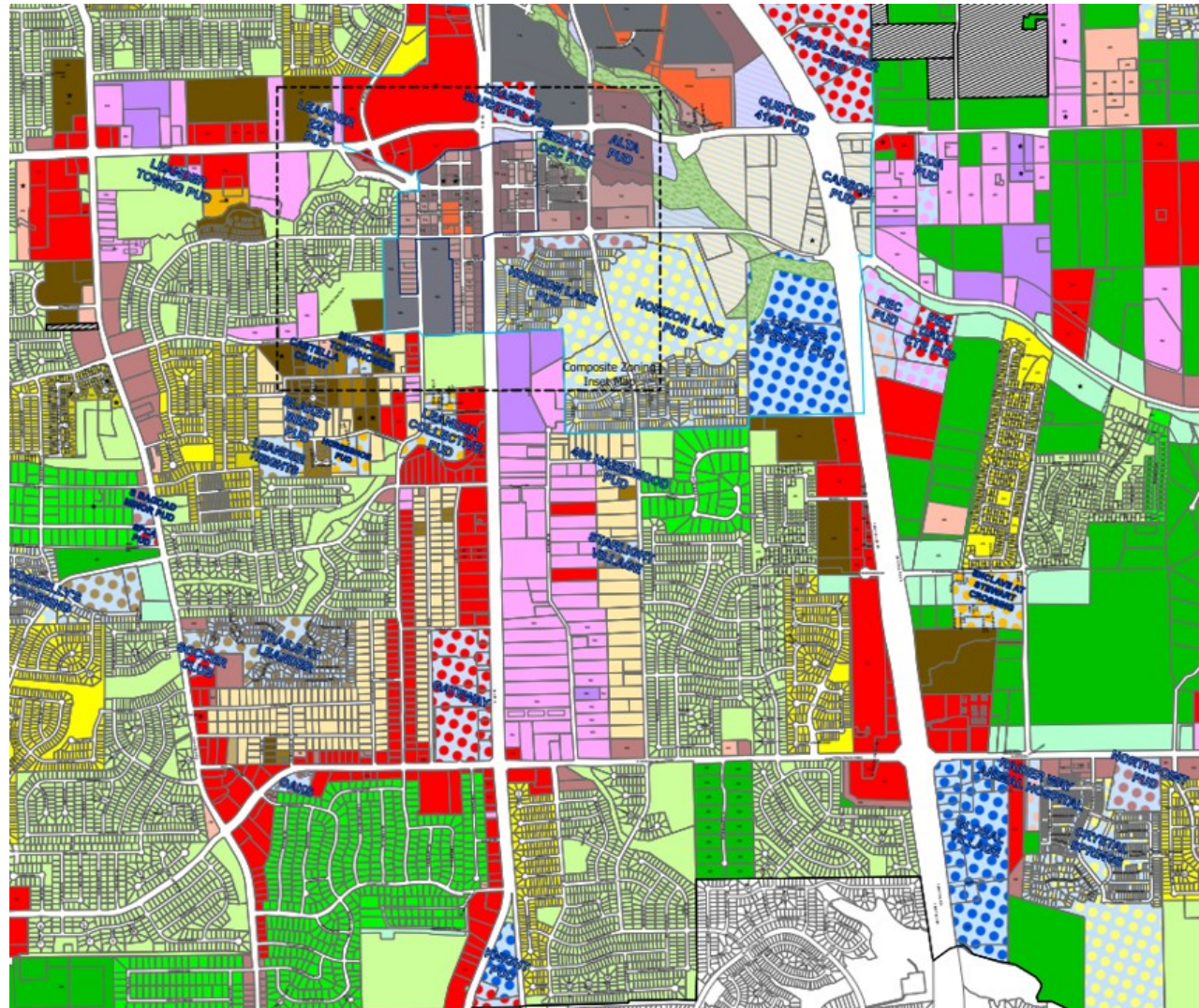
Disadvantages

Not much familiarity

Complicated and layered
regulations

Composite Zoning Examples

Leander, TX
Boulder, CO



Composite Zoning

Use Component		Site Component		Architectural Component	Development Outcome
SFR Single-Family Rural SFE Single-Family Estate SFS Single-Family Suburban SFU Single-Family Urban SFC Single-Family Compact SFL Single-Family Limited SFT Single-Family Townhouse SFU/MH Single-Family Urban, Manufactured Home TF Two-Family MF Multi-Family	→	Type 1 - Utilized with developments not requiring site intensive uses and contains high standards that help to ensure a type and scale of development that is compatible with residential neighborhoods.	→	Type A – Includes the highest architectural standards.	
LO Local Office LC Local Commercial GC General Commercial HC Heavy Commercial HI Heavy Industrial		Type 2 - Utilized with developments that want to maintain high site standards and do not have a need to utilize the outdoor site area for commercial activities but may require drive-through service lanes.		Type B – Includes high architectural standards.	
		Type 3 - Utilized with single family developments that have accessory dwellings or nonresidential developments that have a need to utilize the outdoor site area for commercial activities such as outdoor fuel sales and / or limited outdoor display, storage and accessory buildings.		Type C – Includes moderate architectural standards (not applicable to residential uses).	
		Type 4 - Utilized with non-residential developments that have moderately intense outdoor site requirements and a need to utilize the outdoor site area for significant outdoor display, storage and / or accessory buildings, etc.		Type D – Includes moderate architectural standards (not applicable to residential uses).	
		Type 5 - Utilized with non-residential developments that have intense outdoor site requirements and a need to utilize the outdoor site area for maximum outdoor display, storage and / or accessory buildings.			

Leander, TX

Composite Zoning

SECTION 16: GC – GENERAL COMMERCIAL

(a) Statement of Intent

The General Commercial use component allows for the development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

(b) Conforming Uses

Certain uses listed in this use component also need to be supported by an appropriate site component in order to be permitted. A building or premise shall be used only for the following purposes:

- (1) Any use permitted in the "LC" – Local Commercial component with no limit in square footage
- (2) Animal hospital, veterinarian, animal boarding including a crematory associated with such use on site, or a crematory associated with a cemetery, as long as the crematory stack is located at least two hundred feet (200') from a restaurant, or associated parking, or a residential zoning district (unless such district is utilized for non-residential uses). Any commercial enterprise which includes an outdoor animal yard or any other commercial un-soundproofed animal area containing five or more animals is required to be at least two hundred feet (200') from any residential district (unless such district is utilized for non-residential uses) and is required to be combined with a Type 4 or 5 site component.
- (3) Assisted Living or Nursing Home
- (4) Bar, nightclub or private club
- (5) Cosmetic Services
- (6) Entertainment venues including bowling alleys, golf practice ranges, miniature golf establishments, theaters, amusement parks, arcades, arenas, stadiums, gymnasiums, skating rinks, commercial sports venues, indoor shooting range, etc. (Note that outdoor entertainment venues involving substantial outdoor equipment, unshielded stadium lighting, noise generation, outdoor amplified sound systems or similar conditions such as golf practice ranges open at night, sports stadiums, amusement parks, rodeo arenas, etc. require a Type 4 or 5 site component.)
- (7) Equipment and furniture or other similar goods sales, repair and service
- (8) Farms or truck gardens, limited to the propagation and cultivation of plants and provided further that no poultry or livestock shall be housed within two hundred (200) feet of any property line.
- (9) Grocery and dry goods sales
- (10) Hospital and other major medical facilities
- (11) Hotel / Motel, boarding houses
- (12) Liquor store
- (13) Funeral home, including embalming and crematory facilities associated with an on site funeral home or cemetery, as long as the crematory stack is located at least two hundred feet (200') from a restaurant, or associated parking, or from a residential zoning district (unless such district is utilized for non-residential uses).
- (14) Manufactured housing sales and accessory building sales
- (15) Office / warehouse including painting, plumbing or other similar commercial service
- (16) Pet shop
- (17) Research, Testing, and Development Laboratory
- (18) Retail sales of new products and services
- (19) Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals
- (20) New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop [Small engine repair shops and motorcycle repair shops shall not be permitted within one-hundred fifty (150) feet of a residential district unless such repairs are conducted totally within a fully enclosed building.]
- (21) Wholesale activities with less than 3,500 square feet of gross area of the business.
- (22) Other similar uses as determined by the Director of Planning based on the criteria of Article II, Sec. 2, (f)

(c) Additional Requirements: (Each of the uses denoted herein shall conform to the following development standards. Note: A site component – Type 1, 2, 3, 4 or 5 - and an architectural component – Type A, B, C or D – must be combined with this use component.)

- (1) Use Standards (Article IV)
- (2) Site Components (Article V)
- (3) Site Standards (Article VI)
- (4) Architectural Components (Article VII)
- (5) Architectural Standards (Article VIII)

Leander Use Component

Composite Zoning

SECTION 5: TYPE 5

(a) Statement of Intent

- (1) The Type 5 site component is intended to be utilized with developments that have intense outdoor site requirements and a need to utilize the outdoor site area for maximum outdoor display, storage and / or accessory buildings.
- (2) This component is intended only for industrial or the heaviest commercial uses and may be combined only with GC, HC or HI use components.
- (3) This site component is not intended for retail or office development not requiring the available limits of outdoor storage and accessory buildings or adjacent to residential neighborhoods where not adequately buffered from residential uses.
- (4) This site component is discouraged along major thoroughfares and is intended to be utilized within industrial park developments.
- (5) Compliance with Type 1, 2, 3 or 4 site component standards shall also be deemed as compliance with Type 5 standards.

(b) Site Standards

- (1) Drive-through service lanes and drive-in service are permitted as per Type 2 conditions.
- (2) Outdoor display of merchandise is permitted when such display is of merchandise from a permanent business located in a permanent legal structure on the site. Display is not permitted within required setbacks. Except for items that would normally be utilized and stored outside, outdoor display shall occur only during the business hours of the applicable business establishment.
- (3) Outdoor storage and container storage are permitted with the condition that such storage or container is screened from view from adjacent properties and any street in accordance with the Screening Requirements of Art. VI, Sec. 1. Such storage or container is not permitted within required setbacks.
- (4) Outdoor commercial fueling and washing of vehicles is permitted as per Type 3 conditions.
- (5) Outdoor materials processing is permitted if combined with an HI use component.
- (6) Accessory buildings / structures are permitted.
- (7) Outdoor animal boarding is permitted if combined with a GC or HC use component (required to be at least two hundred feet from any residential district unless such district is utilized for non-residential uses).
- (8) Outdoor entertainment venues involving substantial outdoor facilities, unshielded stadium lighting, noise generation, outdoor amplified sound systems or similar conditions such as golf practice ranges open at night, sports stadiums, amusement parks, rodeo arenas, and similar facilities and minor outdoor facilities such as tennis and basketball courts, track facilities, recreational equipment, play fields, and other similar facilities are permitted.
- (9) Overhead commercial service doors are permitted.
- (10) Accessory dwellings are permitted. Accessory dwellings shall contain a minimum of 400 square feet of living area and a maximum of 900 square feet of living area or 40% of the gross living area of the primary dwelling, whichever is greater. However, for lots greater than three acres in size, there is no limit to the size of the accessory dwelling.
- (11) Access management is per the Type 1 Site Component.

Leander Site Component

Composite Zoning

SECTION 3: TYPE C

(a) Statement of Intent

- (1) The Type C architectural component is intended to be utilized only in the LO, LC, GC, HC and HI use components for intermediate quality development.
- (2) Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.
- (3) This component is not intended for the majority of the LO and LC use components except those that may be adjacent to less restricted districts.
- (4) Compliance with Type A or B architectural component standards shall also be deemed as compliance with Type C standards.

(b) Exterior Wall Standards:

- (1) All building materials for primary buildings / structures shall comply with the permitted building materials approved by the International Building Code from one of the past three code cycles. A minimum of fifteen percent (15%) of the front primary building façade for buildings in commercial or residential districts shall consist of window or door openings.
- (2) All building fronts shall have at least three different design features to break the wall plane, buildings over 50,000 square feet of gross floor area shall have at least five different design features, and buildings over 100,000 square feet shall have at least six different design features. The following are examples of design features that shall be utilized: horizontal off-sets, recesses or projections, porches, breezeways, porte-cocheres, courtyards, awnings, canopies, alcoves, recessed entries, ornamental cornices, display or other ornamental windows, vertical "elevation" off-sets, peaked roof forms, arches, outdoor patios, architectural details such as tile work or moldings integrated into the façade, integrated planters or wing walls, accent materials, varied roof heights, premium roofing materials such as tile or standing seam metal, or similar design features approved by the Director of Planning.
- (3) Windows shall have a maximum exterior reflectivity of twenty percent (20%).

Leander Architectural Component

Performance-Based Zoning

Regulates the effects of impact of land uses on surrounding properties through metrics

The metrics - quantifiable performance standards – are generally allocated into 2 categories regulating site and activity

- Site Standards – lot size, setbacks, impervious surface ratios, stormwater management, landscaping, etc. – regulate the appearance to maintain community character
- Activity Standards – nuisance standards, daily vehicle trips, traffic congestion, water use, waste generated, etc. – regulate the intensity or outputs of a use

Performance-Based Zoning

Advantages

Addresses site design

More flexibility

Not use-based

Predictable

Comprehensive

Environmentally conscious

Disadvantages

Not much familiarity

Complicated and layered regulations

Involved formulas and calculations

Formless and lacks community context

Performance-Based Zoning

Performance-Based Zoning Examples

Lumpkin County, GA
Frederick, MD
Portland, OR

Road Classification			ACTIVITIES		ACRES	BUFFER (ft)	SETBACKS (ft) from		SCREENING (ft)	
A	C	L					Adjoining Property	Road R.O.W.	Total	Partial
*	*	*	Addiction Treatment Facility	R	1	50	50	30		
*	*	*	(Limited)	G	1	50	50	30		
*	*		Addiction Treatment Facility	R	10	200	200	50	200	250
*	*		(Extensive)	G	5	100	100	50	100	150
*	*	*	Animal Facility (Limited)	R	1*	30	50	30	50	100
*	*	*		G	1	30	50	30		
			* Not allowed in platted subdivisions.							
*	*		Animal Facility (Extensive)	R	10	100	200/500*	50	200/500*	225/750*
*	*			G	3	50	50	30		
			* Applies to outdoor activities.							
*	*	*	Animal/Game Processing	R	1		50	50	50	150
*	*	*		G	1		50	50	50	150
			* Buffer, setbacks, and screening apply to buildings only. ** Not allowed in platted subdivisions.							
*	*	*	Archery Range*	R	5	100	100	50	100	150

Performance-Based Zoning

Sec. 407 PERFORMANCE STANDARDS FOR FLEXIBLE ZONING TECHNIQUES

Purpose: this section is designed to implement the flexible zoning provisions of this Code, including the Planned Neighborhood Development, Traditional Neighborhood Development and Mixed Use Employment District by establishing performance criteria in lieu of rigid use classifications. This technique is known as "performance based zoning" or "impact zoning." Rather than defining permitted uses, this section establishes criteria that assess the impact or intensity a particular use or type of development will have on neighborhoods, the environment, infrastructure and services. Points are assigned based on criteria such as open space ratios, impervious surface ratios, and the number of dwellings (density). Accordingly, this section provides objective standards for crafting conditions for mixed use development approval, while protecting neighborhoods and preserving design flexibility.

²⁵(a) Applicability

- (1) In order to encourage mixed use development, this section applies to any of the following applications:
 - A. Any Master Plan; and
 - B. An application for a conditional use permit to exceed the dimensional standards prescribed in §405.
- (2) In order to encourage a mix of uses, a PND or TND is not restricted to the uses listed in the applicable zoning district. In lieu of the use restrictions in §404, the application shall conform to the performance standards of this section. Any use, building form, or use configuration not prohibited by §§410 and 411 is permitted in those districts, so long as the overall development site conforms to the performance standards established in this section.
- (3) An MXE is subject to the use restrictions established in §404 and this section.
- (4) The plans subject to subsection (1) - (3), above, shall indicate the boundaries and area for each applicable land use category.
- (5) The density or intensity of any lot or development site may exceed the maximum prescribed by §405 for the applicable zoning district, subject to the approval of a conditional use permit. No such conditional use permit shall be issued unless:
 - A. The proposed development does not exceed the density or intensity restrictions of §405 by more than ten percent (10%); and

Performance-Based Zoning: Frederick, MD

Performance-Based Zoning

District	Density	FAR	Trip Cap per acre (ADT)	% stormwater volume treated by non-structural practices	Street Connectivity Ratio	Design Category
Zoning Districts						
RC (Resource Conservation)	0.02		0.2	5%	1.2	Class C
R4 (Low Density Residential)	4		38	5%	1.2	Class C
R6 (Low Density Residential)	6		57	5%	1.2	Class C
R8 (Medium Density Residential)	8		76	5%	1.2	Class C
R12 (Medium Density Residential)	12		70	5%	1.2	Class C
R16 (High Density Residential)	16		105	5%	1.2	Class C
R20 (High Density Residential)	20		132	5%	1.2	Class C
RO (Residential - Office)	4	.5	197	5%	1.2	Class C
PB (Professional Business)		2	1,444	5%	1.2	Class C
NC (Neighborhood Commercial)		0.25	913	--	1.2	Class A
GC (General Commercial)		1.5	3,059	5%	1.2	Class C
DR (Downtown Residential)	40		251	--	1.2	Class A
DBO (Downtown Office Commercial)		4	1,549	--	1.2	Class A
DB (Downtown Commercial / Residential)	75	4	1,724	--	1.2	Class A
M1 (Light Industrial)		1	304	5%	1.2	Class C
M2 (Heavy Industrial)		1	304	5%	1.2	Class C
MO (Manufacturing/ Office)		2	1,444	5%	1.2	Class C
IST (Institutional)	--	--	913	5%	1.2	Class C
PND (Planned Neighborhood Development)	8	0.25 (See (d)(3) below)	1,901	5%	1.4	Class B
TND (Traditional Neighborhood Development)	See §411 for Performance Standards					
MXE (Mixed Employment)	8	2	1,109	5%	1.4	Class A
MU (Mixed Use)	75	4	5,552	5%	1.8	Class A

Performance-Based Zoning: Frederick, MD

Performance-Based Zoning

Trip Generation

- (1) The total number of average daily trips (ADT) generated by the proposed development shall not exceed the amount prescribed in the Performance Standards Matrix (Table 407-1), Column (D), per acre of development site. The applicant shall calculate total trips using the procedures established for Traffic Impact Studies (see Article 12.
- (2) Because mixed use development involves a balance between residential and non-residential facilities and a high level of pedestrian infrastructure, many trips are typically captured on-site or are made by non-vehicular modes such as walking or public transportation. In addition, the City finds that design standards for buildings, streets, and building-street relationships are an important factor in reducing the number of trips generated. Accordingly, an application using a TND, PND, or MXE may reduce the projected trips for all eligible uses (see subsection (4), below), as computed in accordance with the *ITE Manual*, by the amount shown in Table 407-2 below. In order to reduce the number of trips as provide in this subsection, the applicant shall provide a phasing schedule consistent with the following:
 - A. Following approval of a final site plan and subdivision plat, the first seventy five percent (75%) of all certificates of occupancy for dwelling units shall be issued prior to the establishment of any non-residential use.
 - B. No certificate of use and occupancy may be issued for the remaining dwelling units until a certificate of use and occupancy has been issued for one-hundred percent (100%) of the non-residential floor area.

Table 407-2 Trip Reductions for Mixed Use Development

Percent Residential Equivalent Units	Percent Non-residential Equivalent Units	Percent Trips Reduced
85-100%	0-14%	Not Applicable
75-84%	15-25%	10%
65-74%	25-35%	20%
35-65%	35-74%	30%
25-34%	65-74%	20%
15-24%	75-84%	10%
0-14%	85-100%	Not Applicable

Rules of Interpretation for Table 407-2:

For purposes of computing the percentage established above, one dwelling unit or 800 square feet of non-residential space shall equal one (1) equivalent unit. The equivalent units shall be located within the boundaries of the proposed development.

- (3) For purposes of this section, the overall trip generation for an eligible use (see subsection (4), below) in the DR, DB, or DBO district shall be reduced by thirty percent (30%).
- (4) For purposes of this subsection, an "eligible use" includes any residential, retail, institutional or industrial use except Auto-Oriented Uses as defined in Article 10 of this Code.

Performance-Based Zoning: Frederick, MD

Hybrid Zoning

Incorporates the best practices from the various zoning approaches – conventional, form-based, performance-based, composite - to create appropriate zoning regulations

Typically, hybrid zoning has a base layer like a conventional zoning approach with additional regulations noticed in form-based and performance-based zoning codes

It's a context-sensitive approach that requires different regulations for certain areas within a city

Hybrid Zoning

Advantages

Innovative

Comprehensive

Effective balance of
flexibility and certainty

Customizable menu

Mix of conventional and
modern techniques

Disadvantages

Not much familiarity

Complicated and layered
regulations

Hybrid Zoning

Hybrid Zoning Examples

Brownsville, TX
Fort Collins, CO
Rockwall, TX

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Hybrid Zoning

E. Residential Transition (R-3)

GENERAL DESCRIPTION	
The R-3 District is intended for the development of one- and two-family attached and detached residential uses as well as small-scale multifamily uses as a transition between suburban and urban environments. It accommodates a variety of housing types to support diversification, affordability and neighborhood vitality.	
LOT SIZE AND DENSITY	
LOT AREA (MIN.)	2,000 sq.ft.
LOT WIDTH (MIN.)	35 feet for detached residential 25 feet for townhomes 100 feet for all multi-family residential
LOT DEPTH (MIN.)	50 feet
NET DENSITY (DU/AC) (MAX.)	30 DU/Acre
LOT COVERAGE (MAX.)	70% (Including all accessory buildings on the lot)
PRIMARY BUILDING SETBACKS (MIN.)	
FRONT (PRIMARY STREET)	10'
FRONT (SECONDARY STREET) (CORNER LOT)	10'
SIDE PROPERTY LINE	0' (Fire separation standards apply)
REAR PROPERTY LINE	5'
REAR OR SIDE (ALLEY)	5'
ACCESSORY BUILDING SETBACKS (MIN.)	
SETBACK FROM PRIMARY BUILDING	10'
SETBACK FROM ANY OTHER ACCESSORY BUILDING	5' (Shall meet any fire separation standards based on the construction type and use)
SIDE PROPERTY LINE	5'
REAR PROPERTY LINE	5'
REAR OR SIDE (ALLEY)	5'
PARKING PLACEMENT AND ACCESS	
PARKING PLACEMENT	Off-street parking spaces shall NOT be located in the front setback area along any street frontage unless the frontage is along an arterial or collector street, in which case no more than one parking aisle with two head-in rows shall be permitted.
BUILDING HEIGHT	
PRIMARY BUILDING	45'
STREETSCAPE STANDARDS	
ALL STREETS	See Table 3.4.20, Zoning Districts and Streetscaping Requirements
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS	
4.4.3 Permitted Use Chart	4.6.5 Residential Adjacency
4.6.1 Building Design	4.6.6 Innovative Residential Design
4.6.2 Parking	4.6.7 Lighting
4.6.3 Landscaping	4.6.8 Accessory Buildings
4.6.4 Fencing and Screening	4.6.9 Wireless Transmission

Hybrid Zoning: Brownsville, TX Conventional Zoning District

Hybrid Zoning

4.5.4 BUILDING TYPES ESTABLISHED

- A. The following building types are hereby established in [Table 4.5-1. Building Types \(General\)](#), further described in the subsections below:

Table 4.5-1. Building Types (General)	
ILLUSTRATION	BUILDING TYPE DESCRIPTION
	Accessory Building A small self-contained structure located on the same lot as a detached house but physically separated. It may be used as a complete, independent living facility, with provisions for cooking, sanitation and sleeping or for a residential garage or for both.
	House A medium to large detached single-family structure typically located within a primarily single-family residential neighborhood. If located within a walkable neighborhood, this building type may vary in size within the neighborhood. Larger houses may be located on proportionally larger lots.
	Cottage Row A series (at least 3 and no more than 6) small, detached structures located on one lot or divided into individual lots, arranged in a row on blocks adjacent to the Downtown Edge, Traditional Neighborhood Mixed Use or Traditional Neighborhood Corridor zones. This type is appropriately scaled to fit within primarily single-family neighborhoods and is important for providing affordability and a broad choice of housing types that promote walkability.
	Cottage Court A series of small, detached structures located on one lot or divided into individual lots, arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private open space and becomes an important community-enhancing element. This type is appropriately scaled to fit within primarily single-family neighborhoods and is important for providing affordability and a broad choice of housing types that promote walkability.
	Townhouse A collection of narrow to medium sized attached buildings that consists of side-by-side units on individual lots with individual entries facing the street. This type is typically located within medium density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types that promote walkability. Also called a rowhouse or brownstone.

Hybrid Zoning: Brownsville, TX Composite Component

Hybrid Zoning

C. Downtown Edge (DT-E)

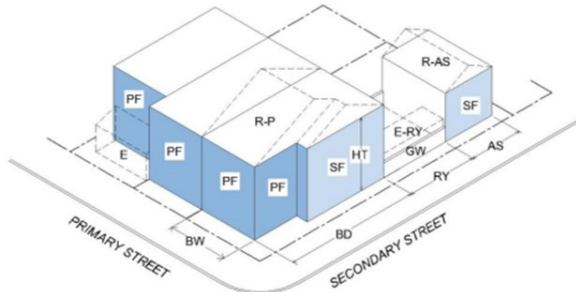
GENERAL DESCRIPTION		
The Downtown Edge (DT-E) is intended to accommodate a wide range of development and redevelopment within the older blocks immediately surrounding downtown as a transition between Downtown Brownsville and the adjoining historic neighborhoods. This district allows for a range of urban residential uses (single-family, duplex, triplex, and small apartments) and live-work and corner commercial uses that are compatible with the character and pattern of the existing neighborhoods.		
BUILDING PLACEMENT		
	PRINCIPAL BUILDING SETBACKS	
	FS1	Front Setback (min.) (all building types except Corner Commercial) 8'
	FS1	Front Setback (min.) (Corner Commercial) 0'
	FS2	Front Setback (max.) 20'
	SS1	Side Setback (min.) (secondary street) (all building types except Corner Commercial) 5'
	SS1	Side Setback (min.) (secondary street) (Corner Commercial) 0'
	SS2	Side Setback (min.) (interior) 0*
	* Fire Separation Standards apply	
	RS	Rear Setback (min.) 5'
	ACCESSORY BUILDING SETBACKS	
	AS1	Alley or Rear Setback (min.) 0**
	**Setback from the centerline of the alley is 15'	
	AS2	Principal Building Setback (min.) 5'
PARKING PLACEMENT		
	PARKING SETBACKS	
	PS1	Primary Street Setback (min.) 50'
	OR behind the Principal Building on the lot	
	PS2	Secondary Street Setback (min.) 5'
	PS3	Side Setback (min.) 3'
	PS4	Rear Setback (min.) 0**
	**Rear parking setback from the centerline of the alley is 15'	

RESIDENTIAL DENSITY		
MAXIMUM NUMBER OF DWELLING UNITS PER ACRE (NET DENSITY)	30	
BUILDING MASSING		
FB1 - PRIMARY STREET FACADE BUILDOUT	60%	
FB2 - SECONDARY STREET FACADE BUILDOUT	NONE	
BUILDING HEIGHT	35 Feet	
STREETSCAPE STANDARDS		
ALL STREETS	See Table 3.4-20, Zoning Districts and Streetscaping Requirements	
PERMISSIBLE BUILDING TYPES	☒ Indicates Permitted by Right ☐ Indicated Permitted with Conditions	LOT STANDARDS AND CONDITIONS
ACCESSORY BUILDING	☒	
HOUSE	☒	Min. Lot Width = 25'
TOWNHOUSE	☒	Min. Lot Width = 16'
COTTAGE ROW	☒	Min. Lot Width = 100'
COTTAGE COURT	☒	Min. Lot Width = 100'
SMALL APARTMENT	☒	Min. Lot Width = 100'
COURTYARD APARTMENT	☒	Min. Lot Width = 100'
LIVE-WORK UNIT	☒	Min. Lot Width = 16'
CORNER COMMERCIAL	☐	On corner lots
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS		
4.4.3 Permitted Use Chart	4.6.5 Residential Adjacency	
4.5 Building Types	4.6.6 Innovative Residential Design	
4.6.2 Parking	4.6.7 Lighting	
4.6.3 Landscaping	4.6.8 Accessory Buildings	
4.6.4 Fencing and Screening	4.6.9 Wireless Transmission	

Hybrid Zoning: Brownsville, TX Form-Based Zoning District

Hybrid Zoning

F. Townhouse



BUILDING MASS

BW	Max. Building Width	30'
BD	Max. Building Depth	50'
HT	Max. Building Height	2 Stories / 30'
RY	Min. Rear Yard	15'
ASD	Accessory Structure Depth	28'
ASW	Accessory Structure Width	Same as BW

ENCROACHMENTS

Front and side yard encroachments per Building Features

BUILDING MATERIALS

BUILDING COMPONENT

EXTERIOR WALLS

ROOF

Not applicable to roofs behind parapets

WINDOWS

Applicable to all primary and secondary façades (PF and SF)

SPECIAL REQUIREMENTS

End units shall meet the side yard setbacks established by zone.
The minimum number of joined townhouses is two (equivalent to side by side duplex), the maximum is six.
Roof top decks with associated stair/elevated access structures are permitted above the two story limit.

DWELLING UNITS

Total number of dwelling units per lot determined by allowable density per zone. See [4.3 Zoning Districts](#)

FAÇADE ELEMENTS

PF	Primary Street Façade - Min-Max. % Fenestration	20% (min)
SF	Secondary Street Façade - Min-Max. % Fenestration	10% (min.)

BUILDING FEATURES:

Front Porch, Gallery, Stoop

ROOF TYPES

Hip (at end units only), gable, reverse gable, parapet (Mission Style only)

GARDEN WALL (GW)

Garden wall required along the secondary street behind the principal structure. Garden wall to be constructed of same materials as exterior walls. 5'-6' high

PERMITTED MATERIALS

Brick, stucco, smooth stone
Standing seam metal, Asphalt Shingle (medium to light gray color), clay barrel tile
Wood, aluminum clad, vinyl clad,

Hybrid Zoning: Brownsville, TX Composite Component

Areas of consideration for specific zoning approaches

Downtown

Arcadia Lake

I-35 Corridor

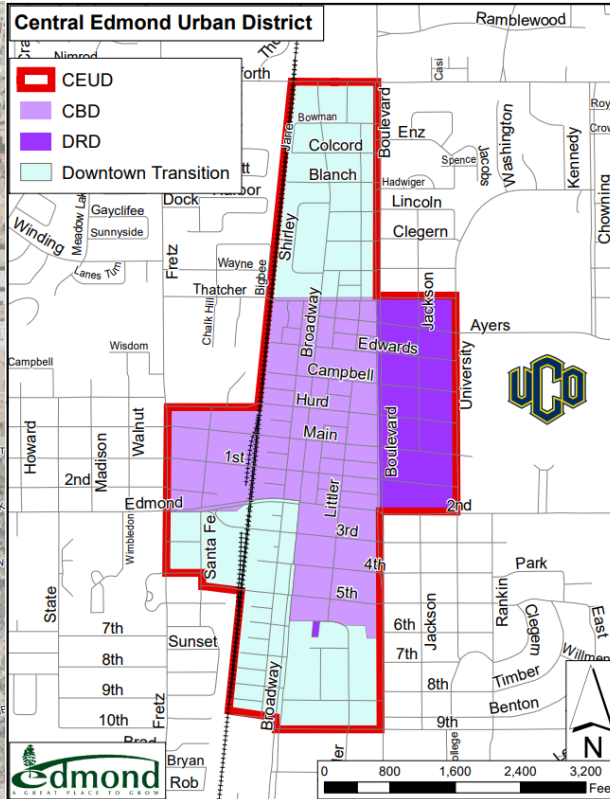
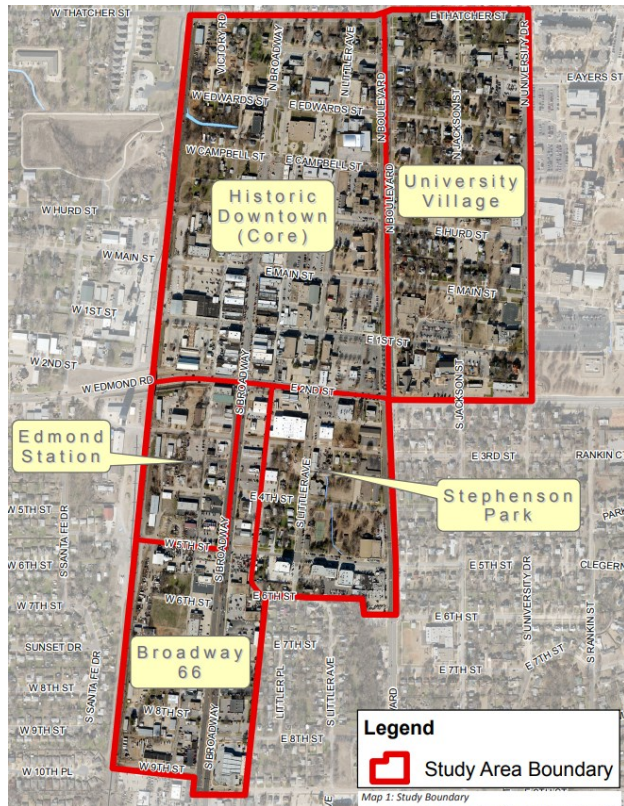
Route 66 Corridor

Broadway Corridor

Areas of consideration for specific zoning approaches

Zoning Type → Area ↓	Conventional	Form-Based	Composite	Performance-Based
Downtown	ooo	●●●	●oo	●oo
Arcadia Lake	●oo	●●●	●●o	●●o
I-35 Corridor	●●o	●●o	●●o	●oo
Route 66 Corridor	●●o	●●o	●●o	●●o
Broadway Corridor	●●o	●●o	●●o	●●o
Rural Edmond	●●o	ooo	●oo	●●●
Suburban (established) Edmond	●●●	ooo	●●o	ooo
Key	ooo = Not Appropriate ●oo = Somewhat Appropriate ●●o = Appropriate ●●● = Most Appropriate			

Downtown



Downtown Master Plan
Boundaries

CEUD Boundaries

ULI Report Boundaries

Downtown

What are Downtown's boundaries?

How do the design guidelines perform?

Which design guidelines do we want to codify?

What type of buildings do we want to see in Downtown?

Are there any building materials we want to encourage or prevent in Downtown?

How tall should buildings be?

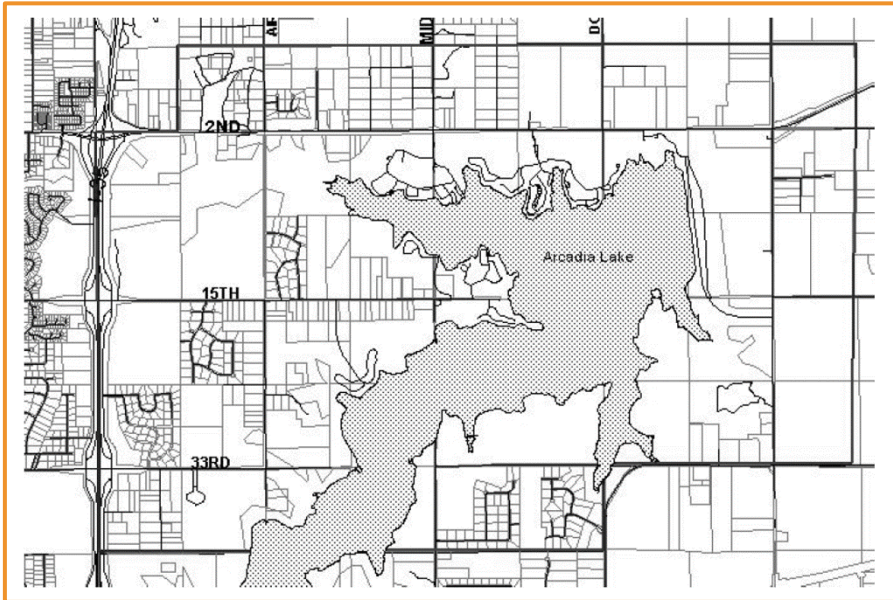
Downtown



Downtown Highlights (Master Plan & Comp Plan)

- Vibrancy required
- Walkable area where one can live-work-play
- Pedestrian-scaled development
- Encourage multi-story mixed-use development
- Promote small-scaled public spaces
- Preserve form
- Right-size parking
- Development flexibility needed
- Clear processes

Arcadia Lake



Arcadia Lake Considerations

What are the boundaries?

What type of development do we want to see?

Are there any building materials we want to prevent?

How tall do we want to go?

Arcadia Lake

Preserve rural character

Protect forestry

Promote recreational opportunities

Establish town square and village place types

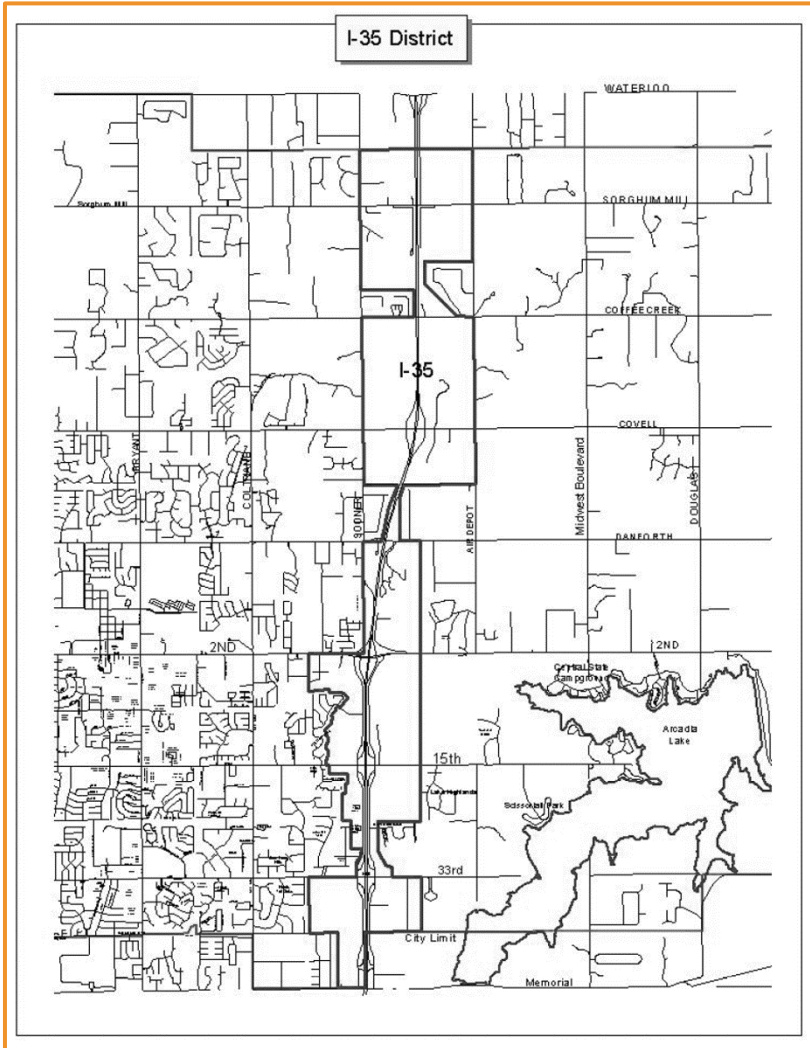
More mixed-use and less single-use development where growth is planned

Implement TDR

Explore density bonuses

Provide adequate infrastructure that can support development

I-35 Corridor



I-35 Corridor Considerations

What are the boundaries?

What type of development do we want to see?

Are there any building materials we want to prevent?

How tall do we want to go?

I-35 Corridor Highlights (Comp Plan)

Vibrant commercial corridor that attracts visitors and employers from across the region

Serve as a gateway to Edmond and a feature that binds community's fabric

Employment and retail destination

Feature high intensity activity

Automobile-oriented but quality development is preferred

High sales tax developments

Vertical developments warranted

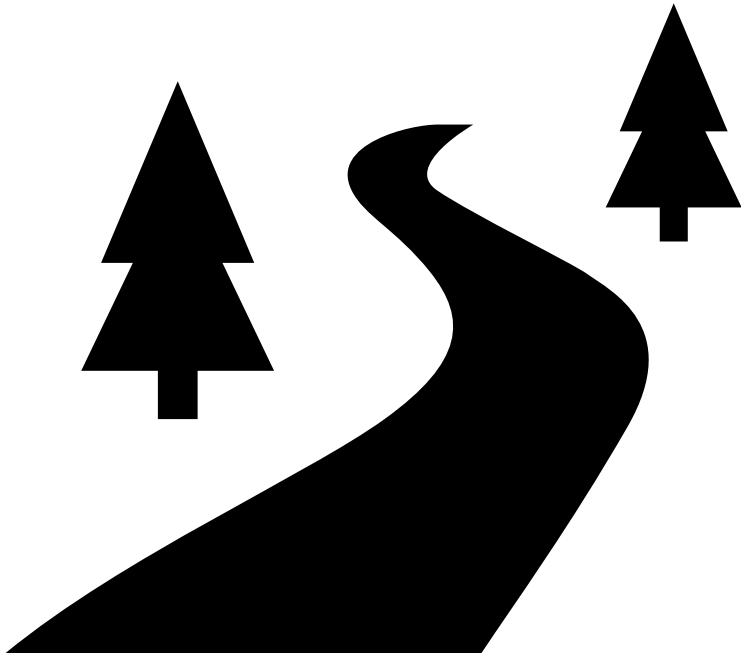
Integrate access appropriately

Incorporate open space to enhance development aesthetics

Simplify the development process

Update the boundaries

Route 66 Corridor



Route 66 Corridor Considerations

Is development difficult along Route 66?

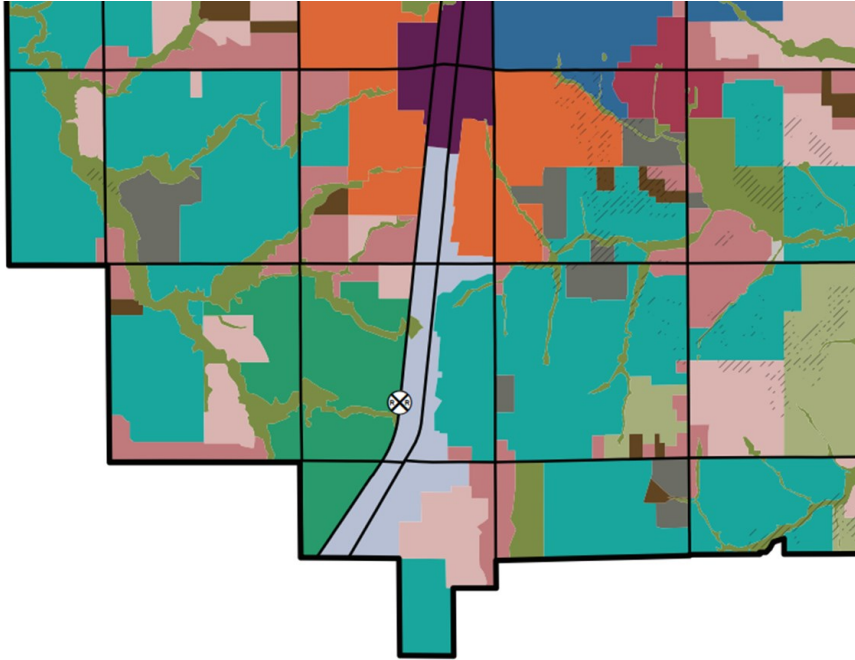
Does this corridor need to be established on the Zoning Map?

What type of development do we want to see?

What uses are problematic?

Does the corridor have consistent development patterns from east to west?

Broadway Corridor



Broadway Corridor Considerations

What type of development do we want to see?

What uses are problematic?

Does the corridor have consistent development patterns from north to south?

Are there many requests to redevelop?

Broadway Corridor Highlights (Comp Plan)

Promote infill development

Continue rehabilitating and renovating existing developments

More mixed-use and less single-use development

Convert large surface parking areas into higher intensity development

More efficient access management

Incorporate more public spaces



Discussion