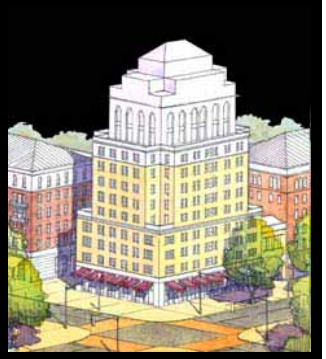
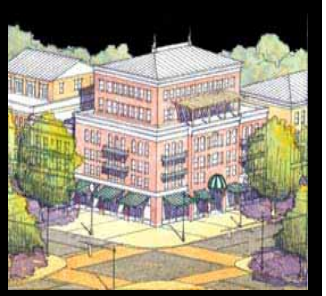
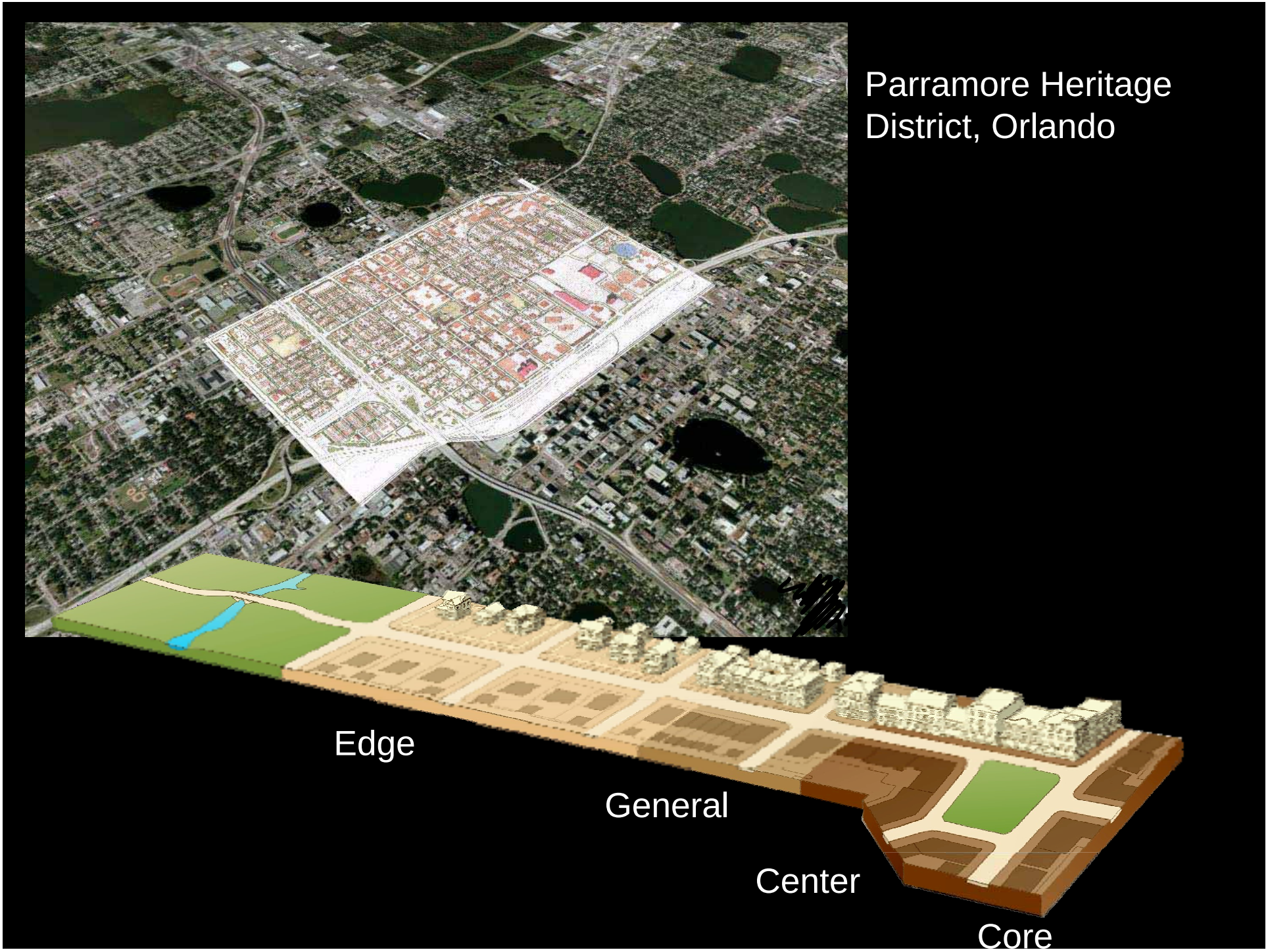
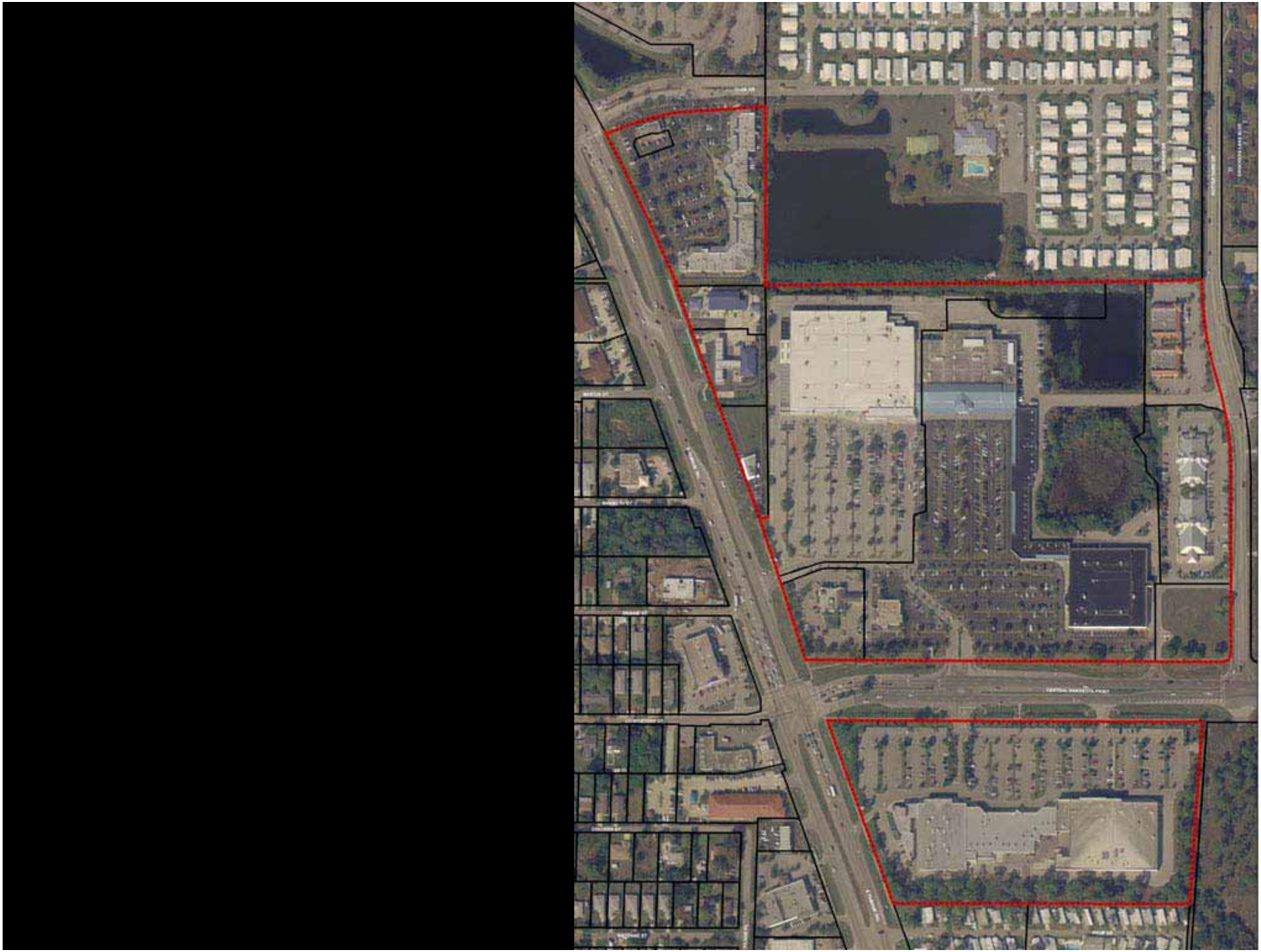




www.doverkohl.com

core,
center,
general,
edge...


Parramore Heritage District, Orlando
Edge
General
Center
Core



# key principles

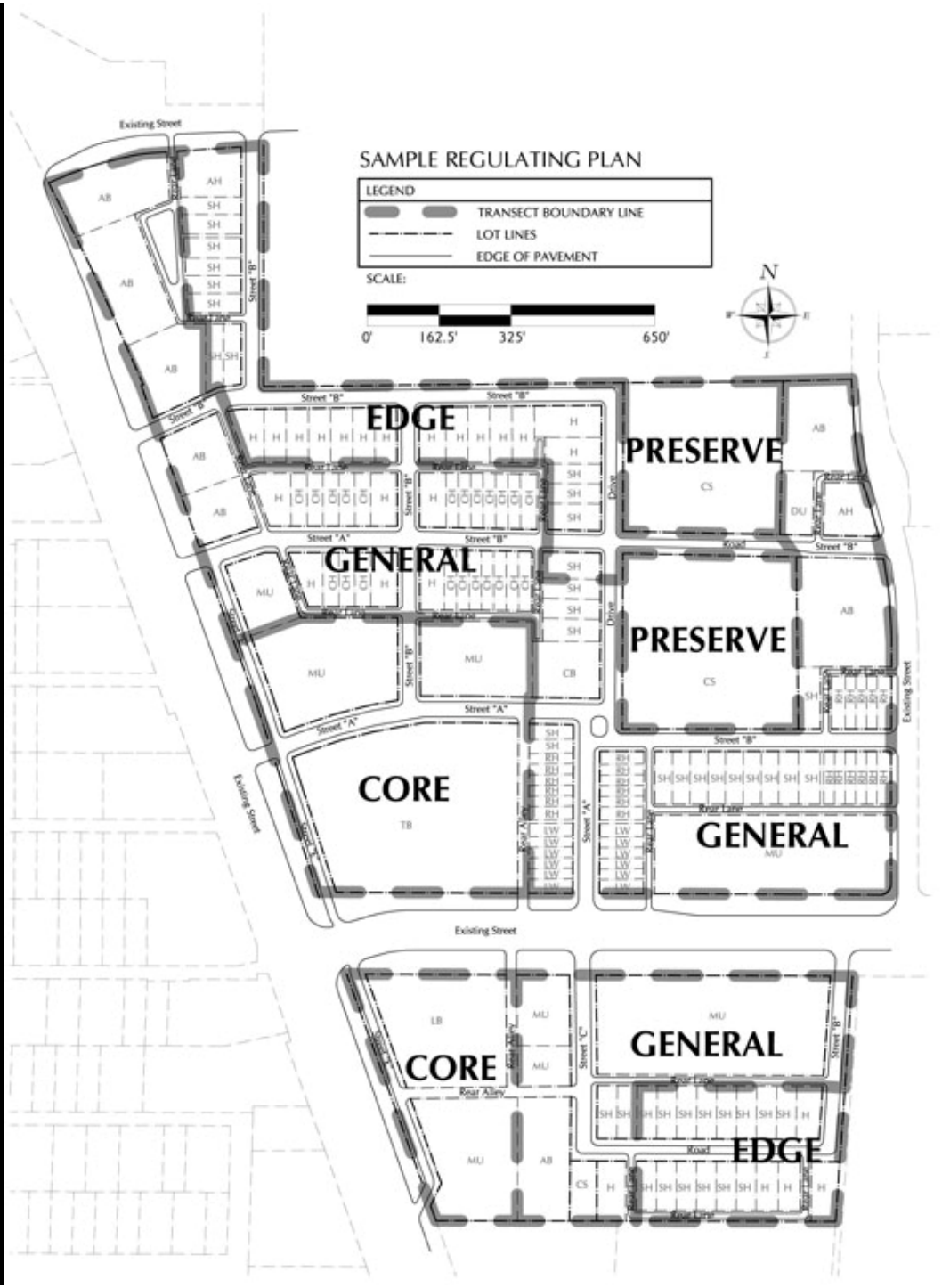
A densely **interconnected street network**, dispersing traffic and providing convenient routes for pedestrians and bicyclists.

**High-quality public spaces**, with all building facades having windows and doors facing tree-lined streets, plazas, squares, and neighborhood parks.

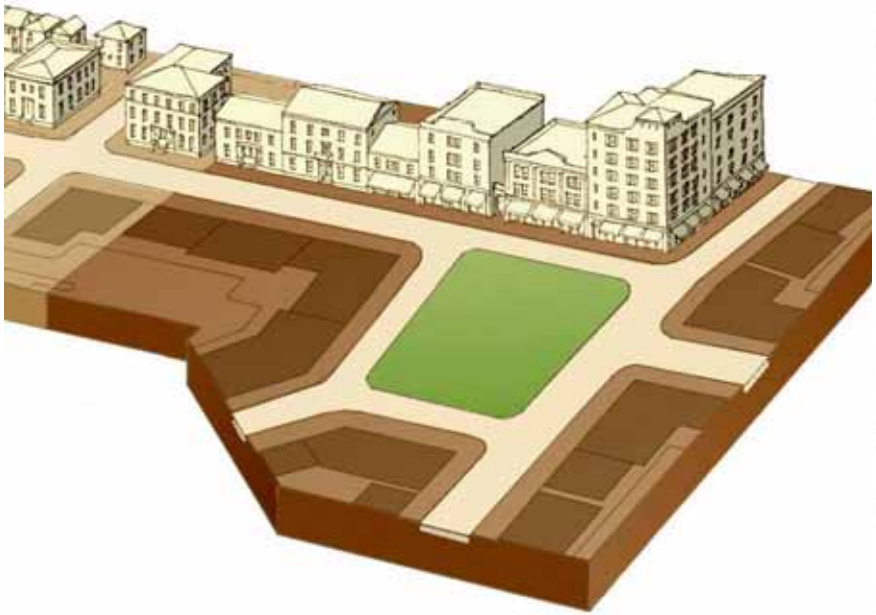
**Compact** development, creating a **walkable** urban environment and conserving land and energy through reduced automobile usage and advanced techniques such as stormwater infiltration.

Diversity not homogeneity, with a **variety of building types, street types, open spaces, and land uses** providing for people of all ages and every form of mobility.

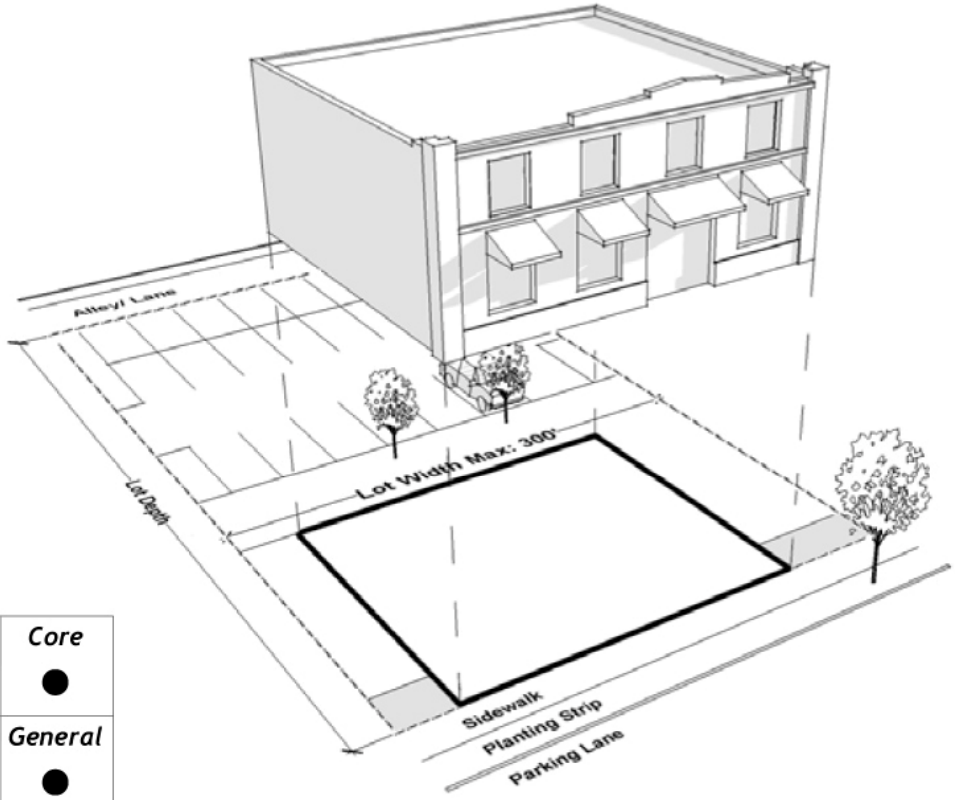
Resilient and **sustainable neighborhoods**, adaptable over time to improved **public transit** and to changing economic conditions.


SAMPLE REGULATING PLAN
LEGEND
TRANSECT BOUNDARY LINE
LOT LINES
EDGE OF PAVEMENT
SCALE:
0'
162.5'
325'
650'
N
EDGE
PRESERVE
GENERAL
PRESERVE
CORE
GENERAL
CORE
GENERAL
EDGE
Existing Street
Street "A"
Street "B"
Street "C"
Rear Alley
Rear Lane
Drive
Road

# core



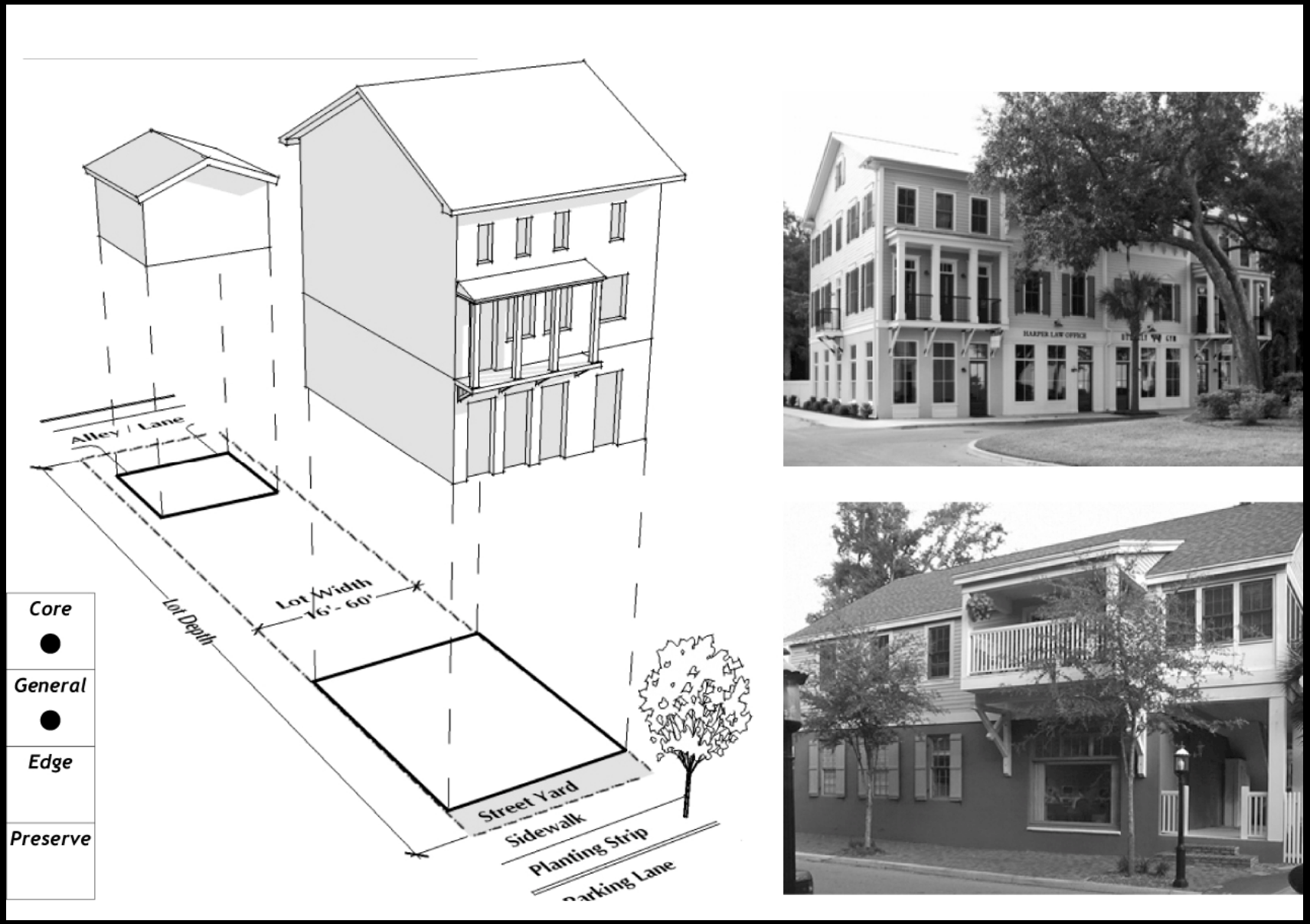
# menu of lot types



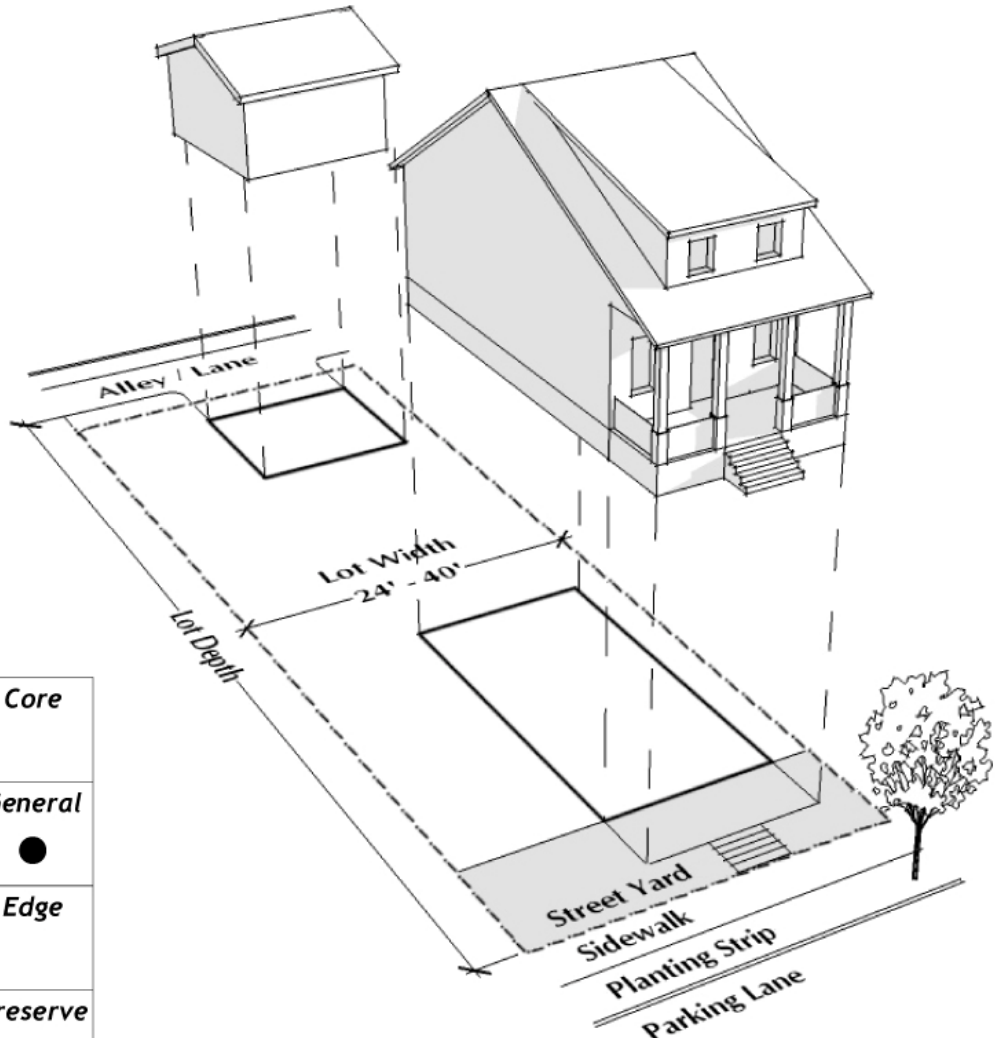

| |
|---|
| *Core* ● |
| *General* ● |
| *Edge* |
| *Preserve* |

xed Use

# menu of lot types



# menu of lot types

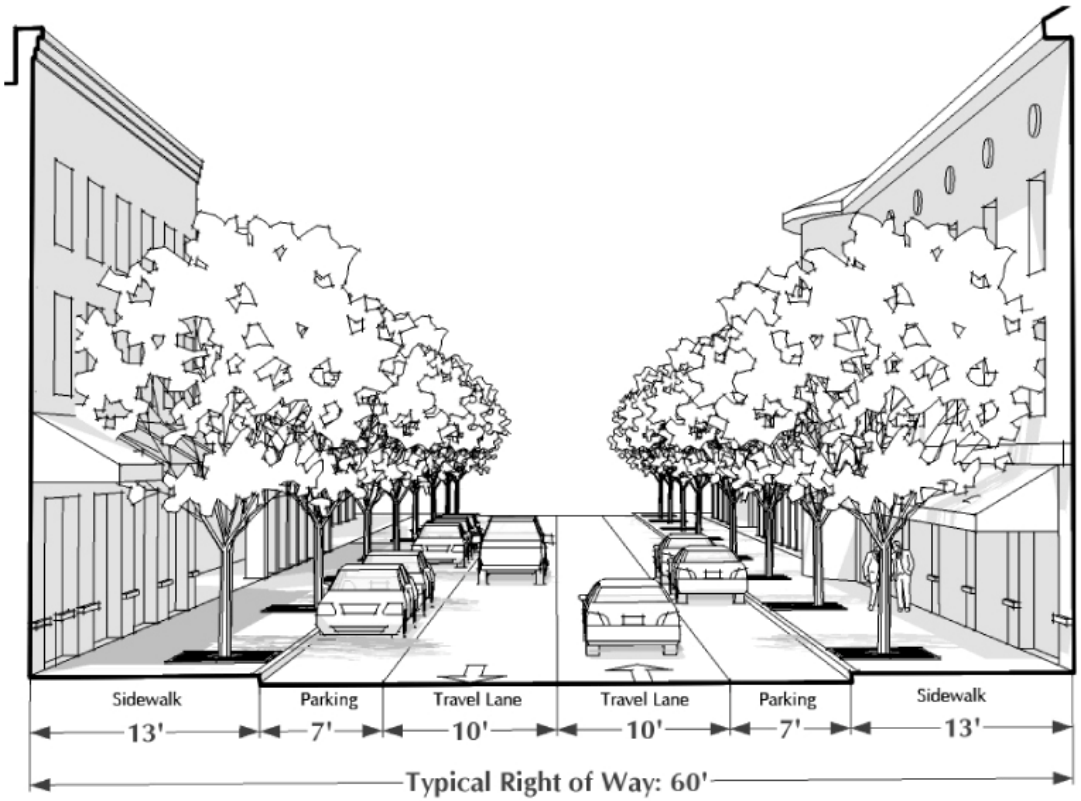



| |
|---|
| *Core* |
| *General* ● |
| *Edge* |
| *Preserve* |

# menu of street types

**Street A:**

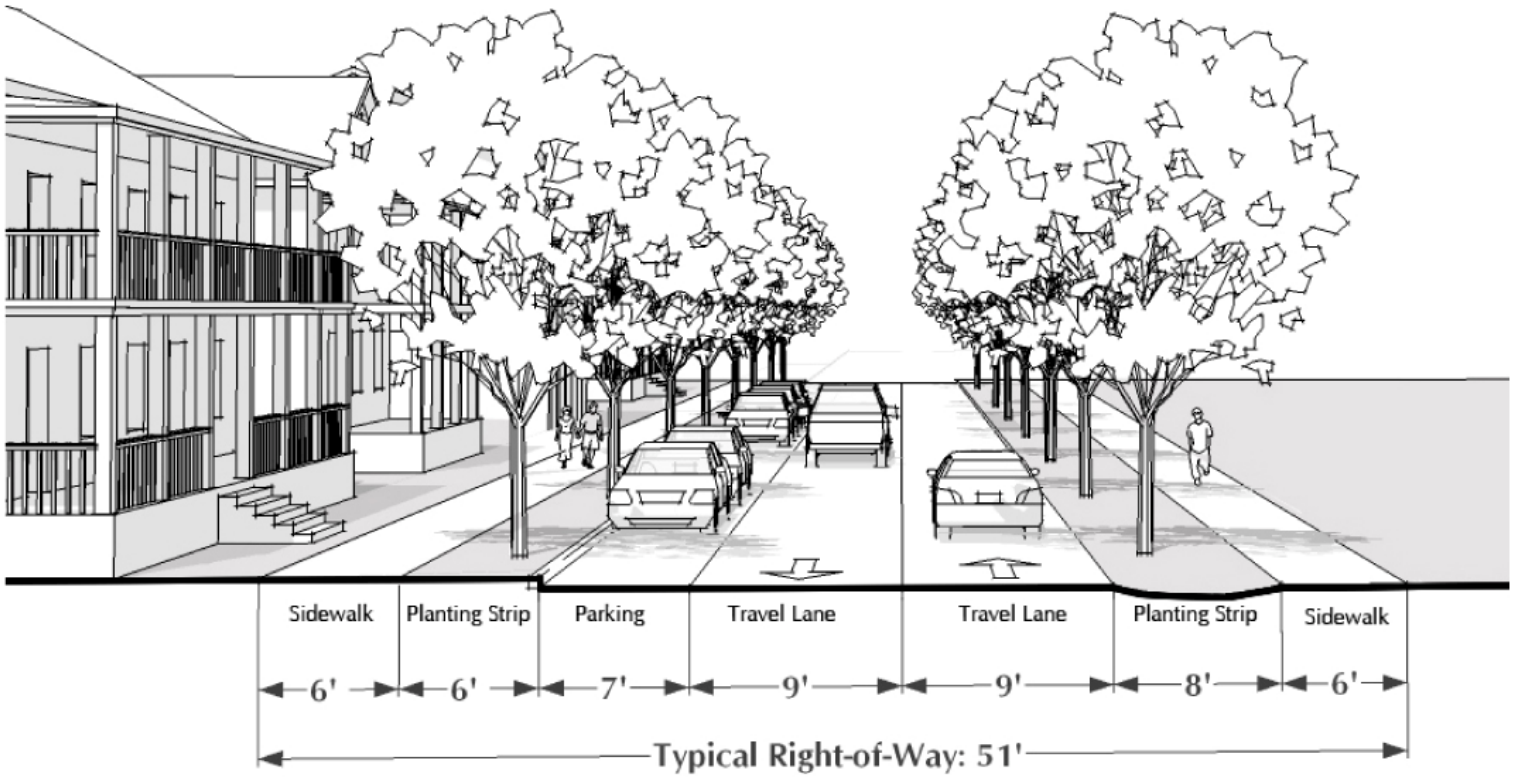
| |
|---|
| *Core* ● |
| *General* ● |
| *Edge* |
| *Preserve* |



# menu of street types

**Drive:**

| Core | General | Edge | Preserve |
|---|---|---|---|
| | ● | ● | |



# regulating plan

Bluffton SC

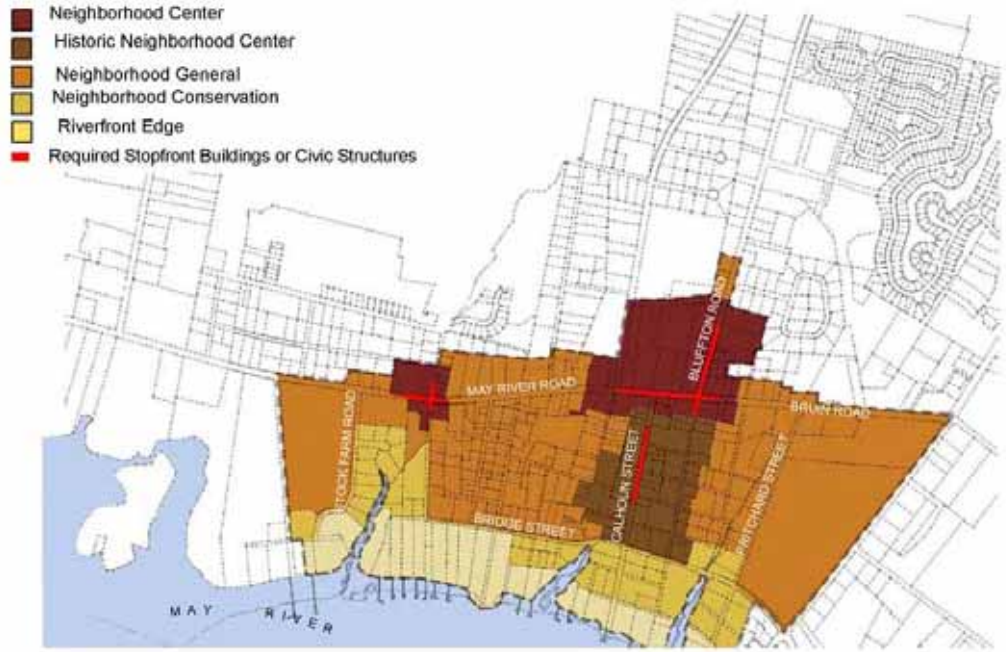
## III. Regulating Plan

Great neighborhoods have a wide cross section of uses that vary in intensity from center to edge. The center of a neighborhood is usually developed in a mixed-use manner with more intense uses than the general and edge areas. This delicate gradient from center to edge provides visual variety as well as a variety of housing and commercial options. The Old Town District is divided into five designated *Transect Zones*, as shown below on the *Regulating Plan*. The transect zones reflect the character of the streets in the various places within the Old Town District. The Transect Zones are as follows:

*(NC) Neighborhood Center*
*(HC) Historic Neighborhood Center*
*(NG) Neighborhood General*
*(NCO) Neighborhood Conservation*
*(RE) Riverfront Edge*

The development regulations for properties within each of the Transect Zones are described in Section IV, Urban Standards. When two or more parcels in different transect zones are aggregated into one parcel, the new, consolidated parcel will be designated into one transect zone. When parcels are combined, the greatest percentage of a designated transect zone covering the assembled parcels shall apply to the new, consolidated parcel. All properties shall be regulated by one transect zone; a parcel cannot be regulated by two or more transect zones.

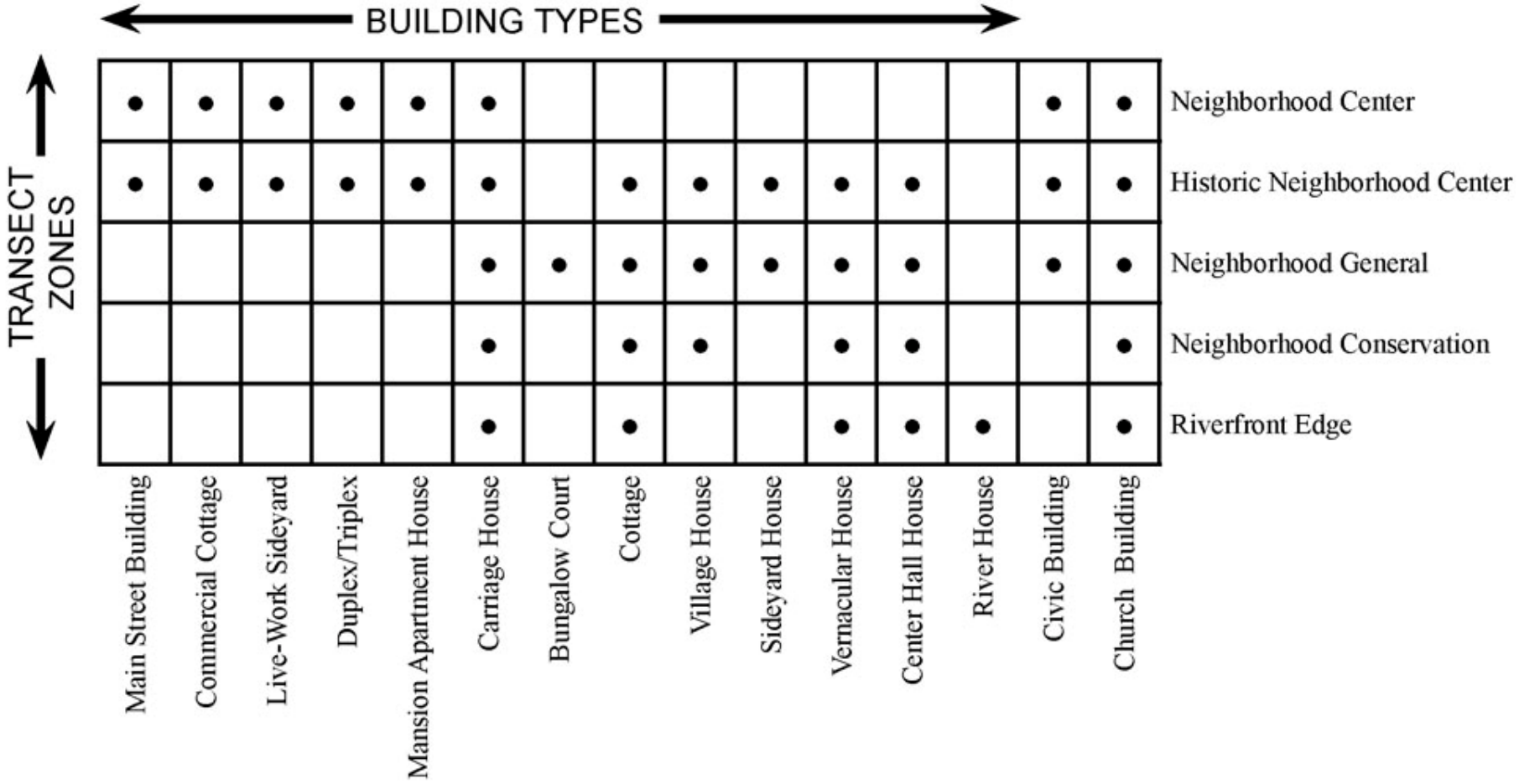
### Old Town District Regulating Plan




**Please refer to the larger format version of this map (located at Town Hall) to clarify the Transect Zone assignment of specific parcels.*

## Building Compatibility Matrix

*The Building Compatibility Matrix identifies the building types that are allowed within each of the Transect Zones.*



# urban Standards

Bluffton SC

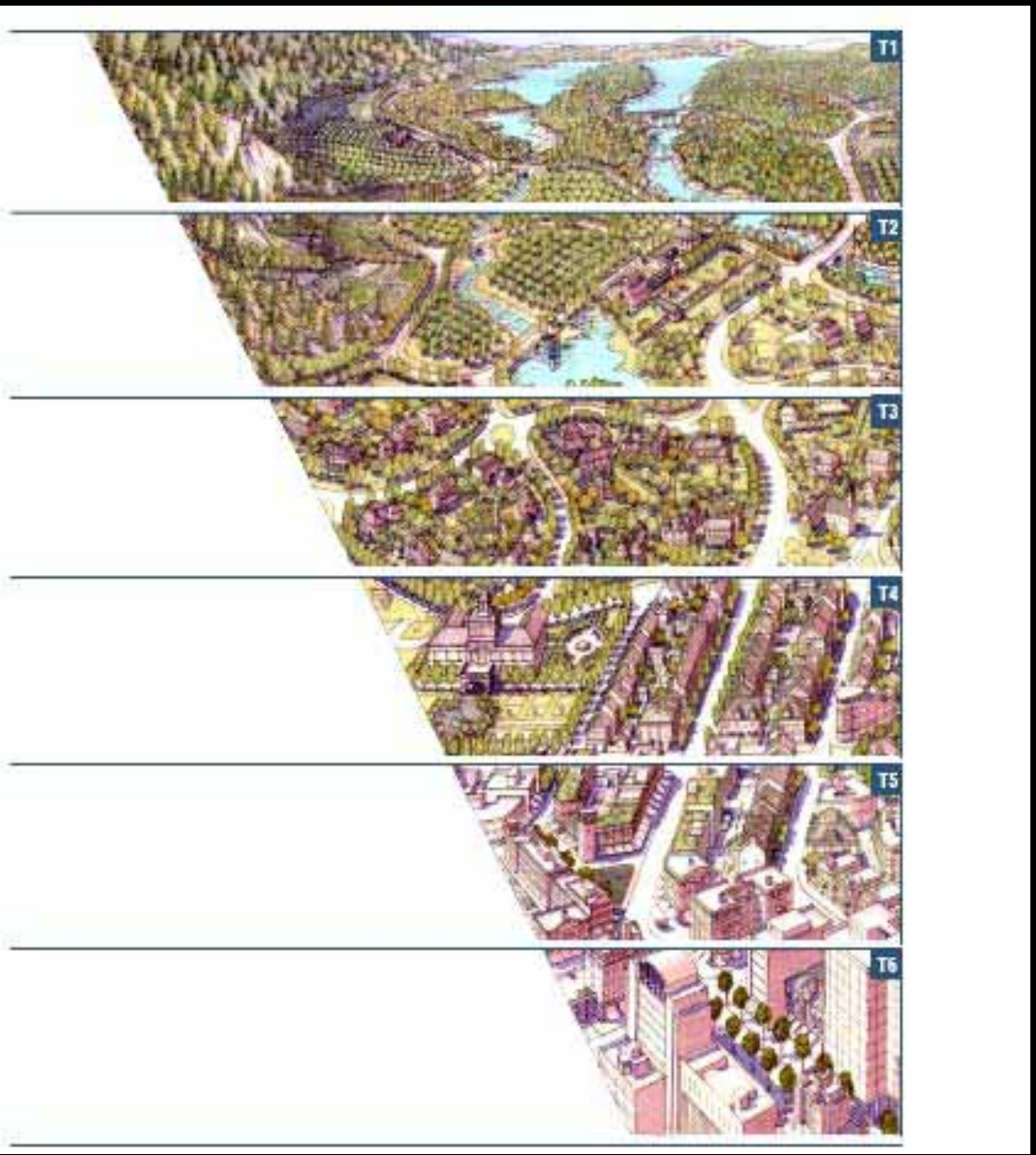
Neighborhood General

**BUILDING TYPE REQUIREMENTS:**

| | Front Build-to Zone | Lot Width | Frontage Requirement | Rear Setback *(from rear property line)* | Side Setback *(from side property lines)* | Height *(in stories)* |
|---|---|---|---|---|---|---|
| Carriage House  | One Carriage House may be built per primary structure and may have a maximum footprint of 600 sq. ft.. Carriage Houses must be located behind the primary structure. See Appendix A for a full description of this type. | | | 5' | 5' | 1-2 |
| Bungalow Court  | 10'-20' (for foremost bungalow) | N/A | N/A | 25' | 15' 10' building separation | 1-1.5 |
| Cottage  | 10'-20' | 40'-60' | N/A | 25' | 10' | 1-1.5 |
| Village House  | 10'-15' | 50'-65' | N/A | 30' | 15' | 2-2.5 |
| Sideyard House  | 10'-15' | 40'-65' | N/A | 30' | 5' | 2 |
| Vernacular House  | 10'-20' | 60'-100' | N/A | 30' | 15' | 1.5 |
| Center Hall House  | 15'-25' | 70'-100' | N/A | 30' | 15' | 2-2.5 |
| Civic Building  | 10'-35' | N/A | N/A | N/A | 10' | 2 |
| Church Building  | 10'-35' | N/A | N/A | N/A | 10' | 2 |
| **Additional Building Types** | | | | | | |
| As approved by the Form Based Code Administrator, additional building types may be allowed in the Neighborhood General Transect Zone. Building types not specifically listed shall be regulated by the following general requirements: | 10'-20' | 40'-100' | N/A | 25' | 10' | 1 - 2.5 |

# illustrating synopsis

# transect



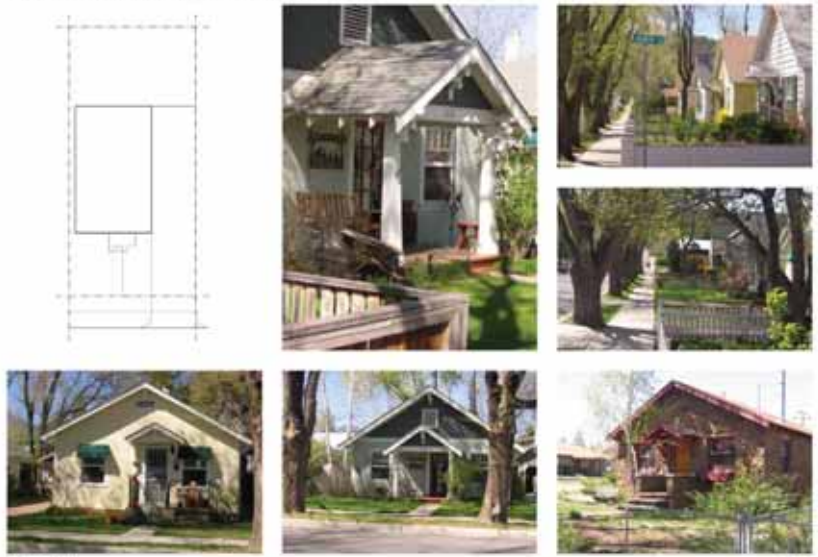

From DPZ’s Smart Code

# downtown Flagstaff analysis

ARCHITECTURAL PRECEDENTS — 2-story commercial

URBAN PATTERNS — Street sections


ARCHITECTURAL PRECEDENTS — One-story cottage



# transect

T-1

# transect

T-2

# transect

T-3

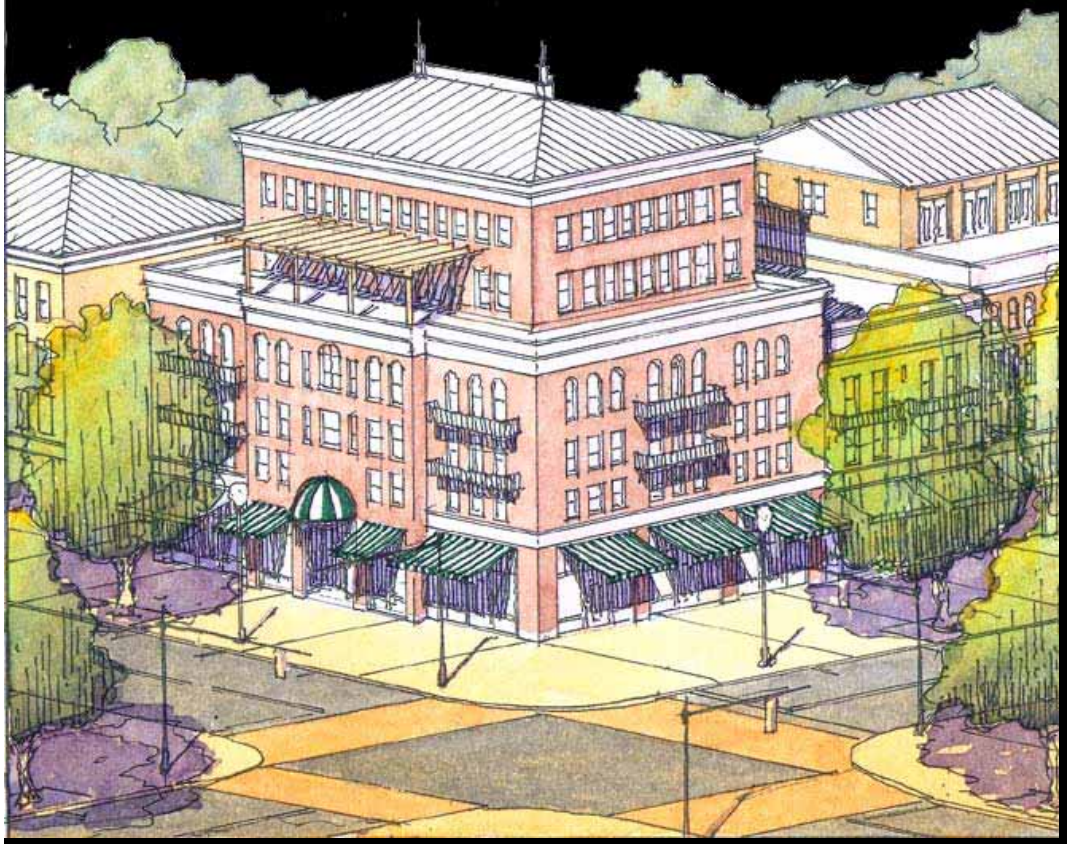
# transect

T-4

# transect

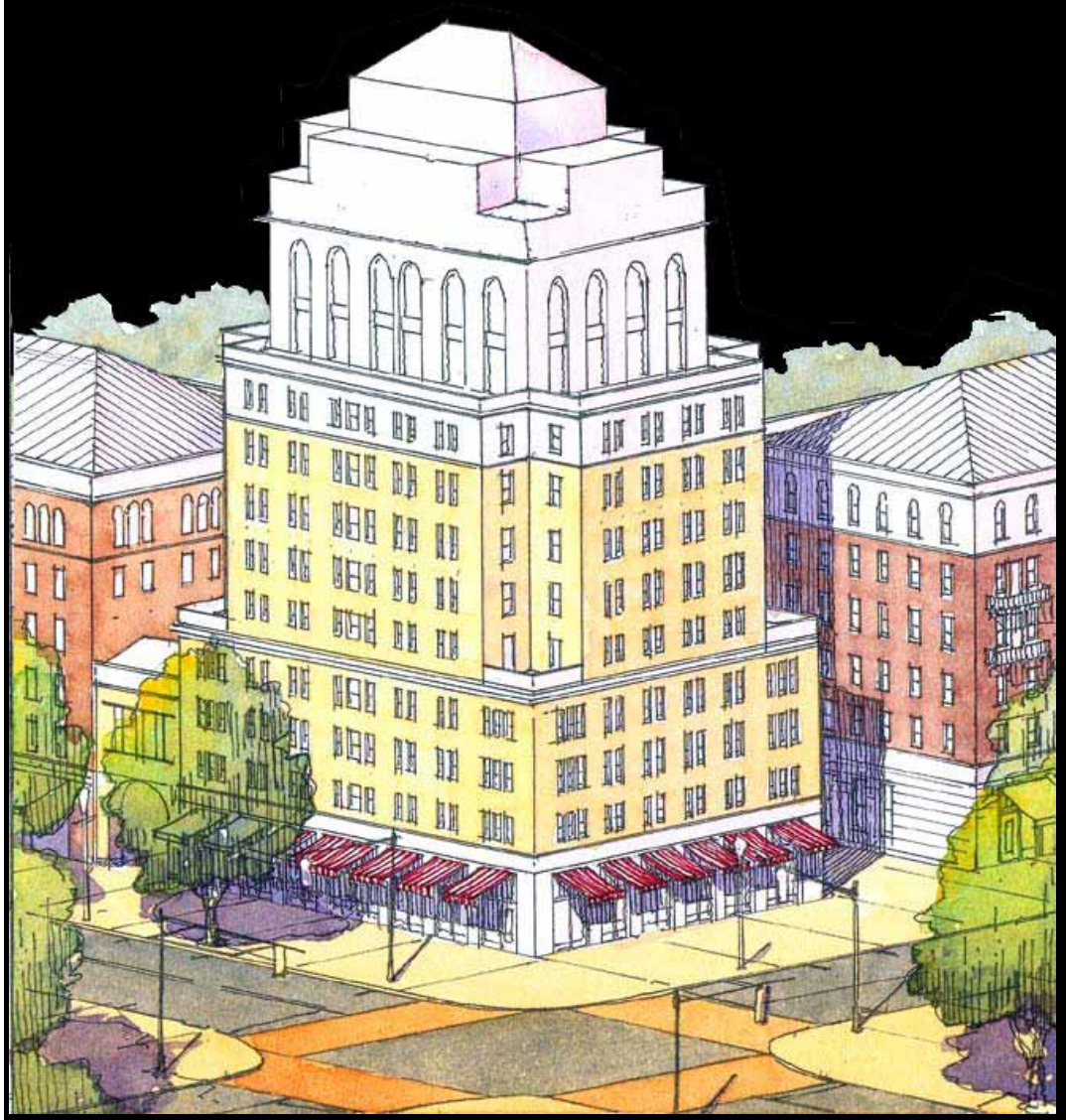
T-5

# transect



T-6.1

# transect

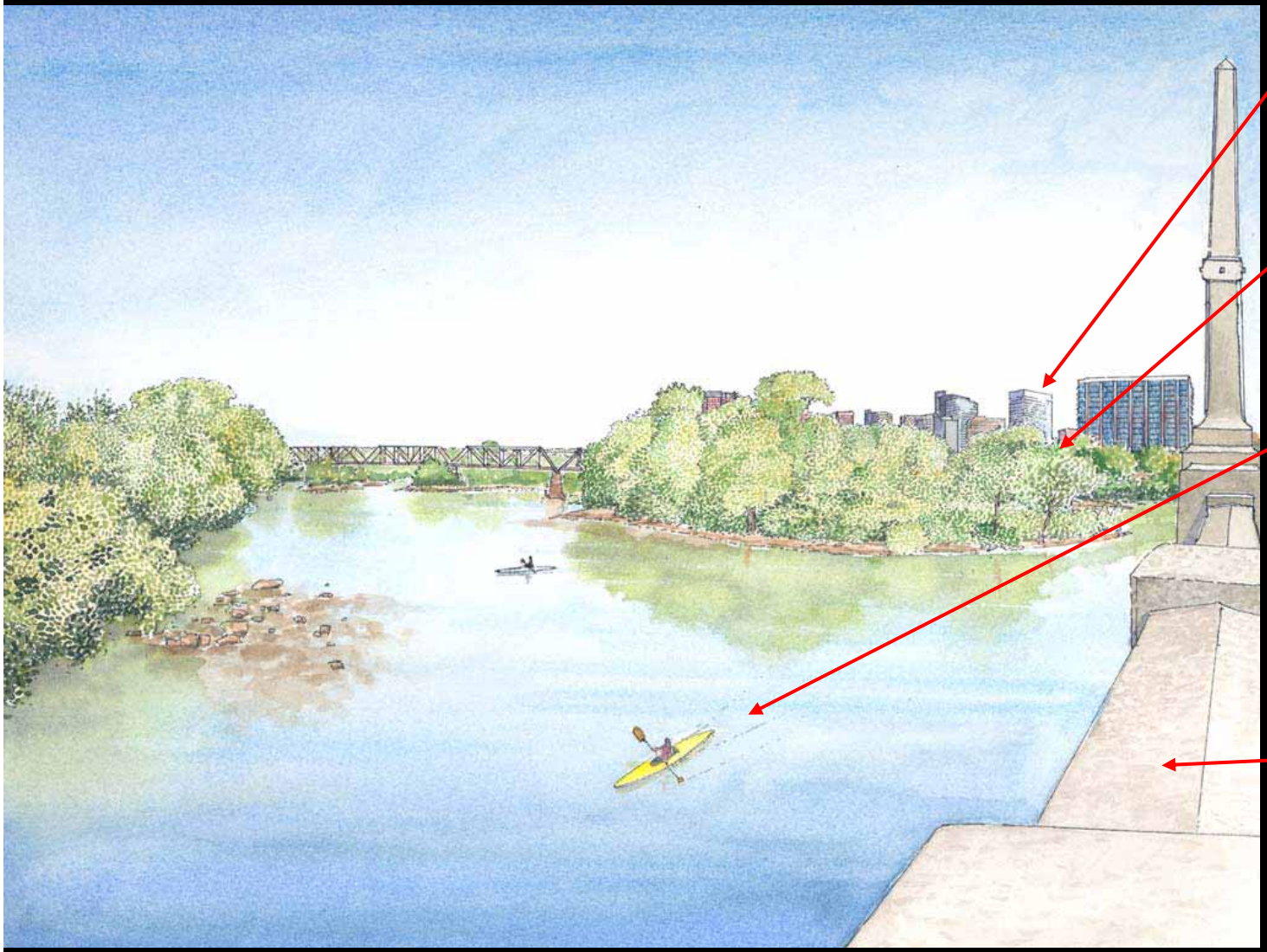


T-6.2

# transect: fayetteville arkansas


# transect: richmond virginia


# T1



T6 zone visible in the distance

dense vegetation contrasts with the downtown skyline beyond

kayakers and hikers can escape from the noises of the city

the Mayo Bridge can provide lookout points for pedestrians

wild nature at the doorstep of downtown

# T2

dense tree canopy

neighboring houses are not visible

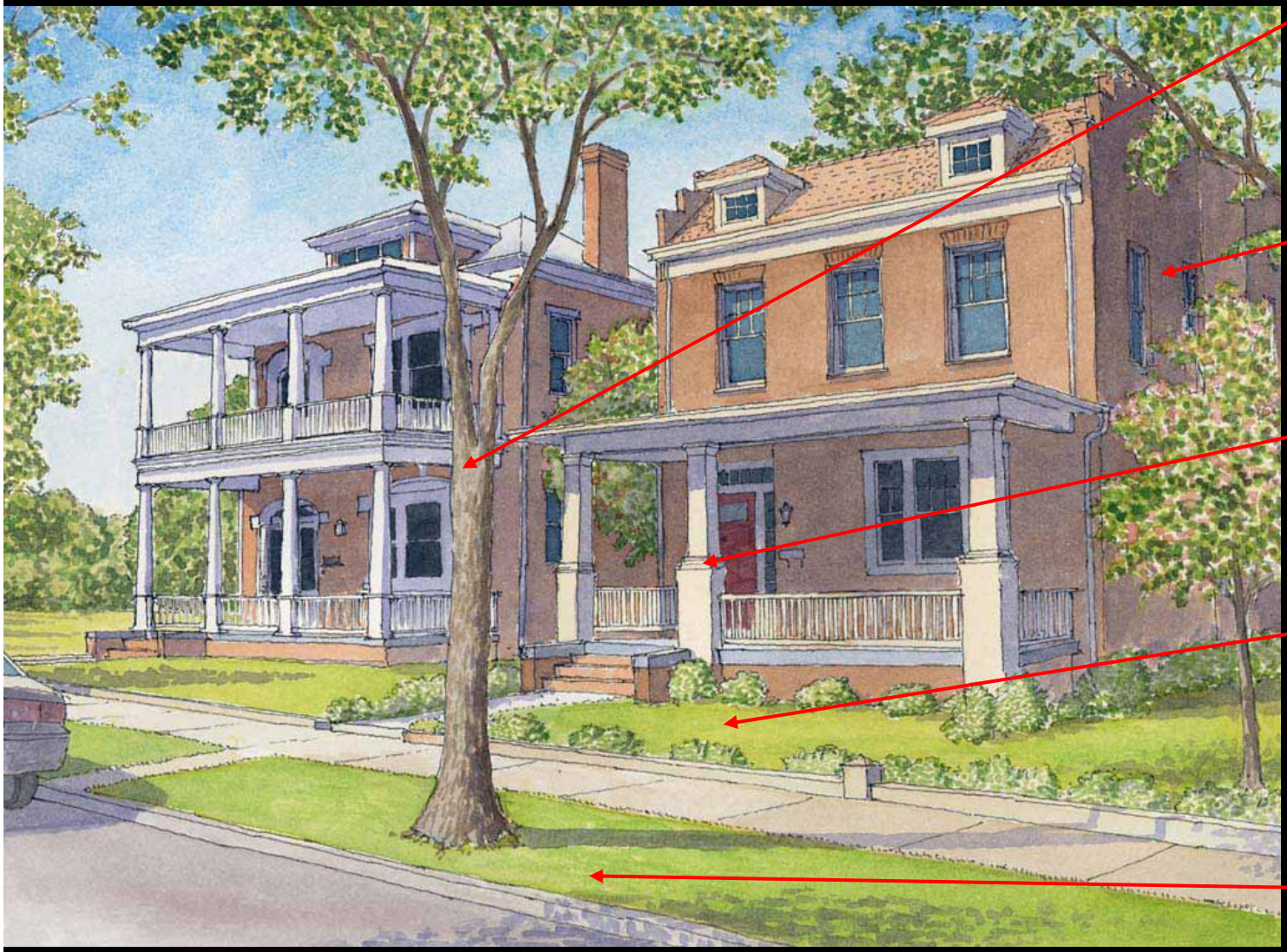
house is situated in park-like setting

lot is large enough for cultivation

curving driveway and expansive lawn

rural estate

# T3



street trees planted at regular intervals

side setbacks between homes

front porches make it easy for neighbors to interact

front setbacks deeper than those in T4 zone

street trees planted in a grassy planting strip

mostly detached houses

# T4

first story elevated above sidewalk for privacy

shallow front setbacks

street trees planted in tree wells

on-street parking

townhouses, either attached or spaced very closely

# T5

zero/minimal side setback

shallow dooryard

street trees in continuous planter or tree wells

on-street parking

apartment buildings

# T5


first floor storefront, higher stories a mix of office and residential

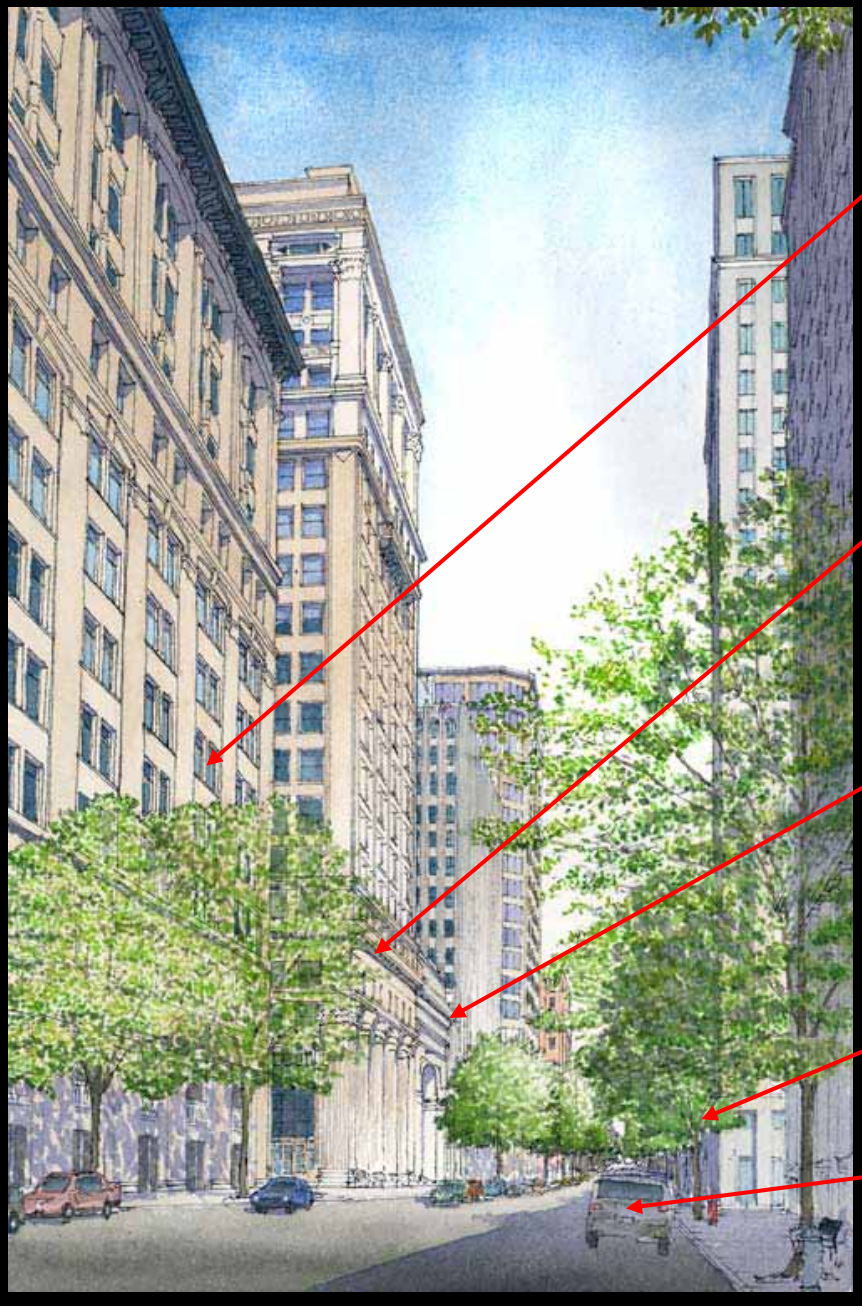
buildings cover a larger % of their lots than those in T3 or T4

signs located above the awnings

zero/minimal front setback

mixed-use

# T6



wide facades divided into vertical bays

first floor storefront, mix of uses on higher floors

zero setbacks, often with arcades or awnings

wide, tree-lined sidewalks

on-street parking

downtown

# bldg types

# Juniper Point code

Cottage

Bungalow

House

House

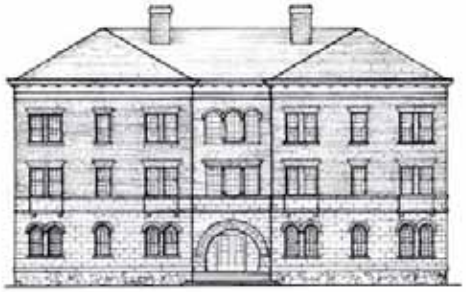
Duplex

Rowhouse

Live-work

Courtyard

Mansion Apartment



Apartment House

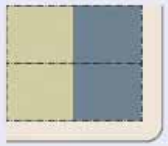
Corner Store

Mixed-use Main Street Building

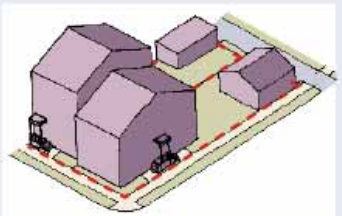
# Juniper Point code



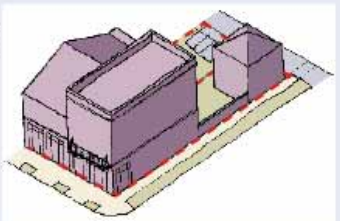
**REARYARD: Specific Types - Rowhouse, Live-work, Apartment House, Mixed-Use Building, Neighborhood Office Building.** A building that occupies the full frontage, leaving the rear of the lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.



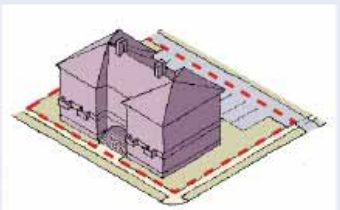
**Rowhouse (RH): Typical lot frontage 25'**
This is a single family attached type. Adjacent dwellings share a party wall. Rowhouses typically feature a private yard or patio between the main structure and the rear out building.



**Live-Work (LW): Typical lot frontage 25'**
This is a residential type that features a small commercial space. This extremely flexible type is useful for introducing a mix of uses in small increments to a neighborhood.



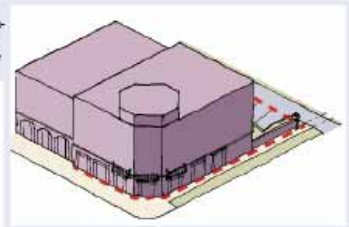
**Apartment House (AH): Typical lot frontage 130'**
This type contains multiple units accessed via a main entrance on the primary frontage. It may feature a visible pitched roof, or may have a parapet.



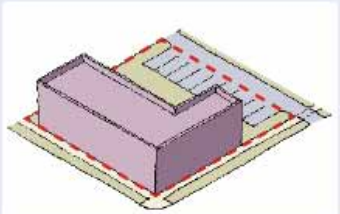




**Mixed-Use Building (MU): Typical lot frontage 60'**
This type features shopfronts on the ground floor with space designed to accommodate residential or office on the floors above. Mixed-use buildings typically have a parapet with a pronounced cornice. Shopfronts are protected from glare with awnings, galleries or colonnades.

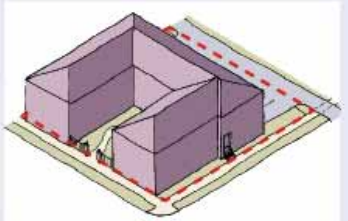


**Neighborhood Office Building (NOB):**
Typical lot frontage 100' This office type is similar to a mixed-use building except that its ground floor frontage is not optimized for retail.



**COURTYARD: Specific Types - Courtyard Apartment.** A building that occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.

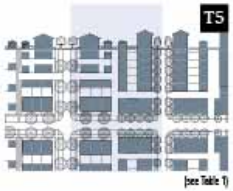
**Courtyard Apartment (CA): Typical lot frontage 130'**
This type can easily accommodate either owner-occupied or rental units. Individual units surround, and are accessed via, an internal courtyard. Consequently, this type helps to provide greater privacy for occupants.



# Juniper Point code



### 3.5.11 T5 Summary Table



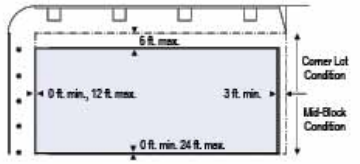

| | |
|---|---|
| BUILDING FUNCTION (see Tables 8 & 9) | |
| BUILDING HEIGHT | |
| a. Principal Building | 6 stories max. |
| b. Outbuilding | 2 stories max. |
| LOT OCCUPATION | |
| a. Lot Width | 18 ft. min., 180 ft. max |
| b. Lot Depth | 50 ft. min. 180 ft. max |
| c. Lot Coverage | 100% max. |
| BUILDING TYPE | |
| a. Edgeyard | prohibited |
| b. Sideyard | permitted |
| c. Rearyard | permitted |
| d. Courtyard | permitted |
| BUILDING DISPOSITION | |
| a. Front Setback | 0 ft. min. 12 ft max. |
| b. Side Setback | 0 ft. min. 24 ft. max. |
| c. Rear Setback | 3 ft. min. |
| d. Frontage Buildout | 70 % min. at setback |
| OUTBUILDING DISPOSITION | |
| a. Front Setback | 40 ft. max. from rear prop. |
| b. Side Setback | 0 ft. |
| c. Rear Setback | 3 ft. min. |
| PRIVATE FRONTAGES | |
| a. Common Lawn | prohibited |
| b. Porch & Fence | prohibited |
| c. Terrace/Light Court | permitted |
| d. Forecourt | permitted |
| e. Stoop | permitted |
| f. Shopfront & Awning | permitted |
| g. Gallery | permitted |
| h. Arcade | permitted |
| PARKING PROVISIONS | |
| See Tables 9 &10 | |

BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding a raised basement less than 50% exposed or an inhabited attic.
2. Height- floor to ceiling max: ground floor commercial-14 ft. ground floor other uses- 12 ft. upper floors all uses- 10 ft.
3. Maximum height shall be measured to the eave or roof deck.


BUILDING DISPOSITION

1. The facades and elevations of a building shall be distanced from the frontage and lot lines as shown.
2. Buildings shall have facades along the principal frontage lines and elevations along lot lines*.




*Subject to Discretionary Waiver

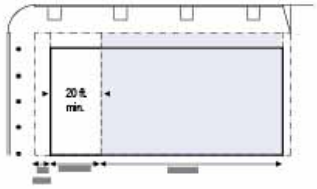
OUTBUILDING PLACEMENT

1. The elevations of the out buildings shall be distances from the lot lines as shown*.


*Subject to Discretionary Waiver

PARKING PROVISIONS

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

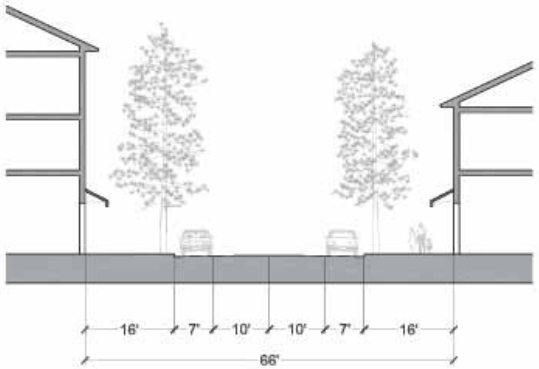


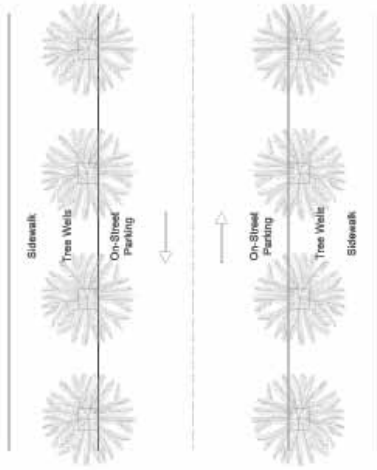





### TABLE 3A THOROUGHFARE ASSEMBLIES

These thoroughfares incorporate the Public Frontages of Table 4. The street name includes the thoroughfare type and the right-of-way width, followed by the pavement width and dimensions of parking and travel lanes.




| | |
|---|---|
| Street name | CS66 34 7/10/10/7 |
| Street type | Commercial street |
| Row | 66 ft |
| Paved area | 34 ft |
| Intended movement | Slow movement |
| Lanes | 2 Lanes |
| Parallel parking | Both sides at 7 ft marked |
| Travel lane width | 9 ft |
| Walkway type | 14 ft with tree wells |
| Planter type | 4 ft x 4ft |
| Curb type | Curb |
| Landscape type | Trees at 30 ft o.c. Avg. |

# lot types

| a. RESIDENTIAL | T1 | T2 | T3 | T4 | T5 | SD* |
|---|---|---|---|---|---|---|
| Cottage | | | ■ | ■ | | □ |
| House | | | ■ | ■ | | □ |
| Large House | | | ■ | ■ | | □ |
| Estate House | | | ■ | | | □ |
| Compund House | | | ■ | | | □ |
| Attached Rowhouse | | | | ■ | ■ | □ |
| Live-Work Rowhouse | | | | ■ | ■ | □ |
| Duplex | | | | ■ | ■ | □ |
| Courtyard Apartment | | | | ■ | ■ | □ |
| Mansion Apartment | | | | ■ | ■ | □ |
| Apartment House | | | | ■ | ■ | □ |
| Mixed-Use Building | | | | | ■ | □ |
| Corner Store | | | | | ■ | □ |
| Neighborhood Office | | | | | ■ | □ |
| Accessory Unit | | | ■ | ■ | ■ | □ |

Juniper Point, Flagstaff, AZ

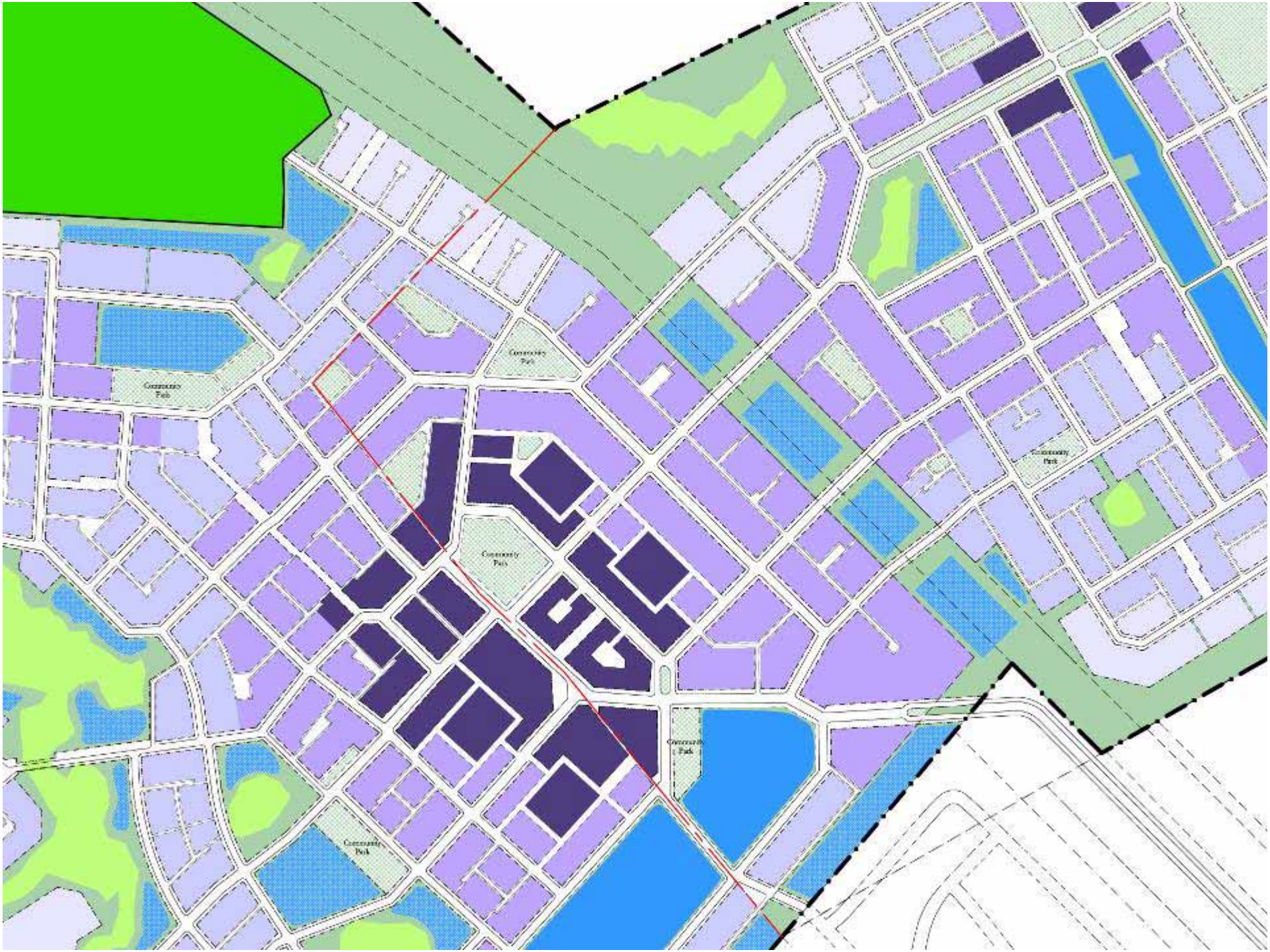
11/29/06

**REARYARD: Specific Types - Rowhouse, Live-work, Apartment House, Mixed-Use Building, Neighborhood Office Building.** A building that occupies the full frontage, leaving the rear of the lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.

**Rowhouse (RH): Typical lot frontage 25'**
This is a single family attached type. Adjacent dwellings share a party wall. Rowhouses typically feature a private yard or patio between the main structure and the rear out building.

**Live-Work (LW): Typical lot frontage 25'**
This is a residential type that features a small commercial space. This extremely flexible type is useful for introducing a mix of uses in small increments to a neighborhood.

**Apartment House (AH): Typical lot frontage 130'**
This type contains multiple units accessed via a main entrance on the primary frontage. It may feature a visible pitched roof, or may have a parapet.


Community Park
Community Park
Community Park
Community Park
Community Park
Community Park

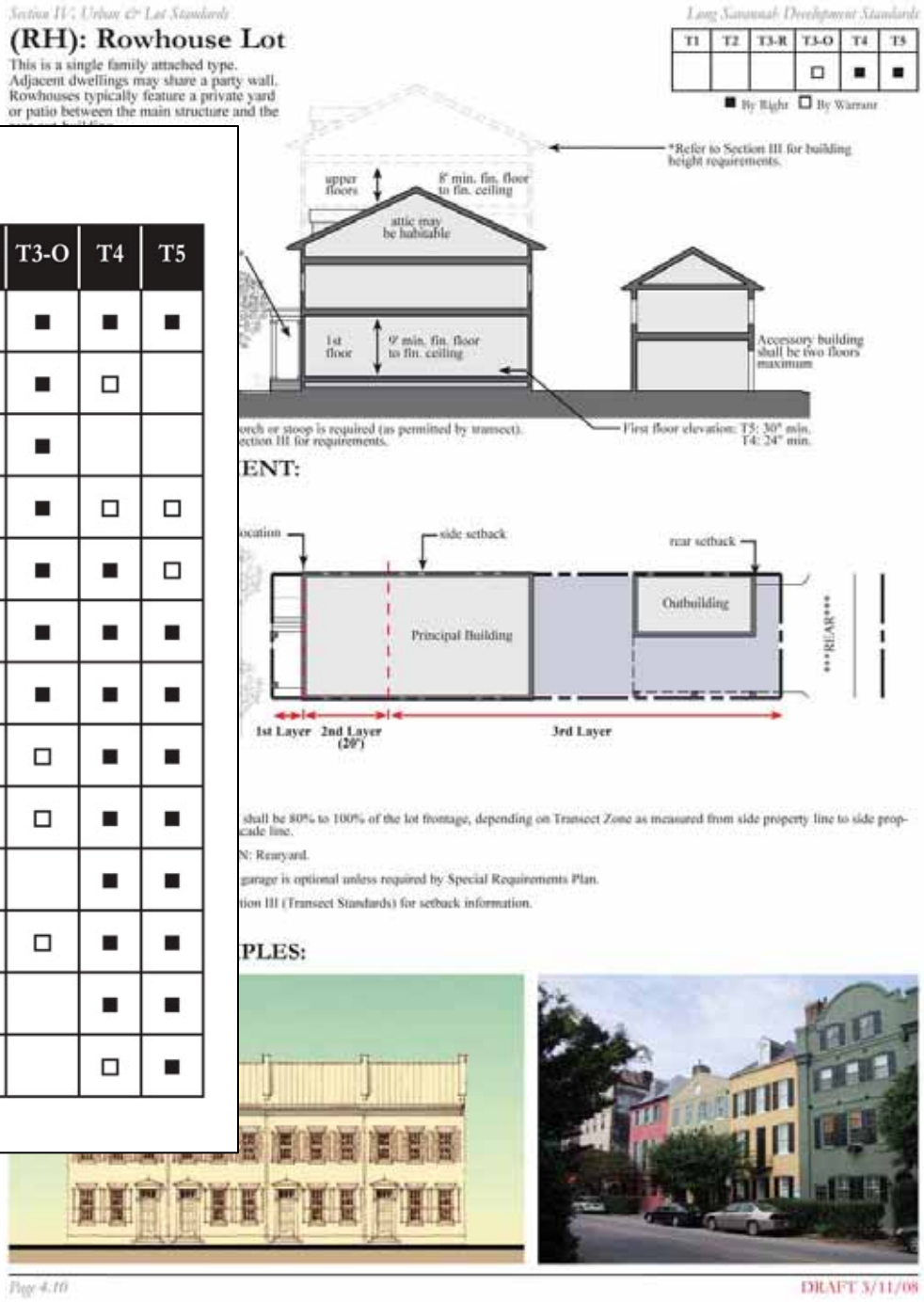
# lot types

## A. Lot Types

The chart below indicates allowable lot types within each transect zone.

| Lot Compatibility Matrix | | T1 | T2 | T3-R | T3-O | T4 | T5 |
|---|---|---|---|---|---|---|---|
| (CV): Civic Building Lot | Page 4.3 | □ | ■ | ■ | ■ | ■ | ■ |
| (HC): House Compound Lot | Page 4.4 | | □ | ■ | ■ | □ | |
| (EH): Estate House Lot | Page 4.5 | | | ■ | ■ | | |
| (LH): Large House Lot | Page 4.6 | | | ■ | ■ | □ | □ |
| (H): House Lot | Page 4.7 | | | ■ | ■ | ■ | □ |
| (SH): Small House Lot | Page 4.8 | | | □ | ■ | ■ | ■ |
| (D): Duplex Lot | Page 4.9 | | | | ■ | ■ | ■ |
| (RH): Rowhouse Lot | Page 4.10 | | | | □ | ■ | ■ |
| (MA): Mansion Apartment Lot | Page 4.11 | | | | □ | ■ | ■ |
| (AH): Apartment House Lot | Page 4.12 | | | | | ■ | ■ |
| (SMU): Small Mixed-Use Lot | Page 4.13 | | | | □ | ■ | ■ |
| (MU): Mixed-Use Lot | Page 4.14 | | | | | ■ | ■ |
| (LMU): Large Mixed-Use Lot | Page 4.15 | | | | | □ | ■ |

■ By Right □ By Warrant




Long Savannah
Charleston, SC

# lot types, diversity



## III. Transect Standards

The *Transect Standards* regulate the permitted lot types for each block, as identified on the Regulating Plan:



*Great neighborhoods have a diverse mix of uses that vary in intensity from center to edge. The center of a neighborhood is usually developed in a mixed-use manner with more intense Transect Zones than the general and edge areas. This delicate gradient from center to edge provides visual variety as well as a variety of housing and commercial options.*

**Minimum Diversity of Lot Types:**

**T3-R**

No minimum diversity of lot types shall be required.

**T3-O & T4**

A minimum of four lot types shall be required for any given 30 acre area within each of these Transect Zones. No type shall represent more than 70% of the lots.

**T5**

No minimum diversity of lot types shall be required.

**Minimum Commercial/Professional Office Quantities Required:**

**For all Transect Zones:**

For each residential unit, 8 sf of commercial/professional office must be constructed or fees paid in lieu. The settlement architect's office shall establish an annual fee schedule based on fair market value of commercial/professional office square footage. Fees shall be paid into a fund managed by the settlement architect. Upon construction of every 500 residential units, the corresponding 4,000 sf commercial/professional office component shall be constructed by the settlement architect's office or private sector builder on behalf of the office. Residential units shall be located within 4,800 ft (approximately a 20 minute walk) of the corresponding commercial/professional office component.

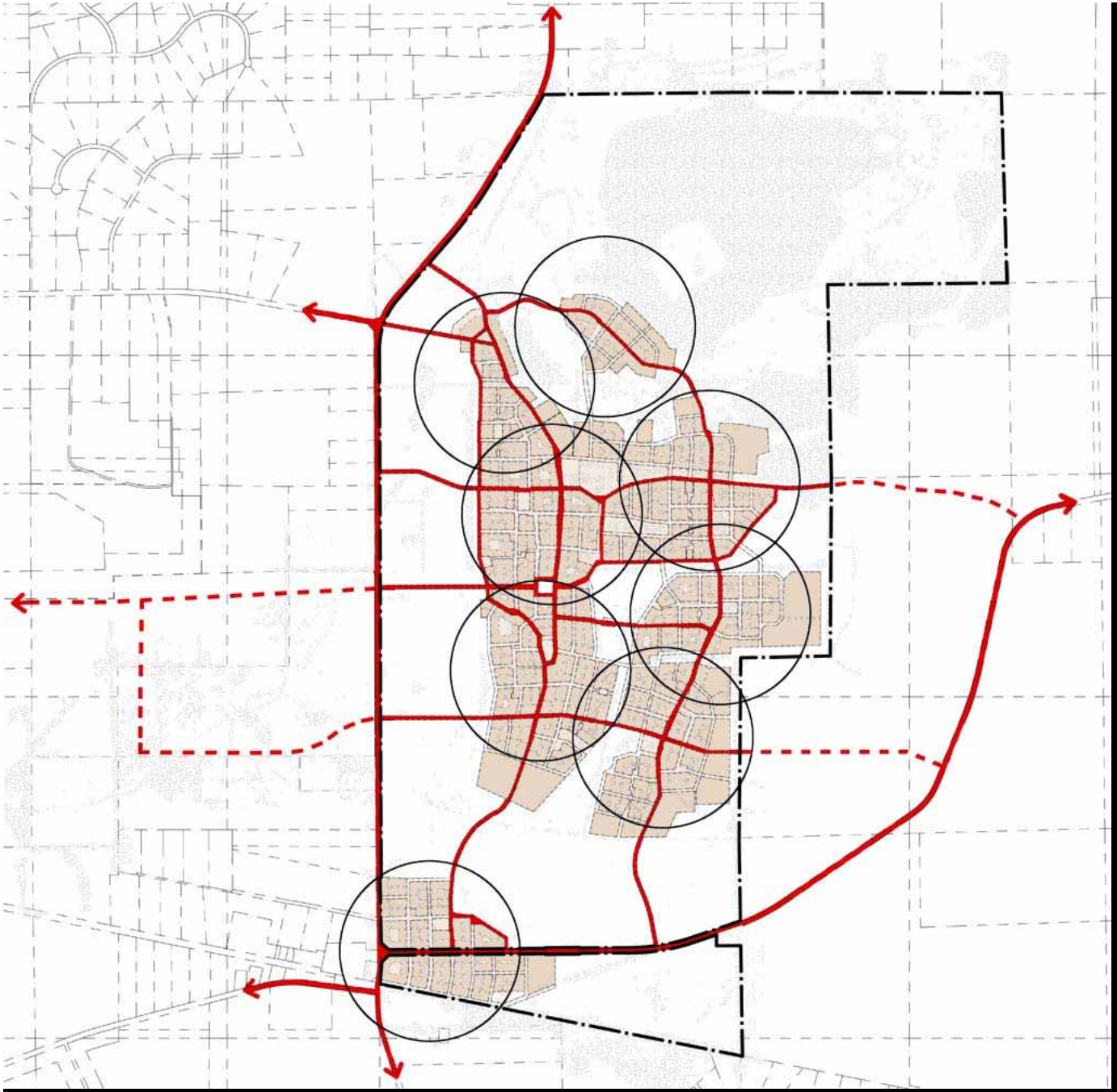


Long Savannah
Charleston, SC

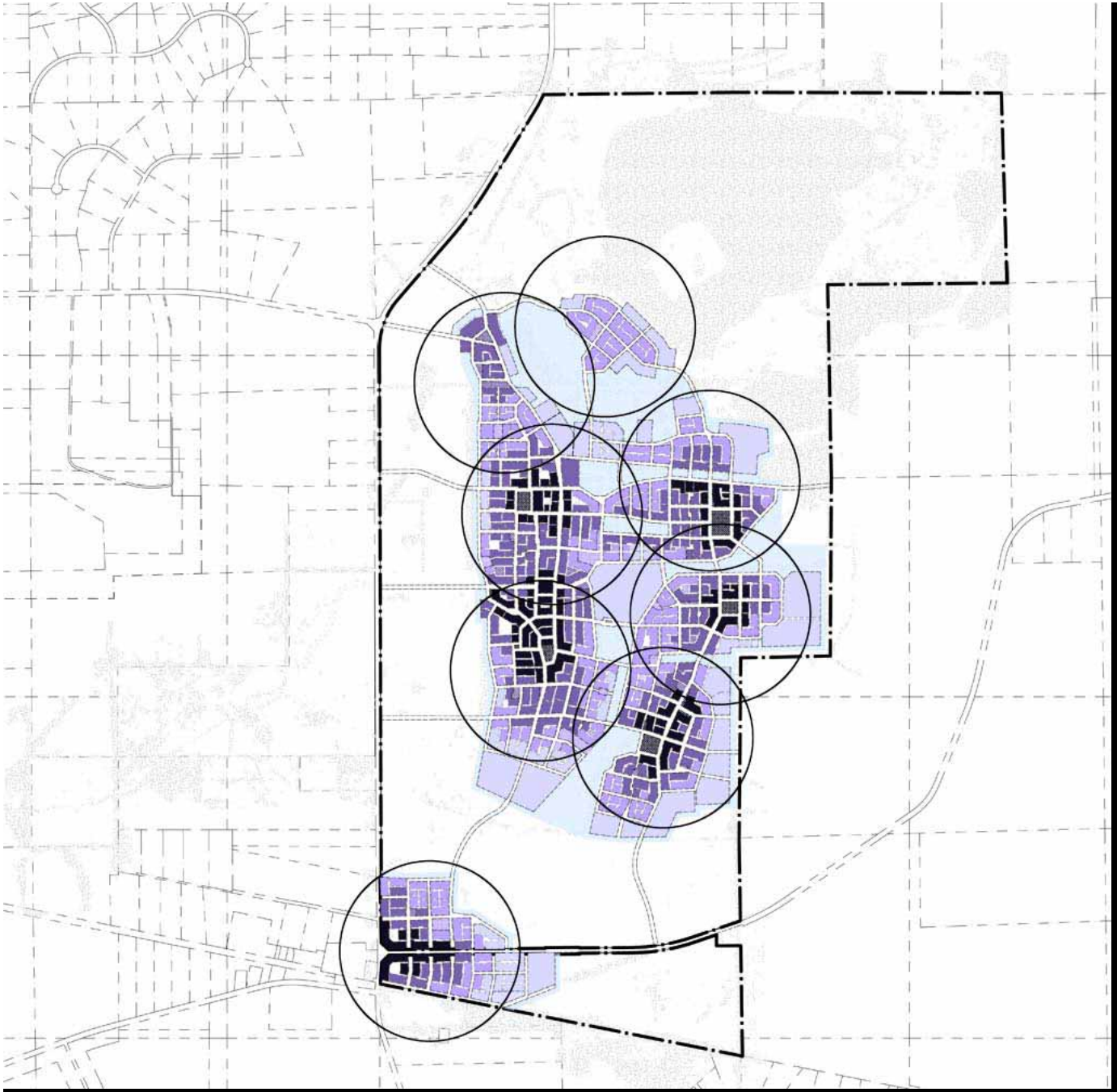
# subzones

Hudson Farm

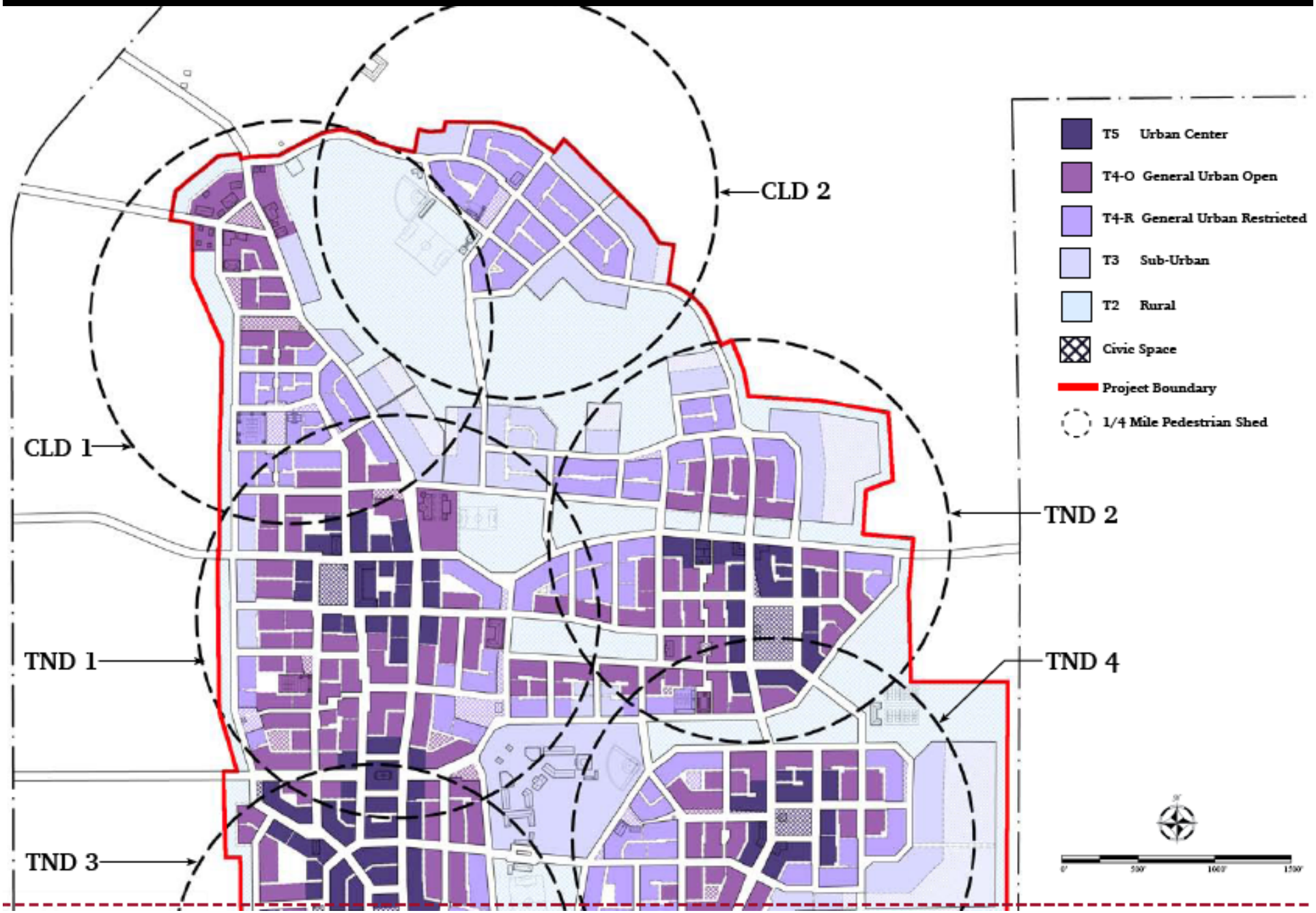

HUDSON STORE



Urban Structure



Transect Zones


CLD 2
CLD 1
TND 2
TND 1
TND 4
TND 3
T5 Urban Center
T4-O General Urban Open
T4-R General Urban Restricted
T3 Sub-Urban
T2 Rural
Civic Space
Project Boundary
1/4 Mile Pedestrian Shed

# existing transect analysis: T4L

SITE ANALYSIS

ANALYSIS FOR TRANSECT ZONE T4-L

QUADRAT

DISSECT

1. JACKSON AVENUE

2. PUBLIC FRONTAGE

3. PRIVATE FRONTAGE

T4L – Synoptic Survey

# existing transect analysis: T4+

SITE ANALYSIS

ANALYSIS FOR TRANSECT ZONE T4+

QUADRAT

DISSECT

1. GOVERNMENT STREET

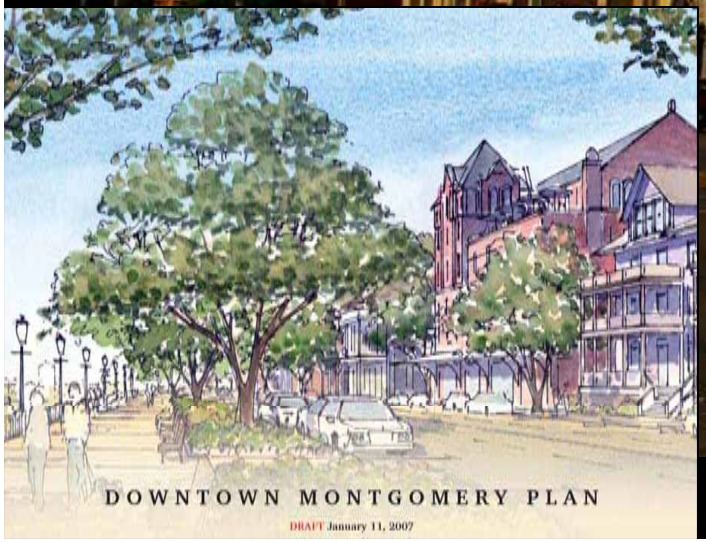
2. PUBLIC FRONTAGE

3. PRIVATE FRONTAGE

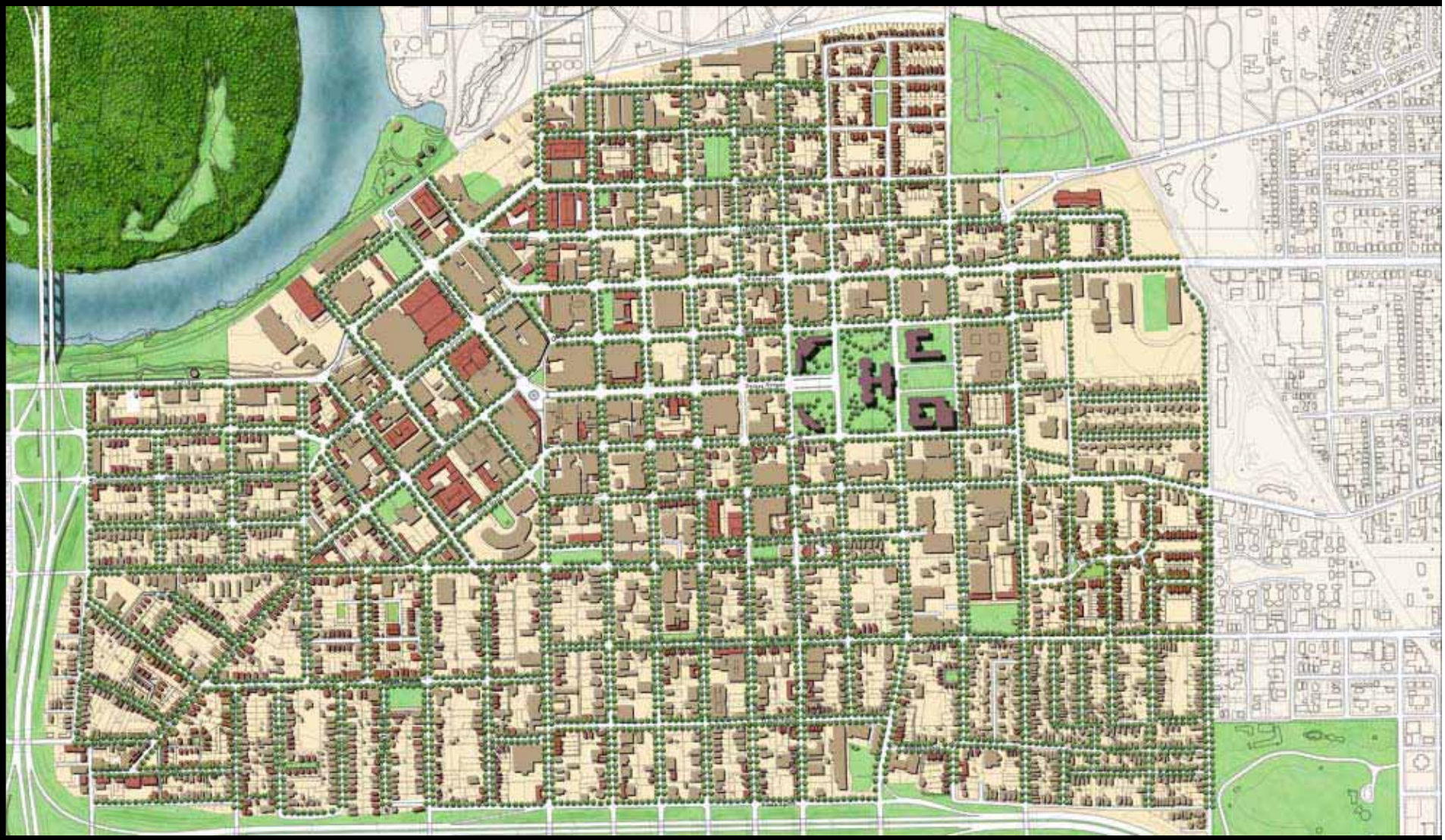

| | | | | | |
|---|---|---|---|---|---|
| Average Block Dimension | | Curb Type | | Build-out percentage at Setback | |
| Average Units per Acre | | Curb Radius | | Front Setback | |
| Average Lot Size | | Neutral Ground | | Side Setback | |
| Average Lot Coverage | | Sidewalk | | Rear Setback | |
| Average Parked Cars per Acre | | Planter Type | | Outbuilding Setback | |
| Average Trees per Acre | | Planter Width | | Front Encroachment | |
| | | Planting Pattern | | Side Encroachment | |
| | | Tree Type | | Ground Level Function | |
| | | Bike Way Type | | Upper Level Function | |
| | | Bike Way Width | | | |

T4+ – Synoptic Survey

# montgomery, alabama



# downtown master plan

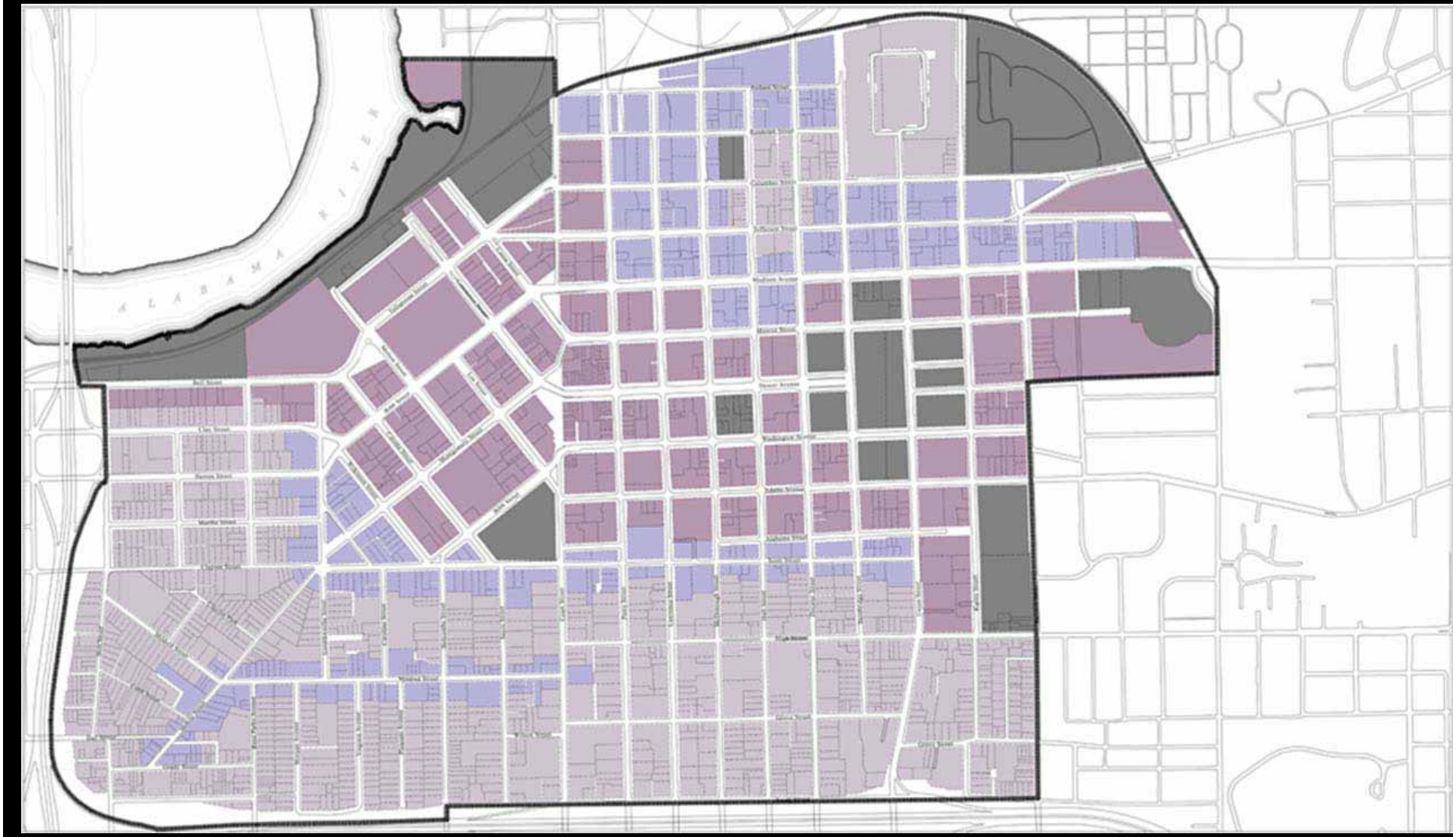


existing buildings

proposed buildings

civic buildings

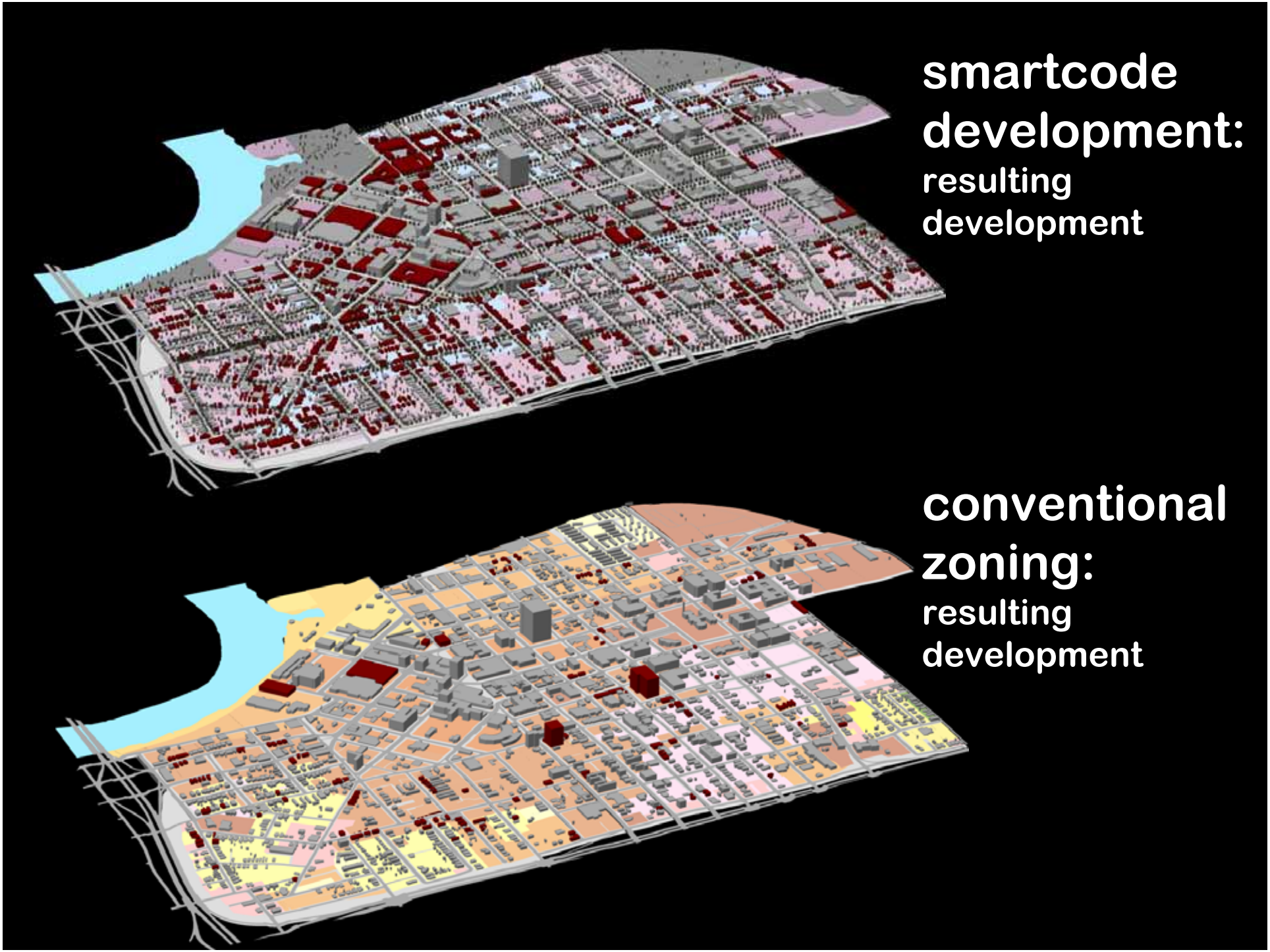
# transect map implements plan



t-4 restricted  t-4 open  t-5  civic space

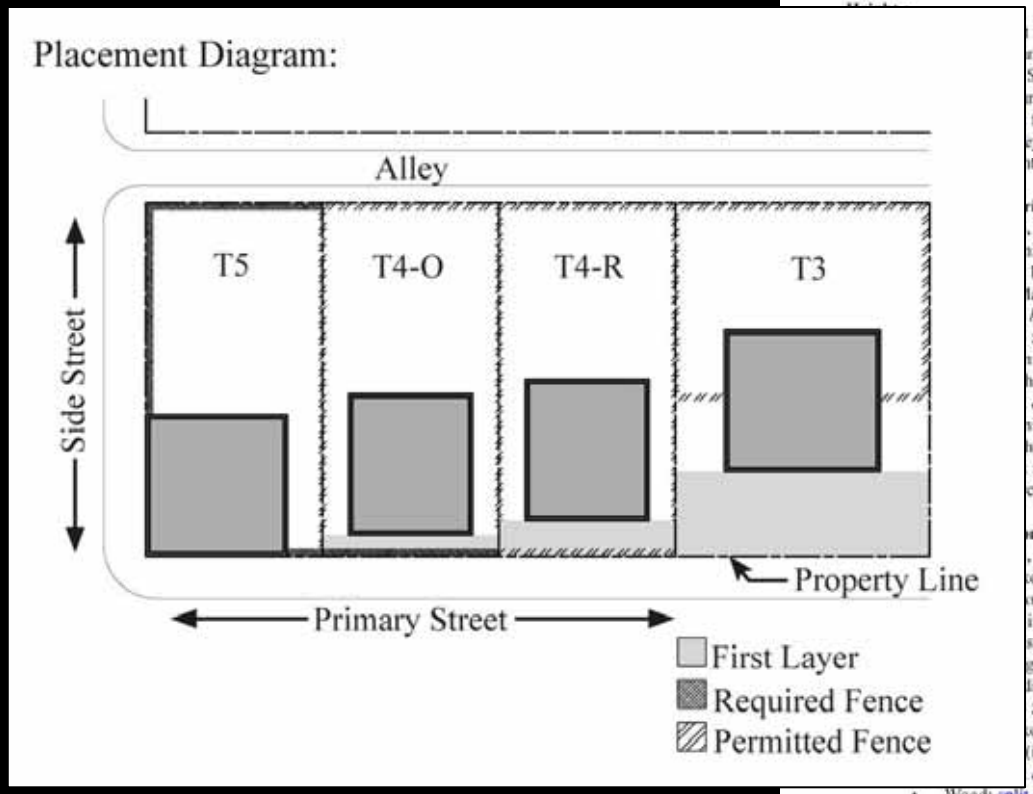
# amendments to smartcode

- t-4 open sub-zone as transitional step
- reduced amenity and civic space requirement
- reduction of land necessary for TNDs
- additional uses allowed downtown
- transect map for infill development
- eliminate succession portion of smartcode
- additional road types
- synoptic surveys for local calibration


smartcode development:
resulting development
conventional zoning:
resulting development

details

# garden walls, fences, hedges






## 5. Garden Walls, Fences & Hedges

**General Requirements:**

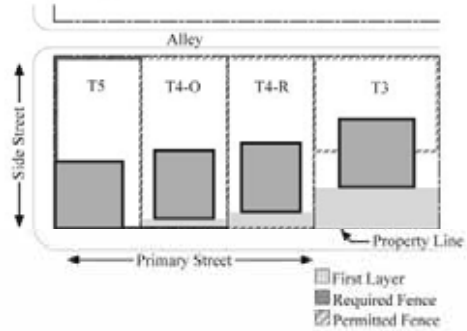
- First Layer Requirements:
  - T5: A garden wall, fence, or hedge is required and shall be coplanar with building facade line.
  - T4-O: A garden wall, fence, or hedge is required and shall be located at the front property line.
  - T4-R: A garden wall, fence, or hedge is optional and if provided shall be located at the front property line.
  - T3: A garden wall, fence, or hedge is prohibited within the first and second layers.
- In the T5 Transect Zone, fences, garden walls, or hedges are required along all un-built rights-of-way which abut side streets and alleys as shown in the diagram at right. Fences, garden walls, or hedges are encouraged along side yards (second or third layer).

layer): maximum height of forty-two
nd posts may extend farther.
Side yards (in the second and third
m height of thirty-six inches, maxi-
feet.
eys: minimum height of sixty inches,
t of six feet.

**rials:**
, T4-O, & T4-R zones:
hite resistant), painted white;
Iron; Stone; Brick; Stucco over
lasonry Units or Reinforced Concrete
*building is masonry*).
zones:
hite resistant), left natural, or painted/
h dark colors; Hedgerow.
& T1 zones:
hite resistant), left natural, or painted/
h dark colors.
for Wood Fences shall be approved
chitect.

**ns:**
, T4-O, & T4-R zones:
et fences with corner posts; Hedgerow
ost and hedge); Wrought Iron (Vertical,
inch minimum dimension, four inch
spacing); Stone; Brick (see Page 5.15
g); or Stucco (with texture and color to
ding walls).
zones:
et fences with corner posts);
(includes post and hedge).
& T1 zones:
- Wood: split rail, four rail.

Placement Diagram:




Wood Split Rail:

Hedgerow & Stucco Post:

Wood Picket:

Iron:

Iron & Brick:

Brick:



Hudson, Montgomery Alabama

**5.1 INSTRUCTIONS**

**5.1.1** As stated previously, form-based coding is a system of land development regulation that focuses closely on the physical form of completed development. Therefore, the Juniper Point Code contains regulations dealing with building volume and placement, frontage types, street details, and architectural character. The Juniper Point Code is also based upon transect zones. The transect zones are graded from very rural (T1) to very urban (T5). Each transect zone has its own unique rules for physical design that reinforce the level of urbanity assigned to the transect. The Juniper Point Code is a conservation code. Environmental Standards for transects provide that more natural environment shall have priority in the more rural zones (T1-T2), and the more urban environment shall have priority in the more urban zones (T3-T5). Buildings in the T1 Zone and the T2 Zone are generally prohibited, and shall only be permitted by Variance. Thus, the T1 and T2 Zones establish priority of the natural environment in these locations. Urbanization in the T3 through T5 zones provides for the creation of streetscapes in the public realm, with landscaping acting as a form of compensation for the removal of ordinary tree resource in these locations.

**5.1.2** Reserved.

**5.2** The City of Flagstaff Land Development Code, Chapter 10-04-003, is superseded and replaced by

**e.** Those types and kinds of installations as may be deemed important or necessary to create interpretive facilities for explanation of the natural features of the canyon environment, by variance.

**5.4** Transect T2 may remain in a natural state or may receive improvements for passive or active park uses. Buildings and pathways may be established pursuant to the conditions set forth in Section 3.2.1. Tree resources within T2 are subject to removal at strategic locations in order to further the creation of larger viewsheds and useable open space for the public realm, by method of warrant as further specified in Section 5.7 below.

**5.5** Transects T3, T4 and T5 may develop in accordance with the standards for development set forth in the Juniper Point Regulating Plan and Juniper Point Code, with emphasis placed upon creation of finished streetscapes in the public realm through landscaping standards that are established for each respective transect.

**5.6** Nothwithstanding any other provisions herein to the contrary, the following additional standards shall apply to development within Juniper Point:

**a.** Where practical, when considering the placement of buildings and infrastructure, care shall be given to conserving resources as follows:

**i.** Ponderosa pine whose diameter is equal to or

Juniper Point, Flagstaff, AZ

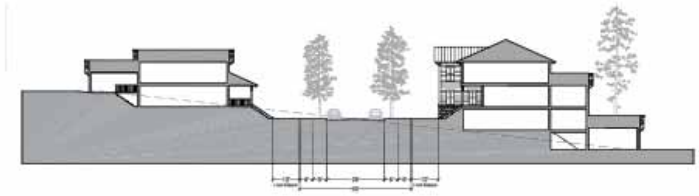
# Juniper Point code

## APPENDIX A. BUILDING ON SLOPES

11/29/06

Below are suggestions for ways to configure buildings on the slopes found in Juniper Point. Generally, cut and fill should be minimized where possible by stepping buildings with the topography. In many cases, slopes can be beneficial for achieving requirements of the Juniper Point Code, such as the requirement of raised first finished floors for all residential.

**Example of Structures with Residential on the First Floor:**



a. Interior or exterior stairs or ramps can be used to transition from the rear parking level to the interior first floor level of a residence. The floor level of the parking could also be aligned with an interior floor level to provide a zero-step entrance to the rear of the unit.

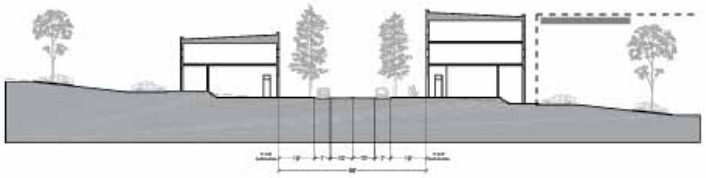
b. The topography of an uphill site naturally facilitates raising the first residential finished floor above the sidewalk level.

c. The relatively narrow rights-of-way in Juniper Point help to minimize cut and fill required for the construction of streets built on slopes.

d. Use of a basement level on a downhill site can help to facilitate raising the first residential finished floor above sidewalk level.

e. Rear enclosed parking can either be incorporated in the back of the primary structure or detached in a separate accessory structure.

**Example of Structures with Retail on the First Floor:**



a. Surface parking lots behind the primary structure should, where possible, slope with the topography to minimize cut and fill.

b. Interior stairs can be used to transition from the rear parking level to the interior floor level of the structure where necessary. This could also be accomplished with a ramp for accessibility.

c. Mixed-use areas in Juniper Point are, where possible, located on areas with gentler topography to facilitate a pedestrian-friendly relationship between sidewalk, building and parking.

d. The interiors of retail spaces should, wherever possible, be level with the grade of the sidewalks to facilitate zero-step accessible entries.

e. If desired, rear structured parking can provide entries directly into the upper floors of adjacent buildings.



## APPENDIX B. EXAMPLES OF ARCHITECTURAL ELEMENTS

11/29/06

This appendix provides examples of the typical character of various architectural elements appropriate to Flagstaff, AZ. Included are images of building wall materials, fences, streetscreens, porches, stoops, balconies, galleries, windows, doors, and roofs.

**BUILDING WALL MATERIALS**

# Appendix A: Rainwater Best Management Practices Guidelines

**General**

- Integrating rainwater best management practices (BMP) into the practice of urban planning and town design

**Retention of rainwater runoff on-site for a period of time is an important part of any rainwater management approach.**

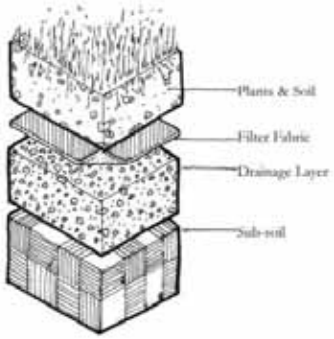




- Overflow outfalls and under-drains made up of perforated pipes should be connected to a drainage conveyance network that includes grassed or vegetated swales, gullies, rills and runnels which should be shallow with low side slopes. (Channels that are too deep and wide can very quickly develop high velocities leading to erosion and sedimentation problems downstream).

**Infiltration**

- Infiltration-based drainage elements should be considered early in the design process to ensure functional integration into final plans.
- Infiltration-based designs typically they take up significantly less land area than surface retention (wet ponds).
- Where soils have a lower infiltration rate, it is possible to increase infiltrative capacity by amending soils or rebuilding subsoil profile.
- Addition of clean gravel or sand to the subsoil can increase permeability substantially. Similarly, wrapped gravel beds or lined seepage pits can be very effective at providing a source and location for infiltration and recharge to occur in limited areas.
- Soils with a high variability in moisture content should be amended so that consistent performance can be obtained.




**Soil Profile**

- Certain soils, particularly those that contain high percentages of clay or silt are often poorly draining and present a challenge for infiltration based rainwater management systems. To overcome potential drainage concerns, soil profiles can be amended to include more porous media such as sand, peat, bark chips or gravel. Integrating porous media into a heavy soil will help to improve the soil's storage capacity and enhance the infiltrative capacity.



| | T1 | T2 | T3-R/T3-O | T4 | T5 |
|---|---|---|---|---|---|
| **CONVEYANCE** | | | | | |
| Flow-through Swales | | • | • | | |
| Stone-lined Rill | | ▫ | • | • | |
| Gravel Conveyance Channel | | ▫ | • | • | • |
| Green wall | | | | • | • |
| Filter/Buffer Strip | | | • | | |
| **INFILTRATION** | | | | | |
| Rain Gardens | | • | • | • | • |
| Filtration Plaza | | | | | • |
| Bioretention Basins | | | • | • | |
| Pervious Trough | | | | • | • |
| Cleansing Bio-tope | | • | • | • | |
| Rainwater Planter | | | | • | • |
| French Drain | | • | • | • | • |
| Recharge Bed | | | • | • | |
| Soakaway Pits | | • | • | • | |
| Exfiltration Trench | | | | • | • |
| **RETENTION** | | | | | |
| Wet/Drywells | | | • | • | • |
| Recessed Green | | | • | • | |
| Landscape Tree Well | | | | • | • |
| Constructed Wetland Park | • | • | • | | |
| Roof Garden | | | | • | • |
| Collection Pool (lavior) | | | | • | • |
| Cisterns | | | • | • | • |
| Underground storage vault | | | | • | • |
| Rain Barrels | | | • | • | |

| | T1 | T2 | T3-R/T3-O | T4 | T5 |
|---|---|---|---|---|---|
| **CONVEYANCE** | | | | | |
| Flow-through Swales | | ▪ | ▪ | | |
| Stone-lined Rill | | ▫ | ▪ | ▪ | |
| Gravel Conveyance Channel | | ▫ | ▪ | ▪ | ▪ |
| Green wall | | | | ▪ | ▪ |
| Filter/Buffer Strip | | | ▪ | | |
| **INFILTRATION** | | | | | |
| Rain Gardens | | ▪ | ▪ | ▪ | ▪ |
| Filtration Plaza | | | | | ▪ |
| Bioretention Basins | | | ▪ | ▪ | |
| Pervious Trough | | | | ▪ | ▪ |
| Cleansing Bio-tope | | ▪ | ▪ | ▪ | |
| Rainwater Planter | | | | ▪ | ▪ |
| French Drain | | ▪ | ▪ | ▪ | ▪ |
| Recharge Bed | | | ▪ | ▪ | |
| Soakaway Pits | | ▪ | ▪ | ▪ | |
| Exfiltration Trench | | | | ▪ | ▪ |
| **RETENTION** | | | | | |
| Wet/Drywells | | | ▪ | ▪ | ▪ |
| Recessed Green | | | ▪ | ▪ | |
| Landscape Tree Well | | | | ▪ | ▪ |
| Constructed Wetland Park | ▪ | ▪ | ▪ | | |
| Roof Garden | | | | ▪ | ▪ |
| Collection Pool (lavior) | | | | ▪ | ▪ |
| Cisterns | | | ▪ | ▪ | ▪ |
| Underground storage vault | | | | ▪ | ▪ |
| Rain Barrels | | | ▪ | ▪ | |

Long Savannah, Charleston, SC

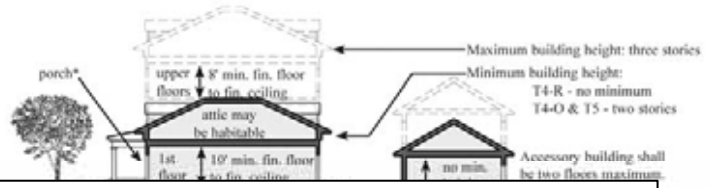
# floor elevation



## (CT): Cottage Lot

T5 ■ | T4-O ■ | T4-R ■ | T3 | T2

**HEIGHT:**




*A front porch or stoop is required (as permitted by transect).
See page 5.4 for requirements.

First floor elevation: T5: 30" minimum;
T4: 24" minimum



Hudson, Alabama


bio-retention area
bio-retention area
bio-retention area
social trail
social trail
bio-retention area
bio-retention area
social trail
active park


21-17 COH
21-29 H
21-30 H
21-31 COH
21-32 CS
19-1 CIVIC
20-19 LH
20-18 LH
20-17 H
20-16 H
20-15 H
20-14 C
20-13 H
20-10 C
20-9 C
20-8 C
20-7 C
21-15 C
21-14 C
21-16 C
21-13 C
21-12 C
21-11 C
21-10 LH
22-4 C
22-5 C
22-6 C
22-3 C
22-2 C
22-1 C
22-7 LW
22-8 LW
22-9 LW
22-10 LW
21-2 H
21-1 LH
active park
RL-25
ST-50-26 8/9/9
ST-44-20 8/12
ST 60-32 7/9/9/7
ST-64 36 7/9/9/4/7
24-1 LW
24-2 LW
24-3 LW
24-4 MA
24-5 H
24-6 MA
24-7 D
24-8 LH
24-9 C
24-10 C
24-11 C
24-12 C
24-13 D
24-14 MA
23-16 LW
23-15 LW
23-14 LW
23-13 LW
23-12 LW
23-11 LW
23-10 LW
23-9 LW
23-8 LW
23-7 MU
23-6 MU
23-5 LW
23-4 LW
23-3 LW
23-17 MA
23-18 C
23-19 C
23-20 C
23-21 D
23-22 D
23-23 D
23-24 C
23-25 C
23-26 D
23-2 MA
23-1 MA
DR-32
42-22 MA
42-21 LH
42-20 LH
42-19 LH
42-18 LH
25-9 H
25-8 C
25-7 C
25-6 C
25-5 C
25-4 C
25-3 LH
25-2 MA
25-1 MA
25-10 LH
25-11 H
25-12 H
25-13 CIVIC
25-14
25-15 H
25-16 RH
25-17 RH
25-18 RH
25-19 RH
25-20 RH
25-21 RH
31-1 CIVIC
26-10 LH
26-9 LH
26-8 LH
26-7 LH
26-6 LH
26-5 LH
26-4 H
26-1 LH
26-2 LH
W


21-17 COH
21-29 H
21-30 H
21-31 COH
21-32 CS
19-1 CIVIC
20-19 LH
20-18 LH
20-17 H
20-16 H
20-15 H
20-14 C
20-13 H
20-10 C
20-9 C
20-8 C
21-15 C
21-14 C
21-16 C
21-13 C
21-12 C
21-11 C
21-10 LH
22-4 C
22-5 C
22-6 C
22-3 C
22-2 C
22-1 C
22-7 LW
22-8 LW
22-9 LW
22-10 LW
24-7 D
24-6 MA
24-5 H
24-4 MA
24-3 LW
24-2 LW
24-1 LW
24-8 LH
24-9 C
24-10 C
24-11 C
24-12 C
24-13 D
24-14 MA
23-16 LW
23-15 LW
23-14 LW
23-13 LW
23-12 LW
23-11 LW
23-10 LW
23-9 LW
23-8 LW
23-7 MU
23-6 MU
23-5 LW
23-4 LW
23-3 LW
23-17 MA
23-18 C
23-19 C
23-20 C
23-21 D
23-22 D
23-23 D
23-24 C
23-25 C
23-26 D
23-2 MA
23-1 MA
25-9 H
25-8 C
25-7 C
25-6 C
25-5 C
25-4 C
25-3 LH
25-2 MA
25-1 MA
25-10 LH
25-11 H
25-12 H
25-13 CIVIC
25-14
25-15 H
25-16 RH
25-17 RH
25-18 RH
25-19 RH
25-20 RH
25-21 RH
26-10 LH
26-9 LH
26-8 LH
26-7 LH
26-6 LH
26-5 LH
26-4 H
26-2 LH
26-1 LH
42-22 MA
42-21 LH
42-20 LH
42-19 LH
42-18 LH
31-1 CIVIC
active park
ST-44-20 10/10
ST-50-26 8/9/9
ST 60-32 7/9/9/7
RL-25 10
ES-32 18 8/10
ST 64-36 7/9/13/7