Emerging Code Concepts for Managing Form

Lee D. Einsweiler, AICP
CODE STUDIO
Austin TX
Districts? or Streets?

- Two Similar End Results
  - Dallas, Texas
  - Prince George’s County

- Walkable, Urban Places
- Mixed Use (Vertical, Horizontal)
- Transit-Served or Transit-Ready
- Incremental Development (Without Master Developer)
CHAPTER 51A
ARTICLE XII: FORM DISTRICTS
CITY OF DALLAS

DRAFT

CODE STUDIO
Dallas: Three Districts

• **Three Zoning Districts**
  - Walkable Mixed Use
  - Walkable Residential
  - Residential Transition

• **Height Available in Increments**
  - 3, 5, 8, 12, 20 and 40+ stories

• **Embedded in Existing Code**
  - New Article
### Development Types by District

<table>
<thead>
<tr>
<th>District</th>
<th>Mixed Use</th>
<th>Shopfront</th>
<th>General Commercial</th>
<th>Apartment</th>
<th>Townhouse Stacked</th>
<th>Townhouse</th>
<th>Manor House</th>
<th>Single-Family House</th>
<th>Civic Building</th>
<th>Open Space Lot</th>
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Building Livable Communities with Transit

Dallas: Building Form

(1) Mixed Use Shopfront.
   (a) Definition.

   A development type in
   for ground floor retail
   residential or offices.
   Ground story spaces
   enough to accommodate
   office units. Upper
   used for offices or retail.
   The building is pulled
   There is an extension
   between the building and
   surface parking area as
   along the building. An
   prominent and often
   front windows are key
   interaction between
   the ground story space.

(2) Character Examples.

   Character examples are provided to aid.

(3) Districts Permitted.

   LOW: WMU 1, WMU 5
   MEDIUM: WMU 6, WMU 12
   HIGH: WMU 13, WMU 40
   OVERLAY: 20

USE

Required streetfront (max): 10%
Front setback area [min/max]: 12'
Parking setback [not less]: 12

PLACEMENT

PRIMARY STREET

SIDE STREET

Black window [max]
Primary street: 32
Secondary street: 20

ELEMENTS

Uppers storey transparency
Primary street side: 60
Secondary street side: 20
Corresponding transparency
Primary street side: 20
Secondary street side: 20

BUILDING HEIGHT

MAXIMUM

Building height (max story): 2
Building height (min story): 4

MINIMUM

Building height (max story): 1
Building height (min story): 1

BUILDING FAÇADE

GROUND FLOOR TRANSPARENCY

Primary street side: 30%
Secondary street side: 20%
Material: 100

UPPER FLOOR TRANSPARENCY

Primary street side: 20%
Secondary street side: 20%
Material: 100

ENTRANCE

Primary entrance [min]: 20
Secondary entrance: 10

BLANK WALL AREA

Primary glass side (max/MIN): 20
Secondary glass side: 20

(1) Townhouse Stacked.
   (1) Townhouse Stacked.
   (1) definition.
   A development attached units structure that stores units for
   each unit a common
   Each unit has a
   One unit is
   Each building is
   However, the
   height is
   is on the
   is the
   (2) Character Examples.
   Character examples are provided below for illustrative purposes
   Examples of the development type and the street.
   (3) Districts Permitted.
   LOW: WMU, WMU, WRR, WR
   MEDIUM: WMU, WMU, WRR, WR
   HIGH: WMU, WRR, WR

(4) Use and Placement.

(5) Height and Elements.

BUILDING HEIGHT:

HEIGHT
Building height (maximum)
WMU, WRR, WR, WR, WR, WR, WR
Floor area
Upper story heights

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Sec. 51A-3.305 Building Elements.

(a) Arcades.

(1) Arcades are permitted on mixed-use storefront, single-story storefront, general commercial, and civic development types.

(2) An arcade must have a clear depth from the support column to the building's facade of at least eight feet and a clear height above the sidewalk of at least six feet.

(3) An arcade must be contiguous and extend over at least 50 percent of the width of the building's facade from which it projects.

(4) An arcade may not encroach into the side yard or the public right-of-way.

(b) Galleries.

(1) Galleries are permitted on mixed-use storefront, single-story storefront, general commercial, and civic development types.

(2) A gallery must have a clear depth from the support column to the building's facade of at least eight feet and a clear height above the sidewalk of at least six feet.

(3) A gallery must be contiguous and extend over at least 50 percent of the width of the building's facade from which it projects.

(4) A gallery may encroach into the side yard. A gallery may not encroach into the public right-of-way without a license for the use of public right-of-way.

(c) Awnings.

(1) Awnings are permitted on mixed-use storefront, single-story storefront, general commercial, apartment and civic development types.

(2) A ground floor awning must be a minimum of six feet high above the sidewalk and must have a minimum depth of six feet.

(3) An awning may encroach into the side yard. An awning may not encroach into the public right-of-way without a license for the use of public right-of-way.

(d) Balconies.

(1) Balconies are permitted on upper stories or mixed-use storefront, general commercial, apartment, townhouse stacked, townhouse, townhouse, single-family house development types.

(2) A balcony must not project within five feet of a common wall.

(3) A balcony may encroach into the side yard and a balcony may not encroach into the public right-of-way without a license for the use of public right-of-way.

(e) Stoops.

(1) Stoops are permitted on townhouse stacked, townhouse, townhouse, single-family house development types.

(2) A stoop must be no more than five feet deep (plus steps) and six feet wide.

(3) A stoop may be raised, but not enclosed.

(4) Steps walls and railings on a stoop can be no higher than 3 feet.

(5) A stoop may encroach into the side yard. A stoop may not encroach into the public right-of-way without a license for the use of public right-of-way.

(f) Front Porches.

(1) Front porches are permitted on townhouse stacked, townhouse, townhouse, townhouse, and single-family house development types.

(2) A front porch must be a minimum of six feet deep (not including the steps).

(3) A front porch must be contiguous with a width not less than 50 percent of the building's facade from which it projects.

(4) A front porch may be raised, but not enclosed.

(5) Steps walls and railings on a porch can be no higher than 3 feet.

(6) A front porch may encroach into the side yard. A front porch may not encroach into the public right-of-way without a license for the use of public right-of-way.

(g) Roof Treatments.

Dormers are permitted in an attic story. Dormers must not break the primary eave line, must not be individually more than 15 feet wide, and must collectively not be more than 50 percent of the facade length.

(h) Building Entrances.

The following building entrance requirements apply to mixed-use storefront, single-story storefront, general commercial, and civic development types.

(1) An entrance providing both ingress and egress, operable during normal business hours, is required to meet primary street entrance requirements. Additional entrances off another street, pedestrion area or internal parking area are permitted.

(2) The entrance separation requirements provided for the development type must be met for each building, but are not applicable to adjacent buildings.

(3) An angled entrance may be provided at either corner of a building along the primary street and to the primary street entrance requirements, provided any applicable entrance spacing requirements are still met.

(4) A minimum of 50 percent of a required entrance must be transparent.

(5) A required front door with no transparency may be on a primary side or service street.

(i) Fences and Walls.

The provisions of Sec 51A-4.60 apply, with the following exception:

(1) A fence or wall may not exceed six feet in height above grade in a required yard, except that in a side yard a fence may not exceed three feet in height above grade.
# Dallas: Use by Building Type

## Use Chart

<table>
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<tr>
<th>Principal Use</th>
<th>Use Category</th>
<th>Mixed Use Shopfront</th>
<th>Single Story Shophouse</th>
<th>Ground Story Commercial</th>
<th>All Stories</th>
<th>Townhouse Stacked</th>
<th>All Stories</th>
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Dallas: Parking Reductions

- Shared Parking
- Off-Site Options
- Reduction of Ratios
  - Transit Credit
Dallas: Public Realm Improvements
Dallas: New Minor Streets

(A) Parallel Parking (MS-1A).

- Door Yard: 5'-15'
- Sidewalk: 6'
- Planting Zone: 6'
- Parking: 8'
- Travel Lanes: 22'
- Parking: 8'
- Planting Zone: 6'

Right-of-Way: 62'

(A) Parallel Parking (MS-2A).

- Sidewalk: varies
- Planting Zone: 6'-10'
- Parking: 8'
- Travel Lanes: 17'
- Parking: 8'
- Planting Zone: 6'
- Sidewalk: 6'-10'

Right-of-Way: 57'
Dallas: New Service Street

Diagram showing the layout of a new service street in Dallas, with various design elements such as vehicular use area, parking setback, sidewalk, planting zone, travel lane, and parking structure.
Dallas: Existing Streets

(2) Indented Parking (ST-2).

(3) Angle (60°) Parking (ST-4).
SUBTITLE 27A. URBAN CENTERS AND CORRIDORS

New Mixed Use Zone
Prince George's County, Maryland

STAFF REVIEW DRAFT #3

July 31, 2008
Prince George’s: Street-Based

- **Part of a “Centers” Strategy**
  - Also Includes Corridor Nodes

- **Uses Streets to Code**
  - Requires Same Frontage on Both Sides
  - Requires Adopted Regulating Plan

- **Working With Ferrell, Madden, Lewis**
2. Allocation by Urban Neighborhood

The required mix of building envelope standards that applies to each urban neighborhood is specified below. This percentage standard represents net lot area. The percentage is measured based on the relationship of the lot area designated with the same building envelope standard to the area of the entire urban neighborhood minus the area of any street rights-of-way.

<table>
<thead>
<tr>
<th>Building Envelope Standard</th>
<th>Metropolitan UC-1</th>
<th>Regional UC-2</th>
<th>Community UC-3</th>
<th>Corridor Node UC-4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storefront</td>
<td>4-20%</td>
<td>2-20%</td>
<td>2-20%</td>
<td>2-40%</td>
</tr>
<tr>
<td>General</td>
<td>30-60%</td>
<td>30-50%</td>
<td>20-50%</td>
<td>20-50%</td>
</tr>
<tr>
<td>Townhouse/Small Apartment</td>
<td>10-30%</td>
<td>10-40%</td>
<td>15-40%</td>
<td>15-40%</td>
</tr>
<tr>
<td>Workshop</td>
<td>0-10%</td>
<td>0-15%</td>
<td>0-30%</td>
<td>0-30%</td>
</tr>
<tr>
<td>Detached</td>
<td>0-10%</td>
<td>0-15%</td>
<td>0-20%</td>
<td>0-20%</td>
</tr>
</tbody>
</table>
D. Minimum Employment Threshold

In order to guarantee the provision of a significant employment base in each UC-district, now and in the future, a minimum employment threshold has been established.

1. The minimum employment threshold for each district is expressed as either:
   a. The net lot area of each UC-district, specified below; or
   b. A total gross floor area for each UC-district that is equal to the percentage specified below multiplied by two.

2. In order to ensure an appropriate and healthy balance of jobs and housing uses, the minimum employment thresholds for each district are as follows:

<table>
<thead>
<tr>
<th>Metropolitan UC-1</th>
<th>Regional UC-2</th>
<th>Community UC-3</th>
<th>Corridor Node UC-4</th>
</tr>
</thead>
<tbody>
<tr>
<td>25%</td>
<td>20%</td>
<td>10%</td>
<td>5%</td>
</tr>
</tbody>
</table>
Building Livable Communities with Transit

Prince George’s Building Envelopes

A. Infant and nutriclons

The general building envelope is based on the basic urban uses for urban uses across the United States until the recent past. The use is ranging from commercial to residential to 650–000 square miles of the area. The primary focus is to create a multi-layered building plan that accommodates the needs of the users. There could be areas up to 300 square feet, filling out a block, or on smaller blocks, an area might fill the entire lot. Depending on block length, there will be a functional mixture and the building height will be usually broken.
Prince George's: Streets

E. Neighborhood Street (NST-1)

K. Major Street (M-1)

Note: These drawings are for illustration purposes only. Refer to the Regulatory Plans for the situation specific to your site.
Part 6. Architectural Standards

Sec. 27A-601. Intent

A. These architectural standards establish basic parameters regarding functional building element configuration and palettes for building materials.

B. The architectural standards serve to establish a coherent character and encourage a high-caliber, lasting quality of development. Buildings shall be reviewed by the Urban Center Administrator to verify that they meet the architectural standards (as well as the balance of this Code). The Urban Center Administrator may also work with the developer or designer to show them how to work within the requirements of this Code.

C. In order to establish and maintain a sense of place, these standards specify an architectural aesthetic of load-bearing walls and regional materials. Buildings should reflect and complement the traditional materials and techniques of the Mid-Atlantic Region. The standards also specify details, such as window proportions, roof or cornice configurations, storefronts, and overhangs.

Sec. 27A-602. General Principles

A. All building materials to be used shall express their specific properties. For example, stronger and heavier materials (masonry) support lighter materials (wood).

B. Equivalent or Better.

1. While only materials, techniques, and product types prescribed here are allowed, equivalent or better practices and products are encouraged. They may be submitted to the Urban Center Administrator for review.

2. Additional products may be added to the list through a new amendment to this Code or may be allowed on a case by case basis through a departure from a design standard approved in accordance with Subtitle 27, Part 3, Division 3, Subdivision 4, Departures from Design Standards.

C. Where Clearly Visible from the Street-Space.

1. Many of these standards apply only in conditions where clearly visible from the street-space. Note that the definition of street-space includes parks, plazas, civic squares, and civic greens but not alleys.

2. These controls therefore concentrate on the public space/views from the public space and minimize interference in the private realm. For example, an architectural element that is visible only through an opening in a street wall is not clearly visible from the street-space. A building element that is more than 30 feet behind the build-to line is not clearly visible from the street-space.
Sec. 27A-603. Building Walls

A. Applicability
Where clearly visible from the street-space.

B. Intent
Building walls should define the public realm - the Street-Space. All walls should express the construction techniques and structural constraints of traditional, long-lasting, building materials. Simple configurations and solid craftsmanship are favored over complexity and orientation in building form and the articulation of details.

Sec. 27A-606. Windows and Doors

A. Applicability
Where clearly visible from the street-space.

B. Intent
1. The placement, type, and size of windows and doors help to establish the scale and vitality of the street-space. For commercial buildings, they allow interplay between the shop interior and the street-space. For residences, they foster the "eyes on the street" surveillance which provides for the security and safety for the area.
2. Windows should be divided by multiple panes of glass. This helps the window hold the surface of the facade, rather than appearing like a "hole" in the wall (an effect produced by a large single sheet of glass).
3. The standards for continuous windows are intended to allow views into the building while retaining a human scale to the window sizes. All commercial uses (especially restaurants and retail establishments) benefit from exposure to the passerby and the street-space benefits from the visual activity.
SUMMARY

• Lots of Options Available
  - Type of Code
  - Issues Regulated
  - Approach

• Code is PLACE-SPECIFIC
  - Don’t Just Borrow Yours!