

TABLE OF CONTENTS

1. INTRODUCTION

WELCOME TO THE SOUTHEAST POLICY AREA	1-1
PURPOSE AND APPLICABILITY	1-2
ORGANIZATION	1-4
Document Function and Use	1-5
HOW TO USE THIS DOCUMENT	1-5
Organization of Form-Based Regulations	1-6
ADMINISTRATION	1-7

2. LAND PLAN

CHAPTER OVERVIEW	2-1
LAND USE CLASSES AND LAND USE DESIGNATIONS	2-2
LAND PLAN	2-6

3. ALLOWED USES

CHAPTER OVERVIEW 3-1
ALLOWED USES 3-1

4. PHYSICAL FORM

CHAPTER OVERVIEW 4-1
PHYSICAL FORM: STREETS 4-4

- Street Layout Map 4-5
- A. Kammerer Road 4-6
- B. Arterial 4-8
- C. Arterial with Transit Corridor 4-10
- D. Collector, Commercial 4-12
- E. Commercial Main Street 4-13
- F. Collector, Residential 4-14
- G. Collector, Poppy Ridge Road 4-16
- H. Primary Residential Street 4-18
- I. Local Residential Street 4-20
- J. Local Estate Residential Street 4-22
- K. Alley/Drive Aisle 4-24

PHYSICAL FORM: BUILDINGS 4-26

- A. Office Park 4-30
- B. Industrial/Flex 4-32
- C. Village Commercial 4-34
- D. Suburban Commercial 4-36
- E. Vertical Mixed Use, Residential over Commercial 4-38
- F. Vertical Mixed Use, Office over Commercial 4-40
- G. Executive Lot, Single Residential Unit 4-42

H. Standard Lot, Single Residential Unit, Rear-Loaded 4-44

I. Standard Lot, Single Residential Unit, Front-Loaded 4-45

J. Standard Lot, Single Residential Unit, Front-Loaded,
 Recessed and Detached 4-46

K. Small-Lot Detached Housing, Rear-Loaded 4-47

L. Small-Lot Detached Housing, Front-Loaded 4-48

M. Small-Lot Detached Housing, Zero-Lot-Line 4-49

N. Detached Cluster Housing 4-50

O. Duet Housing 4-52

P. Garden Homes 4-54

Q. Townhouses, Detached Garage 4-56

R. Townhouses, Tuck-Under Garage 4-58

S. Green Court Townhomes/Apartments 4-60

T. Garden-Style Condominiums/Apartments 4-62

U. Drive In and Drive Through Facility 4-64

V. Fueling Station 4-66

W. Sports Complex 4-68

PHYSICAL FORM: FRONTAGES 4-69

A. Forecourt 4-70

B. Shopfront 4-72

C. Gallery 4-74

D. Arcade 4-76

E. Common Lawn 4-78

F. Porch 4-80

G. Stoop 4-82

H. Forward Patio 4-84

PHYSICAL FORM: COMMUNITY SPACES 4-86

- A. Greenway 4-88
- B. Major Drainage Channel (Shed C Channel) 4-90
- C. Detention Basin 4-92
- D. Park/Open Space 4-94
- E. Joint Use Park/Detention Facility 4-96
- F. School 4-98
- G. Bus Stop 4-99
- H. Major Transit Facility 4-100

PHYSICAL FORM: COMMON FEATURES 4-101

- A. Parking Lot (Surface) 4-102
- B. Parking Structure 4-103
- C. Bicycle Parking 4-104
- D. Signage 4-105
- E. Trash Enclosure 4-106
- F. Residential Accessory Structure 4-107
- G. Entry Monument 4-108
- H. Fence and Wall 4-110
- I. Streetscape Material 4-112

5. DESIGN PROTOCOL

CHAPTER OVERVIEW 5-1

1. AREA-WIDE DESIGN PROTOCOL 5-3

- A. Community Design 5-3
- B. Site Layout and Building Orientation 5-4
- C. Alleys and Service Access 5-5
- D. Walls/Fencing/Screening 5-6

- E. Drainage Channel Corridor Interface 5-7
- F. Sustainable Site and Building Design Elements 5-8
- G. Stormwater Management and Water Efficiency 5-10
- PRIVATE REALM DESIGN PROTOCOL 5-11**
- A. Employment Hub/Core Provisions 5-11
- B. Village Center Provisions 5-13
- C. Single Residential Unit Provisions 5-20
- D. Multiple Residential Unit Provisions 5-28
- PUBLIC REALM DESIGN PROTOCOL 5-31**
- A. Street Design 5-31
- B. Crosswalks and Bulb-outs 5-32
- C. Sidewalk and Street Furnishings 5-33
- D. Street and Pedestrian Lighting 5-35
- E. Street Trees and Landscaping 5-36
- F. Public Signage and Gateway Features 5-38

6. GLOSSARY