

ARTICLE 6. LOT AND BUILDING REGULATIONS

6.1 INSTRUCTIONS

- 6.1.1 Lots and buildings located within an approved regulating plan governed by this Code shall be subject to the requirements of this Article.
- 6.1.2 Plans required by this Article shall be subject to approval by the Zoning Administrator. Owners and developers may have the design plans required under this Article prepared on their behalf.
- 6.1.3 Building and site plans submitted under this Article shall show the following, in compliance with the standards described in this Article:
- a. For preliminary site and building approval:
 - i. Building disposition;
 - ii. Building configuration;
 - iii. Building function; and
 - iv. Parking location standards
 - b. For final approval, the following standards, when applicable, shall be shown in addition to the above:
 - i. Landscape standards;
 - ii. Signage standards;
 - iii. Special requirements, if any;
 - iv. Environmental standards;
 - v. Lighting standards;
 - vi. Hazard mitigation standards; and
 - vii. Architectural standards
- 6.1.4 If platting is not required by this Article, one building scale plan may be submitted that shows all the information listed above for preliminary and final building scale plans.

6.2 PRE-EXISTING CONDITIONS

- 6.2.1 Existing buildings and appurtenances that do not conform to the provisions of this Code may continue in use as they are until a Substantial Modification occurs, at which time, conformance with the provisions listed in this Article become mandatory.
- 6.2.2 The modification of existing buildings is permitted by right if such changes result in greater conformance with the specifications of this Code. Such modifications may require zoning and building permits.
- 6.2.3 The restoration or rehabilitation of an existing building shall not require the provision of parking in addition to that existing. Existing parking requirements that exceed those for this Code may be reduced as provided by Table 16, Table 17 and Table 18.

6.3 SPECIAL REQUIREMENTS

- 6.3.1 To the extent that a regulating plan designates any of the following special requirements, standards shall be applied as follows:
- a. Buildings along the A-grid shall be held to the highest standard of this Code in support of pedestrian activity.
 - b. A mandatory retail frontage designation requires that a building provide a shopfront at sidewalk level along the entire length of its private frontage. The shopfront shall be no less than 70% glazed in clear glass and may be shaded by an awning overlapping the Sidewalk as generally illustrated in Table 14. Awnings, if present, shall be minimum 3 feet deep.
 - c. A mandatory gallery frontage designation requires that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns (as generally illustrated in

Table 14). A gallery frontage may be combined with a retail frontage.

- d. A build-to Line requires the placement of the building facade along the line.
- e. A coordinated frontage designation requires that the public frontage (Table 6) and private frontage (Table 14) be coordinated as a single, coherent landscape and paving design.
- f. A mandatory terminated vista designation requires or advises that the building be provided with architectural articulation of a type and character that responds visually to its axial location.
- g. A cross block passage designation requires that a minimum 8-foot-wide pedestrian access be reserved between buildings.

6.4 CIVIC ZONES (CZ)

6.4.1 GENERAL

- a. Civic zones are designated on community plans as civic space (CS) or civic building (CB).
- b. Parking requirements for Civic Zones shall be determined by Table 16 and Table 17. For Parking Location standards, see Section 6.10.

6.4.2 CIVIC SPACES (CS)

Civic spaces shall be generally designed as described in Table 10.

6.4.3 CIVIC BUILDINGS (CB)

Civic Buildings are subject to requirements of this Article.

6.5 SPECIFIC TO T1 NATURAL ZONE

6.5.1 Buildings in the T1 Natural Zone are not permitted.

6.6 BUILDING DISPOSITION

6.6.1 SPECIFIC TO ZONE T2

Building disposition shall be determined Table 12.

6.6.2 SPECIFIC TO ZONES T3, T4, T4O, T5

- a. Newly platted lots shall be dimensioned according to Table 2e. and Table 19 - Table 22.
- b. Building disposition types shall be as shown in Table 12 and Table 2.h.
- c. Buildings shall be disposed in relation to the boundaries of their lots according to Table 2f. and g., and Table 19 - Table 22.
- d. One principal building at the frontage, and one outbuilding to the rear of the principal building, may be built on each lot as shown in Table 22c.
- e. Lot coverage by building shall not exceed that recorded in Table 2e. and Table 19 - Table 22.
- f. Facades shall be built parallel to a rectilinear principal frontage line or to the tangent of a curved principal frontage line, and along a minimum percentage of the frontage width at the setback, as specified as frontage buildout on Table 2f. and Table 19 - Table 22.
- g. Setbacks for principal buildings shall be as shown in Table 2f. and Table 19 - Table 22.
- h. Rear setbacks for outbuildings shall be a minimum of 14 feet measured from the centerline of the rear alley or rear lane easement. In the absence of rear alley or rear lane, the rear setback shall be as shown in Table 2g. and Table 19 - Table 22.

6.6.3 SPECIFIC TO ZONES T4O, T5

The Principal Entrance shall be on a Frontage Line. Buildings, or leasable spaces within buildings that are located on a corner lot may locate a Principal Entrance at such corner.

6.7 BUILDING CONFIGURATION

6.7.1 General to zones T2, T3, T4, T4O, T5

- a. The private frontage of buildings shall conform to and be allocated in accordance with Table 14 and Table 2i.

Town of Leland North Carolina

- b. Buildings on corner lots shall have two private frontages as shown in Table 23. Prescriptions for the second and third layers pertain only to the principal frontage. Prescriptions for the first layer pertain to both frontages.
 - c. All facades shall be glazed with clear glass no less than 25% of the first Story.
 - d. Building heights shall conform to Table 13 and Table 2j.
 - e. Stories may not exceed 12 feet in height from finished floor to finished ceiling, except for a first floor commercial function, which shall be a minimum of 10 feet with a maximum of 25 feet. A single floor level exceeding 12 feet, or 25 feet at ground level, shall be counted as two (2) stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional story.
 - f. In a parking structure or garage, each above-ground level counts as a single story regardless of its relationship to habitable stories.
 - g. Height limits do not apply to attics or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads. Attics shall not exceed 12 feet in height.
- 6.7.2 SPECIFIC TO ZONES T2, T3, T4, T4O, T5
The habitable area of an accessory unit within a principal building or an outbuilding shall not exceed 640 square feet, excluding the parking area.
- 6.7.3 SPECIFIC TO ZONE T3
- a. With the exception of awning provisions as stated in Section 6.3.1.b and Section 6.7.5.a, no portion of the private frontage may encroach the sidewalk.
 - b. Open porches may encroach the first layer 50% of its depth. (Table 23d)
 - c. Balconies and bay windows may encroach the first layer 25% of its depth except that balconies on porch roofs may encroach as does the porch.
- 6.7.4 SPECIFIC TO ZONE T4
Balconies, open porches and bay windows may encroach the first layer 50% of its depth. (Table 23d)
- 6.7.5 SPECIFIC TO ZONES T4O, T5
- a. Awnings may encroach the Sidewalk to within 2 feet of the curb but must clear the sidewalk vertically by at least 8 feet.
 - b. Stoops, lightwells, balconies, bay windows, and terraces may encroach the first layer 100% of its depth. (Table 23d)
 - c. Loading docks and service areas shall be permitted only on B-grid frontages.
 - d. In the absence of a building facade along any part of a frontage line, a streetscreen shall be built coplanar with the facade.
 - e. Streetscreens shall be between 3.5 and 8 feet in height. The streetscreen may be replaced by an evergreen hedge. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- 6.8 BUILDING FUNCTION
- 6.8.1 GENERAL TO ZONES T2, T3, T4, T4O, T5
Buildings shall conform to the functions on Table 15, Table 18 and Table 2k.
- 6.8.2 SPECIFIC TO ZONES T2, T3, T4
Accessory functions of restricted lodging or restricted office shall be permitted within an accessory building. See Table 15.
- 6.8.3 SPECIFIC TO ZONES T4O, T5
- a. First story commercial functions shall be permitted by right.
 - b. Manufacturing functions within the first story may be permitted by Warrant.

6.9 PARKING AND DENSITY CALCULATIONS

6.9.1 SPECIFIC TO ZONES T2, T3

Buildable Density on a Lot shall be determined by the actual parking provided within the lot as applied to the functions permitted in Table 16.

6.9.2 SPECIFIC TO ZONES T4, T4O, T5

- a. Buildable density on a lot shall be determined by the sum of the actual parking calculated as that provided (1) within the Lot (2) along the parking lane corresponding to the lot frontage, and (3) by purchase or lease from a civic parking reserve within 800 feet, if available.
- b. The actual parking may be adjusted upward according to the parking occupancy rates of Table 17 to determine the effective parking.
- c. Based on the effective parking available, the density of the projected function may be determined according to Table 16.
- d. Accessory units do not count toward density calculations.
- e. Linear buildings less than 30 feet deep and no more than two stories shall be exempt from parking requirements.

6.10 PARKING LOCATION STANDARDS

6.10.1 GENERAL TO ZONES T2, T3, T4, T4O, T5, CZ

- a. Parking shall be accessed by rear alleys or rear lanes, when such are available on the regulating plan.
- b. Open parking areas shall be masked from the frontage by a building or streetscreen.
- c. For buildings on B-grids, open parking areas may be allowed unmasked on the frontage by warrant, except for corner lots at intersections with the A-grid when the following conditions are met:
 - i. The unmasked open parking area does not exceed 25% of the total required parking for the site; and
 - ii. At least one of the exceptional design standards listed in Appendix A are met.

6.10.2 SPECIFIC TO ZONES T2, T3, CZ

- a. Open parking areas shall be located at the second and third lot layers, except that driveways, drop-offs and unpaved parking areas may be located at the first lot layer. (Table 23d)
- b. Garages shall be located at the third layer except that side- or rear-entry types may be allowed in the second layer.

6.10.3 SPECIFIC TO ZONES T3, T4, CZ

Driveways at frontages shall be no wider than 10 feet in the first layer. (Table 4)

6.10.4 SPECIFIC TO ZONE T4, CZ

All parking areas and garages shall be located at the third layer. (Table 23d)

6.10.5 SPECIFIC TO ZONES T4O, T5, CZ

- a. All parking lots, garages, and parking structures shall be located at the third layer. (Table 23d)
- b. Vehicular entrances to parking lots, garages, and parking structures shall be no wider than 22 feet at the Frontage. (Table 4)
- c. Pedestrian exits from all parking lots, garages, and parking structures shall be directly to a frontage line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.
- d. Parking structures on the A-grid shall have linear buildings lining the first story.
- e. A minimum of one bicycle rack place shall be provided within the public or private frontage for every twenty (19) vehicular parking spaces. Bicycle racks placed within the public frontage require the approval of the Zoning Administrator.

Town of Leland North Carolina

6.11 LANDSCAPE STANDARDS

6.11.1 INTENT

A transect-based landscape plan provides many aesthetic, ecological, functional and health and safety benefits. The standards of this section promote public health, safety and welfare by establishing minimum standards for the design, construction, and maintenance of landscape improvements for public frontages and private frontages, lots, buildings, civic spaces, thoroughfares and special requirements.

- a. Aesthetics/Walkability. These standards should enhance the overall aesthetic condition of communities, neighborhoods and the public realm with landscaping by:
 - i. coordinating Public Frontages and Private Frontages
 - ii. providing spatial definition to the public realm
 - iii. providing screening of unsightly places and/or mitigation of conditions that are incongruent with Section "1.3 Intent" of this code, including but not limited to the edges of special districts.
- b. Health/Safety. These standards should enhance comfort, safety and utilization of the public realm by moderating the local microclimate through the application of trees and landscaping to:
 - i. improve air quality
 - ii. mitigate noise pollution
 - iii. provide seasonal shade, sun and temperature regulation
 - iv. reduce reflected light
 - v. mitigate wind gusts
 - vi. provide a partial barrier between sidewalks and vehicular lanes
 - vii. provide areas for the convenient removal and storage of snow
- c. Ecology/Energy. These standards should provide ecological benefits including but not limited to:
 - i. conservation of energy used in buildings through strategic shading and wind breaks
 - ii. interception of precipitation by vegetative canopies
 - iii. percolation of precipitation through pervious landscape areas
 - iv. reduction in the insolation of pavements and other hard surfaces associated with urban heat islands through vegetative canopy cover
 - v. conservation of soil and prevention of soil erosion through vegetative cover, root growth and wind breaks
 - vi. conservation of water through xeriscape design strategies including but not limited to:
 1. the application and maintenance of landscape mulch to retain soil moisture
 2. the selection of low-water-use and drought tolerant plants
 3. the design and operation of efficient irrigation systems.

6.11.2 GENERAL TO ZONES T2, T3, T4, T4O, T5

- a. Landscape Design Standards
 - i. The spacing and placement of plants shall be adequate and appropriate for the typical size, shape and habit of the plant species at maturity.
 - ii. Proposed Trees and Understory Trees shall be centered horizontally and minimally:
 1. Two (2) feet from walkways, curbing, and other impervious pavements when planted in a tree well or continuous planter;
 2. Three (3) feet from walkways, curbing and other impervious pavements when planted in a continuous swale;
 3. Five (5) feet from street lights, underground utilities, utility meters and service lines,

- fences, walls and other ground level obstructions;
- 4. Six (6) feet from porch eaves, and awnings and similar overhead obstructions associated with the ground level of buildings;
- 5. Eight (8) feet from balconies, verandas, building eaves and cornices, and similar overhead obstructions associated with the upper stories of buildings.
- iii. Proposed trees shall be a minimum height of ten (10) feet and / or three (3) inches in caliper.
- iv. Proposed understory trees shall be a minimum of eight (8) feet in height and/ or two-and-one-half (2-1/2) inches in caliper.
- v. Proposed shrubs shall be of a five (5) gallon container minimum. Shrubs shall be 17" – 22" minimum clear from any sidewalk or pavement edge at the Lot line.
- vi. Ground vegetation or shrub plantings with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited in the first two (2) feet of the first layer.
- vii. Bare and exposed ground on the site and / or in landscaped areas shall be covered with live plant materials and/or mulch, with the following exceptions:
 - 1. Naturally occurring creek beds, rock outcroppings or similar landscape features typically lacking in vegetation.
 - 2. Agricultural fields seasonally tilled for cultivation.
 - 3. Hiking trails and/or traces.
 - 4. Clay or sand surfaces associated with recreation fields and facilities.
- viii. Artificial plants or artificial turf are prohibited, excluding active recreation sports fields that are typically subject to intense use and soil compaction which prohibits the establishment of turfgrass, and where paving or grass paving systems will not suffice given the area's purpose and level of use.
- ix. All required landscape areas shall be irrigated by an automatic underground irrigation system.
 - 1. Where possible and practical, bubbler, drip irrigation, and soaker hose emitters shall be utilized.
 - 2. Each irrigation system shall be equipped with a meter, backflow preventer and a suitable controller.
- x. Constructed water features such as fountains, streams and ponds that operate with water recirculation systems shall be designed to prevent seepage and leaks.
- xi. Buffers and screening elements shall be used to screen parking areas from public view, to screen service yards and other places that are unsightly.
- b. Landscape Construction Standards
 - i. All plant materials shall meet with the minimum container size, class and other requirements outlined in American Standard for Nursery Stock (ANSI Z60.1-1904) published by the American Nursery and Landscape Association (ANLA).
 - ii. The soil structure of planting strips shall be protected from compaction with a temporary construction fence. Standards of access, excavation, movement, storage and backfilling of soils in relation to the construction and maintenance of deep utilities and manholes shall be specified.
 - iii. The topsoil within the construction area's limits of disturbance shall be removed, stored and amended as recommended by a landscape soils test.
 - iv. Wind erosion shall be mitigated and controlled through dust abatement and similar practices during the period of site work and construction.
 - v. Landscape soils that have been compacted during construction activities shall be loos-

- ened and aerated to a depth of at least six (6) inches before planting.
 - vi. Plants shall have normal, well-developed branches and vigorous root systems.
 - vii. Temporary spray irrigation systems may be used to establish seeded areas for grass and groundcover.
 - c. Landscape Maintenance
 - i. All grass and vegetation shall be lightly fertilized to avoid fertilizer pollution to groundwater, streams and ponds.
 - ii. No disturbed ground shall be left exposed. Turfgrass and other approved and appropriate groundcovers or mulch shall cover all non-paved and non-built developed areas.
 - iii. It shall be the responsibility of the property owner(s) or his assigned agent(s) to:
 - 1. Maintain and keep all screening and fencing in good condition at all times; and
 - 2. Maintain landscaping by keeping Turfgrass lawns properly mowed and edged, plants properly pruned and disease-free, and planting beds mulched, groomed and weeded, except in T1, T2, and areas of naturally occurring vegetation and undergrowth; and
 - 3. Replace any required planting(s) which are significantly damaged, removed, infested, disease ridden, or dead within one year or the next planting season, whichever occurs first, except in the T1 zone, the T2 zone and other areas of naturally occurring vegetation and undergrowth.
- 6.11.3 SPECIFIC TO ZONES T2, T3, T4
- a. The first Layer may not be paved, with the exception of driveways as specified in Section 6.10.2 and Section 6.10.3. (Table 23d)
 - b. The minimum required landscape area shall be thirty (30) percent of the first layer of the principal frontage and the secondary frontage. The second layer shall not have less than twenty (19) percent landscaped area for the entire site.
 - c. Preservation of on-site existing trees and vegetation is encouraged and may be used to fulfill the landscape requirements.
 - i. The root zones of existing trees and vegetation to be preserved shall be protected from clearing or construction activities.
 - ii. Natural communities and areas of naturalized vegetation may be exempt from the installation irrigation systems.
 - iii. The size and limits of existing vegetation shall be indicated on the landscape plan.
 - iv. Priority shall be given to preserving and protecting significant trees that provide screening, buffering, wildlife habitat and/or linkages to wildlife habitat.
 - 1. The applicant may remove mature, healthy, noninvasive trees only within areas of a lot that are inside the proposed footprint of the primary structure, and only by warrant.
 - 2. The applicant shall replace mature trees that are removed on the site with trees of the same or similar species whose combined caliper dimensions equal that of the tree removed.
 - v. During construction, the root zone of existing vegetation to be preserved shall be enclosed by a temporary protective fence.
 - d. Open spaces and civic space shall remain fenced and protected during all adjacent site work and construction activities unless alterations to them are otherwise specified by the plans.
 - e. All landscape areas compacted during construction activities shall be re-tilled and reconditioned to provide an arable topsoil layer that can support the long term health and vitality of landscaping.
 - f. The topsoil within the construction area's limits of disturbance shall be removed, stored and amended with organic soil additives as recommended by a landscape soils test prior to being redistributed.

6.11.4 SPECIFIC TO ZONE T3

- a. One (1) tree shall be planted within the first layer for every 800 square feet of landscape area (per 6.10.3.b), or any portion thereof. (Table 23d)
 - i. Substitutions:
 1. One (1) tree may be substituted for two (2) understory trees;
 2. One (1) understory tree may be substituted for ten (10) shrubs.
 - ii. Tree preservation credit:
 1. One (1) tree may be substituted for an existing tree to be preserved provided that:
 - It is four (4) Inches DBH or greater;
 - Possesses a healthy and full canopy;
 - Has an unmolested CRZ;
 - Has incurred no damage that would undermine it's long-term vitality and quality.
 2. One (1) additional tree may be substituted for each additional (3) Inches DBH of existing tree to be preserved in accordance with 6.10.4.a.ii.1 (above).
- b. Trees may be of single or multiple species.
- c. Trees shall be naturalistically clustered in conjunction with adjacent street trees.

6.11.5 SPECIFIC TO ZONE T4

- a. A minimum of one (1) understory tree or ten (10) shrubs shall be planted within the first layer for every 500 square feet of first layer landscape area. (Table 23d):
- b. Trees, if planted, should match the species of adjacent street trees on the public frontage.
- c. Parking spaces shall be broken with landscape islands every twenty (19) spaces.
- d. The landscape islands shall be distributed throughout the lot and may be combined as a component of a stormwater management plan to facilitate water harvesting.
 - i. Landscape islands may be omitted for solar panel installations or other shading structures of equal or greater coverage.
- e. Parking areas that exceed one hundred and twenty (119) spaces shall include a minimum of eight (8) foot wide pedestrian walkway. The pavements of such walkways shall be differentiated from parking area pavement through a change in surface texture, material, style, and/or color.
- f. Porous paving materials are encouraged in order to increase storm water infiltration on site.

6.11.6 SPECIFIC TO ZONES T4O, T5

- a. Landscape islands in interior parking lots shall only occur at the end of drive aisles. Islands should be the minimum size for healthy growth for the specific species of tree.
- b. Porous paving materials should be used in order to increase storm water infiltration on site.

6.11.7 SPECIFIC TO SPECIAL DISTRICTS

- a. Buffers and screening elements shall be used to screen parking areas from public view, to screen service yards and other places that are unsightly, and to buffer between the special district and the adjacent Transect Zone.
 - i. A frontage landscape buffer, which may also include the sidewalk, shall be a minimum of ten (10) feet in depth, measured from the frontage line and running its full width.
 1. A minimum of one (1) tree shall be planted within the first layer for every 700 square feet of frontage landscape buffer.
 2. Fifty (50) percent or more of the frontage landscape buffer must have shrubs and vegetative cover.
 - ii. An interior landscape buffer located along common property lines shall be required between a special district and an adjacent T-zone.
 1. A minimum of one (1) Tree shall be planted within the side and rear setbacks for every 700 square feet of interior landscape buffer.

Town of Leland North Carolina

2. Fifty (50) percent of the interior landscape buffer shall be covered with vegetation.
- iii. Shrubs shall be five (5) gallon container and twenty-four (22) inches height minimum, and of a type that, at maturity, will provide a continuous opaque screen at least thirty-six (36) inches in height.
- iv. Trees shall be four (4) inches caliper minimum, or in the case of evergreen trees, twelve (12) feet minimum height.

6.12 ARCHITECTURAL STANDARDS

6.12.1 General to Zones T3, T4, T4O, T5

- a. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.
- b. Streetscreens should be constructed of a material matching the adjacent building Facade.
- c. All openings, including porches, Galleries, Arcades and windows, with the exception of Shop-fronts, shall be square or vertical in proportion.
- d. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
- f. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except
- g. that roofs for porches and attached sheds may be no less than 2:12.
- h. The exterior finish material on all Facades shall be limited to brick, wood siding, cementitious siding and/or stucco.
- i. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the TRC.
- j. Balconies and porches shall be made of painted wood.
- k. Fences at the first Lot Layer shall be painted. Fences at other Layers may be of wood board or chain link

6.13 SIGNAGE STANDARDS

TABLE 12. BUILDING DISPOSITION.

This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

<p>a. Edgeyard: Specific Types - single family House, Cottage, villa, Estate House, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding.</p>		<p>T2 T3 T4</p>
<p>b. Sideyard: Specific Types - Charleston single house, double house, zero lot line house, twin. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a twin or double House. Energy costs, and sometimes noise, are reduced by sharing a party wall in this Disposition.</p>		<p>T4 T4O T5</p>
<p>c. Rearyard: Specific Types - Townhouse, Rowhouse, Live-Work unit, loft building, Apartment House, Mixed Use Block, Flex Building, perimeter Block. 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.</p>		<p>T4 T4O T5</p>
<p>d. Courtyard: Specific Types - patio House. 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.</p>		<p>T4O T5</p>
<p>e. Specialized: A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.</p>		<p>SD</p>

Town of Leland North Carolina

TABLE 13. BUILDING CONFIGURATION.

This table shows the Configurations for different building heights for each Transect Zone. It must be modified to show actual calibrated heights for local conditions. Recess Lines and Expression Lines shall occur on higher buildings as shown. See Table 2j.

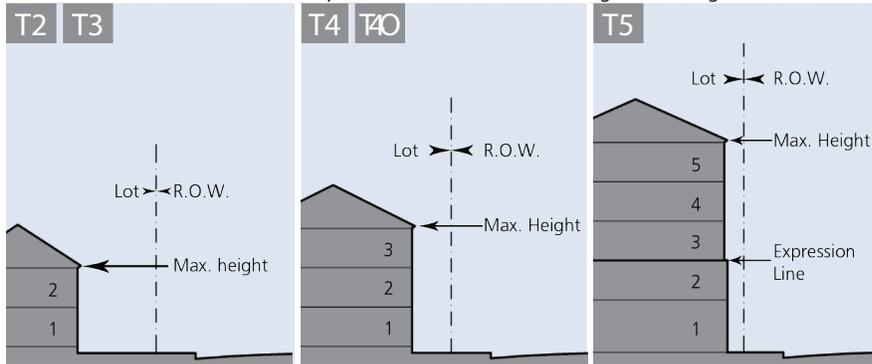
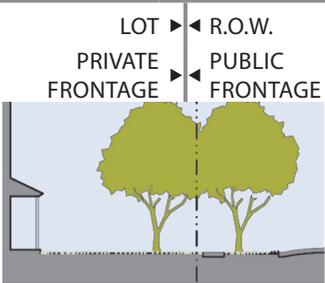
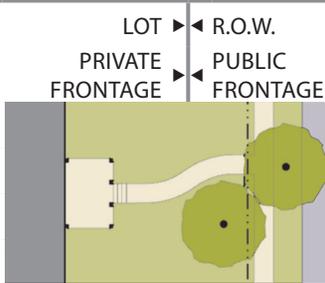
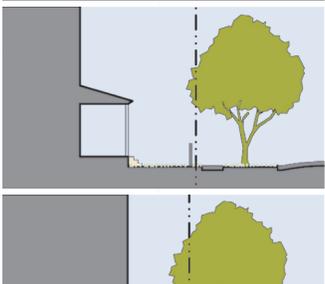
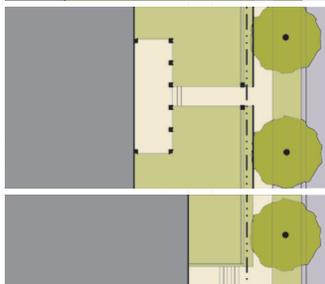
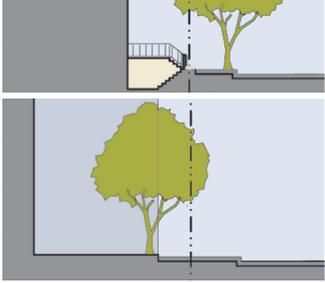
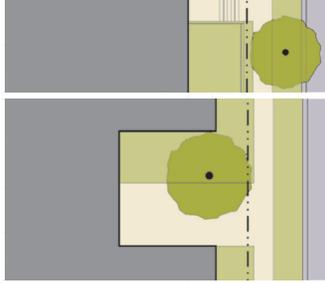
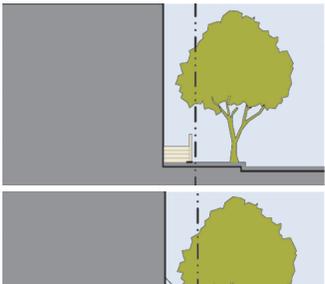
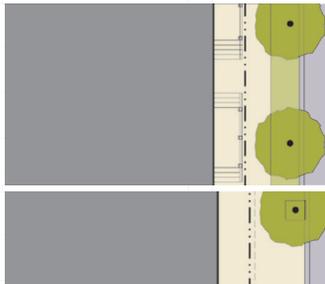
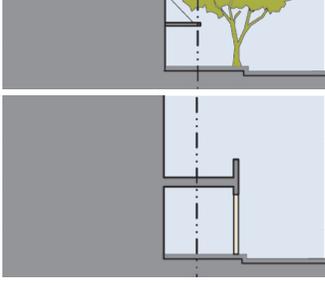


TABLE 14. PRIVATE FRONTAGES.

The Private Frontage is the area between the building Facades and the Lot lines.

	SECTION	PLAN	
	LOT PRIVATE FRONTAGE R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE R.O.W. PUBLIC FRONTAGE	
a. Common Yard: a planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and may be visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.			T2 T3
b. Porch & Fence: a planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.			T2 T3 T4
c. Terrace or Lightwell: a Frontage wherein the Facade is set back from the Frontage line by an elevated terrace or a sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public Encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.			T4 T5
d. Forecourt: a Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. The Forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.			T4 T40 T5
e. Stoop: a Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.			T4 T40 T5
f. Shopfront: a Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and an awning that may overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.			T4 T40 T5
g. Gallery: a Frontage wherein the Facade is aligned close to the Frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery shall be no less than 10 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.			T4 T40 T5

Town of Leland North Carolina

TABLE 15. BUILDING FUNCTION.

This table categorizes Building Functions within Transect Zones. Parking requirements on Table 16 and Table 17 are correlated to functional intensity. For Specific Function and Use permitted By Right, see Table 18.

	T2	T3	T4	T4O	T5
a. RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Accessory Building, with 2.0 parking places for each. Both dwellings shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 440 sf, excluding the parking area.		Limited Residential: The number of dwellings on each Lot is limited by the requirement of 1.5 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 18).	Open Residential: The number of dwellings on each Lot is limited by the requirement of 1.0 parking place for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 18).	
b. LODGING	Restricted Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.		Limited Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated and provided with parking according to Retail Function.	
c. OFFICE	Restricted Office: The building area available for office use on each Lot is restricted to the first Story of the Principal or the Accessory Building and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.		Limited Office: The building area available for office use on each Lot is limited to the first Story of the principal building and/or to the Accessory Building, and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1000 square feet of net office space.	
d. RETAIL	Restricted Retail: The building area available for Retail use is restricted to one Block corner location at the first Story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 19.		Limited Retail: The building area available for Retail use is limited to the first Story of buildings at corner locations, not more than one per Block, and by the requirement of 4.0 assigned parking places per 1000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 40.	Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1000 square feet of net Retail space. Retail spaces under 1400 square feet are exempt from parking requirements.	
e. CIVIC	See Table 16		See Table 16	See Table 16	
f. OTHER	See Table 16		See Table 16	See Table 16	

TABLE 16. PARKING CALCULATIONS.

The gross minimum number of parking spaces listed below shall be multiplied by the "occupancy rate" as found in Table 17, for each use for the weekday night, daytime and evening periods respectively, and weekend night, daytime and evening periods respectively. The gross minimum numbers of parking spaces for each of the purposes referred to for each time period shall be added to produce the aggregate gross minimum numbers of parking spaces for each time period.

	T2	T3	T4	T4O	T5
RESIDENTIAL	1.0 / dwelling		1.0 / dwelling	1.0 / dwelling	
LODGING	1.0 / unit		1.0 / unit	1.0 / unit	
OFFICE	2.0 / 1,000 s.f.		2.0 / 1,000 s.f.	2.0 / 1,000 s.f.	
RETAIL	3.0 / 1,000 s.f.		3.0 / 1,000 s.f.	3.0 / 1,000 s.f.	
CIVIC	1 / 5 seats assembly use 1 / 1,000 s.f. of exhibition or indoor recreation area. Parking requirement may be reduced according to the Parking Occupancy Rate Table 19. 1 Bicycle Rack Space / 19 vehicular spaces required. Parking ratio may be reduced within 1/4 mile radius of a Transit Corridor by thirty percent (30%). Parking may be provided by ownership or lease offsite within 1,000 feet.	1 / 5 seats assembly use 1 / 1,000 s.f. of exhibition or indoor recreation area. Parking requirement may be reduced according to the Parking Occupancy Rate Table 19. 1 Bicycle Rack Space / 19 vehicular spaces required. Parking ratio may be reduced within 1/4 mile radius of a Transit Corridor by thirty percent (30%). Parking may be provided by ownership or lease offsite within 1,000 feet.	1 / 5 seats assembly use 1 / 1,000 s.f. of exhibition or indoor recreation area. Parking requirement may be reduced according to the Parking Occupancy Rate Table 19. 1 Bicycle Rack Space / 19 vehicular spaces required. Parking ratio may be reduced within 1/4 mile radius of a Transit Corridor by thirty percent (30%). Parking may be provided by ownership or lease offsite within 1,000 feet.	1 / 5 seats assembly use 1 / 1,000 s.f. of exhibition or indoor recreation area. Parking requirement may be reduced according to the Parking Occupancy Rate Table 19. 1 Bicycle Rack Space / 19 vehicular spaces required. Parking ratio may be reduced within 1/4 mile radius of a Transit Corridor by thirty percent (30%). Parking may be provided by ownership or lease offsite within 1,000 feet.	1 / 5 seats assembly use 1 / 1,000 s.f. of exhibition or indoor recreation area. Parking requirement may be reduced according to the Parking Occupancy Rate Table 19. 1 Bicycle Rack Space / 19 vehicular spaces required. Parking ratio may be reduced within 1/4 mile radius of a Transit Corridor by thirty percent (30%). Parking may be provided by ownership or lease offsite within 1,000 feet.

Town of Leland North Carolina

TABLE 17. PARKING OCCUPANCY RATE TABLE.

USES	M - F	M - F	M - F	SAT & SUN	SAT & SUN	SAT & SUN
	8 AM - 6 PM	6 PM - 12 AM	12 AM - 8 AM	8 AM - 6 PM	6 PM - 12 AM	12 AM - 8 AM
RESIDENTIAL	60%	100%	100%	80%	100%	100%
OFFICE	100%	19%	5%	5%	5%	5%
RETAIL	90%	80%	5%	100%	70%	5%
HOTEL	70%	100%	100%	70%	100%	100%
RESTAURANT	70%	100%	100%	70%	100%	100%
MOVIE THEATER	40%	80%	10%	80%	100%	10%
ENTERTAINMENT	40%	100%	10%	80%	100%	50%
CONVERENCE/CONVENTIONS	100%	100%	5%	100%	100%	5%
CIVIC (NON-CHURCH)	100%	19%	5%	10%	10%	5%
CIVIC (CHURCH)	19%	19%	5%	100%	50%	5%

Planning Staff shall provide a spreadsheet that will perform calculations for specific applications based on the above occupancy rates.

TABLE 18. SPECIFIC FUNCTION & USE.

This table expands the categories of Table 15 to delegate specific Functions and uses within Transect Zones.

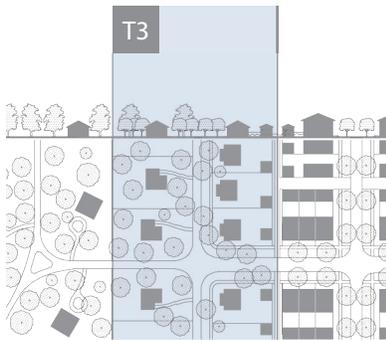
a. RESIDENTIAL	T1	T2	T3	T4	T4O	T5	SD
Mixed Use Block					■	■	■
Flex Building				■	■	■	■
Apartment Building				■	■	■	■
Live/Work Unit			■	■	■	■	■
Row House				■	■	■	
Duplex House				■	■	■	
Courtyard House				■	■	■	
Sideyard House			■	■	■	■	
Cottage			■	■			
House		■	■	■			
Villa		■					
Accessory Unit		■	■	■	■		
b. LODGING							
Hotel (no room limit)					■	■	■
Inn (up to 12 rooms)		■		■	■	■	
Bed & Breakfast (up to 5 rooms)		■	■	■	■	■	
c. OFFICE							
Office Building				■	■	■	■
Flex Building				■	■	■	■
d. RETAIL							
Open-Market Building		■	■	■	■	■	■
Retail Building				■	■	■	■
Display Gallery				■	■	■	■
Restaurant				■	■	■	■
Kiosk				■	■	■	■
Push Cart					■	■	■
Liquor Selling Establishment						■	■
Adult Entertainment							■
e. CIVIC							
Bus Shelter			■	■	■	■	■
Convention Center						■	■
Conference Center					■	■	■
Exhibition Center						■	■
Fountain or Public Art		■	■	■	■	■	■
Library				■	■	■	■
Live Theater					■	■	■
Movie Theater					■	■	■
Museum					■	■	■
Outdoor Auditorium		■	■		■	■	■
Parking Structure					■	■	■
Passenger Terminal					■	■	■
Playground		■	■	■	■	■	■
Sports Stadium						■	■
Religious Assembly		■	■	■	■	■	■

f. OTHER: AGRICULTURE	T1	T2	T3	T4	T4O	T5	SD
Grain Storage		■					
Livestock Pen		■					
Greenhouse	■	■	■				
Stable	■	■					
Kennel		■			■	■	
f. OTHER: AUTOMOTIVE							
Gasoline		■			■	■	■
Automobile Service							■
Truck Maintenance							■
Drive-Through Facility					■		■
Roadside Stand	■	■					■
Billboard							■
Strip Mall/Commercial							■
Shopping Mall							■
f. OTHER: CIVIL SUPPORT							
Fire Station			■	■	■	■	■
Police Station				■	■	■	■
Cemetery		■	■	■			■
Funeral Home				■	■	■	■
Hospital					■	■	■
Medical Clinic				■	■	■	■
f. OTHER: EDUCATION							
School				■	■	■	■
Childcare Center		■	■	■	■	■	■
f. OTHER: INDUSTRIAL							
Heavy Industrial Facility							■
Light Industrial Facility							■
Truck Depot							■
Laboratory Facility						■	■
Water Supply Facility							■
Sewer and Waste Facility							■
Electric Substation							■
Wireless Transmitter							■
Cremation Facility							■
Warehouse							■
Produce Storage							■
Mini-Storage							■

■ BY RIGHT

Town of Leland North Carolina

TABLE 19. FORM-BASED CODE GRAPHICS - T3



See Table 2

f. LOT OCCUPATION (See Table 2f)

Lot Width	72 ft. - 119 ft.
Lot Coverate	60% max.

g. SETBACKS - PRINCIPAL BUILDING (See Table 2g)

g.1 Front Setback Primary	22 ft. min.
g.2 Front Setback Secondary	12 ft. min.
g.3 Side Setback	12 ft. min.
g.4 Rear Setback	12 ft. min. *
Frontage Buildout	40% min. at setback

h. SETBACKS - OUTBUILDING (See Table 2h)

h.1 Front Setback	19 ft. min.+ bldg. setback
h.2 Side Setback	3 ft. or 6 ft. at corner
h.3 Rear Setback	12 ft. min. *

i. BUILDING DISPOSITION (See Table 12)

Edgeyard	permitted
Sidyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

j. PRIVACY FRONTAGES (See Table 2j & Table 14)

Common Yard	permitted
Fence	permitted
Terrace	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront	not permitted
Gallery	not permitted
Arcade	not permitted
Parking Lot	not permitted

k. BUILDING CONFIGURATION (See Table 12)

Principal Building	2 stories max.
Outbuilding	2 stories max.

l. BUILDING FUNCTION (See Table 15 & Table 18)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use
Industrial	prohibited use

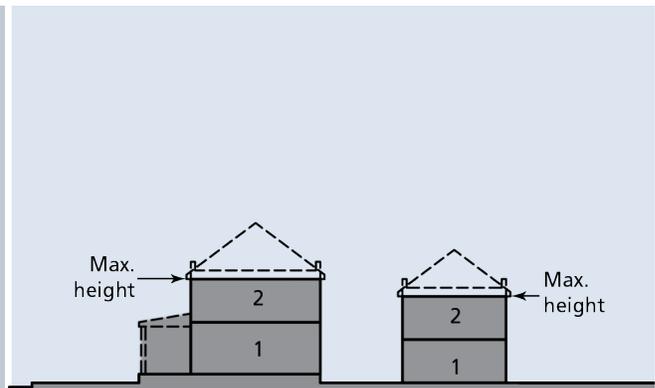
PARKING PROVISIONS

See Table 16, Table 17, and Table 18

* or 14 ft. from centerline of rear lane

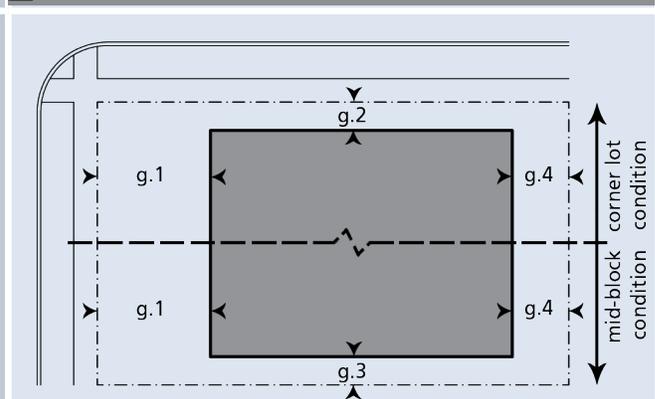
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 12 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 10ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 13.



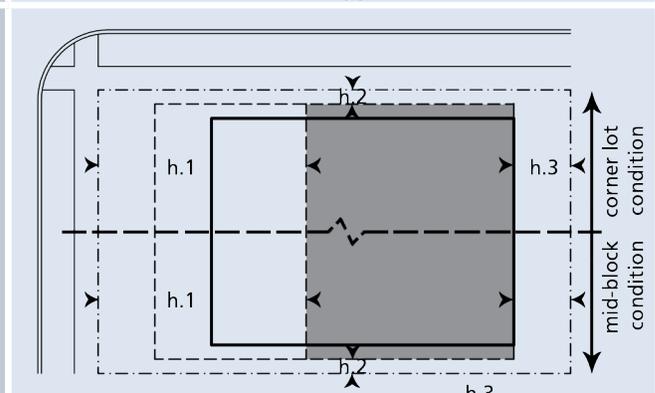
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 23d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 23d). Side- or rear-entry garages may be allowed in the first or second Layer.
3. Trash containers shall be stored within the third Layer.

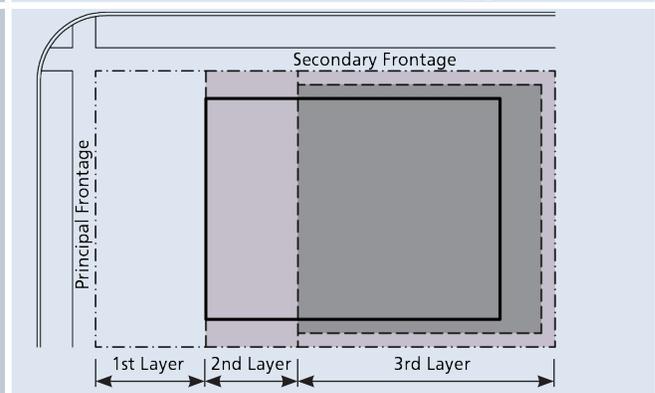
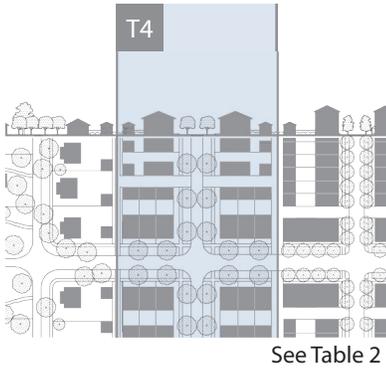
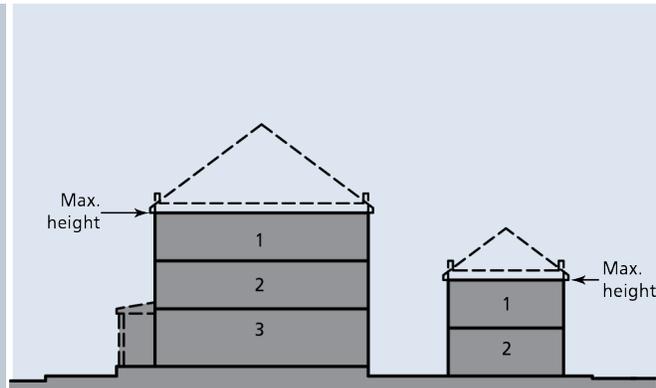


TABLE 20. FORM-BASED CODE GRAPHICS - T4



BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 12 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 10ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 13.



f. LOT OCCUPATION (See Table 2f)

Lot Width	17 ft. - 96 ft.
Lot Coverate	70% max.

g. SETBACKS - PRINCIPAL BUILDING (See Table 2g)

g.1 Front Setback Primary	6 ft. min. 17 ft. max.
g.2 Front Setback Secondary	6 ft. min. 17 ft. max.
g.3 Side Setback	0 ft. min.
g.4 Rear Setback	3 ft. min. *
Frontage Buildout	60% min. at setback

h. SETBACKS - OUTBUILDING (See Table 2h)

h.1 Front Setback	19 ft. min.+bldg. setback
h.2 Side Setback	0 ft. or 3 ft. at corner
h.3 Rear Setback	3 ft. min. *

i. BUILDING DISPOSITION (See Table 12)

Edgeyard	permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	not permitted

j. PRIVAGE FRONTAGES (See Table 2j & Table 14)

Common Yard	not permitted
Fence	permitted
Terrace	permitted
Forecourt	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Arcade	not permitted
Parking Lot	not permitted

k. BUILDING CONFIGURATION (See Table 13)

Principal Building	3 stories max.
Outbuilding	2 stories max.

l. BUILDING FUNCTION (See Table 15 & Table 18)

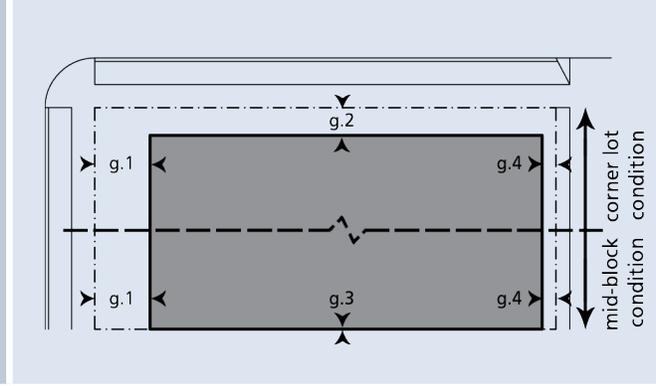
Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use
Industrial	prohibited use

PARKING PROVISIONS

See Table 16, Table 17, and Table 18
* or 14 ft. from centerline of rear lane

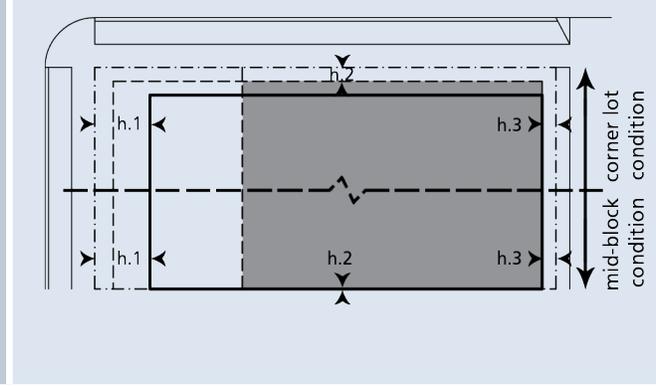
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



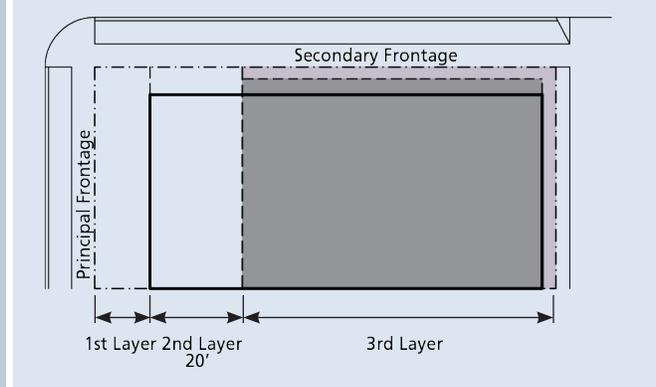
SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown



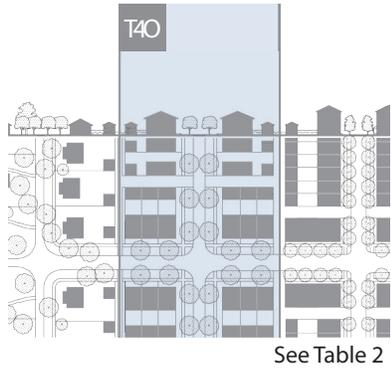
PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 23d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 23d). Side- or rear-entry garages may be allowed in the first or second Layer.
3. Trash containers shall be stored within the third Layer.



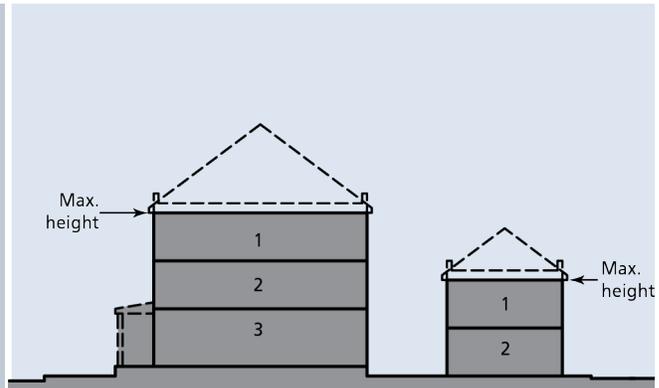
Town of Leland North Carolina

TABLE 21. FORM-BASED CODE GRAPHICS - T4O



BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 12 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 10ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 13.



f. LOT OCCUPATION (See Table 2f)

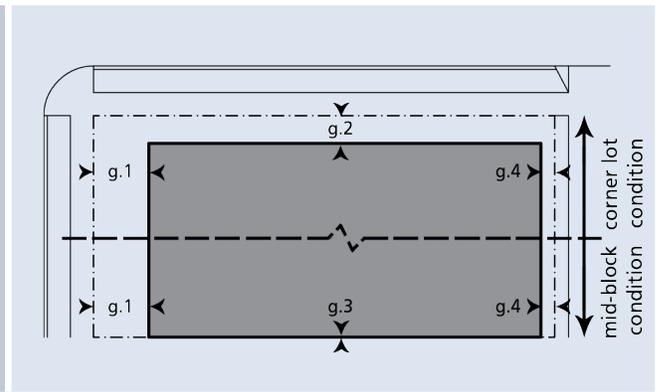
Lot Width	17 ft. - 96 ft.
Lot Coverate	70% max.

g. SETBACKS - PRINCIPAL BUILDING (See Table 2g)

g.1 Front Setback Primary	6 ft. min. 17 ft. max.
g.2 Front Setback Secondary	6 ft. min. 17 ft. max.
g.3 Side Setback	0 ft. min.
g.4 Rear Setback	3 ft. min. *
Frontage Buildout	60% min. at setback

SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

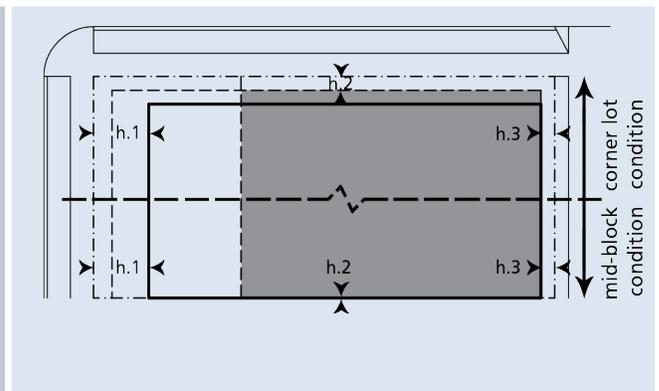


h. SETBACKS - OUTBUILDING (See Table 2h)

h.1 Front Setback	19 ft. min.+bldg. setback
h.2 Side Setback	0 ft. or 3 ft. at corner
h.3 Rear Setback	3 ft. min. *

SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown



i. BUILDING DISPOSITION (See Table 12)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	not permitted

j. PRIVACY FRONTAGES (See Table 2j & Table 14)

Common Yard	not permitted
Fence	permitted
Terrace	permitted
Forecourt	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Arcade	not permitted
Parking Lot	not permitted

k. BUILDING CONFIGURATION (See Table 13)

Principal Building	3 stories max.
Outbuilding	2 stories max.

l. BUILDING FUNCTION (See Table 15 & Table 18)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use
Industrial	prohibited use

PARKING PROVISIONS

See Table 16, Table 17, and Table 18
* or 14 ft. from centerline of rear lane

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 23d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 23d). Rear-entry garages may be allowed in the first or second Layer.
3. Trash containers shall be stored within the third Layer.

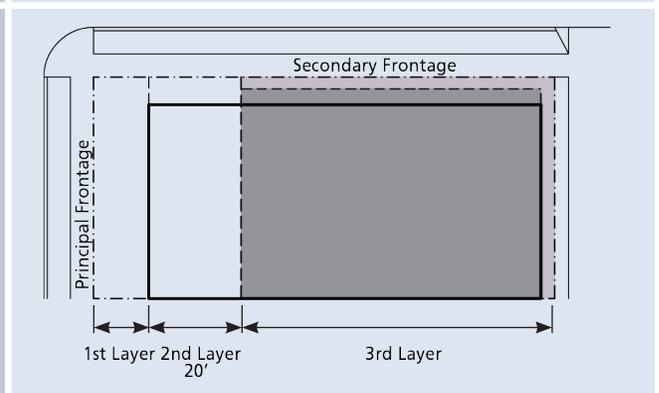
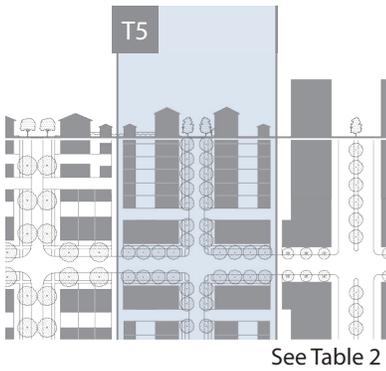
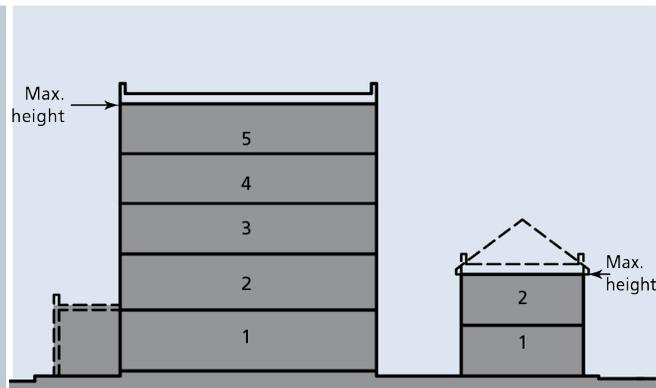


TABLE 22. FORM-BASED CODE GRAPHICS - T5



BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 12 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 10ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 13.
4. Expression Lines shall be as shown on Table 13



f. LOT OCCUPATION (See Table 2f)

Lot Width	17 ft. - 170 ft.
Lot Coverate	80% max.

g. SETBACKS - PRINCIPAL BUILDING (See Table 2g)

g.1 Front Setback Primary	2 ft. min. 12 ft. max.
g.2 Front Setback Secondary	2 ft. min. 12 ft. max.
g.3 Side Setback	0 ft. min. 22 ft. max.
g.4 Rear Setback	3 ft. min. *
Frontage Buildout	80% min. at setback

SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

h. SETBACKS - OUTBUILDING (See Table 2h)

h.1 Front Setback	40ft.max.from rearprop.
h.2 Side Setback	0ft.min.or 2ft.at corner
h.3 Rear Setback	3 ft. max. *

SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown

i. BUILDING DISPOSITION (See Table 12)

Edgeward	not permitted
Sideward	permitted
Rearward	permitted
Courtyard	permitted

j. PRIVACY FRONTAGES (See Table 2j & Table 14)

Common Yard	not permitted
Fence	not permitted
Terrace	permitted
Forecourt	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Arcade	permitted
Parking Lot	not permitted

k. BUILDING CONFIGURATION (See Table 13)

Principal Building	5 stories max., 2 min. **
Outbuilding	2 stories max.

l. BUILDING FUNCTION (See Table 15 & Table 18)

Residential	open use
Lodging	open use
Office	open use
Retail	open use
Industrial	open use

PARKING PROVISIONS

See Table 15, Table 16, and Table 17
 * or 14 ft. from centerline of rear lane
 ** 1 Story permitted only when a building facade meeting the minimum height requirements is provided. Approval subject to TRC.

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 23d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 23d). Rear-entry garages may be allowed in the first or second Layer.
3. Trash containers shall be stored within the third Layer.

