

# TOD Template Zoning Code Standards

City of Philadelphia, PA

*Prepared for:*  
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For more information on the TOD Place Types, refer to *TOD 202 Station Area Planning: How to Make Great Transit-Oriented Places* by Reconnecting America and the Center for Transit Oriented Development

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# TOD Template Zoning Code Standards

## Template Code Introduction: City Forward



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**EVA GLADSTEIN**  
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October 21, 2009

This document marks an important milestone for two significant planning efforts.

In 2006, NeighborhoodsNow launched its Transit-Oriented Development (TOD) Initiative to foster development and investment around one of Philadelphia's important assets – our public transit system. NeighborhoodsNow sought to identify key zoning elements that would help spur new development that increases access to transit, improves housing affordability and choice and provides community residents with a better quality of life.

In May 2007, the citizens of Philadelphia voted, by an overwhelming majority, to create a Zoning Code Commission (ZCC) charged with modernizing Philadelphia's outdated and complex zoning code. The new code will be designed to be easy to understand, promote economic growth, and preserve the character of another of Philadelphia's greatest assets – its neighborhoods.

On behalf of the City of Philadelphia, I want to thank NeighborhoodsNow, the Delaware Valley Regional Planning Commission (DVRPC) and Farr Associates for creating this set of informative standards: "Transit-Oriented Development (TOD) Template Zoning Code Standards." These standards are the result of an extensive process during which NeighborhoodsNow and Farr Associates sought input from a wide range of stakeholders including community residents, the Philadelphia City Planning Commission, planning experts and other institutional, governmental and financial stakeholders. The approach taken is consistent with the Zoning Code Commission's extensive public engagement process. The resulting standards lay an important foundation for using zoning to promote high quality TOD throughout Philadelphia.

In addition to NeighborhoodsNow and DVRPC, I would like express our sincere thanks to the City Planning Commission staff, Councilman William Greenlee, who has played a leadership role in developing transit-oriented development standards, and all the members of NeighborhoodsNow's TOD Advisory Committee for their hard work and commitment toward promoting TOD and supporting more effective zoning in Philadelphia.

Sincerely,

A handwritten signature in blue ink that reads "Eva Gladstein".

Eva Gladstein

# TOD Template Zoning Code Standards

## Template Code Introduction: Intent

### **Intent**

The intent of this project is to create a set of zoning standards to encourage Transit-Oriented Development (TOD) in the City of Philadelphia. This work is shaped by the belief that all transit stations are not the same and that a one-size-fits-all approach to zoning and development around transit stations is not sufficient to achieve high performing TOD. The set of standards outlined in this document are designed to promote TOD -- active, inviting, pedestrian-oriented areas around transit stations that include a mix of residential, commercial, and civic uses to serve those living, working, and traveling around the station -- on a variety of scales.

This project follows the work begun three years ago to promote TOD as a key redevelopment strategy by NeighborhoodsNow, a Philadelphia nonprofit organization dedicated to improving the health and competitiveness of low- and moderate-income neighborhoods. NeighborhoodsNow initiated this project in partnership with the Philadelphia City Planning Commission and it follows their recent completion of two Transit Revitalization Investment District (TRID) master plans.

The result of this project is a template set of zoning standards. In the short term, the application of these template standards requires the assistance and approval of the City through a TOD Overlay District. The existing Zoning Ordinance is currently in the early stages of a comprehensive update. The update project is a separate, but parallel process, in which the TOD standards may ultimately be included.

The template zoning standards in this document were structured in a format that could be adopted by the City. As the City is in the process of rewriting its full zoning code, these standards primarily serve as a resource to inform this process and provide key zoning elements that are critical to promote TOD. The TOD Place Types (refer to page 8) used throughout the standards serve as an illustrative guide to the types of transit stations found in the City of Philadelphia and how the template standards may be applied.

# TOD Template Zoning Code Standards

## Template Code Introduction: Process

### Process

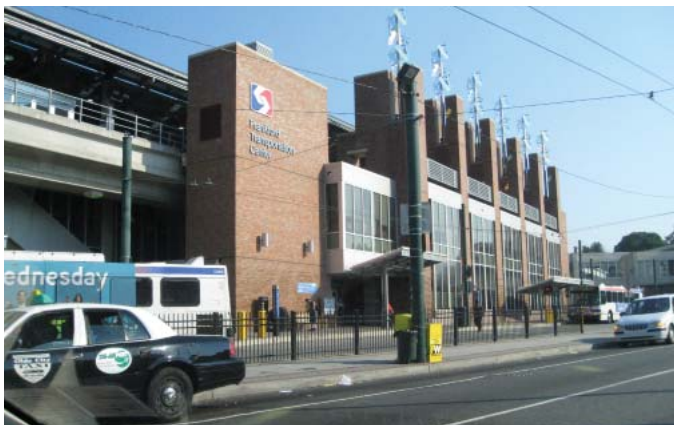
The consultant team, comprised of Farr Associates and Reconnecting America, began the project by studying many transit stations within the City of Philadelphia. NeighborhoodsNow, with assistance from the Philadelphia City Planning Commission, developed a list of seven stations for in-depth study. These stations included Frankford Terminal, Wister Station, Washington Lane Station, 46th and Market Station, Temple Regional Rail Station, Front and Girard Station, and Snyder Station and represent many of the TOD Place Types developed by Reconnecting America and the Center for Transit-Oriented Development to describe the different scales and functions of development around transit stations (refer to TOD Place Types Summary Table on page 9).

After examining each of these seven stations, the list was narrowed down to three for further study and to serve as host sites for community meetings: Temple Regional Rail, 46th and Market Station, and Front and Girard

Station. These stations represent two of the more common TOD Place Types within the City, Urban and Transit Neighborhoods (Front and Girard and 46th and Market), as well as the Campus/Employment District (Temple Regional Rail).

The data gathered for each of these sites ranged from demographic information, such as income and household data to photographs and physical measurements of existing development. Studying the physical development of the three stations provided insight into the general standards necessary for inclusion in the template code. For additional information on the existing conditions analysis completed, refer to the Appendix.

Community meetings were held within each of these three station areas, with the outreach assistance of the Philadelphia City Planning Commission. At these meetings, the consultant team began with a presentation on TOD and the importance of zoning to achieve its



**Frankford Transportation Center.**



**Apartments near 46th & Market Station.**



**Traditional rowhouses at the Snyder Station.**



**Mixed use commercial at the Snyder Station.**

# TOD Template Zoning Code Standards

## Template Code Introduction: TOD and Zoning

goals. Following the presentation, meeting participants completed an Image Preference Survey (IPS) to review and rate photographs of development based upon its appropriateness for their transit station or one like it. The highest and lowest ranking photographs for each station area can be found in the Appendix. The information gathered at the community meetings provided the consultant team with more specific data and development preferences that directly shaped the content of the template standards outlined in this document.

### Transit-Oriented Development and Zoning

#### What is Transit-Oriented Development (TOD)?

Transit-Oriented Development (TOD) is generally defined as a mixed-use area within walking distance (up to a half mile) of a transit station. How intensely the station area is developed depends on multiple factors, including the type of transit available. A commuter rail station in the suburbs or edge of a city will develop differently than a heavy rail station in the heart of a city. Though not all TODs are

the same, they share many of the same base characteristics, including a mix of housing types; a mix of retail, service, and employment opportunities; pedestrian and bicycle access; and a sense of being an active, inviting place.

#### Zoning for Transit-Oriented Development

Zoning regulations are important to TOD for two reasons. First, the physical development of structures and their relationship to the station, each other, and the public spaces (streets and open spaces) will define that area's character. Zoning regulations dictate everything from the mix of uses to the physical size and appearance of buildings and therefore have the power to shape a TOD, positively or negatively. For example, the buildings that line a street define the character of that street and surrounding neighborhood; zoning defines the appearance and use of those buildings and therefore also defines the character of the street. Blank windowless walls, buildings set back behind parking lots, and oversized signage do not promote



Wister Station residential neighborhood.



Washington Lane Station Residential Neighborhood.



Residential neighborhood near Temple Station.



Temple University near the Temple Station.

# TOD Template Zoning Code Standards

## Template Code Introduction: TOD Place Types

an active pedestrian-friendly area and would not be appropriate for TOD.

Secondly, a one-size-fits-all approach to zoning for TOD will not succeed across a transit network. The right set of zoning regulations for TOD may not be the same set of regulations for non-TOD commercial and residential districts within a city. For example, TOD by definition relies less heavily on the automobile for access within its boundary and assumes that its residents utilize public transportation for many, if not all, of their trips. Appropriate TOD zoning would reflect this characteristic. Not only do TODs differ from existing commercial development within a city or area, but they differ from one another based on scale and intensity of development. Zoning regulations for TOD must be sensitive to these differences to promote the right mix or balance of housing types and commercial opportunities and the appropriate overall scale of development.

### Template Zoning Code

The template zoning standards outlined in this document seek to promote and enhance TOD within Philadelphia. First, the standards account for the critical relationship between buildings and the streets they line. This ensures that the right tone is set, one that will be inviting to pedestrians living, working, and playing within a station area. The standards include limited curb cuts and driveway access, adjusted parking requirements, primary entrances to buildings along the sidewalk, and minimum levels of transparency or windows on the ground floor. Secondly, the template standards are sensitive to the different transit station types within Philadelphia. The standards differ based upon the intensity of the station, which are defined as different TOD Place Types. These types are generally outlined on this page and are referenced throughout Chapter 2 Template Zoning Code and Chapter 3 Illustrative Sample Maps of Template Standards.

### Transit-Oriented Development Place Types

Reconnecting America and the Center for Transit-Oriented Development created a series of TOD station types or Place Types to assist in the planning and development of station areas. The following is a brief description of seven of the Place Types most relevant to the City of Philadelphia. The TOD Place Types used throughout these standards serve as an illustrative guide to the types of

transit stations found in the City of Philadelphia and how the template standards may be applied.

#### Regional Center

The primary center of economic and cultural activity within a region; it is characterized by a dense mix of residential, commercial, civic, and entertainment uses that serve the greater region. Philadelphia's center city and central business district is considered a Regional Center.

#### Urban Center

Urban Centers are only slightly less dense than the Regional Center, but offer a similar mix of uses to serve area neighborhoods.

#### Urban Neighborhood

Primarily medium to high density residential areas with commercial development to serve the adjacent neighborhoods. The University City Neighborhood is an example of an Urban Neighborhood.

#### Transit Neighborhood

Similar to the Urban Neighborhood, but with low to medium density residential development and commercial development to primarily serve the residents within the neighborhood or station area. 46th and Market Station is an example of a Transit Neighborhood.

#### Commuter Neighborhood

A low density residential neighborhood with very limited commercial to serve those using and living adjacent to the transit station. Washington Lane is an example of a Commuter Neighborhood.

#### Campus/Employment Center

Primarily single use districts, such as a university campus or employment or entertainment centers. Station areas around Temple University and the other Philadelphia universities are Campus/Employment Center.

#### Mixed Use Corridor

Unlike the other Place Types, this is a linear corridor with a mix of medium density residential and commercial uses along the corridor and low to medium density residential development moving away from the corridor. Broad Street is an example of a Mixed Use Corridor.



# TOD Template Zoning Code Standards

## Template Code Introduction: TOD Place Types

TOD Place Types	Place Type Characteristics					
	General Characteristics	Activity/Use Mix	Housing Types	Commercial/Employment Types	Change to Development Scale	Transit Function
<b>Regional Center</b>	Primary center of economic & cultural activity; Regional draw	Office, Residential, Retail, Entertainment, Civic Uses	Multifamily	Regional Center of Office, Retail & Residential	High Rise	Transit hub with high degree of intermodal connects; Major regional destination with all modes of transit
<b>Urban Center</b>	Significant center of economic & cultural activity; Regional draw	Office, Residential, Retail, Entertainment, Civic Uses	Multifamily	Office, Retail, & Services with Regional Draw	Mid Rise to High Rise	Transit hub with high degree of intermodal connects; Major regional destination with all modes of transit
<b>Urban Neighborhood</b>	Mixed use & residential development with easy access to regional centers	Residential, Neighborhood Retail & Service	Multifamily & Rowhouse	Retail, Service, & Small Scale Office	Low to Mid Rise	Heavy rail, light rail or streetcar, local and regional buses
<b>Transit Neighborhood</b>	Residential neighborhood with neighborhood scale mixed use development localized around transit station	Residential, Limited Neighborhood Retail & Service	Multifamily, Rowhouse & Single Family	Neighborhood Retail & Service with Small Scale Office	Low Rise	Heavy rail, light rail or streetcar, local buses
<b>Commuter Neighborhood</b>	Residential neighborhood with limited retail & services at the station to server transit riders	Primarily Residential	Rowhouse & Single Family, Limited Multifamily	Neighborhood Retail & Service with Limited Small Scale Office	Low Rise	Small park-and-ride; Commuter rail
<b>Campus Employment Center</b>	Destination with employment, education, or entertainment uses. Station area is not typically the focus	Office, University, & Sports Facilities	Limited Multifamily & Rowhouse	Limited Retail and Service	Low, Mid, & High Rise	Heavy rail, light rail or streetcar, local and regional buses
<b>Mixed Use Corridor</b>	Linear commercial corridor surrounded by lower density residential	Residential, Office, Retail & Service	Multifamily & Rowhouse	Retail, Service, & Office	Low to Mid Rise	Heavy rail, light rail or streetcar, local or regional buses

**TOD Place Types Summary Table.**

# TOD Template Zoning Code Standards

## Template Code Introduction: How to Use the Template Code

### How to Use the Template Code

As was previously stated, the standards outlined in this document are a template set of zoning regulations for development around transit stations within Philadelphia. The template provides the City with an informative tool as they continue the full code rewrite process. In fact, the City has already used information in this document to help draft the TOD Zoning Overlay District legislation, which is intended for use as an interim measure to promote TOD in Philadelphia's neighborhoods.

The following provides a detailed description of how the template standards could be applied in their entirety. As the City continues its process in reviewing and rewriting the citywide zoning code, the primary purpose of this document at this time is to serve as a guide to key elements important to TOD and to help inform the full zoning code rewrite process.

#### 1. Determine TOD Place Type

Using the information provided on the potential TOD Place Types, determine which Place Type best fits the transit station in question. It is important to note that not every station will fit exactly within the Place Type parameters. Using the criteria as a guide, determine which category is most appropriate based on the existing conditions around the station combined with the overall vision or goals for the station area in the future.

#### 2. Establish the TOD Boundary

Establish the TOD boundary around the transit station; this will serve as the boundary of the TOD Overlay District. Draw a roughly circular area with a 1/4 mile radius using the transit station as the center point. Adjust the boundary outward up to 1/2 mile from the station, as is appropriate for that station area. If the TOD boundary line falls within a block, it should be extended to include the block in its entirety; no blocks or lots can be split or divided by the boundary.

#### 3. Apply the TOD Standards

It is important to understand the existing structures and uses within the TOD boundary. Around many stations a clear existing pattern of development occurs and should be built upon to create a successful TOD. In other cases, stations may experience a more dramatic level of redevelopment due to empty or vacant lots and buildings or future growth potential. As previously stated, it is also helpful to understand the market for growth and development at a station or for specific uses at a station, such as retail, service, and office. This information will help base the TOD plan resulting from this step in reality and will assist with setting restrictions on uses or physical building development.

#### Overlay Requirements.

Chapter 2 of this document outlines the complete TOD template standards, including standards for buildings (2.1) uses (2.2), parking (2.3), landscape (2.4), and signs (2.5). The proposed TOD Overlay District will include many of these elements in its requirements. Though not yet complete, the Overlay will likely require the Building Standards relating to building, parking, and driveway siting; the treatment of a building's ground floor, such as minimum transparency and entrance location; and height. The Overlay will also include the use, parking, landscaping, and sign standards. At this time, the standards not specifically included in the Overlay District would serve as guidelines for new TOD development.

#### Calibration

When applying the template standards, and likely also those within the Overlay District, calibration will still be required. The template standards were written to cover a wide range of development issues and give a range of permitted options in order to provide multiple development scenarios and fit the different TOD Place Types. The TOD plan and associated standards for a given station should meet the needs of that station. This may include adjustments that more finely capture the area's existing character or its future vision of its character than the broader template standards. Refer to Chapter 3 of this document for more information on applying the standards within each Place Type.

#### 4. Complete Required Approval Process

Work with City staff to complete the required approval process associated with the Overlay District.

## 2.1 Building Standards

### Introduction

- 2.1-1 Definitions of Template Building Standards.
- 2.1-2 Accessory Structures.
- 2.1-3 Mixed Use.
- 2.1-4 Corner Store.
- 2.1-5 Corridor.
- 2.1-6 Iconic.
- 2.1-7 Apartment.
- 2.1-8 Flat.
- 2.1-9 Rowhouse.
- 2.1-10 Detached Residence.

# TOD Template Zoning Code Standards

## Template Code: Introduction

### Introduction

This section outlines the standards associated with constructing a new building or renovating an existing building within a designated TOD boundary. The template standards are comprised of the following sections: 2.1 Building Standards, 2.2 Use Standards, 2.3 Parking and Access Standards, 2.4 Landscape Standards, and 2.5 Signage Standards. The heart of the template is the Building Standards, which regulate the placement of a building on a lot and other common bulk standards, as well as general Facade details. The Facade standards focus only on those building Facades visible from the street, with particular attention to the Ground Floor, which will help define a block as inviting and pedestrian-friendly.

Because the template standards apply to a variety of TOD Place Types, they often provide a range of options, minimum requirements, and suggestions for their implementation. It is important to note that the template standards listed in this section will require some level of adjustment or calibration to be appropriate for each existing transit station and designated TOD Place Type. Understanding the context in which the building will be developed or redeveloped will assist in determining which standard range is most appropriate. Refer to Chapter 1 Template Introduction for a description of the TOD Place Types and Chapter 3 Illustrative Sample Maps of TOD Standards for sample illustrations of how these work together to create an active TOD.

### Definitions

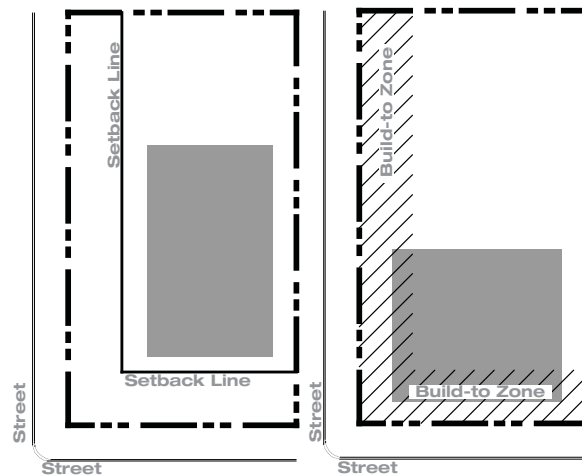
**Basement.** A story or portion thereof partly, but typically less than fifty (50) percent below average level of the ground (Grade) surrounding the structure to be counted as a story in computing the number of stories of a structure.

**Basement, Visible.** Any basement where the ceiling is located a minimum of two (2) feet and a maximum of four and a half (4 1/2) feet above the average finished Grade of the front or corner Facade, except for Rowhouses, which are permitted a Visible Basement of up to eight and a half (8'6") feet (refer to 2.1-9).

**Build-to Zone.** An area in which the front or corner Facade of a building shall be placed; it may or may not be located directly adjacent to the front or corner property lines. The zone dictates the minimum and maximum distance a structure may be placed from a property line.

**Courtyard.** An outdoor area enclosed by a building on at least two (2) sides that is open to the sky.

**Critical Root Zone.** The area of soil and roots within the radius beneath a tree's canopy, or the uppermost area of spreading branches and leaves of a tree, within the dripline, or within a circular area of soil and roots with a radius out



#### Build-to Zone vs Setback Line.

A setback line indicates the closest a building may be placed to a property line, but is silent on where behind that line a building may be placed. A build-to zone indicates a zone or area in which the Facade of a building must be located. The use of a build-to zone allows some control over building placement, while the range provides some flexibility. This method also provides an element of predictability that is absent when the only requirement is to locate a building beyond a certain line.

# TOD Template Zoning Code Standards

## Template Code: Introduction

from the trunk a distance one (1) foot for every inch of the tree's width measured at diameter breast height.

**Eave.** The edge of a roof, pitched or flat; it typically overhangs beyond the side of the building.

**Expression Line.** An decorative three-dimensional, linear element, horizontal or vertical, protruding or indented at least two inches from the exterior Facade of a building. Typically used to delineate the floors or stories of a building.

**Facade.** The exterior face of a building, including but not limited to the wall, windows, window sills, doorways, and Facade design elements. The front Facade is any building face adjacent to the front property line.

**Foot Candle.** A unit of measurement of light referring to the illumination incident to a single point.

**Grade.** The average level of the finished surface of the Ground Floor adjacent to the exterior walls of a building.

**Ground Floor.** Also referred to as Ground Story. The first story of a building that is level to or elevated above the finished Grade on the front and corner Facades, excluding basements and cellars.

**Right-of-Way.** Land dedicated or used for a vehicular street, pedestrian pathway, railroad, utility, or other public purpose.

**Street, Primary.** A pedestrian-oriented street that in commercial areas has buildings constructed with little to no front and side setbacks resulting in a continuous Streetwall with few to no interruptions from curb cuts. The Streetwall is lined with primary building entrances, transparent windows, and a pedestrian-scaled Facade.

**Street, Secondary.** A street that serves as the access point for parking and loading. It does not have a continuous Streetwall and is characterized by curb cuts, set back buildings, and lower levels of Transparency.

**Street Face.** The Facade of a building that faces a Right-of-Way; the front and corner Facades are examples.

**Streetwall.** The vertical plane created by building Facades along a street. A continuous Streetwall occurs when buildings are located in a row next to the sidewalk with little to no space between buildings.

**Structure, Principal.** May also be referred to as the principal building, it contains the dominant use of the lot. It is located toward the front of a lot within the Build-to Zone.

**Structure, Accessory.** A subordinate structure detached from but located on the same lot as the Principal Structure; it

may or may not be inhabitable and includes such structures as detached garages, sheds, and workshops.

**Surface, Impervious.** Any hard-surfaced, man-made area that does not absorb or retain water, including but not limited to, building roofs, sidewalks, parking areas, driveways, and other paved areas.

**Surface, Semi-Impervious.** A material that allows at least fifteen (15) percent absorption of water into the ground or plant material, such as pervious pavers, gravel, or green roof.

**Setback.** The horizontal distance from a property line inward beyond which a structure may be placed.

**Transparency.** A measurement of the percentage of a Facade that has clear, non-reflective windows allowing visibility into the building of at least fifteen (15) feet.

# TOD Template Zoning Code Standards

## Template Code: Building Standards Introduction

### Building Standards

The Building Standards outlined in this section are divided into five categories: building siting; parking lot, loading, and access; height; uses; and transparency and entrance requirements. Included in these categories are the bulk requirements for buildings, such as the building's location on a lot, height, and parking configuration. The use information is generally noted with the Building Standards, but further information can be found in 2.2 Use Standards. The last category of Building Standards are general Facade requirements, such as minimum building Transparency, primary entrance location; these primarily focus on the treatment of the Ground Floor. Again, these standards are critical in TODs as such building elements shape and define the pathways pedestrians use to travel to and from the station, work, home, and play. The standards within each of these categories are defined and, in many cases illustrated in section 2.1-1.

The table below summarized which building standards may be applied in which TOD Place Types. This is further discussed both this section and in Chapter 3 Illustrative Sample Maps of TOD Standards.

TOD Place Types	Building Standards							
	Mixed Use Building	Corner Store Building	Corridor Building	Iconic Building	Apartment Building	Flat Building	Rowhouse	Detached Residence
Regional Center	●		●	○	●			
Urban Center	●		●	○	●			
Urban Neighborhood	●	○	●	○	●	○	●	
Transit Neighborhood	●	○	●	○	●	●	●	●
Commuter Neighborhood	○	○		○	○	●	●	●
Campus/Employment Center	○	○	●	○	○	○	○	
Mixed Use Corridor	●	○	●	○	●	●	●	○

**KEY**  
 ● Building Standard Permitted  
 ○ Building Standard Permitted in Limited Locations

Application of Building Standards per TOD Place Type.

# TOD Template Zoning Code Standards

## Template Code: Building Standards Introduction

The following is a general description of each of the building standards detailed in this section.

### **Mixed Use Building.**

This building may occur in all TOD Place Types. It provides space for commercial or office uses on the Ground Floor and additional commercial and office or residential uses on the upper stories. This helps define and create an active pedestrian area.

Mixed Use Buildings are constructed to the front and corner property lines allowing easy access to passing pedestrians and transit riders. Parking may be provided in the rear of the lot or internally in the building. The height of this building depends on in which TOD Place Type it is located, but ranges from low (2 to 4 stories) to high (6+ stories).

The Ground Floor is designed with a large amount of Transparency to attract potential customers. This also allows those within the building to see the activity of the street. Likewise, the upper stories also are developed with a minimum amount of Transparency to allow those living and working above the street to view the activities below.

Refer to 2.1-3 for details and Chapter 3 for an example of its application with select TOD Place Types.

### **Corner Store Building.**

This building frequently occurs throughout the residential neighborhoods in Philadelphia, but it might not be found within each TOD Place Type. The Corner Store provides space for neighborhood-scale retail, service, and office uses, as well as institutional uses, on the Ground Floor. The upper stories are intended to contain residential or institutional uses. Located along the residential blocks within a TOD, the uses it contains are designed to serve these adjacent residents.

This building is designed to blend with the fabric of its residential surroundings even though it contains commercial uses. It is constructed within a Build-to Zone close to the sidewalk, in line with the adjacent residential structures. Similarly, the overall height of this building ranges from 1 1/2 to 3 stories. Parking may be provided in the rear of the lot or internally in the building. The Ground Floor may have a very transparent storefront display area or a slightly less transparent shopfront. Primary entrances are located on the Street Facing Facades.

Refer to 2.1-4 for details and Chapter 3 for an example of its application with select TOD Place Types.

### **Corridor Building.**

This building may contain a single use, such as office or institutional, or a mix of uses with residential on the upper floors. Small spaces of retail or service uses are also permitted on the Ground Floor to serve the employees or residents of the building. It may be found in all TOD Place Types Districts.

It may be constructed within a wide Build-to Zone along the front and corner property lines, depending on the intensity or scale of its location. Its height will also depend on its location, but can range from a low (2 to 4 stories) to high (6+ stories) rise building. Parking may be located in the rear of the lot or internally in the building with options for vehicle access to the parking areas from both a Primary and Secondary Street.

Several options for the treatment of the Ground Floor are available for this building, ranging from a very transparent storefront to a less transparent, more residential treatment. These options allow this building to be utilized for a variety of purposes in a variety of settings. Primary entrances are located on the Street Facing Facades.

Refer to 2.1-5 for details and Chapter 3 for an example of its application with select TOD Place Types.

### **Iconic Building.**

The Iconic Building has the most flexible set of standards to allow it to contain any institutional use from a religious use to a hospital or a school. Institutional uses are the only permitted uses within this type of structure. It may be found in all TOD Place Types.

The Iconic Building may be constructed within a very large Build-to Zone along the front and corner property lines to suit the intensity and scale of the area in which it is developed. The permitted height also ranges from a low (2 to 4 Stories) to High (6+ Stories) rise building. Parking may be located in the rear of the lot or internally in the building with options for vehicle access to the parking areas from both a Primary and Secondary Street. Primary entrances are located on the Street Facing Facades. A lower minimum Ground Floor Transparency is permitted for this building to ensure it can be developed for multiple purposes ranging from a house of worship to a government offices.

Refer to 2.1-6 for details and Chapter 3 for an example of its application with select TOD Place Types.

# TOD Template Zoning Code Standards

## Template Code: Building Standards Introduction

### **Apartment Building.**

This building is intended to be utilized for a single purpose, specifically residential uses. It may be found in all TOD Place Types.

Depending on its location on a Primary or Secondary Street, this building may be built in a wide Build-to Zone adjacent to the front and corner property lines or in one that is set back from the property lines to ensure a small landscaped area along either street frontage. The permitted height ranges from a low (2 to 4 Stories) to high (6+ Stories) rise building. Parking may be located in the rear of the lot or internally in the building with options for vehicle access to the parking areas from both a Primary and Secondary Street. The primary entrance is located on the Street Facing Facades. Transparency, though less than on non residential buildings, is still required for all floors on Street Facing Facades.

Refer to 2.1-7 for details and Chapter 3 for an example of its application with select TOD Place Types.

### **Flat Building.**

This building provides for multifamily residential units in a smaller scaled structure than the Apartment. It will not be found in all TOD Place Types, but will be found in the less intensely developed station areas or along the outer edge of the TOD boundary.

The Flat Building is developed within a Build-to Zone that is set back from the Property Lines, creating a landscaped area along the front, corner, and side property lines. It is a low (2 to 4 stories) rise building. Parking is permitted in the rear of the lot. Garage doors are not permitted on the front Facade; the primary entrance must be located on the front or corner Facades. A minimum level of Transparency is required for all floors on Street Facing Facades.

Refer to 2.1-8 for details and Chapter 3 for an example of its application with select TOD Place Types.

### **Rowhouse Building.**

Designed to allow the variety of rowhouse styles that exist throughout Philadelphia, this building can be found in most TOD Place Types. This building contains only residential uses, with one exception. In end units or corner lots, a limited amount of neighborhood retail, service, or office use is permitted in a Visible Basement (refer to 2.1-9 for details).

The standards associated with this building are flexible to allow for the development of the many rowhouse styles. A wide Build-to Zone is permitted. The allowable height range is that of a low (2 to 4 stories) rise building. Parking is permitted in the rear of the lot or internally in the building.

Garage doors are not permitted on the front Facade; the primary entrance must be located on the front or corner Facades. A minimum Transparency requirement applies to all floors on Street Facing Facades.

Refer to 2.1-9 for details and Chapter 3 for an example of its application with select TOD Place Types.

### **Detached Residence Building.**

This building will not be found in all TOD Place Types. It will be located in those less intense Place Types or along the outer edge of medium intensity Place Types. It is residential in character and use, like the Rowhouse; however, it consists of a stand-alone structure rather than being attached to adjacent buildings.

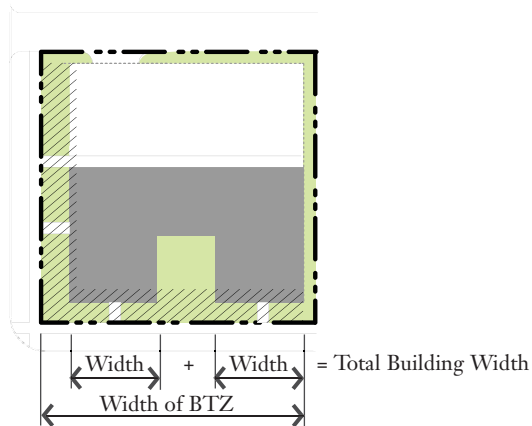
The building may be located within a wide Build-to Zone set back slightly from the front and corner property line. This allows for a small landscape area along these property lines. The permitted height ranges from 1 1/2 to 3 1/2 stories. Parking is permitted in the rear of the lot or internally in the building. Garage doors are not permitted on the front Facade; the primary entrance must be located on the front or corner Facades. A minimum level of Transparency is required for all floors on Street Facing Facades.

Refer to 2.1-10 for details and Chapter 3 for an example of its application with select TOD Place Types.



# TOD Template Zoning Code Standards

## 2.1-1 Building Standards: Definitions of Template Building Standards



**Figure 2.1-1(1). Measuring Front Property Line Coverage.**

### 2.1-1. Definition of Template Building Standards.

The following explains and defines the standards outlined in this section, which are summarized in Table 2.1-1(2). Many of the standards provide a range of options; however, given that this is a template set of regulations, each may need to be adjusted or calibrated to the station area or TOD Place Type in which they are proposed.

#### A. Building Siting.

1. Street Frontage.
  - a. Multiple Principal Structures. The presence of more than one (1) Principal Structure on a lot.
  - b. Front Property Line Coverage. Refer to Figures 2.1-1(1). Measurement defining the minimum percentage of street wall or building Facade required along the street. The width of the Principal Structure(s) (as measured within the front Build-to Zone) shall be divided by the maximum width of the front Build-to Zone (BTZ). Certain buildings have this number set to also allow the development of a Courtyard along the front property line.
  - c. Occupation of Corner. Occupying the intersection of the Front and Corner Build-to Zones with a Principal Structure.
  - d. Front BTZ. The Build-to Zone parallel to the front property line.
  - e. Corner BTZ. The Build-to Zone parallel to the corner property line.
  - f. Build-to Zone Encroachment. Specified building components, such as unenclosed porches, stoops, and stairs, may be permitted to encroach into the Build-to Zone.
2. Buildable Area.
  - a. Side Yard Setback. The minimum required Setback along a side property line.
  - b. Rear Yard Setback. The minimum required Setback along a rear property line.
  - c. Minimum Lot Width. The minimum width of a lot, measured at the front property line. Though the lot width provided is a minimum, in certain neighborhoods this number will need to be adjusted to meet the existing lot and block pattern.
  - d. Maximum Impervious Coverage. The maximum percentage of a lot permitted to be covered by Principal Structures, Accessory Structures, pavement, and other Impervious Surfaces. The percentage provided will need to be adjusted based on such factors as the intensity of the station's development, existing lot and block pattern, and proposed stormwater management techniques.
  - e. Additional Semi-Pervious Coverage. The additional percentage of a Lot which may be surfaced in a Semi-Pervious material, including a green roof or pavers.

# TOD Template Zoning Code Standards

## 2.1-1 Building Standards: Definitions of Template Building Standards

Transit Station Type	Permitted Height Range <sup>1 2</sup>
Regional Center	High Rise
Urban Center	Mid to High Rise
Urban Neighborhood	Mid Rise
Transit Neighborhood	Low Rise
Commuter Neighborhood	Low Rise
Campus/Employment District	Low, Mid, and High Rise, depending on station's character
Mixed-Use Corridor	Low to Mid Rise

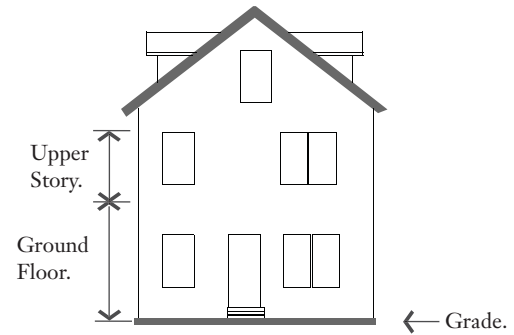
Notes:  
<sup>1</sup> Refer to the 2.1 Building Standards for more information.  
<sup>2</sup> Low Rise (2 to 4 Stories), Mid Rise (4 to 6 Stories), and High Rise (6+ Stories).

**Table 2.1-1(1). Minimum and Maximum Heights by Transit Station Type.**

3. Parking Lot, Loading & Access.
  - a. Parking Lot/Detached Garage Location. The yard in which a surface parking lot, detached garage, and associated drive is permitted.
  - b. Loading Facility Location. The building Facade on which access is permitted for loading and unloading activities related to building uses.
  - c. Access. The permitted means of vehicular ingress and egress to the lot.
    - (1) Alleys, when present, shall always be the primary means of access.
    - (2) When alleys are not present, a driveway may be permitted from Secondary Streets or both Primary and Secondary Streets, as defined in the Building Standards.
  - d. Garage Doors. The building Facade on which garage doors are permitted to be located.

### B. Height.

1. Overall Height. Refer to Table 2.1-1(1) and Figure 2.1-1(2). A required minimum and maximum overall height is provided for all buildings and is measured as follows:
  - a. Height in Stories. The sum of a building's stories. Half stories are located either completely within the roof structure or in a Visible Basement.
  - b. Low, Mid, or High Rise Designation. The building height typically is denoted in terms of



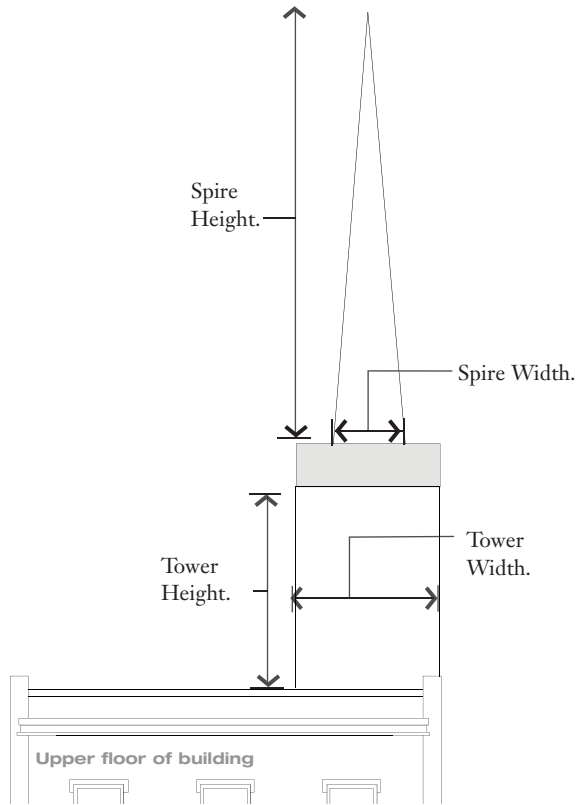
**Figure 2.1-1(2). Measuring Height.**

low (2-4 Stories), mid (4 to 6 Stories), or high (6+ Stories) rise, depending on the intensity of the TOD Place Type.

- (1) Refer to the individual Building Standards (refer to 2.1-3 to 2.1-10) for exceptions to these height ranges.
  - (2) The height ranges provided may need to be calibrated to certain station areas.
2. Ground Floor and Upper Story Minimum and Maximum Height. Refer to Figure 2.1-1(2). Each building includes a permitted range of height in feet for each story, which is measured as follows:
    - a. Floor height is measured in feet between the floor of a story to the floor of the story above it.
    - b. For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.
  3. Tower. A tower is a rectilinear or cylindrical vertical element. Refer to Figure 2.1-1(3).
    - a. Quantity. One (1) tower is permitted per building.
    - b. Tower Height. Maximum height, measured from the top of a parapet or Eave to the top of the tower, is the equivalent of the height of one (1) upper floor of the building to which the tower is applied.

# TOD Template Zoning Code Standards

## 2.1-1 Building Standards: Definitions of Template Building Standards



**Figure 2.1-1(3). Tower and Spire.**

- c. Tower Width. Maximum width along all Facades is one-third (1/3) the width of the front Facade or thirty (30) feet, whichever is less.
- d. Occupied Space. Towers may be occupied by the same uses allowed in upper stories of the building to which it is applied.
4. Spire. A spire is a long, tapering, cylindrical design element that can be attached to a tower or building roof. Refer to Figure 2.1-1(3).
  - a. Permitted Location. Spires are permitted only on Iconic buildings. Refer to 2.1-6.
  - b. Spire Height. Measured from the base of the spire to the top, including any decorative elements atop the apex of the spire, maximum height is thirty (30) feet.
  - c. Spire Width. Maximum width, measured at the spire base is one-sixth (1/6) the width of the front Facade or fifteen (15) feet, whichever is less.

### C. Uses.

1. Visible Basement. The uses which may occupy the Visible Basement of a building, if different than those permitted on the Ground Floor. Refer to 2.2 Uses.
2. Ground Floor. The uses which may occupy the Ground Floor and Visible Basement of a building. Refer to 2.2 Uses.
3. Upper Story. The uses which may occupy the upper stories of a building. Refer to 2.2 Uses.
4. Parking Within Building. The area(s) of a building in which internal parking is permitted.
5. Occupied Space. The required Ground Floor area(s) within a building which must contain a permitted use other than parking, typically to provide regularly inhabited spaces facing the street.

### D. Facade Requirements.

1. Transparency. Refer to Figures 2.1-1(5) and 2.1-1(6)
  - a. Minimum Transparency. The minimum amount of Transparency permitted on Street Facing Facades, measured per story or per Facade, depending on the building.
  - b. Blank Wall Limitations. A restriction of the amount of windowless area permitted on a Street Facing Facade. If required, the following shall both be met:

# TOD Template Zoning Code Standards

## 2.1-1 Building Standards: Definitions of Template Building Standards

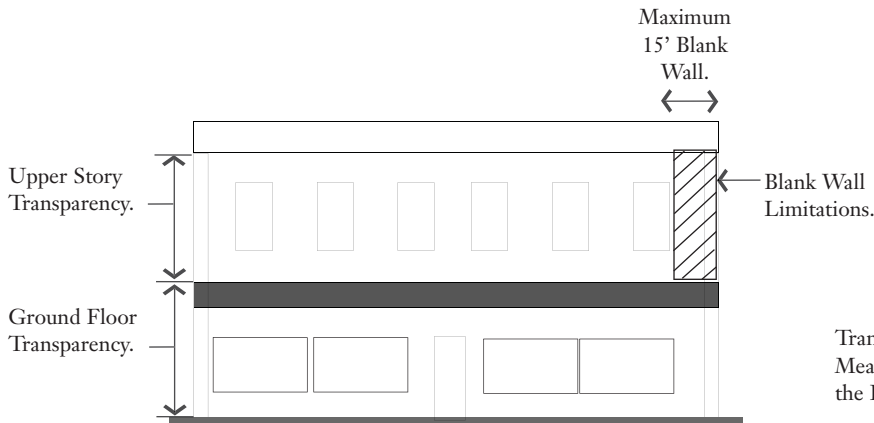


Figure 2.1-1(5). Measuring Transparency per Story.

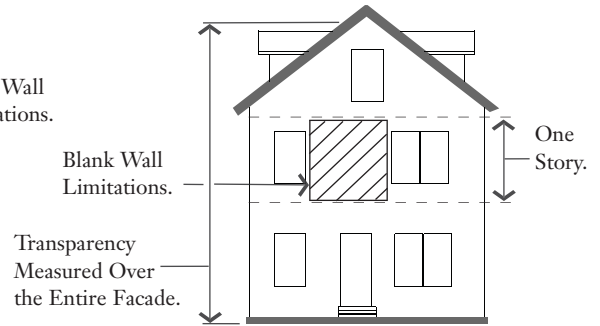


Figure 2.1-1(6). Measuring Transparency per Facade.

- (1) No rectangular area greater than thirty (30) percent of a story's Facade, as measured from floor to floor, may be windowless.
- (2) No horizontal distance greater than fifteen (15) feet of a story's Facade may be windowless.

### 2. Building Entrance.

- a. Principal Entrance Location. The Facade on which the primary building entrance is to be located.
- b. Street Facades: Number of Entrances. The maximum spacing between entrances on a Street Facing Facade.
- c. Parking Lot Facades: Number of Entrances. The minimum number of entrances and/or the maximum spacing between entrances that shall be provided on the Facade(s) that face the building's parking facilities.

# TOD Template Zoning Code Standards

## 2.1-2 Building Standards: Accessory Structures

### **2.1-2. Accessory Structures.**

Accessory Structures, such as detached garages, shall follow the standards of the Philadelphia Code, Title 14 unless otherwise stated here.

- A. Location on Lot. An Accessory Structure shall conform to the following location requirements.
  - 1. Permitted Location. Accessory Structures are permitted in the side or rear yards.
  - 2. Location on Corner Lots. Accessory Structures are permitted in the corner yard Build-to Zone, but may not extend closer to the corner property line than the Principal Structure.
  - 3. Setback. The minimum setback for all Accessory Structures shall be three (3) feet from all property lines with the following exceptions:
    - a. Two Stories. Any Accessory Structure with a height of two (2) stories shall be set back a minimum of five (5) feet from all property lines.
    - b. Through Lots. The minimum setback along the vehicular right-of-way for Accessory Structures located in the rear yard of a through lot is ten (10) feet.
- B. Height. Maximum height of an Accessory Structure is two (2) stories. An Accessory Structure shall not exceed the height of the principal building.
- C. Lot Coverage. The addition of Accessory Structure(s) to a lot shall not prohibit that lot from meeting its maximum impervious coverage requirement.

# TOD Template Zoning Code Standards

## 2.1-1(2) Building Standards Summary Table

	Street Frontage					Buildable Area			
	Multiple Principal Buildings	Front Property Line Coverage	Front BTZ or Setback (feet)	Corner BTZ or Setback (feet)	Side yard Setback (feet)	Rear yard Setback (feet)	Minimum Lot Width (feet)	Maximum Lot Width (feet)	Maximum Impervious + Semi-Pervious Coverage
<b>Mixed Use Building</b>	Not permitted	95%	0 to 5	0 to 5	0	0	15	None	100%
<b>Corner Store Building</b>	Not permitted	90%	0 to 10	0 to 10	0	0	15	45	90%+10%
<b>Corridor Building</b>	Campus/ Employment Center only	70%; Court- yard permitted	0 to 15	0 to 15	0	5	30	None	85%+15%
<b>Iconic Building</b>	Permitted; must meet A.1 Street Frontage requirements	N/A	5 to 25	5 to 25	5	5	45	None	85%+15%
<b>Apartment Building</b>	Not permitted	70%; Court- yard permitted	0 to 15 on Primary Street & 5 to 15 on Secondary Street	0 to 15 on Primary Street & 5 to 15 on Secondary Street	0 on Primary Street & 5 on secondary	5	45	None	85%+15%
<b>Flat Building</b>	Permitted; must meet A.1 Street Frontage requirements	80%	10 to 25	5 to 15	7.5	5	45	None	65%+15%
<b>Rowhouse</b>	Permitted; must meet A.1 Street Frontage requirements	N/A	0 to 25	0 to 5	5; 0 between 2 or more attached units	5	15	40	70%+15%
<b>Detached Residence</b>	Not permitted	N/A	5 to 15	5 to 15	5	5	20	50	65%+15%

Table 2.1-1(2) Summary of 2.1 Building Standards.

# TOD Template Zoning Code Standards

## 2.1-1(2) Building Standards Summary Table

Parking & Access		Height	Transparency		
Parking Lot Location	Access When an Alley is Unavailable	Permitted Range of Height <sup>1</sup>	Minimum Ground Floor	Minimum Upper Floor (per floor)	Blank Wall Limitations
Rear Yard	1 driveway off a Secondary Street	2 to 6+ stories (Low, Mid, and High Rise); Tower permitted	75%	20%	Required
Rear Yard	1 driveway off a Secondary Street	1 1/2 to 3 stories; Tower permitted	50%	20%	Required
Rear Yard	1 driveway off a Secondary Street & 1 off a Primary Street if lot width > 75'	2 to 6+ stories (Low, Mid, and High Rise); Tower permitted	50%	20%	Required
Rear Yard	1 driveway off a Secondary Street & 1 off a Primary Street if lot width > 75'	2 to 6+ stories (Low, Mid, and High Rise); Tower & Spire permitted	N/A; 10% of Facade	N/A; 10% of Facade	N/A
Rear Yard	1 driveway off a Secondary Street	2 to 6+ stories (Low, Mid, and High Rise); Tower permitted	20%	20%	Required
Rear Yard	1 driveway per lot	2 to 4 stories (Low Rise); Tower permitted	15%	15%	Required
Rear Yard	1 driveway per 4 attached buildings	2 to 4 stories (Low Rise); 1 1/2 stories permitted in Commuter Neighborhood Place Type; Tower permitted	20%	20%	Required
Rear Yard	1 per lot	1 1/2 to 3 1/2 stories; Tower permitted	15%	15%	Required

**Notes:**

<sup>1</sup> Minimum height varies based upon Place Type and the Building Standards Refer to 2.1-3 to 2.1-10 for details.

# TOD Template Zoning Code Standards

## 2.1-3 Building Standards: Mixed Use Building

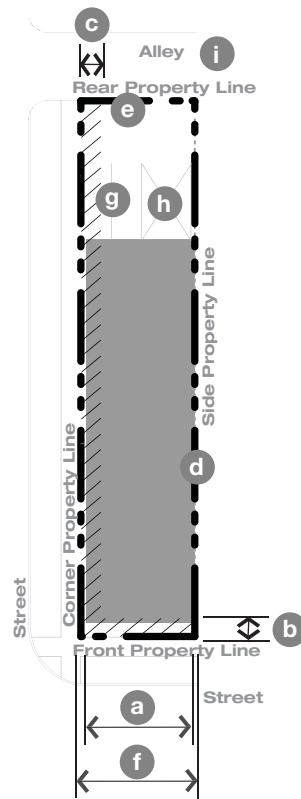


Figure 2.1-3(1): Building Siting.

A. Building Siting		
<b>1. Street Frontage</b>		
Multiple Principal Structures	Not Permitted	
Front Property Line Coverage	95%	(a)
Occupation of Corner	Required	
Front BTZ <sup>1,2</sup>	0' to 5'	(b)
Corner BTZ <sup>2</sup>	0' to 5'	(c)
ROW Encroachment	Bay window, Eave, awning/canopy, & signs	
Notes:		
<sup>1</sup> A BTZ of 0' to 15' permitted on lots adjacent to transit station.		
<sup>2</sup> Unoccupied areas that are adjacent to the building and within the Build-to Zone shall be paved to match adjacent walk.		
<b>2. Buildable Area</b>		
Side Yard Setback	0'	(d)
Rear Yard Setback	0'	(e)
Minimum Lot Width	15'	(f)
Maximum Impervious Coverage	100%	
<b>3. Parking Lot, Loading, &amp; Access</b>		
Parking Lot Location	Rear Yard	(g)
Loading Facility Location	Rear Facade	(h)
Access	From alley or 1 driveway off a Secondary St.	(i)

B. Height		
Overall Height	Low, Mid, & High Rise per Table 2.1-1(1)	(j)
Ground Story: Minimum Height	15'	(k)
Maximum Height <sup>3</sup>	24'	
Upper Stories: Minimum Height	9'	(l)
Maximum Height	14'	
Tower	Permitted	

Notes:  
<sup>3</sup> If 20' or more in height, Ground Floor shall count as 2 stories towards maximum building height.



# TOD Template Zoning Code Standards

## 2.1-3 Building Standards: Mixed Use Building

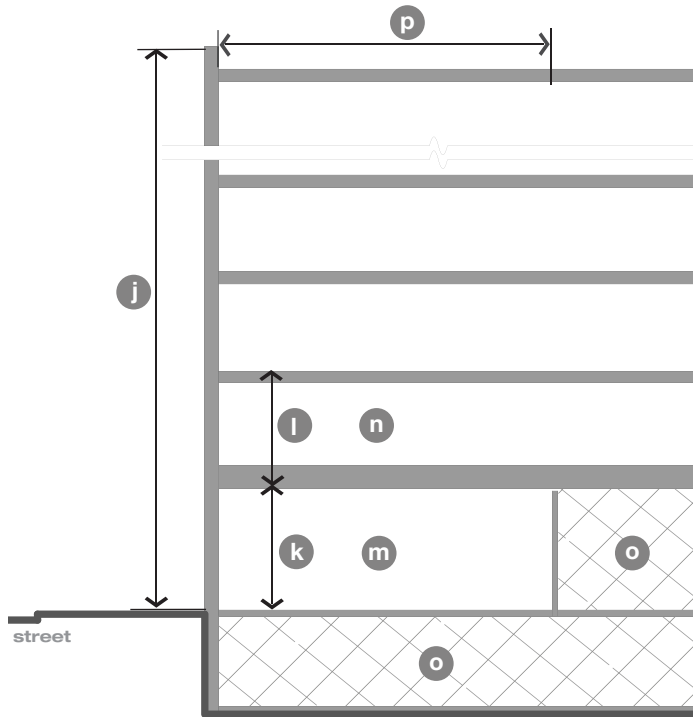


Figure 2.1-3(2): Height & Use Requirements.

C. Uses	
Ground Story	Institutional, Retail, & Service; Refer to 2.2 Uses <span style="float: right;">(m)</span>
Upper Story	Residential, Lodging & Housing, Institutional, Retail, Service, & Office. Refer to 2.2 Uses <span style="float: right;">(n)</span>
Parking within Building	Permitted in all floors & in Basement <span style="float: right;">(o)</span>
Occupied Space	30' depth space facing Primary Street and space on front Facade on all floors; Outside of 1/4 mile radius occupied space requirement on Ground Floor only. <span style="float: right;">(p)</span>

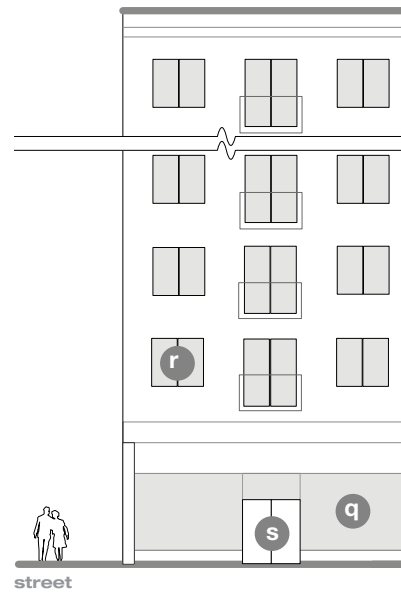


Figure 2.1-3(3): Transparency and Building Entrance Requirements.

D. Transparency	
Ground Floor Minimum Transparency	75% <span style="float: right;">(q)</span>
Upper Floor Minimum Transparency	20%, per floor <span style="float: right;">(r)</span>
Blank Wall Limitations	Required
E. Building Entrance	
Principal Entrance Location	Front Facade or corner of building <span style="float: right;">(s)</span>
Street Facades: Number of Entrances	1 per 75' of Facade
Parking Lot Facades: Number of Entrances	1

# TOD Template Zoning Code Standards

## 2.1-4 Building Standards: Corner Store Building

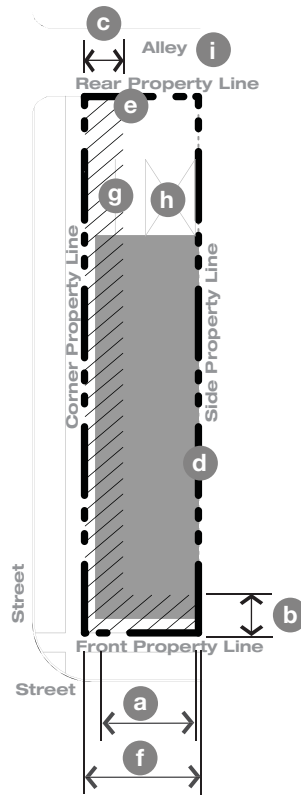


Figure 2.1-4(1): Building Siting.

A. Building Siting <sup>1</sup>		
<b>1. Street Frontage</b>		
Multiple Principal Structures	Not Permitted	
Front Property Line Coverage	90%	(a)
Occupation of Corner	Required	
Front BTZ	0' to 10'	(b)
Corner BTZ	0' to 10'	(c)
ROW Encroachment	Bay window, Eave, awning/canopy, & signs	
Notes:		
<sup>1</sup> Corner lots only, except in Commuter Neighborhood.		
<b>2. Buildable Area</b>		
Side Yard Setback	0'	(d)
Rear Yard Setback	0'	(e)
Minimum Lot Width	15'	(f)
Maximum Lot Width	45'	
Maximum Impervious Coverage	90%	
Additional Semi Pervious Coverage	10%	
<b>3. Parking Lot, Loading, &amp; Access</b>		
Parking Lot Location	Rear Yard	(g)
Loading Facility Location	Rear building Facade	(h)
Access	From alley or 1 driveway off a Secondary St.	(i)

B. Height		
Overall Height	1 1/2 to 3 Stories;	(j)
Ground Story: Minimum Height	15'	(k)
	Maximum Height <sup>2</sup>	
Upper Stories: Minimum Height	9'	(l)
	Maximum Height	
Tower	Permitted	
Notes:		
<sup>2</sup> If 20' or more in height, Ground Floor shall count as 2 stories towards maximum building height.		

# TOD Template Zoning Code Standards

## 2.1-4 Building Standards: Corner Store Building

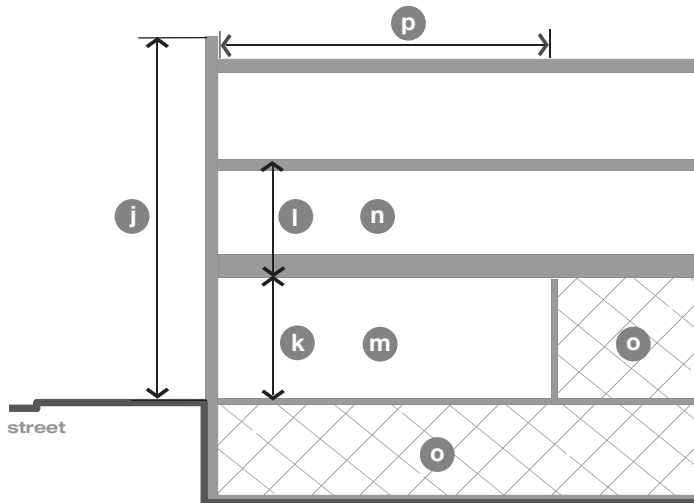


Figure 2.1-4(2): Height & Use Requirements.

C. Uses		
Ground Story	Institutional, Neighborhood Retail, Neighborhood Service, & Neighborhood Office Uses. Refer to 2.2 Uses	m
Upper Story	Residential, Institutional, Neighborhood Retail, Neighborhood Service, & Neighborhood Office. Refer to 2.2 Uses	n
Parking within Building	Permitted in the rear of the Ground Floor & in Basement	o
Occupied Space	30' depth space facing the front Facade	p

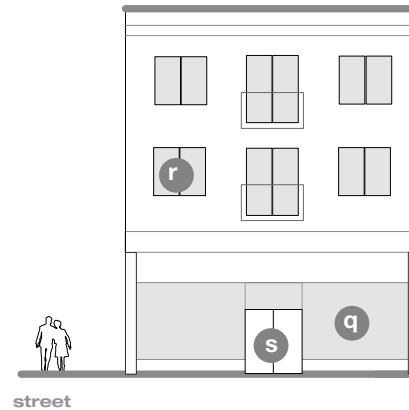


Figure 2.1-4(3): Transparency and Building Entrance Requirements.

D. Transparency Requirements		
Ground Floor Minimum Transparency	50%	q
Upper Floor Minimum Transparency	20%, per floor	r
Blank Wall Limitations	Required	
E. Building Entrance		
Principal Entrance Location	Front Facade or corner of building	s
Street Facades: Number of Entrances	1	
Parking Lot Facades: Number of Entrances	1	

# TOD Template Zoning Code Standards

## 2.1-5 Building Standards: Corridor Building

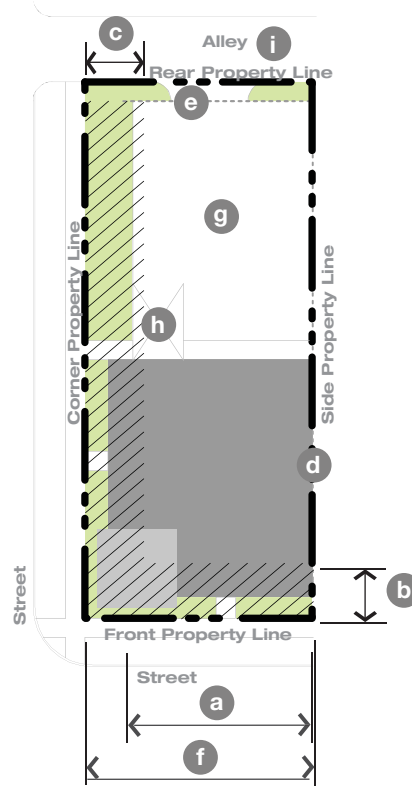
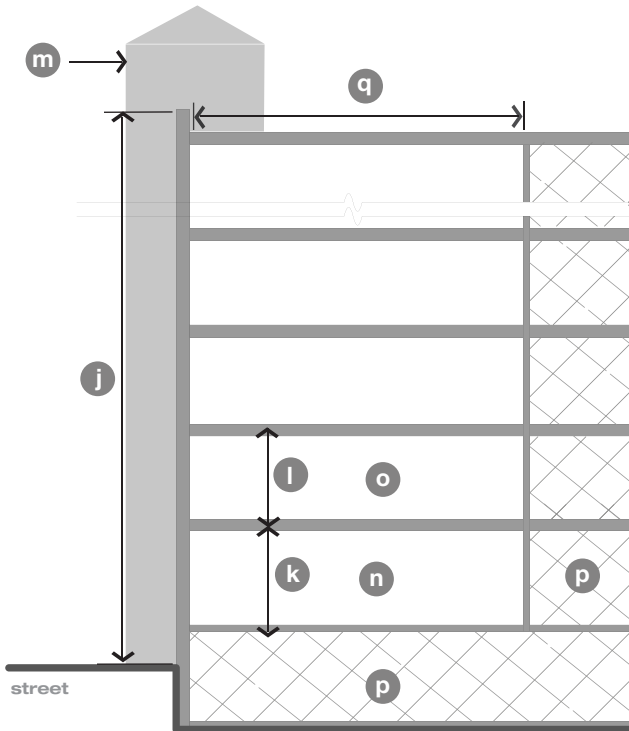


Figure 2.1-5(1): Building Siting.

A. Building Siting		B. Height	
<b>1. Street Frontage</b>		Overall Height	Low, Mid, & High Rise per Table 2.1-1(1) <b>(j)</b>
Multiple Principal Structures	Campus/Employment Only; Must meet all A.1 Street Frontage	Ground Story: Minimum Height	15' <b>(k)</b>
Front Property Line Coverage	70%; Courtyard permitted <b>(a)</b>	Maximum Height <sup>1</sup>	24'
Occupation of Corner	Required	Upper Stories: Minimum Height	9' <b>(l)</b>
Front BTZ	0' to 15' <b>(b)</b>	Maximum Height	14'
Corner BTZ	0' to 15' <b>(c)</b>	Tower	Permitted <b>(m)</b>
ROW Encroachment	Bay window, Eave, awning/canopy, & signs	Notes:	
		<sup>1</sup> If 20' or more in height, Ground Floor shall count as 2 stories towards maximum building height.	
<b>2. Buildable Area</b>			
Side Yard Setback	0'		
Rear Yard Setback	5' <b>(d)</b>		
Minimum Lot Width	30' <b>(e)</b>		
Maximum Impervious Coverage	85% <b>(f)</b>		
Additional Semi-Pervious Coverage	15%		
<b>3. Parking Lot, Loading, &amp; Access</b>			
Parking Lot Location	Rear Yard <b>(g)</b>		
Loading Facility Location	Rear building Facade <b>(h)</b>		
Access	Alley or 1 off a 2 <sup>nd</sup> ary St. & 1 off Primary St. if lot width > 75' <b>(i)</b>		

# TOD Template Zoning Code Standards

## 2.1-5 Building Standards: Corridor Building

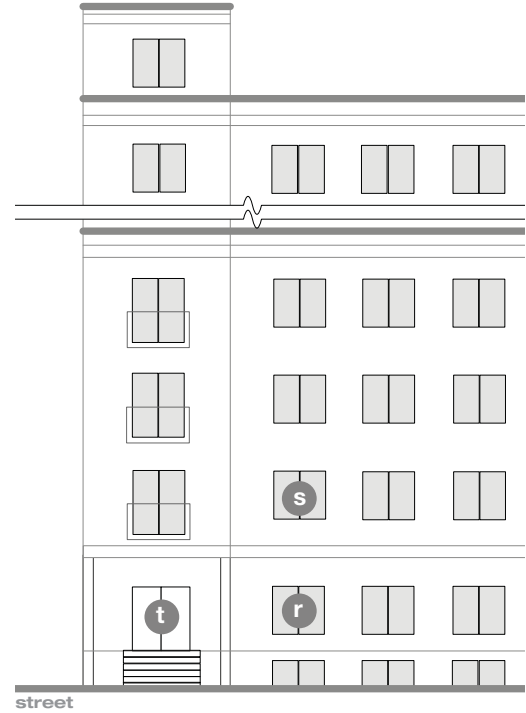


**Figure 2.1-5(2): Height & Use Requirements.**

C. Uses		
Ground Story	Lodging & Housing; Institutional; Neighborhood Retail and Service <sup>2</sup> ; Office. Refer to 2.2 Uses	n
Upper Story	Residential, Lodging & Housing, & Office. Refer to 2.2 Uses	o
Parking within Building	Permitted in all floor & in Basement	p
Occupied Space	30' depth space facing Primary Street and space on front Facade on all floors; Outside of 1/4 mile radius occupied space requirement on Ground Floor only	q

Notes:

<sup>2</sup>Lodging & Housing, Institutional, & Office uses are the intended primary Ground Floor uses with Neighborhood Retail & Service uses as secondary uses to support those living or working in the building.



**Figure 2.1-5(3): Transparency and Building Entrance Requirements.**

D. Transparency		
Ground Floor Minimum Transparency	50%	r
Upper Floors Minimum Transparency	20%, per floor	s
Blank Wall Limitations	Required	

E. Building Entrance		
Principal Entrance Location	Front Facade or corner of building	t
Street Facades: Number of Entrances	1 per 75' of Facade	
Parking Lot Facades: Number of Entrances	1	

# TOD Template Zoning Code Standards

## 2.1-6 Building Standards: Iconic Building

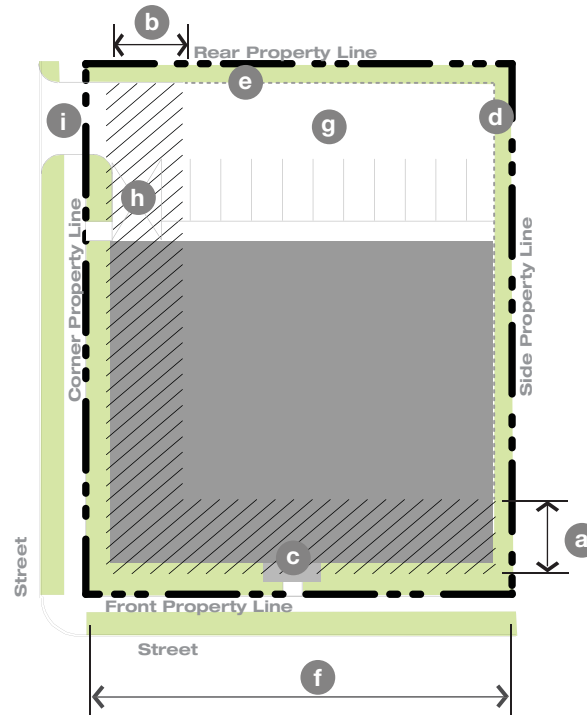


Figure 2.1-6(1): Building Siting.

A. Building Siting	
<b>1. Street Frontage</b>	
Multiple Principal Structure	Permitted; Must meet all A.1 Street Frontage requirements
Front Property Line Coverage	N/A
Occupation of Corner	Required
Front BTZ	5' to 25' <b>(a)</b>
Corner BTZ	5' to 25' <b>(b)</b>
ROW Encroachment	Bay window, Eave, awning/canopy, & signs
BTZ Encroachment	Stoops & Stairs <b>(c)</b>
<b>2. Buildable Area</b>	
Side Yard Setback	5' <b>(d)</b>
Rear Yard Setback	5' <b>(e)</b>
Minimum Lot Width	45' <b>(f)</b>
Maximum Impervious Coverage	85%
Additional Semi-Pervious Coverage	15%
<b>3. Parking Lot, Loading, &amp; Access</b>	
Parking Lot Location	Rear Yard <b>(g)</b>
Loading Facility Location	Rear building Facade <b>(h)</b>
Access	Alley or 1 off a 2 <sup>nd</sup> ary St. & 1 off Primary St. if lot width > 75' <b>(i)</b>

B. Height	
Overall Height	Low, Mid, & High Rise per Table 2.1-1(1) <b>(j)</b>
Ground Story: Minimum Height	15' <b>(k)</b>
Maximum Height <sup>1</sup>	N/A
Upper Stories: Minimum Height	9' <b>(l)</b>
Maximum Height	N/A
Tower	Permitted. Spire permitted with or without Tower. <b>(m)</b>

Notes:

<sup>1</sup> If 20' or more in height, Ground Floor shall count as 2 stories towards maximum building height.

# TOD Template Zoning Code Standards

## 2.1-6 Building Standards: Iconic Building

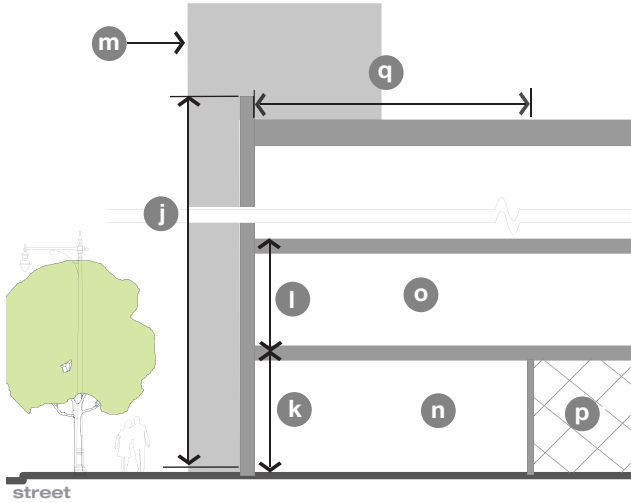


Figure 2.1-6(2): Height & Use Requirements.

C. Uses		
Ground Story	Institutional Uses. Refer to 2.2 Uses	n
Upper Story	Institutional Uses. Refer to 2.2 Uses	o
Parking within Building	Permitted in the rear of all floors & in Basement	p
Occupied Space	30' depth space facing Primary Street or space on front Facade	q

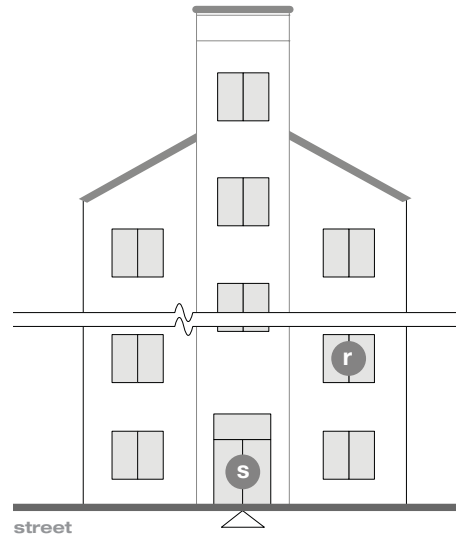


Figure 2.1-6(3): Transparency and Building Entrance Requirements.

D. Transparency		
Minimum Transparency	10% per Street Facing Facade	r
Blank Wall Limitations	N/A	
E. Building Entrance		
Principal Entrance Location	Front Facade or corner of building	s
Street Facades: Number of Entrances	1 per 75' of Facade	
Parking Lot Facades: Number of Entrances	1	

# TOD Template Zoning Code Standards

## 2.1-7 Building Standards: Apartment Building

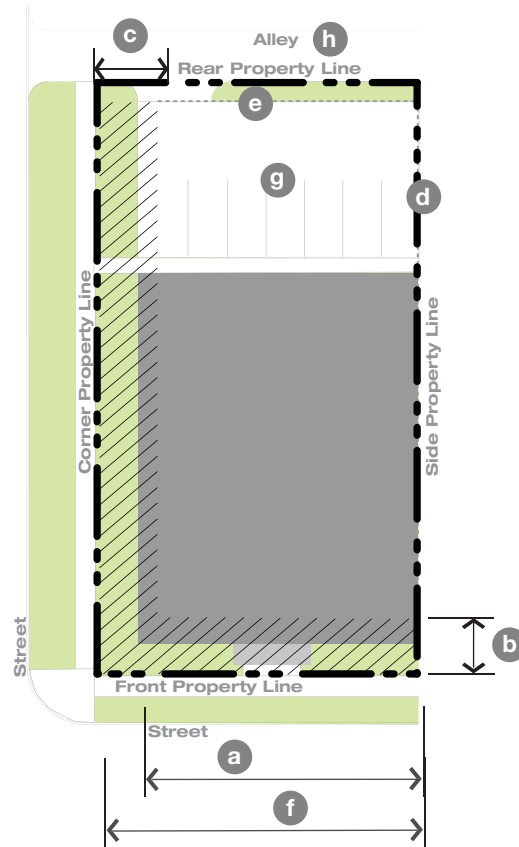


Figure 2.1-7(1): Building Siting.

A. Building Siting	
<b>1. Street Frontage</b>	
Multiple Principal Structures	Not Permitted
Front Property Line Coverage	70%; Courtyard permitted <b>a</b>
Occupation of Corner	Required
Front BTZ	0' to 15' on Primary St. & 5' to 15' on Secondary St. <b>b</b>
Corner BTZ	0' to 15' on Primary St. & 5' to 15' on Secondary St. <b>c</b>
ROW Encroachment	Bay window, Eave, & awning/canopy
BTZ Encroachment	Unenclosed porches, stoops, & stairs
<b>2. Buildable Area</b>	
Side Yard Setback	0' on Primary St. & 5' on Secondary <b>d</b>
Rear Yard Setback	5' <b>e</b>
Minimum Lot Width	45' <b>f</b>
Maximum Impervious Coverage	85%
Additional Semi-Pervious Coverage	15%

A. Building Siting	
<b>3. Parking Lot, Loading, &amp; Access</b>	
Parking Lot Location	Rear yard <b>g</b>
Access	From alley or 1 driveway off a Secondary St. <b>h</b>
<b>B. Height</b>	
Overall Height	Low, Mid, or High Rise per Table 2.1-1(1) <b>i</b>
Ground Story: Minimum Height	15' <b>j</b>
Maximum Height <sup>1</sup>	24'
Upper Stories: Minimum Height	9' <b>k</b>
Maximum Height	14'
Tower	Permitted <b>l</b>

Notes:

<sup>1</sup>If 20' or more in height, Ground Floor shall count as 2 stories towards maximum building height.



# TOD Template Zoning Code Standards

## 2.1-7 Building Standards: Apartment Building

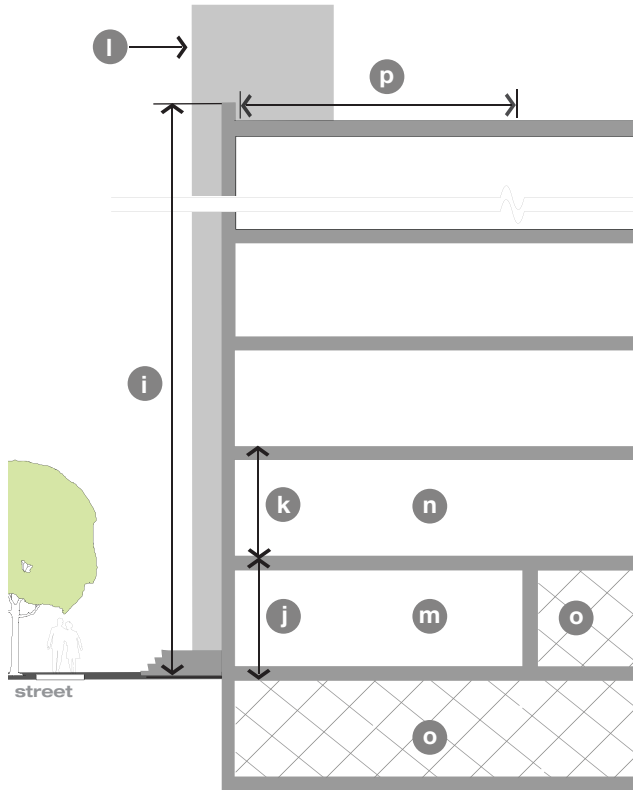


Figure 2.1-7(2): Height & Use Requirements.

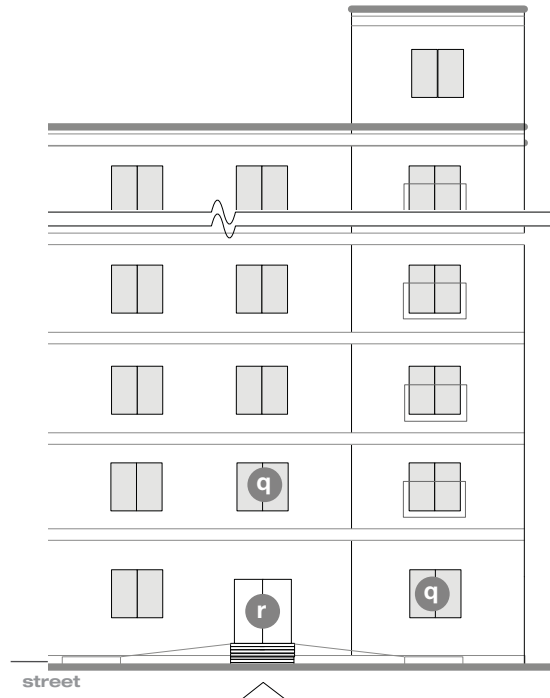


Figure 2.1-7(3): Transparency and Building Entrance Requirements.

### C. Uses

Ground Story	Residential Uses. Refer to 2.2 Uses	<b>m</b>
Upper Story	Residential Uses. Refer to 2.2 Uses	<b>n</b>
Parking within Building	Permitted in all floors & in Basement	<b>o</b>
Occupied Space	30' depth space facing Primary Street and space on front Facade on all floors; Outside of 1/4 mile radius occupied space requirement on Ground Floor only	<b>p</b>

### D. Transparency

Minimum Transparency	20%, per floor	<b>q</b>
Blank Wall Limitations	Required	

### E. Building Entrance

Principal Entrance Location	Front Facade or corner of building	<b>r</b>
Street Facades: Number of Entrances	1 per 75' of Facade	
Parking Lot Facades: Number of Entrances	1	

# TOD Template Zoning Code Standards

## 2.1-8 Building Standards: Flat Building

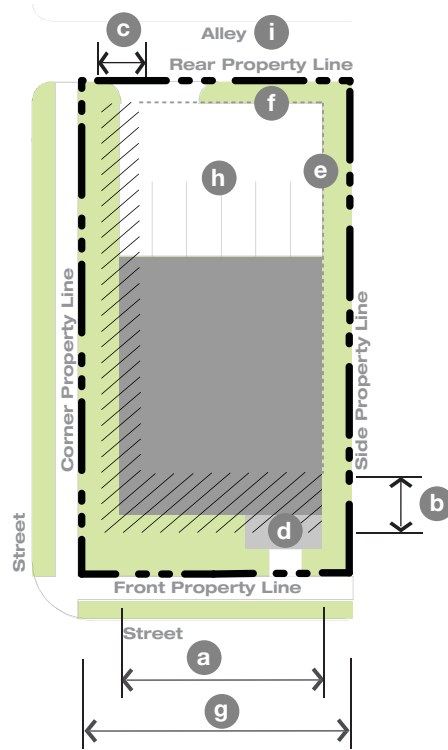


Figure 2.1-8(1): Building Siting.

A. Building Siting		B. Height	
<b>1. Street Frontage</b>		Overall Height	Low Rise (j)
Multiple Principal Structures	Not permitted	Ground Story: Minimum Height	15' (k)
Front Property Line Coverage	80% (a)	Maximum Height <sup>1</sup>	24'
Occupation of Corner	Required	Upper Stories: Minimum Height	9' (l)
Front BTZ	10' to 25' (b)	Maximum Height	14'
Corner BTZ	5' to 15' (c)	Tower	Permitted
ROW Encroachment	Bay window, Eave, & awning/canopy	Notes:	
BTZ Encroachment	Unenclosed porches, stoops, & stairs within 3' of property line (d)	<sup>1</sup> If 20' or more in height, Ground Floor shall count as 2 stories towards maximum building height.	
<b>2. Buildable Area</b>			
Side Yard Setback	7.5' (e)		
Rear Yard Setback	5' (f)		
Minimum Lot Width	45' (g)		
Maximum Impervious Coverage	65%		
Additional Semi-Pervious Coverage	15%		
<b>3. Parking Lot, Loading, &amp; Access</b>			
Parking Lot Location	Rear Yard (h)		
Access	From alley or 1 driveway per lot (i)		

# TOD Template Zoning Code Standards

## 2.1-8 Building Standards: Flat Building

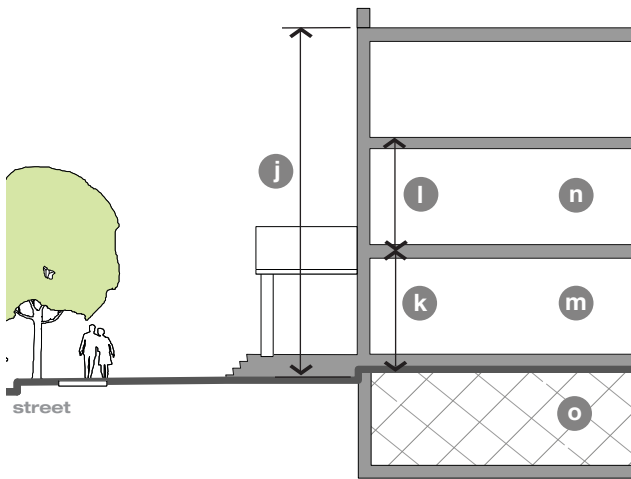


Figure 2.1-8(1): Height & Use Requirements.

C. Uses		
Ground Story	Residential Uses. Refer to 2.2 Uses	(m)
Upper Story	Residential Uses. Refer to 2.2 Uses	(n)
Parking within Building	Permitted in the Basement	(o)
Occupied Space	N/A	

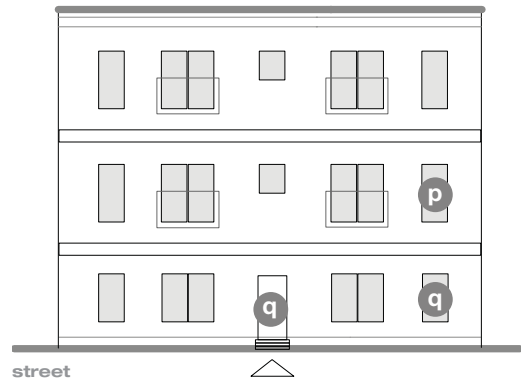


Figure 2.1-8(1): Transparency and Building Entrance Requirements.

D. Transparency		
Minimum Transparency	15%, per floor	(p)
Blank Wall Limitations	Required	
E. Building Entrance		
Principal Entrance Location	Front, corner, & side Facades; Minimum of 1 entrance must be on the front Facade or corner of building	(q)
Street Facades: Number of Entrances	N/A	
Parking Lot Facades: Number of Entrances	N/A	

# TOD Template Zoning Code Standards

## 2.1-9 Building Standards: Rowhouse

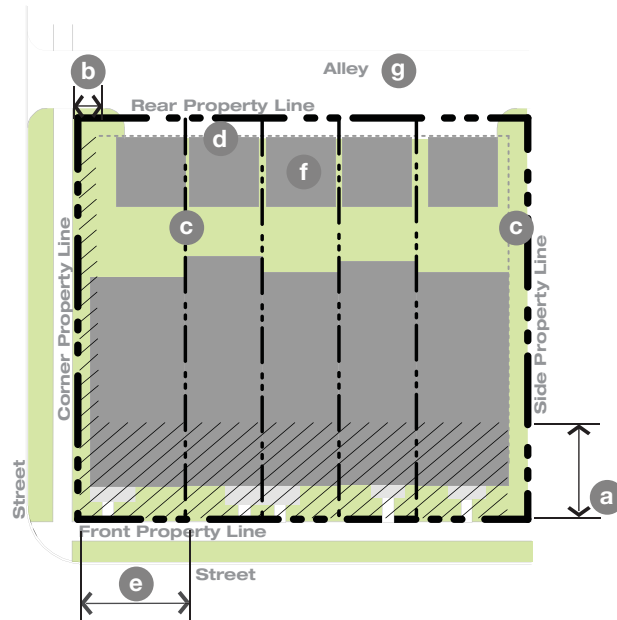
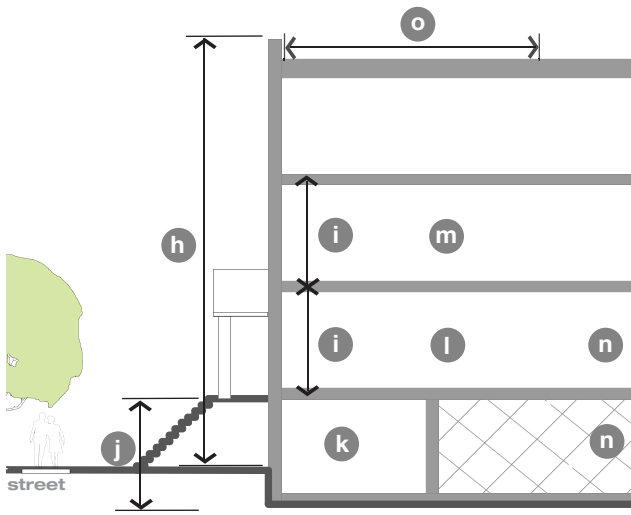


Figure 2.1-9(1): Building Siting.

A. Building Siting		B. Height	
<b>1. Street Frontage</b>			
Multiple Principal Structures	Permitted; Must meet all A.1 Street Frontage requirements	Overall Height	Low Rise; 1 1/2 stories permitted in Commuter Neighborhood Place Type <b>h</b>
Occupation of Corner	Required	Floor Height: Minimum Height	8'
Front BTZ <sup>1</sup>	0' to 25' <b>a</b>	Floor Height: Maximum Height	14' <b>i</b>
Corner BTZ	0' to 5' <b>b</b>	Visible Basement Maximum Height for Storefront & Shopfront Base Types (Sidewalk to Top of Base Expression Line)	8'6" <b>j</b>
ROW Encroachment	Bay window, Eave, awning/canopy, & signs	Tower	Permitted
Notes:			
<sup>1</sup> BTZ range should be narrowed to mirror the existing rowhouse development patterns within the designated TOD boundary.			
<b>2. Buildable Area</b>			
Side Yard Setback	5'; 0' between 2 or more attached units <b>c</b>		
Rear Yard Setback	5' <b>d</b>		
Minimum Lot Width	15' <b>d</b>		
Maximum Lot Width	40' <b>e</b>		
Maximum Impervious Coverage	70%		
Additional Semi-Pervious Coverage	15%		
<b>3. Parking Lot, Loading &amp; Access</b>			
Parking/Detached Garage Location	Rear yard <b>f</b>		
Access	Alley or up to 1 drive way/6 attached bldgs <b>g</b>		
Garage Doors	Not permitted on front Facade		

# TOD Template Zoning Code Standards

## 2.1-9 Building Standards: Rowhouse



**Figure 2.1-9(2): Height & Use Requirements.**

<b>C. Uses</b>		
Visible Basement <sup>2</sup>	Residential Uses & Small Scale Neighborhood Retail & Service & Office Uses. Refer to 2.2 Uses	(k)
Ground Floor	Residential Uses. Refer to 2.2 Uses	(l)
Upper Story	Residential Uses. Refer to 2.2 Uses	(m)
Parking within Building	Permitted in the rear of the Ground Floor & in Basement	(n)
Occupied Space	15' depth space facing front Facade	(o)

Notes:

<sup>2</sup> Small Scale Neighborhood Retail & Service Uses & Neighborhood Office Uses permitted only in corner unit or corner lot Rowhouses.



**Figure 2.1-9(3): Transparency and Building Entrance Requirements.**

<b>D. Transparency</b>		
Minimum Transparency	20%, per floor; 50% on Visible Basement Facade with a commercial component	(p)
Blank Wall Limitations	Required	
<b>E. Building Entrance</b>		
Principal Entrance Location	Front Facade or corner of building; Corner Facade or corner of building for commercial uses	(q)
Street Facades: Number of Entrances	N/A	
Parking Lot Facades: Number of Entrances	N/A	

# TOD Template Zoning Code Standards

## 2.1-10 Building Standards: Detached Residence

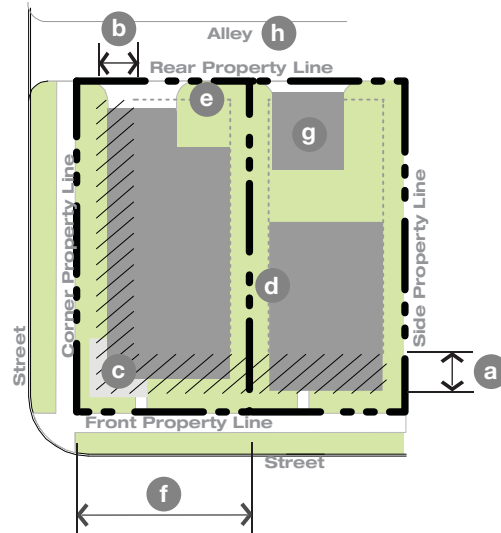


Figure 2.1-10(1): Building Siting.

A. Building Siting	
<b>1. Street Frontage</b>	
Multiple Principal Structures	Not Permitted
Occupation of Corner	Required
Front BTZ	5' to 15' <b>(a)</b>
Corner BTZ	5' to 15' <b>(b)</b>
ROW Encroachment	Bay window, Eave, &awning/canopy
BTZ Encroachment	Unenclosed porches, stoops, & stairs <b>(c)</b>
<b>2. Buildable Area</b>	
Side Yard Setback	5' <b>(d)</b>
Rear Yard Setback	5' <b>(e)</b>
Minimum Lot Width	20' <b>(f)</b>
Maximum Lot Width	50'
Maximum Impervious Coverage	65%
Additional Semi-Pervious Coverage	15%
<b>3. Parking Lot, Loading &amp; Access</b>	
Parking/Detached Garage Location	Rear yard <b>(g)</b>
Access	From alley or 1 per lot <b>(h)</b>
Garage Doors	Not permitted on front Facade

B. Height	
Overall Height	1 1/2 to 3 1/2 Stories <b>(i)</b>
Floor Height: Minimum Height	8' <b>(j)</b>
Maximum Height	14'
Tower	Permitted

# TOD Template Zoning Code Standards

## 2.1-10 Building Standards: Detached Residence

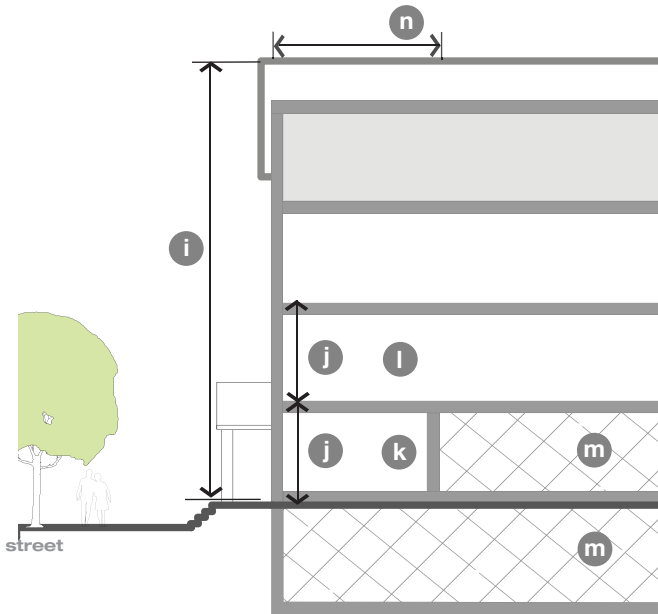


Figure 2.1-10(2): Height & Use Requirements.

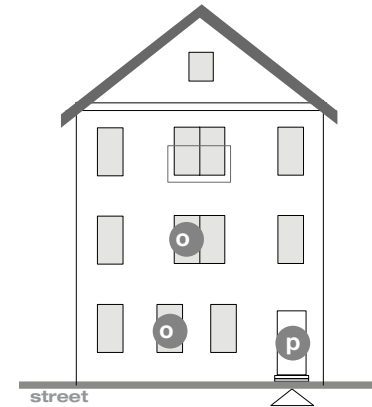


Figure 2.1-10(3): Transparency and Building Entrance Requirements.

### C. Uses

Ground Floor	Residential Uses. Refer to 2.2 Uses	(k)
Upper Story	Residential Uses. Refer to 2.2 Uses	(l)
Parking within Building	Permitted in the Rear of Ground Floor & in Basement	(m)
Occupied Space	15' depth space facing front Facade on Ground Floor	(n)

### D. Transparency

Minimum Transparency	15%, per floor	(o)
Blank Wall Limitations	Required	

### E. Building Entrance

Principal Entrance Location	Front or corner of building	(p)
Street Facades: Number of Entrances	N/A	
Parking Lot Facades: Number of Entrances	N/A	

# TOD Template Zoning Code Standards



## 2.2 Uses

### Introduction

- 2.2-1 General Requirements.
- 2.2-2 Prohibited Uses.
- 2.2-3 Residential Uses.
- 2.2-4 Lodging and Housing Uses.
- 2.2-5 Institutional Uses.
- 2.2-6 Retail Uses.
- 2.2-7 Service Uses.
- 2.2-8 Office Uses.
- 2.2-9 Open Space Uses.

# TOD Template Zoning Code Standards

## 2.2-1 Uses: General Requirements

### Introduction.

This section outlines a general list of permitted uses for TODs. The list is not exhaustive, given that this is a template code. It focuses on use categories rather than providing a complete list of permitted and prohibited uses, though sample uses are listed under most categories. These sample uses and the definitions or criteria associated with the use categories provide guidance for interpreting or evaluating proposed uses within a TOD boundary. This information and any parameters detailed for the development of a given use, assist in determining the uses' impact, positive or negative, to a block or the larger station area. As with the other template standards, calibration of the permitted and prohibited use lists may be required based on the station area and the TOD Place Type designation.

The use standards put forth here are designed to promote and enhance successful TOD. First, given the mixed-use nature of TOD, multiple uses are permitted on a lot. Second, given the pedestrian-oriented nature of TODs, many auto-oriented uses are not permitted within the TOD boundary or are permitted with limitations. The sample maps (refer to Chapter 3) illustrate how the building and use standards can work together to create activity around the station.

### 2.2-1. General Requirements.

The following are general requirements for the application of the standards outlined in this section.

- A. Multiple Permitted Uses. A parcel may contain more than one (1) use.
- B. Interpretation of Proposed Uses. The template nature of the code and need for calibration aside, proposed uses within a TOD boundary should be reviewed as follows.
  - 1. Not Listed, but Similar. A use that is not listed, but is substantially similar to a use in the sample lists provided and/or meets the criteria detailed, may be interpreted as appropriate under that use category.
  - 2. Not Listed and Not Similar. A use that is not listed and does not conform with either the sample use lists or the criteria detailed under each use category, is not permitted.
- C. Accessory Uses. Accessory or secondary uses on a lot, such as home occupations, farmers markets, etc., are subject to the standards detailed in the Title 14 of the Philadelphia Code.
- D. Nonconforming Uses. Refer to the Title 14-104. Non-Conforming Structures and Uses in the Philadelphia Code for more information.

### 2.2-2 Prohibited Uses.

The following uses are prohibited within the TOD boundary unless otherwise noted.

- A. Drive Through Facilities.
- B. Vehicle Sales and Rental.
- C. Vehicle Repair and Service.
  - 1. Exception. Vehicle repair and service are permitted if the following parameters are satisfied.
    - a. Zoning Board of Adjustment Certificate is required for development. Refer to Title 14-1800 in the Philadelphia Code.
    - b. Vehicle repair and service is not located within a 1/4 mile of the transit station.
    - c. Garage doors are not located on a Facade facing a Primary Street.
- D. Vehicle Fueling Station.
  - 1. Exception. A vehicle fueling station may be permitted within the Commuter Neighborhood Place Type if the following parameters are satisfied.
    - a. Zoning Board of Adjustment Certificate is required for development. Refer to Title 14-1800 in the Philadelphia Code.
    - b. Fueling station is not located within a 1/4 mile of the transit station.
    - c. Principal Structure on the lot satisfies the requirements of 2.1 Building Standards, with the following exceptions:
      - (1) Building Siting. Only the Build-to Zone requirements in A.1 Building Siting must be met.
      - (2) Minimum Height. Permitted minimum height is one (1) story.
- E. Car Wash.
- F. Parking Lot. A lot used solely for the parking of vehicles; a stand alone parking facility, including both surface lots and parking garages.
  - 1. Exception: Commuter Neighborhood. A parking lot may be permitted within the Commuter Neighborhood Place Type if the following parameters are satisfied.
    - a. Parking lot is not located on a corner lot.
    - b. Parking lot is not located on a Primary Street.
    - c. A minimum of seventy-five (75) percent of the lot's spaces are dedicated for use of transit riders Monday through Friday from 9 AM to 5 PM.
    - d. Lot is connected to the station by a dedicated public pedestrian pathway.

# TOD Template Zoning Code Standards

## 2.2-5 Uses: Institutional Uses

2. Exception: Campus/Employment Center and Transit Neighborhood. A parking lot may be permitted, if the following parameters are satisfied.
  - a. Zoning Board of Adjustment Certificate is required for development. Refer to Title 14-1800 in the Philadelphia Code.
  - b. Parking lot is not located within a 1/4 mile of the transit station.
  - c. Parking lot is not located on a corner lot.
  - d. Parking lot is not located on a Primary Street.
  - e. Lot is connected to the station by a dedicated public pedestrian pathway.

### 2.2-3. Residential Uses.

A category of uses that include several residence types.

- A. Single Family. One (1) dwelling unit located within the Principal Structure of a lot.
- B. Two Family. Two (2) dwelling units located within the Principal Structure of a lot.
- C. Multifamily. Three (3) or more dwelling units located in the Principal Structure of a lot in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit(s) or have individual entrances from the outside.
- D. Accessory Family Unit. A dwelling unit that is associated with and is incidental to another dwelling unit on the same lot which serves as the lot's principal use; it may be located within the Principal or Accessory Structure.

### 2.2-4. Lodging and Housing Uses.

A use that provides furnished rooms for temporary or permanent accommodations.

- A. Fraternity/Sorority. A building used as group living quarters by a college or university fraternity or sorority; typically contains sleeping rooms and a central kitchen maintained exclusively for members.
- B. Hotel/Motel. A facility offering temporary lodging to the general public consisting of sleeping rooms with or without in-room kitchen facilities. Secondary service uses, such as restaurants, meetings rooms, and recreation facilities, may also be provided.
- C. Independent, Assisted Living, and Nursing Home. A residential facility providing temporary and permanent accommodations for persons recovering from a medical procedure, suffering from an illness, and needing assistance with daily activities, as well as providing

nursing care for the aged. The facility may include a community kitchen and dining facilities.

### 2.2-5. Institutional Uses.

A category that includes uses which focus on improving the quality of day-to-day community life by providing a location for assembly, discourse, worship, education, healing, transportation, and entertainment.

- A. Assembly. A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Assembly includes such uses as a community center, house of worship and associated residential dwelling units, and private clubs and lodges.
- B. Hospital/Medical Center. A state licensed institution providing medical care and health services to the community. These services may be located in one (1) building or clustered in several buildings and typically include laboratories, in- and out-patient facilities, training facilities, medical offices, staff residences, food service, and gift shop.
- C. Library and Museum.
- D. Police and Fire Facilities. Police, fire, and other emergency service facilities, including associated residential dwelling units. It has the following development parameter.
  1. Police and fire facilities are exempt from the Access and Garage Door Location requirements outlined in the A.3 Parking Lot, Loading, and Access Standards within 2.1 Building Standards.
- E. Post Office.
- F. School: Pre-Kindergarten through Junior High. An education facility for pre-kindergarten through eighth (8) grade, including associated facilities such as cafeteria, ball fields, ball courts, gymnasium, and theatre.
- G. School: High School. An education facility for grades nine (9) through twelve (12), including associated facilities such as cafeteria, ball fields, ball courts, gymnasium, and theatre.
- H. School: Higher Education. An education facility offering post-secondary school educational activities and programs, which may or may not be tied to a degree program; may also include associated facilities such as cafeteria, dormitories, ball fields, ball courts, gymnasium, and theatre.

# TOD Template Zoning Code Standards

## 2.2-6 Uses: Retail Uses

- I. Stadium or Arena. A stadium or arena requires the following development parameters.
  1. Zoning Board of Adjustment Certificate is required for development. Refer to Title 14-1800 in the Philadelphia Code.
  2. Not subject to the standards outlined in 2.1 Building Standards.
- J. Transit Passenger Stations. A use focused on the transport of passengers, including associated offices, eating and drinking establishments, waiting areas, and platforms for arrival and departures. May have indoor and outdoor facilities.

### 2.2-6. Retail Uses.

A category of uses that involves the selling of goods or merchandise to the general public for personal or household consumption. Visibility and access are important to these uses; to attract new customers, these uses typically have large storefront display areas and clear signage. Refer to

Table 2.2-6(1) for a sample list of the permitted retail uses.

- A. Small Scale Neighborhood Retail. A retail use involving the small scale sale of goods or merchandise to neighborhood residents living within walking distance. It has the following development parameters.
  1. Use is limited to less than 1,250 square feet.
  2. Permits the development of all Neighborhood Retail uses except uses such as a grocery store and specialty food market.
- B. Neighborhood Retail. A retail use involving the sale of goods or merchandise to neighborhood residents living within the station area. A use in this category typically occupies an area of less than 3,000 square feet.
- B. General Retail. A retail use involving the sale of goods or merchandise to residents living both within the station area and those traveling to and from it. A use in this category typically occupies an area greater than

Neighborhood Retail	General Retail	Craftsman Retail
1. Antique Shop	1. Neighborhood Retail	1. Bakery, Commercial
2. Apparel and Accessory Store	2. Appliance and Electronic Sales and Service	2. Commercial Scale Copying and Printing?
3. Art and Education Supplies	3. Computer Software Sales and Leasing	3. Ceramic Tile, Floor & Wall Manufacture
4. Bakery, Retail	4. Department Store	4. Construction Special Trade Contractors, such as wood and carpentry shops
5. Bicycle Sales and Repair	5. Home Furnishings and Accessories Sales and Rentals	5. Engraving
6. Book, Magazine, and Newspaper Store	6. Medical Supply Store and Rental	6. Film Making
7. Camera and Photo Supply Store	7. Musical Instrument Repair and Sales	7. Furniture & Fixtures
8. China and Glassware Shop	8. Paint, Drapery, and Floor Covering Sales	8. Leather Product Manufacture
9. Collectable Items	9. Pawn Shop	9. Metal Shop
10. Convenience Store	10. Vehicle Supply Shop (no service)	10. Pottery & Related Products
11. Drug Store/Pharmacy	11. Wine and Liquor Shop	11. Recording & Sound Studio
12. Fabric and Craft Store		13. Sign & Letter Shop
13. Flower Shop		14. Textile Mill Products
14. Gift, Novelty, and Souvenir Shop		
15. Grocery Store		
16. Hardware Store		
17. Hobby Shop		
18. Jewelry Sales and Repair		
19. Luggage and Leather Goods		
20. Music Store		
21. Office Supply		
22. Optical Goods Shop		
23. Party Supply Shop		
24. Pet Shop		
25. Smoke Shop		
26. Specialty Food Market (Butcher, Candy, Fish Market, Produce, etc.)		
27. Sporting Goods Sales and Rental		
28. Stationary and Paper Store		
29. Toy Shop		

Figure 2.2-6(1) Sample List of Neighborhood, General, and Craftsman Retail Uses.

# TOD Template Zoning Code Standards

## 2.2-9 Uses: Open Space

3,000 square feet.

- C. **Craftsman Retail Uses.** A use that has both aspects of retail and assemblage or production of goods from finished materials. It involves the small scale production or assemblage of goods, resulting in little to no by-products, non-noxious or noxious, and a showroom or retail space to showcase or sell the goods produced on-site. Refer to Table 2.2-6(1) for a sample list of permitted uses. It has the following development parameter.
1. No more than thirty (30) percent of the building's gross floor area may be dedicated to production.

### 2.2-7. Service Uses.

A category of uses that provide patrons with services and limited retail products related to those services. Visibility and accessibility are important to these uses, as many customers do not utilize scheduled appointments. Refer to

Table 2.2-7(1) for a sample list of permitted service uses

- A. **Small Scale Neighborhood Personal Services.** A service use that offers daily conveniences to residents within walking distance.
1. Use is limited to less than 1,250 square feet.
  2. Permits the development of all Neighborhood Personal Service uses except uses such as Billiard Hall and Eating and Drinking Establishment.
- B. **Neighborhood Personal Services.** A Service Use that offers daily conveniences to residents within the station area. A use in this category typically occupies an area of less than 3,000 square feet.
- C. **General Services.** A Service Use offering daily conveniences to residents living in the community. A use in this category typically occupies an area greater than 3,000 square feet.
- D. **Day Care Center.** The provision of care to individuals under the age of eighteen (18) for periods less than twenty-four (24) consecutive hours, but not including schools, provided that such day care conforms to all applicable licensing and/or registration requirements of the Commonwealth of Pennsylvania and the City of Philadelphia.

Neighborhood Service	General Service
1. Arcade	1. Neighborhood Personal Services
2. Bank	2. Bowling Alley
3. Barber Shop, Beauty Salon, and Spa	3. Catering
4. Billiard Hall	4. Currency Exchange/Check Cashing
5. Dry Cleaning and Laundry (with no dry cleaning plant on premises)	5. Funeral Home
6. Eating and Drinking Establishments	6. Theatre (movie or live stage)
7. Fitness, Dance Studio, and Gym	7. Repair of Small Goods and Electronics
8. Framing	8. Tattoo/Piercing Parlor
9. Home Furniture and Equipment Repair	
10. Laundromat	
11. Locksmith	
12. Mailing Services	
12. Pet Grooming	
13. Photocopying and Printing	
14. Photography Studio and Supplies (on-site processing permitted)	
15. Shoe Repair	
16. Tailor or Seamstress	
17. Tanning Salon	
18. Training Center	
19. Travel Agency and Tour Operator	
20. Video Rental	

### 2.2-8. Office Uses.

A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. These uses do not require the same level of visibility and accessibility as retail and service uses.

- A. **Neighborhood Office.** An office use that typically occupies an area of less than 3,000 square feet and involves twenty (20) or fewer employees at a given location.
- B. **General Office.** An office use that typically occupies an area of greater than 3,000 square feet and more than twenty (20) employees at a given location.

### 2.2-9. Open Space.

A category of uses utilized for active or passive, public or private outdoor recreation, education, or entertainment. They can consist of more formal plazas or squares around the station or commercial uses to playgrounds, ball fields and courts, or unprogrammed green space in the residential neighborhoods

**Figure 2.2-7(1) Sample List of Neighborhood and General Service Uses.**

# TOD Template Zoning Code Standards

## 2.3 Parking & Access Standards

Introduction

2.3-1 General Requirements.

2.3-2 Off-Street Parking Requirements.

2.3-3 Access Requirements.

# TOD Template Zoning Code Standards

## 2.3-1 Parking & Access Standards: General Requirements

### Introduction

This section details the parking and access requirements for new development and rehabilitated structures within the TOD boundary. The goal of the section is to set the parking standards within the boundary to be appropriate for its pedestrian and transit-oriented nature.

Both off-street parking and access for development within the TOD boundary are detailed in this section. Bicycle parking standards are also detailed. The design of parking lots shall be dictated by the existing Code with a few additional parameters outlined herein.

### 2.3-1. General Requirements.

- A. Applicability. The standards in this section apply within the designated TOD boundary as follows.
  - 1. New Development. These standards shall apply to all new development.
  - 2. Existing Development. These standards shall apply to existing development within the TOD boundary in the following circumstances.
    - a. Improvements to existing parking facilities and driveways, such as a change in location or size.
    - b. Changes in the intensity of a lot's use through such changes as the addition of dwelling units, gross floor area, or seating capacity.
    - c. Change in use.
- B. Parking and Access Location. Refer to 2.1 Building Standards for information on the placement of parking and access facilities on a lot.

### 2.3-2. Off-Street Parking Requirements.

- A. Vehicular Parking. A minimum number of parking spaces is not required within the TOD boundary; in no case shall a use provide more than the maximum ratios listed in Table 2.3-2(1).

Use Category	Maximum Number of Parking Spaces Permitted
Residential	
Single & Two Family	1/dwelling unit
Multifamily: Studio, Efficiency, and 1 bedroom	1.25/dwelling unit
Multifamily: 2+ bedrooms	1.5/dwelling unit
Lodging and Housing	1.5/room
Institutional	
Assembly	.25/seat or building capacity
Hospital	3/bed + 2.5/1,000 sq.ft. gross floor area for outpatient facilities and office space
Library/Museum	2/1,000 sq. ft gross floor area
Police & Fire	1/employee
Post Office	2/1,000 sq. ft gross floor area
School (Pre K to High School)	1.25/employee + 1/4 students in 11th and 12th grades
School (Higher Education)	.75/employee + .50/student
Retail and Service	2/1,000 sq.ft. gross floor area
Office	2.5/1,000 sq.ft. gross floor area

**Table 2.3-2(1). Maximum Vehicular Spaces Permitted.**



# TOD Template Zoning Code Standards

## 2.3-2 Parking & Access Standards: Off-Street Parking Requirements

- B. **Parking Facility Design.** The design of parking facilities shall adhere to the 14-400 in the Philadelphia Code except as follows.
- a. **Landscape Screening.** All parking areas shall meet the requirements outlined in 2.4 Landscape Standards.
  - b. **Pavement Materials.** Open air parking lots shall be constructed with any of the following materials.
    - (1) Paving materials with a Solar Reflectance Index (SRI) of at least twenty-nine (29).
    - (2) Semi-pervious Surface.
    - (3) Comprised of at least fifteen (15) percent recycled content
- C. **Required Number of Bicycle Parking Spaces.** Bicycle parking shall be installed per Table 2.3-2(2) with the following parameters.
1. **Dimensions.** Required bicycle parking spaces shall have minimum dimensions of two (2) feet in width and six (6) feet in length.
  2. **Location.** Bicycle parking shall be located as follows:
    - a. Indoor or outdoor spaces may be provided.
    - b. Spaces located within individual dwelling units may not be counted toward non-residential bicycle parking requirements.
    - c. Bicycle racks may be placed in the public right-of-way, provided that the building owner enters into a maintenance agreement with the Department of Streets and obtains an installation permit from the Department of Streets.
  3. **Maintenance and Lighting.** Outdoor bicycle parking must be well-lit with acceptable drainage to be reasonably free of mud and standing water.

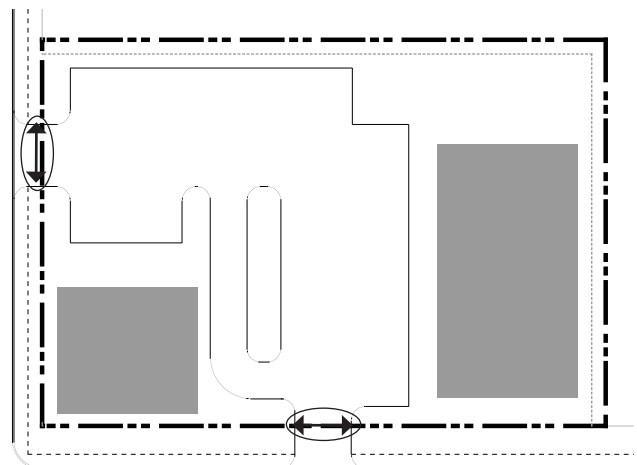
4. **Exemption.** Non-residential uses without an associated parking lot are not be required to provide on-site bicycle parking.

### 2.3-3. Access Requirements.

- A. **Driveway Dimension.** Driveway width is measured at the property line, as illustrated in Figure 2.3-3(1). All two-way driveways shall have a maximum width of twenty-four (24) feet, with the following exceptions:
1. **Residential Access.** Driveways for the Flat, Rowhouse, and Detached Residence shall have a maximum driveway width of twelve (12) feet.
  2. **One-Way Driveways.** Maximum width for one-way driveways is twelve (12) feet.
- B. **Shared Access.** When possible, adjacent developments should share points of access to minimize the number of access points.
- C. **Landscape Center.** Driveways for the Flat, Rowhouse, and Detached Residence may incorporate a center landscape or Semi-Pervious strip to decrease a site's Impervious Coverage.

Use	Required Bicycle Parking
Multifamily	1/2 dwelling units
Non-residential Uses	1/5,000 sq ft gross floor area; None required for uses with less than 5,000 sq. ft. gross floor area
Public Parking Facilities	1/10 vehicular spaces
Open Space	1/1,000 sq.ft of land

**Table 2.3-2(2). Required Bicycle Parking.**



**Figure 2.3-3(1). Driveway Width Measurement.**

# TOD Template Zoning Code Standards

## 2.3-3 Parking & Access Standards: Access Requirements

## 2.4 Landscape Standards

### Introductions

- 2.4-1 General Requirements.
- 2.4-2 Definition of Template Landscape Standards.
- 2.4-3 Frontage Buffer Requirements.
- 2.4-4 Side and Rear Buffer Requirements.
- 2.4-5 Interior Parking Lot Requirements.
- 2.4-6 Open Storage Screening Requirements.

# TOD Template Zoning Code Standards

## 2.4-1 Landscape Standards: General Requirements

### Introduction.

The landscape standards outlined in this section provide specific landscape screening requirements for screening parking lots, buffering between residential and non residential uses, and interior parking lot landscaping. The first, the frontage buffer (refer to 2.4-3) focuses on parking lots adjacent to vehicular Rights-of-Way. New development within the TOD boundary, with few exceptions, will not be permitted to locate parking lots along the front property line, but may have parking lots adjacent to the corner property line. These screening standards may also be applied to existing parking lots with set back buildings per 2.4-1(A).

The interior parking lot landscaping standards are required regardless of the parking lot's location on a lot. Its purpose is not just aesthetic; the landscaping installed has an impact on the urban heat island effect, as well as storm water management. These landscape requirements are appropriate for TODs, which by their definition are more sustainable than the average neighborhood which relies on an automobile for its primary mode of transportation.

### 2.4-1. General Requirements.

- A. Applicability. The standards in this section apply within the designated TOD boundary as follows.
  - 1. New Development. These standards shall apply to all new development.
  - 2. Existing Development. These standards shall apply to existing development within the TOD boundary in the following circumstances.
    - a. Improvements to existing parking facilities, such as a change in location or size.
    - b. Changes in the intensity of a lot's use through such changes as the addition of dwelling units, gross floor area, and seating capacity.
    - c. Change in use.
- B. Recommended Planting List. The required plantings in this section shall utilize the Recommended Planting List for Off-Street Parking produced by the Fairmont Park Commission and the Philadelphia City Planning Commission with the following requirement.
  - 1. Trees. The Recommended Plant List outlines shade and ornamental trees that are small, medium, and large in size. The required tree plantings outlined in this document required the installation of shade trees and not ornamental trees

### 2.4-2. Definition of Template Landscape Standards

The following explains and defines the landscape standards outlined in this section.

- A. Frontage Buffer and Side and Rear Buffer Requirements Tables. Refer to 2.4-3 Frontage Buffer Requirements and 2.4-4 Side and Rear Buffer Requirements.
  - 1. Intent and Applicability.
    - a. Intent. Explains the general purpose behind the standards.
    - b. General Applicability. The situations in which the standards apply.
    - c. Exceptions. Notes any exceptions to the general applicability of the standards.
  - 2. Buffer Depth and Location. Buffers shall be installed as detailed in this section.
    - a. Depth. Required buffer depth (feet). Depth may be increased if the area is also serving to handle the site's stormwater runoff.
    - b. Location on the Site. Required location of buffer.
  - 3. Buffer Landscape Requirements. Requirements for the buffer landscaping.
    - a. Shade Trees. Required minimum frequency within the buffer.
    - b. Hedge. Required hedge planting and location.
    - c. Hedge Composition. Required makeup of the hedge row.

# TOD Template Zoning Code Standards

## 2.4-2 Landscape Standards: Definition of Table Requirements

- d. Hedge Frequency. Required minimum number of shrubs to be installed.
  - e. Existing Vegetation. Buffer area may or may not be reduced by incorporating existing vegetation.
  - f. Vehicle Overhang. Permitted vehicle encroachment into buffer area.
4. Required or Optional Fence. Requirements for the installation of fences within the buffer. Installation of a fence is required in the frontage buffer and optional in the side and rear buffer.
- a. Location. Required location.
  - b. Materials. Permitted materials.
  - c. Height. Permitted height range (feet).
  - d. Colors. Permitted material colors.
  - e. Opacity. Permitted range of fence opacity (percentage).
  - f. Gate Opening. Frequency of gate openings in buffer fence.
- B. Interior Parking Lot Landscaping Table. Refer to 2.4-5. Interior Parking Lot Landscaping Requirements.
- 1. Intent & Applicability.
    - a. Intent. Explains the general purpose behind the standards.
    - b. General Applicability. The situations in which the standards apply. The parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.
    - c. Existing Vegetation. Buffer area may be reduced by incorporating existing vegetation.
  - 2. Landscape Island Requirements. Requirements for the location and planting of landscape islands.
    - a. Required Island Locations. Required island location.
    - b. Minimum Width. Minimum island width (feet).
    - c. Required Trees Within Islands. Minimum planting requirements.
  - 3. Landscape Median Requirements. Requirements for the location and planting of landscape medians.
    - a. Required Median Location. Free-standing rows or bays of parking are those that are not abutting the parking lot perimeter or structure, and can have a single or double row of parking.
    - b. Minimum Width. Minimum median width (feet).
  - 4. Tree Requirements. Installation and location requirements for trees in parking lot interiors.
    - a. Requirements per Parking Space. Quantity of trees required per parking space or within a certain number of feet from the parking lot's edge.
- b. Tree Shade Requirements. Minimum percentage of the parking lot that must be shaded by the tree canopy upon maturity. Refer to Table 2.4-5(1) Estimated Canopy and Height at Maturity.
- C. Open Storage, Refuse Areas, and Utility Appurtenances Screening Requirements Table. Refer to 2.4-6 Open Storage, Refuse Areas, and Utility Appurtenances Screening Requirements.
- 1. Intent & Applicability.
    - a. Intent. Explains the general purpose behind the standards.
    - b. General Applicability. The situations in which the standards apply.
  - 2. Open Storage & Refuse Area Screening Requirements.
    - a. Location on the Site. Required location of open storage and refuse areas on a lot.
    - b. Opaque Screen Wall. Requirements for the use of opaque screen walls, a vertical structure or barrier to visibility at all times such as a fence or wall.
    - c. Screen Wall Height. Required height (feet) of screen wall.
    - d. Landscape Requirement. Location of required landscape around storage or refuse area.
  - 3. Utility Appurtenance Screening Requirements.
    - a. Large Private Mechanical Equipment. Screening requirements for equipment greater than or equal to four (4) feet in height and visible from the Right-of-Way.
    - b. Small Private Mechanical Equipment. Screening requirements for equipment smaller than four (4) feet in height and visible from the Right-of-Way.

# TOD Template Zoning Code Standards

## 2.4-3. Landscape Standards: Frontage Buffer Requirements

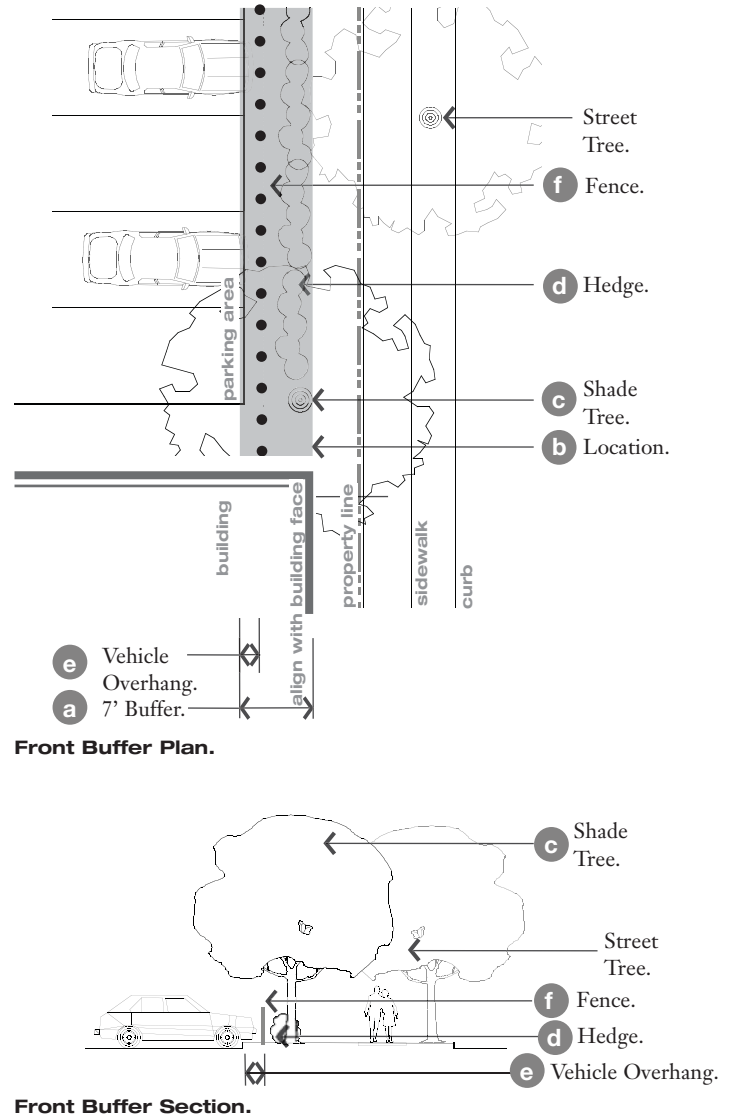
<b>2.4-3. Frontage Buffer Requirements<sup>1</sup></b>	
<b>A. Intent &amp; Applicability</b>	
Intent	To lessen the visual impact of vehicular areas visible from the street
General Applicability	Applies to all vehicular areas located adjacent to a right-of-way
Exceptions	Vehicular areas along alleys; Single and two family residences
<b>B. Buffer Depth &amp; Location<sup>2</sup></b>	
Depth	7' <b>(a)</b>
Location on the Site	Between street facing property line and parking area <sup>3</sup> <b>(b)</b>
<b>C. Buffer Landscape Requirements</b>	
Shade Trees	Medium or large shade tree required at least every 35'; Locate on the street side of the fence; Spacing should alternate with street trees <b>(c)</b>
Hedge	Required continuous hedge on street side of fence, between shade trees & in front of vehicular areas <b>(d)</b>
Hedge Composition	Individual shrubs with a minimum width of 24", spaced no more than 36" on center
Existing Vegetation	May be credited toward buffer area
Vehicle Overhang	Bumper may encroach up to 2' <b>(e)</b>
<b>D. Required Fence</b>	
Location	2' from back of curb of vehicular area <b>(f)</b>
Materials	Metal or PVC
Height	3' to 4'
Colors	Black, gray, or dark green
Opacity	30 to 60 percent
Gate Opening	Permitted every 100'

**Notes:**

<sup>1</sup> Refer to Figure 2.4-3(1). Frontage Buffer Plan and Section

<sup>2</sup> This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

<sup>3</sup> In front, corner, and rear yards (on a through lot), when the parking area is located adjacent to any building, the buffer must be located so that it aligns with the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.



**Figure 2.4-3(1). Frontage Buffer Plan and Section.**

# TOD Template Zoning Code Standards

## 2.4-4 Landscape Standards: Side & Rear Buffer Requirements

### 2.4-4. Side & Rear Buffer Requirements<sup>1</sup>

#### A. Intent & Applicability

**Intent** To minimize the impact that a more intense use may have on a neighboring use & to provide a transition between development types

**General Applicability** Applies to all non residential uses when abutting a residential use

#### B. Buffer Depth & Location

**Depth** 5' 1

**Location on the Site** Locate buffers on more intensively used lot; Directly adjacent to rear or side property line

#### C. Buffer Landscape Requirements

**Shade Trees** At least every 40' within the buffer b

**Hedge** Continuous double row of shrubs required between shade trees c

**Hedge Composition** Double row of individual shrubs with a minimum width of 24", spaced no more than 36" on center; Mature height in one year of 24"

**Hedge Frequency** Minimum of 15 shrubs per 100' of property line is required

**Existing Vegetation** May be credited toward buffer area

#### D. Optional Fence<sup>2</sup>

**Materials** Metal or PVC

**Height** Up to 6'

**Colors** Black, gray, or dark green

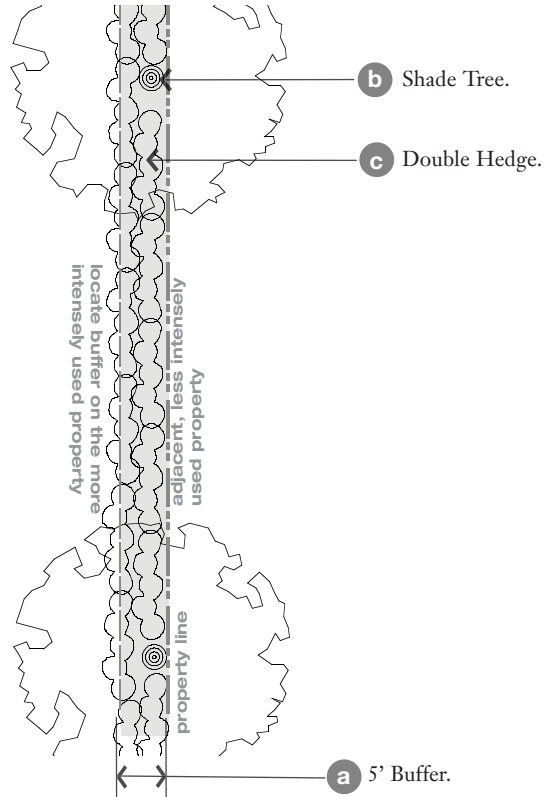
**Opacity** 30 to 60 percent

**Gate Opening** Permitted every 100'

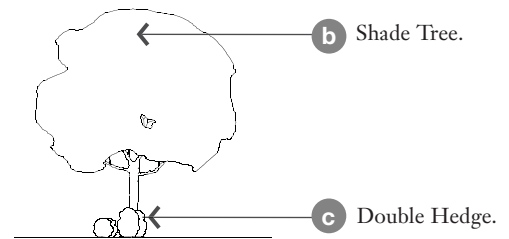
**Notes:**

<sup>1</sup> Refer to Figure 2.4-4(1). Side and Rear Landscape Buffer.

<sup>2</sup> An alternative planting option for the buffer allows for the use of a fence in lieu of one of the two required hedge rows. All other provisions in C. Buffer Landscape Requirements must be met.



**Side and Rear Buffer Plan.**



**Side and Rear Buffer Section.**

**Figure 2.4-4(1). Side and Rear Buffer Plan and Section.**

# TOD Template Zoning Code Standards

## 2.4-5. Landscape Standards: Interior Parking Lot Landscaping Requirements

### 2.4-5. Interior Parking Lot Landscaping Requirements<sup>1</sup>

#### A. Intent & Applicability

Intent	To provide shade, minimize paving & associated stormwater runoff, & improve the aesthetic look of parking lots
General Applicability	All open-air, off-street parking lots with 5 or more spaces
Existing Vegetation	Existing vegetation may be credited toward these requirements

#### B. Landscape Island Requirements a

Required Island Locations	Terminal ends of free standing rows or bays of parking; After every ninth parking space for rows of parking greater than 8 spaces in length <span style="float: right;">b</span>
Minimum Width	9'; Islands less than 15' must utilize structural soil under any paved surface within a tree's Critical Root Zone
Required Trees Within Islands	Minimum of 1 shade tree per island <span style="float: right;">c</span>

#### C. Landscape Median Requirements d

Required Median Location	Required in each free-standing bay of parking along the length of the bay
Minimum Width	9'; Medians less than 15' must utilize structural soil under any paved surface within a tree's Critical Root Zone

#### D. Tree Requirements

Requirements per Parking Space	Each parking space must be located within 50' of a tree planted within parking lot interior or within 4' of parking lot's edge  Minimum of 1 shade tree must be planted within parking lot interior or within 4' of parking lot's edge for every 3 parking spaces
Tree Shade Requirements	Within 20 years of tree installation, 30 percent of the interior of the parking lot must be shaded by tree canopy (refer to Table 2.4-5(1))

<sup>1</sup> Refer to Figure 2.4-5(1). Interior Parking Lot Landscaping Requirements

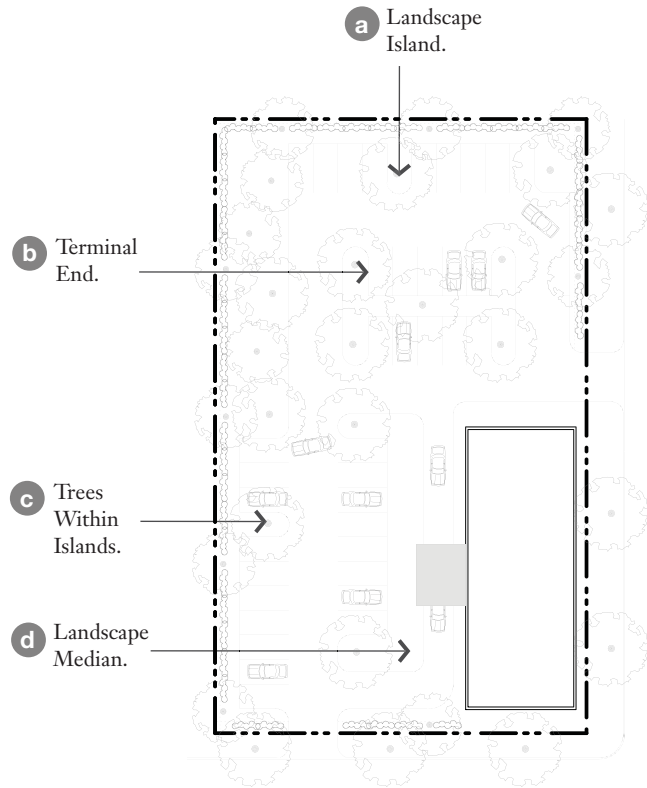


Figure 2.4-5(1). Interior Parking Lot Landscaping Requirements.

Tree Size	Estimated Tree Canopy Cover at Maturity (sq ft)	Estimated Height at Maturity (ft)
Large	1600	40
Medium	900	25-40
Small	400	15-25

Table 2.4-5(1). Estimated Canopy and Height at Maturity.



# TOD Template Zoning Code Standards

## 2.4-6. Landscape Standards: Open Storage Screening Requirements

### 2.4-6. Open Storage, Refuse Areas, & Utility Appurtenances Screening Requirements

#### A. Intent & Applicability

**Intent** To reduce the visibility of open storage, refuse areas, and utility appurtenances from public areas and adjacent properties

**General Applicability** All dumpsters, open storage, refuse areas, and utility appurtenances

#### B. Open Storage & Refuse Area Screening Requirements<sup>1</sup>

**Location on the Site** Not permitted in front or corner side yards

**Opaque Screen Wall** Required around 3 sides of the dumpster or trash bin area **a**

**Screen Wall Height** Height shall be the higher of the following:  
 1. 6'  
 2. Height of use to be screened  
 3. Height as determined by City to accomplish objective of the screen

**Landscape Requirement** If refuse area is located within larger paved area, such as a parking lot, landscape islands must be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas **b**

#### C. Utility Appurtenance Screening Requirements

**Large Private Mechanical Equipment** Shall be fenced with opaque wood or brick-faced masonry on all sides facing right-of-way

**Small Private Mechanical Equipment** Shall have landscape screening and a shrub bed containing shrubs spaced no more than 36" on center

<sup>1</sup>Refer to Figure 2.4-6(1). Screening of Open Storage or Refuse Areas

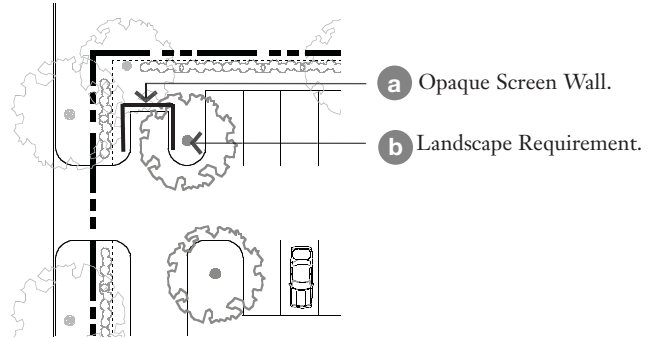


Figure 2.4-6(1). Screening of Open Storage or Refuse Areas.

# TOD Template Zoning Code Standards

## 2.5 Signage

### Introduction

- 2.5-1 General Requirements.
- 2.5-2 Illumination Standards
- 2.5-3 Electronic Message Board Standards
- 2.5-4 Computation and Exemptions
- 2.5-5 Sign Types.
- 2.5-6 Wall Sign.
- 2.5-7 Projecting Sign.
- 2.5-8 Projecting Marquee Sign.
- 2.5-9 Awning Sign.
- 2.5-10 Canopy-Mounted Sign.
- 2.5-11 Roof Sign.
- 2.5-12 Window Sign.

# TOD Template Zoning Code Standards

## 2.5-1 Signage: General Requirements

### Introduction.

These standards take into consideration the pedestrian-oriented nature of a TOD and provide options for the development of a variety of sign types at a scale appropriate to its characteristics. This section also highlights general sign requirements, including illumination and electronic reader board standards, which are becoming increasingly common and can have a negative impact on an area if not done appropriately.

Each of the sign types includes an illustration and a table outlining the required criteria. A summary of all the sign type standards can be found in Table 2.5-5(1). Table 2.5-4(1) details the maximum quantity of signage (in square feet) permitted per lot. The maximum quantity of signage standards are based upon the type of development outlined in 2.1 Building Standards and the width of the lot on which the sign(s) is to be located.

### 2.5-1. General Requirements.

- A. **Applicability.** These standards shall apply to the installation of signage within the TOD boundary.
- B. **General Compliance.** Compliance with these standards shall be attained under the following situations.
  - 1. **New Development.** These standards shall apply to all new development.
  - 2. **Existing Development.** These standards shall apply to existing development in the following circumstances.
    - a. Installation of a new sign.
    - b. Structural improvements to existing signs, including rewording of permanent signs, replacement of any panels, a change in location, or a change in the type of signage.
    - c. Change in use that results in a change in signage, including rewording. Signs for multiple users or businesses must be changed when fifty (50) percent or more of the users listed have changed.
    - d. New use.
- C. **Nonconforming Signs.** Refer to the Philadelphia Code 14-104. Non-Conforming Structures and Uses for more information.
- D. **Required Permits.** Refer to the Philadelphia Code 14-1703 for additional information.

### 2.5-2. Illumination Standards.

All signs shall be illuminated according to the following provisions unless otherwise stated.

- A. **Stationary Light Source.** Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, except as permitted for Electronic Message Boards (refer to Section 2.5-3)).
- B. **Illumination of Letters and Logos.** Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated, except as permitted for Electronic Message Boards (refer to Sections 2.5-3) or unless otherwise stated.
- C. **Shielded Light Source.** When an external light source is used to illuminate a sign, the source shall be located, shielded, and directed so as to not be visible from any public street or residence.
  - 1. No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than eighteen (18) inches from the face of the sign.

# TOD Template Zoning Code Standards

## 2.5-4 Computation and Exemptions

- D. **Maximum Light Output.** In no event shall the illumination of any sign, resulting from any internal or external artificial light sources, exceed 100-foot candles at the sign face.
- E. **Light Trespass.** In no instance shall the illumination of any sign result in light trespass onto adjacent property.

### 2.5-3 Electronic Message Board Standards.

The following pertain to Electronic Message Boards (EMBs) that incorporate electronic sign components, such as light-emitting diodes (LEDs).

- A. **Permitted Sign Types.** EMBs are only permitted on Wall and Projecting Marquee Signs (refer to 2.5-6 and 2.5-8 for additional standards related to EMBs).
- B. **Location.** The animated face of an electronic sign shall be a minimum of two hundred and fifty (250) feet away from any residential development, and shall be arranged to prevent direct glare onto any adjacent properties.
- C. **Static Images Only.** The EMB shall display static images only. Sign content and messages shall not consist of video and shall not move, blink, animate, flash, or behave in any other way which constitutes or implies motion.
- D. **Transitions.** There shall be no animation, traveling, scrolling, fades, or dissolves between displayed messages. Transitions between content and messages shall be instantaneous.
- E. **Length of Display.** EMBs displaying multiple messages are permitted to change their message no more than once every ten (10) seconds, exception signs devoted solely to displaying time and temperature are permitted to change their message no more than once every (5) five seconds.
- F. **Automatic Dimming.** EMBs displaying multiple messages shall be equipped with light sensing devices

or a scheduled dimming timer which automatically dims the intensity of the light emitted by the sign during ambient low-light and nighttime (dusk to dawn) conditions.

### 2.5-4 Computation and Exemptions.

Table 2.5-4(1) details the maximum signage (measured in square feet) permitted per lot per building. In calculating the quantity of signage on a lot, the following apply.

- A. **Computation.** For the purposes of determining area, lot width or frontage is measured along the front property line.
  - 1. If the lot is a corner lot, the width shall be measured along the front yard.
  - 2. Building frontage is the width of the front Facade of a building.
- B. **Sign Quantity.** More than one (1) permitted type of sign is allowed on a lot based on the maximum quantity of signage permitted per building (refer to Table 2.5-4(1)) and the sign standards (refer to Table 2.5-5(1)).
  - 1. **Exception.** Only one (1) sign type is permitted for a commercial use in a Rowhouse, in addition to any of the signs listed in 2.5-4(C) that are exempt from the computation standards.
- C. **Exemptions.** The following signs are exempt from the overall signage total permitted per lot.
  - 1. **Sandwich Board Signs.** Sandwich board signs do not count toward a lot's maximum permitted sign quantity, and must adhere to the following.
    - a. **Permitted Display Time.** Sandwich board signs shall only be displayed during business hours and must be removed by close of business each day.
    - b. **Location.** Sandwich board signs may be located in the Right-of-Way where the pedestrian walkway is at least five (5) feet in width and shall not be placed within ten (10) feet of an intersection or crosswalk.

Building	Maximum Permitted Quantity of Signage Per Lot
Rowhouse <sup>1</sup>	1.5 square feet of signage per 1 linear foot of lot width with a maximum of 30 square feet.
Corner Store & Iconic	3 square feet of signage per 1 linear foot of lot width with a maximum of 100 square feet.
Mixed Use & Corridor	2 square feet of signage per 1 linear foot of lot width with a maximum of 200 square feet. Additional 20 square feet permitted per each tenant over three (3).

Notes:

<sup>1</sup> Signs only permitted on Rowhouse when a commercial use is developed in the Visible Basement. Refer to 2.1-9 Rowhouse and 2.2 Uses for more information.

**Table 2.5-4(1). Permitted Quantity of Signage Building and Lot Size.**

# TOD Template Zoning Code Standards

## Table 2.5-5. Permitted Quantity of Signage by District

- c. **Size.** Sandwich board signs shall not be greater than three (3) feet in height and no more than six (6) square feet in area per sign face.
- d. **Materials.** Sandwich board signs shall be constructed of wood, metal, or other durable materials to withstand the elements.
2. **Window Signs.** Window signs shall not count towards a lot's maximum permitted sign quantity. Refer to 2.5-12 Window signs.
3. **Signs Located on Parking Lots.** One (1) Wall, Projecting, or Awning Sign, meeting the requirements outlined in Sections 2.5-6, 2.5-7, or 2.5-9, is permitted along either the side or rear Facade along a parking lot and shall not count toward the maximum permitted sign quantity.
4. **Works of Art Exempt.** Works of fine art, created simply for its beauty and displaying the fine skill of the artist, when not displayed in conjunction with a commercial enterprise, are exempt from the standards in this section and do not count towards a lot's maximum permitted sign quantity.

### **2.5-5. Sign Types.**

- A. **Sign Type Requirements.** The following outlines the sign standards for development within a TOD boundary.
- B. **Summary of Sign Standards.** Table 2.5-5(1) summarizes the sign type standards in this section.

**Table 2.5-5(1). Summary of Sign Types**

# TOD Template Zoning Code Standards

## Table 2.5-5(1). Summary of Sign Types

Sign Type	Permitted Building	Sign Area	Height	Location on Building or Site	Placement on Building or Site	Quantity	Materials
<b>Wall</b>	Mixed Use, Corner Store, Corridor, Iconic, Rowhouse <sup>2</sup>	No maximum area for sign type; See Table 2.5-2(1)	2' maximum letter or element height	Permitted on all Facades	1' maximum projection from building face	1 per tenant per public ROW frontage; 1 per tenant per side or rear Facade on a parking lot	Wood, wood substitute, metal, & masonry; Plastic & synthetics permitted only as separate alphanumeric characters or logos; EMB & manually changeable copy boards permitted with conditions <sup>1</sup>
	Mixed Use, Corner Store, Corridor, Iconic, Rowhouse <sup>2</sup>	No maximum area for sign type; See Table 2.5-2(1)	8' maximum sign length; 8' minimum clearance to walk	Permitted on all Facades;	6' maximum projection from building; Shall not project closer than 1' from back of curb	1 per tenant per public ROW frontage; 1 per tenant per side or rear Facade on a parking lot	Wood, wood substitute, metal, & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos
<b>Projecting Marquee</b>	Mixed Use, Corridor	No maximum area for sign type; See Table 2.5-2(1)	8' minimum clearance to walk	Front and corner Facades	6' maximum projection from building; Shall not project closer than 1' from back of curb	1 per lot	Wood, wood substitute, metal & masonry; Plastic & synthetics permitted only on sign face; EMB & manually changeable copy boards permitted with conditions <sup>1</sup>
<b>Awning</b>	Mixed Use, Corner Store, Corridor, Iconic, Rowhouse <sup>2</sup>	Up to 50% of the awning	8' minimum clearance to walk	Permitted on all Facades	6' maximum projection from building; Shall not project closer than 1' from back of curb	1 per tenant per public ROW frontage; 1 per tenant per side or rear Facade on a parking lot	Cloth, canvas, metal, or wood; All supports shall be made of metal or wood
	Mixed Use, Corner Store, Corridor, Iconic	No maximum area for sign type; See Table 2.5-2(1)	2' maximum height of letters & elements; Cannot project more than 2' above roof line of canopy	Permitted on all Facades	Shall not project beyond front of canopy; Shall not block any window, door or building cap	1 per tenant per public ROW frontage; 1 per tenant per side or rear Facade on a parking lot	Wood, wood substitute, metal, & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos
<b>Roof Mounted</b>	Mixed Use, Corridor	1.5 sq ft per 1' building frontage; 100 sq ft maximum	4' maximum height of letters & elements; Cannot project more than 4' above roof line/parapet	Above parapet or Eave	Shall not project beyond the front Facade of the building	1 per lot	Wood, wood substitute, metal & masonry; Neon glass (when not visible from rear of sign); Plastic & synthetics permitted only as separate alphanumeric characters or logos
<b>Window</b>	Mixed Use, Corner Store, Corridor, Iconic, Rowhouse <sup>2</sup>	Up to 30% of a window; Up to 50% of any one window panel	No maximum	Permitted on all Facades	Ground or upper story windows; Shall be affixed to window or hung/ mounted behind glass	No maximum quantity; 1 per window per tenant per floor for upper stories	Drawn, painted, or affixed on the glass; Wood, metal, neon glass, plastic, or other similar materials also permitted

<sup>1</sup> See individual Sign Type regulation for details on Electronic Message Boards.

<sup>2</sup> Signs only permitted on Rowhouse when a commercial use is developed in the Visible Basement. Refer to each sign type for specific location and size restrictions. Refer also to 2.1-9 Rowhouse and 2.2 Uses for more information on developing commercial within a Rowhouse.

# TOD Template Zoning Code Standards

## Section 2.5-6. Signage: Wall Sign

### 2.5-6. Wall Sign.

- A. **Description.** Wall Signs, also known as flat or band signs, are mounted directly to the building face to which the sign is parallel. Refer to Figures 2.5-6(1) and 2.5-6(2).
- B. **General Requirements.** Wall Signs shall be developed according to the standards in this subsection and Table 2.5-6(1).
1. **Electronic Message and Manually Changeable Copy Boards.**
    - a. Permitted with a maximum sign area of twelve (12) square feet.
    - b. Not permitted on the Rowhouse or Corner Store.
  2. **Building Openings.** Wall Signs shall not cover windows or other building openings.
  3. **Architectural Features.** Wall Signs are strongly encouraged not to cover existing architectural building features.
  4. **Murals.** Murals, a type of Wall Sign painted onto the building face displaying the business name or activity, are prohibited on front Facades.
- C. **Computation.** The area of a Wall Sign is calculated using the following information.
1. **Wall Signs.** Area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as is illustrated in Figure 2.5-6(2).
    - a. **Area Credit.** All areas that utilize individual alphanumeric characters or logos (including only those using wood, wood substitute, metal, or masonry) may use a total area of ninety (90) percent of the calculation as outlined above.
  2. **Mural Sign.** Area is calculated by measuring the area of the smallest square or rectangle that can be drawn around all of the sign elements, including any painted background.

Wall Sign Requirements	
Permitted Buildings	Mixed Use, Corner Store, Corridor, Iconic, & Rowhouse
Sign Area	No maximum area for sign type; Refer to Table 2.5-4(1) for maximum per lot
Height	2' maximum letter or element height
Location on the Building or Site	Permitted on all Facades; Not permitted above the Expression Line defining the commercial base on a Rowhouse
Placement on the Building or Site	1' maximum projection from building face
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear Facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Wood, wood substitute, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos; EMB & Manually Changeable Copy Boards permitted

Table 2.5-6(1). Wall Sign Requirements.

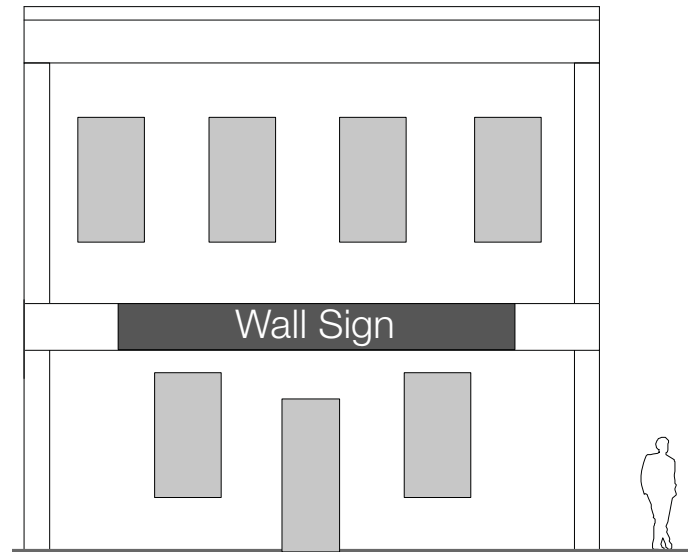


Figure 2.5-6(1). Wall Sign.



Figure 2.5-6(2). Measuring Wall Signs.



# TOD Template Zoning Code Standards

## Section 2.5-7. Signage: Projecting Sign

### 2.5-7. Projecting Sign.

- A. **Description.** A Projecting Sign is attached to and projects from a building face or hangs from a support structure attached to the building face.
1. Sign faces are typically perpendicular to the building face, but may be between forty-five (45) and ninety (90) degrees from the Facade as measured by the interior angle (refer to Figure 2.5-7(2)).
  2. The sign may be vertically or horizontally oriented. Refer to Figure 2.5-7(1).
- B. **General Requirements.** Projecting Signs shall be developed according to the standards in Table 2.5-7(1).
- C. **Computation.** The area of a Projecting Sign is equal to the area of one (1) of the sign's faces.

Projecting Sign Requirements	
Permitted Buildings	Mixed Use, Corner Store, Corridor, Iconic, & Rowhouse
Sign Area	No maximum area for sign type; Refer to Table 2.5-4(1) for maximum per lot
Height	8' maximum sign length, 8' minimum clearance to walk required
Location on the Building or Site	Permitted on all Facades; Not permitted above the Expression Line defining the commercial base on a Rowhouse; Sign and structural supports shall not extend above the Eave or parapet
Placement on the Building or Site	Maximum projection from building is 6'; Shall not project closer than 1' from back of curb
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear Facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Wood, wood substitute, metal, & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 2.5-7(1). Projecting Sign Requirements.

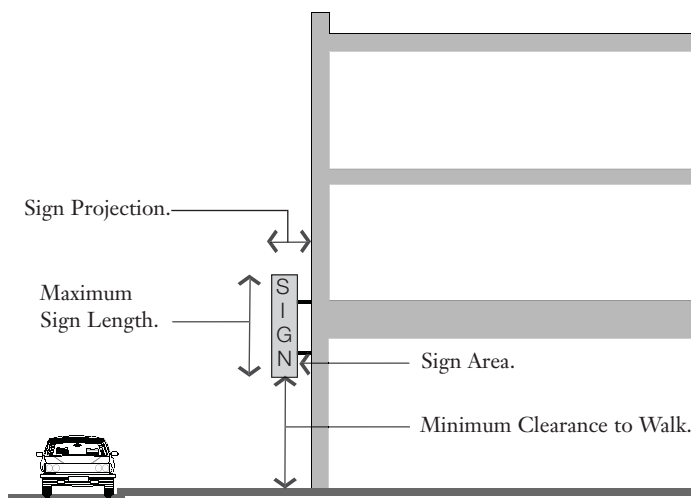


Figure 2.5-7(1). Projecting Sign.

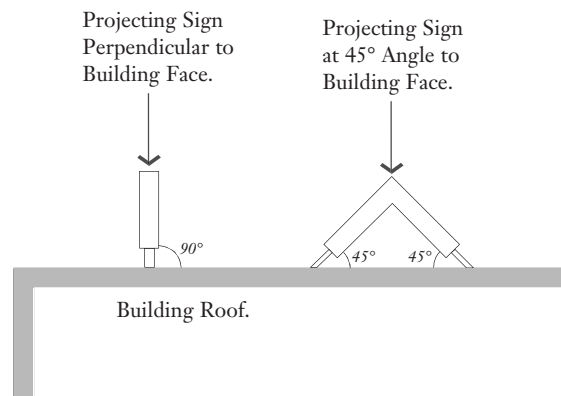


Figure 2.5-7(2). Projecting Sign Range of Permitted Angles.

# TOD Template Zoning Code Standards

## Section 2.5-8. Signage: Projecting Marquee Sign

### 2.5-8. Projecting Marquee Sign.

- A. **Description.** A Projecting Marquee Sign is a projecting sign designed to have manually changeable copy or electronic components and two (2) to three (3) sign faces. Refer to Figure 2.5-8(1).
- B. **General Requirements.** Projecting Marquee Signs shall be developed according to the standards in this subsection and Table 2.5-8(1).
1. Electronic Message and Manually Changeable Copy Boards.
    - a. Sign area cannot equal more than thirty (30) percent of the area of the sign face on which it is located or twenty (20) square feet, whichever is less.
    - b. One (1) electronic message or manually changeable copy sign is permitted per lot.
- C. **Computation.** The sign area is calculated by combining the area of all exposed sign faces and the cabinet or structure surrounding them.

Projecting Marquee Sign Requirements	
Permitted Buildings	Mixed Use & Corridor
Sign Area	No maximum area for sign type; Refer to Table 2.5-4(1) for maximum per lot
Height	8' minimum clearance to walk required
Location on the Building or Site	Front & corner Facades only
Placement on the Building or Site	Maximum projection from building is 6'; Shall not project closer than 1' from back of curb
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos
Materials	Wood, wood substitute, metal, masonry & neon glass; Plastic & synthetics permitted only on sign face; EMBs & Manually Changeable Copy Boards permitted

Table 2.5-8(1). Projecting Marquee Sign Requirements.

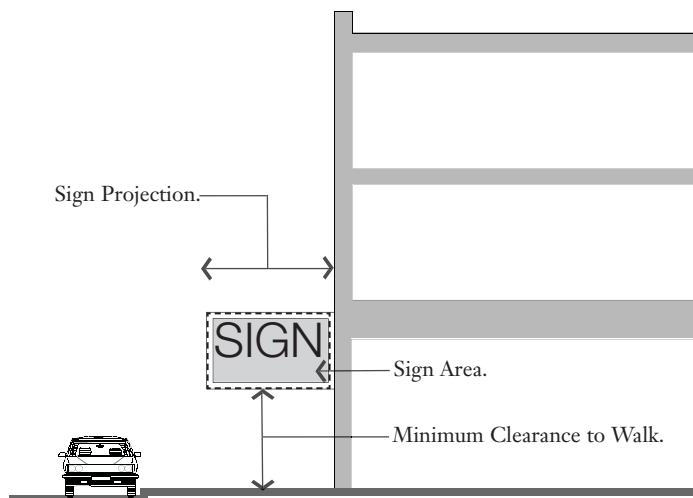


Figure 2.5-8(1). Projecting Marquee Sign.

# TOD Template Zoning Code Standards

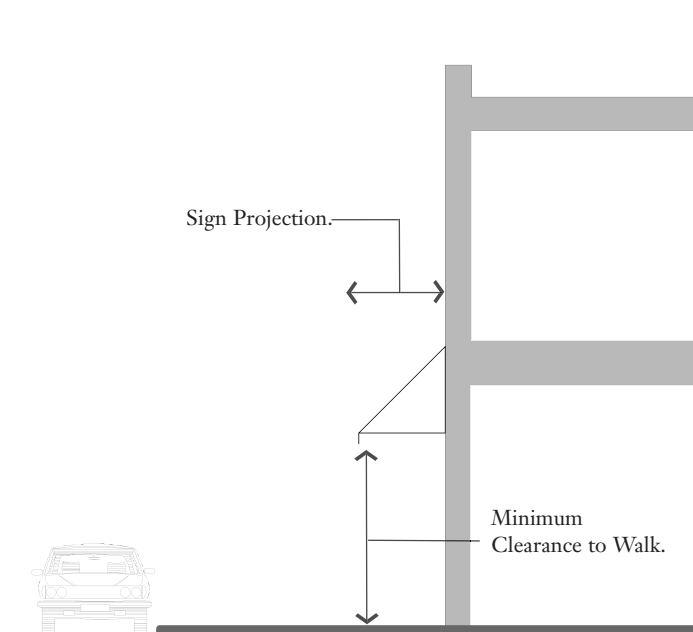
## Section 2.5-9. Signage: Awning Sign

### 2.5-9. Awning Sign.

- A. **Description.** A sign that is mounted, painted, or otherwise applied on or attached to an awning. Refer to Figures 2.5-9(1) and 2.5-9(2).
- B. **General Requirements.** Awning Signs shall be developed according to the standards in Table 2.5-9(1).
- C. **Computation.** The area of an Awning Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning, as is illustrated in Figure 2.5-9(2).

Awning Sign Requirements	
Permitted Buildings	Mixed Use, Corner Store, Corridor, Iconic, & Rowhouse
Sign Area	Up to 50% of the awning may be used for signage
Height	8' minimum clearance to walk required
Location on the Building or Site	Permitted on all Facades; Shall not block any window, door, or the building cap; Not permitted above the Expression Line defining the commercial base on a Rowhouse
Placement on the Building or Site	Maximum projection from building is 6'; Shall not project closer than 1' from back of curb
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear Facade on a parking lot
Internal Illumination	Not permitted
Materials	Cloth, canvas, metal, or wood; All supports shall be made of metal or wood

**Table 2.5-9(1). Awning Sign Requirements.**



**Figure 2.5-9(1). Awning Sign.**



**Figure 2.5-9(2). Measuring Awning Signs.**

# TOD Template Zoning Code Standards

## Section 2.5-10. Signage: Canopy-Mounted Sign

### 2.5-10. Canopy-Mounted Sign.

- A. **Description.** A sign with individual alphanumeric characters and/or logos that is mounted on top of a permanent canopy. Refer to Figures 2.5-10(1) and 2.5-10(2).
- B. **General Requirements.** Canopy-Mounted Signs shall be developed according to the standards in Table 2.5-10(1).
- C. **Computation.** The area of a Canopy-Mounted Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the Canopy-Mounted Roof Sign, as is illustrated in Figure 2.5-10(2).

Canopy-Mounted Sign Requirements	
Permitted Buildings	Mixed Use, Corner Store, Corridor, & Iconic
Sign Area	No maximum area for sign type; Refer to Table 2.5-4(1) for maximum per lot
Height	2' maximum letter or element height; Cannot project more than 2' above roof line of canopy
Location on the Building or Site	Permitted on all Facades
Placement on the Building or Site	Shall not project beyond the front edge of the canopy; Shall not block any window, door, or the building cap.
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear Facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Wood, wood substitute, metal, & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 2.5-10(1). Canopy-Mounted Sign Requirements.

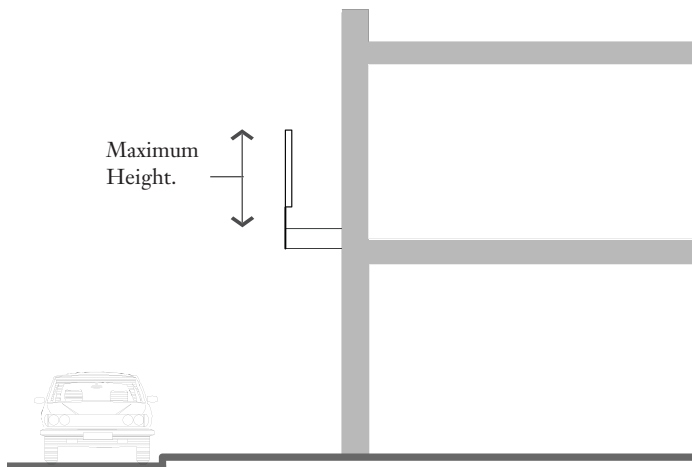


Figure 2.5-10(1). Canopy-Mounted Sign.

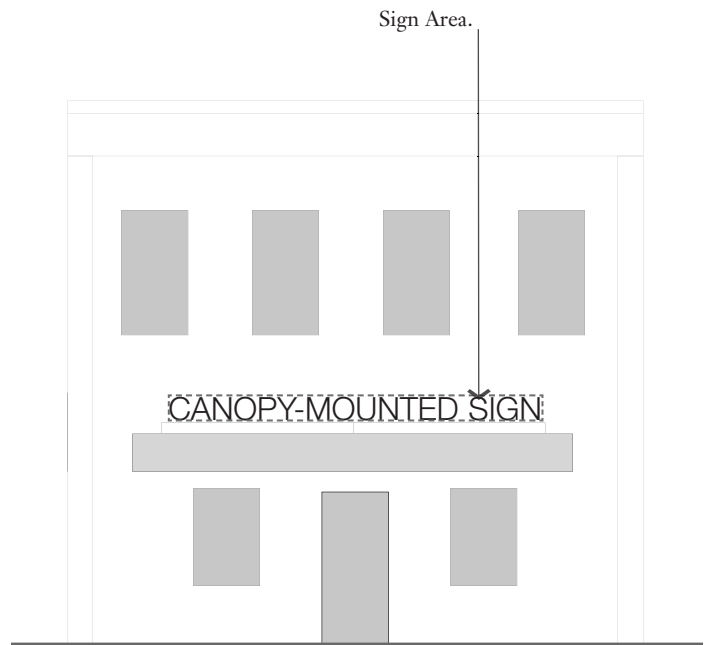


Figure 2.5-10(2). Measuring Canopy-Mounted Signs.

# TOD Template Zoning Code Standards

## Section 2.5-11. Signage: Roof Sign

### 2.5-11. Roof Sign.

- A. **Description.** A Roof Sign consists of individual letters or elements erected on the roof of a building
1. Sign projects above the highest point of the roof line or parapet of the building.
  2. Typically situated parallel to the adjacent street and does not project beyond the front Facade of the building. Refer to Figures 2.5-11(1) and 2.5-11(2).
- B. **General Requirements.** Roof Signs shall be developed according to the standards in Table 2.5-11(1).
- C. **Computation.** The area of a Roof Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements as is illustrated in Figure 2.5-11(2).

Roof Sign Requirements	
Permitted Buildings	Mixed Use & Corridor
Sign Area	1.5 sq ft per 1' building footage, 100 sq ft maximum
Height	4' maximum height of letters & elements; Cannot project more than 4' above roof line or top of parapet;
Location on the Building or Site	Above roof line or parapet.
Placement on the Building or Site	Shall not project beyond the front Facade of the building
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos. External illumination is not permitted.
Materials	Wood, wood substitute, metal, masonry; Plastic & synthetics permitted only as separate alphanumeric characters or logos; Neon glass is permitted provided the neon is not visible from the rear of the sign.

Table 2.5-11(1). Roof Sign Requirements.

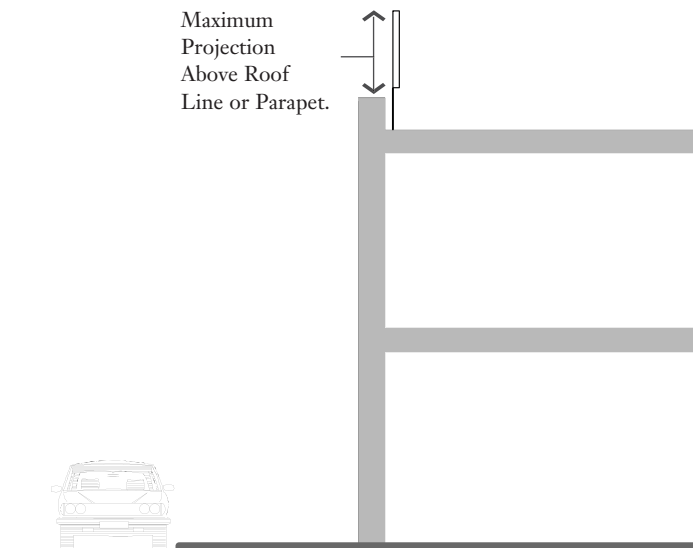


Figure 2.5-11(1). Roof Sign.

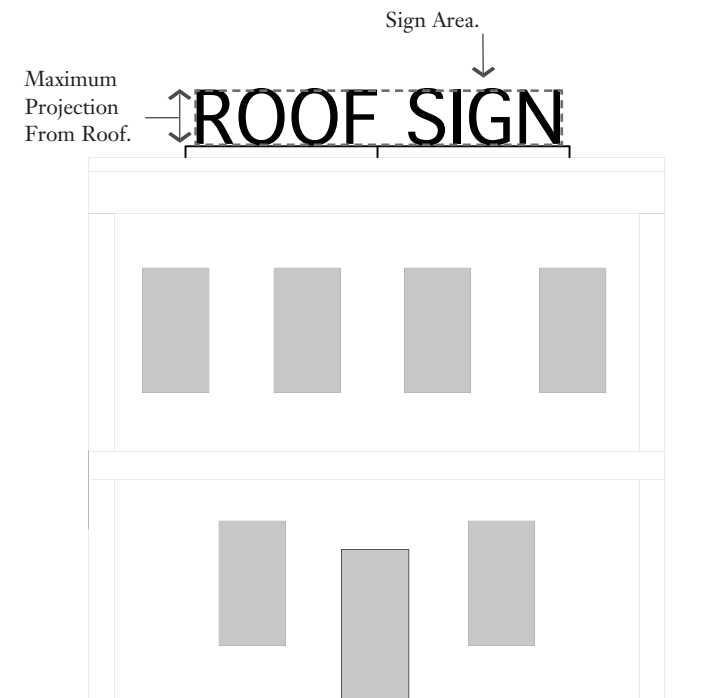


Figure 2.5-11(2). Measuring Roof Signs.

# TOD Template Zoning Code Standards

## Section 2.5-12. Signage: Window Sign

### 2.5-12. Window Sign.

- A. **Description.** A Window Sign is posted, painted, placed, or affixed in or on a window exposed for public view or is a sign hung inside the building facing the window for public view. Refer to Figure 2.5-12(1).
- B. **General Requirements.** Window Signs shall be developed according to the standards in Table 2.5-12(1).
- C. **Computation.** A series of windows that are separated by frames or supporting material of less than six (6) inches in width shall be considered a single window for the purposes of computation.
1. **Measurement.** To measure sign area percentage, divide the total sign area by the total window area, as illustrated in Figure 2.5-12(1).
  2. **Maximum Allowance.** Window Signs are not counted toward a site's maximum signage allowance.
  3. **Exempt Signs.** Address and hours of operation are considered exempt signs and are not counted in the Window Sign area calculation.
  4. **Temporary Window Signs.** Temporary Window Signs must be included in the total percentage of signage per window calculation.
  5. Window signs may not be internally illuminated except for neon or similar illuminated window signs.

Window Sign Requirements	
Permitted Buildings	Mixed Use, Corner Store, Corridor, Iconic, & Rowhouse
Sign Area	Up to 30% of a set of continuous windows may be covered with signage; No more than 50% of any one window panel may be covered with signage
Height	No maximum
Location on the Building or Site	Permitted on all Facades
Placement on the Building or Site	Ground or upper story windows; May be affixed to window or hung/mounted behind glass
Quantity	No maximum quantity on Ground Floor. 1 per tenant per floor for upper stories
Internal Illumination	Not permitted, except on neon or similarly illuminated window signs
Materials	Drawn, painted, or affixed on the glass; Wood, metal, neon glass, plastic, or other similar materials also permitted

Table 2.5-12(1). Window Sign Requirements.

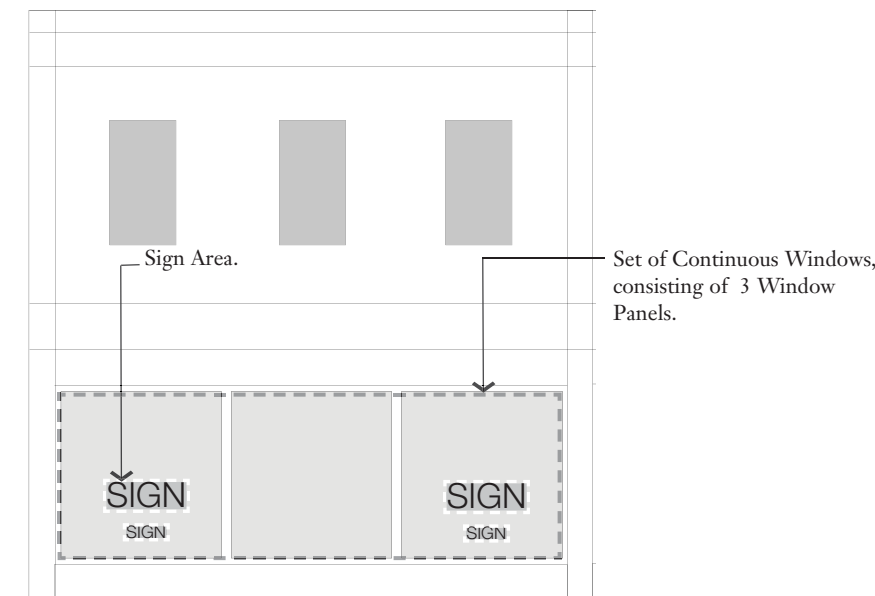


Figure 2.5-12(1). Measuring Window Signs.

## 3. Illustrative Sample Maps of Template Standards

Introduction

Urban Neighborhood

Transit Neighborhood

Commuter Neighborhood

Campus/Employment Center

Mixed Use Corridor

# TOD Template Zoning Code Standards

## Illustrative Sample Maps of Template Standards: Introduction

In the first chapter of this document, the steps for short term implementation of these standards are outlined in a section entitled, How to Utilize the Template Code. Step 3 of this process is Apply the Template TOD Standards within the designated TOD boundary. To assist with this step, the following sample maps are provided for illustrative purposes.

The template standards can be applied in numerous ways within each TOD Place Type and within each unique station area. These sample maps illustrate one possible application of the standards with a detailed description that discusses how the standards were applied, as well as information on additional alternatives. The following are general mapping guidelines and a description of the information provided with each map.

### General Guidelines

#### TOD Boundary

Each sample map illustrates the 1/4 mile radius from the transit station. As outlined in Step 2 of How to Use the Template Code in Chapter 1, this serves as the base for the TOD boundary. The boundary should be drawn so that no lots or blocks are divided. Additional blocks, up to 1/2 mile from the station, may be included as appropriate to complete development nodes or extend the desired pattern of development at a station. This also serves as the TOD Overlay District boundary.

#### Mapping Building Standards

New zoning districts were not created through the template code. The sample maps illustrate the Building and Use Standards (refer to 2.1 Building Standards and 2.2 Use Standards). These standards outline the physical requirements for buildings, such as location of the building on a lot, height, use, and general facade requirements. The discussions associated with each map also outline the permitted Use Standards (refer to 2.2 Use Standards). The quantity of commercial and the mix of uses should be guided by the market forces active at each individual station. When creating a station's TOD plan from these standards, it is important to consider these factors when applying building standards and use restrictions.

#### Transition Between Development Intensities

When mapping the standards, there are a few general planning guidelines to follow. First, when transitioning between higher and lower intensity developments, such as mixed use commercial to residential or apartments to rowhouses or detached homes, the ideal transition point is typically along the rear property line. This allows similar buildings and uses to face each other across a street. Another point of transition is the corner lot. Corner lots may be more intensely developed than the interior of a block, particularly if the corner lot faces a primary street or a street with a higher volume of traffic. A third method of transitioning between intensities is by stepping down the

height of a building as it approaches the edge of the TOD boundary or lower intensity development. Each Place Type has a suggested range of heights and it may be appropriate to construct at the higher end of the range closer to the station or the activity center of the TOD and at the lower range on the outer blocks. This latter method is discussed in more detail with the sample maps.

#### Multiple Building Options

When appropriate the notes associated with each sample map will state when multiple buildings can be used within a given area, whether in combination with each other or as a substitution of one for another. The template code and sample maps cannot illustrate every situation where this may occur, particularly in more intact station areas that will be utilizing the standards for scattered infill development. However, guidance is provided in the descriptions associated with each sample map.

#### Primary and Secondary Streets

Each Place Type map also locates primary and secondary streets by noting the designated primary streets. It is assumed that anything not designated as a primary street may be considered a secondary street.

As defined in Chapter 2 Template Code, a primary street is a pedestrian-oriented street that in commercial areas has buildings constructed with little to no front and side setbacks resulting in a continuous streetwall with few to no interruptions from curb cuts. The streetwall is lined with clear entrances, transparency, and a pedestrian scaled facade. This designation impacts some of the building standards, including the placement of the building on a lot and driveway location. It may also impact the orientation of the front facade of a building or the property lines of lots, if re-subdivision is occurring as part of the development process.

#### Open Space

Open spaces are located throughout the sample maps. When creating a TOD plan, a variety of open space types and sizes should be located within the TOD boundary. Ideally all residents should be located within about a 1/6 of a mile (880') or a 3 minute walk from an open space.

In commercial areas, the open space will primarily serve as a gathering place and opportunity for passive recreational uses (reading, lounging, meeting others, etc). Within the residential neighborhoods the open spaces have a different appearance and purpose. In these locations, the open space may be developed with more green space, as opposed to the hardscape typically found in squares or plazas in the commercial areas. The open spaces within a residential neighborhood may be utilized for passive or active creation with playground equipment, ball courts, and fields.



# TOD Template Zoning Code Standards

## Illustrative Sample Maps of Template Standards: Introduction

### Transit Configurations

The sample maps illustrate three different transit configurations and discusses the impacts of each on adjacent development. The first configuration is an underground rail line or subway (Urban Neighborhood and Mixed Use Corridor Place Types). The second configuration is an elevated train line, which is illustrated in two of the maps (Transit Neighborhood and Campus/Employment Center Place Types). Finally the third configuration discussed is an elevated train line with an embankment is illustrated in one map (Commuter Station Place Type). In this latter scenario, the train line is elevated above grade with solid walls of stone or soil that limit vehicle, bicycle, and pedestrian crossing locations. In each of these configurations, there is a different relationship between the station and the adjacent buildings and between buildings located on either side or around the station.

#### Subway Configuration

An underground station does not necessarily impact the development of adjacent buildings. The station entrance could be as simple as a marked set of stairs within the public right-of-way leading into the underground station or could be on a lot with a building or an open space. Regardless, visibility and access around the station are not impacted, and the pattern of development will continue around the station uninterrupted.

#### Elevated Train Line Configuration

An elevated train with or without an embankment limits visibility, impacts access, and creates areas of shadows. The following should be considered when developing around an elevated line without an embankment.

1. Locating Development. If possible, locate commercial nodes on streets running perpendicular to the tracks to avoid the visibility and shadow effects of elevated tracks.
2. Ground Floor Treatment. The ground floor of buildings along an elevated track will remain visible from either side of the street at sidewalk level. The treatment of the ground floor only becomes more important to attract pedestrians from one side of the street to the other as a result of the shadows that the tracks can cast.
3. Signage. Signage will need to be placed appropriately on the building to ensure it is visible when at grade with a consideration for visibility from the train platform.
4. Height. It is appropriate to construct buildings that are at the higher end of the permitted height range for the Place Type along an elevated track, particularly at mixed use commercial nodes or around the station.

5. Uses. The noise and lack of visibility of the upper stories directly adjacent to the tracks should be considered when locating uses within a building.

**Elevated Train Line with Embankment Configuration**  
In the situation of an elevated train with an embankment, the buildings and uses on either side of the tracks may be very different from each other. The embankment limits visibility and access, essentially serving as a wall or a break in the development pattern. The extent of the break depends on the size and scale of the embankment, but any embankment would create too great of a gap for most mixed-use commercial nodes. In these situations, it is recommended that the node be kept on one side or the other.

### Sample Map Descriptions

At a minimum, each description of the sample Place Type map will include the following.

#### Mixed Use or Non Residential Core Areas

Each Place Type includes at least one node or concentration of non residential development. It ranges from a very small area in the Commuter Neighborhood to the Place Type's focus in the Campus/Employment Center. The descriptions associated with each of the sample maps discuss the size of the area and the scale of the buildings constructed within it. Other development options and possible limitations, including height and use, will also be discussed as it relates to each Place Type illustrated.

#### Residential Neighborhoods

The sample maps illustrate an option in the configuration of the residential neighborhoods within a Place Type. Depending on the Place Type, the bulk of the residential dwelling units may be located above commercial and in more dense Apartment buildings or may consist of a mix of low rise Apartments, Flats, and Rowhouses. The application of the different building standards is detailed in each, including alternatives to the sample maps and height limitations. Since it is common to have small concentrations of commercial development scattered within a residential neighborhood, this is also discussed. Specifically, details are provided on its size, location, and associated building standards.

#### Transit Station Configuration

As previously stated, the configuration of the transit line will impact the development of buildings at least right around the station or along a street with elevated train tracks. The sample maps will provide options for handling the different configurations.

# TOD Template Zoning Code Standards

## Illustrative Sample Maps of Template Standards: Urban Neighborhood

The Urban Neighborhood is a medium density area with mixed use commercial development around the station that serves both those living and working around the station and those traveling to and from it. The Urban Neighborhood may be developed using a combination of the Mixed Use, Corridor, Apartment, and Rowhouse buildings and in more limited locations the Corner Store, Iconic and Flat buildings (refer to 2.1 Building Standards).

### Mixed Use Commercial

A several block node of mixed use development is illustrated around the station. The station is frequently at or near the center of the activity for this Place Type. The quantity of commercial that will occur at a given location will depend on the market forces at the station, but the Urban Neighborhood will have more than the Transit Neighborhood, and both have more than the Commuter Neighborhood.

#### Building Options.

- 1 The Mixed Use building is illustrated on the map throughout the commercial node. This building is ideally suited for housing retail and service uses because of its transparent storefront display requirements. It does not need to be the only building used within the mixed use commercial area.
- 2 The Corridor building may also be appropriate along a whole block on the edges of the commercial node or in combination with the Mixed Use building. The Corridor building may have a less transparent ground floor facade as it often includes office or other similar uses that do not need a display area to attract patrons.
- 3 Depending on the station and the market, a mixed use core may be established in which only the Mixed Use building is utilized or the Corridor may be permitted as well, but only with a highly transparent storefront base facade. Also see the Use discussion below.

#### Mid-Rise Buildings.

- 4 Both the Mixed Use and Corridor buildings can be developed as mid-rise (4 to 6 stories) buildings. Urban Neighborhoods are overall a medium density Place Type, with the most intense development typically at its core. In the plan illustrated to the right, the buildings along the wider street with the station would be appropriately developed within this range or the upper end of it. The commercial development that extends north of the station into the residential neighborhoods should be developed at the lower end of the permitted range.

#### Uses.

- ■ ■ Retail and service uses generate a higher and more consistent level of pedestrian activity than office uses. After considering the market forces at work within a given station area, a core set of retail and service

blocks may be designated, requiring office uses to be only on upper floors or on adjacent blocks. The upper stories of these buildings are important as they allow for residential to be developed in close proximity to the station and the retail and service uses.

### Residential Neighborhoods

Because of the intensity of the Urban Neighborhood, the Apartment building standards are applied in many locations, particularly around the commercial core. The Flat, which also provide for multifamily dwelling units, but at a smaller scale, and Rowhouse standards are also mapped.

#### Mid Rise Buildings.

- 5 The Apartment is a mid rise (4 to 6 stories) building in this Place Type. As the Apartment standards are utilized further away from the commercial core and primary streets, a 4 story or, in some circumstances, a 3 story Apartment is appropriate.

#### Neighborhood Commercial.

- 6 The existence of a small commercial shop within the residential neighborhoods is common to Philadelphia neighborhoods. In several locations, Corner Store standards have been applied. Given the large commercial core within the TOD boundary, these are located more on the edges of the TOD boundary and occur as single to two lot developments. An alternative to the use of the Corner Store standards is the development of a commercial use in the basement of a rowhouse (refer to 2.1-9).

### Transit Station Configuration

- The rail line through this Place Type is a subway line; the tracks are underground. Since the rail line is underground, there are no visibility issues or interruptions in the development pattern around the station.
- 7 In this illustration, the entrance to the station is on a lot, noted with the Iconic building standard. These standards require that the building be located at least a short distance from the front property line and up to 25' from the front property line, which creates additional public space along the sidewalk in front of the station entrance. In addition, Mixed Use buildings when applied on the lot adjacent to the station may have a larger than normally permitted front yard.

# TOD Template Zoning Code Standards

## Illustrative Sample Maps of Template Standards: Urban Neighborhood



### KEY

- 1/4 Mile Radius from Station
- TOD Boundary
- Train Tracks - Subway Line
- Transit Station

### Building & Use Standards

- |              |  |
|--------------|--|
| Mixed Use    | Rowhouse                                   |
| Corner Store | Detached Residence                         |
| Corridor     | Open Space                                 |
| Iconic       | Ground Floor: Retail and Service Uses Only |
| Apartment    |  |
| Flat         |  |

# TOD Template Zoning Code Standards

## Illustrative Sample Maps of Template Standards: Transit Neighborhood

The Transit Neighborhood is very similar to the Urban Neighborhood in composition, but its overall development intensity ranges from medium to low. The mixed use commercial node is smaller in area and scale; it serves the residents and employees within the immediate station area. A combination of Mixed Use, Corridor, Apartment, Flat, Rowhouse, and Detached Residence building standards may be applied with the Corner Store and Iconic buildings standards utilized in limited locations.

### Mixed Use Commercial

A node of mixed use development is illustrated around the station, heading away from the elevated tracks rather than being located along it. This commercial node serves as the center of activity for the Place Type, though its location is not necessarily the geographic center. The quantity of commercial that will occur at a given location will depend on the market, but the notes below discuss how to concentrate retail and service uses and how to mix in ground floor office and residential.

Building Options. Mixed Use and Corridor.

- 1 The Mixed Use building standards are applied to the core commercial area, allowing for a concentration of retail and service uses close to the station.
- 2 The Corridor standards are applied to the edges of the core mixed use commercial node, but the standards could be interspersed.
- 3 The Apartment standards might also be appropriate along the edges of the core node, depending on the demand for commercial development. It would not be appropriate to apply the Apartment standards within the core commercial area because ground floor residential would create gaps of lower pedestrian activity.

Low Rise Buildings.

The Mixed Use, Corridor, Iconic, Apartment, Flat, and Rowhouse buildings are all designated as low rise (2 to 4 stories) buildings. This Place Type should be more intensely developed at its center with less intense, mostly residential development around it. Because all the buildings in this Place Type are low rise, there is no need for height restrictions for transitions between buildings.

Uses.

- ■ ■ Retail and service uses provide a higher, more consistent level of pedestrian traffic throughout a day than either office or residential uses. Office uses typically have their employees come and go at set times and may or may not have appointments for patrons. Residential uses experience a peak in pedestrian traffic before and after work on weekdays. Given this pattern, the Mixed Use building standards, which are ideally suited for retail and service uses because of the required minimum level of ground floor transparency, are applied to the core area of commercial activity in this sample map. Given

that the amount of commercial is limited, enough to serve the adjacent neighborhood, concentrating the retail and service uses will help concentrate the area's activity. The successful ability to accomplish this will partly depend on the market for retail and commercial uses in the area. It is typically better to allow office on the ground floor than to have a high vacancy rate of storefronts.

### Residential Neighborhoods

The majority of the residential development that occurs in this Place Type is in the Rowhouse building with some Detached Residences, Apartments, and Flats.

Building Options: Apartment and Flat Buildings.

- 4 The Apartment standards should be applied near the commercial center and on the ends of blocks.
- 5 The smaller-scale Flat building may be applied in similar locations, but may also be developed mid-block within the residential neighborhood. The Flat standards may also be applied in locations where the Apartment standards are shown.

Building Options: Rowhouse and Detached Residence.

- 6 These two are most common buildings applied in this Place Type. Detached residences are appropriate on the edge of this Place Type, but are not as common in existing development. Rowhouse standards may be applied in all the locations where Detached Residences are illustrated. Rowhouses developed in sets of two units rather than larger sets or an entire block of attached structures may be appropriate in these locations.

Neighborhood Commercial.

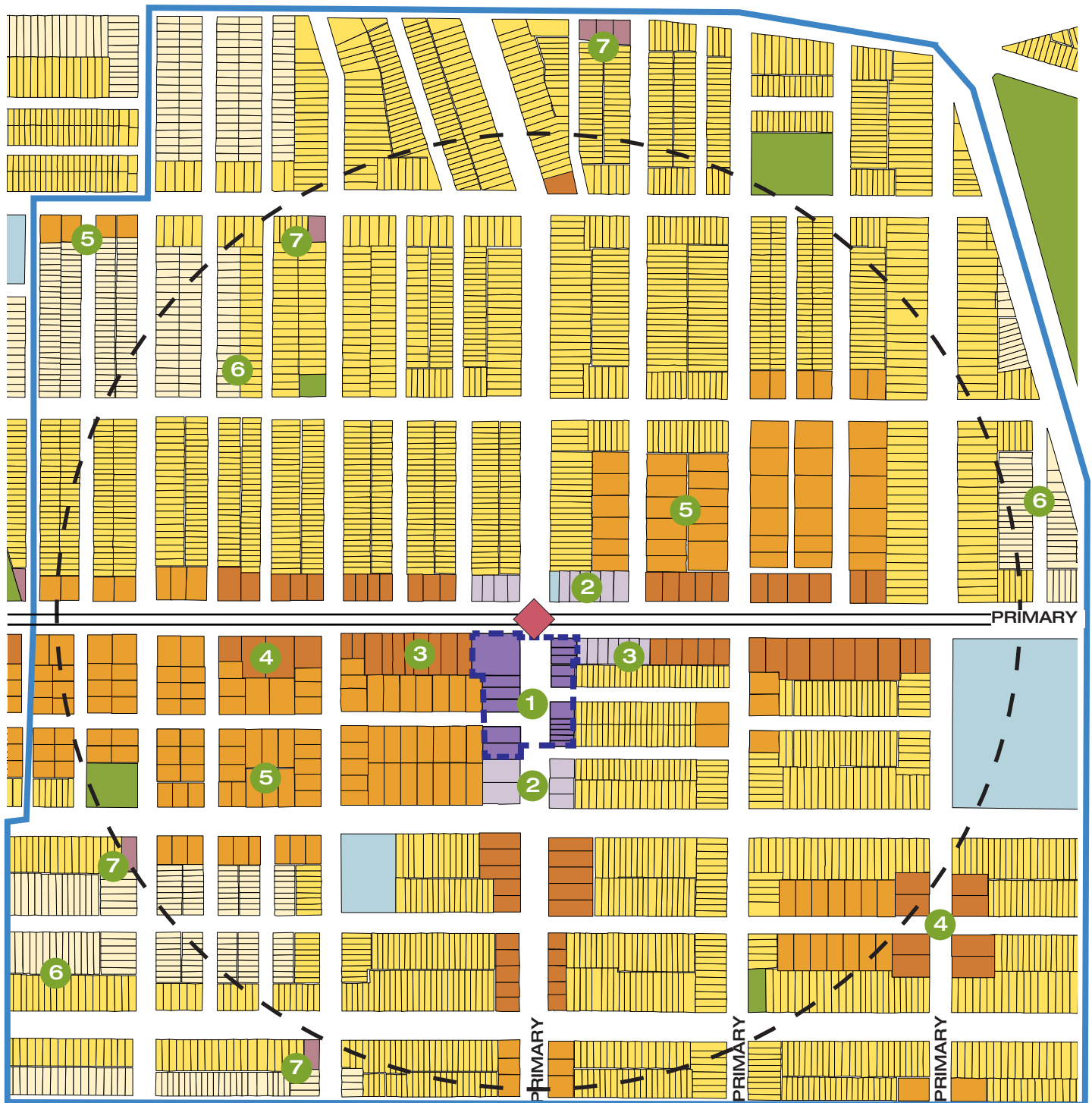
- 7 Neighborhood commercial uses are commonly scattered throughout the residential neighborhood. This type of development can either occur with the application of the Corner Store or through the conversion of the basement of a corner unit Rowhouse to house commercial uses (refer to 2.1-9). In either application, the uses permitted are more limited than those in the commercial core and should be developed with the neighborhood context in mind.

### Transit Station Configuration

- The transit station illustrated in this sample map is associated with an elevated set of train tracks. This limits visibility for those traveling at grade and those on the elevated platform. In these situations, as is illustrated in the sample map, the commercial core can be located so that it extends away from the station and elevated tracks. When this is not possible, the treatment of the ground floor and signage become very important to attract patrons in what can often be a slightly dark or shady environment. The station illustrated in the map is located within a building with the Iconic standards applied.

# TOD Template Zoning Code Standards

## Illustrative Sample Maps of Template Standards: Transit Neighborhood



### KEY

- 1/4 Mile Radius from Station
- TOD Boundary
- Train Tracks - Elevated Line
- Transit Station

### Building & Use Standards

- Mixed Use
- Flat
- Corner Store
- Rowhouse
- Corridor
- Iconic
- Detached Residence
- Open Space
- Apartment
- Ground Floor: Retail and Service Uses Only

# TOD Template Zoning Code Standards

## Illustrative Sample Maps of Template Standards: Commuter Neighborhood

The Commuter Neighborhood is a low density residential neighborhood surrounding a commuter or park-and-ride rail station. The limited commercial that occurs within the Place Type is found adjacent to the station. The Rowhouse and Detached Residence are the most commonly applied building standards with limited locations of the Mixed Use, Corner Store, Apartment, Flat, and Iconic buildings.

### Commercial Area

The users of the park-and-ride station and those within walking distance are served by a small node of commercial development. The node may consist of single story, single buildings or mixed use buildings. It serves as a center of activity during peak commuter hours.

### Building Options.

- 1 The sample maps illustrate the use of the Corner Store Standards in the commercial node near the station. This building is designed to blend in with residential development and its use here emphasizes the intended limited nature of the commercial in this location. However, the Mixed Use building could be applied either in lieu of or in combination with the Corner Store. The Iconic standards could also be applied, possibly to house the ticket window and indoor waiting area associated with the station.

### Low Rise Buildings.

- 2 The Commuter Neighborhood allows for low rise (2 to 4 story) buildings, as well as the use of 1 story buildings in some situations. The Corner Store is permitted to be a maximum of 3 stories, but in this Place Type it can be a minimum of 1 story. Given the overall smaller scale development within the Place Type, there is no need to adjust the height to transition from the commercial node to the residential neighborhood.

### Uses.

- 3 Any neighborhood scale retail, service or office use would be appropriate in the commercial node, as would civic uses. The neighborhood scale uses (refer to 2.2 Uses) are limited based on size or number of employees. Any of these uses are permitted on any floor within the Corner Store and, all but office are permitted on the ground floor in the Mixed Use building. Because this node is not intended to be the active commercial center that occurs in the Urban and Transit Neighborhoods, the uses on the ground floor do not need to be so tightly regulated.

### Residential Neighborhoods

Rowhouses and Detached Residence are the predominant residential building standards applied in this Place Type. The Flat and Apartment standards are applied around the station, as is the Rowhouse. This close proximity encourages residents who use the station to walk or ride their bicycles to

it, leaving the available parking for those who live outside of the TOD boundary.

### Building Options: Apartment and Flat Buildings.

- 4 The Apartment and Flat buildings are applied around the station and the primary streets leading to it. These two buildings may be utilized interchangeably and serve to provide another housing option in this lower density area, particularly close to the station.


### Building Options: Rowhouse and Detached Residence.

- 5 These buildings may also be applied interchangeably through this area. The sample map illustrate a higher concentration of dwelling units closer to the station with the Detached Residence applied in the remaining blocks. Given the lower density character of this Place Type, it would be appropriate to develop the Rowhouse in sets of two units or structures, rather than larger sets of attached units.

### Neighborhood Commercial.

There is no neighborhood commercial illustrated in the sample map; it is less likely to occur through these residential neighborhoods. It could be developed within the TOD boundary, if located on street with a higher traffic count than the local neighborhood streets.

### Transit Station Configuration

 The transit line in this sample map is an elevated line with an embankment. This embankment limits not only visibility from one side of the station to the other, but also access. It serves as a break in the development pattern. The commercial node and most of the multifamily residential development occur to the north of the tracks and station and directly to the south is predominantly less dense residential.

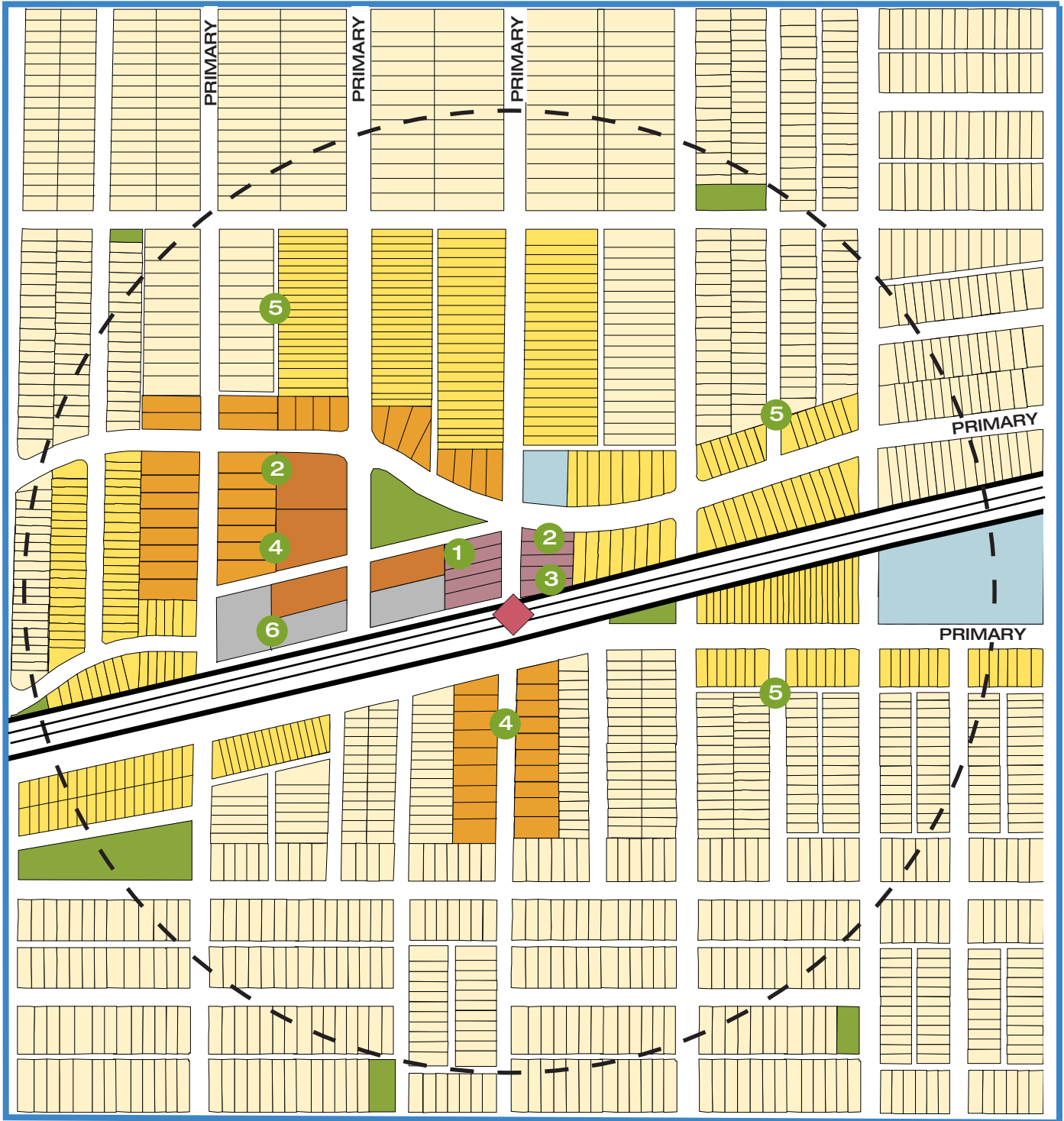
### Commuter Station: Park and Ride Lots

- 6 Parking will be required for this station type. The residential development within the TOD area, though at a lower density than the other Place Types, is still relatively urban with a concentration of smaller lot residential. Those living within the TOD boundary would ideally walk or ride a bicycle the short distance to the station, allowing the parking spaces provided to serve those living outside of the TOD.

Stand alone parking lots are not permitted in any other Place Type outside of the Commuter Neighborhood. They should be located in close proximity to the station and screened according to 2.4 Landscape Standards. Ideally, these would occur mid-block or near the embankment rather than on a prominent corner, as is illustrated. Wherever they are located, a dedicated, public pedestrian pathway should link the station with the parking.

# TOD Template Zoning Code Standards

## Illustrative Sample Maps of Template Standards: Commuter Neighborhood



### KEY

- 1/4 Mile Radius from Station
- TOD Boundary
- Train Tracks - Embanked Line
- Transit Station

### Building & Use Standards

- |              |                    |             |
|--------------|--------------------|-------------|
| Mixed Use    | Apartment          | Open Space  |
| Corner Store | Flat               | Parking Lot |
| Corridor     | Rowhouse           |             |
| Iconic       | Detached Residence |             |

# TOD Template Zoning Code Standards

## Illustrative Sample Maps of Template Standards: Campus/Employment

The Campus/Employment Center is primarily a single use district and intended for such uses as universities, employment districts, or entertainment and sports centers. The sample map illustrates a university campus with an existing neighborhood to the east at the edge of the TOD boundary. The building standards applied will depend on the campus' use, but the Corridor and Iconic buildings will likely be the most frequently applied, particularly for university and employment centers. The Mixed Use, Corner Store, Apartment, Flat, and Rowhouse may all be applied in limited locations on the edge of the TOD boundary.

### Single Use District

How the Campus/Employment Center develops will heavily depend on its purpose or primary use. The transit station clearly serves the primary use, but does not typically serve as the center of activity within the Place Type. Commercial development may or may not be located around the station. Uses outside of the campus or center, such as mixed use commercial and residential are often developed to support the primary use. They may also be found along the perimeter edge of the TOD boundary as the campus use transitions to the existing neighborhood.

### Building Standards.

- 1 The sample map illustrates a university campus. The Corridor building is applied to the campus area because of its flexibility to house a wide range of uses. However, the Iconic building standards could be applied interchangeably in this scenario. In an university campus, the Apartment building standards would also likely be applied to serve as residences for students. Some types of development that may occur within the Place Type do not have associated building standards, such as arenas or stadiums. These should be developed following the pattern of the other buildings within the campus or center.
- 2 Outside of the campus area, limited commercial development may occur. The sample map illustrates two areas where the Mixed Use building standards are applied.

### Low, Mid, or High Rise Buildings.

The intensity of the development depends on the type of Campus/Employment Center. It is possible that the buildings within this Place Type fall within two or more of the height ranges, depending on the use of the building and its location within the campus. Given this range, the transition from the campus use to the adjacent neighborhood is important.

### Within the Campus/Employment Center

- 3 Locate the tallest buildings in the center when possible.
- 4 Use the buildings on the edge of the campus to transition the height and overall scale down to a neighborhood level.

Outside of the Campus/Employment Center.

- 5 Mid and low rise apartment buildings provide off-campus housing.
- 6 Low rise Flats merge into the neighborhood Rowhouses.

Uses.

- 7 This Place Type is not necessarily intended to have a large commercial center, the focus is the single use campus. A limited amount of support commercial and residential uses may occur within the TOD boundary, depending on the size of primary use. In the sample map, two nodes of mixed use commercial at either ends of the university's campus serve both the campus and the adjacent neighborhood. In these locations retail and service uses are permitted on the ground floor with office and residential uses limited to the upper stories.

### Residential Neighborhoods

The amount of residential that occurs with a Campus/Employment Center depends on its purpose and the size. In the sample map, Apartment and Flats ring the university area serving to provide off campus housing and as a transition to the existing neighborhood to the east of the campus. These buildings may also be applied within the university's campus to serve as student housing.

### Transit Station Configuration

— In the sample map, the transit station is associated with elevated tracks running through the university campus. The impact of elevated tracks is less severe in a university or employment center development, as students and employees will travel between their residence, classrooms, and office locations regardless of the tracks. Supporting uses, such as the mixed use commercial, should not be divided by the tracks, as the impact on this type of development can be greater.

### Parking Facilities

The need for parking will depend on the Campus/Employment Center Use. A sports or entertainment center will draw its patrons from around the region, many of which will drive. Stand alone parking lots are not permitted in this TOD Place Type. Surface parking lots should be lined, at least on the ground floor along primary streets, with a use other than parking. If stand alone parking lots are deemed necessary, they should be thoughtfully located to provide easy access to the campus without impacting the adjacent neighborhood or the flow of pedestrians from the station to the campus.



# TOD Template Zoning Code Standards

## Illustrative Sample Maps of Template Standards: Campus/Employment



### KEY

- 1/4 Mile Radius from Station
- TOD Boundary
- Train Tracks - Elevated Line
- Transit Station

### Building & Use Standards

- |              |                    |
|--------------|--------------------|
| Mixed Use    | Flat               |
| Corner Store | Rowhouse           |
| Corridor     | Detached Residence |
| Iconic       | Open Space         |
| Apartment    |                    |

# TOD Template Zoning Code Standards

## Illustrative Sample Maps of Template Standards: Mixed Use Corridor

The Mixed Use Corridor differs from the other Place Types in that the intensity of development has a linear pattern. This street has a mix of medium density commercial and residential uses and low to medium density residential development moving away from the corridor. The Mixed Use, Corridor, Apartment, Flat, and Rowhouse building standards will be the most commonly applied with limited use of the Corner Store, Iconic, and Detached Residence.

### Mixed Use Commercial

The most intense development is located along the linear corridor, as is illustrated in the sample map. There is no clear center of commercial or social activity, however, pockets of mixed use commercial and areas that are more interspersed with office and even residential uses on the ground floor occur.

#### Building Options.

- 1 Both the Mixed Use and Corridor building standards are applied along the linear street. In areas desired to be core retail and service nodes, the Mixed Use building standards should only be applied.
- 2 This ensures the minimum appropriate level of transparency on the ground floor and locates office uses on upper stories. In the remaining blocks, the Corridor and Mixed Use building standards may be applied interchangeably; the Apartment standards may also be applied outside of designated core retail and service nodes.

#### Low and Mid Rise Buildings.

- 3 The Mixed Use, Corridor, and Iconic buildings may be developed as low to mid rise buildings within the Place Type. Taller buildings, up to 6 stories, are appropriate along the corridor depending on its location within the city and the width of the street. Taller buildings help bring a wide vehicular street into proportion in an area being developed as pedestrian-friendly.

#### Uses.

- The linear corridor will contain primarily commercial, with residential and institutional uses scattered along its length. The application of the Mixed Use standards in key locations will help foster concentrations of retail and services uses on the ground floor with transparent storefront displays to attract passers-by. The size of these areas and their exact location will depend on the market; the sample map illustrates a core mixed use area near the transit station, but this may not always be the case. Outside of these designated cores, non retail and service uses are appropriate on the ground floor, including office, institutional, and residential.

### Residential Neighborhoods

The residential neighborhoods framing the mixed use corridor are characterized by lower density residential. Apartment and Flat building standards, as shown in the sample map, are located close to the mixed use corridor or at the end of blocks. The remaining residential is comprised of the Rowhouse and Detached Residences.

#### Building Options: Rowhouse and Detached Residence.

- 4 Given Philadelphia's existing pattern of development, the Rowhouse will be applied more often than the Detached Residence. As the Rowhouse is applied moving further from the linear street corridor, it may be developed as a duplex or two units attached instead of larger sets or an entire block being connected. The Rowhouse may also be applied anywhere the Detached Residence is illustrated on the sample map.

#### Low Rise Buildings.

- 5 Though both low and mid rise height standards may be applied in this Place Type, the mid rise standards are most appropriate for development along the commercial street or directly adjacent to it. Within the residential neighborhood, Apartments should be applied as low rise buildings to blend with the residential buildings standard of the Flat, Rowhouse, and Detached Residence.

#### Neighborhood Commercial.

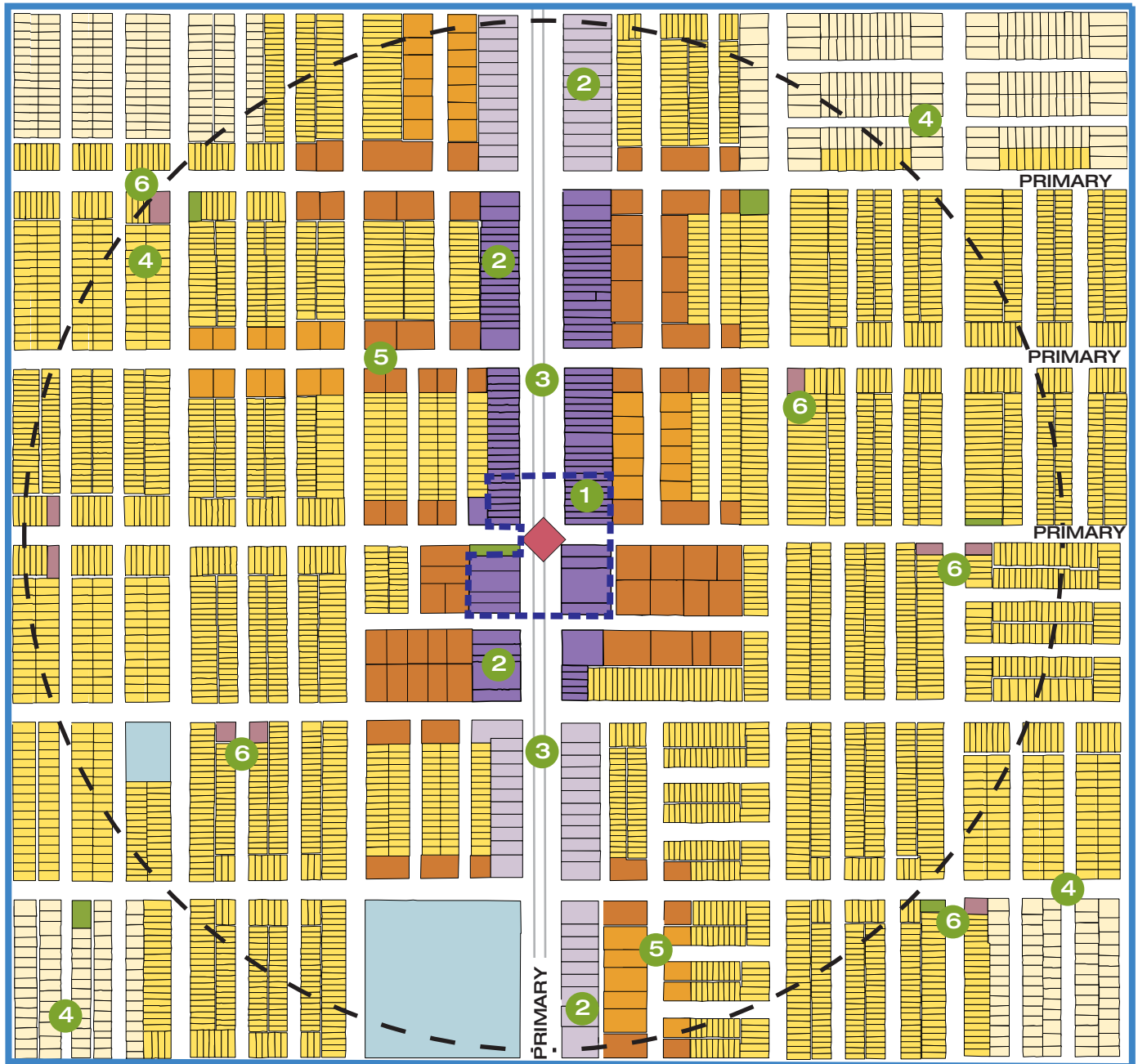
- 6 The small neighborhood commercial shops common in Philadelphia neighborhoods are found scattered throughout this residential neighborhood. The commercial uses can be developed with the Corner Store standards or, in certain locations, in the visible basement of a Rowhouse (refer to 2.1-9). The neighborhood commercial uses are designed to serve those living within close proximity of the store and are smaller in size than those occurring along the primary commercial street.

### Transit Station Configuration

- The rail line through this Place Type is a subway line; the tracks are underground. In the sample map, the entrance to the underground platform and station is found in an open space. This allows for the area around the station to be a place for gathering and other passive recreational activities. Because the tracks are underground, there are no visibility or development issues associated with them.

# TOD Template Zoning Code Standards

## Illustrative Sample Maps of Template Standards: Mixed Use Corridor



### KEY

- |  |                              |  |              |  |  |
|--|------------------------------|--|--------------|--|--|
|  | 1/4 Mile Radius from Station |  | Mixed Use    |  | Rowhouse                                   |
|  | TOD Boundary                 |  | Corner Store |  | Detached Residence                         |
|  | Train Tracks - Subway Line   |  | Corridor     |  | Open Space                                 |
|  | Transit Station              |  | Iconic       |  | Ground Floor: Retail and Service Uses Only |
|  |                              |  | Apartment    |  |  |
|  |                              |  | Flat         |  |  |