

NOTICE OF PUBLIC HEARING
City of Leeds
Monday, May 2, 2016 @ 6:00PM
Leeds Civic Center Meeting Room
1000 Park Drive, Leeds, AL 35094

The Planning Commission of the City of Leeds, Alabama has received a request to amend the City's Zoning Regulations and Official Zoning Map, and has made, or will prior to the below referenced Public Hearing make a report of their recommendations concerning the follow proposed actions:

AN ORDINANCE OF THE CITY OF LEEDS RELATING TO ZONING; AMENDING THE OFFICIAL ZONING REGULATIONS, AS LAST AMENDED, BY ADDING ARTICLE VI – ESTABLISHMENTS OF DISTRICTS, SECTION 19, FORM BASED CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEEDS AS FOLLOWS:

SECTION 1. Pursuant to Article III of the Zoning Ordinance of the City of Leeds, Alabama, as amended, and the authority granted to municipalities by Alabama Code ss. 11-52-77 and -78, the Zoning Ordinance of the City of Leeds, as last amended, is hereby further amended by adding a Section 19, titled Form Based Code; and the Official Zoning Map of the City of Leeds, as last amended, is further amended by changing the area of real property shown on the respective map attached to this Ordinance and hereinafter described as Form Based Code Overlay District with the respective transects.

- 1. Form Based Code**
- 2. Exhibit "A" Map of Form Based Code Overlay District**

SECTION 2. That the appropriate text be inserted into the City of Leeds Zoning Ordinance, as last amended; and, that described property be outlined and the boundaries established by the Building Inspector on the official Zoning Map of the City of Leeds, as last amended, and that an overlay district titled "Form Based Overlay District" with the established transects be indicated on the Map

SECTION 3. This Ordinance shall become effective upon its publication after its adoption following a public hearing.

READ, APPROVED AND ADOPTED at a Regular Meeting of the City Council of the City of Leeds, Alabama, this 2nd day of May, 2016.

Posted April 14, 2016 at: _____

Kevin Fouts, City of Leeds City Clerk

This Notice To Remain Posted Until May 3, 2016

PROPOSAL TO THE LEEDS PLANNING & ZONING COMMISSION

Prepared April 5, 2016

and

Submitted

April 13, 2016

by the

SmartCode Task Force/Sub-Committee

City of Leeds, Alabama

The SmartCode is a unified development ordinance that incorporates the sustainable transect-based planning principles of Smart Growth and New Urbanism. The SmartCode in its unmodified form is a model ordinance. It is not persuasive and instructive like a guideline, nor is it intentionally general like a vision statement. It is meant to be law, precise and technical, administered by municipal planning departments and interpreted by elected representatives of local government. As a model code to be calibrated, the SmartCode should be customized to regional character by urban designers, planners, civil engineers, architects and landscape architects, ideally with the participation of the local citizens. The code must also be adjusted to comply with local law by land use attorneys.

Consider the most-loved towns of North America. They were either carefully planned, or they evolved as compact, mixed use places because of their geography and the limits of the transportation and economics of their time. However, over the past sixty years, places have evolved in a completely different pattern. They have spread loosely along highways and haphazardly across the countryside, enabled by the widespread ownership of automobiles, by cheap petroleum and cheap land, and by generalized wealth.

Such patterns are enabled by zoning codes that separate dwellings from workplaces, shops, and schools. These codes include design standards that favor the automobile over the pedestrian, and are unable to resist the homogenizing effects of globalization.

These practices have produced banal housing subdivisions, business parks, strip shopping, big box stores, enormous parking lots, and sadly gutted downtowns. They have caused the proliferation of drive-by eateries and billboards. They have made walking or cycling dangerous or unpleasant. They have made children, the elderly, and the poor utterly dependent on those who can drive, even for ordinary daily needs. They have caused the simultaneous destruction of both towns and open space - the 20th century phenomenon known as sprawl.

The form of our built environment needs a 21st century correction. But in most places it is actually illegal to build in a traditional neighborhood pattern. The existing codes prevent it. In most places people do not have a choice between sprawl and traditional urbanism. Codes favor sprawl and isolated residential subdivisions. It is not a level playing field.

The SmartCode was created to deal with this problem at the point of decisive impact -- the intersection of law and design. It is a form-based code, meaning it envisions and encourages a certain physical outcome -- the form of the region, community, block, and/or building. Form-based codes are fundamentally different from conventional codes that are based primarily on use and statistics -- none of which envision or require any particular physical outcome.

The SmartCode is a tool that guides the form of the built environment in order to create and protect development patterns that are compact, walkable, and mixed use. These traditional neighborhood patterns tend to be stimulating, safe, and ecologically sustainable. The SmartCode requires a mix of uses within walking distance of dwellings, so residents aren't forced to drive

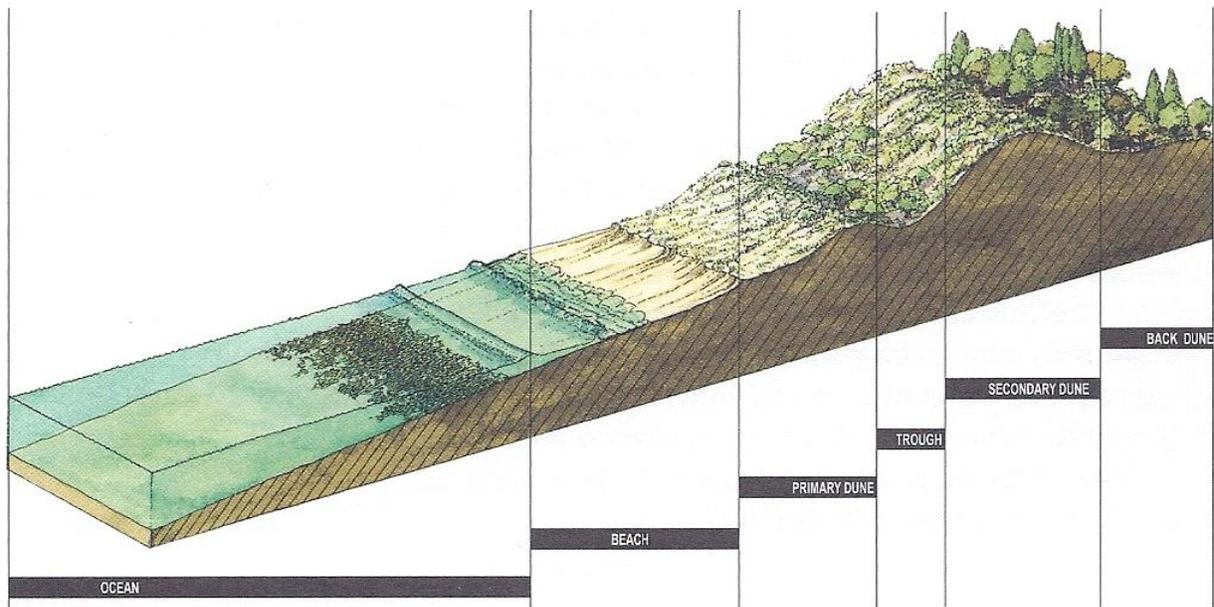
everywhere. It supports a connected network to relieve traffic congestion. At the same time, it preserves open lands, as it operates at the scale of the region as well as the community.

Transect-Based Planning

The SmartCode is a transect-based code. A transect of nature, first conceived by Alexander Von Humboldt at the close of the 18th century, is a geographical cross-section of a region intended to reveal a sequence of environments. Originally, it was used to analyze natural ecologies, showing varying characteristics through different zones such as shores, wetlands, plains, and uplands. Its purpose is to study the many elements that contribute to habitats where certain plants and animals thrive in symbiotic relationship to the minerals and microclimate.

Human beings also thrive in different places. There are those who could never live in an urban center; there are those who would wither in a rural hamlet. Humans need a system that preserves and creates meaningful choices in their habitats. Near the close of the 20th century, New Urbanist designers recognized that sprawl was eradicating the pre-war American transect of the built environment. They began to analyze it and extract its "genetic material" for propagation. In this way, they extended the natural transect to include the built environment, thus establishing the basis for the SmartCode.

The rural-to-urban Transect is divided into six Transect Zones for application on zoning maps. These six habitats vary by the level and intensity of their physical and social character, providing immersive contexts from rural to urban. SmartCode elements are coordinated by these T-zones at all scales of planning, from the region through the community scale and on down to the individual lot and building.



A TYPICAL NATURAL TRANSECT

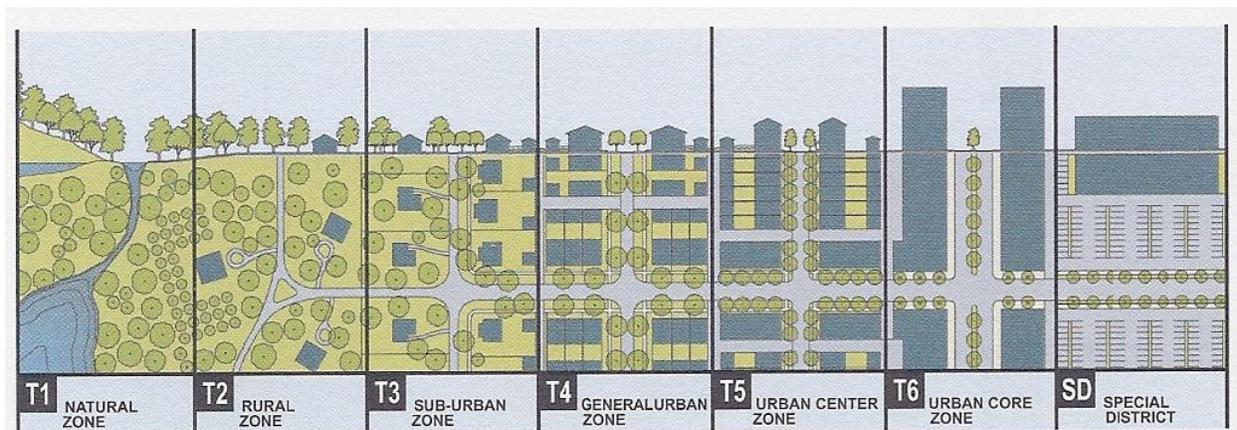
City of Leeds, Alabama

One of the principles of Transect-based planning is that certain forms and elements belong in certain environments. For example, an apartment building belongs in a more urban setting, a ranch house in a more rural setting. Some types of thoroughfares are urban in character, and some are rural. A deep suburban setback destroys the spatial enclosure of an urban street; it is out of context. These distinctions and rules don't limit choices; they expand them. This is the antidote for the one-size-fits-all development of today.

The Transect is evident in two ways. Zones and communities exist as characteristic places on the Transect and they also evolve along the Transect over time. As places, the six Transect Zones display identifiable characteristics, based on normative American urban patterns. They also increase in complexity, density and intensity over a period of years, until a "climax condition" is reached. This is a growth process analogous to succession in natural environments.

The best urbanism requires the sequential influence of many participants. A code allows buildings to be designed and built by many hands over years, or even generations. The single designer or committee leads to a lack of robustness, similar to vulnerable mono cultures in nature. A parametric and successional code like the SmartCode allows experience to feed back and become integrated -- the fourth dimension of time. Once adopted, it stays in place, allowing urbanism to evolve and mature without losing its necessary foundation of order.

It also ensures that a community will not have to scrutinize all proposed projects, because the intentions of the citizens will have already been determined in the process that leads to the code. The SmartCode is a comprehensive framework for that process.



A TYPICAL RURAL-URBAN TRANSECT, WITH TRANSECT ZONES

Summary: What the SmartCode Does

- It utilizes a type of zoning category that ranges systematically from the wilderness to the urban core.
- It enables and qualifies Smart Growth community patterns that include Clustered Land Development (CLD), Traditional Neighborhood Development (TND), Regional Center Development (RCD), and Transit-Oriented Development(TOD).
- It integrates the scales of planning concern from the regional through the community scale, on down to the individual lot and, if desired, its architectural elements.
- It integrates the design process across professional disciplines.
- It integrates methods of environmental protection, open space conservation and water quality control.
- It integrates subdivision, public works and Transfer of Development Rights (TDR) standards.
- It provides a set of zoning categories common to new communities and to the infill of existing urbanized areas.
- It is compatible with architectural, environmental, signage, lighting, hazard mitigation, and visitability standards.
- It establishes parity of process for existing and new urban areas.
- It integrates protocols for the preparation and processing of plans.
- It encourages the efficiency of administrative approvals when appropriate, rather than decision by public hearing.
- It encourages specific outcomes through incentives, rather than through prohibitions.
- It specifies standards parametrically (by range) in order to minimize the need for variances.
- It generally increases the range of the options over those allowed by conventional zoning codes.

Outline of the SmartCode

	ARTICLE 2 REGIONAL SCALE	ARTICLE 3 & ARTICLE 4 COMMUNITY SCALE PLANS		ARTICLE 5 BUILDING SCALE
	A. Sector Type	B. Community Type	C. Transect Zones	Standards
Open Lands	Preserved Open Sector	None	T1 Natural Zone	Building Disposition Building Configuration Building Function Parking and Density Parking Location Standards Landscape Standards Signage Standards Warrants & Variances
	O2 Reserved Open Sector	None	T2 Rural Zone	
New Development	G1 Restricted Growth Sector	CLD Clustered Land Development	T2 Rural Zone T3 Sub-Urban Zone T4 General Urban Zone	
	G2 Controlled Growth Sector	CLD Clustered Land Development	T2 Rural Zone T3 Sub-Urban Zone T4 General Urban Zone	
		TND Traditional Neighborhood Development	T3 Sub-Urban Zone T4 General Urban Zone T5 Urban Center Zone	
	G3 Intended Growth Sector	TND Traditional Neighborhood Development	T3 Sub-Urban Zone T4 General Urban Zone T5 Urban Center Zone	
		RCD Regional Center Development	T4 General Urban Zone T5 Urban Center Zone T6 Urban Core Zone	
	G4 Infill Growth Sector	TND Traditional Neighborhood Development	T3 Sub-Urban Zone T4 General Urban Zone T5 Urban Center Zone	
Existing Development		RCD Regional Center Development	T4 General Urban Zone T5 Urban Center Zone T6 Urban Core Zone	
			CB Civic Building CS Civic Space	
Other		SD Special District	SD Special District	

Structure of the SmartCode

Article 1 contains the general instructions pertaining to all other Articles.

Article 2 prescribes how Regional Plans designate the Open Sectors intended for open lands and the Growth Sectors intended for development and redevelopment. It also prescribes what Community types belong in each Sector.

Article 3 prescribes the requirements for New Communities, including the Transect Zones that make up each type.

Article 4 prescribes the Infill requirements for areas already urbanized.

Article 5 prescribes lot and building standards within each Transect Zone.

Article 6 contains diagrams and tables supporting the other Articles.

Article 7 contains terms and definitions supporting the other Articles.

The SmartCode is a unified planning ordinance that applies to three scales of land use. These three scales are in a nesting relationship as follows.

A. Regional Sectors contain designated Community Unit types (Article 2).

B. Community Units contain designated ratios of Transect Zones (Article 3 and Article 4).

C. Transect Zones contain the building elements appropriate to them (Article 5).

A. Regional Scale:

"Sector" is a neutral term for a geographic area. In the SmartCode, six Sectors establish the locations where certain patterns of development are allowed. This system addresses preservation and development at the regional scale. The Sectors are assigned as follows:

- **O-1 Preserved Open Sector** and **O-2 Reserved Open Sector** for protection of open lands
- **G-1 Restricted Growth Sector, G-2 Controlled Growth Sector, and G-3 Intended Growth Sector** for New Communities
- **G-4 Infill Growth Sector** for managed growth of existing urbanized areas.

B. Community Scale:

Each regional Sector (except the 0-1 and 0-2 Open Sectors) contains one or more of the three basic Community types (CLD, TND, RCD) as follows:

- **CLD - Clustered Land Development** (Hamlet, settlement, cluster) – permitted in Growth Sectors G1, G2
- **TND - Traditional Neighborhood Development** (Village, neighborhood) - permitted in Growth Sectors G2, G3, G4
- **RCD - Regional Center Development** (Regional Center, town center, downtown) - permitted in Growth Sectors G3, G4

C. Transect Zone Scale:

The Transect, as a framework, identifies a range of habitats from the most natural to the most urban. Its continuum, when subdivided, lends itself to the creation of zoning categories. These categories include standards that encourage diversity similar to that of organically evolved settlements. The standards overlap (they are parametric), reflecting the successional ecotones of

natural and human communities. The Transect thereby integrates environmental and zoning methodologies, enabling environmentalists to assess the design of social habitats and urbanists to support the viability of natural ones.

- **T-1 Natural Zone** consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.
- **T-2 Rural Zone** consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.
- **T-3 Sub-Urban Zone** consists of low density residential areas, adjacent to higher zones that some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.
- **T-4 General Urban Zone** consists of a mixed use but primarily residential urban fabric. It may have a wide range of single, sideyard, and rowhouse building types. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.
- **T-5 Urban Center Zone** consists of higher density mixed use buildings that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.
- **T-6 Urban Core Zone** consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings are set close to wide sidewalks. Typically only large towns and cities have an Urban Core Zone.
- **Civic Zone** consists of Civic Buildings and/or Civic Spaces appropriate to their Transect Zones.
- **Special District** consists of areas that by their function, disposition, or configuration cannot, or should not, conform to one or more of the six normative Transect Zones.

ARTICLE 1. GENERAL TO ALL PLANS

- 1.1 AUTHORITY
- 1.2 APPLICABILITY
- 1.3 INTENT
- 1.4 PROCESS
- 1.5 WARRANTS AND EXCEPTIONS
- 1.6 SUCCESSION
- 1.7 INCENTIVES
- 1.8 PRE-EXISTING AND POSTEMERGENCY CONDITIONS

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- 3.2 SEQUENCE OF COMMUNITY DESIGN
- 3.3 COMMUNITY UNIT TYPES
- 3.4 TRANSECT ZONES
- 3.5 CIVIC ZONES
- 3.6 SPECIAL DISTRICTS
- 3.7 THOROUGHFARE STANDARDS
- 3.8 DENSITY CALCULATIONS
- 3.9 SPECIAL REQUIREMENTS
- 3.10 ENVIRONMENTAL STANDARDS

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- 4.2 COMMUNITY UNIT TYPES
- 4.3 TRANSECT ZONES
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- 5.4 CIVIC ZONES
- 5.5 SPECIFIC TO T1 NATURAL ZONE
- 5.6 BUILDING DISPOSITION

- 5.7 BUILDING CONFIGURATION
- 5.8 BUILDING FUNCTION
- 5.9 PARKING AND DENSITY CALCULATIONS
- 5.10 PARKING LOCATION STANDARDS
- 5.11 LANDSCAPE STANDARDS
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ARTICLE 6. STANDARDS AND TABLES

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- TABLE 2 SECTOR/COMMUNITY ALLOCATION
- TABLE 3A VEHICULAR LANE DIMENSIONS
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- TABLE 4A PUBLIC FRONTAGES - GENERAL
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- TABLE 5 PUBLIC LIGHTING
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- TABLE 8 BUILDING CONFIGURATION
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- TABLE 11 PARKING CALCULATIONS
- TABLE 12 SPECIFIC FUNCTION & USE
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- TABLE 14 SMARTCODE SUMMARY
- TABLE 15A FORM-BASED CODE GRAPHICS - T3
- TABLE 15B FORM-BASED CODE GRAPHICS - T4
- TABLE 15C FORM-BASED CODE GRAPHICS - T5
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- TABLE 16 SPECIAL DISTRICT STANDARDS
- TABLE 17 DEFINITIONS ILLUSTRATED

ARTICLE 7. DEFINITIONS OF TERM

City of Leeds, Alabama

1.1 AUTHORITY

- 1.1.1 The action of the City of Leeds, Alabama in the adoption of this Code is authorized under the Title 11, Chapter 52 of the Code of Alabama, 1975, and any amendments thereto.
- 1.1.2 This Code was adopted as one of the instruments of implementation of the public purposes and objectives of the adopted City Of Leeds Master Plan 2012 and the Leeds Downtown Master Plan. This Code is declared to be in accord with the said Plans.
- 1.1.3 This Code was adopted to promote the health, safety and general welfare of the City of Leeds, Alabama and its citizens, including protection of the environment, conservation of land, energy and natural resources, reduction in vehicular traffic congestion, more efficient use of public funds, health benefits of a pedestrian environment, historic preservation, education and recreation, reduction in sprawl development, and improvement of the built environment.
- 1.1.4 This Code was adopted and may be amended by vote of the Leeds City Council following recommendation of the Leeds Planning and Zoning Commission.

1.2 APPLICABILITY

- 1.2.1 Provisions of this Code are activated by “shall” when required; “should” when recommended; and “may” when optional. In addition, the Planning & Zoning Commission shall have the authority to require provisions which are herein stated as recommended or optional per the Code as the Planning and Zoning Commission deems necessary and appropriate.
- 1.2.2 The provisions of this Code, when in conflict, shall take precedence over those of other codes, ordinances, regulations and standards except the State and Federal Laws or Permits, and the Local Health, Safety, Building and Fire, and Historic Preservation Ordinances.
- 1.2.3 The existing City Of Leeds Zoning Ordinance and the City's adopted subdivision regulations (as may be amended from time to time) shall continue to be applicable to issues not covered by this Code except where the Existing Local Codes would be in conflict with Section 1.3 Intent.
- 1.2.4 Capitalized terms used throughout this Code may be defined in Article 7 Definitions of Terms. Article 7 contains regulatory language that is integral to this Code. Those terms not defined in Article 7 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of the Existing Local Codes, those of this Code shall take precedence.
- 1.2.5 The specifications of Article 6 Standards and Tables are an integral part of this Code. However, the diagrams and illustrations that accompany them

should be considered guidelines, with the exception of those on Table 15 Form-Based Code Graphics, which are also legally binding.

- 1.2.6 Where in conflict, numerical specifications shall take precedence over graphic illustrations.

1.3 INTENT

The intent and purpose of this Code is to enable, encourage and qualify the implementation of the following policies:

1.3.1 THE REGION

a. That the region should retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, riparian corridors and coastlines.

b. That growth strategies should encourage Infill and redevelopment in parity with New Communities.

c. That development contiguous to urban areas should be structured in the pattern of Infill Traditional Neighborhood Development (TND) or Infill Regional Center Development (RCD) and be integrated with the existing urban pattern.

d. That development non-contiguous to urban areas should be organized in the pattern of Clustered Land Development (CLD), TND, or RCD.

e. That Affordable Housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.

f. That transportation Corridors should be planned and reserved in coordination with land use.

g. That green corridors should be used to define and connect the urbanized areas.

h. That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

1.3.2 THE COMMUNITY

a. That neighborhoods and Regional Centers should be compact, pedestrian-oriented and Mixed Use.

b. That neighborhoods and Regional Centers should be the preferred pattern of development and that districts specializing in a single use should be the exception.

c. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.

d. That interconnected networks of Thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.

e. That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.

f. That appropriate building Densities and land uses should be provided

within walking distance of transit stops.

g. That Civic, institutional, and Commercial activity should be embedded in downtowns, not isolated in remote single-use complexes.

h. That schools should be sized and located to enable children to walk or bicycle to them.

i. That a range of Open Space including Parks, Squares, greenways and playgrounds should be distributed within neighborhoods and downtowns.

1.3.3 THE BLOCK AND THE BUILDING

a. That buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places.

b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.

c. That the design of streets and buildings should reinforce safe environments in harmony with accessibility.

d. That architecture and landscape design should grow from local climate, topography, history, and building practice.

e. That buildings should provide their inhabitants with a clear sense of geography and climate through energy and water efficient methods.

f. That Civic Buildings and public gathering places should be provided as locations that reinforce community identity and support self-government.

g. That Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.

h. That the preservation and renewal of historic buildings should be facilitated, to affirm the continuity and evolution of society.

i. That the harmonious and orderly evolution of urban areas should be secured through form-based codes.

1.3.4 THE TRANSECT

a. That Communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.

b. That the Transect Zone descriptions on Table 1 shall constitute the Intent of this Code with regard to the general character of each of these environments.

1.4 PROCESS

1.4.1 The City of Leeds hereby creates a Consolidated Review Committee ("CRC") comprised of a minimum of nine (9) member as follows: the City Building Inspector (or his/her designee); the Leeds Fire Chief or his/her designee acting on behalf of the Leeds Fire Department; at least two (2) members of the Planning and Zoning Commission; at least two (2) members of the Leeds Redevelopment Authority; the councilperson in whose district the majority of any project activity under this Code is being contemplated (or

City of Leeds, Alabama

his/her designee); and at least two (2) members of the local neighborhood association (or similar area representation) to process administratively applications and plans for proposed projects. Representatives of other departments, agencies, authorities, boards or the community should be consulted -- and can be added as members of the CRC in specific circumstances or with regard to specific cases -- as deemed appropriate by the CRC. Furthermore, the City may appoint two (2) supernumerary members to the CRC to ensure the most efficient and effective processing of requests and permits under this Code.

- 1.4.2 The geographic locations of the Growth Sectors shall be determined by the City Of Leeds Master Plan, the Leeds Downtown Master Plan and any amendments thereto, and/or any other such development plans that may be adopted by the City. The standards for Community Types and the standards for Transect Zones shall be determined as set forth in the aforementioned plans as well, and Article 3, Article 4, and Article 5 of this Code through a process of public consultation with approval by the Leeds Planning and Zoning Commission. Once these determinations have been incorporated into this Code and its associated plans, then projects undertaken under this code which require no Exceptions or Warrants, or only Warrants, may be processed administratively without further recourse to public hearing.
- 1.4.3 An owner may appeal a decision of the CRC to the Leeds Planning and Zoning Commission. Issues relating to engineering and construction requirements should be directed to the respective departments.
- 1.4.4 Should a violation of an approved Regulating Plan occur during construction, or should any construction, site work, or development be commenced without an approved Regulating Plan or Building Scale Plan, the City has the right to require the owner to stop, remove, and/or mitigate the violation. A Variance may be required to cover the violation before construction, site work, or development may be resumed.
- 1.4.5 Upon approval by the CRC, a New Community Plan or an Infill Plan shall, upon request in writing submitted to the CRC by the landowner or the landowner's agent, be placed on the next available agenda for subdivision plat approval by the Planning and Zoning Commission.

1.5 WARRANTS AND EXCEPTIONS

- 1.5.1 There shall be two types of deviation from the requirements of this Code: Warrants and Exceptions. Whether a deviation requires a Warrant or Exception shall be determined by the CRC.
- 1.5.2 A Warrant is a ruling that would permit a practice that is not consistent with a specific provision of this Code but is justified by the provisions of Section 1.3

Intent. The CRC shall have the authority to approve or disapprove administratively a request for a Warrant pursuant to regulations established by the CRC; however, the CRC shall also have authority to defer any given warrant request to the Planning and Zoning Commission should the CRC believe it to be necessary in order to best satisfy the objectives of this Code and the intent of the Leeds master Plan and/or Downtown Master Plan.

- 1.5.3 An Exception is any ruling on a deviation other than a Warrant. Exceptions permit a practice that is not consistent with a provision or the Intent Section 1.3, as determined by the CRC. Exceptions shall be granted only by the Leeds Planning and Zoning Commission.
- 1.5.4 The request for a Warrant disapproved by the CRC or an Exception shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.
- 1.5.5 The following standards and requirements shall not be available for Warrants or Exceptions:
 - a. [Reserved]
 - b. [Reserved]
 - c. [Reserved]
 - d. [Reserved]

1.6 SUCCESSION

- 1.6.1 [Reserved]

1.7 INCENTIVES

- 1.7.1 To encourage the use of this Code, the City grants the following incentives, to the extent authorized by state law:
 - a. Applications in village designations which meet the requirements of this Code may be processed administratively by the CRC rather than through public hearing.
 - b. The City may increase Density by Exception in exchange for an easement or conveyance of property to the City or Land Trust, which will preserve land as a greenway, park, or open space as deemed appropriate by public hearing of the Planning and Zoning Commission.
 - c. The City shall maintain those Internal Thoroughfares that through-connect to adjacent sites.

1.8 PRE-EXISTING AND POST-EMERGENCY CONDITIONS

- 1.8.1 [Reserved]

2.1 REGIONAL SCALE PLANS

[Reserved]

City of Leeds, Alabama

3.1 INSTRUCTIONS

- 3.1.1 Within areas so designated by the Planning and Zoning Commission or in any adopted plan of the City, Article 3 (New Community Plans) is available as an Overlay by Right pursuant to the requirements set forth in this Code. Article 3 may be used in areas where there is not already an adopted designation subject to public review and public hearing before the Planning and Zoning Commission to amend the Master Plan by establishing a new community site under the process set forth in the Code of Alabama for amending the Master Plan. The Planning and Zoning Commission will make a determination on the plan amendment and may permit the usage of Article 3.
- 3.1.2 Prior to application for a plan amendment or preparation/ submittal of development plans under the SmartCode, the land owner or designated agent of said proposal should meet with City staff to discuss the proposal and determine the appropriate manner of proceeding. Such procedure may include review by the Planning and Zoning Commission for determination as to whether a plan amendment is required. New Community Plans may contain more than one Community Unit and/or more than one Community Unit type.
- 3.1.3 Once the CRC or Planning and Zoning Commission approves a New Community Plan, the parcel shall become a Community Planning Area and shall be marked as such on the Zoning Map of the City of Leeds. Within the Community Planning Area, this Code shall be the exclusive and mandatory zoning regulation, and its provisions shall be applied in their entirety.
- 3.1.4 New Community Plans submitted in accordance with the provisions of this Code, for the appropriate Sector of a Regional Plan or in accordance with any other adopted plan of the City, and requiring no Exceptions, may be approved administratively by the CRC.
- 3.1.5 New Community Plans may be prepared by a land owner or by the Planning and Zoning Commission.
- 3.1.6 New Community Plans shall include a Regulating Plan consisting of one or more maps showing the following for each Community Unit in the plan area, in compliance with the standards described in this Article:
- a. Transect Zones (as per Section 3.4 and Tables 1, 2, & 14, while accommodating the environmental requirements as specified in Section 3.7)
 - b. Civic Zones (as per Section 3.5 and Tables 13 & 14)
 - c. Thoroughfare network (as per Section 3.7 and Tables 3A, 3B, 4A, 4B, 5, 6, 7 & 14)
 - d. Special Districts, if any (as per Section 3.6)
 - e. Special Requirements, if any (as per Section 3.9)
 - f. Number of Warrants or Exceptions, if any (as per Section 1.5).

City of Leeds, Alabama

3.1.7 New Community Plans shall include one set of preliminary site plans for each Transect Zone, as provided by Table 15 and Section 5.1.3a.

3.2 SEQUENCE OF COMMUNITY DESIGN

3.2.1 The site shall be structured using one or several Pedestrian Sheds, which should be located according to existing conditions, such as traffic intersections, adjacent developments, and natural features. The site or any Community Unit within it may be smaller or larger than its Pedestrian Shed.

3.2.2 The Pedestrian Sheds may be adjusted to include land falling between or outside them, but the extent of each shall not exceed the acreage limit specified in Section 3.3 for the applicable Community Unit type. An Adjusted Pedestrian Shed becomes the boundary of a Community Unit.

3.2.3 Areas of Transect Zones (Section 3.4) shall be allocated within the boundaries of each Community Unit as appropriate to its type. See Section 3.3 and Table 14a.

3.2.4 Civic Zones shall be assigned according to Section 3.5.

3.2.5 Special Districts, if any, shall be assigned according to Section 3.6.

3.2.6 The Thoroughfare network shall be laid out according to Section 3.7.

3.2.7 Density shall be calculated according to Section 3.8.

3.2.8 Remnants of the site outside the Adjusted Pedestrian Shed(s) shall be assigned to Transect Zones or Civic Space by Warrant or Special District by Exception.

3.3 COMMUNITY UNIT TYPES (CLD, TND, RCD, TOD)

3.3.1 CLUSTERED LAND DEVELOPMENT (CLD)

a. A Clustered Land Development (CLD) may be permitted within areas designated as village sites on an adopted Area or Sector plan. The developer must provide sanitary sewer if not already available, or install a similar community sewage disposal system.

b. A CLD should be structured by one Standard Pedestrian Shed and consist of no fewer than 30 acres and no more than 80 acres. CLD's less than 30 acres may be permitted by Warrant.

c. A CLD should include Transect Zones as allocated on Table 2 and Table 14a. A minimum of 50% of the Community Unit (i.e., the CLD) should be permanently allocated to a T1 Natural Zone and/or T2 Rural Zone.

3.3.2 TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

a. A Traditional Neighborhood Development (TND) may be permitted within areas designated as village sites on an adopted Area or Sector plan. The developer must provide sanitary sewer if not already available, or install a similar sewage disposal system.

b. A TND should be structured by one Standard or Linear Pedestrian Shed

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and should be no fewer than 80 acres and no more than 160 acres. See Article 4 for Infill TND acreage requirements in the G-4 Infill Growth Sector.

c. A TND should include Transect Zones as allocated on Table 2 and Table 14a.

d. Larger sites should be designed and developed as multiple Communities, each subject to the individual Transect Zone requirements for its type as allocated on Table 2 and Table 14a. The simultaneous planning of adjacent parcels is encouraged.

e. In the T-4 General Urban Zone, a minimum Residential mix of three Building Disposition types (none less than 20%) shall be required, selected from Table 9.

3.3.3 REGIONAL CENTER DEVELOPMENT (RCD)

a. [Reserved]

3.3.4 TRANSIT ORIENTED DEVELOPMENT (TOD)

a. Any TND or RCD on an existing or projected rail or Bus Rapid Transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher Density represented by the Effective Parking allowance in Section 5.9.2d.

b. The use of a TOD overlay requires approval by Exception.

3.4 TRANSECT ZONES

3.4.1 Transect Zones should be assigned and mapped on each New Community Plan according to the percentages allocated on Tables 2 and 14a.

3.4.2 A Transect Zone may include any of the elements indicated for its T-zone number throughout this Code, in accordance with Intent described in any applicable plan adopted by the City and in Table 1, and the metric standards summarized in Table 14 of this code.

3.5 CIVIC ZONES

3.5.1 GENERAL

a. Civic Zones dedicated for public use shall be required for each Community Unit and designated on the New Community Plan as Civic Space (CS) and Civic Building (CB).

b. Civic Space Zones are public sites permanently dedicated to Open Space.

c. Civic Building Zones are sites dedicated for buildings generally operated by not-for-profit organizations dedicated to culture, education, religion, government, transit and municipal parking, or for a use approved by the Planning and Zoning Commission.

d. A Civic Zone may be permitted by Warrant if it does not occupy more than 20% of a Pedestrian Shed, otherwise it is subject to the creation of a Special District. See Section 3.6.

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- e. Parking for Civic Zones shall be determined by Warrant. Civic parking lots may remain unpaved if graded, compacted and landscaped.

3.5.2 CIVIC ZONES SPECIFIC TO T1 & T2 ZONES

- a. Civic Buildings and Civic Spaces within T1 Natural and T2 Rural Zones shall be permitted only by Exception
- b. Parking for Civic Zones shall be determined by Warrant. Civic parking lots may remain unpaved if graded, compacted, and landscaped.

3.5.3 CIVIC SPACE (CS) SPECIFIC TO T3-T6 ZONES

- a. Each Pedestrian Shed should assign at least 5% of its Urbanized area to Civic Space.
- b. Civic Spaces should be designed as generally described in Table 13, approved by Warrant, and distributed throughout Transect Zones as described in Table 14e.
- c. Those portions of the T1 Natural Zone that occur within a development parcel should be part of the Civic Space allocation and should conform to the Civic Space types specified in Table 13a or 13b.
- d. Each Pedestrian Shed should contain at least one Main Civic Space. The Main Civic Space should be within 800 feet of the geographic center of each Pedestrian Shed, unless topographic conditions, pre-existing Thoroughfare alignments or other circumstances prevent such location. A Main Civic Space should conform to one of the types specified in Table 13b, 13c, or 13d.
- e. Within 800 feet of every Lot in Residential use, a Civic Space designed and equipped as a playground shall be provided. A playground should conform to Table 13e.
- f. Each Civic Space should front a Thoroughfare and should have a minimum of 50% of its perimeter fronting a Thoroughfare, except for playgrounds.
- g. Civic Spaces may be permitted within Special Districts by Warrant.
- h. Parks may be permitted in Transect Zones T4, T5 and T6 by Warrant.

3.5.4 CIVIC BUILDINGS (CB) SPECIFIC TO T3-T6 ZONES

- a. The owner should covenant to construct a Meeting Hall or a Third Place in proximity to the Main Civic Space of each Pedestrian Shed. Its corresponding Public Frontage shall be equipped with a shelter and bench for a transit stop.
- b. One Civic Building Lot should be reserved for an elementary school. Its area should be one (1) acre for each increment of 100 dwelling units provided by the Community Plan, with a minimum of three (3) acres. The school site may be within any Transect Zone. Any playing fields should be outside the Pedestrian Shed.

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- c. One Civic Building Lot suitable for a childcare building should be reserved within each Pedestrian Shed. The owner or a homeowners' association or other community council may organize, fund and construct an appropriate building as the need arises.
- d. Civic Building sites should not occupy more than 20% of the area of each Pedestrian Shed.
- e. Civic Building sites should be located within or adjacent to a Civic Space, or at the axial termination of a significant Thoroughfare.
- f. Civic Buildings shall not be subject to the standards of Article 5. The particulars of their design shall be determined by Warrant.
- g. Civic Buildings may be permitted within Special Districts by Warrant.

3.6 SPECIAL DISTRICTS

- 3.6.1 Special District designations shall be assigned to areas that, by their intrinsic size, Function, or Configuration, cannot conform to the requirements of any Transect Zone or combination of zones. Conditions of development for Special Districts shall be determined in public hearing of the Planning and Zoning Commission and recorded on Table 16.

3.7 THOROUGHFARE STANDARDS

3.7.1 GENERAL

- a. Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces.
- b. Thoroughfares shall generally consist of vehicular lanes and Public Frontages.
- c. Thoroughfares shall be designed in context with the urban form and desired design speed of the Transect Zones through which they pass. The Public Frontages of Thoroughfares that pass from one Transect Zone to another shall be adjusted accordingly or, alternatively, the Transect Zone may follow the alignment of the Thoroughfare to the depth of one Lot, retaining a single Public Frontage throughout its trajectory.
- d. Within the most rural Zones (T1 and T2) pedestrian comfort shall be a secondary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian generally shall be decided in favor of the vehicle. Within the more urban Transect Zones (T3 through T6) pedestrian comfort shall be a primary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.

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- e. The Thoroughfare network shall be designed to define Blocks not exceeding the size prescribed in Table 14c. The perimeter shall be measured as the sum of Lot Frontage Lines. Block perimeter at the edge of the development parcel shall be subject to approval by Warrant.
- f. All Thoroughfares shall terminate at other Thoroughfares, forming a network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be subject to approval by Warrant to accommodate specific site conditions only.
- g. Each Lot shall Enfront a vehicular Thoroughfare, except that 20% of the Lots within each Transect Zone may Enfront a Passage.
- h. Thoroughfares along a designated Secondary-Grid may be exempted by Warrant from one or more of the specified Public Frontage or Private Frontage requirements. See Table 7.
- i. Standards for Paths and Bicycle Trails shall be approved by Warrant.
- j. The standards for Thoroughfares within Special Districts shall be determined by Exception.

3.7.2 VEHICULAR LANES

- a. Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles. The standards for vehicular lanes shall be as shown in Table 3A.
- b. A bicycle network consisting of Bicycle Trails, Bicycle Routes and Bicycle Lanes should be provided throughout as defined in Article 7 Definitions of Terms and allocated as specified in Table 14d. Bicycle Routes should be marked with Sharrows. The community bicycle network shall be connected to existing or proposed regional networks wherever possible.

3.7.3 PUBLIC FRONTAGES

a. GENERAL TO ALL ZONES T1, T2, T3, T4, T5, T6

- i. The Public Frontage contributes to the character of the Transect Zone, and includes the types of Sidewalk, Curb, planter, bicycle rack, and street trees.
- ii. Public Frontages shall be designed as shown in Table 4A and Table 4B and allocated within Transect Zones as specified in Table 14d.
- iii. Within the Public Frontages, the prescribed types of Public Planting and Public Lighting shall be as shown in Table 4A, Table 4B, Table 5 and Table 6. The spacing may be adjusted by Warrant to accommodate specific site conditions.
- iv. Trees should be planted below the grade of the sidewalk and the street in structural cells with sufficient root space.
- v. Rain gardens and Bioswales should be installed to infiltrate runoff from parking lots, Thoroughfares, Plazas and other impervious surfaces.

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vi. Where vegetative solutions are not feasible, porous concrete or porous asphalt should be specified for Sidewalks, parking lots, and Plazas to infiltrate stormwater.

b. SPECIFIC TO ZONES T1, T2, T3

- i. The Public Frontage shall include trees of various species, naturalistically clustered, as well as understory.
- ii. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance.

c. SPECIFIC TO ZONE T3, T4

- i. Native plant perennial landscapes should replace turf grass where possible and be very diverse. They should be placed lower than walkways, not mounded up.

d. SPECIFIC TO ZONE T4, T5, T6

- i. The introduced landscape shall consist primarily of durable species tolerant of soil compaction.

e. SPECIFIC TO ZONE T4

- i. The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one Story.

f. SPECIFIC TO ZONES T5, T6

- i. The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single species with shade canopies of a height that, at maturity, clears at least one Story. At Retail Frontages, the spacing of the trees may be irregular, to avoid visually obscuring the shopfronts.
- ii. Streets with a Right-of-Way width of 40 feet or less shall be exempt from the tree requirement.

3.8 DENSITY CALCULATIONS

3.8.1 All areas of the New Community Plan site that are not part of the O-1 Preserved Sector shall be considered cumulatively the Net Site Area. The Net Site Area shall be allocated to the various Transect Zones according to the parameters specified in Table 14a.

3.8.2 Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 14b. For purposes of Density calculation, the Transect Zones include the Thoroughfares but not land assigned to Civic Zones.

3.8.3 Within the percentage range shown on Table 14b for Other Functions, the housing units specified on Table 14b shall be exchanged at the following rates:

- a. For Lodging: 2 bedrooms for each unit of Net Site Area Density.
- b. For Office or Retail: 1000 square feet for each unit of Net Site Area Density.
- c. The number of units exchanged shall be subject to approval by Warrant.

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- 3.8.4 The housing and other Functions for each Transect Zone shall be subject to further adjustment at the building scale as limited by Table 10, Table 11 and Section 5.9.

3.9 SPECIAL REQUIREMENTS

- 3.9.1 A New Community Plan may designate any of the following Special Requirements:
- a. A differentiation of the Thoroughfares as Primary-Grid and Secondary-Grid. Buildings along the P-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the S-Grid may be more readily considered for Warrants allowing automobile-oriented standards. The Frontages assigned to the S-Grid shall not exceed 30% of the total length of Frontages within a Pedestrian Shed.
 - b. Designations for Mandatory and/or Recommended Retail Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the Sidewalk as generally illustrated in Table 7 and specified in Article 5. The first floor shall be confined to Retail use through the depth of the Second Layer. (Table 17d)
 - c. Designations for Mandatory and/or Recommended Retail Frontage, requiring or advising that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery Frontage designation may be combined with a Retail Frontage designation..
 - d. Designations for Mandatory and/or Recommended Arcade Frontage, requiring or advising that a building overlap the Sidewalk such that the first floor Facade is a colonnade. The Arcade Frontage designation may be combined with a Retail Frontage designation.
 - e. A designation for Coordinated Frontage, requiring that the Public Frontage (Table 4A) and Private Frontage (Table 7) be coordinated as a single, coherent landscape and paving design.
 - f. Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the CRC.
 - g. A designation for Cross Block Passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.
 - h. Buildings on the National Historic Register may be altered or demolished only in accordance with Alabama Historical Commission Standards and Protocols.

3.10 ENVIRONMENTAL STANDARDS**3.10.1 GENERAL**

- a. Transect Zones manifest a range of natural and urban conditions. In case of conflict, the natural environment should have priority in the more rural zones (T1-T3) and the built environment should have priority in the more urban ones (T4-T6). All Transect Zones should utilize low impact development practices and green infrastructure practices to the maximum extent practical.
- b. These standards shall apply to the encroachment and modification of areas, which include but are not limited to the conditions listed in the description of the O1-Preserved Open Space Sector and O2-Reserved Open Space Sector of an adopted plan.
- c. There shall be two classes of Streams: Class I Perennial and Class II Intermittent, each generating a Stream Buffer subject to a standard for crossing and protection of its riparian condition as specified below for each Transect Zone.
- d. There shall be two classes of Wetlands: Class I Connected and Class II Isolated, each subject to a standard of restoration, retention, and mitigation as specified below for each Transect Zone.

3.10.2 SPECIFIC TO ZONES T1, T2

- a. Within T1 Zones and T2 Zones, the encroachment and modification of natural conditions listed in Section 3.7.1 shall be limited according to applicable local, state and federal law.
- b. The Stream Buffers for Class I Streams shall be a minimum of an average of 150 feet in width each side, and maintain a minimum setback of 120 feet at any point, respective of resources, site design and topography. Class II Streams shall be a minimum of an average of 100 feet in width each side and maintain a minimum setback of 80 feet at any point, respective of resources, site design and topography. Stream Buffers shall be maintained free of structures or other modifications to the natural landscape. Thoroughfare and pedestrian crossings shall be permitted by Exception only.
- c. Class I and Class II Wetlands shall be retained (and restored if in degraded condition). Additional Buffers shall be maintained at a minimum of 100 feet for Class I and II Wetlands. Wetland Buffers shall be maintained free from structures or other modifications to the natural landscape. Thoroughfare and pedestrian crossings shall be permitted by Exception only.

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3.10.3 SPECIFIC TO ZONES T1, T2

- a. Stormwater management along Thoroughfares shall be primarily through retention, detention, and percolation, channeled by low impact development practices and green infrastructure practices.

3.10.4 SPECIFIC TO ZONE T3

- a. Stormwater management along Thoroughfares should be primarily through retention, detention, and percolation, channeled by low impact development practices and green infrastructure practices.
- b. Within T3 Zones, the continuity of the urbanized areas shall be subject to the precedence of the natural environmental conditions listed in Section 3.7.1. The alteration of such conditions shall be limited according to local, state and federal law.
- c. The Stream Buffers for Class I and Class II Streams shall be a minimum of an average of 100 feet in width from each side, and maintain a minimum setback of 80 feet at any point, respective of resources, site design and topography. Stream Buffers shall be maintained free of structures or other modifications to the natural landscape. Thoroughfare and pedestrian crossings shall be permitted by Warrant.
- d. Class I and Class II Wetlands shall be retained (and restored if in degraded condition). Additional Buffers shall be maintained at a minimum of 50 feet for Class I and II Wetlands. Wetland Buffers shall be maintained free from structures or other modifications to the natural landscape. Thoroughfare and pedestrian crossings shall be permitted only by Exception.

3.10.5 SPECIFIC TO ZONE T4

- a. Within T4 Zones, the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Section 3.7.1. The alteration of such conditions should be mitigated off-site, and the determination for modification and mitigation shall be made by Warrant.
- b. The Stream Buffers for Class I and Class II Streams shall be a minimum of an average of 50 feet in width each side, and maintain a minimum setback of 40 feet at any point, respective of resources, site design and topography. Stream Buffers and Streams of all Classes may be crossed by Thoroughfare and pedestrian crossings as required by the thoroughfare network.
- c. Class I and Class II Wetlands shall be retained and maintained free of structures or other modifications to the natural landscape [and restored if in degraded condition.] Thoroughfare and pedestrian crossings may be permitted by Warrant.

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3.10.6 SPECIFIC TO ZONE T5

- a. Within T5 Zones, the continuity of the urbanized areas shall take precedence over the natural environmental conditions listed in Section 3.7.1. The alteration of such conditions should be mitigated off-site, and the determination for modification and mitigation shall be made by Warrant.
- b. The Stream Buffers for Class I and Class II Streams shall be a minimum of 25 feet in width each side, with the exception that Stream Buffers and Streams of all Classes may be embanked and crossed by Thoroughfare and pedestrian crossings as required by the Thoroughfare network.
- c. Class I and Class II Wetlands may be modified if mitigated off-site at a two to one ratio. Thoroughfare and pedestrian crossings as required by the thoroughfare network shall be permitted by Right.

3.10.7 SPECIFIC TO ZONE T6

- a. [Reserved]

3.10.8 SPECIFIC TO ZONES T4, T5

- a. Stormwater management along Thoroughfares and Lots should be primarily through underground storm drainage channeled by raised curbs, and there may be no retention or detention required on the individual Lot. Additional runoff generated and water quality may be mitigated off-site, and the determination for modification and mitigation shall be made by Warrant.

4.1 INSTRUCTIONS

- 4.1.1 Within the G-4 Infill Growth Sector, or other areas designated as Infill, the Planning and Zoning Commission shall prepare, or have prepared on its behalf, Infill Regulating Plans to guide further development. Infill Regulating Plans shall be prepared in a process of public consultation, and include the Leeds Downtown Master Plan.
- 4.1.2 Infill Regulating Plans shall regulate, at minimum, an area the size of the Pedestrian Shed commensurate with its Community Unit type as listed in Section 4.2. The Planning and Zoning Commission shall determine a Community Unit type based on existing conditions and intended evolution in the plan area.
- 4.1.3 Infill Regulating Plans shall consist of one or more maps showing the following:
- a. The outline(s) of the Pedestrian Shed(s) and the boundaries of the Community Unit(s)
 - b. Transect Zones and any Civic Zones within each Pedestrian Shed, assigned according to an analysis of existing conditions and future needs
 - c. a Thoroughfare network, existing or planned (Table 3A, Table 3B, Table 4A, Table 4B, and Table 4C)
 - d. any Special Districts (Section 4.5)
 - e. any Special Requirements (Section 4.7)
 - f. a record of any Warrants or Exceptions.
- 4.1.4 Within any area subject to an approved Infill Regulating Plan, this Code becomes the exclusive and mandatory regulation. Property owners within the plan area may submit Building Scale Plans under Article 5 in accordance with the provisions of this Code. Building Scale Plans requiring no Exceptions shall be approved administratively by the CRC.
- 4.1.5 The owner of a parcel, or abutting parcels, who owns contiguous lots within an area subject to an Infill Regulating Plan may apply to prepare a Special Area Plan, if ownership consists of a minimum of 10 acres and a minimum of 10% of the total acreage of the Special Area Plan. In consultation with the Planning and Zoning Commission, a Special Area Plan may assign new Transect Zones, Civic Zones, Thoroughfares, Special Districts and/or Special Requirements as provided in this Code, with appropriate transitions to abutting areas. Special Area Plans may be approved by Warrant.
- 4.1.6 The owner of a parcel, or abutting parcels, consisting of 30 acres or more of contiguous lots, whether inside or outside an area already subject to an Infill Regulating Plan, may initiate the preparation of a New Community Plan. New Community Plans for the G-4 Sector, or other areas designated as Infill by the Planning and Zoning Commission, shall regulate, at minimum, an

area the size of the Pedestrian Shed commensurate with its Community Unit type as listed in Section 4.2, even if it overlaps adjacent parcels. Both the site and plan area shall connect and blend with surrounding urbanism.

4.2 COMMUNITY UNIT TYPES

4.2.1 Infill Regulating Plans shall encompass one or more of the following Community Unit types. The allocation percentages of Table 14a do not apply.

4.2.2 INFILL TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT)

a. An Infill TND should be assigned to neighborhood areas that are predominantly residential with one or more Mixed Use Corridors or centers. An Infill TND shall be mapped as at least one complete Standard Pedestrian Shed, which may be adjusted as a Network Pedestrian Shed, oriented around one or more existing or planned Common Destinations.

b. The edges of an Infill TND should blend into adjacent neighborhoods and/or a downtown without buffers.

c. An Infill TND shall be developed consistent with the Leeds Master Plan and the Leeds Downtown Master Plan.

4.2.3 INFILL RCD (REGIONAL CENTER DEVELOPMENT)

a. [Reserved]

4.2.4 INFILL TOD (TRANSIT ORIENTED DEVELOPMENT)

a. Any Infill TND or Infill RCD on an existing or projected rail or Bus Rapid Transit (BRT) network may be redesignated in whole or in part as TOD and permitted the higher Density represented by the Effective Parking allowance in Section 5.9.2d.

b. The use of a TOD overlay shall be approved by Exception.

4.3 TRANSECT ZONES

4.3.1 Transect Zone standards for Infill Regulating Plans should be calibrated by means of a survey of exemplary existing and intended conditions, as identified in a process of public consultation and subject to the approval of the Planning and zoning Commission. Metrics shall be recorded on Table 14 and Table 15.

4.3.2 A Transect Zone shall include elements indicated by Article 3, Article 5, and Article 6.

4.4 CIVIC ZONES**4.4.1 GENERAL**

a. Infill Plans should designate Civic Space Zones (CS) and Civic Building Zones (CB).

b. A Civic Zone may be permitted by Warrant if it does not occupy more than 20% of a Pedestrian Shed, otherwise it is subject to the creation of a Special District. See Section 4.5.

c. Parking provisions for Civic Zones shall be determined by Warrant.

4.4.2 CIVIC SPACE ZONES (CS)

a. Civic Spaces shall be generally designed as described in Table 13, their type determined by the surrounding or adjacent Transect Zone in a process of public consultation subject to the approval of the Planning and Zoning Commission.

4.4.3 CIVIC BUILDING ZONES (CB)

a. Civic Buildings shall be permitted by Exception in any Transect Zone or by Warrant on Civic Zones reserved in the Infill Regulating Plan.

b. Civic Buildings shall not be subject to the Requirements of Article 5. The particulars of their design shall be determined by Warrant.

4.5 SPECIAL DISTRICTS

4.5.1 Areas that, by their intrinsic size, Function, or Configuration, cannot conform to the requirements of any Transect Zone or combination of zones shall be designated as Special Districts by the CRC in the process of preparing an Infill Plan. Conditions of development for Special Districts shall be determined in public hearing of the Legislative Body and recorded on Table 16.

4.6 PRE-EXISTING CONDITIONS

4.6.1 Existing buildings and appurtenances that do not conform to the provisions of this Code may continue in the same use and form until a Substantial Modification occurs or is requested, at which time the Consolidated Review Committee (CRC) shall determine the provisions of this Section that shall apply.

4.6.2 [Reserved]

4.6.3 The modification of existing buildings is permitted By Right if such changes result in greater conformance with the specifications of this Code.

4.6.4 Where buildings exist on adjacent Lots, the CRC may require that a proposed building match one or the other of the adjacent Setbacks and heights rather than the provisions of this Code.

4.6.5 Buildings on the National Historic Register may be altered or demolished only in accordance with Alabama Historical Commission Standards and Protocols.

4.6.6 The restoration or rehabilitation of an existing building shall not require the provision of (a) parking in addition to that existing or (b) on-site stormwater retention/detention in addition to that existing. Existing parking requirements

that exceed those for this Code may be reduced as provided by Tables 10 and 11.

4.7 SPECIAL REQUIREMENTS

4.7.1 An Infill Community Plan may designate any of the following Special Requirements:

- a. A differentiation of the Thoroughfares as a Primary Grid (P-Grid) and a Secondary Grid (S-Grid). Buildings along the P-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the S-Grid may be more readily considered for Warrants allowing automobile-oriented standards. The Frontages assigned to the S-Grid shall not exceed 30% of the total length of Frontages within a Pedestrian Shed.
- b. Designations for Mandatory and/or Recommended Retail Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the Sidewalk as generally illustrated in Table 7 and specified in Article 5. The first floor shall be confined to Retail use through the depth of the Second Layer. (Table 17d.)
- c. Designations for Mandatory and/or Recommended Gallery Frontage, requiring or advising that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery Frontage designation may be combined with a Retail Frontage designation.
- d. Designations for Mandatory and/or Recommended Arcade Frontage, requiring or advising that a building overlap the Sidewalk such that the first floor Facade is a colonnade. The Arcade Frontage designation may be combined with a Retail Frontage designation.
- e. A designation for Coordinated Frontage, requiring that the Public Frontage (Table 4A) and Private Frontage (Table 7) be coordinated as a single, coherent landscape and paving design.
- f. Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the CRC.
- g. A designation for Cross Block Passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.
- h. Buildings on the National Historic Register may be altered or demolished only in accordance with Alabama Historical Commission Standards and Protocols.

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[RESERVED]

5.1 INSTRUCTIONS

- 5.1.1 Lots and buildings located within a New Community Plan or Infill Community Plan governed by this Code and previously approved by the Planning and Zoning Commission shall be subject to the requirements of this Article.
- 5.1.2 Owners and developers may have the design plans required under this Article prepared on their behalf. Such plans require administrative approval by the CRC.
- 5.1.3 Building and site plans submitted under this Article shall show the following, in compliance with the standards described in this Article and in accordance with the Leeds Master Plan and Downtown Master Plan:
- a. For preliminary site and building approval:
 - Building Disposition
 - Building Configuration
 - Building Function
 - Parking Location Standards
 - b. For final approval, in addition to the above:
 - Landscape Standards
 - Signage Standards
 - Special Requirements, if anyAnd any of the following that may apply:
 - Hazard Mitigation Standards
 - Natural Drainage Standards
 - Architectural Standards
 - Lighting Standards
 - Sound Standards
- 5.1.4 Special Districts that do not have provisions within this Code shall be governed by the standards of the pre-existing zoning.

5.2 PRE-EXISTING CONDITIONS

- 5.2.1 Existing buildings and appurtenances that do not conform to the provisions of this Code may continue in use as they are until a Substantial Modification is requested, at which time the CRC shall determine the provisions of this section that shall apply.
- 5.2.2 [Reserved]
- 5.2.3 The modification of existing buildings is permitted By Right if such changes result in greater conformance with the specifications of this Code.
- 5.2.4 Where buildings exist on adjacent Lots, the CRC may require that a proposed building match one or the other of the adjacent Setbacks and heights rather than the provisions of this Code.
- 5.2.5 Buildings on the National Historic Register may be altered or demolished only in accordance with Alabama Historical Commission Standards and

Protocols.

5.2.6 The restoration or rehabilitation of an existing building shall not require the provision of (a) parking in addition to that existing nor (b) on-site stormwater retention/detention in addition to that existing. Existing parking requirements that exceed those for this Code may be reduced as provided by Table 10 and Table 11.

5.3 SPECIAL REQUIREMENTS

- 5.3.1 To the extent that a Regulating Plan for either a New Community Plan or an Infill Community Plan designates any of the following Special Requirements, standards shall be applied as follows:
- a. A differentiation of the Thoroughfares as a Primary Grid (P-Grid) and a Secondary Grid (S-Grid). Buildings along the P-Grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the S-Grid may be more readily considered for Warrants allowing automobile-oriented standards. The Frontages assigned to the S-Grid shall not exceed 30% of the total length of Frontages within a Pedestrian Shed.
 - b. Designations for Mandatory and/or Recommended Retail Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the Sidewalk as generally illustrated in Table 7 and specified in Article 5. The first floor shall be confined to Retail use through the depth of the Second Layer. (Table 17d.)
 - c. Designations for Mandatory and/or Recommended Gallery Frontage, requiring or advising that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery Frontage designation may be combined with a Retail Frontage designation.
 - d. [Reserved]
 - e. A designation for Coordinated Frontage, requiring that the Public Frontage (Table 4A) and Private Frontage (Table 7) be coordinated as a single, coherent landscape and paving design.
 - f. Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the CRC.
 - g. A designation for Cross Block Passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.

- h. Buildings on the National Historic Register may be altered or demolished only in accordance with Alabama Historical Commission Standards and Protocols.

5.4 CIVIC ZONES**5.4.1 GENERAL**

- a. Civic Zones are designated on Community Plans as Civic Space (CS) or Civic Building (CB).
- b. Parking provisions for Civic Zones shall be determined by Warrant.

5.4.2 CIVIC SPACES (CS)

- a. Civic Spaces shall be generally designed as described in Table 13.

5.4.3 CIVIC BUILDINGS (CB)

- a. Civic Buildings shall not be subject to the requirements of this Article. The particulars of their design shall be determined by Warrant.

5.5 SPECIFIC TO T1 NATURAL ZONE

- 5.5.1 Buildings in the T1 Natural Zone are permitted only by Variance. Permission to build in T1 and the standards for Article 5 shall be determined concurrently as Variances, in public hearing of the Planning and Zoning Commission.

5.6 BUILDING DISPOSITION**5.6.1 SPECIFIC TO ZONE T2**

- a. Building Disposition shall be determined by Warrant.

5.6.2 SPECIFIC TO ZONES T3, T4, T5, T6

- a. Newly platted Lots shall be dimensioned according to Table 14f and Table 15.
- b. Building Disposition types shall be as shown in Table 9 and Table 14i.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Table 14g, Table 14h, and Table 15.
- d. One Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building, may be built on each Lot as shown in Table 17c.
- e. Lot coverage by building shall not exceed that recorded in Table 14f and Table 15.
- f. Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the Frontage width at the Setback, as specified as Frontage Buildout on Table 14g and Table 15.
- g. Setbacks for Principal Buildings shall be as shown in Table 14g and Table 15. In the case of an Infill Lot, Setbacks shall match one of the existing adjacent Setbacks. Setbacks may otherwise be adjusted by Warrant.

- h. Rear Setbacks for Outbuildings shall be a minimum of 12 feet measured from the centerline of the Rear Alley or Rear Lane easement. In the absence of Rear Alley or Rear Lane, the rear Setback shall be as shown in Table 14h and Table 15.
- i. To accommodate slopes over ten percent, relief from front Setback requirements is available by Warrant.

5.6.3 SPECIFIC TO ZONE T6

- a. The Principal Entrance shall be on a Frontage Line.

5.7 BUILDING CONFIGURATION**5.7.1 GENERAL TO ZONES T2, T3, T4, T5, T6**

- a. The Private Frontage of buildings shall conform to and be allocated in accordance with Table 7 and Table 14j.
- b. Buildings on corner Lots shall have two Private Frontages as shown in Table 17. Prescriptions for the second and Third Layers pertain only to the Principal Frontage. Prescriptions for the First Layer pertain to both Frontages.
- c. All Facades shall be glazed with clear glass no less than 30% of the first Story.
- d. Building heights, Stepbacks, and Extension Lines shall conform to Table 8 and Table 14j.
- e. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function, which shall be a minimum of 11 feet with a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 feet at ground level, shall be counted as two (2) stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional Story.
- f. In a Parking Structure or garage, each above-ground level counts as a single Story regardless of its relationship to habitable Stories.
- g. Height limits do not apply to Attics or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads. **Attics shall not exceed 14 feet in height.**

5.7.2 SPECIFIC TO ZONES T2, T3, T4, T5

- a. The size of an Accessory Unit or Outbuilding shall not exceed twenty-five percent (25%) of the total square footage of the principle structure on the property, excluding the parking area.

5.7.3 SPECIFIC TO ZONE T3

- a. No portion of the Private Frontage may Encroach the Sidewalk.
- b. Open porches may Encroach the First Layer 50% of its depth. (Table 17d)

- c. Balconies and bay windows may Encroach the First Layer 25% of its depth except that balconies on porch roofs may Encroach as does the porch.

5.7.4 SPECIFIC TO ZONE T4

- a. Balconies, open porches and bay windows may Encroach the First Layer 50% of its depth. (Table 17d) Galleries may Encroach 80% of the First Layer for commercial uses.

5.7.5 SPECIFIC TO ZONES T5, T6

- a. Awnings, Arcades, and Galleries may Encroach the Sidewalk to within 2 feet of the Curb but must clear the Sidewalk vertically by at least 8 feet.
- b. Maximum Encroachment heights (Extension Lines) for Arcades shall be as shown on Table 8.
- c. Stoops, Lightwells, balconies, bay windows, and terraces may Encroach the First Layer 100% of its depth. (Table 17d)
- d. Loading docks and service areas shall be permitted on Frontages only by Warrant.
- e. In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built co-planar with the Facade.
- f. Streetscreens should be between 3.5 and 8 feet in height. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- g. A first level Residential or Lodging Function shall be raised a minimum of 2 feet from average Sidewalk grade.

5.8 BUILDING FUNCTION

5.8.1 GENERAL TO ZONES T2, T3, T4, T5, T6

- a. Buildings in each Transect Zone shall conform to the Functions on Table 10, Table 12 and Table 14I. Functions that do not conform shall require approval by Warrant or Variance as specified on Table 12.

5.8.2 SPECIFIC TO ZONES T2, T3

- a. Accessory Functions of Restricted Lodging or Restricted Office shall be permitted within an Accessory Building. See Table 10.

5.8.3 SPECIFIC TO ZONES T4, T5

- a. Accessory Functions of Limited Lodging or Limited Office shall be permitted within an Accessory Building. See Table 10.

5.8.4 SPECIFIC TO ZONES T5, T6

- a. First Story Commercial Functions shall be permitted and shall be required at mandatory shop front frontages.
- b. Manufacturing Functions within the first Story may be permitted by Exception.

5.9 PARKING AND DENSITY CALCULATIONS**5.9.1 SPECIFIC TO ZONES T2, T3**

- a. Buildable Density on a Lot shall be determined by the actual parking provided within the Lot as applied to the Functions permitted in Table 10 and Table 11.

5.9.2 SPECIFIC TO ZONES T4, T5, T6

- a. Buildable Density on a Lot shall be determined by the sum of the actual parking calculated as that provided (1) within the Lot (2) along the parking lane corresponding to the Lot Frontage, and (3) by purchase or lease from a Civic Parking Reserve within the Pedestrian Shed, if available.
- b. The actual parking may be adjusted upward according to the Shared Parking Factor of Table 11 to determine the Effective Parking. The Shared Parking Factor is available for any two Functions within any pair of adjacent Blocks.
- c. Based on the Effective Parking available, the Density of the projected Function may be determined according to Table 10.
- d. Within the overlay area of a Transit Oriented Development (TOD) the Effective Parking may be further adjusted upward by 30%.
- e. The total Density within each Transect Zone shall not exceed that specified by an approved Regulating Plan based on Article 3 or Article 4.
- f. Accessory Units do not count toward Density calculations.
- g. Liner Buildings less than 30 feet deep and no more than two Stories shall be exempt from parking requirements.

5.10 PARKING LOCATION STANDARDS**5.10.1 GENERAL TO ZONES T2, T3, T4, T5, T6**

- a. Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available on the Regulating Plan.
- b. Open parking areas shall be masked from the Frontage by a Building or Streetscreen.
- c. For buildings on Secondary-Grids, open parking areas may be allowed unmasked on the Frontage by Warrant, except for corner lots at intersections with the Primary-Grid.

5.10.2 SPECIFIC TO ZONES T2, T3

- a. Open parking areas shall be located at the second and third Lot Layers, except that Driveways, drop-offs and unpaved parking areas may be located at the first Lot Layer. (Table 17d)
- b. Garages shall be located at the Third Layer except that side- or rear-entry types may be allowed in the first or Second Layer by Warrant.

5.10.3 SPECIFIC TO ZONES T3, T4

- a. Driveways at Frontages shall be no wider than 10 feet in the First Layer.
(Table 3B.f)

5.10.4 SPECIFIC TO ZONE T4

- a. All parking areas and garages shall be located at the second or Third Layer. (Table 17d)

5.10.5 SPECIFIC TO ZONES T5, T6

- a. All parking lots, garages, and Parking Structures shall be located at the second or Third Layer. (Table 17d)
- b. Vehicular entrances to parking lots, garages, and Parking Structures shall be no wider than 24 feet at the Frontage. (Table 3B.f)
- c. Pedestrian exits from all parking lots, garages, and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.
- d. Parking Structures on the A-Grid shall have Liner Buildings lining the first and second Stories.
- e. A minimum of one bicycle rack shall be provided within the Public or Private Frontage at a ratio of one bicycle parking space for every ten vehicular parking spaces..

5.11 LANDSCAPE STANDARDS**5.11.1 GENERAL TO ZONES T2, T3, T4, T5, T6**

- a. Impermeable surface shall be confined to the ratio of Lot coverage specified in Table 14f.

5.11.2 SPECIFIC TO ZONES T2, T3, T4

- a. The First Layer may not be paved, with the exception of Driveways as specified in Section 5.10.2 and Section 5.10.3. (Table 17d)

5.11.3 SPECIFIC TO ZONE T3

- a. A minimum of two trees shall be planted within the First Layer for each 30 feet of Frontage Line or portion thereof. (Table 17d)
- b. Trees may be of single or multiple species as shown on Table 6.
- c. Trees shall be naturalistically clustered.
- d. The landscape installed shall consist primarily of native species requiring minimal irrigation, fertilization, and maintenance.

5.11.4 Specific To Zone T4

- a. A minimum of one tree shall be planted within the First Layer for each 30 feet of Frontage Line or portion thereof. (Table 17d)
- b. Trees shall be a single species to match the species of Street Trees on the Public Frontage, or as shown on Table 6.

- c. Lawn shall be permitted By Right, and the species of landscape installed shall consist of durable species tolerant of soil compaction.

5.11.5 SPECIFIC TO ZONES T5, T6

- a. Trees shall not be required in the First Layer.
- b. The First Layer may be paved to match the pavement of the Public Frontage.
- c. The species of landscape installed shall consist of durable species tolerant of soil compaction.
- d. Trees shall be a species with shade canopies that, at maturity, remain clear of building frontages.

5.12 SIGNAGE STANDARDS

All signs within the City of Leeds, including those governed under this Code as well, are first and foremost subject to Article X of the Leeds Zoning Ordinance, Sign Regulations; and then on properties governed under this Code, signage shall be further subject to the regulations, restrictions and requirements specified herein below.

5.12.1 GENERAL TO ZONES T2, T3, T4, T5, T6

- a. There shall be no signage permitted additional to that specified in this section.
- b. The address number, no more than 6 inches measured vertically, shall be attached to the building in proximity to the Principal Entrance or at a mailbox.

5.12.2 SPECIFIC TO ZONES T2, T3

- a. Signage shall not be illuminated.

5.12.3 SPECIFIC TO ZONES T4, T5, T6

- a. Signage shall be externally illuminated, except that signage within the Shopfront glazing may be neon lit.

5.12.4 SPECIFIC TO ZONES T2, T3, T4

- a. One blade sign for each business may be permanently installed perpendicular to the Facade within the First Layer. Such a sign shall not exceed a total of 4 square feet and shall clear 8 feet above the Sidewalk.

5.12.5 SPECIFIC TO ZONES T5, T6

- a. Blade signs, not to exceed 6 square ft. for each separate business entrance, may be attached to and should be perpendicular to the Facade, and shall clear 8 feet above the Sidewalk.
- b. A single external permanent sign band may be applied to the Facade of each building, providing that such sign not exceed 3 feet in height by any length.

5.13 STORMWATER MANAGEMENT STANDARDS**5.13.1 GENERAL TO ZONES T3, T4, T5**

a. Impermeable surface by building shall be minimized and confined to the ratio of lot coverage by building shown on Table 14F.

5.13.2 SPECIFIC TO ZONE T3

a. The management of storm water shall be primarily through retention, detention and percolation on the individual lot or through low impact development and green infrastructure practices.

5.13.3 SPECIFIC TO ZONES T3, T4

a. Native plant perennial landscapes should replace turf grass wherever possible and be highly diverse. These should be placed lower than walkways, not mounded up.

5.13.4 SPECIFIC TO ZONES T4, T5

a. The management of storm water should be primarily off-site through underground storm drainage. There may be no retention or detention required on the individual Lot. Additional runoff generated and water quality shall be mitigated off-site, and the determination for modification and mitigation shall be made by Warrant.

5.14 ARCHITECTURAL STANDARDS**5.14.1 GENERAL TO ALL ZONES**

a. Building wall materials may be combined on each Façade only horizontally, with the heavier being below the lighter.

b. Streetscreens should be between 3.5 and 8 feet in height and constructed of a material matching the adjacent building Façade. The Streetscreen may be a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access. In addition, all Streetscreens over 4 feet high should be 30% permeable or articulated.

c. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.

d. Openings above the first story shall not exceed 50% of the total building wall area, with each Façade being calculated independently.

e. The Facades on retail frontages shall be detailed as storefronts and glazed with clear glass no less than 70% of the sidewalk-level story.

f. Doors and windows that operate as sliders are prohibited along frontages.

g. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12.

h. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.

5.14.2 SPECIFIC TO ZONES T3, T4

- a. Buildings shall have sloped roofs.

5.14.3 SPECIFIC TO ZONE T5

- a. Buildings may have flat roofs enclosed by parapets or sloped roofs.
- b. Streetscreens shall be located coplanar with building Façade line as shown in Table 17e.

5.14.4 SPECIFIC TO ZONES T5A, T5B

Notwithstanding any other architectural standards that may apply, whether within this Code or by other ordinance of the City, the exterior of any new buildings and any exterior renovations or repairs to existing buildings shall resemble or otherwise be consistent and compatible with adjacent buildings with regard to materials, construction, design, workmanship and overall treatment, as determined by the CRC. It is the intent of this provision that the established character of any given area shall be maintained and perpetuated throughout the Zone, in accordance with the Leeds Downtown Master Plan.

5.14.5 SPECIFIC TO ZONE T5B

In addition to the foregoing requirements of Section 5.14.4 above, any construction, reconstruction, repairs or other structural alterations of or to buildings in a T5B Zone shall be further governed by the Leeds Historic Preservation District regulations.

7.1 DEFINITIONS

This Article provides definitions for terms in this Code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Article, then the CRC shall determine the correct definition. Items in italics refer to *Articles*, *Sections*, or *Tables* in the SmartCode.

A-Grid or P-Grid: cumulatively, those Thoroughfares that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this Code. See B-Grid. (Syn: primary grid.)

Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Unit: an Apartment not greater than 440 square feet sharing ownership and utility connections with a Principal Building; it may or may not be within an Outbuilding. See *Table 10 and Table 17*. (Syn: ancillary unit)

Adjusted Pedestrian Shed: a Pedestrian Shed that has been adjusted according to Section 3.2, creating the regulatory boundary of a Community Unit.

Affordable Housing: rental or for-sale dwellings that are economically within the means of the starting salary of a local elementary school teacher.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Apartment: a Residential unit sharing a building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Arcade: a Private Frontage conventional for Retail use wherein the Facade is a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at the Frontage Line.

Attic: the interior part of a building contained within a pitched roof structure.

Avenue (AV): a Thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and usually equipped with a landscaped median.

B-Grid or S-Grid: cumulatively, those Thoroughfares that by virtue of their use, location, or absence of pre-existing pedestrian-supportive qualities, may meet a standard lower than that of the A-Grid. See **A-Grid**. (Syn: secondary grid.)

BRT: see Bus Rapid Transit.

Backbuilding: a single-Story structure connecting a Principal Building to an Outbuilding. See *Table 17*.

Base Density: the number of dwelling units per acre before adjustment for other Functions and/or TDR. See **Density**.

Bed and Breakfast: an owner-occupied Lodging type offering 1 to 5

bedrooms, permitted to serve breakfast in the mornings to guests.

Bicycle Lane (BL): a dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping.

Bicycle Route (BR): a Thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Bicycle Trail (BT): a bicycle way running independently of a vehicular Thoroughfare.

Bioswale: an extended Rain Garden that sometimes runs the length of the block.

Block: the aggregate of private Lots, Passages, Rear Alleys and Rear Lanes, circumscribed by Thoroughfares.

Block Face: the aggregate of all the building Facades on one side of a Block.

Boulevard (BV): a Thoroughfare designed for high vehicular capacity and moderate speed, traversing an Urbanized area. Boulevards are usually equipped with Slip Roads buffering Sidewalks and buildings.

Brownfield: an area previously used primarily as an industrial site.

Bus Rapid Transit: a rubber tire system with its own right-of-way or dedicated lane along at least 70% of its route, providing transit service that is faster than a regular bus.

By Right: characterizing a proposal or component of a proposal for a Community Plan or Building Scale Plan (*Article 3, Article 4, or Article 5*) that complies with the SmartCode and is permitted and processed administratively, without public hearing. See **Warrant** and **Exception**

CLD or Clustered Land Development: a Community Unit type structured by a Standard Pedestrian Shed oriented toward a Common Destination such as a general store, Meeting Hall, schoolhouse, or church. CLD takes the form of a small settlement standing free in the countryside. See *Table 2 and Table 14a*. (Syn: Hamlet, Conservation Land Development, cluster)

CRC: Consolidated Review Committee.

Civic: the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Parking Reserve: Parking Structure or parking lot within a quarter-mile of the site that it serves. See *Section 5.9.2*.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting

buildings. See *Table 13*.

Civic Zone: designation for public sites dedicated for Civic Buildings and Civic Space.

Commercial: the term collectively defining workplace, Office, Retail, and Lodging Functions.

Common Destination: An area of focused community activity, usually defining the approximate center of a Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, or a transit station, and may act as the social center of a neighborhood.

Common Yard: a planted Private Frontage wherein the Facade is set back from the Frontage line. It is visually continuous with adjacent yards. See *Table 7*.

Community Unit: a regulatory category defining the physical form, Density, and extent of a settlement. The three Community Unit types addressed in this Code are CLD, TND, and RCD. Variants of TND and RCD for Infill (*Article 4*) are called Infill TND and Infill RCD. The TOD Community Unit type may be created by an overlay on TND or RCD.

Configuration: the form of a building, based on its massing, Private Frontage, and height.

Connected wetlands: Wetlands connected hydrologically connected to flowing water.

Consolidated Review Committee (CRC): Usually part of the Planning Office, a CRC is comprised of a representative from each of the various regulatory agencies that have jurisdiction over the permitting of a project, as well as a representative of the Development and Design Center. See *Section 1.4.3*.

Corridor: a lineal geographic system incorporating transportation and/or Greenway trajectories. A transportation Corridor may be a lineal Transect Zone.

Cottage: an Edgeyard building type. A single-family dwelling, on a regular Lot, often shared with an Accessory Building in the back yard.

Courtyard Building: a building that occupies the boundaries of its Lot while internally defining one or more private patios. See *Table 9*.

Curb: the edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system. See *Table 4A and Table 4B*.

DDC: Development and Design Center.

Density: the number of dwelling units within a standard measure of land area.

Design Speed: is the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed. See *Table 3A*.

Developable Areas: lands other than those in the O-1 Preserved Open Sector.

Development and Design Center (DDC): A component of the Planning Office assigned to advise on the use of this Code and to aid in the design of the Communities and buildings based on it.

Disposition: the placement of a building on its Lot. See *Table 9 and Table 17*.

Dooryard: a Private Frontage type with a shallow Setback and front garden or patio, usually with a low wall at the Frontage Line. See *Table 7*. (Variant: **Lightwell**, light court.)

Drive: a Thoroughfare along the boundary between an Urbanized and a natural condition, usually along a waterfront, Park, or promontory. One side has the urban character of a Thoroughfare, with Sidewalk and building, while the other has the qualities of a Road or parkway, with naturalistic planting and rural details.

Driveway: a vehicular lane within a Lot, often leading to a garage. See *Section 5.10 and Table 3B-f*.

Edgeyard Building: a building that occupies the center of its Lot with Setbacks on all sides. See *Table 9*.

Effective Parking: the amount of parking required for Mixed Use after adjustment by the Shared Parking Factor. See *Table 11*.

Effective Turning Radius: the measurement of the inside Turning Radius taking parked cars into account. See *Table 17*.

Elevation: an exterior wall of a building not along a Frontage Line. See *Table 17*. See: **Facade**.

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in "porches Enfront the street."

Estate House: an Edgeyard building type. A single-family dwelling on a very large Lot of rural character, often shared by one or more Accessory

Buildings. (Syn: country house, villa)

Expression Line: a line prescribed at a certain level of a building for the major part of the width of a Facade, expressed by a variation in material or by a limited projection such as a molding or balcony. *See Table 8.* (Syn: transition line.)

Exception: a ruling that would permit a practice that is not consistent with a specific provision of this Code and/or the Leeds Master Plan and/or Downtown Master Plan, but may be justified by its intent and execution as determined by the Planning & Zoning Commission; also, any ruling made by the Planning and Zoning Commission on an appeal from a decision of the CRC.

Extension Line: a line prescribed at a certain level of a building for the major part of the width of a Facade, regulating the maximum height for an Encroachment by an Arcade Frontage. *See Table 8.*

Facade: the exterior wall of a building that is set along a Frontage Line. *See Elevation.*

First Layer: The area between the front property line and the required setback.

Forecourt: a Private Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. *See Table 7.*

Frontage: the area between a building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into **Private Frontage** and **Public Frontage**. *See Table 4A and Table 7.*

Frontage Line: a Lot line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines. *See Table 17.*

Function: the use or uses accommodated by a building and its Lot, categorized as *Restricted, Limited, or Open*, according to the intensity of the use. *See Table 10 and Table 12.*

Gallery: a Private Frontage conventional for Retail use wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. *See Table 7.*

GIS (Geographic Information System): a computerized program in widespread municipal use that organizes data on maps. The protocol for preparing a *Regional Plan* should be based on GIS information. *See Section 2.1.*

Green: a Civic Space type for unstructured recreation, spatially defined by landscaping rather than building Frontages. *See Table 13.*

Green Roof: a building roof partially or completely covered with vegetation and soil, or a growing medium, over a waterproofing membrane. Green roofs

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may be categorized as Extensive, Semi-Intensive, or Intensive, depending on the depth of the planting medium and the amount of maintenance required. (Syn. Eco-roof, living roof, greenroof)

Greenfield: an area that consists of open or wooded land or farmland that has not been previously developed.

Greenway: an Open Space Corridor in largely natural conditions which may include trails for bicycles and pedestrians.

Greyfield: an area previously used primarily as a parking lot. Shopping centers and shopping malls are typical Greyfield sites. (Variant: Grayfield.)

Growth Sector: one of four Sectors where development is permitted By Right in the SmartCode, three for New Communities and one for Infill. See *Article 2*.

Hamlet: See **CLD**. (Syn: cluster, settlement.)

Highway: a rural and suburban Thoroughfare of high vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T-1, T-2, and T-3).

Home Occupation: non-Retail Commercial enterprises. The work quarters should be invisible from the Frontage, located either within the house or in an Outbuilding. Permitted activities are defined by the Restricted Office category. See *Table 10*.

House: an Edgeyard building type, usually a single-family dwelling on a large Lot, often shared with an Accessory Building in the back yard. (Syn: single.)

Infill: *noun* - new development on land that had been previously developed, including most Greyfield and Brownfield sites and cleared land within Urbanized areas. *verb*- to develop such areas.

Infill RCD: a Community Unit type within an Urbanized, Greyfield, or Brownfield area based on a Long or Linear Pedestrian Shed and consisting of T-4, T-5, and/or T-6 Zones. An Infill RCD is permitted By Right in the G-4 Infill Growth Sector and is regulated by Article 4. See *Section 4.2.3*. (Var: downtown.)

Infill TND: a Community Unit type within an Urbanized, Greyfield, or Brownfield area based on a Standard Pedestrian Shed and consisting of T-3, T-4, and/or T-5 Zones. An Infill TND is permitted By Right in the G-4 Infill Growth Sector and is regulated by Article 4. See *Section 4.2.2*. (Var: neighborhood.)

Inn: a Lodging type, owner-occupied, offering 6 to 12 bedrooms, permitted to serve breakfast in the mornings to guests. See *Table 10*.

Intensive Green Roof: a building roof with a planting medium between 8 inches and 4 feet. It can sustain elaborate plantings that include shrubs and

trees. Intensive Green Roofs are heavy and usually installed over concrete roof decks. They require considerable maintenance. In addition to their role in carbon mitigation, they are used for recreation or aesthetics, being park or garden-like.

Isolated wetlands: Wetlands that are not connected to flowing water

Layer: a range of depth of a Lot within which certain elements are permitted.

See *Table 17*.

Lightwell: A Private Frontage type that is a below-grade entrance or recess designed to allow light into basements. See *Table 7*. (Syn: light court.)

Linear Pedestrian Shed: A Pedestrian Shed that is elongated along an important Mixed Use Corridor such as a main street. A Linear Pedestrian Shed extends approximately 1/4 mile from each side of the Corridor for the length of its Mixed Use portion. The resulting area is shaped like a lozenge. It may be used to structure a TND, RCD, Infill TND, or Infill RCD. (Syn: elongated pedestrian shed.)

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work: a Mixed Use unit consisting of a Commercial and Residential Function. The Commercial Function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. See **Work-Live**. (Syn.: flexhouse.)

Lodging: premises available for daily and weekly renting of bedrooms. See *Table 10 and Table 12*.

Long Pedestrian Shed: a Pedestrian Shed that is an average 1/2 mile radius or 2640 feet, used when a transit stop (bus or rail) is present or proposed as the Common Destination. A Long Pedestrian Shed represents approximately a ten-minute walk at a leisurely pace. It is applied to structure an RCD Community Unit type. See *Pedestrian Shed*.

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Line: the boundary that legally and geometrically demarcates a Lot.

Lot Width: the length of the Principal Frontage Line of a Lot.

Main Civic Space: the primary outdoor gathering place for a community. The Main Civic Space is often, but not always, associated with an important Civic Building.

Manufacturing: premises available for the creation, assemblage and/or repair of artifacts, using table-mounted electrical machinery or artisanal equipment, and including their Retail sale.

Meeting Hall: a building available for gatherings, including conferences, that accommodates at least one room equivalent to a minimum of 10 square feet per projected dwelling unit within the Pedestrian Shed in which it is located.

Mixed Use: multiple Functions within the same building through superimposition or adjacency, or in multiple buildings by adjacency, or at a proximity determined by Warrant.

Net Site Area: all developable land within a site including Thoroughfares but excluding land allocated as Civic Zones.

Network Pedestrian Shed: a Pedestrian Shed adjusted for average walk times along Thoroughfares. This type may be used to structure Infill Community Plans. *See Table 17.*

Office: premises available for the transaction of general business but excluding Retail, artisanal and Manufacturing uses. *See Table 10.*

Open Space: land intended to remain undeveloped; it may be for Civic Space.

Outbuilding: an Accessory Building, usually located toward the rear of the same Lot as a Principal Building, and sometimes connected to the Principal Building by a Backbuilding. *See Table 17.*

P-Grid: cumulatively, those Thoroughfares that by virtue of their pre-existing pedestrian-supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this Code. *See SGrid.* (Syn: A-grid.)

Park: a Civic Space type that is a natural preserve available for unstructured recreation. *See Table 13.*

Parking Structure: a building containing one or more Stories of parking above grade.

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Pedestrian Shed: An area that is centered on a Common Destination. Its size is related to average walking distances for the applicable Community Unit type. Pedestrian Sheds are applied to structure Communities. *See Standard, Long, Linear or Network Pedestrian Shed.* (Syn: walkshed, walkable catchment.)

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: a Civic Space type designed for Civic purposes and Commercial

activities in the more urban Transect Zones, generally paved and spatially defined by building Frontages.

Principal Building: the main building on a Lot, usually located toward the Frontage. See *Table 17*.

Principal Entrance: the main point of access for pedestrians into a building.

Principal Frontage: On corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum Lot width. Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the First Layer pertain to both Frontages of a corner Lot. See *Frontage*.

Private Frontage: the privately held Layer between the Frontage Line and the Principal Building Facade. See *Table 7 and Table 17*.

Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line. See *Table 4A and Table 4B*.

RCD: see **Regional Center Development**.

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges.

Rear Lane (RL): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Lanes may be paved lightly to Driveway standards. The streetscape consists of gravel or landscaped edges, has no raised Curb, and is drained by percolation.

Rearyard Building: a building that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard. See *Table 9*. (Var: Rowhouse, Townhouse, Apartment House)

Recess Line: a line prescribed for the full width of a Facade, above which there is a Stepback of a minimum distance, such that the height to this line (not the overall building height) effectively defines the enclosure of the Enfronting public space. Var: Extension Line. See *Table 8*.

Regional Center: **Regional Center Development** or **RCD**.

Regional Center Development (RCD): a Community Unit type structured by a Long Pedestrian Shed or Linear Pedestrian Shed, which may be adjoined without buffers by one or several Standard Pedestrian Sheds, each with the individual Transect Zone requirements of a TND. RCD takes the form of a high-Density Mixed Use center connected to other centers by transit. See *Infill RCD, Table 2 and Table 14a*. (Var: town center, downtown. Syn: **Regional Center**)

Regulating Plan: a Zoning Map or set of maps that shows the Transect

Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the SmartCode.

Residential: characterizing premises available for long-term human dwelling.

Retail: characterizing premises available for the sale of merchandise and food service. *See Table 10 and Table 12.*

Retail Frontage: Frontage designated on a Regulating Plan that requires or recommends the provision of a Shopfront, encouraging the ground level to be available for Retail use. *See Special Requirements.*

Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T1-T3). *See Table 3A.*

Rowhouse: a single-family dwelling that shares a party wall with another of the same type and occupies the full Frontage Line. *See Rearyard Building.* (Syn: **Townhouse**)

Rural Boundary Line: the extent of potential urban growth as determined by existing geographical determinants. The Rural Boundary Line is permanent.

S-Grid: cumulatively, those Thoroughfares that by virtue of their use, location, or absence of pre-existing pedestrian-supportive qualities, may meet a standard lower than that of the **P-Grid**. *See P-Grid.* (Syn: B-grid.)

Sector: a neutral term for a geographic area. In the SmartCode there are six specific Sectors for regional planning that establish the legal boundaries for Open Space and development.

Second Layer: 20 foot depth from the front **Facade**.

Secondary Frontage: on corner Lots, the Private Frontage that is not the Principal Frontage. As it affects the public realm, its First Layer is regulated. *See Table 17.*

Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed in *Section 5.7*. *See Table 14g.* (Var: build-to-line.)

Shared Parking Factor: an accounting for parking spaces that are available to more than one Function. *See Table 11.*

Shopfront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. *See Table 7.*

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Sideyard Building: a building that occupies one side of the Lot with a

Setback on the other side. This type can be a Single or Twin depending on whether it abuts the neighboring house. *See Table 9.*

Slip Road: an outer vehicular lane or lanes of a Thoroughfare, designed for slow speeds while inner lanes carry higher speed traffic, and separated from them by a planted median. (Syn: access lane, service lane)

Specialized Building: a building that is not subject to Residential, Commercial, or Lodging classification. *See Table 9.*

Special District (SD): an area that, by its intrinsic Function, Disposition, or Configuration, cannot or should not conform to one or more of the normative Community Unit types or Transect Zones specified by the SmartCode. Special Districts may be mapped and regulated at the regional scale or the community scale.

Special Flood Hazard Area: a designation by the Federal Emergency Management Agency (FEMA) that may include the V (Velocity) Zones and Coastal A Zones where building construction is forbidden, restricted, or contingent upon raising to the Base Flood Elevation.

Special Requirements: provisions of Section 3.9, Section 4.7, and Section 5.3 of this Code and/or the associated designations on a Regulating Plan or other map for those provisions.

Specialized Building: a building that is not subject to Residential, Commercial or Lodging classification. *See Table 9.*

Square: a Civic Space type designed for unstructured recreation and Civic purposes, spatially defined by building Frontages and consisting of Paths, lawns and trees, formally disposed. *See Table 13.*

Standard Pedestrian Shed: a Pedestrian Shed that is an average 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. *See Pedestrian Shed.*

Stepback: a building Setback of a specified distance that occurs at a prescribed number of Stories above the ground. *See Table 8.*

Stoop: a Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance. *See Table 7.*

Story: a habitable level within a building, excluding an Attic or raised basement. *See Table 8.*

Streams: Perennial and intermittent watercourses identified through site inspection and US Geological Survey (USGS) maps. Perennial streams are those depicted on a USGS map with a solid blue line. Intermittent streams are those depicted on a USGS map with a dotted blue line.

Street (ST): a local urban Thoroughfare of low speed and capacity. *See Table 3B and Table 4B.*

Streetscreen: a freestanding wall built along the Frontage Line, or coplanar with the Facade. It may mask a parking lot from the Thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm. (Syn: streetwall.) See *Section 5.7.5f*.

Substantial Modification: alteration to a building that is valued at more than 50% of the replacement cost of the entire building, if new.

Swale: a low or slightly depressed natural area for drainage.

T-zone: Transect Zone.

TDR: Transfer of Development Rights, a method of relocating existing zoning rights from areas to be preserved as Open Space to areas to be more densely urbanized.

TDR Receiving Area: an area intended for development that may be made more dense by the purchase of development rights from TDR Sending Areas.

TDR Sending Area: an area previously zoned for development within a designated Reserved Open Sector (O-2), from which development rights may be transferred to a Growth Sector.

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Third Layer: that portion of the Lot that is not within the First and Second Layers.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. See *Table 3A, Table 3B and Table 17a*.

TND: Traditional Neighborhood Development, a Community Unit type structured by a Standard Pedestrian Shed oriented toward a Common Destination consisting of a Mixed Use center or Corridor, and in the form of a medium-sized settlement near a transportation route. See *Table 2 and Table 14a*. (Syn: village. Variant: **Infill TND**, neighborhood.)

TOD: Transit Oriented Development. TOD is created by an overlay on all or part of a TND or RCD, or by designation on a Regional Plan, permitting increased Density to support rail or Bus Rapid Transit (BRT) as set forth in *Section 5.9.2d*.

Townhouse: See **Rearyard Building**. (Syn: **Rowhouse**)

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the SmartCode template is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.

Transect Zone (T-zone): One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage. See *Table 1*.

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. See *Table 3B and Table 17*.

Urban Boundary Line: the extent of potential urban growth as determined by the projected demographic needs of a region. The Urban Boundary Line may be adjusted from time to time.

Urbanism: collective term for the condition of a compact, Mixed Use settlement, including the physical form of its development and its environmental, functional, economic, and sociocultural aspects.

Urbanized: generally, developed. Specific to the SmartCode, developed at T-3 (Sub-Urban) Density or higher.

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of this Code (*Section 1.3*). Variances are usually granted by the Zoning Board of Adjustment in a public hearing. See *Section 1.5*. Also, any ruling made by the Zoning Board of Adjustment on an appeal from a decision of the Planning and Zoning Commission.

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of this Code, but that is justified by its Intent and/or execution (*Section 1.3*). Warrants are usually granted administratively by the CRC. See *Section 1.5*.

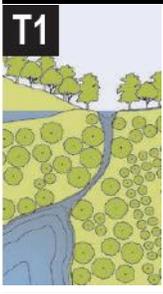
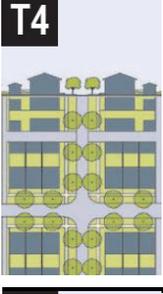
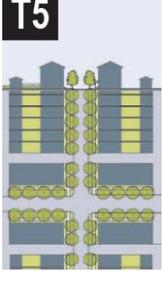
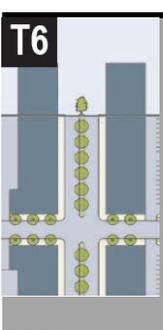
Work-Live: a Mixed Use unit consisting of a Commercial and Residential Function. It typically has a substantial Commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominantly as work space with incidental Residential accommodations that meet basic habitability requirements. See Live-Work. (Syn: Live-With.)

Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

Zoning Map: the official map or maps that are part of the zoning ordinance and delineate the boundaries of individual zones and districts. See **Regulating Plan**

TABLE 1. GENERAL TRANSECT ZONE DESCRIPTIONS

Table 1: Transect Zone Descriptions. This tables provides descriptions of the character of each general Transect Zone.

 <p>T1</p>	<p>T-1 NATURAL T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</p>	<p>General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:</p>	<p>Natural landscape with some agricultural use Not applicable Not applicable Not applicable Parks, Greenways</p>
 <p>T2</p>	<p>T-2 RURAL T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.</p>	<p>General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:</p>	<p>Primarily agricultural with woodland & wetland and scattered buildings Variable Setbacks Not applicable 1- to 2-Story Parks, Greenways</p>
 <p>T3</p>	<p>T-3 SUB-URBAN T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	<p>General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:</p>	<p>Lawns and landscaped yards surrounding detached single-family houses; pedestrians occasionally Large and variable front and side yard Setbacks Porches, fences, naturalistic tree planting 1- to 2-Story with some 3-Story Parks, Greenways</p>
 <p>T4</p>	<p>T-4 GENERAL URBAN T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, Sideyard, and Rowhouses. Setbacks and landscaping are variable. Streets with curbs and side-walks define medium-sized Blocks.</p>	<p>General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:</p>	<p>Mix of Houses, Townhouses and small Apartment buildings with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians Shallow to medium front and side yard Setbacks Porches, fences, Dooryards 2- to 3-Story with a few taller Mixed Use buildings Squares, Greens</p>
 <p>T5</p>	<p>T-5 URBAN CENTER T-5 Urban Center Zone consists of higher density mixed use building that accommodate Retail, Offices, Row- houses and Apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p>General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:</p>	<p>Shops mixed with Townhouses, larger Apartment houses, Offices, work place and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity Shallow Setbacks or none; buildings oriented to street defining a street wall Stoops, Shopfronts, Galleries 2- to 5-Story with some variation Parks, Plazas, and Squares, median landscaping</p>
 <p>T6</p>	<p>T-6 URBAN CORE - RESERVED: NOT APPLICABLE TO THE CITY AT THIS TIME T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger Blocks; streets have steady street tree planting and buildings are set close to wide sidewalks. Typically only large towns and cities have an Urban Core Zone.</p>	<p>General Character: Building Placement: Frontage Types: Typical Building Height: Type of Civic Space:</p>	<p>Medium to high-Density Mixed Use buildings, entertainment, Civic and cultural uses. Attached buildings forming a continuous street wall; trees within the public right-of-way; highest pedestrian and transit activity Shallow Setbacks or none; buildings oriented toward the street, defining a street wall Stoops, Dooryards, Forecourts, Shopfronts, Galleries and Arcades 4-plus Story with a few shorter buildings Parks, Plazas and Squares; median landscaping</p>

City of Leeds, Alabama

TABLE 2: Sector/Community Allocation. Table 2 defines the geography including both natural and infrastructure elements, determining areas that are or are not suitable for development. Specific Community Types of various densities are allowable in specific Sectors. This table also allocates the proportions of Transect Zones within each Community Type.

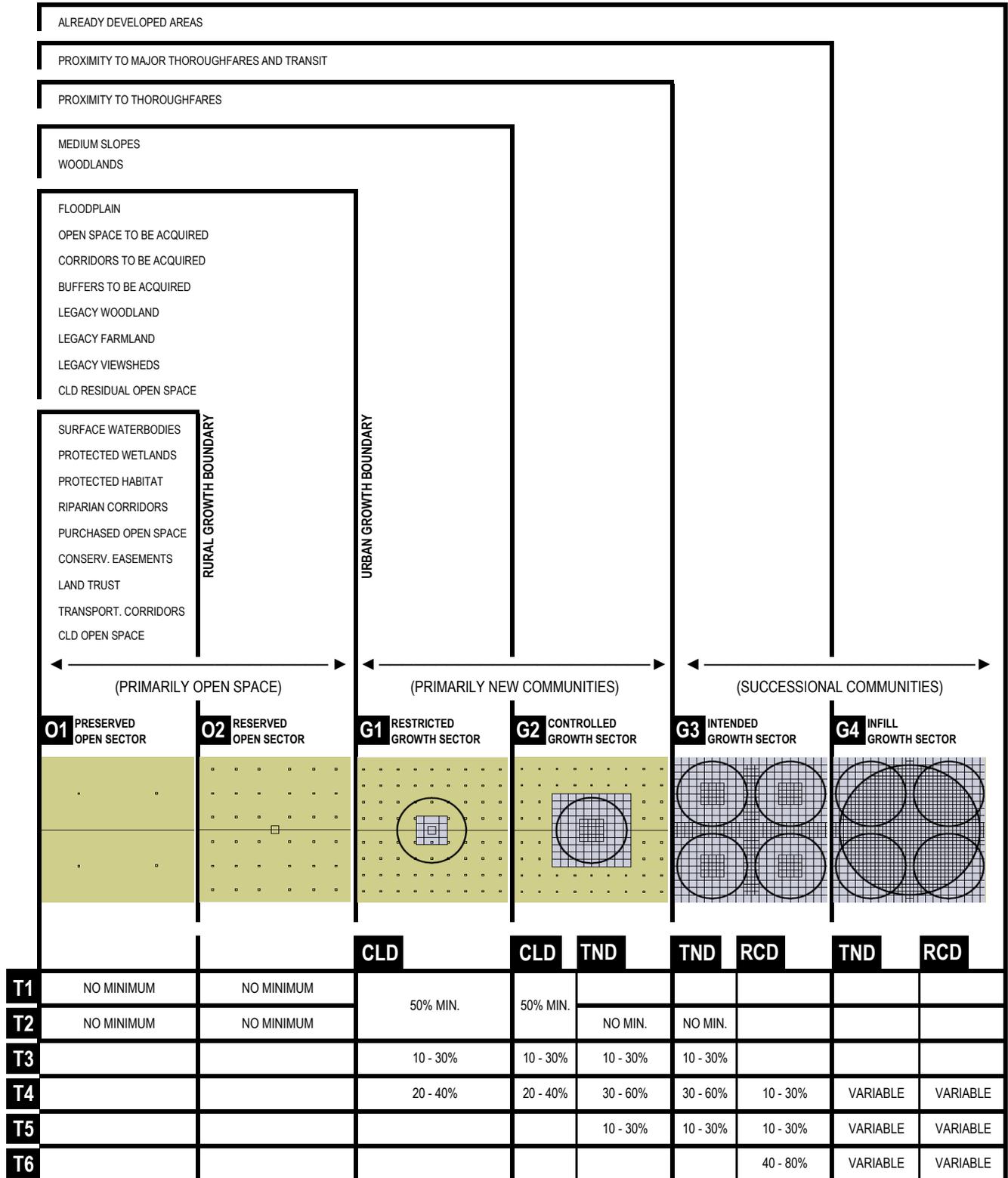


TABLE 3A: Vehicular Lane Dimensions. This table assigns lane widths to Transect Zones. The Design ADT (Average Daily Traffic) is the determinant for each of these sections. The most typical assemblies are shown in Table 3B. Specific requirements for truck and transit bus routes and truck loading shall be decided by Warrant.

DESIGN SPEED	TRAVEL LANE WIDTH	T1	T2	T3	T4	T5	T6
Below 20 mph	8 feet	■	■	■	□		
20-25 mph	9 feet	■	■	■	■	□	□
25-35 mph	10 feet	■	■	■	■	■	■
25-35 mph	11 feet	■	■			■	■
Above 35 mph	12 feet	■	■			■	■

- BY RIGHT
- BY WARRANT

DESIGN SPEED	PARKING LANE WIDTH	T1	T2	T3	T4	T5	T6
20-25 mph	(Angle) 18 feet					■	■
20-25 mph	(Parallel) 7 feet				■		
25-35 mph	(Parallel) 8 feet			■	■	■	■
Above 35 mph	(Parallel) 9 feet					■	■

DESIGN SPEED	EFFECTIVE TURNING RADIUS	T1	T2	T3	T4	T5	T6
Below 20 mph	5-10 feet			■	■	■	■
20-25 mph	10-15 feet	■	■	■	■	■	■
25-35 mph	15-20 feet	■	■	■	■	■	■
Above 35 mph	20-30 feet	■	■			□	□

(See Table 17b)

City of Leeds, Alabama

TABLE 3B: Vehicular Lane/Parking Assemblies. The projected design speeds determine the dimensions of the vehicular lanes and Turning Radii assembled for Thoroughfares.

	ONE WAY MOVEMENT →		TWO WAY MOVEMENT ↔		
a. NO PARKING	T1 T2 T3	T1 T2 T3	T1 T2	T1 T2	T1 T2
	Design ADT Pedestrian Crossing Design Speed	300 VPD 3 Seconds 20 - 30 MPH	600 VPD 5 Seconds Below 20 MPH	2,500 VPD 5 Seconds 20 - 25 MPH	22,000 VPD 9 Seconds 35 MPH or above
b. YIELD PARKING	T3 T4		T3 T4		
	Design ADT Pedestrian Crossing Design Speed	1,000 VPD 5 Seconds	1,000 VPD 7 Seconds		
c. PARKING ONE SIDE PARALLEL	T3 T4	T3 T4 T5	T4 T5	T4 T5 T6	T5 T6
	Design ADT Pedestrian Crossing Design Speed	5,000 VPD 5 Seconds 20 - 30 MPH	18,000 VPD 8 Seconds	16,000 VPD 8 Seconds 25 - 30 MPH	15,000 VPD 11 Seconds 25 - 30 MPH
d. PARKING BOTH SIDES PARALLEL	T4	T4 T5 T6	T4 T5 T6	T5 T6	T5 T6
	Design ADT Pedestrian Crossing Design Speed	8,000 VPD 7 Seconds Below 20 MPH	20,000 VPD 10 Seconds 25 - 30 MPH	15,000 VPD 10 Seconds 25 - 30 MPH	22,000 VPD 13 Seconds 25 - 30 MPH
e. PARKING BOTH SIDES DIAGONAL	T5 T6	T5 T6	T5 T6	T5 T6	T5 T6
	Design ADT Pedestrian Crossing Design Speed	18,000 VPD 15 Seconds Below 20 MPH	20,000 VPD 17 Seconds 20 - 25 MPH	15,000 VPD 17 Seconds 20 - 25 MPH	22,000 VPD 20 Seconds 25 - 30 MPH
f. PARKING ACCESS			T5 T6	T5 T6	
	Design ADT Pedestrian Crossing Design Speed		3 Seconds	6 Seconds	

TABLE 4A: Public Frontages General: The Public Frontage is the area between the private Lot Line and the edge of the vehicular lanes. Dimensions are given in Table 4B.

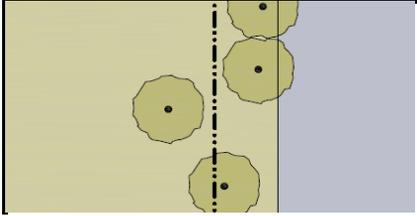
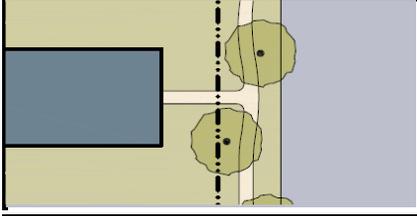
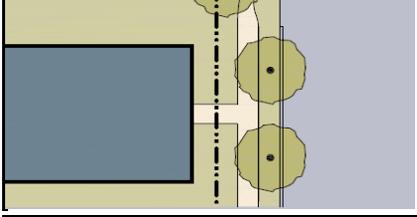
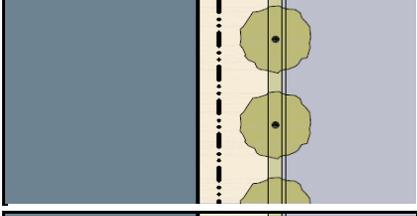
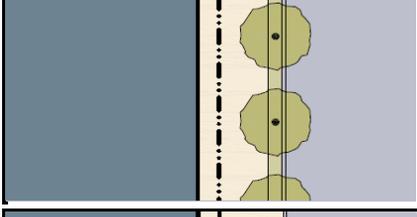
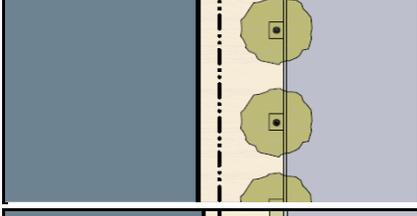
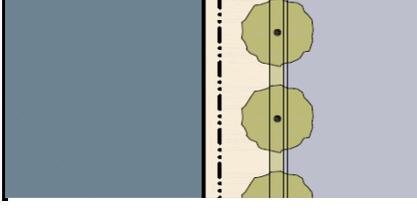
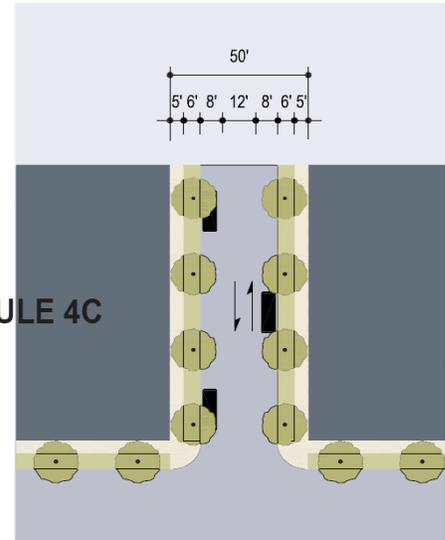
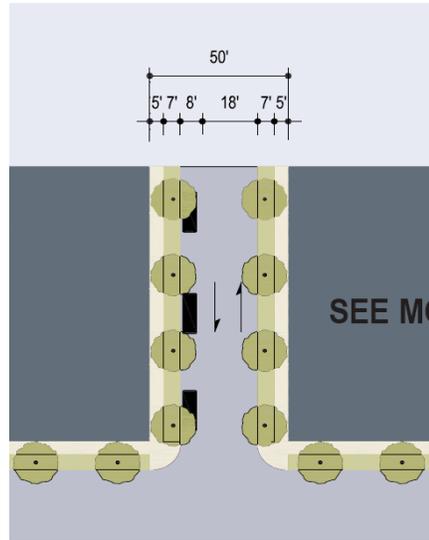
PLAN	
LOT	R.O.W.
PRIVATE FRONTAGE	PUBLIC FRONTAGE
<p>a. (HW) For Highway: This Frontage has open Swales drained by percolation, Bicycle Trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms</p>	 <div style="display: flex; flex-direction: column; align-items: center;"> <div style="background-color: black; color: white; padding: 2px; margin-bottom: 2px;">T1</div> <div style="background-color: black; color: white; padding: 2px; margin-bottom: 2px;">T2</div> <div style="background-color: black; color: white; padding: 2px;">T3</div> </div>
<p>b. (RD) For Road: This Frontage has open Swales drained by percolation and a walking Path or Bicycle Trail along one or both sides Yield parking. The landscaping consists of the multiple species arrayed in naturalistic clusters.</p>	 <div style="display: flex; flex-direction: column; align-items: center;"> <div style="background-color: black; color: white; padding: 2px; margin-bottom: 2px;">T1</div> <div style="background-color: black; color: white; padding: 2px; margin-bottom: 2px;">T2</div> <div style="background-color: black; color: white; padding: 2px;">T3</div> </div>
<p>c. (ST) For Street: This Frontage has raised Curbs drained by inlets and Sidewalks separated from the vehicular lanes by individual or continuous Planters, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced Allee, with the exception that Streets with a right-of-way (R.O.W.) width of 40 feet or less are exempt from tree requirements.</p>	 <div style="display: flex; flex-direction: column; align-items: center;"> <div style="background-color: black; color: white; padding: 2px; margin-bottom: 2px;">T3</div> <div style="background-color: black; color: white; padding: 2px; margin-bottom: 2px;">T4</div> <div style="background-color: black; color: white; padding: 2px;">T5</div> </div>
<p>d. (DR) For Drive: This Frontage has raised Curbs drained by inlets and a wide Sidewalk or paved path along one side, related to a Greenway or waterfront. It is separated from the vehicular lanes by individual or continuous Planters. The landscaping consists of street trees of a single species or alternating species aligned in a regularly spaced Allee.</p>	 <div style="display: flex; flex-direction: column; align-items: center;"> <div style="background-color: black; color: white; padding: 2px; margin-bottom: 2px;">T3</div> <div style="background-color: black; color: white; padding: 2px; margin-bottom: 2px;">T4</div> <div style="background-color: black; color: white; padding: 2px; margin-bottom: 2px;">T5</div> <div style="background-color: black; color: white; padding: 2px;">T6</div> </div>
<p>e. (AV) For Avenue: This Frontage has raised Curbs drained by inlets and wide Sidewalks separated from the vehicular lanes by a narrow continuous Planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced Allee.</p>	 <div style="display: flex; flex-direction: column; align-items: center;"> <div style="background-color: black; color: white; padding: 2px; margin-bottom: 2px;">T3</div> <div style="background-color: black; color: white; padding: 2px; margin-bottom: 2px;">T4</div> <div style="background-color: black; color: white; padding: 2px; margin-bottom: 2px;">T5</div> <div style="background-color: black; color: white; padding: 2px;">T6</div> </div>
<p>f. (CS) (AV) For Commercial Street or Avenue: This Frontage has raised Curbs drained by inlets and very wide Sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible but clears the storefront entrances.</p>	 <div style="display: flex; flex-direction: column; align-items: center;"> <div style="background-color: black; color: white; padding: 2px; margin-bottom: 2px;">T5</div> <div style="background-color: black; color: white; padding: 2px;">T6</div> </div>
<p>g. (BV) For Boulevard: this Frontage has slip Roads on both sides. It consists of raised Curbs drained by inlets and Sidewalks along both sides, separated from the vehicular lanes by Planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced Allee.</p>	 <div style="display: flex; flex-direction: column; align-items: center;"> <div style="background-color: black; color: white; padding: 2px; margin-bottom: 2px;">T3</div> <div style="background-color: black; color: white; padding: 2px; margin-bottom: 2px;">T4</div> <div style="background-color: black; color: white; padding: 2px; margin-bottom: 2px;">T5</div> <div style="background-color: black; color: white; padding: 2px;">T6</div> </div>

TABLE 4C: Thoroughfare Assemblies: These Thoroughfares are assembled from the elements that appear in Tables 3A and 3B and incorporate the Public Frontages of table 4A. The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.

KEY		ST-57-20-BL
Thoroughfare Type		
Right-of-Way Width		
Pavement Width		
Transportation		

THOROUGHFARE TYPES

Highway	HW
Boulevard	BV
Avenue	AV
Commercial Street	CS
Drive	DR
Street	ST
Road	RD
Rear Alley	RA
Rear Lane	RL
Bicycle Trail	BT
Bicycle Lane	BL
Bicycle Route	BR
Path	PT
Passage	PS
Transit Route	TR



ST-50-26

Thoroughfare Type	Street
Transect Zone Assignment	T4, T5, T6
Right-of-Way Width	50 feet
Pavement Width	26 feet
Movement	Slow Movement
Design Speed	20 MPH
Pedestrian Crossing Time	7.4 seconds
Traffic Lanes	2 lanes
Parking Lanes	One side @ 8 feet marked
Curb Radius	10 feet
Walkway Type	5 foot Sidewalk
Planer Type	7 foot continuous Planter
Curb type	Curb
Landscape Type	Trees @ 30' o.c. Avg.
Transportation Provision	BR

Thoroughfare Type	Street
Transect Zone Assignment	T4, T5, T6
Right-of-Way Width	50 feet
Pavement Width	28 feet
Movement	Yield Movement
Design Speed	20 MPH
Pedestrian Crossing Time	7.6 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both sides @ 8 feet unmarked
Curb Radius	10 feet
Walkway Type	5 foot Sidewalk
Planer Type	6 foot continuous Planter
Curb type	Curb
Landscape Type	Trees @ 30' o.c. Avg.
Transportation Provision	BR

ST-50-28

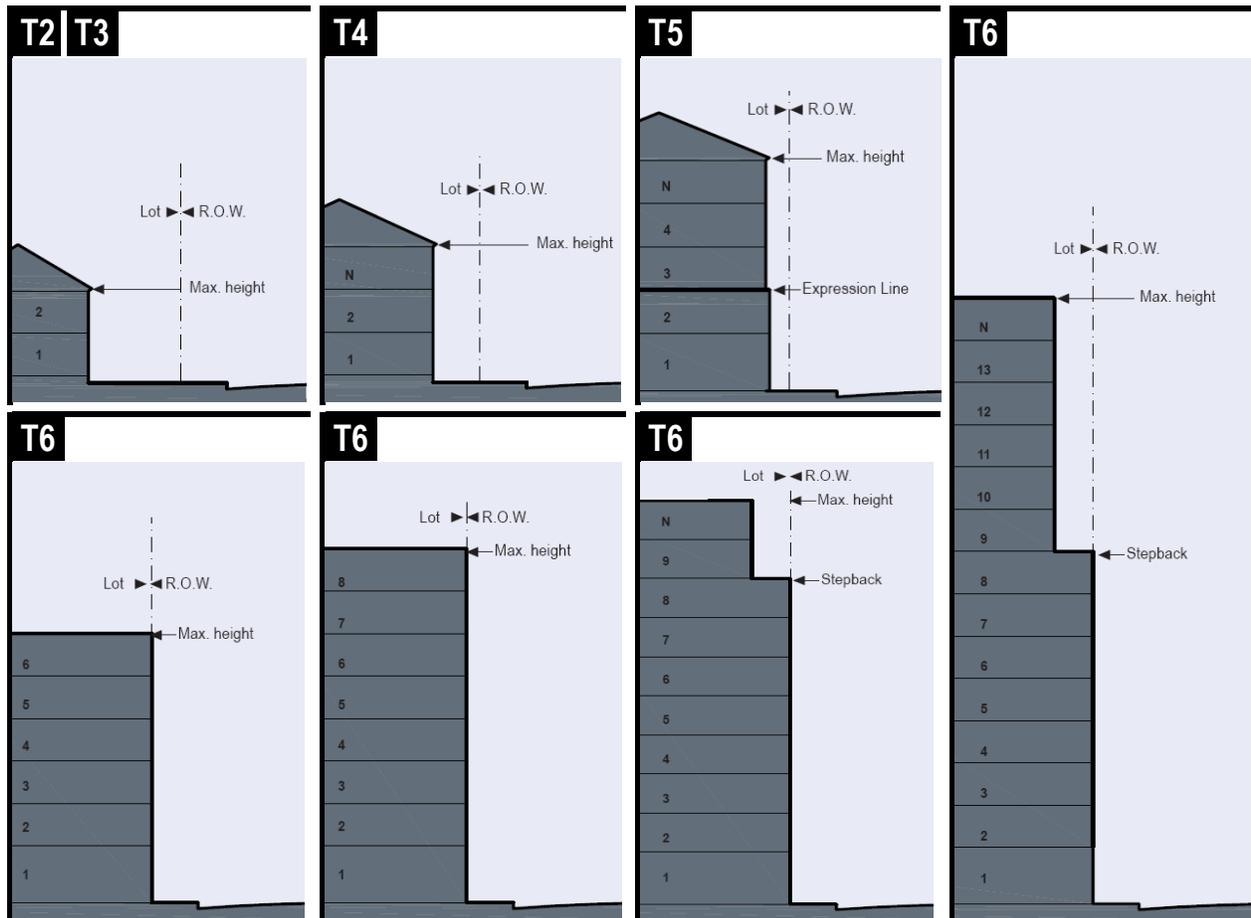
Thoroughfare Type	Street
Transect Zone Assignment	T4, T5, T6
Right-of-Way Width	50 feet
Pavement Width	28 feet
Movement	Yield Movement
Design Speed	20 MPH
Pedestrian Crossing Time	7.6 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both sides @ 8 feet unmarked
Curb Radius	10 feet
Walkway Type	5 foot Sidewalk
Planer Type	6 foot continuous Planter
Curb type	Curb
Landscape Type	Trees @ 30' o.c. Avg.
Transportation Provision	BR

THIS TABLE RESERVED

TABLE 7: Private Frontages. The Private Frontage is the areas between the building Facades and the Lot lines.

	SECTION	PLAN	
	LOT ▶ ◀ R.O.W. PRIVATE FRONTAGE PUBLIC FRONTAGE	LOT ▶ ◀ R.O.W. PRIVATE FRONTAGE PUBLIC FRONTAGE	
<p>a. Common Yard: a planted Frontage wherein the Façade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.</p>			T2 T3
<p>b. Porch & Fence: a planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.</p>			T3 T4
<p>c. Terrace or Lightwell: a frontage wherein the Façade is setback back from the Frontage Line by an elevated terrace or sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.</p>			T4 T5
<p>d. Forecourt: a Frontage wherein the Façade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.</p>			T4 T5 T6
<p>e. Stoop: a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.</p>			T4 T5 T6
<p>f. Shopfront: a Frontage wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.</p>			T4 T5 T6
<p>g. Gallery: a Frontage wherein the Façade is aligned with the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery should be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the Curb.</p>			T4 T5 T6
<p>h. Arcade: a colonnade supporting habitable space that overlaps the Sidewalk, while the Façade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to within 2 feet of the Curb. See Table 8.</p>			T5 T6

TABLE 8: Building Configuration. This table shows the configurations for different building heights for each Transect Zone. It must be modified to show actual calibrated heights for local conditions. Recess Lines and Expression Lines shall occur on higher buildings as shown. N = maximum height as specified in Table 14k.



Stepbacks/Arcade Heights. The diagrams below show Arcade Frontages. Diagrams above apply to all other Frontages.



City of Leeds, Alabama

TABLE 9: Building Disposition. This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

<p>a. Edgeyard: Specific Types - single-family House, Cottage, villa, Estate House, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well placed Backbuilding and/or Outbuilding.</p>		<p>T2 T3 T4</p>
<p>b. Sideyard: Specific Types - Charleston single-House, double house, zero-lot-line house, twin. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a Twin or double house. Energy costs, and sometimes noise, are reduced by sharing a party wall in this disposition.</p>		<p>T4 T5</p>
<p>c. Rearyard: Specific Types - Townhouse, Rowhouse, Live-work unit, loft building, Apartment House, Mixed use Block, Flex Building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>		<p>T4 T5 T6</p>
<p>d. Courtyard: Specific Types - patio House. A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.</p>		<p>T5 T6</p>
<p>e. Specialized: A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.</p>		<p>SD</p>

TABLE 10 AND 11. BUILDING FUNCTION AND PARKING CONFIGURATION SMARTCODE

City of Leeds, Alabama

TABLE 10: Building Function. This table categorizes Building Functions within Transect Zones. Parking requirements are correlated to functional intensity. For Specific Function and Use permitted By Right or by Warrant, see Table 12.

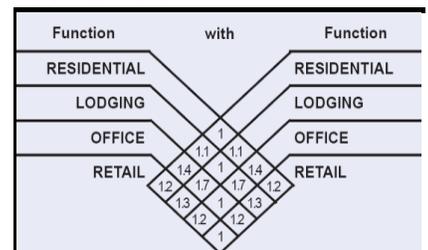
	T2 T3	T4	T5 T6
a. RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Accessory Building, with 2 parking spaces for each. Both dwellings shall be under single ownership.	Limited Residential: The number of dwellings on each Lot is limited by the requirement of 1.5 parking spaces for each dwelling, a ratio which may be reduced according to the the shared parking standards (See Table 11).	Open Residential: The number of dwellings on each Lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11).
b. LODGING	Restricted Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Limited Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated with parking according to Retail Function.
c. OFFICE	Restricted Office: The building area available for office use on each Lot is restricted to the first Story of the Principal or the Accessory Building and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.	Limited Office: The building area available for office use on each Lot is limited to the first Story of the Principal Building and/or the Accessory Building, and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1,000 square feet of net office space.
d. RETAIL	Restricted Retail: The building area available for Retail use is restricted to one Block corner location at the first Story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1,000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 20.	Limited Retail: The building area available for Retail use is limited to the first Story of buildings at corner locations, not more than one per Block, and by the requirement of 4.0 assigned parking places per 1,000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store or food service seating no more than 40.	Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1,000 square feet of net Retail space. Retail spaces under 1,500 square feet are exempt from parking requirements.
e. CIVIC	See Table 12	See Table 12	See Table 12
f. OTHER	See Table 12	See Table 12	See Table 12

Parking Calculations. The Shared Parking Factor for two Functions, when divided into the sum of the two amounts as listed on the Required Parking table below, produces the Effective Parking needed for each site involved in sharing. Conversely, if the Sharing Factor is used as a multiplier, it indicates the amount of building allowed on each site given the parking available.

REQUIRED PARKING (See Table 10)

	T2 T3	T4	T5 T6
RESIDENTIAL	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling
LODGING	1.0 / dwelling	1.0 / dwelling	1.0 / dwelling
OFFICE	3.0 / 1,000 sq.ft.	3.0 / 1,000 sq.ft.	2.0 / 1,000 sq.ft.
RETAIL	4.0 / 1,000 sq.ft.	4.0 / 1,000 sq.ft.	3.0 / 1,000 sq.ft.
CIVIC	To be determined by Warrant		
OTHER	To be determined by Warrant		

REQUIRED PARKING FACTOR



SMARTCODE

TABLE 12. SPECIFIC FUNCTION AND USE

City of Leeds, Alabama

TABLE 12: Specific Function and Use. This table expands the categories of Table 10 to delegate specific Functions and uses within Transect Zones. Table 12 for local character and requirements. T6 does not apply in Leeds, while T5-A, T5-B and the Special Districts are addressed in Table 12A.

a. RESIDENTIAL	T1	T2	T3	T4	T5	T6	SD
Mixed Use Block					■	■	
Flex Building				■	■	■	
Condo/Apartment Building				■	■	■	
Live/Work Unit			■	■	■	■	□
Townhouse/Row House				■	■		
Duplex House				■	■		
Courtyard House				■	■		
Sideyard House			■	■	■		
Cottage			■	■			
House	■	■	■				
Villa	■						
Accessory Unit	■	■	■	■			
b. LODGING	T1	T2	T3	T4	T5	T6	SD
Hotel (no room limit)					■	■	□
Inn (up to 12 rooms)		□		■	■	■	
Bed & Breakfast (up to 5 rooms)		□	■	■	■	■	
S.R.O. Hostel			□	□	□	□	□
School Dormitory				■	■	■	■
c. OFFICE	T1	T2	T3	T4	T5	T6	SD
Office/Office Building			□	■	■	■	□
Live/Work Unit			■	■	■	■	□
d. RETAIL	T1	T2	T3	T4	T5	T6	SD
Open-Market Building		■	■	■	■	■	■
Retail Building				■	■	■	□
Display Gallery				■	■	■	□
Restaurant				■	■	■	□
Kiosk				■	■	■	□
Push Cart					□	□	□
Liquor Selling Establishment					□	□	□
Adult Entertainment						□	□
e. CIVIC*	T1	T2	T3	T4	T5	T6	SD
Bus Shelter			■	■	■	■	■
Convention Center						□	■
Conference Center					□	■	■
Exhibition Center						□	■
Fountain or Public Art	■	■	■	■	■	■	■
Government Facilities				□	■	■	■
Library				■	■	■	■
Movie Theater/Live Theater					■	■	■
Museum					□	■	■
Outdoor Auditorium	□	■			■	■	■
Parking Structure					■	■	■
Passenger Terminal					□	□	■
Playground	■	■	■	■	■	■	■
Sports Stadium						□	■
Surface Parking Lot				□	□	□	■
Religious Assembly	■	■	■	■	□	■	■
f. OTHER: AGRICULTURE	T1	T2	T3	T4	T5	T6	SD
Grain Storage	■	■					□
Livestock Pen	□	□					□
Greenhouse	■	■	□				□
Stable	■	■	□				□
Kennel	■	■	□	□	□	□	□
f. OTHER: AUTOMOTIVE	T1	T2	T3	T4	T5	T6	SD
Gasoline		□			□	□	■
Automobile Service							■
Truck Maintenance							■
Drive-Through Facility					□	□	■
Rest Stop	■	■					□
Roadside Stand	■	■					□
Billboard						□	□
Shopping Center							□
Shopping Mall							□
f. OTHER: CIVIL SUPPORT	T1	T2	T3	T4	T5	T6	SD
Fire Station			■	■	■	■	■
Police Station				■	■	■	■
Cemetery		■	□	□			■
Funeral Home				■	■	■	■
Hospital					□	□	■
Medical Clinic				□	■	■	■
f. OTHER: EDUCATION*	T1	T2	T3	T4	T5	T6	SD
College					□	□	■
High School				□	□	□	■
Trade School					□	□	■
Elementary School			□	■	□	■	■
Other - Childcare Center	■	■	■	■	□	■	□
f. OTHER: INDUSTRIAL	T1	T2	T3	T4	T5	T6	SD
Heavy Industrial Facility							■
Light Industrial Facility							□
Truck Depot							■
Laboratory Facility							□
Water Supply Facility							■
Sewer and Waste Facility							■
Electric Substation	□	□	□	□	□	□	■
Wireless Transmitter	□	□					■
Cremation Facility							■
Warehouse							□
Produce Storage							■
Mini-Storage					□		■

■ BY RIGHT
□ BY WARRANT

***SPECIAL NOTE:** This Code explicitly does *not* encumber alcohol sales for on- or off-premise consumption due the presence of temporary institutional uses, i.e. churches, schools and the like choosing to locate and operate on leased properties or in leased buildings in T5, T5-A and T5-B Transects.

SMARTCODE

TABLE 12A. SPECIFIC FUNCTION AND USE FOR OTHER ZONES

City of Leeds, Alabama

TABLE 12A: Specific Function and Use for Other Zones. This table expands the categories of Tables 10 and 12 to delegate specific Functions and uses within Transect Zones for specific local character and requirements. *However, ALL uses in Zones T5A and T5B require CRC approval that they comply with the Downtown Master Plan and its Core Values, while the uses in SD will vary according to each individual SD zone.*

a. RESIDENTIAL	T5A	T5B			SD
Mixed Use Block	■	■			
Flex Building	■	■			
Condo/Apartment Building					
Live/Work Unit	□	□			□
Townhouse/Row House					
Duplex House	□				
Courtyard House	□				
Sidyard House					
Cottage					
House	□				
Villa					
Accessory Unit	□	□			
b. LODGING					
Hotel (no room limit)					□
Inn (up to 12 rooms)		□			
Bed & Breakfast (up to 5 rooms)	□	■			
S.R.O. Hostel	□	□			□
School Dormitory					■
c. OFFICE					
Office/Office Building	□	□			□
Live/Work Unit	■	■			□
d. RETAIL					
Open-Market Building	□	■			■
Retail Building	■	■			□
Display Gallery	■	■			□
Restaurant	■	■			□
Kiosk	■	■			□
Push Cart	□	□			□
Liquor Selling Establishment	□	□			□
Adult Entertainment					□
e. CIVIC*					
Bus Shelter	■	■			■
Convention Center					■
Conference Center		□			■
Exhibition Center					■
Fountain or Public Art	■	■			■
Government Facilities	□	□			■
Library	■	■			■
Movie Theater/Live Theater	■	■			■
Museum	□	□			■
Outdoor Auditorium	□	□			■
Parking Structure	□	□			■
Passenger Terminal	□	□			■
Playground	■	■			■
Sports Stadium					■
Surface Parking Lot	□	□			■
Religious Assembly	□	□			■

f. OTHER: AGRICULTURE	T5A	T5B			SD
Grain Storage					□
Livestock Pen					□
Greenhouse					□
Stable					□
Kennel					□
f. OTHER: AUTOMOTIVE					
Gasoline					■
Automobile Service					■
Truck Maintenance					■
Drive-Through Facility					■
Rest Stop					□
Roadside Stand					□
Billboard					□
Shopping Center					□
Shopping Mall					□
f. OTHER: CIVIL SUPPORT					
Fire Station					■
Police Station	□	□			■
Cemetery					■
Funeral Home					■
Hospital					■
Medical Clinic	□	□			■
f. OTHER: EDUCATION*					
College					■
High School					■
Trade School	□	□			■
Elementary School					■
Other - Childcare Center	□	□			□
f. OTHER: INDUSTRIAL					
Heavy Industrial Facility					■
Light Industrial Facility					■
Truck Depot					■
Laboratory Facility					■
Water Supply Facility					■
Sewer and Waste Facility					■
Electric Substation	□	□			■
Wireless Transmitter					■
Cremation Facility					■
Warehouse					■
Produce Storage					■
Mini-Storage	□	□			■

■ BY RIGHT
□ BY WARRANT

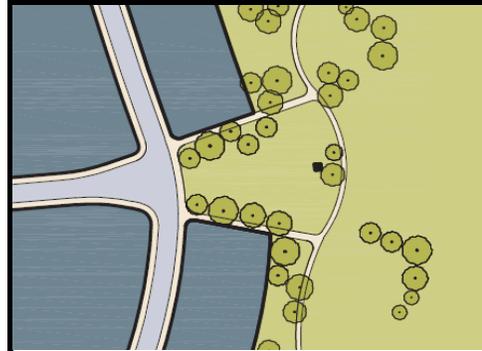
***SPECIAL NOTE:** This Code explicitly does *not* encumber alcohol sales for on- or off-premise consumption due the presence of temporary institutional uses, i.e. churches, schools and the like choosing to locate and operate on leased properties or in leased buildings in T5, T5-A and T5-B Transects.

TABLE 13. CIVIC SPACE

SMARTCODE

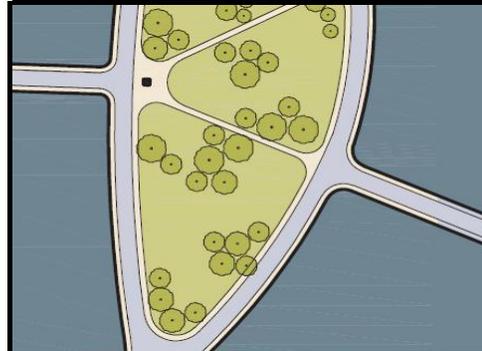
City of Leeds, Alabama

a. **Park:** A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, water bodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres. Larger parks may be approved by Warrant as Special Districts in all zones.



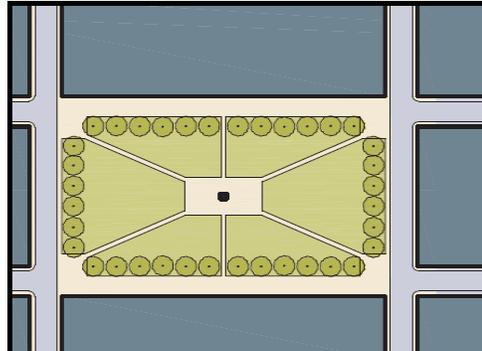
T1
T2
T3

b. **Green:** An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.



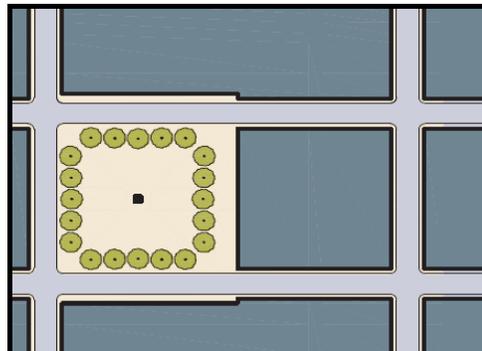
T3
T4
T5

c. **Square:** An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.



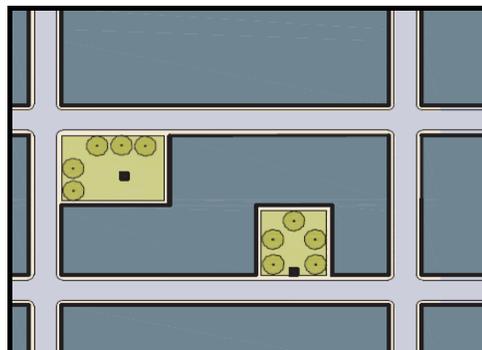
T4
T5
T6

d. **Plaza:** An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.



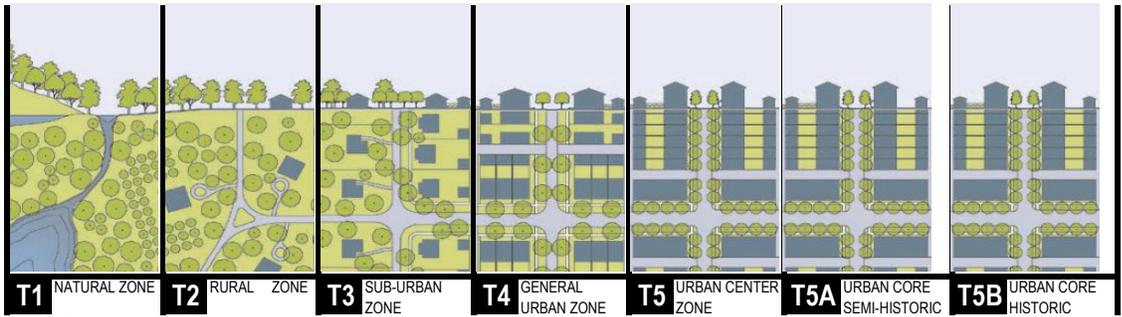
T5
T6

e. **Playground:** An Open Space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.



T1
T2
T3
T4
T5
T6

City of Leeds, Alabama



a. ALLOCATION OF ZONES per Pedestrian Shed (applicable to Article 3 only)

CLD requires	no minimum	50% min.	10 - 30%	20 - 40%	not permitted	not permitted	not permitted
TND requires	no minimum	no minimum	10 - 30%	30 - 60%	10 - 30%	10 - 30%	10 - 30%
RCD requires	no minimum	no minimum	not permitted	10 - 30%	10 - 30%	10 - 30%	10 - 30%

b. BASE RESIDENTIAL DENSITY (See Section 3.4)

By Right	not applicable	1 unit / 20 ac. avg.	2 units / ac. Gross				
By TDR	by Variance	by Variance	2 units / ac. Gross				
Other Functions	by Variance	by Variance	10 - 20%	20 - 30%	30 - 50%	30 - 50%	30 - 50%

c. BLOCK SIZE

Block Perimeter	no maximum	no maximum	3,000 ft. max.	2,400 ft. max.	2,000 ft. max.	2,000 ft. max.	2,000 ft. max.
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d. THOROUGHFARES (See Table 3 and 4)

HW	permitted	permitted	permitted	not permitted	not permitted	not permitted	not permitted
BV	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted
AV	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted
CS	not permitted	not permitted	not permitted	not permitted	permitted	permitted	permitted
DR	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted
ST	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted
RD	permitted	permitted	permitted	not permitted	not permitted	not permitted	not permitted
Rear Lane	permitted	permitted	permitted	permitted	not permitted	not permitted	not permitted
Rear Alley	not permitted	not permitted	permitted	required	required	required	required
Path	permitted	permitted	permitted	permitted	not permitted	not permitted	not permitted
Passage	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted
Bicycle Trail	permitted	permitted	permitted	not permitted *	not permitted	not permitted	not permitted
Bicycle Lane	permitted	permitted	permitted	permitted	not permitted	not permitted	not permitted
Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted	permitted

e. CIVIC SPACES (See Table 13)

Park	permitted	permitted	permitted	by Warrant	by Warrant	by Warrant	by Warrant
Green	not permitted	not permitted	permitted	permitted	permitted	permitted	permitted
Square	not permitted	not permitted	not permitted	permitted	permitted	permitted	permitted
Plaza	not permitted	not permitted	not permitted	not permitted	permitted	permitted	permitted
Playground	permitted	permitted	permitted	permitted	permitted	permitted	permitted

f. LOT OCCUPATION

Lot Width	not applicable	by Warrant	25 ft. min 120 ft. max.	25 ft. min 96 ft. max.	18 ft. min 700 ft. max.	18 ft. min 180 ft. max.	18 ft. min 180 ft. max.
Lot Coverage	not applicable	by Warrant	60% max.	70% max.	90% max.	80% max.	80% max.

g. SETBACKS - PRINCIPAL BUILDING (See Table 15)

(g.1) Front Setback Principal	not applicable	48 ft. min.	10 ft. min/estb bldg line	10 ft. min. 18 ft. max.	0 ft. min. 12 ft. max.	0 ft. min. 0 ft. max.	0 ft. min. 0 ft. max.
(g.2) Front Setback Secondary	not applicable	48 ft. min.	12 ft. min.	6 ft. min. 18 ft. max.	2 ft. min. 12 ft. max.	2 ft. min. 12 ft. max.	2 ft. min. 12 ft. max.
(g.3) Side Setback	not applicable	96 ft. min.	12 ft. min.	0 ft. min. 10 ft. separate	0 ft. min. 24 ft. max.	0 ft. min. 24 ft. max.	0 ft. min. 24 ft. max.
(g.4) Rear Setback	not applicable	96 ft. min.	12 ft. min.	3 ft. min. *	5 ft. min. *	5 ft. min. *	5 ft. min. *
Frontage Buildout	not applicable	not applicable	40% min.	60% min.	80% min.	80% min.	80% min.

h. SETBACKS - OUTBUILDING (See Table 15)

Front Setback	not applicable	20 ft. min. + bldg. setback	rear yard only	rear yard only	rear yard only	rear yard only	rear yard only
Side Setback	not applicable	3 ft. or 6 ft.	3 ft. or 6 ft.	0 ft. min. or 3 ft.			
Rear Setback	not applicable	3 ft. min.	3 ft. min.	3 ft.	3 ft. min.	3 ft. min.	3 ft. min.

i. BUILDING DISPOSITION (See Table 9)

Edgeyard	permitted	permitted	permitted	permitted	by Warrant	by Warrant or existing	by Warrant or existing
Sidyard	not permitted	not permitted	not permitted	permitted	permitted	by Warrant or existing	by Warrant or existing
Rearyard	not permitted	not permitted	not permitted	permitted	permitted	permitted	permitted
Courtyard	not permitted	not permitted	not permitted	not permitted	permitted	permitted	permitted

j. PRIVATE FRONTAGES (See Table 7)

Common Yard	not applicable	permitted	permitted	not permitted	not permitted	by Warrant or existing	by Warrant or existing
Porch & Fence	not applicable	not permitted	permitted	permitted	not permitted	by Warrant or existing	by Warrant or existing
Terrace, Dooryard	not applicable	not permitted	not permitted	permitted	permitted	by Warrant or existing	by Warrant or existing
Forecourt	not applicable	not permitted	not permitted	permitted	permitted	permitted	permitted
Stoop	not applicable	not permitted	not permitted	permitted	permitted	permitted	permitted
Shopfront	not applicable	not permitted	not permitted	permitted	permitted	permitted	permitted
Gallery	not applicable	not permitted	not permitted	permitted	permitted	permitted	permitted
Arcade	not applicable	not permitted	not permitted	permitted	permitted	permitted	permitted
Parking Lot	not applicable	not permitted	not permitted	not permitted	permitted	not permitted	by Exception or existing

k. BUILDING CONFIGURATION (See Table 8)

Principal Building	not applicable	2 stories max.	2 stories max.	3 stories max.	5 stories max.	3 stories max. 2 min.	2 stories max. 2 min.
Outbuilding	not applicable	2 stories max.	2 stories max.				

l. BUILDING FUNCTION (See Table 10 and Table 12) *

Residential	not applicable	restricted use	limited use	limited use	open use	limited use	limited use
Lodging	not applicable	restricted use	restricted use	limited use	open use	restricted use	restricted use
Office	not applicable	restricted use	restricted use	limited use	open use	limited use	limited use
Retail	not applicable	restricted use	restricted use	limited use	open use	open use	open use

ARTICLE 5
ARTICLE 2,3,4

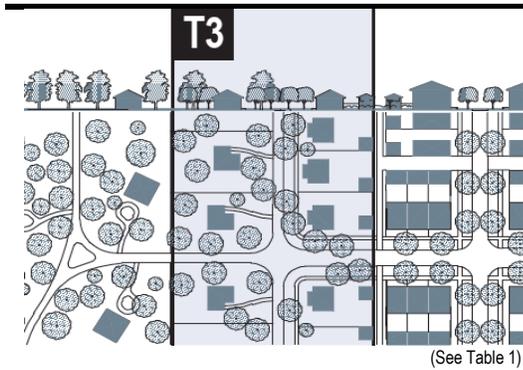
* Uses permitted in any Sub-Transects (i.e., T5-A and T5-B) shall be strictly governed by the Downtown Masterplan and its Core Values and require prior CRC approval.

* In addition to the architectural standards of this Code, all structural changes in T5-B Transects shall be further governed by the Downtown Masterplan, its Core Values and the Leeds Historic Preservation District regulations.

DISPOSITION

CONFIGURATION

FUNCTION



I. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	limited use
Lodging	restricted use
Office	restricted use
Retail	restricted use

k. BUILDING CONFIGURATION (See Table 8)

Principal Building	2 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (See Table 14f)

Lot Width	25 ft. min. 120 ft. max.
Lot Coverage	60% max.

i. BUILDING DISPOSITION (See Table 9)

Edgeyard	permitted
Sidyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)

(g.1) Front Setback Principal	10 ft. min. or established bldg line
(g.2) Front Setback Secondary	12 ft. min.
(g.3) Side Setback	12 ft. min.
(g.4) Rear Setback	12 ft. min. *
Frontage Buildout	40% min. at setback

h. SETBACKS - OUTBUILDING (See Table 14h)

(h.1) Front Setback Principal	rear yard only
(h.2) Front Setback Secondary	3 ft. min. or 6 ft. at corner
(h.3) Side Setback	3 ft. min.

j. PRIVATE FRONTAGES (See Table 7)

Common Lawn	permitted
Porch & Fence	permitted
Terrace or Lightwell	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 14

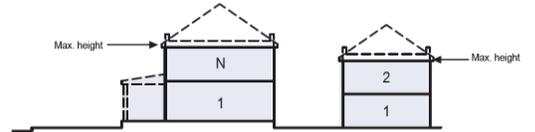
PARKING PROVISIONS

(See Table 10 & 11)

* or 15 feet from center line of alley
"N" stands for any Stories above those shown, up to the maximum.
Refer to metrics for exact minimums and maximums.

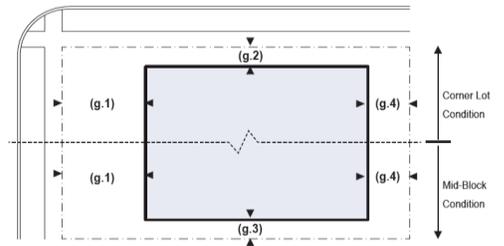
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



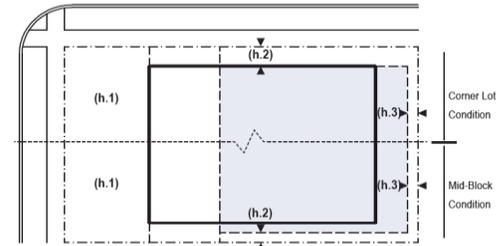
SETBACKS - PRINCIPAL BLDG.

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



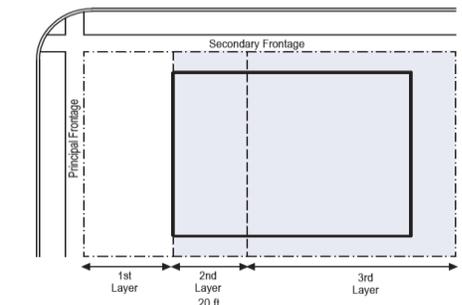
SETBACKS - OUTBUILDING

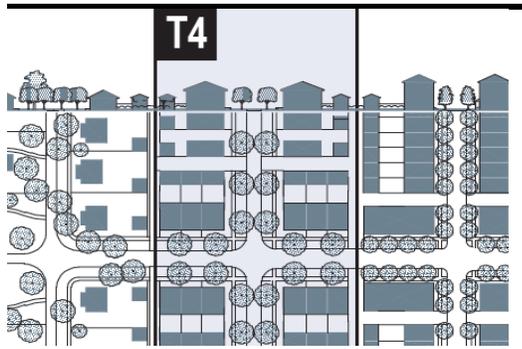
1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d). Side- or rear-entry garages may be allowed in the first or second Layer by Warrant.
3. Trash containers shall be stored within the third Layer.





(See Table 1)

I. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

k. BUILDING CONFIGURATION (See Table 8)

Principal Building	3 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (See Table 14f)

Lot Width	25 ft. min., 96 ft. max.
Lot Coverage	70% max.

i. BUILDING DISPOSITION (See Table 9)

Edgeward	permitted
Sideward	permitted
Rearward	permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)

(g.1) Front Setback Principal	10 ft. min., 18 ft. max.
(g.2) Front Setback Secondary	6 ft. min., 18 ft. max.
(g.3) Side Setback	0 ft. min., 10 ft. separation
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	60% min. at setback

h. SETBACKS - OUTBUILDING (See Table 14h)

(h.1) Front Setback Principal	rear yard only
(h.2) Front Setback Secondary	0 ft. min. or 3 ft. at corner
(h.3) Side Setback	3 ft. min.

j. PRIVATE FRONTAGES (See Table 7)

Common Lawn	not permitted
Porch & Fence	permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted
Refer to Summary Table 14	

PARKING PROVISIONS

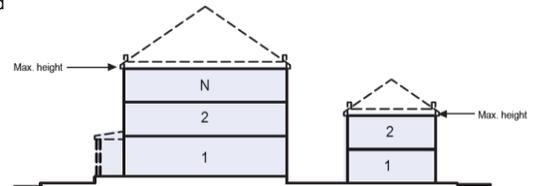
(See Table 10 & 11)

* or 15 feet from center line of alley

"N" stands for any Stories above those shown, up to the maximum.
Refer to metrics for exact minimums and maximums.

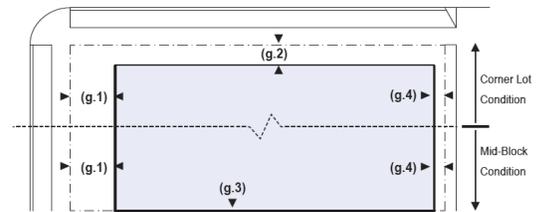
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



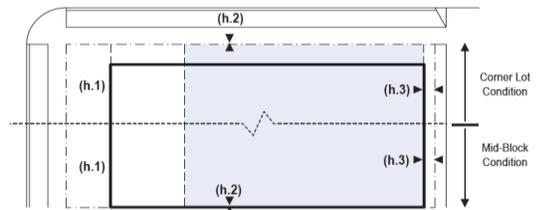
SETBACKS - PRINCIPAL BLDG.

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



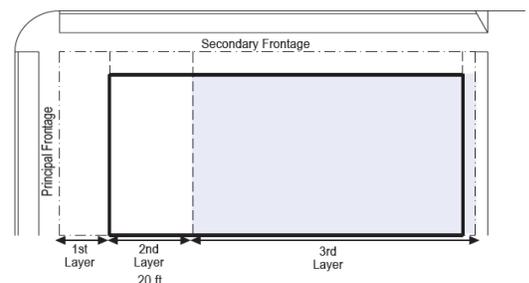
SETBACKS - OUTBUILDING

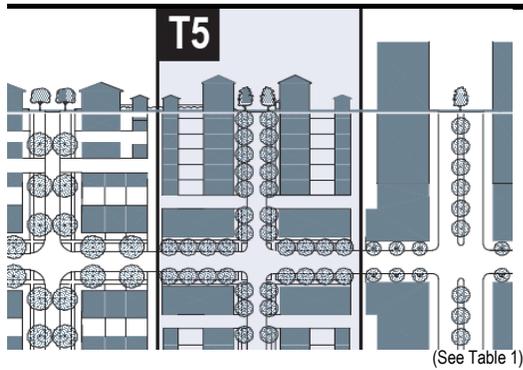
1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.





I. BUILDING FUNCTION* (See Table 10 & Table 12)**

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

k. BUILDING CONFIGURATION (See Table 8)

Principal Building	5 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (See Table 14f)

Lot Width	18 ft. min., 700 ft. max.
Lot Coverage	90% max.

i. BUILDING DISPOSITION (See Table 9)

Edgeyard	by Warrant
Sidyard	permitted
Rearyard	permitted
Courtyard	permitted

g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)

(g.1) Front Setback Principal	0 ft. min., 12 ft. max.
(g.2) Front Setback Secondary	2 ft. min., 12 ft. max.
(g.3) Side Setback	0 ft. min., 24 ft. max.
(g.4) Rear Setback	5 ft. min.*
Frontage Buildout	80% min. at setback

h. SETBACKS - OUTBUILDING (See Table 14h)

(h.1) Front Setback Principal	rear yard only
(h.2) Front Setback Secondary	0 ft. min. or 2 ft. at corner
(h.3) Side Setback	0 ft. min. or 3 ft. max.

j. PRIVATE FRONTAGES (See Table 7)

Common Lawn	not permitted
Porch & Fence	not permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	permitted

Refer to Summary Table 14

PARKING PROVISIONS

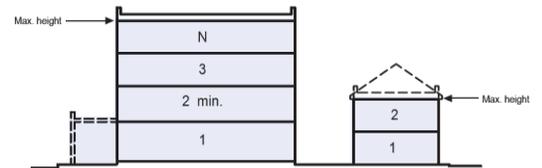
(See Table 10 & 11)

* or 15 feet from center line of alley

"N" stands for any Stories above those shown, up to the maximum.
Refer to metrics for exact minimums and maximums.

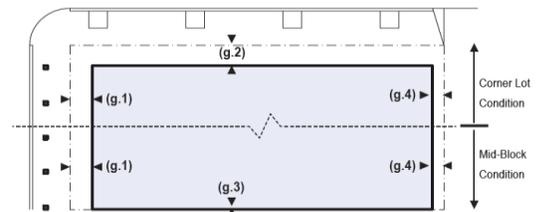
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 8.
4. Expression Lines shall be as shown on Table 8.



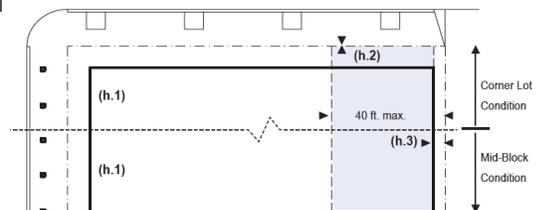
SETBACKS - PRINCIPAL BLDG.

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



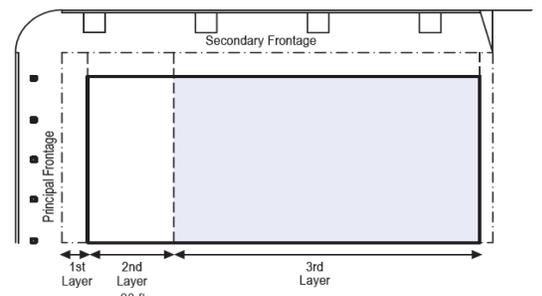
SETBACKS - OUTBUILDING

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

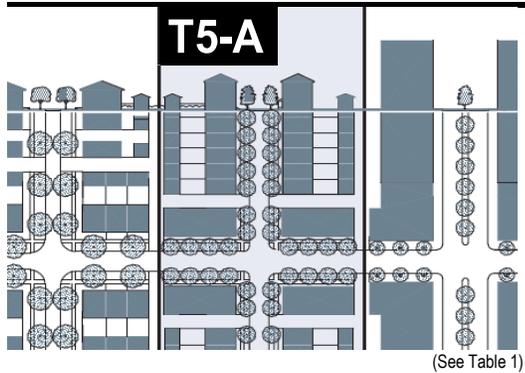


PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.



*****SPECIAL NOTE:** This Code explicitly does not encumber alcohol sales for on- or off-premise consumption due the presence of temporary institutional uses, i.e. churches, schools and the like choosing to locate and operate on leased properties or in leased buildings in T5, T5-A and T5-B Transects.



I. BUILDING FUNCTION* (See Table 10 & Table 12)**

Residential	limited use
Lodging	restricted use
Office	limited use
Retail	open use

k. BUILDING CONFIGURATION (See Table 8)

Principal Building	3 stories max., 2 min.
Outbuilding	2 stories max.

f. LOT OCCUPATION (See Table 14f)

Lot Width	18 ft. min., 180 ft. max.
Lot Coverage	80% max.

i. BUILDING DISPOSITION (See Table 9)

Edgeward	by Warrant or existing
Sideward	by Warrant or existing
Rearward	permitted
Courtyard	permitted

g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)

(g.1) Front Setback Principal	0 ft. min., 0 ft. max. or existing
(g.2) Front Setback Secondary	2 ft. min., 12 ft. max.
(g.3) Side Setback	0 ft. min., 24 ft. max.
(g.4) Rear Setback	5 ft. min.*
Frontage Buildout	80% min. at setback

h. SETBACKS - OUTBUILDING (See Table 14h)

(h.1) Front Setback Principal	rear yard only
(h.2) Front Setback Secondary	0 ft. min. or 2 ft. at corner
(h.3) Side Setback	0 ft. min. or 3 ft. max.

j. PRIVATE FRONTAGES (See Table 7)

Common Lawn	by Warrant or existing
Porch & Fence	by Warrant or existing
Terrace or Lightwell	by Warrant or existing
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	permitted

Refer to Summary Table 14

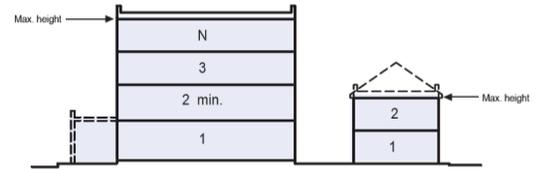
PARKING PROVISIONS

(See Table 10 & 11)

* or 15 feet from center line of alley
"N" stands for any Stories above those shown, up to the maximum.
Refer to metrics for exact minimums and maximums.

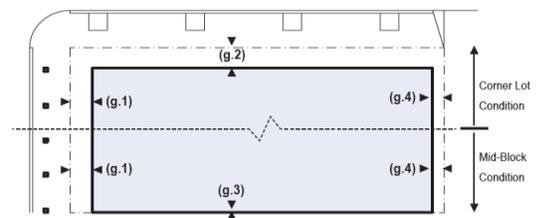
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 8.
4. Expression Lines shall be as shown on Table 8.



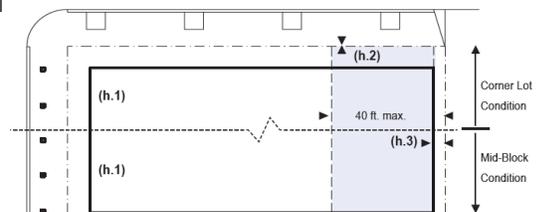
SETBACKS - PRINCIPAL BLDG.

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



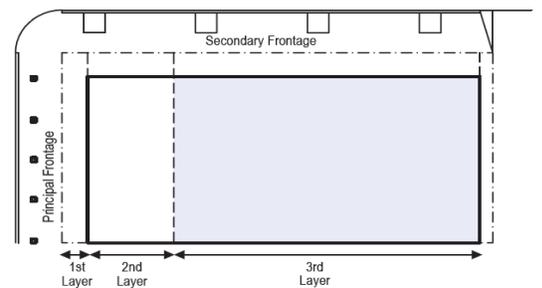
SETBACKS - OUTBUILDING

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



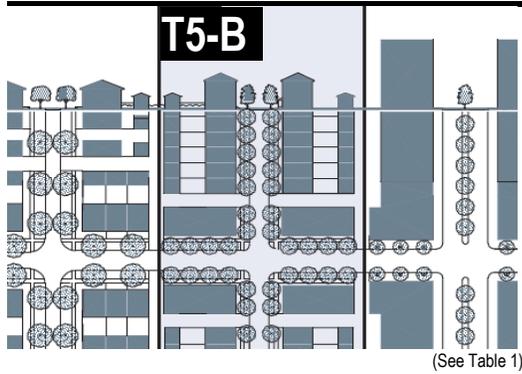
PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.



***All uses shall be strictly governed by the Downtown Masterplan and its Core Values, and require prior CRC approval to confirm compliance therewith.

***Furthermore, this Code explicitly does not encumber alcohol sales for on- or off-premise consumption due the presence of temporary institutional uses, i.e. churches, schools and the like choosing to locate and operate on leased properties or in leased buildings in a T5-A Zone.



I. BUILDING FUNCTION* (See Table 10 & Table 12)**

Residential	limited use
Lodging	restricted use
Office	limited use
Retail	open use

k. BUILDING CONFIGURATION (See Table 8)

Principal Building	3 stories max., 2 min.
Outbuilding	2 stories max.

f. LOT OCCUPATION (See Table 14f)

Lot Width	18 ft. min., 180 ft. max.
Lot Coverage	80% max.

i. BUILDING DISPOSITION (See Table 9)

Edgeyard	by Warrant or existing
Sidyard	by Warrant or existing
Rearyard	permitted
Courtyard	permitted

g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)

(g.1) Front Setback Principal	0 ft. min., 0 ft. max. or existing
(g.2) Front Setback Secondary	2 ft. min., 12 ft. max.
(g.3) Side Setback	0 ft. min., 24 ft. max.
(g.4) Rear Setback	5 ft. min.*
Frontage Buildout	80% min. at setback

h. SETBACKS - OUTBUILDING (See Table 14h)

(h.1) Front Setback Principal	rear yard only
(h.2) Front Setback Secondary	0 ft. min. or 2 ft. at corner
(h.3) Side Setback	0 ft. min. or 3 ft. max.

j. PRIVATE FRONTAGES (See Table 7)

Common Lawn	by Warrant or existing
Porch & Fence	by Warrant or existing
Terrace or Lightwell	by Warrant or existing
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	permitted

Refer to Summary Table 14

PARKING PROVISIONS

(See Table 10 & 11)

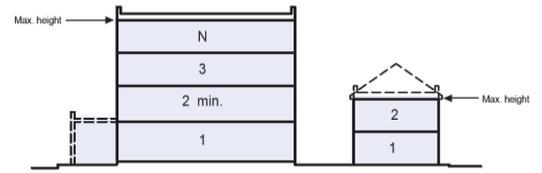
* or 15 feet from center line of alley

"N" stands for any Stories above those shown, up to the maximum.
Refer to metrics for exact minimums and maximums.

In addition to the architectural standards of this Code, all structural changes in T5-B Zones shall be governed by the Downtown Masterplan, its Core Values and the Leeds Historic Preservation District regulations.

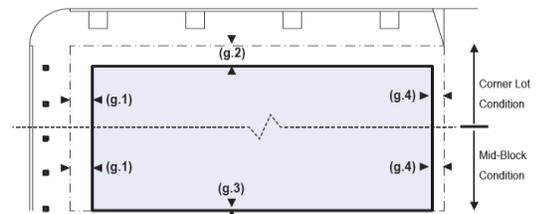
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 8.
4. Expression Lines shall be as shown on Table 8.



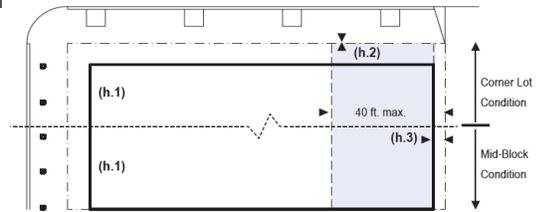
SETBACKS - PRINCIPAL BLDG.

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



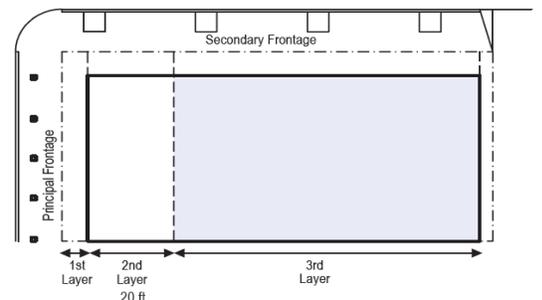
SETBACKS - OUTBUILDING

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



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.



***All uses shall be strictly governed by the Downtown Masterplan and its Core Values, and require prior CRC approval to confirm compliance therewith.

***Furthermore, this Code explicitly does not encumber alcohol sales for on- or off-premise consumption due the presence of temporary institutional uses, i.e. churches, schools and the like choosing to locate and operate on leased properties or in leased buildings in a T5-A Zone.

TABLE 16. SPECIAL DISTRICT STANDARDS

SMARTCODE

City of Leeds, Alabama

TABLE 16: The metrics for each column of this table (SD1, SD2, etc.) are to be filled in for each Special district as they currently exist, or as they are permitted. More pages can be added. Special Districts that do not have provisions within this code shall be governed by the standards of the Current/Pre-Existing zoning, while new development/uses and re-development shall comply with the specified Transect metrics (if any).

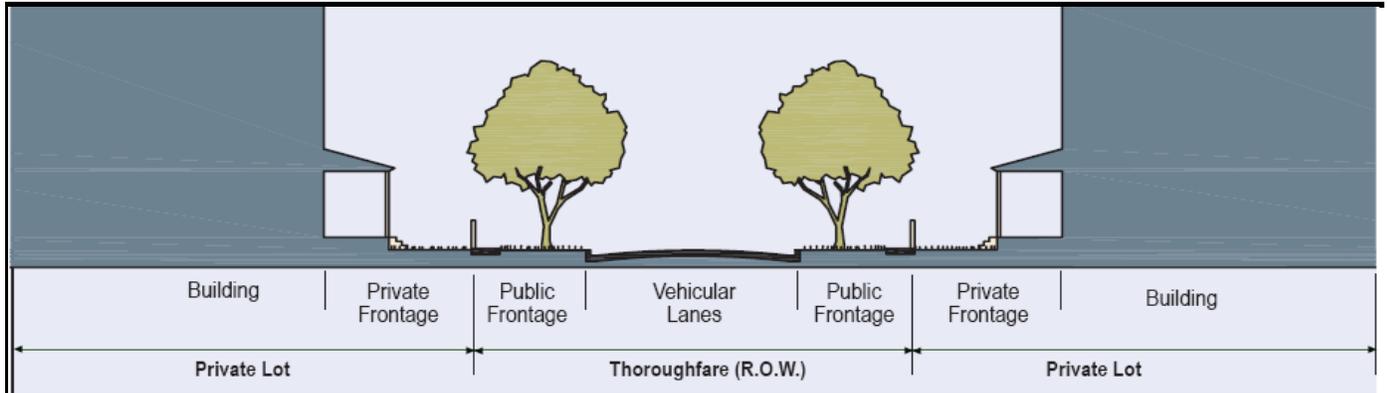
		SD1	SD2	SD3	SD4	SD5	SD6
* ZONING/TRANSECT DISPOSITION							
Current/Pre-Existing		I-1 Light Industry					
Replacement		SmartCode T5					
a. ALLOCATION OF ZONES							
CLD		not permitted					
TND		10 - 30%					
TOD		10 - 30%					
b. BASE RESIDENTIAL DENSITY							
By Right		2 units / ac. Gross					
By TDR		2 units / ac. Gross					
Other Functions		30 - 50%					
c. BLOCK SIZE							
Block Perimeter		2,000 ft. max.					
d. THOROUGHFARES							
HW		not permitted					
BV		permitted					
AV		permitted					
CS		permitted					
DR		permitted					
ST		permitted					
RD		not permitted					
Rear Lane		not permitted					
Rear Alley		required					
Path		not permitted					
Passage		permitted					
Bike Trail		not permitted					
Bike Lane		not permitted					
Bike Route		permitted					
e. CIVIC SPACES							
Park		by Warrant					
Green		permitted					
Square		permitted					
Plaza		permitted					
Playground		permitted					
f. LOT OCCUPATION							
Lot Width		18 ft. min 700 ft. max.					
Lot Coverage		90% max.					
g. SETBACKS - PRINCIPAL BUILDING							
Front Setback		0 ft. min. 12 ft. max.					
Side Setback		0 ft. min. 24 ft. max.					
Rear Setback		5 ft. min. *					
h. BUILDING DISPOSITION							
Edgeyard		by Warrant					
Sideyard		permitted					
Rearyard		permitted					
i. PRIVATE FRONTAGES							
Common Yard		not permitted					
Porch & Fence		not permitted					
Terrace, Dooryard		permitted					
Forecourt		permitted					
Stoop		permitted					
Shopfront		permitted					
Gallery		permitted					
Arcade		permitted					
Parking Lot		permitted					
j. BUILDING CONFIGURATION							
Principal Building		5 stories max.					
Outbuilding		2 stories max.					
k. BUILDING FUNCTION							
Residential		open use					
Lodging		open use					
Office		open use					
Retail		open use					

DISPOSITION

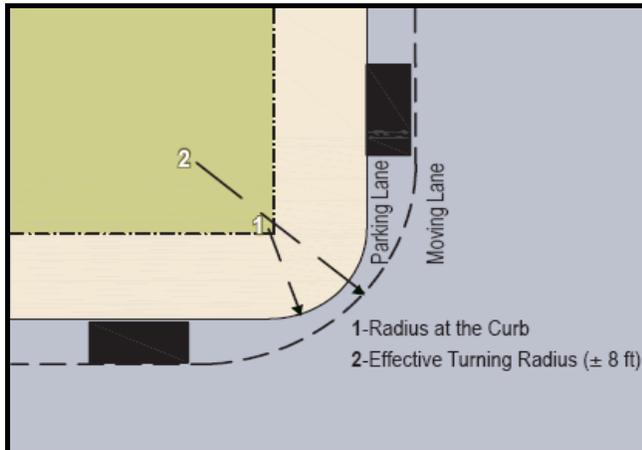
CONFIGURATION

FUNCTION

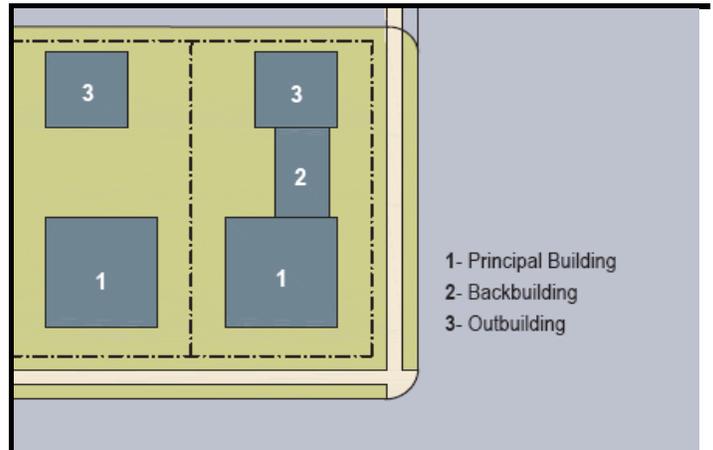
a. THOROUGHFARE & FRONTAGES



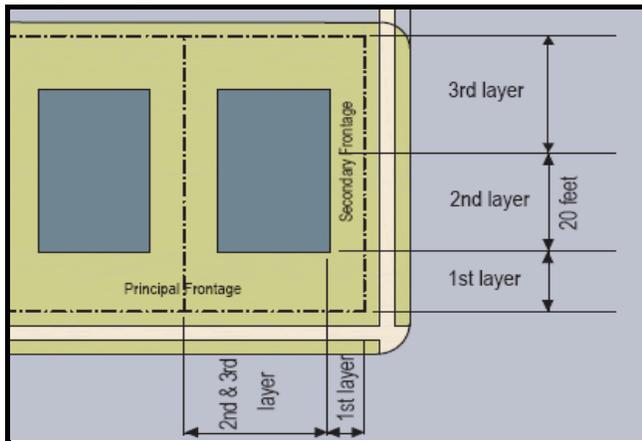
b. TURNING RADIUS



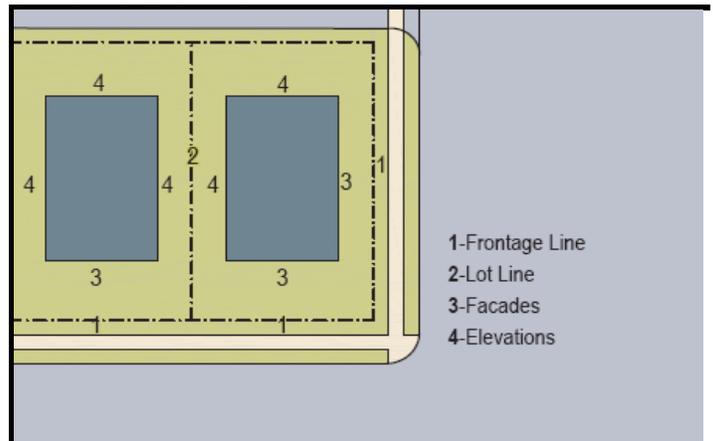
c. BUILDING DISPOSITION



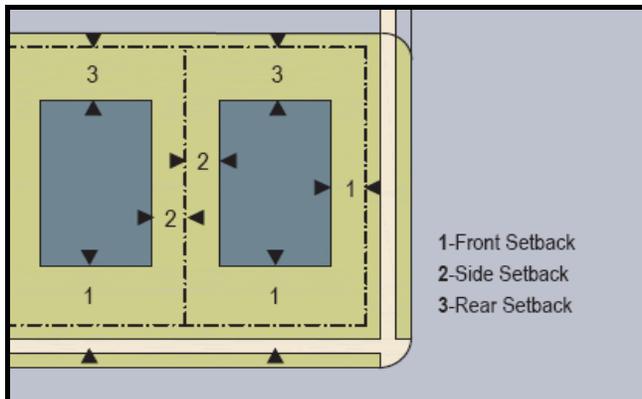
d. LOT LAYERS



e. FRONTAGE & LOT LINES



f. SETBACK DESIGNATIONS



g. NETWORK-BASED PEDESTRIAN SHED

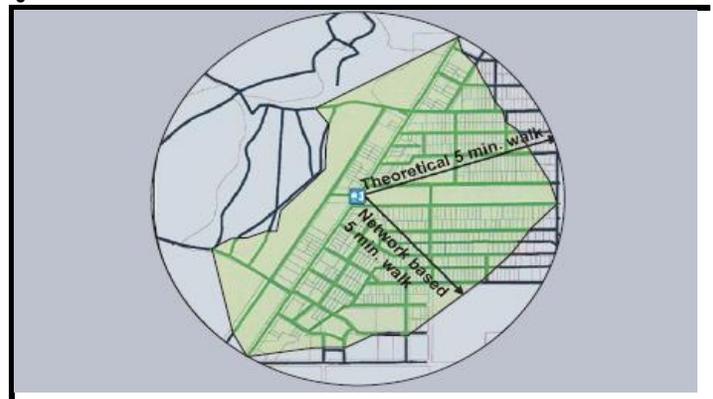
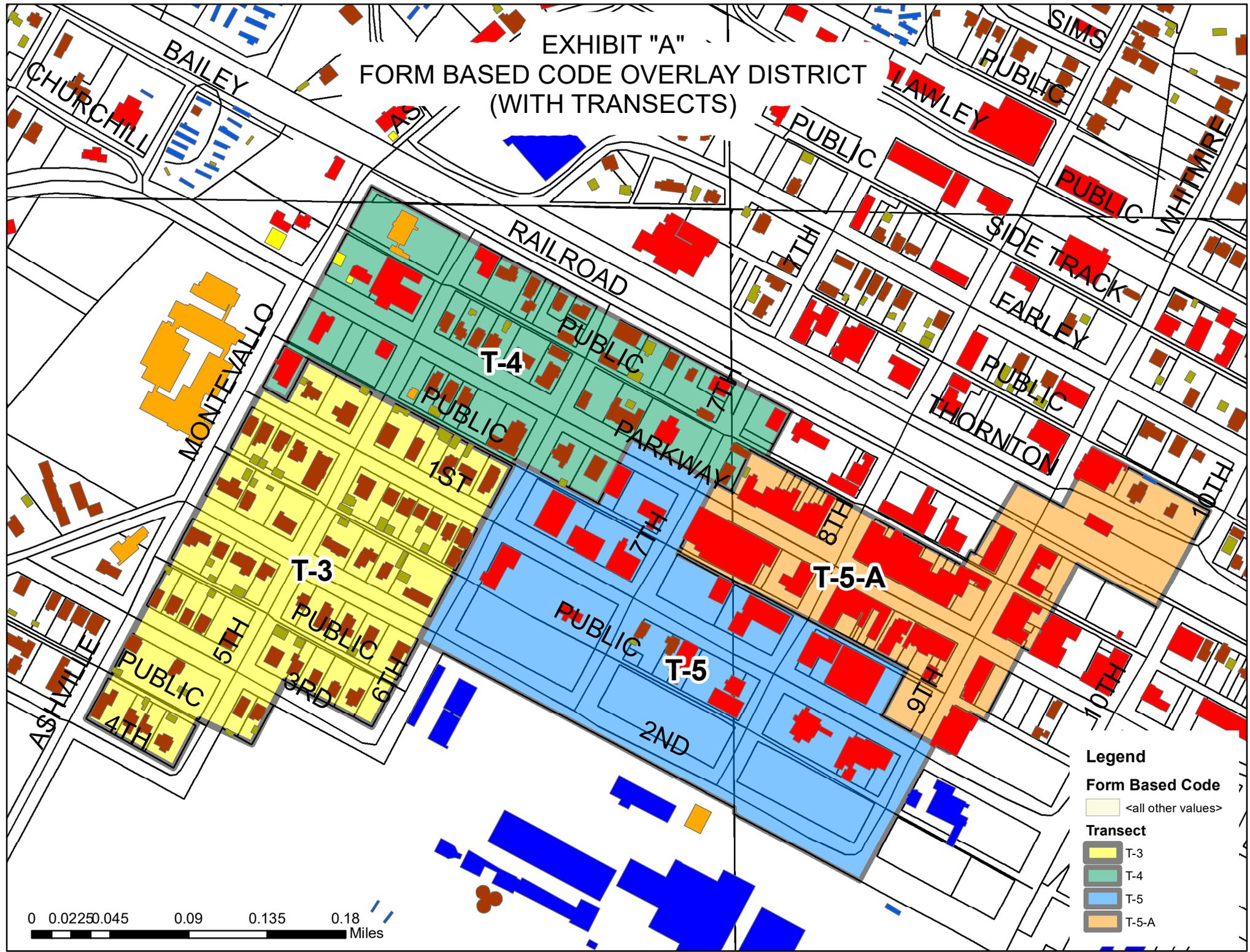


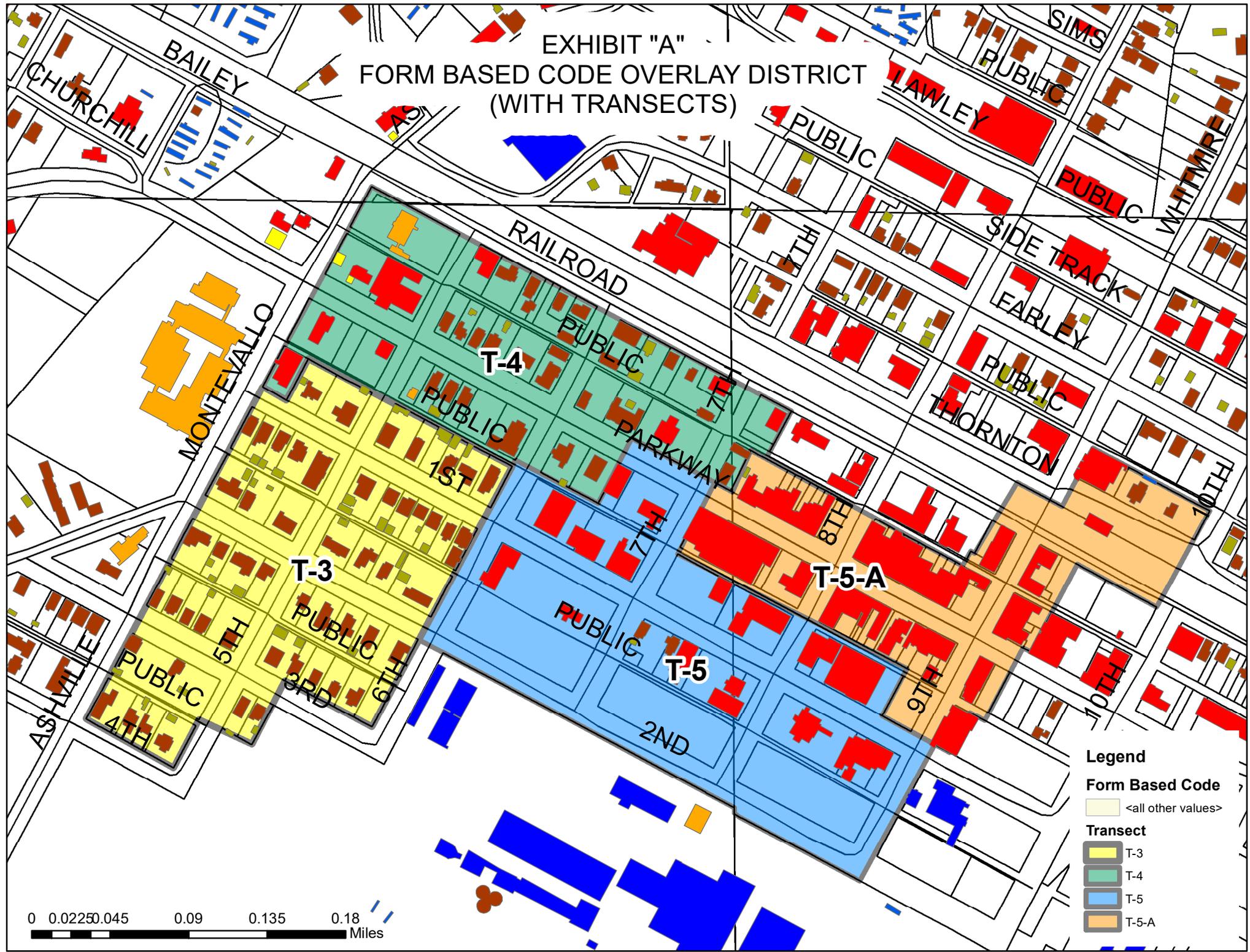
EXHIBIT "A"
FORM BASED CODE OVERLAY DISTRICT
(WITH TRANSECTS)



- Legend**
- Form Based Code**
- <all other values>
- Transect**
- T-3
 - T-4
 - T-5
 - T-5-A

0 0.02250.045 0.09 0.135 0.18 Miles

EXHIBIT "A"
FORM BASED CODE OVERLAY DISTRICT
(WITH TRANSECTS)



Legend

Form Based Code

- <all other values>

Transect

- T-3
- T-4
- T-5
- T-5-A

0 0.02250.045 0.09 0.135 0.18 Miles