

5.7.1 Transition Standards

A. General Requirements - Form District Transition Zones

Transition zones have been established to ensure compatibility of adjacent form districts of differing intensities. A transition zone is an area located at the edge of a form district where transitional design standards would be applied to building height, setback, buffer yard and other requirements.

Transitional design standards shall be applied within the more intensive form district (Group B). Table 5.7.1 lists the depth of the transition zone, measured from the form district boundary.

**Table 5.7.1
Form District Transition Zone Standards**

Group B Form Districts	Group A Form Districts		
	Village (VFD)	Neighborhood (NFD)	Traditional Neighborhood (TNFD)
Downtown (DFD)	400 ft.	200 ft.	100 ft.
Suburban Workplace (SWFD)	200 ft.	200 ft.	200 ft.
Traditional Workplace (TWFD)	400 ft.	200 ft.	100 ft.
Suburban Marketplace Corridor (SMCFD)	200 ft.	200 ft.	200 ft.
Traditional Marketplace Corridor (TMCFD)	400ft.	200 ft.	100 ft.
Regional Center (RCFD)	400 ft.	200 ft.	200 ft.
Town Center (TCFD)	400 ft.	200 ft.	200 ft.
Campus (CFD)	200 ft.	200 ft.	200 ft.

If a roadway corridor separates form districts, the transition zones are reduced as follows (refer to Core Graphic 10 for classification of roadways):

Expressways	no transition required
Arterials	50% reduction
Collectors or locals	no reduction

B. Generally Applicable Transitional Design Standards

Transitional design standards shall be applied within any transition zone. Standards shall also be applied to any remaining portion of a site when 50% or more of the site falls within the transition zone.

1. Building Height - The maximum building height within a transition zone shall not exceed 45 feet. Exception: In the transition zone between the DFD and the TNFD, there shall be no decrease in permissible building heights.

2. Setback - The front and street side setback within a Transition Zone shall equal the setback of adjacent properties (based on the appropriate setback table listed within the applicable form district) that are within the Group A form district when sites in different form districts share a common street frontage (common street frontage refers to properties on the same side of the street). Where sites in different form districts share a common rear property line or are separated by an alley, the rear yard setback of the adjacent property within the Group A form district shall apply.
3. Non-Residential Use – Within the transition zone , one of the following standards shall apply when a non-residential use in a Group B form district adjoins a residential use in a Group A form district:
 - a. The property perimeter buffer yard required in Chapter 10 shall be a type C yard or the type specified in Table 10.2.3, whichever is larger. The buffer yard shall meet or exceed the type 3 planting density requirements. Exception: The continuous screen requirement shall not exceed three (3) feet in height when the required buffer is adjacent to a street or alley.
 - b. Building facades on the side of the Group B property adjoining residential use shall meet the standards for primary facades established in the Group B form district regulation.
4. Lighting – Refer to **Section 4.1.3** for restrictions applicable to outdoor lighting relating to the Neighborhood, Traditional Neighborhood and Village form districts.
5. Signs - Reserved

NOTE: Type “C” buffer yards vary between 15’ and 35’ depending on the land uses. Type “3” planting density consists of 3 trees/100’ and a 6’

C. Downtown Form District Specific Standards

1. Development within the DFD located north of Washington Street shall conform to building height standards set forth in the Waterfront Special District.
2. When transitional design standards require a setback from the street wall, street trees spaced at a minimum of 40 feet on-center shall be provided.

