

Purple Line Transit Neighborhood Plan Zoning System



Zoning

Zoning is a tool that guides the development of land and its allowable uses. The Purple Line Transit Neighborhood Plan project will assign new zones to select parcels of land within the station areas; these zones are being developed through the zoning code rewrite project that is made up of two required components (Form and Use), and may include either of two optional components (Frontage and Density), shown below.

Physical Building

Inside the Building

[FORM - FRONTAGE]

[USE - DENSITY]

Building Form, Massing
(Size, Height, Location on Lot)

Required

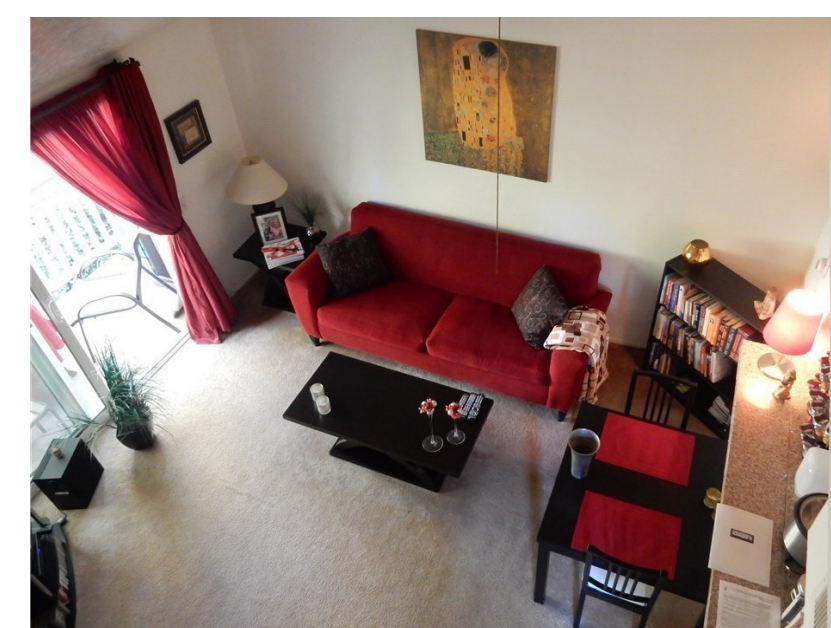
Orientation to the Street, Sidewalk, & Public Realm
(Windows, Entrances, Storefronts)

Optional

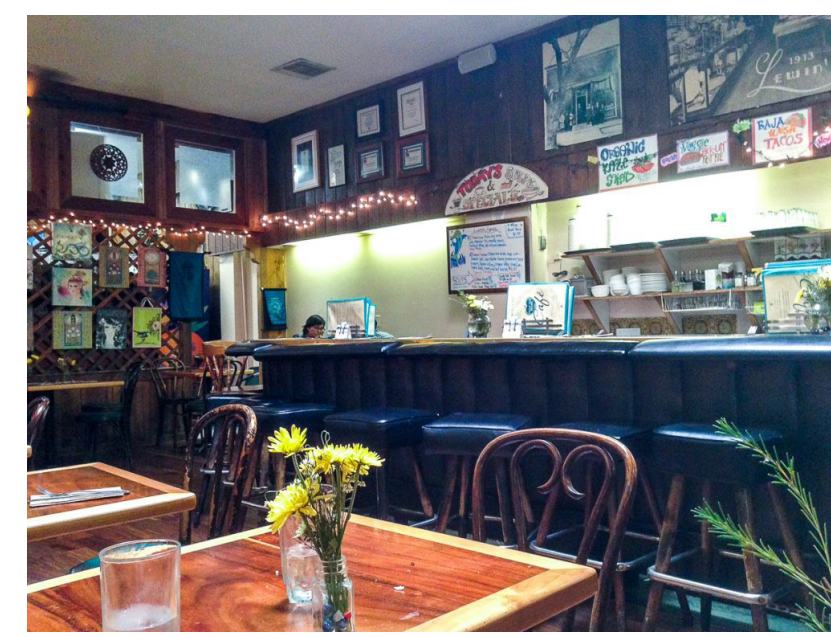


Permitted Uses in Building
(Residential, Commercial, Industrial, Mixed)

Required



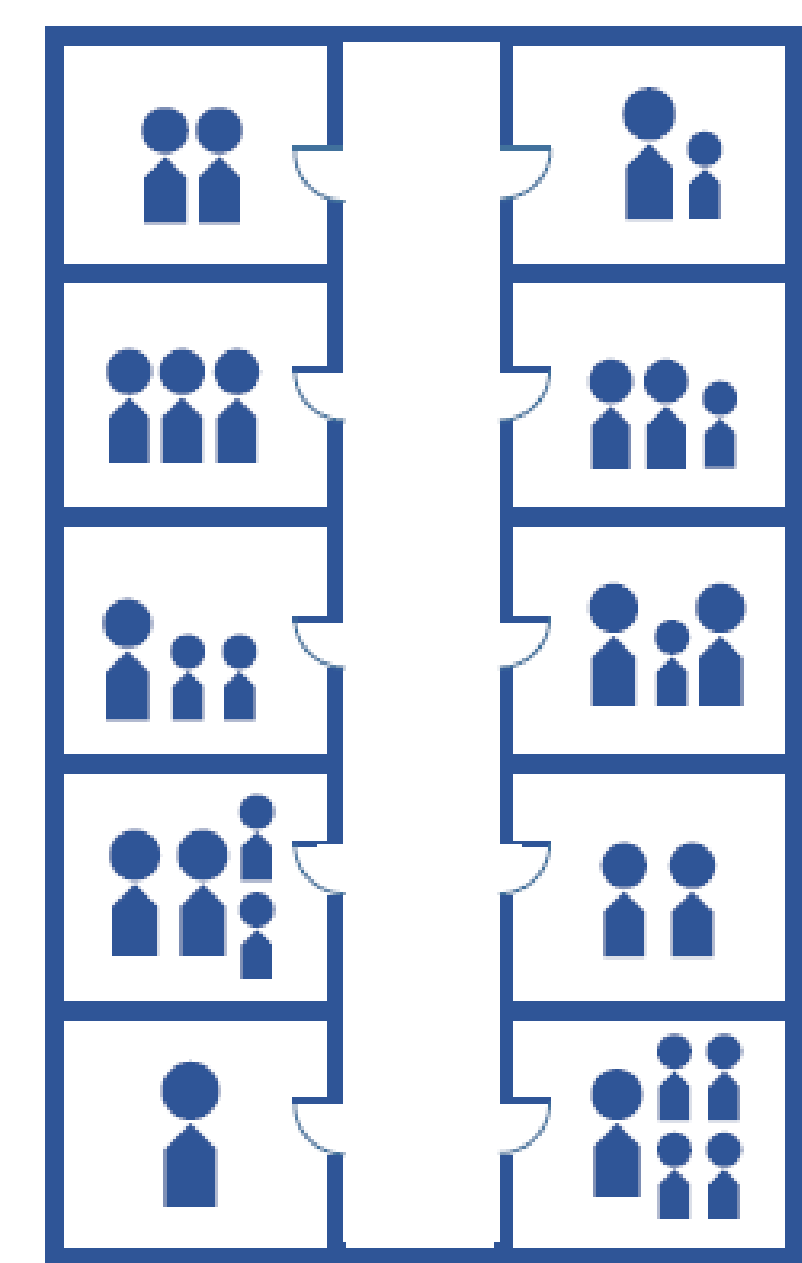
Example: Residential (Apartment Unit)



Example: Commercial (Restaurant)

Number of Residential Units Allowed
(Detached Single-Family Home, Duplex, Fourplex, Apartment)

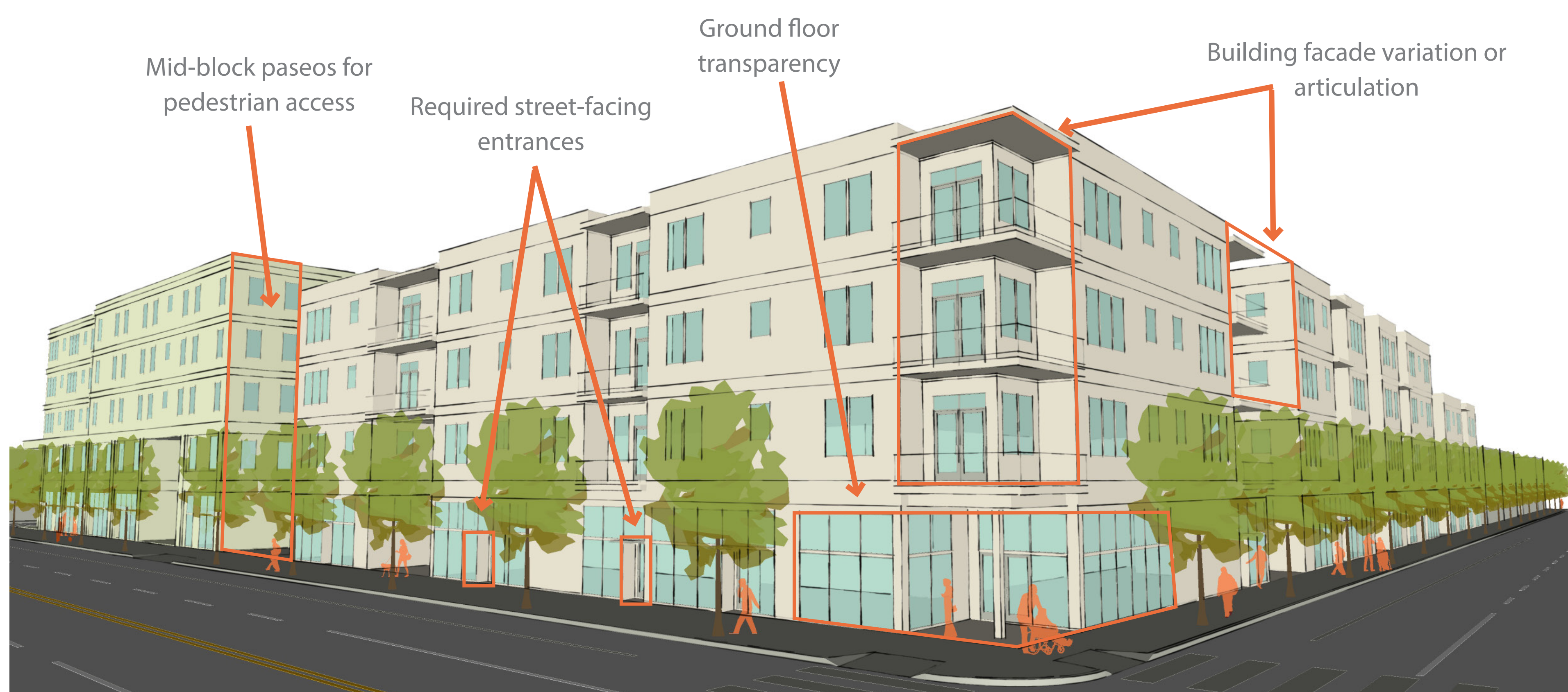
Optional



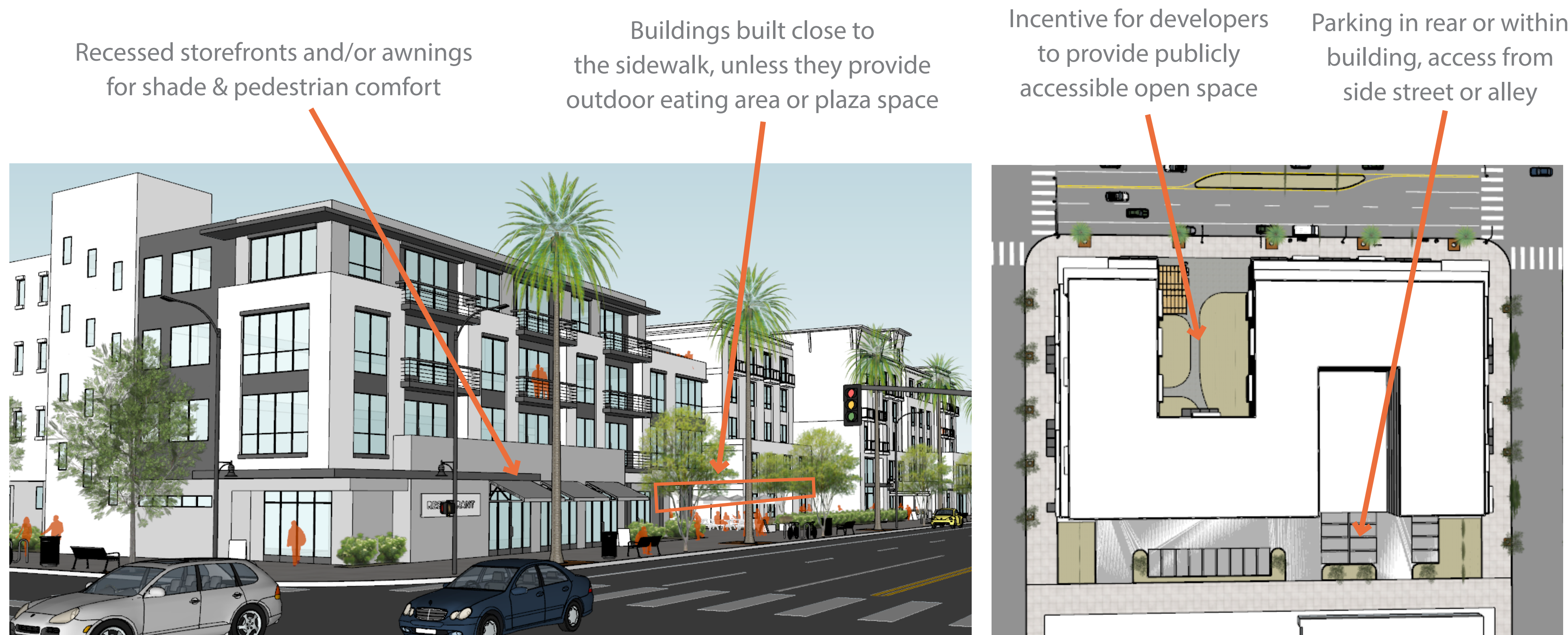
The Zoning Applied

The following diagrams provide examples of how the new zoning would be required in the design of buildings.

FORM & FRONTAGE ELEMENTS



FORM - TRANSIT NODE

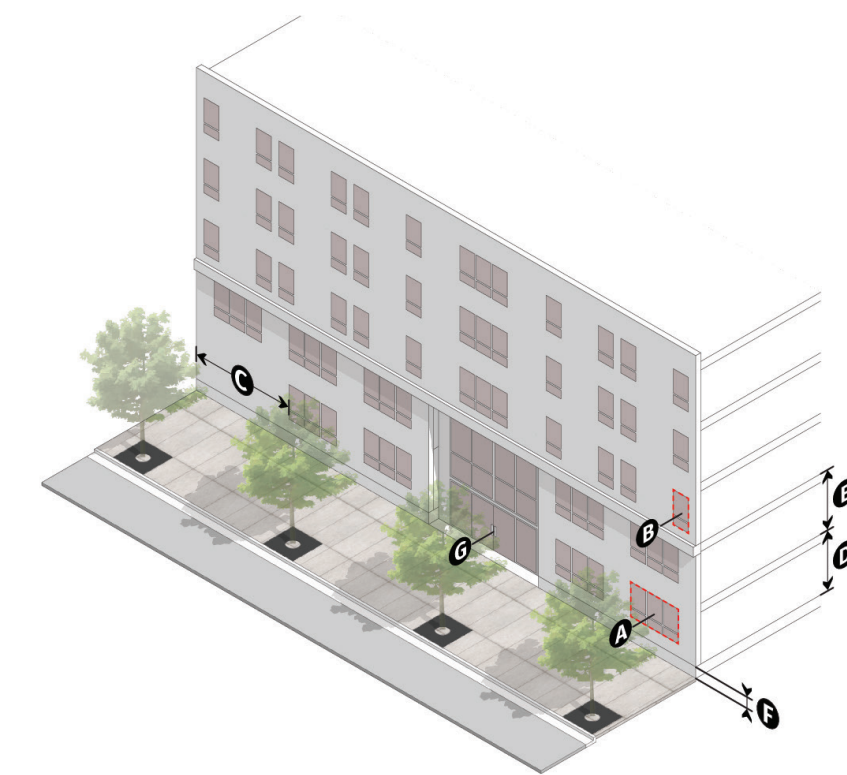


FRONTAGE TYPES

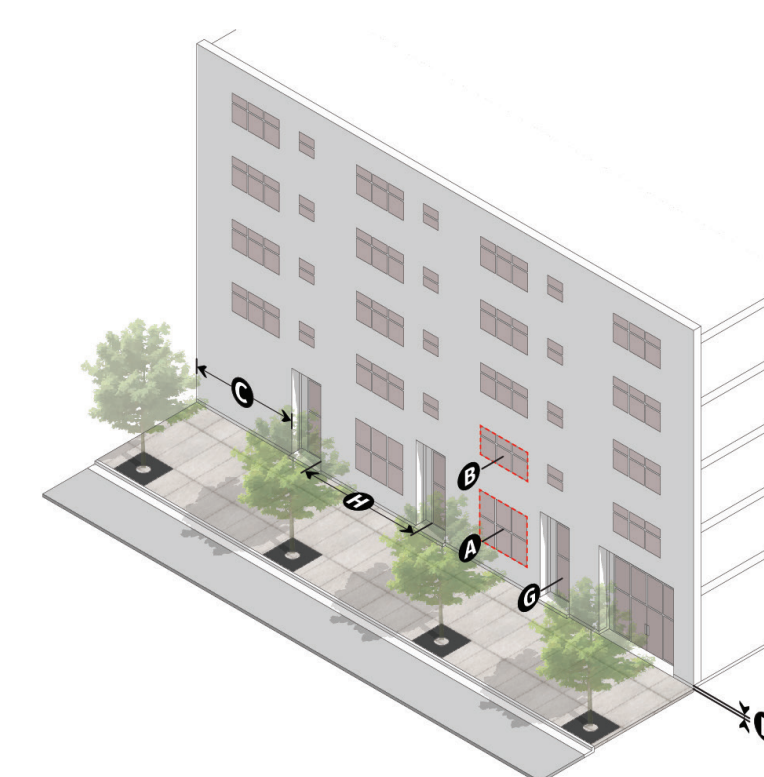
Zones can be assigned one or more frontage types, which are used to regulate design elements that influence a building facade's relationship to the sidewalk and street, and create more walkable areas.

- A Ground Floor Transparency
- B Upper Floor Transparency
- C Maximum Blank Wall space
- D Ground Floor Height
- E Upper Floor Height
- F Entrance Elevation
- G Pedestrian Entrance Recess
- H Pedestrian Entrance Spacing

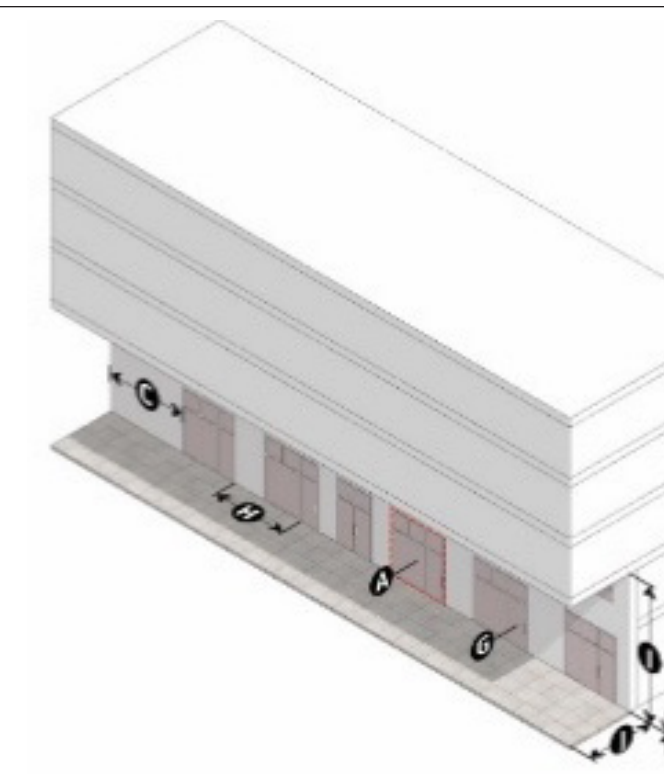
General



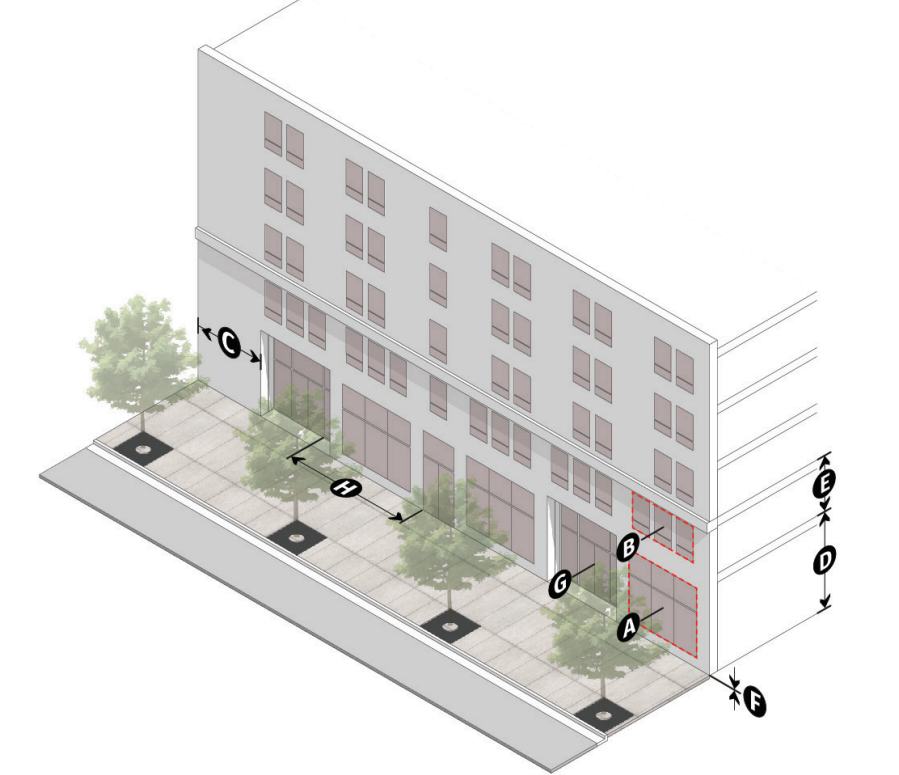
Active Neighborhood



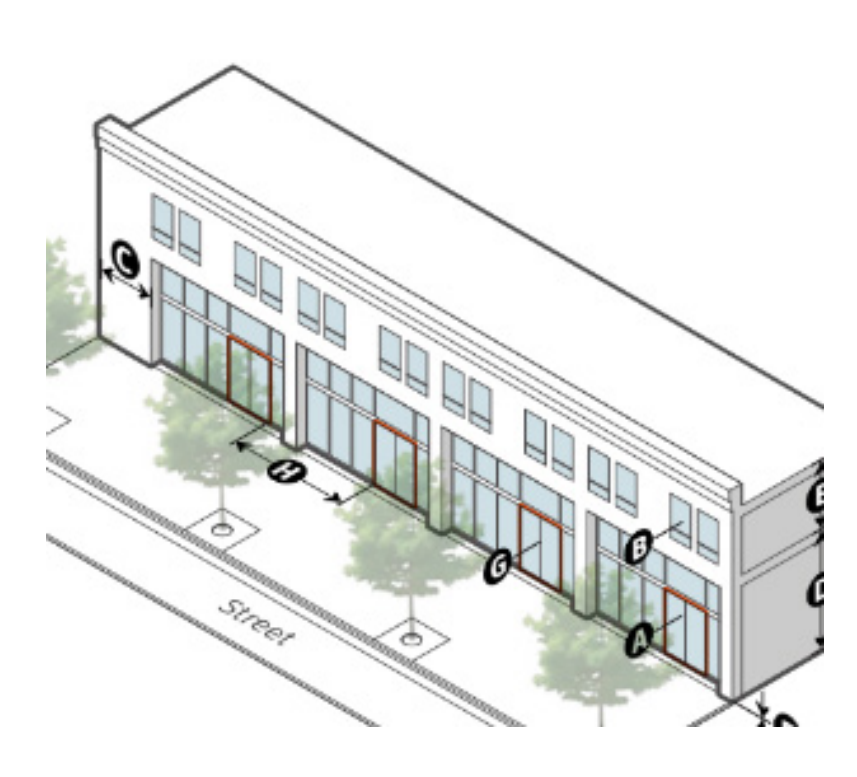
Arcade



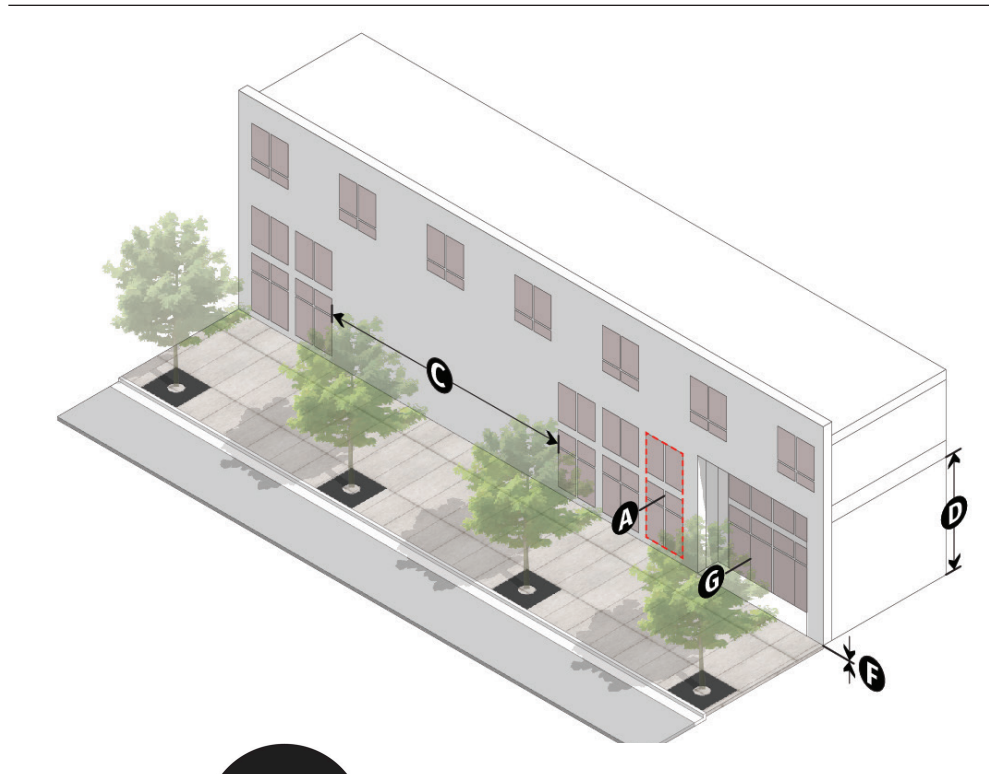
Storefront



Main Street



Large Format



Partially funded by Metro