

2.1.2. Applicability

- A. Zoning district requirements apply based on the types of project activities proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an expansion of an existing use may include both an addition and a facade modification).

DISTRICT REQUIREMENTS		PROJECT ACTIVITY							
		Subdivision	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance and Repair
Lot Size	Sec. 2.10.2.	●	○	○	○	○	○	○	○
Density	Sec. 2.10.3.	○	●	●	○	○	●	●	○
Coverage	Sec. 2.10.4.	○	●	●	●	○	●	○	○
Building Setbacks	Sec. 2.10.5.	○	●	●	○	○	○	○	○
Build-To	Sec. 2.10.6.	○	●	●	○	○	○	○	○
Transitions	Sec. 2.10.7.	○	●	●	●	○	○	○	○
Parking Location	Sec. 2.10.8.	○	●	●	●	○	○	○	○
Height	Sec. 2.10.9.	○	●	●	○	○	○	○	○
Massing	Sec. 2.10.10.	○	●	●	○	○	○	○	○
Ground Story	Sec. 2.10.11.	○	●	●	○	○	○	○	○
Transparency	Sec. 2.10.12.	○	●	●	○	●	○	○	○
Entrances	Sec. 2.10.13.	○	●	●	○	●	○	○	○
Fences and Walls	Sec. 2.10.14.	○	●	●	●	○	○	○	○

KEY: ● = Standards generally apply ○ = Standards do not apply

- B. Project activities are defined in [7.1.2. General Terminology and Measurements](#).
- C. Where a Section is listed as applying, and the zoning district includes standards for that requirement, all applicable standards must be met. The applicable standards may be further modified by the applicability provisions for each set of standards in [Div. 2.10. Rules for Zoning Districts](#). Applicability may also be modified by [Div. 5.3. Nonconformities](#).

DIV. 4.1. OPENING PROVISIONS

4.1.1. Applicability

A. Development standard requirements apply based on the types of project activities proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an expansion of an existing use may include both an addition and a facade modification).

DEVELOPMENT STANDARDS		PROJECT ACTIVITY							
		Subdivision	New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance and Repair
Development Bonuses	Div. 4.2	●	●	●	○	○	●	●	○
Blocks	Sec. 4.3.2.	●	●	○	○	○	○	○	○
Site Access	Sec. 4.3.3.	●	●	○	●	○	○	○	○
Streets	Div. 4.4	●	●	○	●	○	○	○	○
Pedestrian Access	Sec. 4.5.1.	○	●	●	●	○	○	○	○
Bicycle Parking	Sec. 4.5.2.	○	●	●	●	○	●	○	○
Vehicle Access	Sec. 4.5.3.	○	●	○	●	○	○	○	○
Vehicle Parking	Sec. 4.5.4.	○	●	●	●	○	○	○	○
Vehicle Parking Design	Sec. 4.5.5.	○	●	●	●	○	○	○	○
Other Vehicle Use Areas	Sec. 4.5.6.	○	●	●	●	○	●	○	○
Garage Design	Sec. 4.5.7.	○	●	●	●	○	○	○	○
Utilities	Div. 4.6	●	●	●	●	○	●	●	○
Transitions	Sec. 4.7.1.	○	●	○	○	○	●	○	○
Transition Screens	Sec. 4.7.2.	○	●	●	●	○	●	○	○
Frontage Screens	Sec. 4.7.3.	○	●	●	●	○	●	○	○
Fences and Walls	Div. 4.8	○	●	○	●	○	●	●	○
Landscaping	Div. 4.9	○	●	●	●	○	○	○	○
Environmental Sustainability	Div. 4.10	○	●	●	●	○	○	○	○
Signs	Div. 4.11	○	●	●	○	●	●	●	○
Outdoor Lighting	Div. 4.12	○	●	○	●	○	○	○	○

KEY: ● = Standards generally apply ○ = Standards do not apply

B. Project activities are defined in [7.1.2. General Terminology and Measurements.](#)