

# Typical Steps for Development

**STEP 1** Locate the subject property on the **Zoning Map** to determine how it is zoned. **See PlanDSM.org** Zoning Map application online

If the property is in an **F (Flood Hazard) District** the floodplain regulations of city code chapter 50 apply.

**Chapter 50**  
Floodplains

If the development site is 5 acres or more in size, the **Large-Scale Development** regulations apply and provide guidance on street, block and open space patterns.

**Chapter 135**  
**Article 5**  
Large-Scale  
Development

**STEP 2** Review **District Descriptions** to understand the intended character of the zoning district that applies to the property.

**Chapter 134**  
**Article 2**  
Districts

**STEP 3** Review **Uses** to determine which uses are allowed under the zoning that applies to the property.

**Chapter 134**  
**Article 3**  
Uses

**STEP 4** Review **Building Types** to determine which building types are allowed in the subject zoning district and to find specific siting, height, design and other regulations for specific building types. See "Identifying Your Building Type."

**Chapter 135**  
**Article 2**  
Building Types

**STEP 5** Review **Design Requirements** for additional design requirements applicable to buildings and sites.

**Chapter 135**  
**Article 4**  
Design Reqs &  
**Chapter 135**  
**Article 8**  
Site Design Reqs

**STEP 6** Review **Parking** to determine motor vehicle and bicycle parking requirements for different types of uses.

**Chapter 135**  
**Article 6**  
Parking

**STEP 7** Review **Landscape & Streetscape** for tree planting, site landscape, and screen/buffer requirements.

**Chapter 135**  
**Article 7**  
Landscape and  
Streetscape

**STEP 8** Review **Signs** to determine the sign regulations that apply to the property's zoning.

**Chapter 134**  
**Article 5**  
Signs

**STEP 9** Review **Review and Approval Procedures** for information about the site plan review and design exception processes.

**Chapter 135**  
**Article 9**  
Review and Approval  
Procedures

**STEP 10** Determine whether additional **Review and Approval Procedures** (e.g., conditional use approval, variances or zoning exceptions) will be required to accommodate the proposed development (note: this chapter also describes the rezoning process).

**Chapter 134**  
**Article 6**  
Review and Approval  
Procedures

## Identifying Your Building Type: Mixed-Use & Industrial

This section is intended to help in identifying which building type designation of chapter 135, article 1 applies to existing buildings.

The table below can be used to determine which of the code's defined building types best fits an existing nonresidential building. The table prioritizes and compares certain building type requirements that are indicative of the building types.

This is a generalized tool for identification. Keep in mind that buildings may exhibit other characteristics that qualify it as a different building type. Refer to the building type tables in sections 135-2.3 through 135-2.17.

IDENTIFYING BUILDING TYPES IN MIXED-USE AND INDUSTRIAL DISTRICTS						
What's the Zoning of the Property?	Is the ground story use a public, civic, or institutional use per 134-3.4?				Probable Building Type	Code Section Reference
P1 P2	Yes				Civic	135-2.10
Any Other District	No				Refer to the districts below.	
What's the Zoning of the Property?	Is the ground story the same elevation as the sidewalk?	How much of the ground floor facade consists of windows or similar "transparent" elements?		Probable Building Type	Code Section Reference	
DX1	Yes	70% or more		Downtown Storefront	135-2.3	
DX2 DXR	Yes	18% to less than 70%		Downtown General	135-2.4	
	No	18% or more		Downtown General	135-2.4	
What's the Zoning of the Property?	Is the ground story the same elevation as the sidewalk?	How much transparency is on the ground floor?	What is the building's width?	Was the building originally a house?	Probable Building Type	Code Section Reference
MX1	Yes	65% or more	n/a	No	Storefront	135-2.5
MX2	Yes or No	45% or more	less than 60 ft	Yes	Commercial Cottage	135-2.6
What's the Zoning of the Property?	What is the primary use of the building?	What is the building's width?	Are the units side-by-side with a shared wall?	Was the building originally a house?	Probable Building Type	Code Section Reference
RX1 RX2	Office	less than 60 ft	n/a	Yes	Commercial Cottage	135-2.6
	Office	n/a	n/a	No	General Building	135-2.7
	Multiple Household Residential	more than 120 ft	No	No	General Building	135-2.7
	Multiple Household Residential	120 ft or less	No	No	Flat Building	135-2.11
	Multiple Household Residential	n/a	Yes	No	Row Building	135-2.12

What's the Zoning of the Property?	How much transparency is on the ground floor?	What is the primary frontage coverage?	What is the building width?	Was the building originally a house?	Probable Building Type	Code Section Reference
MX3 CX	65% or more	60% or more	n/a	No	Storefront	135-2.5
	45% or more	n/a	less than 60 ft	Yes	Commercial Cottage	135-2.6
	60% or more	less than 60%	n/a	No	Commercial Center (at least 2 buildings required)	135-2.8

  

What's the Zoning of the Property?	What is the dominant use of the building?	What is the primary frontage coverage?	What is the building width?	Was the building originally a house?	Probable Building Type	Code Section Reference
EX I	Office	n/a	less than 90 ft	Yes	Commercial Cottage	135-2.6
	Office	65% or more	n/a	No	General Building	135-2.7
	Warehouse/ Manufacturing	n/a	n/a	No	Workshop/ Warehouse	135-2.9

## Identifying Your Building Type: Residential

This section is intended to help in identifying which building type designation of chapter 135, article 1 applies to existing buildings.

The table below can be used to determine which of the code's defined building types best fits an existing residential building. The table prioritizes and compares certain building type requirements that are indicative of the defined building types.

This is a generalized tool for identification. Keep in mind that buildings may exhibit other characteristics that qualify it as a different building type. Refer to residential building types, 135-2.11 through 135-2.16.

<b>IDENTIFYING A RESIDENTIAL BUILDING TYPES IN N AND NX DISTRICTS</b>							
How many units are in the building?	What is the lot area?	What is the lot width?	What percent of the front facade width is garage?	What are the floor to floor heights?	What is the roof type?	Probable Building Type	
1 unit	10,000 sf or greater	80 ft or wider	30% or less	9 to 14 ft	Any	House A in N1a	135-2.13
	8,000 sf or greater	60 sf or wider	30% or less	9 to 14 ft	Parapet, pitched, or flat	House A in N1b	135-2.13
	7,500 sf or greater	60 ft or wider	50% or less	9 to 12 ft	Pitched	House A in N2	135-2.13
			30% or less	7 to 9 ft	Low pitched	House B	135-2.14
	6,000 sf or greater (4,800 sf or greater in NX1)	50 ft or wider (40 ft or greater in NX1)	None	8.5 to 10 ft	Pitched (low pitched on 2 full stories)	House C	135-2.15
	6,750 sf or greater (4,800 sf or greater in NX1 & NX2)	50 ft or wider (40 ft or greater in NX1 & NX2)	None	9 to 12 ft	Pitched (low pitched on 2 full stories)	House D	135-2.16

How many units are in the building?	How are the units arranged?	What is the lot width?	What percent of the front facade width is garage?	What are the floor to floor heights?	What is the roof type?	Probable Building Type	
2 units	Side by side, each with its own entrance	65 ft or greater	None	8.5 to 10 ft	Pitched (low pitched on 2 full stories)	House C (N3b-2 or N3c-2 District)	135-2.15
		70 ft or greater	None	9 to 12 ft	Pitched (low pitched on 2 full stories)	House D (N5-2 District)	135-2.16
		85 ft or greater	30% or less	7 to 9 ft	Low pitched	House B (N3a-2 or N3b-2 District)	135-2.14
		80 ft or greater	50% or less	9 to 12 ft	Pitched (low pitched on 2 full stories)	House A (N2-2 District)	135-2.13
		100 ft or greater	30% or less	9 to 14 ft	Parapet, Pitched, Flat	House A (N1b-2 District)	135-2.13
		120 ft or greater	30% or less	9 to 14 ft	Any	House A (N1a-2 District)	135-2.13
	Stacked, with one or more shared entrances	50 ft or greater	Zero	9 to 12 ft	Pitched (low pitched on 2 full stories)	House D (N5-2 District)	135-2.16
How many units are in the building?	How are the units arranged?	What is the building width?	What are the floor to floor heights?		Probable Building Type		
up to 4 units	Stacked, with one or more shared entrances	70 ft or greater	Between 24 ft and 80 ft	9 to 12 ft	Pitched (low pitched on 2 full stories)	House D (N5-2 District)	135-2.16
3 or greater units	Side by side, each with its own entrance	70 ft or greater	n/a	9 to 12 ft	Any	Row Building (NX1 and NX2 Districts)	135-2.12
	Stacked, with one or more shared entrances	70 ft or greater	Between 45 ft and 90 ft; when fronting non-primary street:: 120 ft	9 to 12 ft	Any	Flat Building (NX1 and NX2 Districts)	135-2.11