

1 **(b) Town Activity Center Planned Development (TAC-PD) Zone**

(1) Purposes

The purposes of the Town Activity Center Planned Development (TAC-PD) Zone are:

- (A)** To accommodate and promote the establishment of high-quality, moderate-intensity activity center development, that while encouraging and supporting mixed- use and pedestrian-friendliness, is more auto-oriented in character;
- (B)** To provide the use types and densities/intensities that are needed to support mixed-use and activity center development;
- (C)** To Encourage a live, work, shop, and play environment that serves as an economic driver for the County’s Town Centers;
- (D)** To Include a well-integrated mix of complementary uses—including commercial, residential, employment, recreational, and civic uses;
- (E)** To Provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between the uses in the Core area, and to nearby areas;
- (F)** To Incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, safe, interactive, and, in some locations, walkable environment;
- (G)** To Include distinctive, attractive, and engaging public spaces that help create an identity and sense of place for the zone; and
- (H)** To Provide a range of housing options.



(2) Use Standards	(3) Intensity and Dimensional Standards		
The specific principal, accessory, and temporary uses allowed in an individual TAC-PD Zone shall be established in the PD Basic Plan (see Section 27-4301(d), General Standards for All Planned Development Zones). Uses shall be consistent with the relevant Area Master Plan or Sector Plan, and the purposes of the TAC-PD Zone.	Core [1]		Edge [1]
	All Uses	Nonresidential & Mixed-Use	Residential
Standard [2]	To be established in PD Basic Plan and PD Conditions of Approval (see Section 27-4301(d))		
Block length, min. max. (ft.)			
Lot area, min. max. (sf.)	To be established in PD Basic Plan (see Section 27-4301(d))		
Lot width, min. (ft.)			
Density, min. (du/net lot area) [3]	15.00	10.00 [8]	5.00
Floor area ratio (FAR), min. [4]	0.50	0.25	No requirement
Lot coverage, min. max. (% of net lot area)	To be established in PD Basic Plan (see Section 27-4301(d))		
Density, max. (du/net lot area) [3]			
Floor area ratio (FAR), max. [4]	To be established in PD Basic Plan (see Section 27-4301(d))		
Build-to line, min. max. (ft.) [5][6]			
Building width in build-to zone, min. (% of lot width) [7]	To be established in PD Basic Plan (see Section 27-4301(d))		
Front yard depth, min. (ft.)			
Side yard depth, min. (ft.)	To be established in PD Basic Plan (see Section 27-4301(d))		
Rear yard depth, min. (ft.)			
Building façade transparency, min. (% of street-level façade area)	Abutting or facing a street frontage or pedestrian way Facing a transit station or public gathering space		
Principal and accessory structure height, max. (ft.)	To be established in PD Basic Plan (see Section 27-4301(d))		
Notes: sf = square feet; ft. = feet; du = dwelling unit; ac = acre [1] A Core area and an Edge area may have been designated by the applicable Area Master Plan or Sector Plan. Where a Core area is not designated, the PD Zone may not incorporate standards applicable to a Core area. [2] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards. [3] Applicable to residential development and the residential component of mixed-use development. [4] Applicable to nonresidential development. [5] The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to zone. [6] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities that use Environmental Site Design techniques, and driveways (subject to Section Sec. 27-6100). [7] Where existing buildings along a street frontage are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in build-to zone standard. [8] For the residential component of mixed-use development only.			

(4) Other Standards	
Location Standards	A TAC-PD Zone may only be located on lands within a Town Center as designated on the Growth Policy Map in the General Plan or the applicable Area Master Plan or Sector Plan, as may be amended from time to time.
Use Mixing	The zone shall be designed to provide a mix of uses. The integration of residential and nonresidential uses is strongly encouraged to allow residents to meet more of their daily needs within the zone. In addition, provision of a variety of housing options shall occur within the zone.
Vertical Mixing of Residential and Nonresidential Uses	The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged in the Core area.

Horizontal Mixing of Residential and Nonresidential	The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed and encouraged, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.
Blocks and Alleys	The Core area of the zone shall be laid out in blocks, streets, and alleys. The Edge area should be laid out in blocks, streets, and alleys, to the maximum extent practicable.
Streets	Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.
Private Sidewalks and Private Street Trees	<ul style="list-style-type: none"> • Sidewalks shall be located on both sides of every street, with a planting strip between the curb and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 feet on center. • Sidewalks shall be at least 10 feet wide along street frontages in the Core area, with a pedestrian "clear zone" for a minimum width of 5 feet that is unobstructed by any permanent or nonpermanent object. • Sidewalks shall be at least 6 feet wide along street frontages in the Edge area. • At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance.
Connectivity	In the Core area, the internal vehicular, bicycle, and pedestrian circulation systems shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and adjoining lots and development.
Parking Location	<ul style="list-style-type: none"> • In the Core area, all proposed new or additional off-street surface vehicle parking shall be located to the rear or side of the development's principal building(s) or in a parking structure. • Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces, each visually separated by buildings or landscaped swales. • All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas.
Building Configuration	<ul style="list-style-type: none"> • In the Core area, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a consistent setback alignment along the street frontage. • In the Edge area, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots, as appropriate. • Buildings should be designed with a common architectural scheme and landscaping to support that identity. The intent should not be to create a uniform appearance, but rather a distinct sense of place.
Open Space Design	Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas should be bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.