

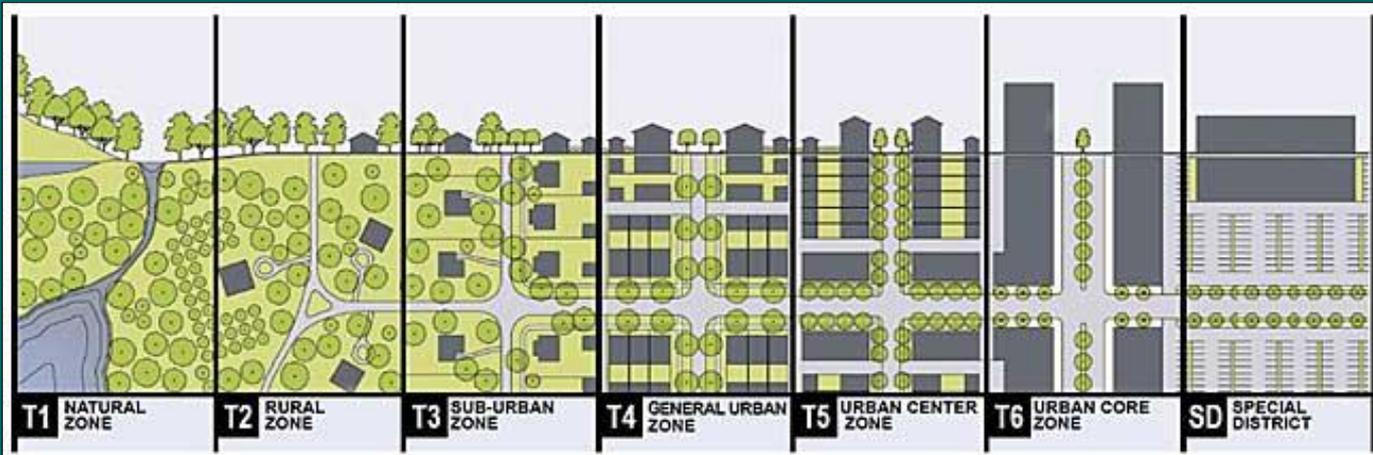
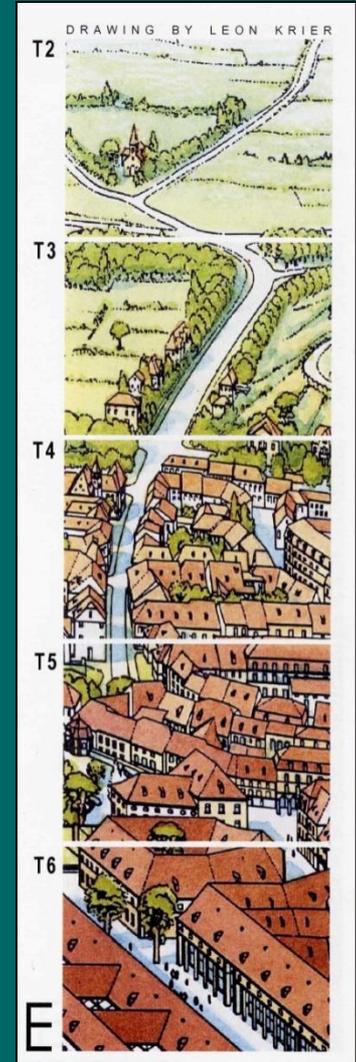
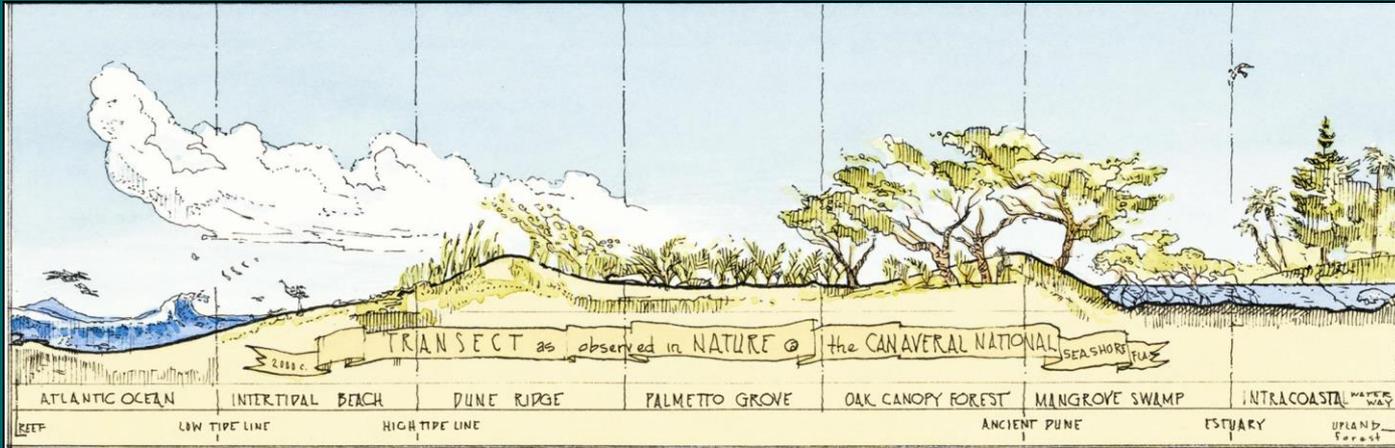
New Mixed Use area – Theatre District in Petaluma



'Form-based' SmartCode Zoning Produced a Mixed Use Walkable Neighborhood for Petaluma



Six Transect Zones-all allow mix of uses of varying intensities



T1 - Natural



T2 - Rural



T3 Sub-Urban



T4 General Urban



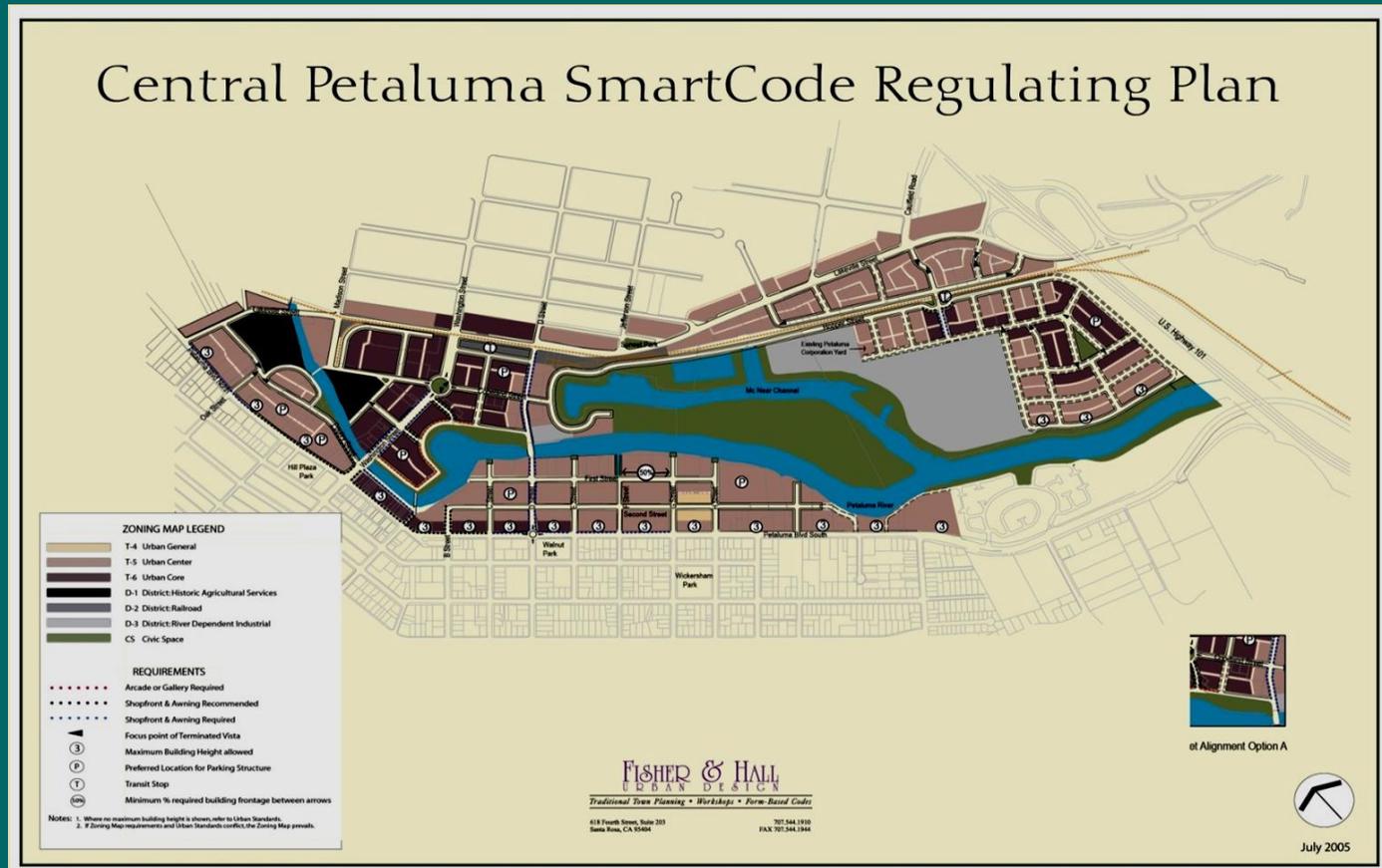
T5 Urban Center



T6 Urban Core



SmartCode Regulating Plan shows transect zones, planned street layout, parks and transect zones



Frontage Types- Regulates what is behind the sidewalk

SMARTCODE
[municipality]

ARTICLE 6. STANDARDS & TABLES

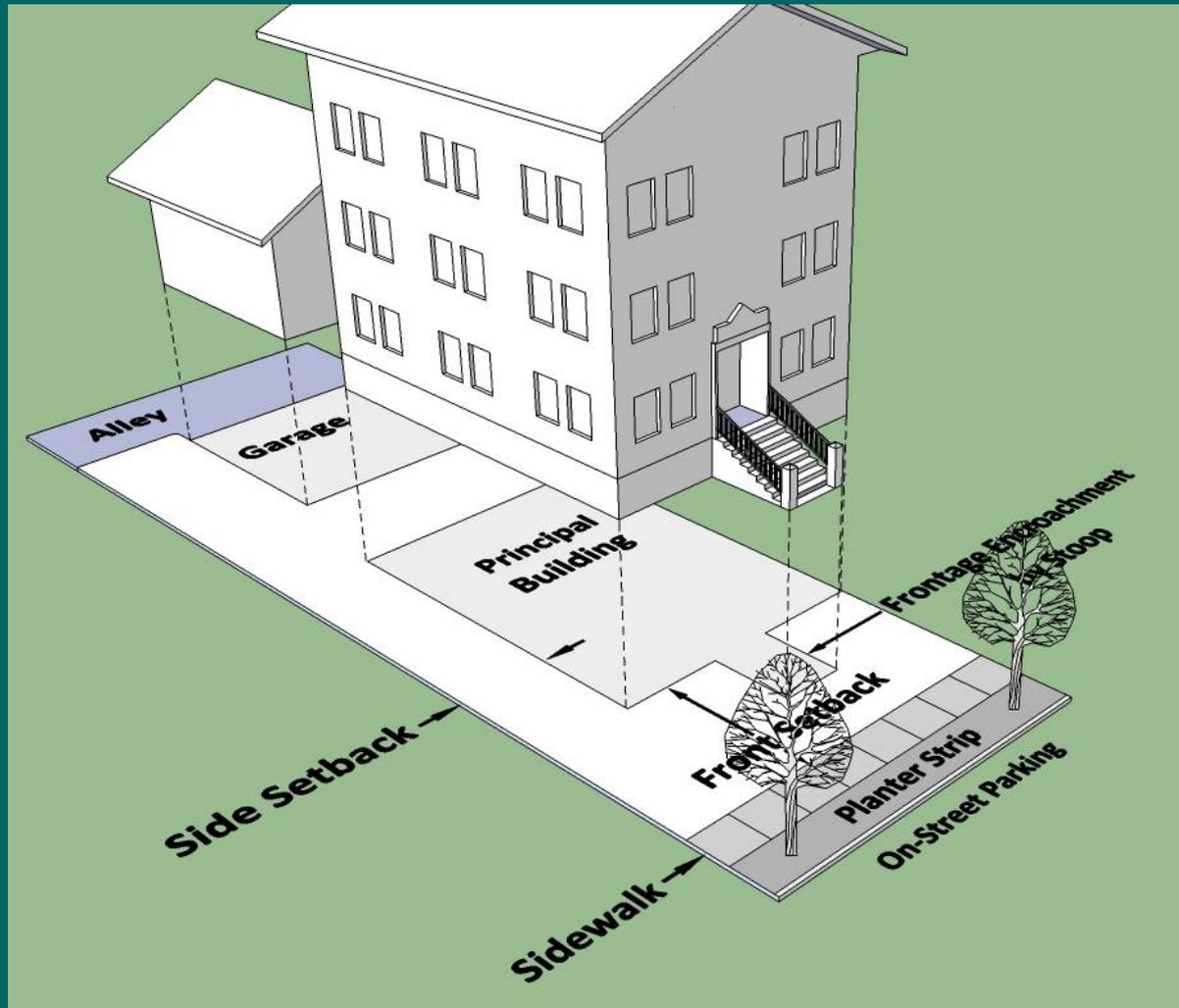
TABLE 7 PRIVATE FRONTAGES

	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	
Common Yard: a frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.					T2 T3
Porch & Fence: a frontage wherein the facade is well set back from the frontage line with an attached porch permitted to encroach into the setback. The porch should be within a conversational distance of the sidewalk. A fence at the frontage line maintains the demarcation of the yard. The porches, to be useable, shall be no less than 8 feet deep.					T3 T4
Terrace or Light Court: a frontage wherein the facade is set back from the frontage line by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes.					T4 T5
Forecourt: a frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.					T5 T6
Sloop: a frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.					T4 T5 T6
Shopfront and Awning: a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.					T4 T5 T6
Gallery: a frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.					T4 T5 T6
Arcade: a frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.					T5 T6



Shop front & Awning
frontage type

SmartCode-illustrative diagram



Shows where parking locations, setbacks, building heights, etc.

Downtown Petaluma SmartCode- Mixed use success story



Before



After

Downtown Petaluma SmartCode- Mixed use success story



Before



After

Downtown Petaluma SmartCode- Mixed use success story



Downtown Petaluma SmartCode- Mixed use success story



Downtown Petaluma SmartCode- Mixed use success story



Before



After

Downtown Petaluma SmartCode- Mixed-Use success story



Before

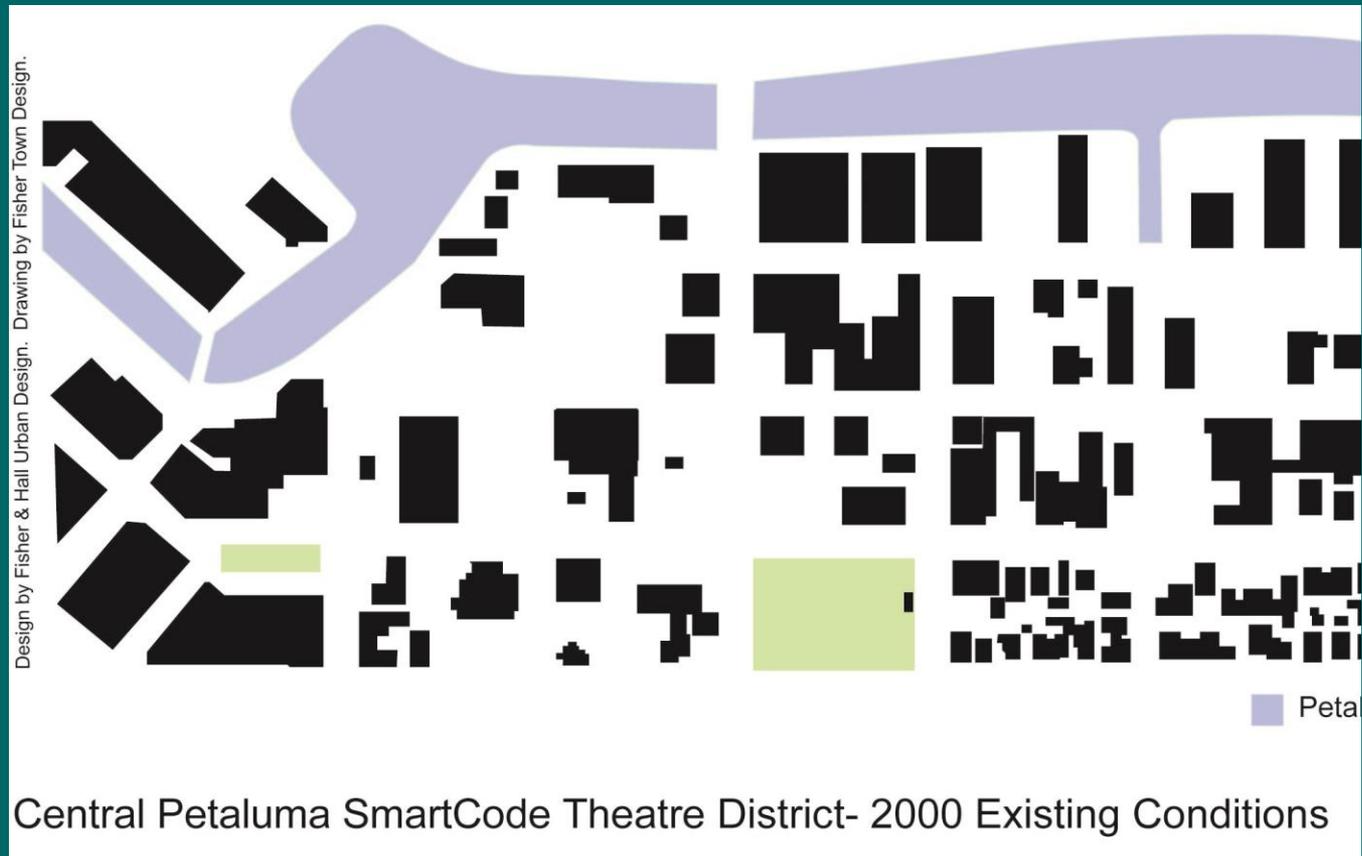


After

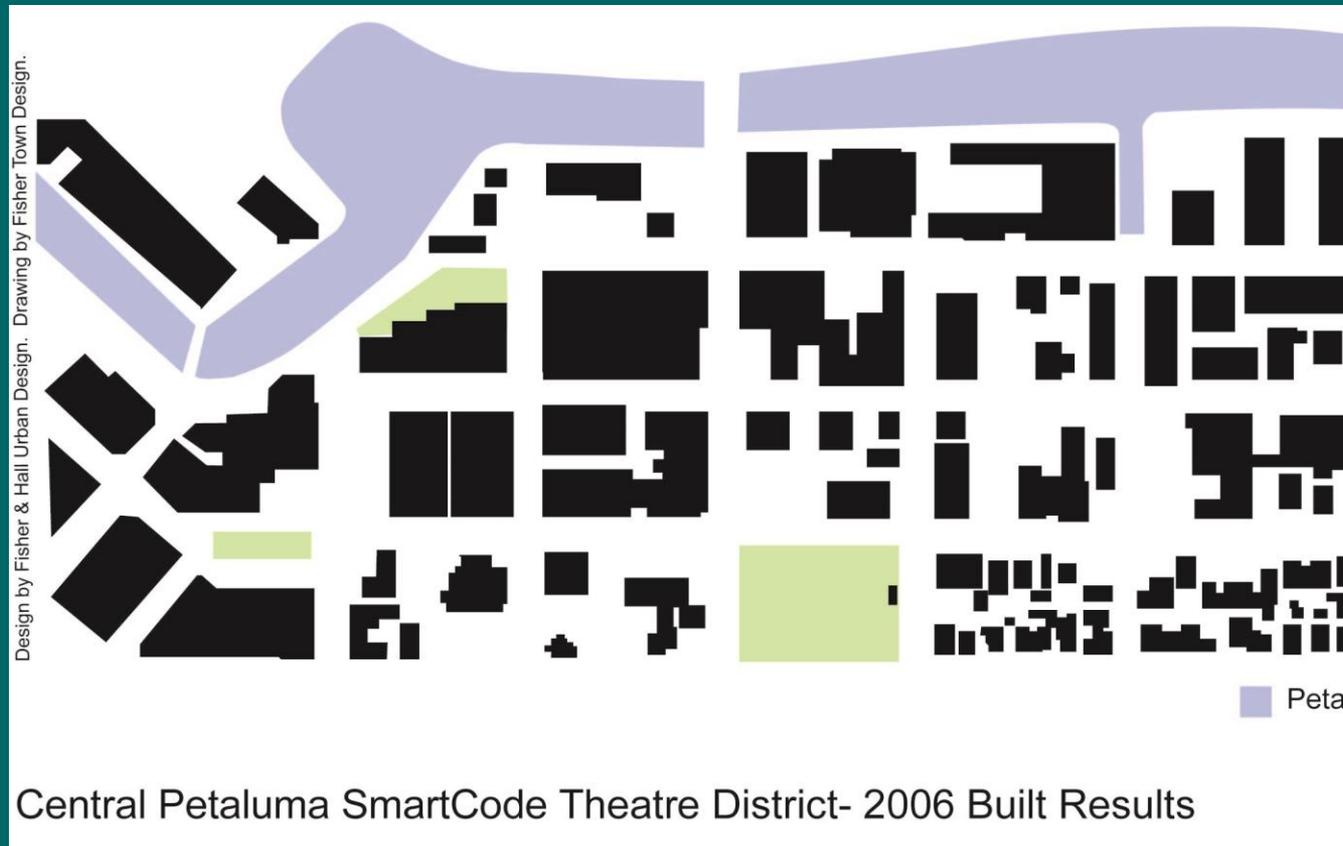
Anchor: Theatres are only allowed in the Theatre District in downtown Petaluma



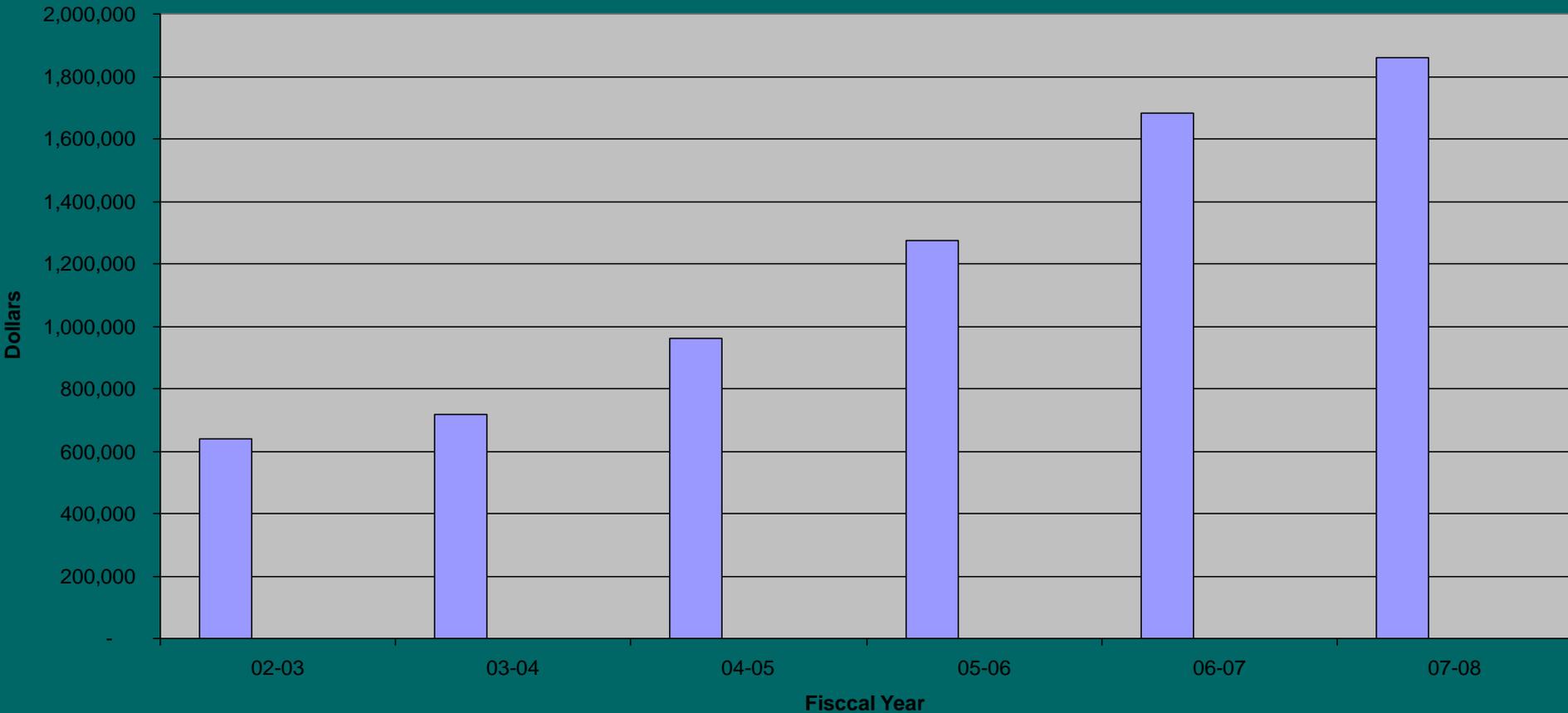
Petaluma Theatre District - Before



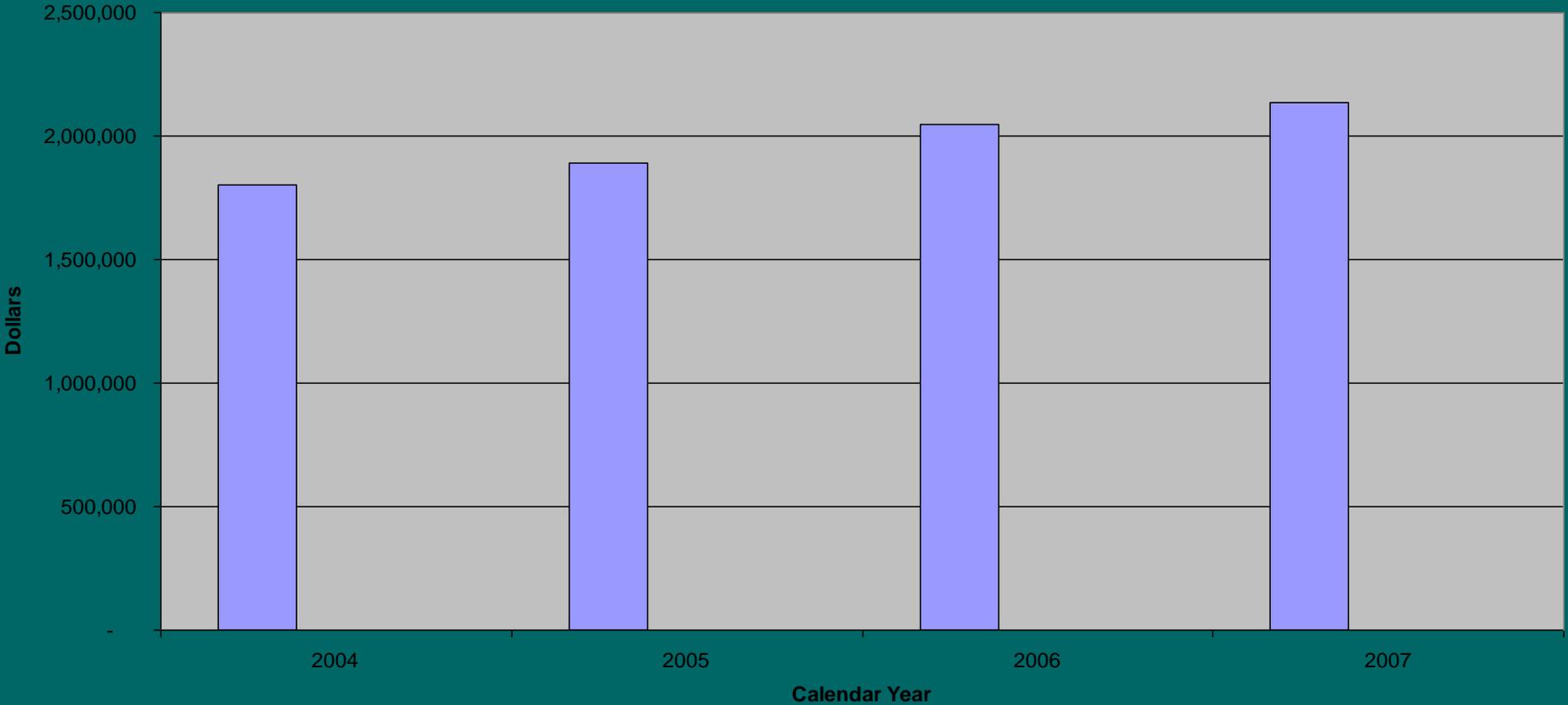
Petaluma Theatre District -After



Three fold increase in Property Tax Revenue in 5 years after SmartCode



17% Increase in Sales Tax Revenue in 4 Years after SmartCode







Questions?

