





**A. Hierarchy of Squares, Parks, and Streets:**

- highest (primary) ↑
- Squares and Parks
  - Main Street
  - SR 434 Frontage Road
  - Urban Boulevard
  - Town Center Street
- ↓ lowest (secondary)
- Edge Drive
  - Neighborhood Street
  - Trail Street
  - Neighborhood Lane



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C. Squares, Parks and Streets Map



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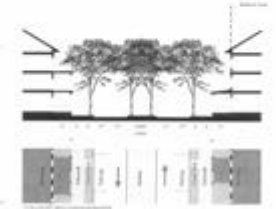
**8. Urban Boulevard**

**A. Building Footprint:**  
Building footprint is the area occupied by the building structure. It is defined by the outer walls of the building. The footprint is a key element in determining the building's impact on the surrounding environment and the street scene.

**B. Building Height:**  
Building height is the vertical distance from the ground level to the highest point of the building. It is a critical factor in determining the building's visual impact and its contribution to the overall height of the street.

**C. Building Spacing:**  
Building spacing is the distance between the front edges of adjacent buildings. It is a key element in determining the street's width and the amount of open space available for landscaping and pedestrian movement.

**D. Building Style:**  
Building style is the architectural design of the building, including its facade, roofline, and decorative elements. It is a key element in determining the building's visual character and its contribution to the overall aesthetic of the street.



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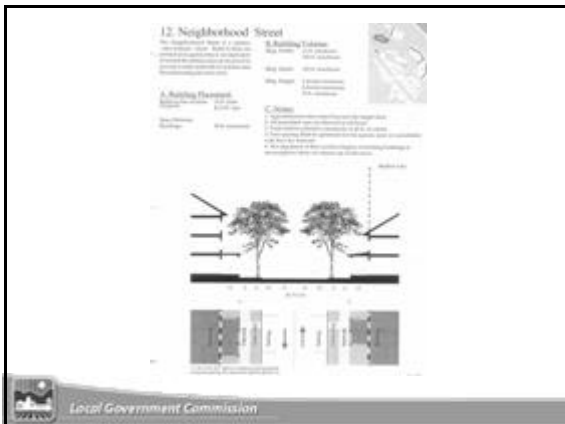
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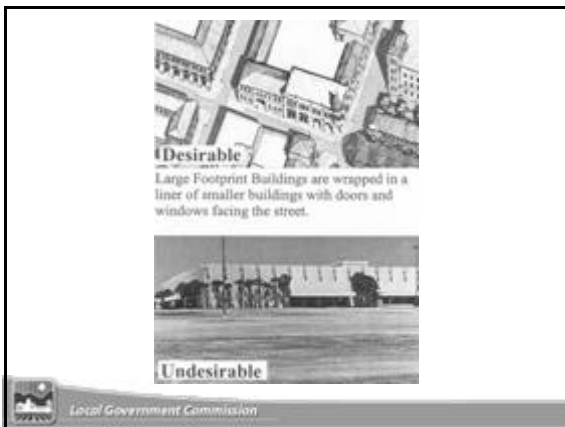
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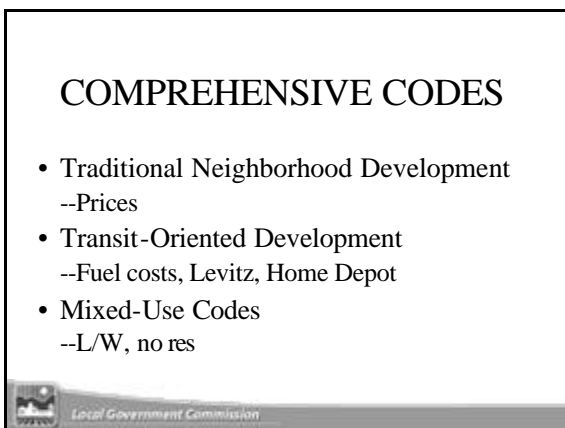
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## SINGLE FOCUS CODES

- **Streets**  
Grid, curbs, small blocks, narrow, complete
- **Parking**  
Share, on-street, reduce (25%, 75%, re-use)
- **Design**  
Pictures, not text, keep it simple



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## ADMINISTRATION

- **Process**  
Special Development Permit, Administrative
- **Format**  
Code priests conversing in Latin
- **Mistakes here can undo everything you wanted to accomplish.**



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## EXAMPLES?!?!

TO FIND ALLOWED USES, GO TO.....

- Table A (5 Pages), then ...
- Section 430, which refers you to ...
- Development Standards of Article IV, footnote to check...
- Section 431, unless Alternative Standards are used, then
- It's reviewed as a Type III Use, and must comply with
- Principles in Section 431 ...
- But not those in Section 403-3.1.
- Simple, right?



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## EXAMPLES?!?!

- Shared parking ordinance is fine, but requires each space be marked with each allowed user for each hour of each day of the week.
- La Jolla Shores



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## KEY POINTS FOR CODE REFORM

- Get the substance right
- Avoid pitfalls
- Beware of other's "input"
- Put code interpreters out of work
- Don't put barriers in front of good projects
- Use sensible administration (monitor)
- Take the long view



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