



## SMARTCODE TRANSECT ZONES – OVERVIEW

### Handsboro Community Planning Area

*\*See Gulfport SmartCode for detailed requirements. Note that Zone T6 Urban Core is intentionally omitted, as it does not pertain to the Handsboro Planning Area.*



#### **T1 – Natural Zone**

Consists of land approximating a wilderness condition, including land unsuitable for development due to wetlands, flood hazard or other criteria.



#### **T2 – Rural Zone**

Areas intended for preservation, including open land that may be cultivated or sparsely settled. One residence per 10 acres is allowed with Planning Commission approval.



#### **T3 – Sub-Urban Zone**

Detached single-family houses surrounded by lawns and landscaped yards. Each lot allows one main building (max. 3 stories) and one “ancillary” building (max. 2 stories). Home office is allowed.



#### **T4L (T4 “Limited”) – General Urban Zone “Limited”**

Consists of primarily residential buildings, on lots typically smaller than T3, with small (1,000 sf) mixed-used neighborhood retail limited to first story of buildings at corners, not more than two corner stores per block. Buildings are 2-4 stories max. Additional density is not allowed through transfers. This zone allows a very limited level of mixed-use.



#### **T4+ (T4 “Plus”) – General Urban Zone “Plus”**

Allows greater intensity of mixed use; buildings may be totally residential or a mix of office/retail/residential or small lodging (12 rooms max.) depending on market demand. Buildings are 2-4 stories max. Building height may not be increased due to development transfers but density may be increased.



#### **T5 – Urban Center Zone**

Consists of shops mixed with townhouses, apartments and offices. Buildings are predominantly attached. The network of streets is tight and there are wide sidewalks for shoppers and walkers. Buildings are close to the front lot line, with interesting facades for shoppers. It provides an active pedestrian environment. Buildings are 2-6 stories high; maximum 8 stories using transfer-of-development rights.



## SMARTCODE COMMUNITY PLANNING

**Focus on “form” not “use.”** SmartCode codes the vision of what you want your community to *look* like. It places greater emphasis on the form the development will take and less on what the use of it is. Conventional zoning focuses first on use but the quality of form is very unpredictable. SmartCode is designed to produce desired outcomes and development types that have historically been shown to be economically sustainable as well as attractive to residents and visitors.

**Locally-customized.** The SmartCode for Gulfport has been locally customized not only for the State of Mississippi, but for the City of Gulfport as well. Therefore, new development here will feel like it belongs in Gulfport and in the Gulf Coast. Local customization was done with an eye to maintaining the best characteristics of Gulfport’s neighborhoods while improving walkability, the street network, development of neighborhood centers and other important aspects of community design.

**Neighborhood-friendly AND developer-friendly.** Because SmartCode is a very specific form-based code focused on outcome, it ensures residents a neighborly character. SmartCode states exactly what type of neighborhood a community wants at various locations, providing guidance for developers. When a developer follows SmartCode, permitting is a often quicker and easier.

**The 5-minute Walk.** SmartCode promotes neighborhood centers and corner stores where residents can walk 5-10 minutes to satisfy many of their daily needs. Not only is this a convenience for neighborhood residents, it also provides an additional local gathering place where neighbors can see one another, which strengthens the neighborhood and the sense of community.

**The Importance of Streets.** SmartCode encourages the development of safe, efficient street and sidewalk networks sized appropriately for their location within the community. Vibrant communities have interconnected street networks that disperse traffic and decrease congestion so that drivers and pedestrians have the convenience of a variety of routes to work, school, shops and recreation.

**Pedestrian-friendly.** SmartCode recognizes that vibrant communities are designed to accommodate all forms of mobility, particularly walking. We walk where we feel safe. Narrow streets require drivers to drive slowly, increasing the safety for pedestrians, bicyclists and drivers. We also walk where we feel comfortable. Street trees provide shade and a sense of enclosure and we feel embraced in this shaded “outdoor room.” We also like to walk down streets that are interesting. SmartCode encourages a variety of housing types and inviting windows of retail shops to create a lively and interesting streetscape.

**Promotes Living Choices.** SmartCode recognizes that people need a variety of living choices. Some people enjoy living in a townhouse within walking distance to active outdoor cafes and shops. Others prefer a home on a large lot away from a city center. SmartCode promotes a variety of community and housing types within neighborhoods so that residents don’t have to move out of their community if their needs change, such as requiring a smaller or larger home or attractive housing in a downtown that doesn’t demand the use of the car.

*SmartCode....the Community’s tool for implementing Smart Growth!*