



WARRENVILLE BY DESIGN

MIXED-USE & MIDDLE HOUSING OVERLAY

HEARING DRAFT

JULY 2, 2024

MIXED-USE & MIDDLE HOUSING OVERLAY

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INTERACTIVE DOCUMENT

Please note that the pdf of this document is interactive:

Click on a section in the table of contents and you will be taken to that page of the document.

[Blue underlined text](#) indicates linked cross-references within this document or to hyperlinks to the current City of Warrenton zoning code online.

1 Overview

1 OVERVIEW

1.a. ESTABLISHMENT OF THE OVERLAY

The following applies to the areas designated on the City zoning map as within the Mixed-Use and Middle-Housing Overlay, referred herein to as the "overlay."

1.b. PURPOSE

This overlay is established to define the building and site design standards in conjunction with the use standards of the underlying zoning districts.

- (1) The underlying zoning districts generally establish the use regulations, except as noted in this overlay.
- (2) The overlay supersedes any lot or building regulation other than use regulations within the current district requirements per Tables 4A and 4B, and establishes the building types, building design, and other site development standards.
- (3) See [Article 5](#) of the zoning ordinance for parking standards and [Chapter 14 of Title 8 Building Regulations](#) for sign standards.
- (4) Additional properties may be added to the overlay through the City's planning and zoning processes.

1.c. INTENT

The overlay is intended to implement the vision of the City's comprehensive plan, the Old Town/Civic Center Subarea Plan, the Housing Action Plan, and other adopted City plans, including but not limited to the following:

- (1) Fostering development and revitalization projects that enhance the small-town character and scale of Warrenville.
- (2) Establishing high-quality, mixed-use gateways to historic Warrenville with sustainable, long-lasting buildings.
- (3) Allowing a mix of housing types in appropriate locations, including middle housing consisting of small-scale, multi-unit buildings.
- (4) Ensuring a variety of open landscape and plaza spaces are included along the street and between buildings.
- (5) Creating walkable, well-connected places with improved connectivity, circulation, and access for all modes of transportation.

1.d. PROJECT REVIEW AND APPROVALS

A zoning certificate must be approved as established in [Article 12. Administration](#). Within the overlay, project review is required as follows:

- (1) **Pre-Submittal Meeting.** A pre-submittal meeting is required with the zoning administrator or their designee

for any new development or reconstruction as defined in Table 6a of [Article 6 Nonconformities](#) of the zoning ordinance.

- (2) **Submittals.** Submittals must be provided to the zoning administrator or their designee that fully illustrate compliance with the regulations of the overlay.
 - (a) The zoning administrator or their designee may require additional submittal information for approval and issuance of a zoning certificate.
 - (b) Submittals must clearly state any minor or major adjustments being requested for approval by the applicant; ~~however, the zoning administrator or their designee may determine that an adjustment is needed during the review process.~~
- (3) **Minor Adjustments.** Minor adjustments may be requested during the project review process for approval by the zoning administrator or their designee. Minor adjustments are limited to the following:
 - (a) **Building Location and Massing.** Within the building location and massing subsections of the building type regulations in [Sec. 3](#) through [Sec. 7](#) of this overlay, any dimensional requirement may be increased or decreased by up to 10% or 1 foot, whichever is more.
 - (b) **Building Height.** Within the height subsections of the building type regulations in [Sec. 3](#) through [Sec. 7](#) of this overlay, floor-to-floor heights may be increased by up to 1 foot provided the overall building does not exceed the total height in feet that is allowed.
 - (c) **Transparency.** Within the street and courtyard facade regulations of the building type regulations in [Sec. 3](#) through [Sec. 7](#) of this overlay, up to 3% decrease in transparency or a 3% increase in blank wall limitation for any story on a street facade may be approved, provided the overall street facade (all stories together) meets the original regulation. Note that transparency is measured per story.
 - (d) **Other Minor Adjustments.** Other minor adjustments expressly stated in this overlay.
- (4) **Major Adjustments.** Major adjustments may be requested during the project review process for approval by the plan commission. Major adjustments to the

overlay regulations are expressly defined throughout this overlay.

- (a) The major adjustment provisions of this section are intended to authorize the granting of relief from strict compliance with certain design-related regulations in the following instances:
 - i. When specific building or site features or characteristics of the subject property, including the presence of existing buildings, create conditions that make strict compliance with applicable regulations impractical or undesirable; or
 - ii. When an alternative design would result in equal or better implementation of the regulation's intended purpose and consistency with the comprehensive plan and any other adopted plans for the area.
- (b) Major adjustments are reviewed and approved by the plan commission with a public [hearing meeting](#) required.
 - i. Major adjustments may be approved, disapproved, or approved with conditions subsequent to the hearing process.
 - ii. Other elements of the design that meet the regulations of the overlay may not be revised as a condition of the approval except when the revision is also in compliance.
- (c) For an existing building renovation per [Article 6 Nonconformities](#) of the zoning ordinance, a major adjustment may be approved to any building type regulation or building design regulation in order to retain any existing building or site element, except the parking yard location.

1.e. EXISTING BUILDINGS

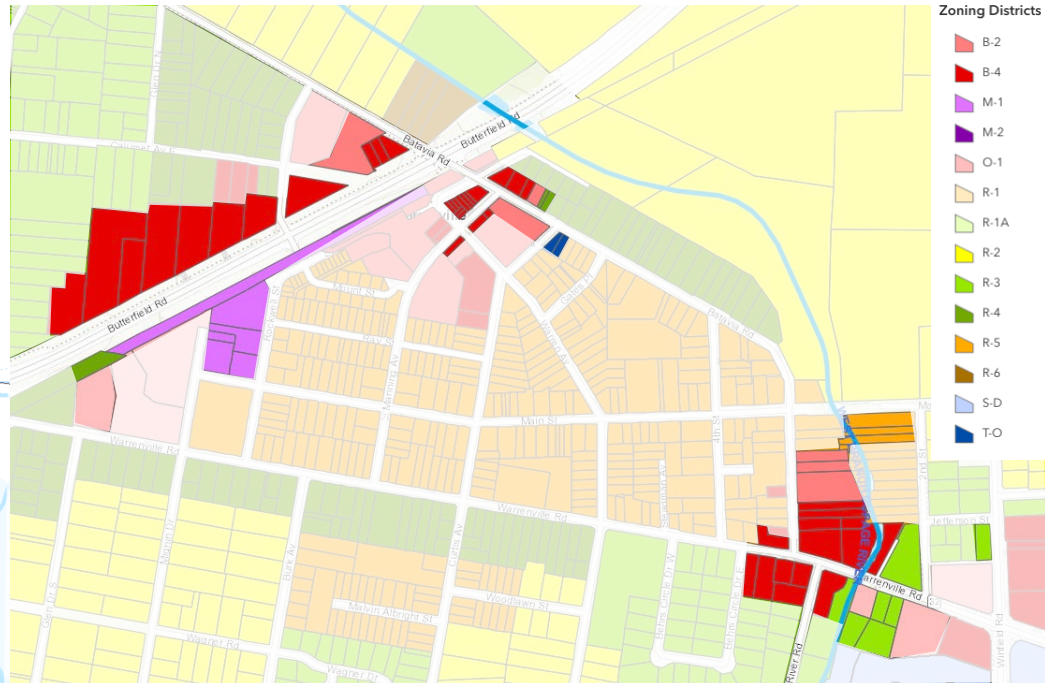
See [Article 6 Nonconformities](#) of the zoning ordinance for buildings constructed and lots established prior to the adoption of these regulations that do not conform to these regulations.

1 Overview

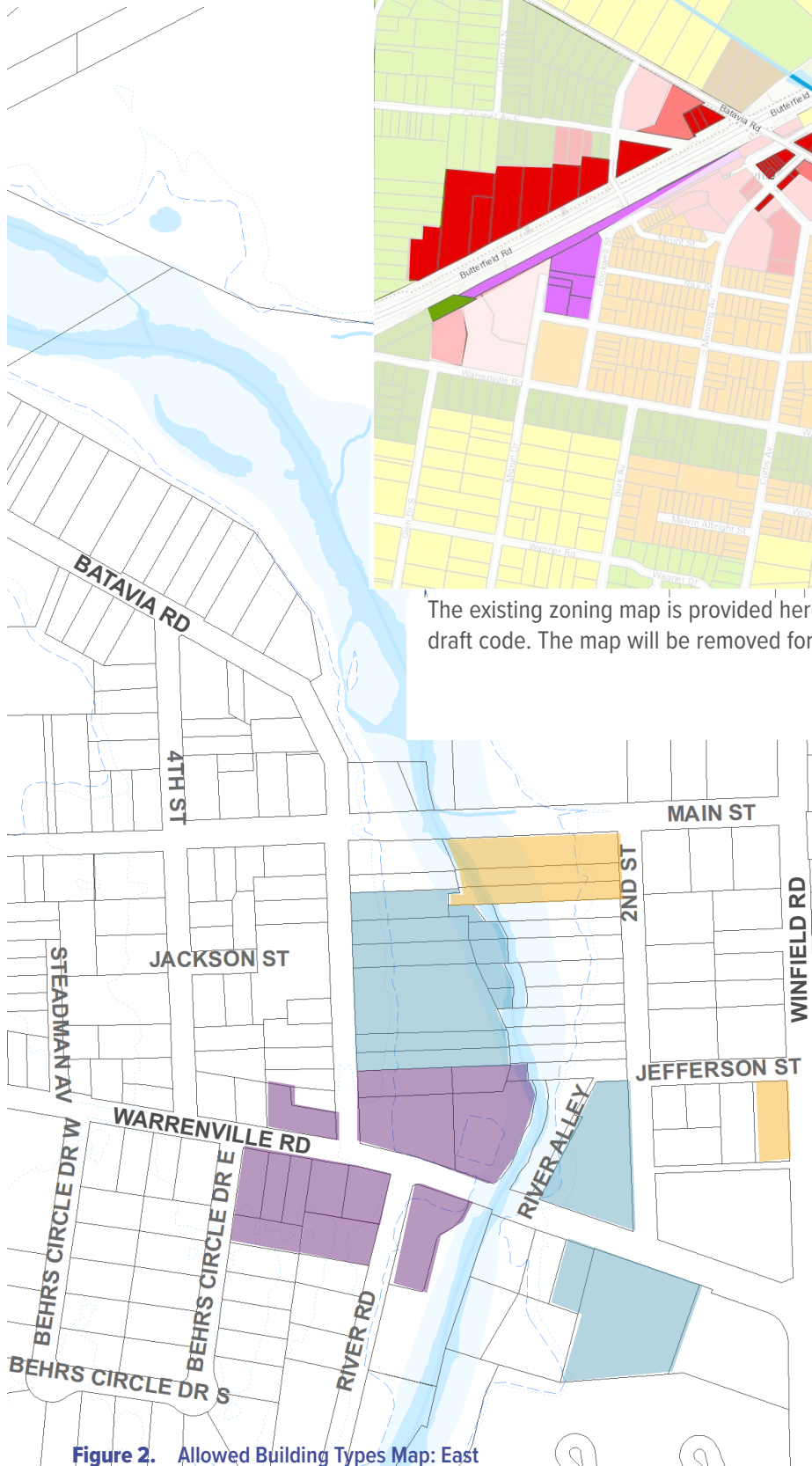


Figure 1. Allowed Building Types Map: West

EXISTING ZONING DISTRICT MAP



The existing zoning map is provided here for reference only during review of the draft code. The map will be removed for the adoption process.



KEY

- Village Shopfront
- Village General or Middle Housing Types
- Middle Housing Types: Rowhouse or Cottage House

Figure 2. Allowed Building Types Map: East

2 Regulations Applicable to All Building Types

2 REGULATIONS APPLICABLE TO ALL BUILDING TYPES

The regulations of this subsection apply to all building types within the overlay, unless otherwise stated.

2.a. ALLOWED BUILDING TYPES MAP

The allowed building types maps in [Figure 1](#) and [Figure 2](#) define the locations where each building type is allowed. Specific regulations for each building type are located in [Sec. 3](#) through [Sec. 7](#) of this overlay.

2.b. ALLOWED & PROHIBITED USES

Uses are allowed within the base zoning districts in accordance with the use regulations of [Article 3, Allowable Uses](#), and [Table 3A, Permitted and Special Uses in All Zoning Districts](#), with the following exceptions.

- (1) **Prohibited and Limited Uses.** The following uses are not allowed within the overlay except as otherwise expressly stated:
 - (a) **Motor-Vehicle Related Uses.** Automobile, truck, trailer, recreational vehicle, or boat sales, repair, fueling, [commercial motor-vehicle storage](#), or maintenance uses are not allowed.
 - (b) **Outdoor Sales and Outdoor Storage.** Outdoor sales or storage, or open sales lots are not allowed.
 - (c) **Drive-Through.** Drive-through uses and structures are not allowed.
 - (d) **Funeral Homes.** Funeral homes and mortuaries are allowed only in the Village General building.
 - (e) **Warehousing and Storage.** Warehousing and storage is limited to no more than 35% of the building footprint, must be located in the rear of the building at least 15 feet behind the front facade, and must be associated with the business in the front of the building.
 - (f) **Distribution.** Loading docks are not allowed and distribution is limited to the use of Class 5 trucks or smaller.
 - (g) **Fleet Storage.** Fleet storage is limited to no more than three Class 2 or smaller vehicles per lot [and must be associated with a business in the building](#).
- (2) **Additional Uses Tied to Building Type.** In addition to the uses allowed in the base zoning districts, specific additional uses are allowed or limited within the building types, defined within the building type tables, [Sec. 3](#) through [Sec. 7](#) of this overlay.

- (3) **Accessory Structures and Uses.** Refer to Article 10, [Accessory Uses and Yards for regulations on accessory uses and structures, except as otherwise stated in this overlay](#).

2.c. MEASURING BUILDING TYPE REGULATIONS

See [Sec. 11](#) of this overlay for further guidance on measuring certain building type regulations.

2.d. PERMANENT STRUCTURES

All buildings within the overlay must be constructed with a permanent foundation without a hitch, wheels, or other features that would make the structure mobile, unless otherwise expressly stated in this ordinance.

- (1) Temporary or mobile shops and food trucks may be parked or placed on any lot. Temporary or mobile shops or food trucks are not required to meet the standards for any building type, but the location and design must be approved through a special use approval process consistent with the intent of the overlay in [Sec. 1.c](#).

2.e. TREATMENT OF YARDS

All yards must consist of [mix of](#) landscape planting areas, patio space, or sidewalk space, unless otherwise expressly stated as allowed vehicular areas.

- (1) Vehicular (parking lots, loading areas, drives) areas are limited to certain yards per the specific building type regulations and per [Sec. 2.j](#) of this overlay.
- (2) See [Sec. 9](#) of this overlay for landscaping requirements within street yards and streetscape.
- (3) [All yards, excluding vehicular areas, must consist of at least 30% landscape area.](#)

2.f. TRASH, RECYCLING, REFUSE, LOADING LOCATIONS

All trash, recycling, loading, and other refuse areas for all buildings within the overlay must comply with the following:

- (1) **Outdoor Location.** When located outdoors, trash, recycling, and other refuse areas must be located in the rear or interior side yard of the lot unless a major adjustment is approved.
- (2) **Interior Location Access Doors.** Trash, recycling, and other refuse areas may be located inside the building with access doors off the rear or interior side facade.
 - (a) Access doors may be located off a side street facade if no other option exists.
 - (b) Access doors must be opaque, screening a minimum of 80% of the opening.

2 Regulations Applicable to All Building Types

- (c) Containers must be located immediately inside the access doors and containers must be stored inside until the process of emptying. Containers may not be pulled out on the street in advance of the arrival of the hauling truck.
- (3) **Screening.** See [Article 11 Landscaping and Screening, Div. L](#) of the zoning ordinance for required screening of trash, recycling, and other refuse areas.

2.g. MINIMUM STREETSCAPE AREA

A minimum area between the edge of the street pavement and the lot line is required to ensure adequate pedestrian facilities and streetscape are provided along all streets.

- (1) **Streetscape Depth.** Where the area from the back of curb or the edge of pavement to the lot line is less than 9 feet, a streetscape easement must be provided on the private lot to expand the **total** area to at least 9 feet **in depth**. And the minimum setback for the building type must be measured from that easement edge, at least 9 feet off the back of curb/edge of pavement.
- (2) **Streetscape.** The extended streetscape area must be treated with street trees per [Sec. 9](#) of this overlay and minimum 5-foot wide sidewalks or trails.
- (3) **Easement.** A public easement must be offered where the sidewalk or trail will be located on private property.

2.h. FRONT STREETS

Front streets generally establish the fronts of lots and buildings, and determine such requirements as the location of the principal entrance to the building. Per the building type regulations, front streets require the highest level of facade treatment and restrict the location of parking, driveways, and garage entrances.

- (1) **Designation.** Fronts of lots are generally defined as follows:
 - (a) **Designated Streets.** The main front streets within the overlay are Batavia Road and Warrenville Road. The following provides guidance for determination of front streets in other locations, determined by the zoning administrator:
 - i. For the Town General or Rowhouse locations, Butterfield Road may serve as a front street. Alternatively, a new street perpendicular to Butterfield or a frontage street, per [Sec. 10.e](#) of this overlay, parallel to Butterfield Road may be introduced to serve as a front street.

- ii. Stafford Place may serve as a front street. See [Sec. 2.h\(4\)](#) of this overlay for intersecting front streets for determination at the intersection of the Stafford Place existing right-of-way at Batavia Road.
- iii. Other streets may serve as front streets with approval of a minor adjustment.

- (b) **Open Space Frontage.** Lots containing or abutting open spaces must treat frontages abutting that space as fronts. Open space is a usable park, plaza, or other similarly designated public open space.
- (c) **Courtyard Frontages.** See [Sec. 2.i](#) of this overlay for courtyard frontages intended to be treated as fronts.
- (d) **MPD Front Streets.** Front streets must be designated within Master Plan Developments per [Sec. 10](#) of this overlay.
- (2) **One Front Required.** All lots must treat at least one street frontage as a front street. If no front street abuts the lot, the following applies:
 - (a) If only a side street abuts the lot, that street must be treated as the front street.
 - (b) If more than one side street abuts the parcel, the street with the most existing or planned front treatments (signs, front doors or porches) on abutting or adjacent lots must be treated as the front street per the zoning administrator or their designee.
- (3) **Through-Lots with Two Front Streets.** Where a parcel extends from one front street through the block to another front street, both frontages must be treated as front unless otherwise approved by the zoning administrator or their designee.
- (4) **Intersecting Front Streets.** Where two front streets intersect at a lot, the street with the most existing or planned front treatments (signs, front doors or porches) on abutting or adjacent lots must be treated as the front street. The other street may be treated as a side street.
- (5) **Side Street Frontages.** Side streets allow for a lower level of facade treatment as well as garage and parking lot driveways entrances. Side streets may always be treated at the higher level of a front street.

2.i. COURTYARDS

Courtyards are allowed on any building or between multiple buildings on a lot, allowing some buildings to front the

2 Regulations Applicable to All Building Types

courtyard per the specific building type regulations. In either case, the following apply:

- (1) **Definition of a Courtyard.** A courtyard, for the purposes of these regulations, is at least 25 feet in depth and width as measured along the street and has more than 2 sides generally enclosed by a building or multiple buildings.
 - (2) **Front Streetwall.** The width of the courtyard at the street may not occupy more than 30% of a building's front facade.
 - (3) **Street Frontage Entrances.** At least 2 courtyard building entrances are required to front on the street per courtyard.
 - (4) **Multiple Courtyards on a Lot.** Multiple courtyards may be provided on one lot, provided the street frontage meets any building width and segment regulations and minimum street facade entrance requirements per the building type.
 - (5) **Courtyard Facades.** Courtyard facades must be treated as front facades, meeting all the transparency and entrance regulations in the building type regulations, except any building abutting both a front street and courtyard must meet front facade transparency requirements on the street facade as well as the courtyard facade.
 - (6) **Major Adjustment.** Adjustments to these courtyard regulations may be approved through approval of a major adjustment, provided the proposed alternative meets the intent of allowing open spaces between buildings while still achieving a consistent front streetwall.
- (b) double- or one single-loaded aisle of parking with the centerline of the aisle located perpendicular to the street.
 - (b) Limited side yard parking is not allowed on corners in any street yard.
 - (c) A maximum of one limited side yard parking lot per building is allowed along any street frontage.
 - (d) Limited side yard parking lots may not be located next to another side yard parking lot.
 - (4) **Street Setbacks.** Parking may not be located in any street yard. See [Sec. 12](#) of this overlay for the definition of a street yard. Parking may not be located closer to any street r.o.w. line than the principal building.
 - (5) **Rear and Side Setbacks.** Parking must be set back a minimum of 5 feet from all side and rear lot lines.
 - (6) **Buffers.** Landscape buffers are required per [Article 11 Landscaping and Screening, Div. G](#).
 - (7) **Driveways.** One driveway allowed per 120 feet of building frontage, with a minimum of one per lot.
 - (a) Drive access must be located off a side street, where available.
 - (b) Driveways may be located up to any interior side property line with approval of a minor adjustment.
 - (c) Shared driveways are encouraged and may cross side or rear lot lines provided a cross access easement agreement is approved.
 - (d) Driveway width is limited to no more than 22 feet at the r.o.w. line for all building types, except the Rowhouse and Cottage House are limited to no more than 16 feet wide.
 - (e) Driveways may cross perpendicularly through any yard.

2.j. PARKING LOCATION ON LOT

All parking must be located as follows:

- (1) **Garage Parking.** Parking within buildings is allowed only when located a minimum of 15 feet behind any front or courtyard facade. The first 15 feet behind the front or courtyard facade must be occupied building space. See definition.
- (2) **Rear Yard.** Parking is allowed in the rear yard on all sites.
- (3) **Limited Side Yard Parking.** Where allowed by building type, parking may be located in the interior side yard, but limited in width, per the following regulations:
 - (a) A limited side yard parking lot is located in the interior side yard and must be configured as one

3 VILLAGE SHOPFRONT

3.a. DESCRIPTION

The Village Shopfront building type is for use in small-scale nodes of shopping, service, and dining activities typically with upper story residential. The Village Shopfront is intended to combine characteristics of typical main-street-style, ground-story-storefront buildings with elements of residential buildings, such as pitched roofs and materials such as lap siding. Buildings are oriented to the street or courtyards with entrances on the front, typically at the sidewalk level.

3.b. ALLOWED LOCATIONS

See the locations shown on the allowed building types maps in [Figure 1](#) and [Figure 2](#).



Figure 3. Examples of Village Shopfront Buildings

3.c. IMAGES

The images shown in [Figure 3](#) are intended to illustrate the general character of the building type; the buildings and sites in each image may not fulfill all of the building type regulations.

3.d. REGULATIONS

- (1) **General Regulations.** See [Sec. 2](#) for regulations applicable to all building types, including uses, front streets, courtyards, and parking and loading.
- (2) **Regulations Specific to this Building Type.** The following tables and illustrations regulate this specific building type. See [Sec. 1.d](#) for administratively approved dimensional allowances.
- (3) **Measurements & Definitions.** See [Sec. 11](#) for measuring regulations and definitions.



Rendering: NIKO TIULA, AIA Michigan Contest Winner

3 Village Shopfront**VILLAGE SHOPFRONT REGULATIONS**

Additional/References

3.e. SPECIFIC USE REGULATIONSSee [Article 3](#) for all allowed uses. See [Sec. 2.b](#) for uses expressly prohibited.

Ground story uses within the first 15 feet behind any front facade must include any allowed retail, eating & drinking, or service category use.

Multifamily dwelling units are allowed in any upper story or the rear of the ground story behind required ground story uses, stated above.

3.f. BUILDING LOCATION. See Figure 4

	Multiple Buildings on a Lot	Allowed; each building must be located within the minimum and maximum setback along a front street or courtyard	
1	Front Street Setback (ft.), minimum-maximum	10 - 20	See Sec. 2.g for Minimum Streetscape Area.
2	Side Street Setback (ft.), minimum (no maximum)	10	
3	Courtyard Setback (ft.), minimum-maximum	0-10	See Sec. 2.i for courtyards.
4	Interior Side Setback (ft.), minimum	5	See Sec. 9.d for buffers.
	Space between Buildings (ft.), minimum	10	
5	Rear Setback (ft.), minimum	20	
6	Building Coverage (%), maximum	60	
	Landscape Plaza Area, minimum	600 sq.ft. plaza required per Sec. 3.j	
7	Parking & Accessory Building Location	Rear yard or limited side yard	See Sec. 2.j for parking. See Sec. 9.e & Sec. 9.e for parking buffers.
	Parking Rear & Side Setbacks (ft.), minimum	5	

3.g. BUILDING MASSING. See Figure 5

8	Overall Building Width (ft.), maximum	90	Measured along the front.
9	Building Segments (ft.), maximum	35; Connections between segments are allowed per Sec. 3.j ; longer segments allowed with approval of a major adjustment	See Sec. 11.e for definition of building segments.
10	Roof Type	Pitched	See Sec. 8.j for roof types.

3.h. BUILDING HEIGHT. See Figure 5.

11	Height (stories), minimum-maximum (ft.), overall maximum	1.5-2.5 42	See Sec. 11.h for definition of half stories and measuring height.
12	Story Height (ft.), minimum-maximum	8-5-10 -13-15	Measured floor-to-floor per Sec. 11.h .
13	Ground Story Elevation above Grade	Within 30 in. above grade of front streetscape sidewalk	

3.i. STREET & COURTYARD FACADE TRANSPARENCY & ENTRANCES. See Figure 5

14	Transparency (%), minimum		Measured per story, includes any half attic story, visible basement, or full floor height tower. See Sec. 11.i for measuring.
	Ground Story Front or Courtyard Facades	55	
	All Other Street Facades	15	
		No bays or 10 ft. wide sections of any story on a front or courtyard facade may be without transparency	
15	Entrances (number), minimum	One entrance is required for every 2 building segments	See Sec. 11.j for measuring. See Sec. 8.p for principal entry design regulations.

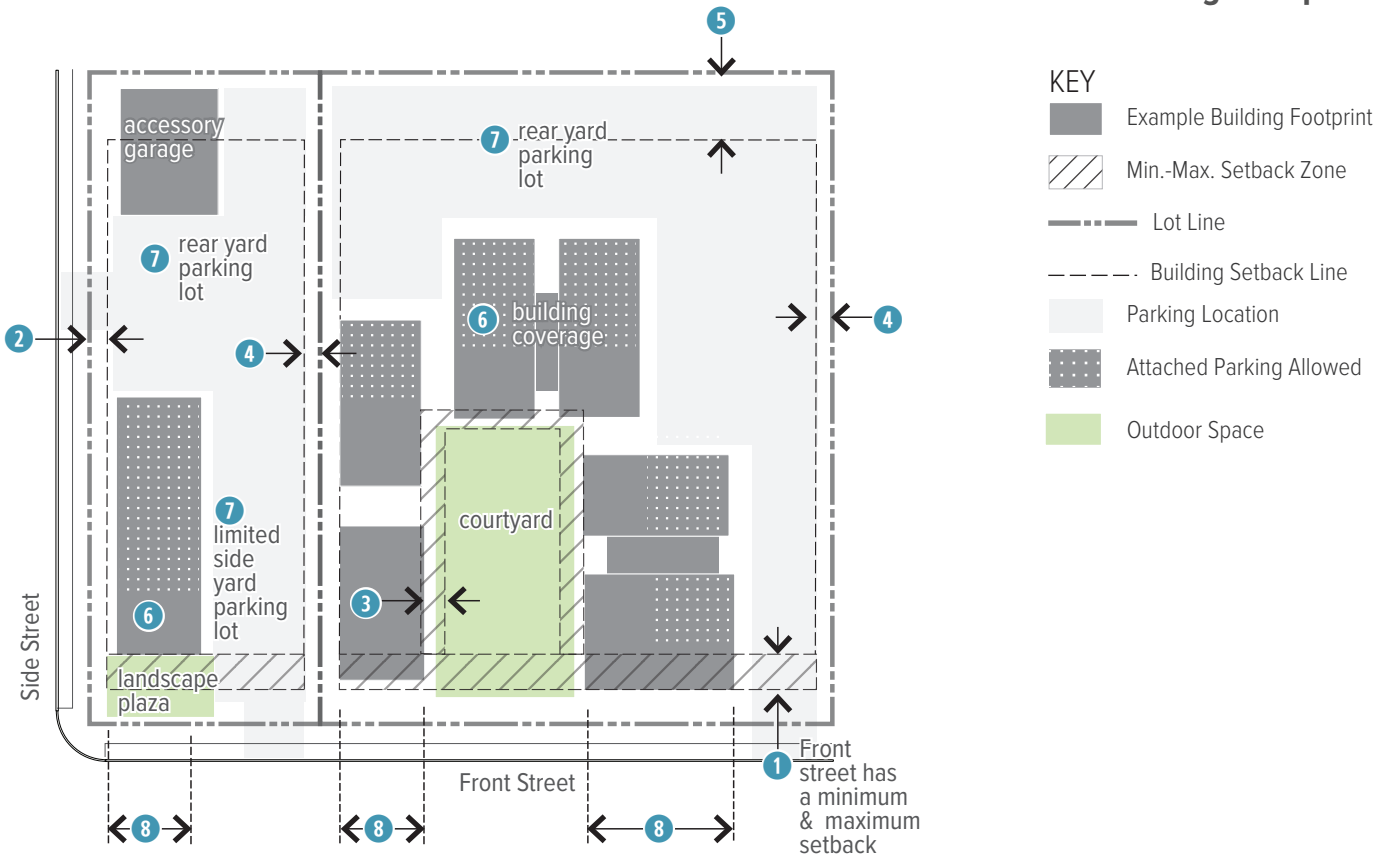


Figure 4. Village Shopfront Diagrammatic Plan

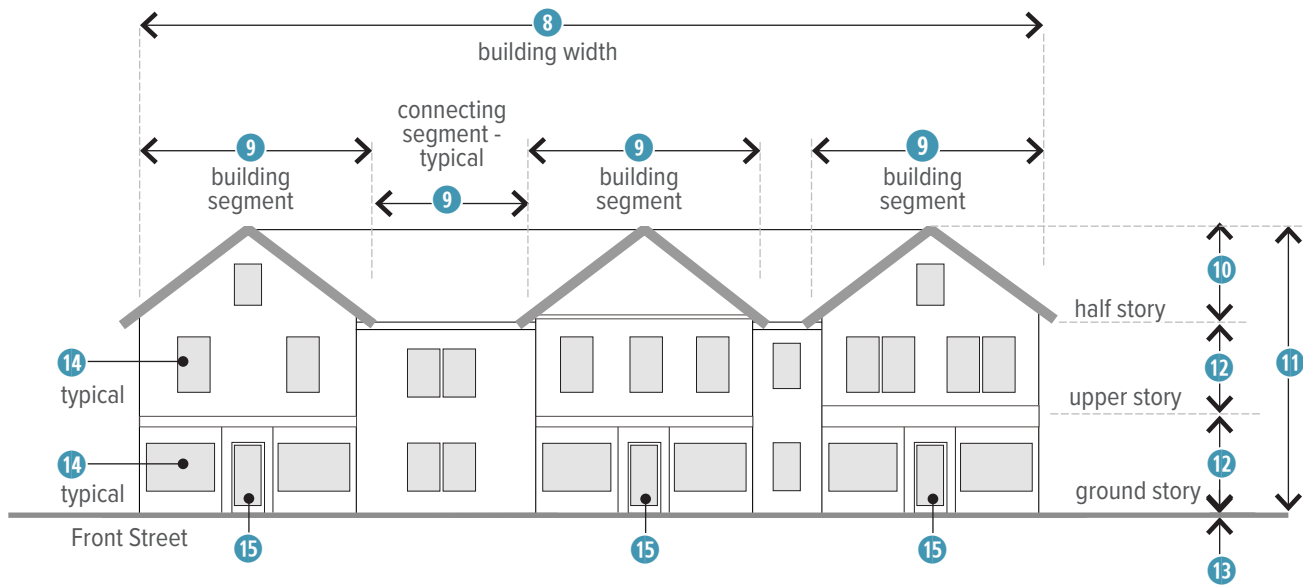


Figure 5. Village Shopfront Diagrammatic Elevation

3 Village Shopfront**3.j. SUPPLEMENTAL VILLAGE SHOPFRONT BUILDING REGULATIONS**

- (1) **Connections between Building Segments.** See [Figure 5](#) for one illustration. Village Shopfront buildings must be designed with the maximum building segments on the front per building massing regulations in [Sec. 3.g](#). Connections between segments are required and must be as follows:
- (a) The connection must be set back from the front facades of each building a minimum of 5 feet.
 - (b) The maximum height of the connection is 2 stories or the height of the adjacent building segments, whichever is less.
 - (c) The maximum width of the connection, measured between buildings, must be less than the adjacent segment widths or 20 feet, whichever is less.
 - (d) The roof type of the connection may be flat or parapet.
- (2) **Landscape Plaza Required.** One plaza is required for every lot wider than 120 feet as follows:
- (a) Minimum sized required per [Sec. 3.f. 6](#).
 - (b) A courtyard may count as the plaza.
 - (c) The plaza must be located within or abutting the front yard. The plaza may utilize the maximum building setback. A minor adjustment may be approved for additional setback required for the plaza or the plaza to be located in a different location on the lot.
 - (d) The plaza must include both paving and landscape designed for people; parking is not allowed in the plaza. The plaza must contain:
 - i. Special paving materials and patterns and landscape materials such as trees in grates or planters and/or landscape beds.
 - ii. Temporary or permanent seating is required. Temporary seating must be available or in place between March 15 and November 15.
 - iii. At least one other amenity must be included. Amenities include such items as a pergola, trellises, catenary or string overhead lighting, a fountain, or artwork such as a sculpture or mural. Other amenities may be approved through the minor adjustment process.
- (3) **Half Stories.**
- (a) Dormers on half stories are limited to no more than 50% of the facade width of the story below.
 - (b) Dormers must be set back from the front facade a minimum of 3 feet.
 - (c) Gable ends on the front facade of half stories must meet the maximum building segment width in [Sec. 3.g. 9](#).
 - (d) The occupiable footprint in half stories under the roof of the building is limited to no more than 75% of the footprint of story below.
- (4) **Treatment Turning Corners.** At all intersections of front and side streets, front facade regulations must be met along the first 20 feet of facade, measured horizontally along the side street from the corner.

4 VILLAGE GENERAL

4.a. DESCRIPTION

The Village General building type is intended for use on the edges of shopping nodes and allows for both residential uses and lower intensity commercial uses on the ground floor. The Village General includes elements of residential buildings, such as pitched roofs and materials. Buildings are oriented to the street or courtyards with entrances on the front, typically at the sidewalk level.

4.b. ALLOWED LOCATIONS

See the locations shown on the allowed building types maps in [Figure 1](#) and [Figure 2](#).

4.c. IMAGES

The images shown in [Figure 6](#) are intended to illustrate the general character of the building type; the buildings and sites in each image may not fulfill all of the building type regulations.

4.d. REGULATIONS

- (1) **General Regulations.** See [Sec. 2](#) for regulations applicable to all building types, including uses, front streets, courtyards, and parking and loading.
- (2) **Regulations Specific to this Building Type.** The following tables and illustrations regulate this specific building type. See [Sec. 1.d](#) for administratively approved dimensional allowances.
- (3) **Measurements & Definitions.** See [Sec. 11](#) for measuring regulations and definitions.



Figure 6. Examples of Village General Buildings

4 Village General

VILLAGE GENERAL REGULATIONS			Additional/References
4.e. SPECIFIC USE REGULATIONS			
See Article 3 for all allowed uses. See Sec. 2.b for uses expressly prohibited. Retail, eating & drinking, or service category uses are allowed in the ground story only, limited no more than 25% of the ground story floor area. A special use permit may be approved for more floor area. Additionally, multifamily dwelling units are allowed in all Village General buildings on any story.			
4.f. BUILDING LOCATION. See Figure 7			
	Multiple Buildings on a Lot	Allowed; each building must be located within the minimum and maximum setback along a front street or courtyard	
1	Front Street Setback (ft.), minimum-maximum	20-35	See Sec. 2.g for Minimum Streetscape Area.
2	Side Street Setback (ft.), minimum (no maximum)	10	
3	Courtyard Setback (ft.), minimum-maximum	0- 15 10	See Sec. 2.i for courtyards.
4	Interior Side Setback (ft.), minimum	5	See Sec. 9.d for buffers.
	Space between Buildings (ft.), minimum	10	
5	Rear Setback (ft.), minimum	20	
6	Building Coverage (%), maximum	60	
	Outdoor Space, minimum	800 sq.ft. required per Sec. 4.j	
7	Parking & Accessory Building Location	Rear yard or limited side yard	See Sec. 2.j for parking. See Sec. 9.e & Sec. 9.e for parking buffers.
	Parking Rear & Side Setbacks (ft.), minimum	5	
4.g. BUILDING MASSING. See Figure 8			
8	Overall Building Width (ft.), maximum	120	Measured along the front per Sec. 11.d .
9	Building Segments (ft.), maximum	45; Connections between building segments are allowed per Sec. 4.j ; longer segments allowed with approval of a major adjustment	See Sec. 11.e for definition of building segments.
10	Roof Type	Pitched	See Sec. 8.j for roof types.
4.h. BUILDING HEIGHT. See Figure 8 .			
11	Height (stories), minimum-maximum (ft.), overall maximum	1-2.5 35	See Sec. 11.h for definition of half stories and measuring story height.
12	Story Height (ft.), minimum-maximum	8.5-13	Measured floor-to-floor per Sec. 11.h .
13	Ground Story Elevation above Grade	Less than 30 in. above grade or between 30 in. and 48 in. with a visible basement	
4.i. STREET & COURTYARD FACADE TRANSPARENCY & ENTRANCES. See Figure 8 .			
14	Transparency (%), minimum		Measured per story, includes any half attic story, visible basement, or full floor height tower. See Sec. 11.i for measuring.
	Front & Courtyard Facades	15	
	Side Street Facades	12	
		No bays or 10 ft. wide sections of any story on a front facade may be without transparency	
15	Entrances (number), minimum	One entrance is required for every building segments	See Sec. 11.j for measuring. See Sec. 8.p for principal entry design regulations.

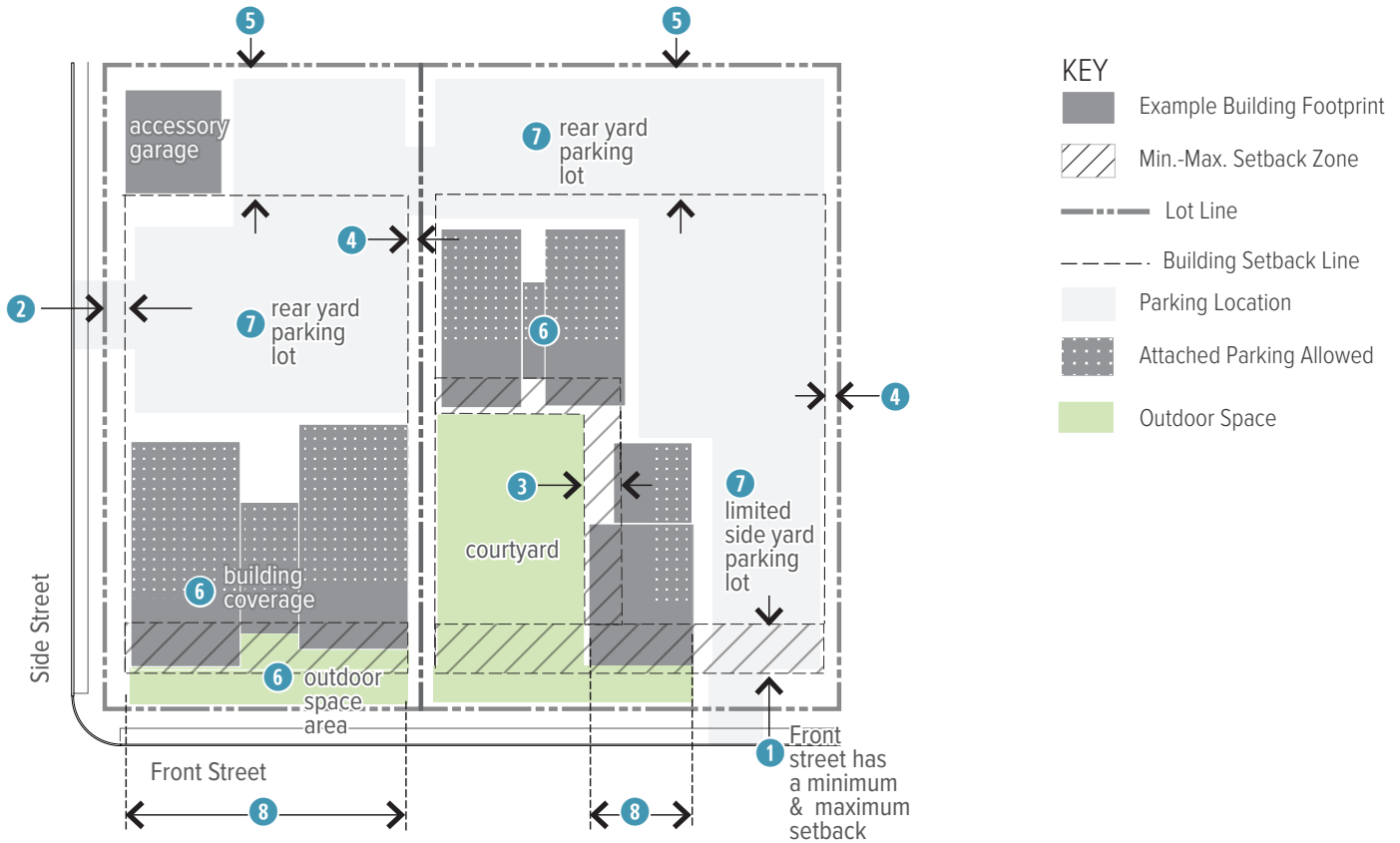


Figure 7. Village General Diagrammatic Plan

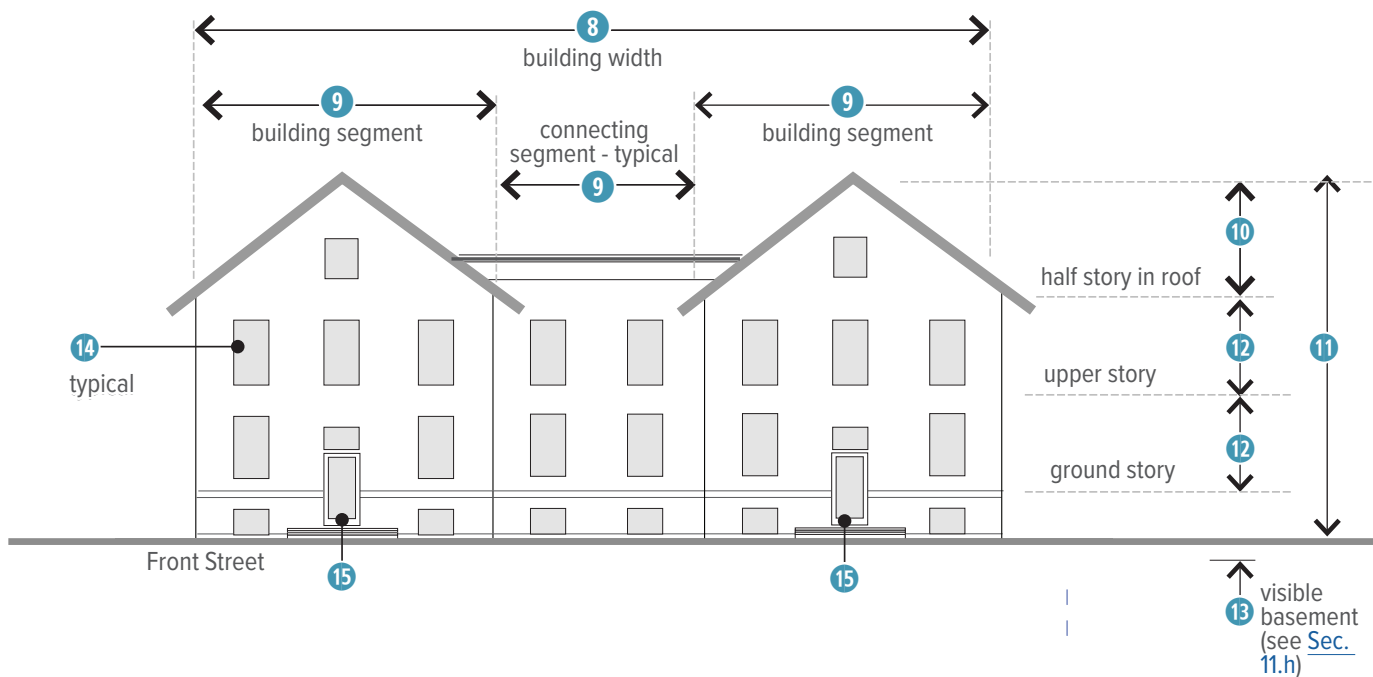


Figure 8. Village General Diagrammatic Elevation

4 Village General**4.j. SUPPLEMENTAL VILLAGE GENERAL BUILDING REGULATIONS**

- (1) **Connections between Building Segments.** See [Figure 8](#) for one illustration. Village General buildings must be designed with the maximum building segments on the front per building massing regulations in [Sec. 4.g](#). Segments connections are required and must be as follows:
- (a) The connection must be set back from the front facades of each building a minimum of 3 feet.
 - (b) The maximum height of the connection is 2 stories or the height of the adjacent Village General building segments, whichever is less.
 - (c) The maximum width of the connection, measured between buildings, must be less than or equal to the adjacent segment widths.
 - (d) The roof type of the connection may be flat or parapet.
- (2) **Outdoor Space Required.** One outdoor landscape space is required for every lot wider than 120 feet as follows:
- (a) Minimum sized required per [Sec. 4.f. 6](#).
 - (b) A courtyard may count as the outdoor space.
 - (c) The outdoor space must be located within or abutting the front yard and may utilize the maximum building setback. A minor adjustment may be approved for additional setback required for the space or the outdoor space to be located in a different location on the lot.
 - (d) The outdoor space must include both paving and landscape designed for people; parking is not allowed in the outdoor space. The outdoor space must contain:
 - i. Special paving materials and patterns and landscape materials such as trees in grates or planters and/or landscape beds.
 - ii. Temporary or permanent seating is required. Temporary seating must be available or in place between March 15 and November 15.
 - iii. At least one other amenity must be included. Amenities include such items as a pergola,

trellises, catenary or string overhead lighting, a fountain, or artwork such as a sculpture or mural. Other amenities may be approved through the minor adjustment process.

- (3) **Half Stories.**
- (a) Dormers on half stories are limited to no more than 50% of the facade width of the story below.
 - (b) Dormers must be set back from the front facade a minimum of 3 feet.
 - (c) Gable ends on the front facade of half stories must meet the maximum building segment width in [Sec. 4.g. 9](#).
 - (d) The occupiable footprint in half stories under the roof of the building is limited to no more than 75% of the footprint of story below.

5 TOWN GENERAL

5.a. DESCRIPTION

The Town General building type is somewhat larger in scale than the Village General building and is intended to mainly house residential or office units with limited allowance for other commercial uses. Buildings are oriented to the street or courtyards with entrances, usually into a lobby, on the front and parking is located generally to the rear.

See [Sec. 10](#) Master Plan Development (MPD) regulations, for larger sites within the area.

5.b. ALLOWED LOCATIONS

The Town General building type is intended for use only fronting on major corridors. See the locations shown on the allowed building types maps in [Figure 1](#) and [Figure 2](#).

5.c. IMAGES

The images shown in [Figure 9](#) are intended to illustrate the general character of the building type; the buildings and sites in each image may not fulfill all of the building type regulations.

5.d. REGULATIONS

- (1) **General Regulations.** See [Sec. 2](#) for regulations applicable to all building types, including uses, front streets, courtyards, and parking and loading.
- (2) **Regulations Specific to this Building Type.** The following tables and illustrations regulate this specific building type. See [Sec. 1.d](#) for administratively approved dimensional allowances.
- (3) **Measurements & Definitions.** See [Sec. 11](#) for measuring regulations and definitions.



Figure 9. Examples of Town General Buildings

TOWN GENERAL REGULATIONS			Additional/References
5.e. SPECIFIC USE REGULATIONS			
See Article 3 for all allowed uses. See Sec. 2.b for uses expressly prohibited. Retail, eating & drinking, or service category uses are allowed in the ground story only, limited to no more than 25% of the ground story floor area. A special use permit may be approved for more floor area. Additionally, multifamily dwelling units are allowed in all Town General buildings on any story.			
5.f. BUILDING LOCATION. See Figure 10 .			
	Multiple Buildings on a Lot	Allowed; each building must be located within the minimum and maximum setback along a front street or courtyard	
1	Front Street Setback (ft.), minimum-maximum	15-30	See Sec. 2.g for Minimum Streetscape Area.
2	Side Street Setback (ft.), minimum (no maximum)	15	
3	Courtyard Setback (ft.), minimum-maximum	10-15	See Sec. 2.i for courtyards.
4	Interior Side Setback (ft.), minimum	15	See Sec. 9.d for buffers.
	Space between Buildings (ft.), minimum	15	
5	Rear Setback (ft.), minimum	20	
6	Building Coverage (%), maximum	60	
	Outdoor Space, minimum	900 sq.ft. required per Sec. 4.j	
7	Parking & Accessory Building Location	Rear yard or limited side yard	See Sec. 2.j for parking. See Sec. 9.e & Sec. 9.e for parking buffers.
	Parking Rear & Side Setbacks (ft.), minimum	5	
5.g. BUILDING MASSING. See Figure 11 .			
8	Overall Building Width (ft.), maximum	150	Measured along the front per Sec. 11.d .
9	Building Segments (ft.), maximum	45; Segment differentiation defined by vertical change in facade plane of at least 18 in.	See Sec. 11.e for definition of building segments.
10	Horizontal Shadow Lines	Within 3 feet of top of the ground story Required at top of parapet and within 3 feet of the top of the uppermost story.	See Sec. 12 for definition of shadow line.
11	Roof Types	Pitched, parapet, flat	See Sec. 8.j for roof types.
5.h. BUILDING HEIGHT. See Figure 11 .			
12	Height (stories), minimum-maximum (ft.), overall maximum	2-3.5 45	See Sec. 11.h for half stories and measuring height.
13	Story Height (ft.), minimum-maximum	9-12	Measured floor-to-floor per Sec. 11.h .
14	Ground Story Elevation above Grade	Less than 30 in. above grade or between 30 in. and 48 in. with a visible basement	
5.i. STREET & COURTYARD FACADE TRANSPARENCY & ENTRANCES. See Figure 11			
15	Transparency (%), minimum Street Facades	18 No bays or 15 ft. wide sections of any story on a front facade may be without transparency	Measured per story, includes any half attic story, visible basement, or full floor height tower. See Sec. 11.i for measuring.
16	Entrances (number), minimum	One entrance is required for every building	See Sec. 11.j for measuring. See Sec. 8.p for principal entry design regulations.

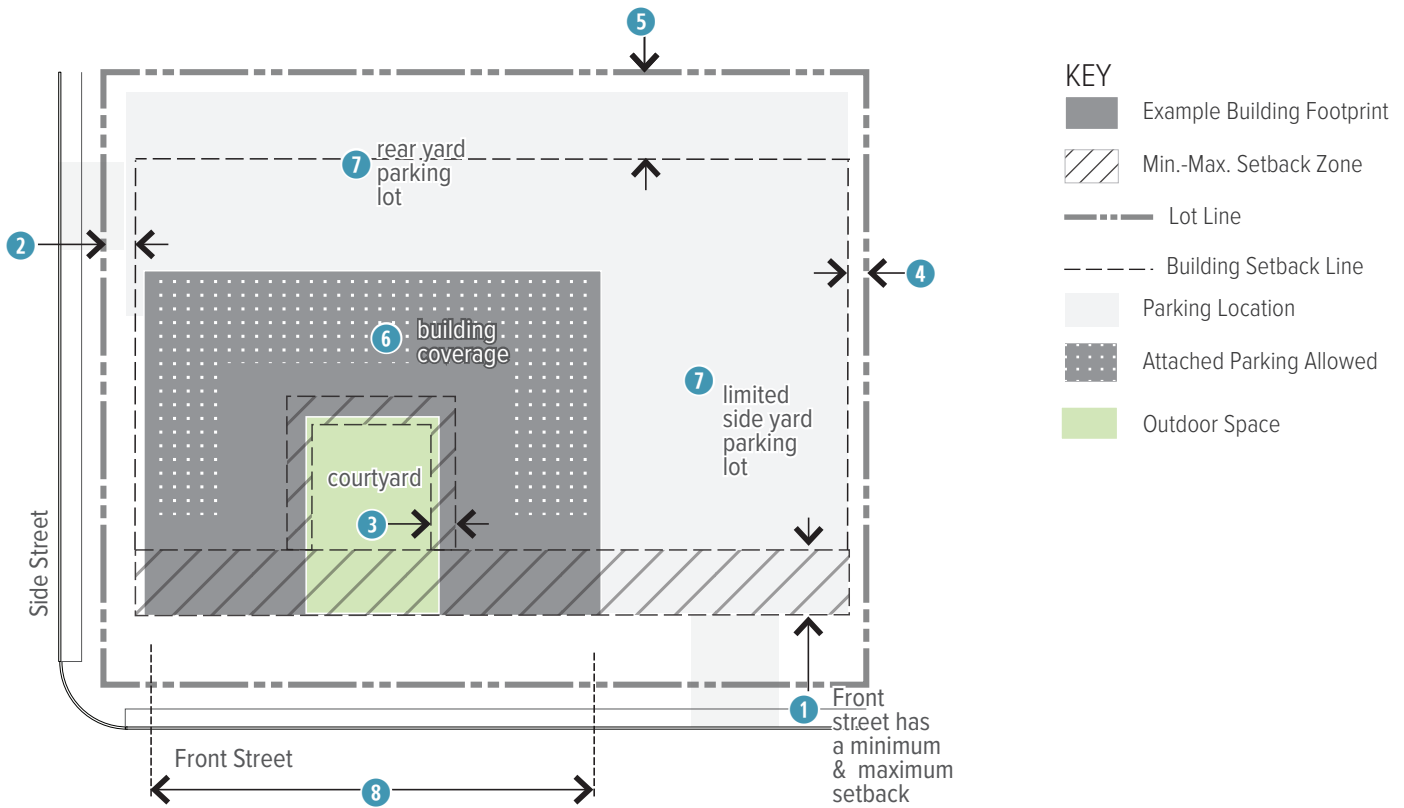


Figure 10. Town General Diagrammatic Plan

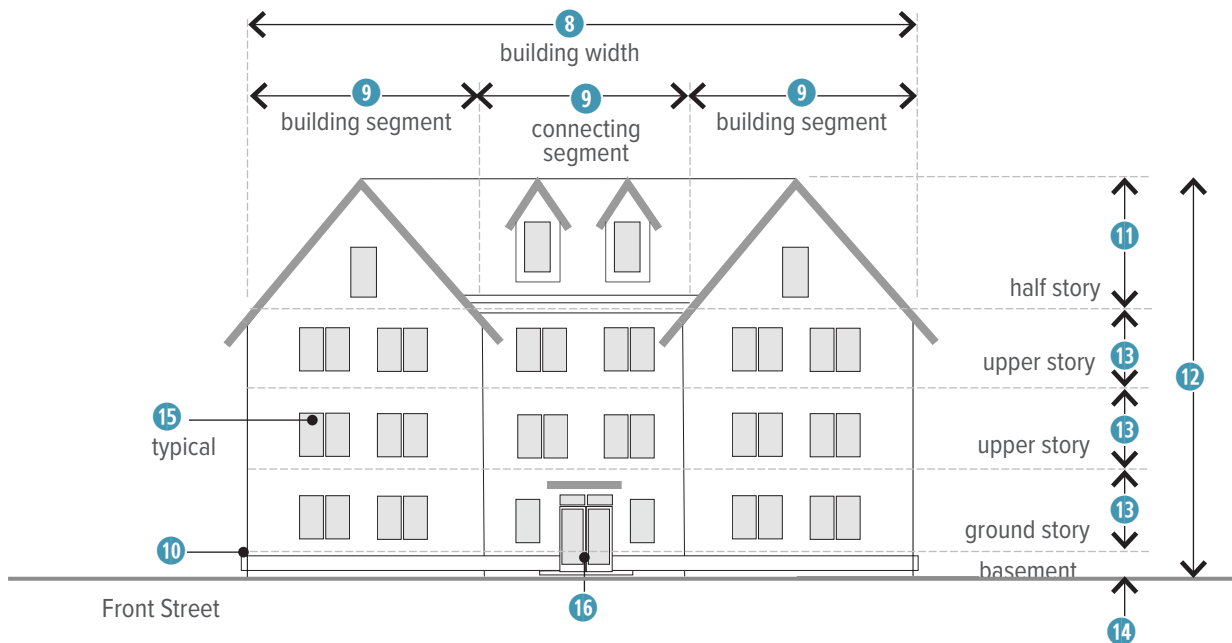


Figure 11. Town General Diagrammatic Elevation

5 Town General

5.j. SUPPLEMENTAL TOWN GENERAL BUILDING REGULATIONS

- (1) **Through-Lots.** Lots extending between two front streets must treat each as a front street facade, unless otherwise approved as a minor adjustment.
- (2) **Outdoor Space Required.** One outdoor space is required for every lot frontage of 120 feet as follows:
 - (a) Minimum sized required per [Sec. 5.f. 6](#).
 - (b) A courtyard may count as the outdoor space.
 - (c) The outdoor space must be located within or abutting the front yard and may utilize the maximum building setback. A minor adjustment may be approved for additional setback required for the outdoor space.
 - (d) The outdoor space must include both paving and landscape designed for people; parking is not allowed in the outdoor space. The space must contain:
 - i. Special paving materials and patterns and landscape materials such as trees in grates or planters and/or landscape beds.
 - ii. Temporary or permanent seating is required. Temporary seating must be available or in place between March 15 and November 15.
 - (e) At least one other amenity must be included. Amenities include such items as a pergola, trellises, catenary or string overhead lighting, a fountain, or artwork such as a sculpture or mural. Other amenities may be approved through the minor adjustment process.

6 MIDDLE HOUSING: ROWHOUSE

6.a. DESCRIPTION

The Rowhouse is comprised of multiple vertical units with shared side walls. Each unit is typically oriented to the street with an entrance off the public sidewalk. Parking, either as an outdoor space or garaged, is typically located in the rear yard; attached garages are generally entered from the rear of the building.

6.b. ALLOWED LOCATIONS

See the locations shown on the allowed building types maps in [Figure 1](#) and [Figure 2](#).

6.c. IMAGES

The images shown in [Figure 12](#) are intended to illustrate the general character of the building type; the buildings and sites in each image may not fulfill all of the building type

regulations.

6.d. REGULATIONS

- (1) **General Regulations.** See [Sec. 2](#) for regulations applicable to all building types, including uses, front streets, courtyards, and parking and loading.
- (2) **Regulations Specific to this Building Type.** The following tables and illustrations regulate this specific building type. See [Sec. 1.d](#) for administratively approved dimensional allowances.
- (3) **Measurements & Definitions.** See [Sec. 11](#) for measuring regulations and definitions.



Figure 12. Examples of Rowhouse Buildings

6 Middle Housing: Rowhouse

		ROWHOUSE REGULATIONS	Additional/References
6.e. SPECIFIC USE REGULATIONS			
See Article 3 for all allowed uses. See Sec. 2.b for uses expressly prohibited. Only single-family attached homes or townhomes are allowed in the Rowhouse buildings.			
6.f. BUILDING LOCATION. See Figure 13.			
Multiple Buildings on a Lot	Allowed; each building must be located within the minimum and maximum setback along a front street or courtyard		
Building Configuration	A Rowhouse is comprised of multiple side-by-side, vertically oriented units sharing common interior side walls.		
Lot Configuration	A Rowhouse or multiple Rowhouse buildings may be located on a single lot with common space shared by each unit, OR Each vertically oriented unit may be located on a separate lot with the lot line located along the common wall between units. The building, spanning multiple lots must meet the regulations for the Rowhouse		
1	Front Street Setback (ft.), minimum-maximum	15-30 Porches may encroach up to 7.5 into minimum setback	See Sec. 2.g for Minimum Streetscape Area.
2	Side Street Setback (ft.), minimum (no maximum)	15	
3	Courtyard Setback (ft.), minimum-maximum	0-15	See Sec. 2.i for courtyards.
4	Interior Side Setback (ft.), minimum Space between Buildings (ft.), minimum	15 15	See Sec. 9.d for buffers.
5	Rear Setback (ft.), minimum	20	
6	Building Coverage (%), maximum Private Outdoor Space, minimum	60 400 sq. ft. area per Sec. 6.j(2)	
7	Parking & Accessory Building Location Parking Rear & Side Setbacks (ft.), minimum	Rear yard or limited side yard 5	See Sec. 2.j for parking. See Sec. 9.e & Sec. 9.e for parking buffers. "Parking" refers to either garaged or surface lot spaces.
6.g. BUILDING MASSING. See Figure 14.			
8	Building Width (number of units), minimum-maximum Building Width (ft.), overall maximum	2-6 120	Measured along the front street per Sec. 11.d .
9	Horizontal Shadow Lines	Within 3 feet of top of basement or ground story	See Sec. 12 for definition of shadow line.
10	Roof Types	Pitched	See Sec. 8.j for roof types.
6.h. BUILDING HEIGHT. See Figure 14.			
11	Height (stories), minimum-maximum (ft.), overall maximum	2-3 35	See Sec. 11.h for definition of half stories and measuring height.
12	Story Height (ft.), minimum-maximum	9-11	Measured floor-to-floor per Sec. 11.h .
13	Ground Story Elevation above Grade	Less than 30 in. above grade or between 30 in. and 48 in. with a visible basement	
6.i. STREET & COURTYARD FACADE TRANSPARENCY & ENTRANCES. See Figure 14			
14	Transparency (%), minimum Street Facades	18 No bays or 10 ft. wide sections of any story on a front facade may be without transparency	Measured per story, includes any half attic story, visible basement, or full floor height tower. See Sec. 11.i for measuring.
15	Entrances (number), minimum	One entrance is required per unit on a street or courtyard facade	See Sec. 11.j for measuring. See Sec. 8.p for principal entry design regulations.

6 Middle Housing: Rowhouse

KEY

-  Example Building Footprint
-  Min.-Max. Setback Zone
-  Lot Line
-  Building Setback Line
-  Parking Location
-  Attached Parking Allowed
-  Outdoor Space

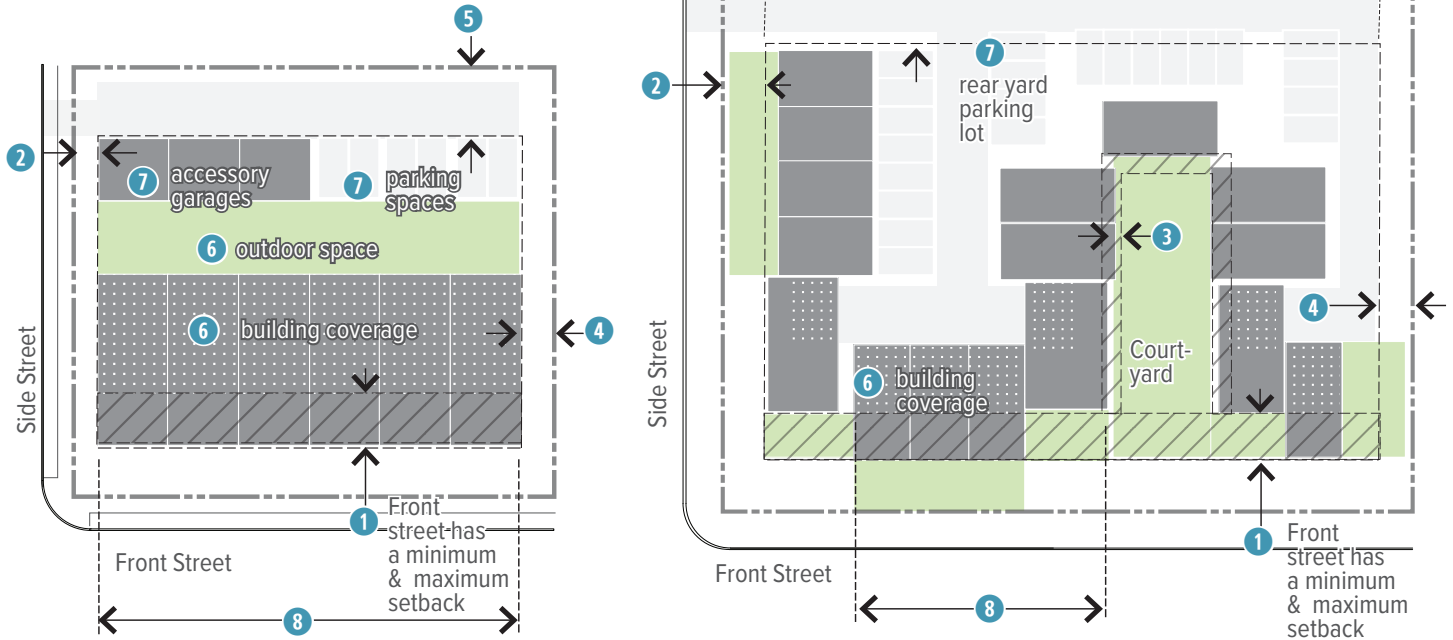


Figure 13. Rowhouse Diagrammatic Plan

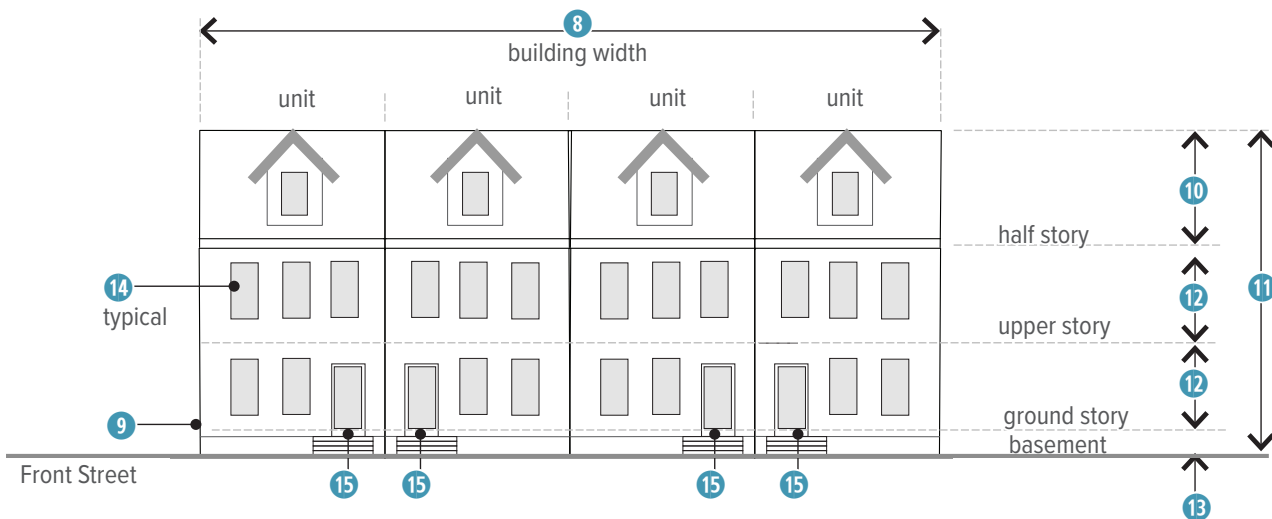


Figure 14. Rowhouse Diagrammatic Elevation

6 Middle Housing: Rowhouse

6.j. SUPPLEMENTAL ROWHOUSE REGULATIONS

- (1) **Rowhouse Court.** See [Figure 13](#) for one example of a Rowhouse Court. Multiple Rowhouses located on a single lot must meet the following:
 - (a) One or more courtyards, minimum 25 feet in width as measured along the street, may be used as frontages provided at least three sides of the courtyards are enclosed by buildings with parking screened from the courtyard by buildings or ornamental fences, walls, and landscaping as approved by the zoning administrator.
 - (b) All principal buildings must meet all building regulations and must front either a street or courtyard.
 - (c) Any building abutting both a front street and courtyard must meet front facade transparency requirements on the street facade as well as the courtyard facade.
 - (d) See [Sec. 2.h](#) for additional information on front versus side facades.
- (2) **Private Outdoor Space.** Usable, open-air, outdoor space, minimum 8 feet wide, must be provided in one of the following configurations:
 - (a) Abutting each Rowhouse unit in the form of a patio, terrace, or yard, or
 - (b) On the lot as common space for all residents in the form of a garden, courtyard, or terrace. The total area of the common space must equal the minimum area required per unit multiplied times the number of units.
- (3) **Garage Door Visibility.** Garage doors must be screened from any street by building or by a wing wall.
- (4) **Separate Lot Per Unit.** Each vertically oriented unit may be located on a separate lot with the lot line located along the common wall between units, provided the multi-unit building meets the regulations for the Rowhouse. Side street setback is required only on end units and the interior side setback required is zero.

7 MIDDLE HOUSING: COTTAGE HOUSE**7.a. DESCRIPTION**

The Cottage House incorporates characteristics typical of traditional houses such as small yards surrounding the building, windows and doors on the front, and often a pitched roof. The Cottage House, however, can accommodate a variety of uses, including single-unit and multiple-unit residential as well office uses, where allowed by zoning district. Parking is located in the rear yard.

7.b. ALLOWED LOCATIONS

See the locations shown on the allowed building types maps in [Figure 1](#) and [Figure 2](#).

7.c. IMAGES

The images shown in [Figure 15](#) are intended to illustrate the general character of the building type; the buildings and sites in each image may not fulfill all of the building type regulations.

7.d. REGULATIONS

- (1) **General Regulations.** See [Sec. 2](#) for regulations applicable to all building types, including uses, front streets, courtyards, and parking and loading.
- (2) **Regulations Specific to this Building Type.** The following tables and illustrations regulate this specific building type. See [Sec. 1.d](#) for administratively approved dimensional allowances.
- (3) **Measurements & Definitions.** See [Sec. 11](#) for measuring regulations and definitions.



Figure 15. Examples of Cottage House Buildings

COTTAGE HOUSE REGULATIONS		Additional/References
7.e. SPECIFIC USE REGULATIONS		
See Article 3 for all allowed uses. See Sec. 2.b for uses expressly prohibited. Only single-family detached homes, duplex or 2-family units, and fourplexes are allowed in the Cottage House buildings.		
7.f. BUILDING LOCATION. See Figure 16		
Multiple Buildings on a Lot	Allowed; each building must be located within the minimum and maximum setback along a front street or courtyard	
Number of Dwelling Units Allowed	up to 4	
1 Front Street Setback (ft.), minimum-maximum	15-30 Porches may encroach up to 7.5 into minimum setback.	See Sec. 2.g for Minimum Streetscape Area.
2 Side Street Setback (ft.), minimum (no maximum)	10	
3 Courtyard Setback (ft.), minimum-maximum	0-15	See Sec. 2.i for courtyards.
4 Interior Side Setback (ft.), minimum Space between Buildings (ft.), minimum	5 10	See Sec. 9.d for buffers.
5 Rear Setback (ft.), minimum	20	
6 Building Coverage (%), maximum Private Outdoor Space, minimum	45 400 sq. ft. area per Sec. 7.j(2)	
7 Parking & Accessory Building Location Parking Rear & Side Setbacks (ft.), minimum	Rear yard 5	See Sec. 2.j for parking. See Sec. 9.e & Sec. 9.e for parking buffers. "Parking" refers to either garaged or surface lot spaces.
7.g. BUILDING MASSING. See Figure 17		
8 Overall Building Width (ft.), maximum	55	Measured along the front street per Sec. 11.d.
9 Roof Type	Pitched	See Sec. 8.j for roof types.
10 Height to Eaves (ft.), maximum	20	
11 Horizontal Divisions with Shadow Lines	At ground story floor elevation; and between 2nd and half story	See Sec. 12 for definition of shadow line.
7.h. BUILDING HEIGHT. See Figure 17.		
12 Height (stories), minimum-maximum (ft.), overall maximum	1-2.5 32	See Sec. 11.h for definition of half stories and measuring height.
13 Story Height (ft.), minimum-maximum	9-11	Measured floor-to-floor per Sec. 11.h.
14 Ground Story Elevation above Grade	Less than 30 in. above grade or between 30 in. and 48 in. with a visible basement	
7.i. STREET & COURTYARD FACADE TRANSPARENCY & ENTRANCES. See Figure 17.		
15 Transparency (%), minimum Street & Courtyard Facades	18 No bays or 10 ft. wide sections of any story on a front facade may be without transparency	Measured per story, includes any half attic story, visible basement, or full floor height tower. See Sec. 11.i for measuring.
16 Entrances (number), minimum	One for every building on front facade; maximum 2 entrances on any front facade for multi-unit buildings	See Sec. 11.j for measuring. See Sec. 8.p for principal entry design regulations.

KEY

-  Example Building Footprint
-  Min.-Max. Setback Zone
-  Lot Line
-  Building Setback Line
-  Parking Location
-  Attached Parking Allowed

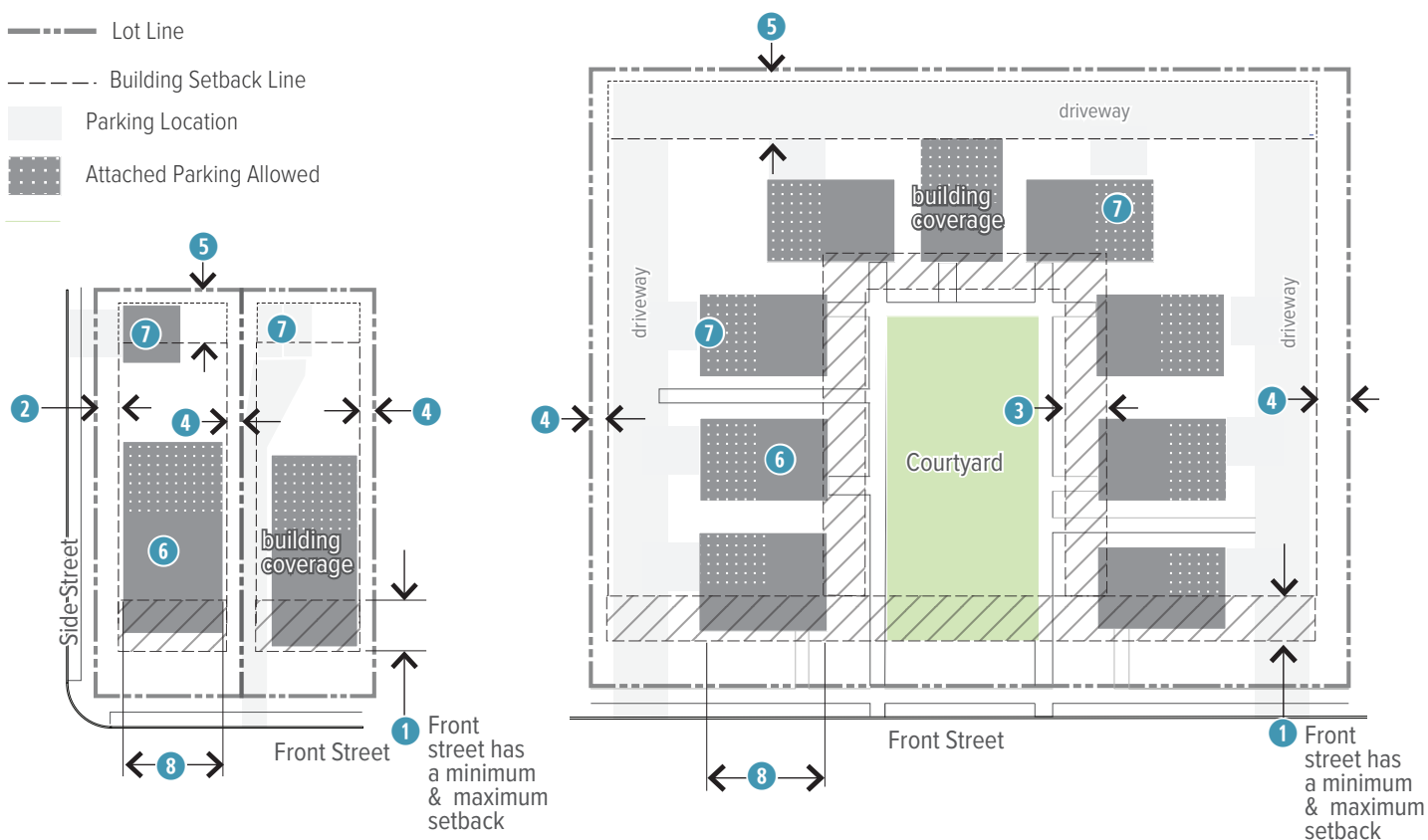


Figure 16. Cottage House Diagrammatic Plan

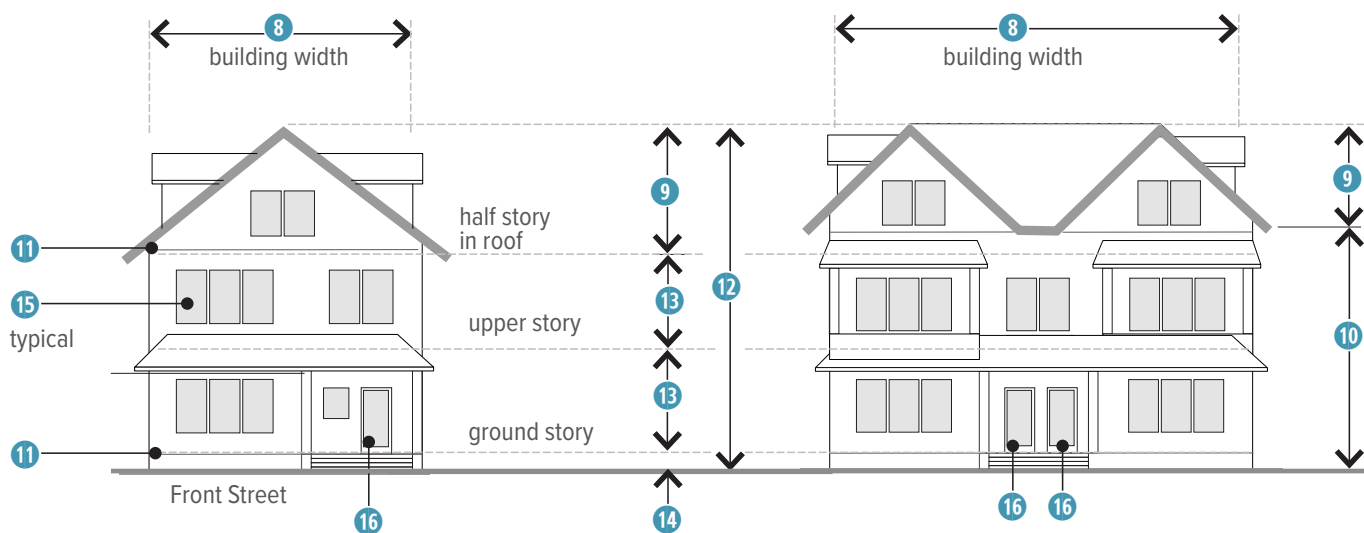


Figure 17. Cottage House Diagrammatic Elevation

7.j. SUPPLEMENTAL COTTAGE HOUSE REGULATIONS

- (1) **Cottage Court.** Multiple Cottage Houses located on a single lot must meet the following:
 - (a) One or more courtyards, minimum 25 feet in width as measured along the street, may be used as frontages provided at least three sides of the courtyards are generally enclosed by buildings with parking screened from the courtyard by buildings or ornamental fences, walls, and landscaping as approved by the zoning administrator.
 - (b) All principal buildings must meet all building regulations and must front either a street or courtyard.
 - (c) Any building abutting both a front street and courtyard must meet front facade transparency requirements on the street facade as well as the courtyard facade.
 - (d) See [Sec. 2.h](#) for additional information on front versus side facades.
- (2) **Private Outdoor Space.** Usable, open-air, outdoor space, minimum 8 feet wide, must be provided in one of the following configurations:
 - (a) Abutting each Cottage House unit in the form of a patio, terrace, or yard, or
 - (b) On the lot as common space for all residents in the form of a garden, courtyard, or terrace. The total area of the common space must equal the minimum area required per unit multiplied times the number of units.
- (3) **Garage Door Visibility.** Garage doors must be screened from any street by building or by a wing wall.
- (4) **Separate Lot Per Unit.** Each house may be located on a separate lot with the lot line located between house, provided each building meets the regulations for the Cottage House.

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8 Building Design

8 BUILDING DESIGN

8.a. APPLICABILITY

The regulations of this [Sec. 8](#) apply to all buildings in the Mixed-Use and Middle-Housing Overlay, unless otherwise stated.

8.b. INTENT

The regulations of this [Sec. 8](#), along with the building type regulations in [Sec. 3](#) through [Sec. 7](#) of this overlay, are intended to improve the physical quality of buildings, improve the long-term value and durability of buildings, enhance the pedestrian experience, and protect the small-town scale of the city.

- (1) **Durable, High Quality.** Ensure the use of well-tested, high quality, durable, weather-resistant, exterior grade materials on the majority of finished building surfaces, while permitting a wider range of materials for details. High quality materials can improve how well buildings weather, reduce material failure rate, require lower maintenance, have a longer life cycle and sense of permanence, and maintain longer term value.
- (2) **Human-Scaled Facades.** Promote clearly articulated, well-organized facades that are easy to understand, have a clear hierarchy, and yield building proportions and details comfortable to and in line with the scale of people and the character of the city.

8.c. ADJUSTMENTS

Minor and major adjustments to specific building design regulations explicitly defined in this section may be approved through the adjustments process per [Sec. 1.d](#) of this overlay, provided the intent of the building design regulations are met.

- (1) **Dimensional.** The following minimal dimensional minor adjustments may be allowed:
 - (a) **Percentages.** For all regulations shown as percentages, minimum percentages may be decreased by up to 10% and maximum percentages may be increased by up to 10% percent. For example, a maximum amount of minor facade materials of 35% could be increased up to 38.5%.
 - (b) **Dimensions in Feet.** Any minimum dimension shown in feet may be decreased and any maximum dimension may be increased by up to 1 foot. For example, a maximum parapet height of 1.5 could be expanded up to 2.5 feet.

- (c) **Dimensions in Inches.** Any minimum dimension shown in inches may be decreased and any maximum dimension may be increased by up to 6 inches, provided the required dimension is at least 18 inches. For example, the 30-inch maximum height for a bulkhead on a storefront entrance may be increased up to 36 inches; however, the minimum 14-inch eave depth on a flat roof may not be adjusted.

- (2) **Existing Elements.** A minor adjustment may be approved to retain any original design element that does not conform with these regulations, except where that design element is being completely replaced.
- (3) **Other Adjustments.** Minor and major adjustments expressly defined throughout these Mixed-Use and Middle Housing Overlay regulations may be approved per [Sec. 1.d](#) of this overlay, based upon the intent statements in [Sec. 8.b](#) and the description and intent for the subject building type.

8.d. FACADE MATERIALS

- (1) **Applicability.** All facades on all buildings in the overlay must meet the regulations for facade materials in this subsection.
- (2) **Adjustments.** The following adjustments may be approved per [Sec. 1.d](#) of this overlay:
 - (a) **Other Materials.** Materials not listed in this subsection as allowed may not be installed on any facade or roof unless approved with a major adjustment.
 - (b) **Middle Housing Materials.** A minor adjustment may be approved for Row or Cottage Buildings for a reduction in the minimum amount of major facade materials to 50%, and allowing up to 50% of minor facade materials.
- (3) **Major Facade Materials.** Major facade materials are intended to serve as the primary surface material of facades.
 - (a) **Minimum Amount.** Allowed major facade materials, listed in [Table 2](#), must be applied to a minimum of 65% of all facades, not including window and door openings and trim.
 - (b) **Simplicity of Facade Materials.** A single major facade material must be used for each building facade segment, as defined per building type.
 - (c) **Side and Rear Facades.** With approval of the zoning administrator or their designee, side and rear facades not visible from any street or civic space may use an approved minor facade material as a major material.
- (4) **Minor Facade Materials.** A maximum of 35% facades, not including window and door openings and trim, may be composed of minor facade materials per [Table 3](#).
- (5) **Accents and Details.** Additional materials are allowed for trim, accents, and details per [Table 4](#), not included in measuring facade surface areas.

8.e. PITCHED ROOF MATERIALS

Allowed pitched roof materials include minimum 225 lb. dimensional, architectural asphalt composite shingles with color variation; wood shingles and shakes; metal tiles or standing seam; slate; ceramic tile; engineered wood or slate; and solar shingles.

8.f. APPROPRIATE GRADE OF MATERIALS

All doors, windows, and hardware must be of commercial grade quality with the exception of those on Rowhouse and

Cottage buildings.

8.g. MATERIALS INSTALLATION

The following materials installation requirements are intended to advance the quality of construction, durability, and aesthetics of new buildings, specifically related to application and detailing of facade materials.

- (1) **Changes in Facade Materials.** Changes in facade materials, whether major materials or minor materials, should occur mainly at concave (inner) corners or changes in facade planes.
- (2) **Materials Hierarchy.** A hierarchy of materials must be maintained on the building facade, where "heavier", articulated unit materials (brick, concrete masonry units, stone) are located at the base of the facade and "lighter", constant surface materials with fewer seams (stucco, panels) are located above those on the facade.
- (3) **Shadow Lines on Surfaces.** Shadow lines must delineate changes in materials with solid materials of a thickness that is greater than 1.5 inches. For example, cast stone elements or brick may be offset or wood trim may be layered and offset to create a shadow.

Table 2. Allowed Major Facade Materials by Building Type

Keyed to Images	MAJOR FACADE MATERIAL (alphabetical)	VILLAGE SHOPFRONT, VILLAGE GENERAL BUILDING, ROW BUILDING, COTTAGE HOUSE	TOWN GENERAL
A	Brick full dimensional, economy, unit, face brick	●	●
B	Concrete Masonry Units architectural, minimum 3" depth, "artisan stone" look, varied sizes, (Eschelon Masonry or approved equal), "stone" face, "hewn stone", rock cut	—	●
C	Fiber Cement Board finished lap siding, board & batten, or shingles	●	—
D	Stone natural, units	●	●
E	Wood treated, painted or stained lap siding, shingles, board & batten	●	—
F	Wood, Composite lap siding, shingles, board & batten, rainscreen system	●	—

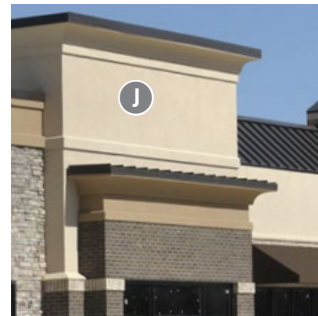
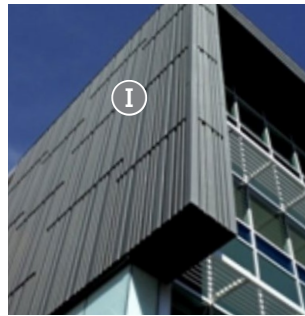
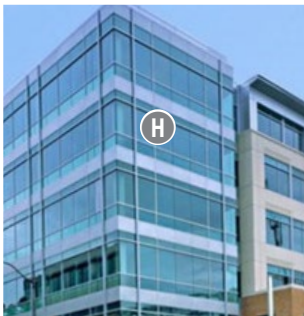
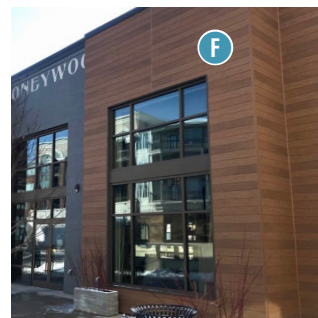
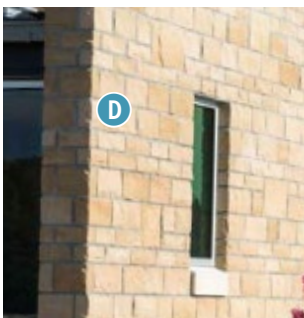
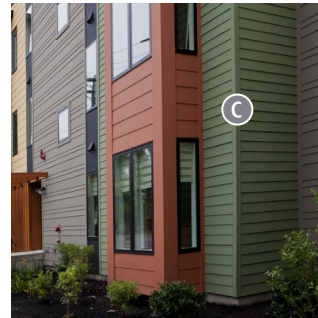
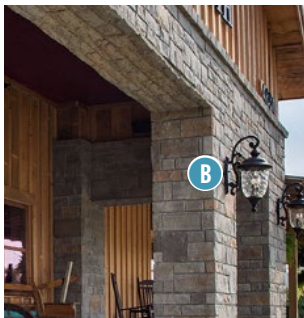
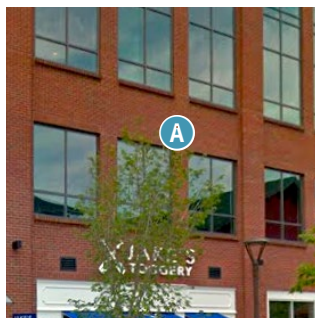


Table 3. Allowed Minor Facade Materials

All major facade materials allowed on the building type per [Table 2](#) may be used for minor facade materials, unless expressly stated otherwise.

Keyed to Images	MINOR FACADE MATERIAL (alphabetical)	ALLOWED ON BUILDING TYPES	OTHER LIMITATIONS	MAXIMUM AMOUNT ON EACH FACADE
	Concrete Surfaces finished, stained, painted, treated	Town General	Below ground story & first 3 feet of ground story only	20%
B	Concrete Masonry Units architectural, minimum 3" depth, "artisan stone" look, varied sizes, (Eschelon Masonry or approved equal), "stone" face, "hewn stone", rock cut	All	Below ground story & first 3 feet of ground story only	20%
G	Concrete Masonry Units minimum 3" depth, split-faced, burnished/ground face, glazed, or honed	Town General	—	35%
H	Glass curtain wall	Town General	—	15%
I	Metal Architectural architectural panel, cladding system (steel, titanium, zinc)	Town General	Allowed major masonry material is required at grade up to 2 feet and adjacent to entrances	35%
J	Stucco cement-based, 2-3 layer hard coat, synthetic, or with elastomeric finishes. <u>Pre-manufactured sheet goods or panels are not allowed.</u>	All	Only 2nd or higher stories	35%
	Terra Cotta or Ceramic tiles or panels	All	—	20%
	Vinyl & PVC Siding minimum .040 .044 inch thickness	All	—	35%
F	Wood, Composite lap siding, shingles, board & batten, rainscreen system	All	—	35%

**Table 4. Allowed Detail & Accent Materials**

All allowed major and minor facade materials may be used for details, trim, and accents.

K	Concrete Details precast stone ornamentation, lintels, sills, banding, columns, beams
L	Fiber Cement Details trim, soffits
M	Metal Details trim, soffits, ornamentation, lintels, beams, columns
	Wood and Wood Composite Details painted/treated trim, soffits, other approved details
N	Vinyl Details limited to soffits, window trim; <u>minimum .04 inches thick</u>

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8.j. ROOF TYPES

The major components of any roof must meet one of the roof types allowed by the building type. The roof design is required where the roof is visible from any street. Roofs for bay or bow windows, entrance canopies, and dormers are not required to meet a roof type. Any combination of allowed roof types is allowed.

(1) GENERAL REGULATIONS.		
	Other Roof Types	Other roof types may be approved by major adjustment per Sec. 1.d(4) of this overlay.
	Occupiable Space	Occupiable space is not allowed in any roof except for pitched roofs.
	Allowed Accessory Design Elements Mounted upon or Extending Above the Roof Type	Chimneys, skylights, flagpoles, and other similar design features must not extend more than 10 feet above the tallest part of the roof. Extensions above 10 feet require a major design exception per Sec. 1.d(4) . Refer to Sec. 8.i of this overlay for necessary mechanical appurtenances and required screening.
	Terraces, Green Roofs, Rooftop Gardens, Other Similar Outdoor Rooftop Facilities	Allowed on any roof, unless otherwise stated. Any unenclosed, permanently roofed area is a story and, when visible from any public way, the roof shall comply with a roof type.
(2) PITCHED ROOF TYPE. See Figure 18 .		
1	Minimum Permitted Pitch (rise:run) Maximum Permitted Pitch (rise:run)	6:12 (rise:run); 3:12 allowed above 3 stories 16:12
2	Permitted Configurations	Hipped, gabled, and gambrel roofs are allowed. Butterfly roofs (inverted gable roof) and shed roofs are not allowed except by approval of a major adjustment.
3	Ridgelines Parallel to Front Facade	Where the parallel ridgeline longer than 100 feet, a gabled end is required on the front facade and one dormer is required for every 15 feet of parallel ridgeline.
4	Maximum Roof Height	Single story: no more than 1.5 times the height of the upper story 2 or more stories: no more than the height of the upper story
(3) PARAPET ROOF TYPE. See Figure 19 .		
5	Parapet Height (feet)	Minimum 2; maximum 6, measured from the top of the uppermost story to the top of the parapet.
6	Horizontal Divisions	A shadow line must define the parapet from the upper stories of the building and must also define the top of the parapet, for at least 80% of the width of each facade
(4) FLAT ROOF TYPE. See Figure 20 .		
7	Configuration	No visible slope from the street or public way with eaves required on along all street-facing facades.
8	Minimum Eave Depth (inches)	14, measured from the building facade to the outside edge of the eave
9	Minimum Eave Thickness (inches)	8, measured at the outside edge of the eave, from the bottom of the eave to the top of the eave

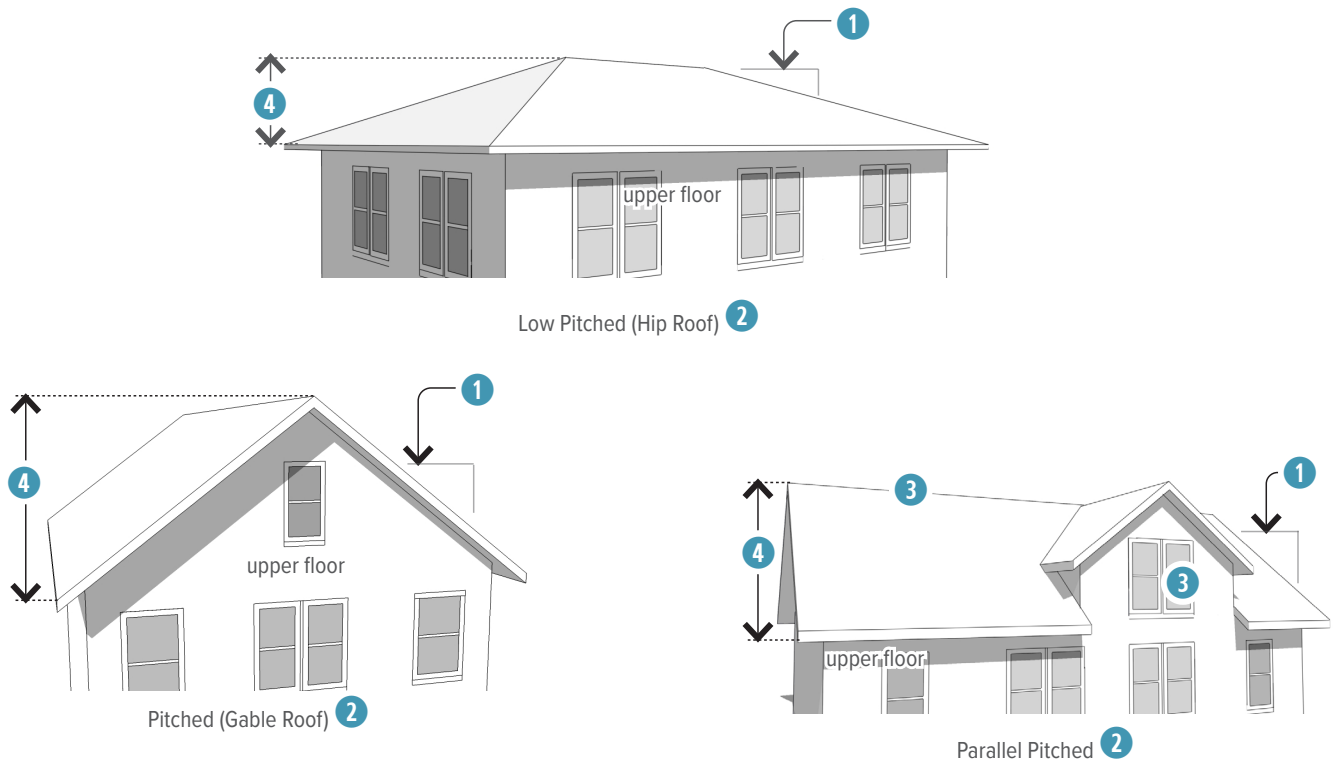


Figure 18. Pitched Roofs

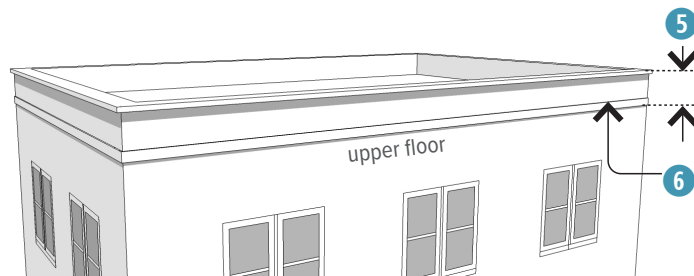


Figure 19. Parapet Roof

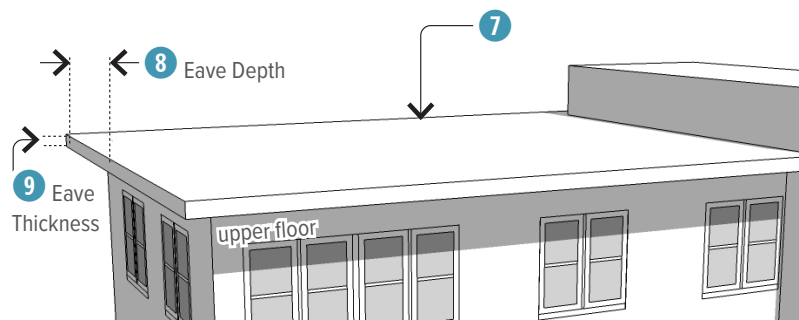


Figure 20. Flat Roof

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8.k. WINDOWS

Windows on all street and other front facades of all buildings shall be constructed consistent with the following requirements:

- (1) **Amount.** Each building must meet the transparency requirements per the building type regulations. See [Sec. 3](#) through [Sec. 7](#) of this overlay.
- (2) **Recessed.** All windows, with the exception of ground story storefront systems and glass curtain wall systems, shall be recessed with the glass a minimum of 2 inch from the masonry facade surfaces material or adjacent trim or 1 inch on other materials.
- (3) **Vertically Oriented.** A minimum of 70% of street facade windows must be vertically oriented. A series of individually vertically oriented windows abutting to create a bank of windows is acceptable. See [Figure 21](#).
- (4) **Visibility Through Glass.** Reflective glass and glass block are prohibited on street and other front facades. Windows shall meet the transmittance and reflectance factors established in the transparency definition (see [Sec. 11.i](#) of this overlay).
- (5) **Divided-Light Windows.** With the exception of storefront systems, each front facade window on the Village Shopfront, Village General, and the Cottage House building must include a divided-light portion. The divided-light portion must include at least 3 separate sections.
- (6) **False Windows.** The use of false or faux windows, where the window is visible from the exterior with no opening from the interior is not allowed on a street facade and does not fulfill any window requirement.

8.l. AWNINGS & CANOPIES

Removable awnings and canopies attached to buildings shall be constructed consistent with the requirements of this section. See [Figure 22](#) for examples of awnings.

- (1) **Material.** All awnings and removable canopies shall be canvas or metal. Plastic awnings are prohibited.
- (2) **Shape.** Dome, waterfall, and convex awnings are not allowed, except with approval of a major adjustment.
- (3) **Lighting.** Backlighting is allowed only on metal awnings. All lighting to be oriented downward.
- (4) **Structures.** Frames must be metal and wall mounted. Support poles from the ground are prohibited except where the awning is over 8 feet in depth and utilized for outdoor eating areas or lobby entrances.



Figure 21. Vertically Oriented Windows or Series of Windows



Metal Awning



Canvas Awning

Figure 22. Examples of Awnings

- (5) **Canopies & Light Shelves.** Permanent canopies, projections, or overhangs used as architectural features, light shelves, or shading devices are allowed and not intended to be regulated by this [Sec. 8.I.](#)
- (6) **Clearance.** All portions of any awning or canopy shall provide at least 8 feet of clearance over any walkway and 15 feet of clearance over vehicular areas.
- (7) **Signs.** Refer to [Title 8 Building Regulations, Chapter 14](#) for signs on awnings and canopies.

8.m. BALCONIES

Balconies on a facade facing any street, courtyard, open space, or public way shall be consistent with the requirements of this subsection. See [Figure 23](#) for examples of balconies.

- (1) **Definition.** For the purpose of this subsection, balconies include any roofed or unroofed platform that projects from the wall of a building above grade that is enclosed only by a parapet or railing. This definition does not include false balconies, Juliet balconies, or balconettes.
- (2) **Balconettes.** Balconettes are false balconies, sometimes referred to as Juliet balconies, consisting of a rail and door, either without an outdoor platform or with an outdoor platform less than 18 inches in depth. Balconettes are allowed and not subject to any of the balcony regulations in this subsection.
- (3) **Size.** Balconies must be a minimum of 4 feet deep and 5 feet wide.
- (4) **Facade Coverage.** A maximum of 35 percent of a street or front facades, calculated separately for each facade, may be covered by balconies. The balcony area is calculated by drawing a rectangle on the facade elevation around the following: the platform or floor of the balcony; any rails, walls, columns, or indentations; and any ceiling, roof, or upper balcony.
- (5) **Integrated Design.** Balconies are intended to be integrated with the design of the facade, avoiding tacking onto or hanging the balconies off the facade. One of the following methods of integrating balconies must be utilized:
 - (a) A minimum of 50 percent of the perimeter of each balcony must abut an exterior wall of the building, partially enclosing the balcony; or
 - (b) The balcony must be design as an extension of the building, sharing the roof structure of the abutting portion of the building; or



Balcony walls abutting at least 50% of the facade.



Stacked balconies with visible support structures.



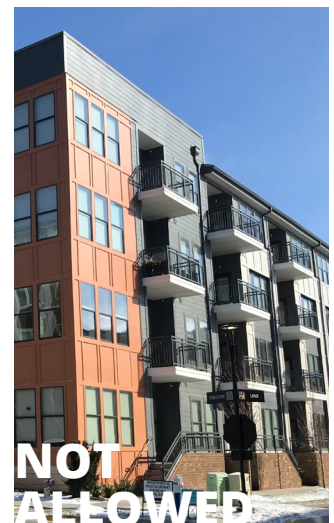
Balcony as an extension of the building, sharing roof structure.



Balconies abutting at least 50% of the facade.



NOT ALLOWED
Balconies: Covers More than Allowed Facade Area



NOT ALLOWED
Balconies: Extending Off (Tacked onto) Facade

Figure 23. Examples of Balconies

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- (c) Two or more balconies are stacked with visible, structural supports connecting the stacked balconies; or
- (d) A major adjustment is approved for another balcony system achieving the intent.
- (6) **Platform.** The balcony platform must be at least 3 inches thick and any underside of a balcony that is visible from any street or public way shall be finished.
- (7) **Front Setback Requirement.** When the balcony is in the front setback area, the portion of the facade behind it is exempt from meeting the maximum setback requirement.

8.n. SHUTTERS

When shutters, whether functional or not, are utilized on a street or other front facade of any building type, the shutters shall meet the following requirements. See [Figure 24](#).

- (1) **Size.** All shutters must be sized for the windows, so that, if the shutters were to be closed, they would not be too small for complete coverage of the window.
- (2) **Materials.** Shutters must be wood, metal, composite or engineered woods, or fiber cement.

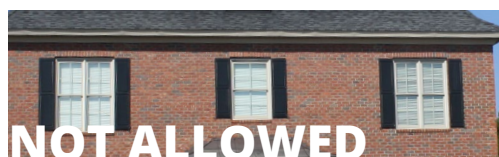
8.o. SECURITY GRILLS & BARS

- (1) Exterior bars and security grills are prohibited on any street facade opening.
- (2) Security grills must be fully retractable and located completely within the interior of the building. When retracted, the grills must not be visible from the exterior of the building.

8.p. PRINCIPAL ENTRYWAY

See [Figure 25](#) for examples of defined principal entryways. Principal entrances to all buildings or units, except storefronts, must be clearly delineated through one or more of the following design features:

- (1) **Roof or Canopy.** The entryway is covered by a roof or canopy differentiating it from the overall building roof type.
- (2) **Porch.** The entryway is through a porch, minimum 5 feet by 8 feet in size. A porch is a raised, permanently roofed structure, transitioning from the public sidewalk into the building.
- (3) **Sidelights and Transom.** Sidelights or transom windows are included around the entryway.
- (4) **Extended Articulation.** The entryway is included in a separate bay or recess of the building.



Inappropriately Scaled Shutters.



Figure 24. Examples of Shutters



Figure 25. Examples of Defined Principal Entryways

- (5) **Other.** Other methods of articulating the principal entryway may be approved by a major adjustment.

8.q. VISTAS

Views down streets must be considered when locating buildings, parking, and open space on sites; and designing building facades. See examples in [Figure 26](#).

- (1) **Rears of Buildings.** Civic open space and street frontages must be occupied by building fronts. Views of the rear service areas must not be visible from open spaces or streets.
- (2) **Parking.** Garages and surface parking lots are not permitted at the termination of a street vista.
- (3) **Street Termini.** When a street terminates at a parcel, the parcel shall be occupied by one of the following:
 - (a) **Courtyard or Open Space.** A landscaped courtyard or open space may terminate a street vista on a parcel.
 - (b) **Building Facade.** The facade of a building, whether facing a front street or not, may terminate the street vista. That portion of the facade shall be treated as a front facade.



Figure 26. Example of Vistas at Street Termini

8.r. MECHANICAL EQUIPMENT

Mechanical and utility equipment and appurtenances are necessary for any building design, but can have a negative visual impact and detract from the quality of the design of a building. The purpose of these regulations is to ensure that the visual impact of mechanical and utility equipment and appurtenances is minimized.

- (1) **"Mechanical Equipment" defined.** When the following regulations refer to "mechanical equipment", any mechanical equipment or utility appurtenance, such as but not limited to HVAC systems, boilers, condensers, transformers, vents, meters, ducts, are being referenced. Solar and wind energy systems are not included.
- (2) **Mechanical Equipment in Building.** Ideally Where feasible, the mechanical equipment should be located within the building, except air conditioning units and heat compressors or unless the applicant demonstrates that locating the equipment within the building would conflict with the equipment's function or the scale of the building is such that the equipment cannot be accommodated inside.
- (3) **Rooftop Mechanical Equipment.** See [Figure 27](#). Any rooftop mechanical equipment, such as but not limited to vents, ducts, condensers, and ventilators, and not including solar panels or wind turbines, shall be:
 - (a) Incorporate equipment into the roof design consistent with the applicable standards of roof types in [Sec. 8.j](#) of this overlay.
 - (b) Set back a minimum of 10 feet from any street or public way facade and screened from sidewalk views with walls or fencing.
 - (c) Painted to blend with the structural roof and limit its visibility, to the extent practicable.
- (4) **Mechanical Equipment on Street Facades.** Mechanical equipment and utility appurtenances shall not be located on any street facade unless the applicant demonstrates that locating the equipment in a different location would conflict with the equipment's function. See [Figure 28](#). Any equipment or appurtenance approved on a facade shall be located consistent with the following standards:
 - (a) **Street Facade.** The mechanical equipment may be located on a street facade only if the following requirements are met:
 - i. The equipment is located on a surface perpendicular (and not parallel) to the adjacent street. The zoning administrator or



Figure 27. Rooftop Utilities Screened from the Public Way by a Parapet

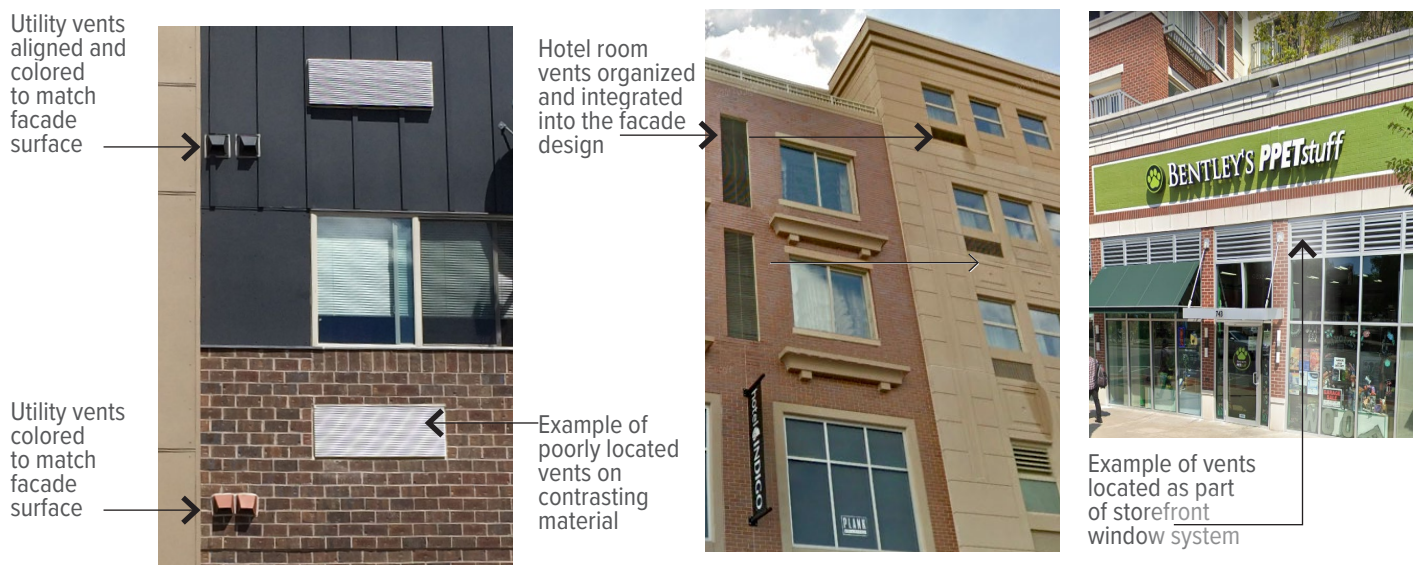


Figure 28. Utility Appurtenances located on Facades

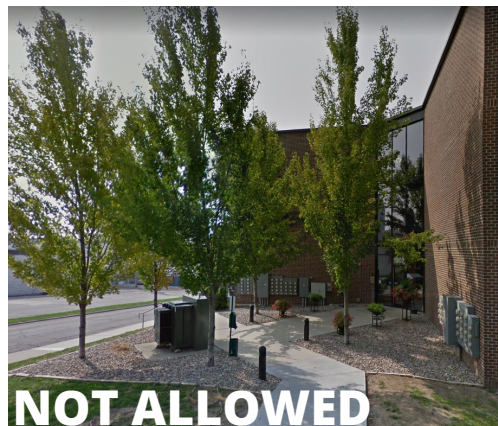
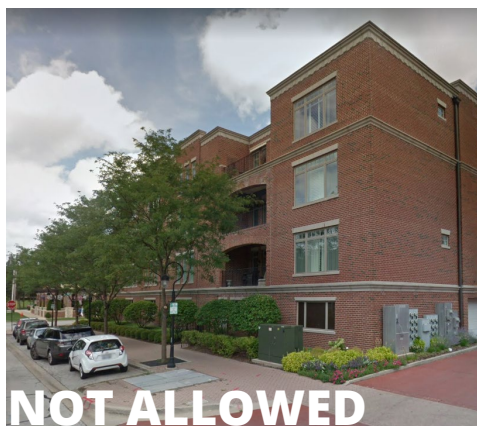


Figure 29. Examples of Poorly Located Utility Appurtenances on Front Streets

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their designee may approve the location of appurtenances on surfaces parallel to the street if all other requirements of this subsection, (4), are met and no other option is available.

- ii. The equipment extends from the facade surface no more than 3 inches; and
 - iii. The equipment is screened from the sidewalk by landscape, railings, other facade walls, or other designs.
- (b) **Air Vents or Grills.** Air vents and grills may be successfully incorporated into storefront window systems, provided the transparency requirements are met by the actual windows in the system.
- (c) **Alignment.** Multiple pieces of mechanical equipment must be organized on the facade in a regular pattern and aligned. Compliance with this standard must be illustrated on the drawing elevations submitted as part of the application.
- (d) **Material Coordination.** To the extent practicable, facade-mounted mechanical appurtenances shall be located on a material that limits their visibility. For example, dark colored vents will be more visible on light colored fiber cement panels than a textured, darker surface such as brick.
- (5) **Mechanical Equipment on Other Horizontal Surfaces.** Mechanical equipment, such as electrical transformers and air conditioners, located on the ground, decks, or horizontal surfaces other than the roof shall be located consistent with the following standards:
- (a) **No Encroachment.** Mechanical equipment shall not extend into any right-of-way or easement, unless otherwise approved by the plan commission.
 - (b) **Allowed Yard Location.** See [Sec. 12](#) of this overlay for definition of yards.
 - i. **Front (Street) Yard.** Mechanical equipment and appurtenances shall not be located in the front street yard, except when no other option exists, with approval of the zoning administrator or their designee, and meeting all regulations of this [Sec. 8.r](#) without additional mechanical equipment location exceptions.
 - ii. **Side Street Yard.** Mechanical equipment may be approved in the side street yard, provided the equipment is screened from the street per the following regulations.
 - iii. **Rear and Side Yard.** Mechanical equipment may be located in any rear or side yard.
- (c) Screening from streets, open spaces, or civic spaces. All equipment must be screened from view from any streets, open space, or civic space per the following:
- i. Walls for screening must be consistent with the building design, colors, and materials, faced with an allowed major facade material.
 - ii. Where landscaping only is employed, the following must be met:
 - [a] The utility must be located in a larger landscape area and the landscape screen must be designed as part of the large planting bed design.
 - [b] A single row of evergreen shrubs shall fully screen the equipment within 1 year of installation.
 - [c] The zoning administrator or their designee may require additional landscape materials.
- (6) **Street Frontage or Front Yard Location.** Equipment located in a street yard or other front yard may approved only if all of the following are met:
- (a) Equipment may be located in the non-front street yard only if the applicant demonstrates that the equipment cannot be located in a rear or interior side yard.
 - (b) Equipment may be located in a front street yard only if the applicant demonstrates that the equipment cannot be located in a side (non-front) street yard.
 - (c) No other utility cabinets, boxes, or other appurtenances are within 200 feet along the same side of the street as the proposed utility appurtenance.
 - (d) The appurtenance is located a minimum of 35 feet from a street intersection, measured from the intersection of the curb line, and does not impact the sight vision clearance at intersections per 175-10.
 - (e) The appurtenance is fully screened in a manner that is consistent with the building design, colors, and materials and of a height that is the minimum to adequately screen the appurtenance and that does not prevent the facade from fulfilling any transparency requirements. See [Figure 29](#) for examples of poorly located, unscreened equipment on front streets.

9 General Site Design

9 GENERAL SITE DESIGN

For all developments within the overlay, the following is required to be installed by the applicant, unless otherwise determined by the zoning administrator or their designee. These regulations are in addition to the regulations of [Article 11 Landscaping and Screening](#) of the zoning ordinance. Where these regulations conflict with Article 11, these regulations rule.

9.a. LANDSCAPE PLANS & APPROVAL

All landscape requirements must be approved per [Article 11, Div. B](#) and [Div. C](#), Procedures for Landscape Plan Approval and Content of Landscape Plan, respectively.

(1) Adjustments.

- (a) A minor adjustment may be approved for up to 10% change in any numerical requirement.
- (b) A major adjustment may be approved for any requirement in this [Sec. 9](#).

(2) Existing Streetscape in Right-of-Way.

In locations where existing streetscape is planned or recently installed in the right-of-way, the zoning administrator or their designee may partially or fully waive the requirements of [Sec. 9.b](#) of this overlay for streetscape within the right-of-way.

- (a) Street yard landscaping on the private property, however, must tie into the existing streetscape design with approval of the zoning administrator or their designee.
- (b) The zoning administrator or their designee may also request repairs or other improvements to the existing right-of-way streetscape.

9.b. STREETSCAPE

The following regulations replace [Article 11, Div. F. Right-of-Way Landscaping](#) for locations within the overlay.

- (1) **Streetscape Location.** Streetscape occupies the full pedestrian area of any street, from the back of curb to the front lot line, of all developments in the overlay. See [Figure 30](#) for illustrations of the general level of streetscape expected; however, all images do not match the required landscape.
- (2) **Minimum Streetscape Area.** See [Sec. 2.g](#) of this overlay for required minimum streetscape area and any easements needed.
- (3) **Village General, Town General, Rowhouse, and Cottage House Buildings.** For all Village General, Town

General, Rowhouse, and Cottage House Buildings, the following minimum landscape is required in all streetscape areas abutting the lot.

- (a) **Parkway.** A parkway area must be provided between the back of curb and the clear sidewalk, at least 4 feet in width. The parkway area must be treated with one of the following
 - i. Turf per [Article 11, Sec. F.2](#).
 - ii. Pavement designed as an extension of the sidewalk to the back of curb.
 - iii. Shrubs and perennial grasses planting beds with approval per [Article 11, Sec. F.2](#). Planting beds may include a maximum of 20% mulch area with mature plants.
 - iv. Stormwater best management practices, such as bioswales or rain gardens, may also be located in the parkway area, as determined appropriate by the zoning administrator or their designee and city engineer.
- (b) **Street Trees.** Street trees must be planted in the parkway.
 - i. Trees must be spaced between 35 to 45 feet on center, with at least one street tree required per lot per street frontage.
 - ii. Street trees must be large shade trees, ~~preferably deciduous~~. Species, size, and grade per the City's Arboricultural and Open Space Manual.

Table 6. Estimated Canopy & Permeable Surface Area by Tree Size

Tree Size	Estimated Mature Canopy size	Minimum Required Permeable Surface Area	Recommended Permeable Surface Area (70% of canopy size)
Small	300 sq. ft.	100 sq. ft. (e.g. 4 ft. x 25 ft.)	210 sq. ft. (e.g. 4 ft. x 52.5 ft.)
Medium	700 sq. ft.	225 sq. ft. (e.g. 4 ft. x 56.25 ft.)	490 sq. ft. (e.g. 5 ft. x 98 ft.)
Large	1,000 sq. ft.	400 sq. ft. (e.g. 4 ft. x 100 ft.)	700 sq. ft. (e.g. 7 ft. x 100 ft.)



Figure 30. Examples of Streetscape, Courtyard, and Street Yard Elements: Street trees, planters, paving, benches, lighting. Images do not illustrate the regulations, but are included to convey the intent of highly landscaped streetscapes, street yards, and courtyards.

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- iii. A landscape maintenance agreement with the City is required for street trees located in the street right-of-way.
 - iv. **Permeable Surface.** For each tree planted, a minimum amount of permeable surface area is required, unless otherwise stated in this code. See [Table 6](#) for estimated tree canopy sizes at maturity and minimum recommended permeable area per street tree. Permeable area for one tree cannot count towards that of another tree.
 - v. **Suspended Pavement System.** When the required soil surface area of a tree will extend below any pavement, a modular suspended pavement system (Silva Cells, Root Space, or an approved equivalent), must be used below that pavement to ensure root growth and access to air and water.
- (c) **Sidewalk.** An uninterrupted sidewalk is required along all street frontages.
- i. Minimum width of the sidewalk is 5 feet. For wider sidewalks, a clear width of at least 5 feet must be maintained at all times.
 - ii. Sidewalk material must be concrete, or concrete unit pavers. An alternative paving material may be approved as a major adjustment with recommendation for approval by Public Works.
- (4) **Village Shopfront Frontages.** For all Village Shopfront buildings, the following streetscape is required along all street frontages.
- (a) **Streetscape & Street Yard Design.** The entire area from building face to back of curb including both the streetscape area abutting the lot and the street yards of the lot shall be designed together as a combination of hardscape, tree wells, and/or planting areas.
 - (b) **Parkway.** A parkway area must be provided between the back of curb and the clear sidewalk, at least 4 feet in width. The parkway area must be treated as follows:
 - i. Where on-street parking exists, pavement designed as an extension of the sidewalk must be included up to the back of curb. Tree wells and planting area cut-outs may be included in the pavement, provided a pavement strip at least 18 inches in depth width is provided along the back-of-curb.
 - ii. Shrubs and perennial grasses in planting beds. Planting beds may include a maximum of 20% mulch area with mature plants.
 - iii. Stormwater best management practices, such as bioswales or rain gardens, may also be located in the parkway area, as determined appropriate by the zoning administrator or their designee and city engineer.
- (c) **Street Trees.** Street trees must be planted in tree wells within the parkway.
- i. Trees must be spaced between 35 to 45 feet on center, with at least one street tree required per lot per street frontage.
 - ii. Street trees must be large shade trees, preferably deciduous. Species, size, and grade per the City's Arboricultural and Open Space Manual.
 - iii. Trees must be located between 2 feet and 5 feet from the back of curb.
 - iv. Tree wells must be surrounded by a 6 inch curb, 12 to 18 inch high fence or masonry wall, or covered with an approved tree grate.
- (d) **Paving.** A paving material pattern and design shall be defined for each street frontage. An uninterrupted walkway is required along all street frontages.
- i. A clear walk width of at least 6 feet must be maintained at all times within the paving area.
 - ii. Paving material must be concrete, or concrete unit pavers. An alternative paving material may be approved as a major adjustment with recommendation for approval by Public Works.
 - iii. A minimum of 20% of the paving area must include special paving treatments, such as a change in material, paver banding, color, or other acceptable material patterns other than plain concrete.
- 9.c. STREET YARD & COURTYARD LANDSCAPING**
The following regulations replace [Article 11, Div. H.](#) Foundation Landscaping for locations within the overlay.
- (1) **Street Yard Location.** Street yards are located on private property and occupy the full area between the

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- front or street-side facades of the building and the streetscape sidewalk. See [Sec. 12](#) of this overlay for definition of street yard (yard, street).
- (2) **Driveways and Sidewalks.** Direct paved pedestrian and vehicle access may cross perpendicularly through any street yard. Vehicular pavement width in the street yard must be the minimum required.
 - (3) **Minimum Streetscape Area.** See [Sec. 2.g](#) of this overlay for required minimum streetscape area that may encroach into the street yard area.
 - (4) **Village General, Town General, Rowhouse, and Cottage House Buildings.** For all Village General, Town General, Rowhouse, and Cottage House Buildings, the following minimum landscape is required in all street yard and courtyard areas on the lot.
 - (a) **Planting Areas.** The front and side street yards and all courtyards must be planted with a minimum of 40% planting bed.
 - i. Planting beds must include a mix of shrubs, ornamental trees, perennials, and/or annuals.
 - ii. Planting beds may include a maximum of 20% mulch area with mature plants.
 - iii. The remaining street yard or courtyard area may be grass per [Article 11, Sec. F.2](#), or patio or terrace areas, located adjacent to an entry door to the building.
 - (b) **Trees.** One small, medium, or large tree is required for every contiguous 2000 square foot area of street yard or courtyard.
 - (5) **Village Shopfront Frontages.** For all Village Shopfront buildings, the following minimum landscape is required in all street yard and courtyard areas on the lot.
 - (a) **Streetscape & Street Yard Design.** The entire area from building face to back of curb including both the streetscape area abutting the lot and the street yards of the lot shall be designed together as a combination of hardscape, tree wells, and/or planting areas.
 - (b) **Planting Areas.** The front and side street yards and all courtyards must be planted with a minimum of 50% planting bed.
 - i. Planting beds must include a mix of shrubs, small ornamental trees, perennials, and/or annuals.
 - ii. Planting beds may include a maximum of 20% mulch area with mature plants.
 - (c) **Paved Areas.** Outside of planting beds, patio or terrace areas, located adjacent to shopfront windows, building entrances, or in a courtyard must be designed as special paving areas as follows
 - i. A minimum of 20% of the paving area including special paving treatments, such as a change in material, paver banding, or other acceptable material patterns other than plain concrete.
 - ii. Paved areas may accommodate outdoor dining or outdoor display areas per the use regulations.
 - (d) **Street Furnishings.** Street furnishings including such items as benches, seatwalls, planters, planter fences, tree grates, tree guards, and trash receptacles shall be specified and quantities and locations listed for each street frontage.
 - i. For every 200 linear feet of street yard frontage, a minimum of two benches and one trash receptacle is required.
 - ii. In every courtyard, a minimum of one bench and one trash receptacle is required.
 - (e) **Bicycle Racks.** Bicycle racks must be supplied to meet the minimum bicycle parking regulations of the blockface uses per for required bicycle parking spaces. If rear bicycle parking is utilized, a minimum of 50% of the required ground floor use bicycle parking shall be supplied within the street yard, coordinated with the zoning administrator or their designee.
 - (f) **Lighting.** Pedestrian and vehicular lighting shall be specified and locations and quantities noted. All lighting shall meet any regulations of the City. Cut sheets and samples shall be submitted upon request of the zoning administrator or their designee.
 - (g) **Stormwater Accommodations.** Stormwater best management practices, such as bioswales or rain gardens, may be located in street yard planting areas, as determined appropriate by the zoning administrator or their designee and city engineer.

9.d. BUFFER LANDSCAPING

All development within the overlay must provide buffer landscaping in the minimum rear and side setbacks of the lot as follows:

9 General Site Design

- (1) **Vehicular Areas.** Buffer landscaping is required continuously abutting all vehicular areas, including parking, driveway, and refuse/recycling receptacle areas.
- (2) **Rowhouse and Cottage House Buildings.** All Rowhouse and Cottage House Buildings must provide buffer landscaping abutting all R zoned lots consistent with the requirements of [Article 11, Sec. I.2](#), Transitional Yard Landscaping for Multi-Family Residential Property, except the buffer depth is minimum 5 feet.
- (3) **Village Shopfront, Village General, Town General Buildings.** All Village General, Town General, and Village Shopfront Buildings must provide buffer landscaping abutting all R zoned lots consistent with the requirements of [Article 11, Sec. I.3](#), Transitional Yard Landscaping for Non-Residential Buildings in B2, B4, TO, and O1 Districts, except the buffer depth is minimum 5 feet.

9.e. PERIMETER LANDSCAPING

Perimeter landscaping per [Article 11, Section J](#), is not required in the overlay.

9.f. PARKING LOT LANDSCAPING

Parking lots within the overlay must be landscaped according to [Article 11, Sec. G](#). Parking Lot Landscaping.

9.g. PARKING EXEMPTIONS & CREDITS

Off-street parking must be provided per [Article 5](#). The exemptions and credits within this subsection may be applied to developments within the overlay.

- (1) **Public Parking.** Nonresidential uses may receive credit for motor vehicle parking spaces within a nearby public parking lot or public parking garage, as follows:
 - (a) The nearest pedestrian entrance to the public parking lot or garage must be located within 1,200 feet of the lot on which the subject use is located;
 - (b) The parking facility must be open to the general public from at least 6:00 a.m. to 10 p.m.;
 - (c) Minimum motor vehicle parking requirements may be reduced by one space for every 3 motor vehicle parking spaces within the public parking lot or garage,
- (2) **On-Street Parking.** Nonresidential uses may count on-street motor vehicle parking spaces on public street rights-of-way abutting the subject property towards satisfying off-street parking requirements.
- (a) One on-street parking space credit may be taken for each 20 linear feet of abutting right-of-way where on-street parking is allowed.
- (b) Only space on the same side of the street as the subject use may be counted, except that the opposite side of the street may be counted if the property on the opposite side of the street does not have the potential for future development.
- (c) In calculating credit for on-street parking, all fractional spaces are rounded down.
- (3) **Mixed-Use Buildings.** When more than 10 off-street parking spaces are required for ground-story retail, service, eating and drinking, and entertainment uses in a mixed-use building, the number of off-street parking spaces may be reduced by 20%. A mixed-use building includes commercial uses on the ground story and upper story residential or office uses. The upper story uses must occupy at least 1.5 times the floor area of the ground story uses.
- (4) **Motorcycle and Scooter Parking.** When more than 10 off-street parking spaces are required, the provision of motorcycle or scooter parking spaces may be credited toward satisfying minimum off-street parking ratios at the rate of one motor vehicle parking space for each 2 motorcycle or scooter parking spaces. To receive credit, each motorcycle and scooter space must have a concrete surface and minimum dimensions of 4 feet by 8 feet.
- (5) **Car-Share and Bike-Share Service.** When more than 10 motor vehicle parking spaces are required:
 - (a) The number of required off-street parking spaces is reduced by 3 spaces for each parking space that is leased by a city-approved car-share program for use by a car-share vehicle.
 - (b) The number of required off-street parking spaces is reduced by 1 space for uses that provide space for a city-approved bike-share program facility with a minimum of 8 bicycle parking docks.
- (6) **Long-term Bicycle Parking.** Each 6 long-term bicycle parking spaces is credited as one motor vehicle parking space.
- (7) **Shared Parking.** Shared parking refers to the practice of 2 or more users who have need for parking at different times voluntarily agreeing to make use of the same motor vehicle parking spaces. Shared parking is encouraged as a means of conserving scarce land

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resources, reducing stormwater runoff, reducing the heat island effect caused by large paved areas and improving community appearance.

- (a) **Approval.** The zoning administrator is authorized to approve shared parking arrangements among property owners who propose shared parking.
- (b) **Eligibility.** Shared parking may be approved for nonresidential uses that have different periods of parking demand. Required residential parking and accessible parking spaces (for people with disabilities) may not be shared, provided that this provision is not intended to prohibit shared driveways serving such uses.
- (c) **Calculation.** For calculation of the number of parking spaces required under a shared parking arrangement, refer to the most recent edition of Shared Parking, from the International Council of Shopping Centers, the National Parking Association, and the Urban Land Institute. A copy is available for viewing at City Hall. The book provides ratios by land use for use in calculating total parking required.
- (d) **Other uses.** If one or more of the land uses proposing to make use of a shared parking arrangement do not conform to the land use classifications in Shared Parking, as determined by zoning administrator, then the applicant must submit sufficient data to indicate the principal operating hours of the uses. Based upon this information, the zoning administrator is authorized to determine the appropriate shared parking requirement, if any, for such uses.
- (e) **Location.** Shared parking may be located on-site or off-site.
- (f) **Agreement.** Before final approval of a shared parking arrangement, a shared parking agreement must be provided guaranteeing the long-term availability of the shared parking, commensurate with the uses served. The agreement must be filed of record in the Department of Community Development office. Shared parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. If a shared parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this ordinance.

- (8) **Alternative Compliance.** The motor vehicle parking ratios of [Article 5](#) are not intended to prevent development and redevelopment or to make development and redevelopment economically impractical. In order to allow for flexibility in addressing the actual expected parking demand of specific uses, alternative compliance parking ratios may be approved through the special use procedures of only if:
 - i. The decision-making body determines that the other allowed parking reduction alternatives of this section are infeasible or do not apply; and
 - ii. The decision-making body determines that the reduced parking ratios proposed are not likely to cause material adverse impacts on traffic circulation and safety or on the general welfare of property owners and residents in the surrounding area.
- (9) **Conflicts with Interior Parking Lot Landscape Regulations.** If compliance with the minimum interior parking lot landscaping regulation of [Article 11, Div. G](#) would result in the loss of required parking spaces, the amount of parking required is automatically reduced by the amount needed to accommodate the required interior parking lot landscape area.

9.h. BICYCLE PARKING

- (1) **Spaces Required.** Short-term and long-term bicycle parking spaces must be provided in accordance with the minimum bicycle parking ratios of [Table 5](#).

Table 5. Bicycle Parking

Use	Short-Term Spaces (min.)	Long-Term Spaces (min.)
0–4 Residential Dwelling Units	None	1 per unit
5+ Residential Dwelling Units	1 per 5 dwelling units	1 per unit
All Commercial Uses	1 per 5,000 sq. ft. of floor area	--

- (2) **General Requirements.** All required bicycle parking spaces must:
 - (a) Consist of bike racks or lockers that are anchored so that they cannot be easily removed;
 - (b) Be of solid construction, resistant to rust, corrosion, hammers, and saws;
 - (c) Allow both the bicycle frame and at least one wheel to be locked with the bicycle in an upright position using a standard U-lock;

- (d) Be designed and installed so as not to cause damage to the frame, wheels, or components;
 - (e) Be accessible without interference from or moving adjacent bicycles and not result in a parked bicycle obstructing a required walkway; and
 - (f) Have minimum dimensions of 2 feet in width by 6 feet in length, with a minimum overhead vertical clearance of 7 feet.
- (3) **Short-Term Bicycle Parking Location.** Short-term bicycle parking spaces must be located within 50 feet of a building entrance. Short-term bicycle parking may be located on the subject lot or in the streetscape area. See [Sec. 9.b](#) of this overlay for streetscape requirements. Bicycle parking located within the right-of-way requires approval of Public Works.
- (4) **Long-Term Bicycle Storage Spaces.** Long-term bicycle parking spaces must be provided in the development consistent with the following:
- (a) Storage spaces must be located with direct access by the bicycle rider, such as in a parking structure, private garage, or separate storage space, with no more than 50% of the required spaces requiring the use of stairs or elevators;
 - (b) Storage spaces required by this ordinance may not be located in dwelling units or on dwelling unit balconies;
 - (c) The spaces must protect the entire bicycle, its components and accessories against theft and inclement weather, including wind-driven rain and snow; and
 - (d) The spaces must be designed to allow bicycles to be securely locked to a bicycle rack in either a bike storage room that is accessible only to authorized users and has at least 2 electrical outlets or a bicycle locker with a separate access door for each bike.

10 MASTER PLAN DEVELOPMENT (MPD)

10.a. INTENT

The Master Plan Development (MPD) regulations are intended to implement the goals of the city's most recent comprehensive plan and other planning documents within the overlay area. These regulations are intended to apply to existing parcels larger than a typical, walkable block and to result in a site-specific master plan that:

- (1) Addresses the surrounding existing and planned context, relationships to other parcels, and transportation continuity, and other interactions.
- (2) Results in an interconnected system of streets and blocks, which provides access and mobility to all users via multiple modes of transportation.
- (3) Allows for building frontages to be located along walkable streets.
- (4) Incorporates a variety of smaller, usable, accessible open space for residents and visitors to the sites.
- (5) Respects natural areas and features, and consciously incorporates them [into](#) the site master plan.

10.b. APPLICABILITY

- (1) **4 Acre Developments.** All developments within the overlay on a single parcel or combination of parcels totaling 4 acres or more may be required to meet the MPD regulations, prior to any subdivision, rezoning, or submittal of a building project for review, per the zoning administrator or their designee.
- (2) The following must be included in the MPD, unless the zoning administrator or their designee requests otherwise:
 - (a) All adjacent and abutting land under the same or similar ownership must be included. Similar ownership means parcels that have any common owners with legal rights.
 - (b) All parcels considered to be part of the same development or phases of a development.
 - (c) All adjacent and abutting parcels under separate ownership that are either vacant or anticipated to be developed within 10 years of the submittal must be shown for planning purposes and noted as such. Planning purposes include such items as connectivity, access to those sites, incorporation into the blocks of the MPD, continuity of trail access and natural areas, and fronting of buildings.

- (d) All parcels the zoning administrator or their designee requests to be included for planning purposes.

- (3) **Major Adjustment.** The planning commission may approve a Master Plan Development that meets the intent of this [Sec. 10](#) and is consistent with the comprehensive plan, but that deviates from strict compliance with the MPD regulations of this section. The plan submittal must include a clear description of the regulations to be waived or modified as part of the approval.

10.c. SUBMITTALS

All MPDs should be approved as follows:

- (1) **Project Information.** The required submittals should illustrate compliance with this section, and any other requirements of the city.
- (2) **Project Phasing & Guarantees.** Description and mapping of anticipated project timing and phasing, including all components (such as utilities, streets, parking, open spaces, landscaping, uses, building types). Proposed mechanisms (such as financial guarantees) should be included to ensure completion of all site components, such as streets and open spaces, phased in conjunction with buildings. Engineered drawings are not required for the MPD submittal, though components must be scaled appropriately to fit within on the site, e.g. rights-of-way widths should be drawn in order to scale resulting development lots appropriately. See [Figure 31](#) for an example of a submittal.
- (3) **Boundary Lines.** All streets, open spaces per [Sec. 10.h](#) of this overlay, and building sites should be located on separate lots, rights-of-way, or easements. These lines provide the baseline for measuring locations of building types.
- (4) **Building Types.** The MPD plan should locate all proposed building types on lots and consider the building regulations in this overlay to ensure the areas designated can accommodate buildings meeting the regulations. Building plans and elevations meeting the building type regulations are not required for the MPD approval; however, building and parking footprints are encouraged.

10.d. STREETS & BLOCK LAYOUT

The intent of the following is to establish an interconnected system of streets and blocks. Refer to [Figure 31](#) for an illustration of one example layout of these regulations.



Figure 31. Example MPD Plan with Building Types

10 Master Plan Development (MPD)

- (1) **Block Size.** Block length should be no more than 600 feet, with a maximum perimeter of 1800 feet, except as follows:
 - (a) Blocks with natural or existing site constraints, such as those abutting rail corridors, utility easements, highways, steep grades, and waterways, may be longer.
 - (b) Where the parcel shape or size is limited and will not accommodate multiple blocks, a different configuration may be approved, provided the result allows for clear circulation and an appropriate organization of building frontages.
 - (c) Where blocks are longer than 800 feet, pedestrian access easements, minimum 20 feet in width with minimum 5-foot sidewalks, should be located approximately mid-block, effectively reducing the resulting pedestrian blocks to dimensions less than the block sizes defined.
- (2) **Access Points.** An access point is a new street connecting to an existing street. A minimum of two access points should be provided for the MPD, with a minimum of one per every 1,500 feet of boundary, except where natural or existing man-made site constraints prevent access.
- (3) **Extend Existing Streets.** Streets should connect and continue existing streets from adjoining areas. Future connections should be considered and temporary dead-end streets may be supplied for future extension with planning board approval.
- (4) **Shape of Blocks.** The shape of the blocks should be designed to accommodate typically rectilinear buildings, but may vary due to natural features or other site constraints.
- (5) **Open Space Frontage.** Refer to [Sec. 10.h](#) of this overlay for open space recommendations, including street frontage requirements. Open space, existing and new, should be fronted with streets to provide more visibility and access.
- (6) **Cul-de-Sacs and Dead-End Streets.** Cul-de-sac and permanent dead-end streets should be avoided, except when necessitated by natural features or site constraints, including but not limited to waterways or highways. Pedestrian connections and landscape plantings should be included.
- (7) **Lot Configuration.** All lots must have frontage along a street per the building type requirements, unless otherwise specified.
 - (a) Blocks should be fronted by development lots on at least 2 street faces, preferably the longest faces, with the exception of blocks containing open space or open space.
 - (b) Flag lots, located on the interior of the block with street frontage only for driveway access, should be avoided.
 - (c) Regulations for anticipated building types shall be considered when setting block depth and width to avoid the need for future variances.
 - (d) Consider lot and block orientation for maximum energy efficiency, depending on the building type. For example, block orientation along an east-west longitudinal axis will encourage development of long mixed-use buildings oriented along an east-west axis, with smaller east and west facing facades, able to take advantage of passive solar technology.
- (8) **Service Access.** The configuration of the lots and blocks must include consideration of parking, garage, and service access to accommodate refuse and recycling pickup, and utilities.
- (9) **Vistas.** Views down streets that terminate at parcels (referred to as "vistas" in these regulations), including where a street might angle at less than 90 degrees, should be considered when laying out streets and blocks, and locating open space, parking, and buildings. See [Sec. 8.q](#) of this overlay for vista regulations.

10.e. STREET CONFIGURATION

Complete streets provide for multiple modes of access throughout the city. All new streets, whether publicly dedicated or privately held, should meet the following requirements.

- (1) **Base Street Requirements.** The base street type is illustrated in [Figure 32](#). Additional street right-of-way or configuration may be required based on existing context and circulation needs. The base street defines the minimum components of any new street on the interior of the development and includes the components outlined in this section. Alternate street configurations may be approved by the plan commission.
- (2) **Boulevard Street.** Alternate street configurations may be approved by the plan commission. See [Figure 32](#) for

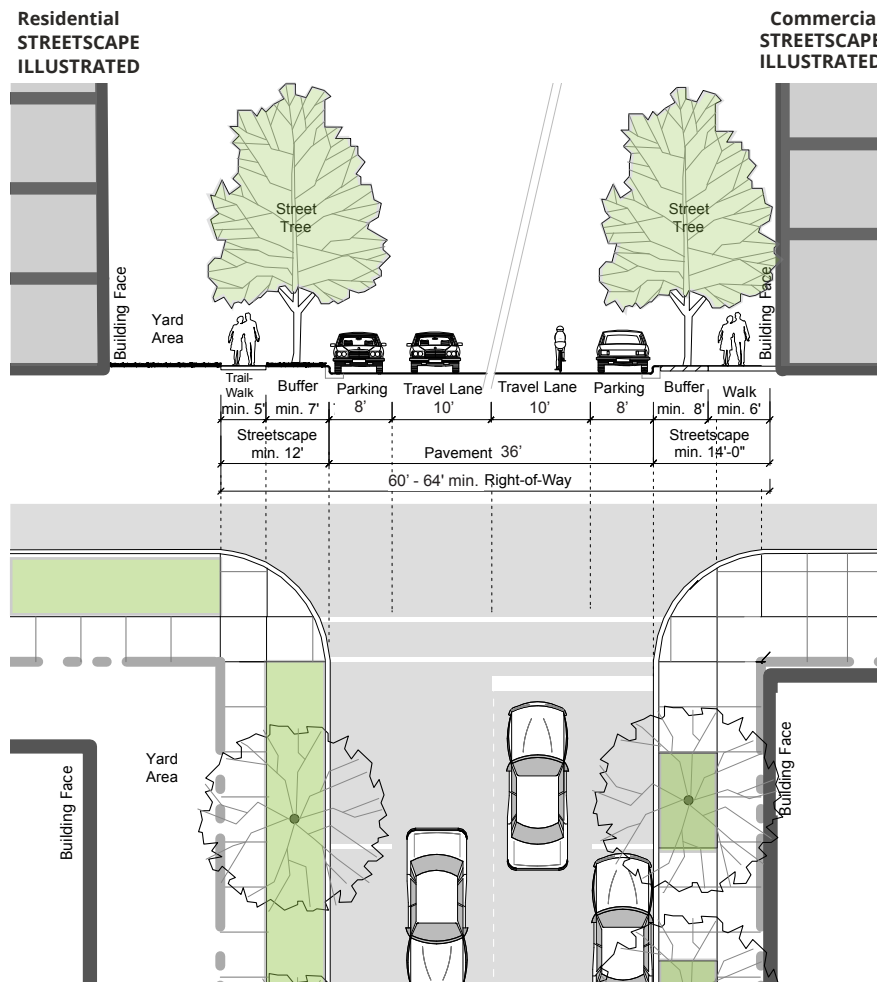


Figure 32. Typical Base Street

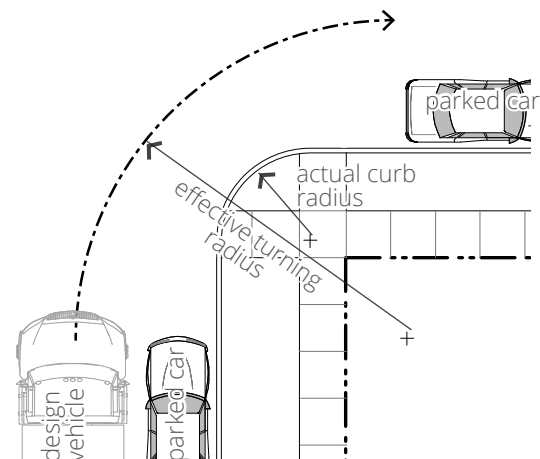


Figure 33. Illustration of Effective Turning Radius vs. Curb Radius

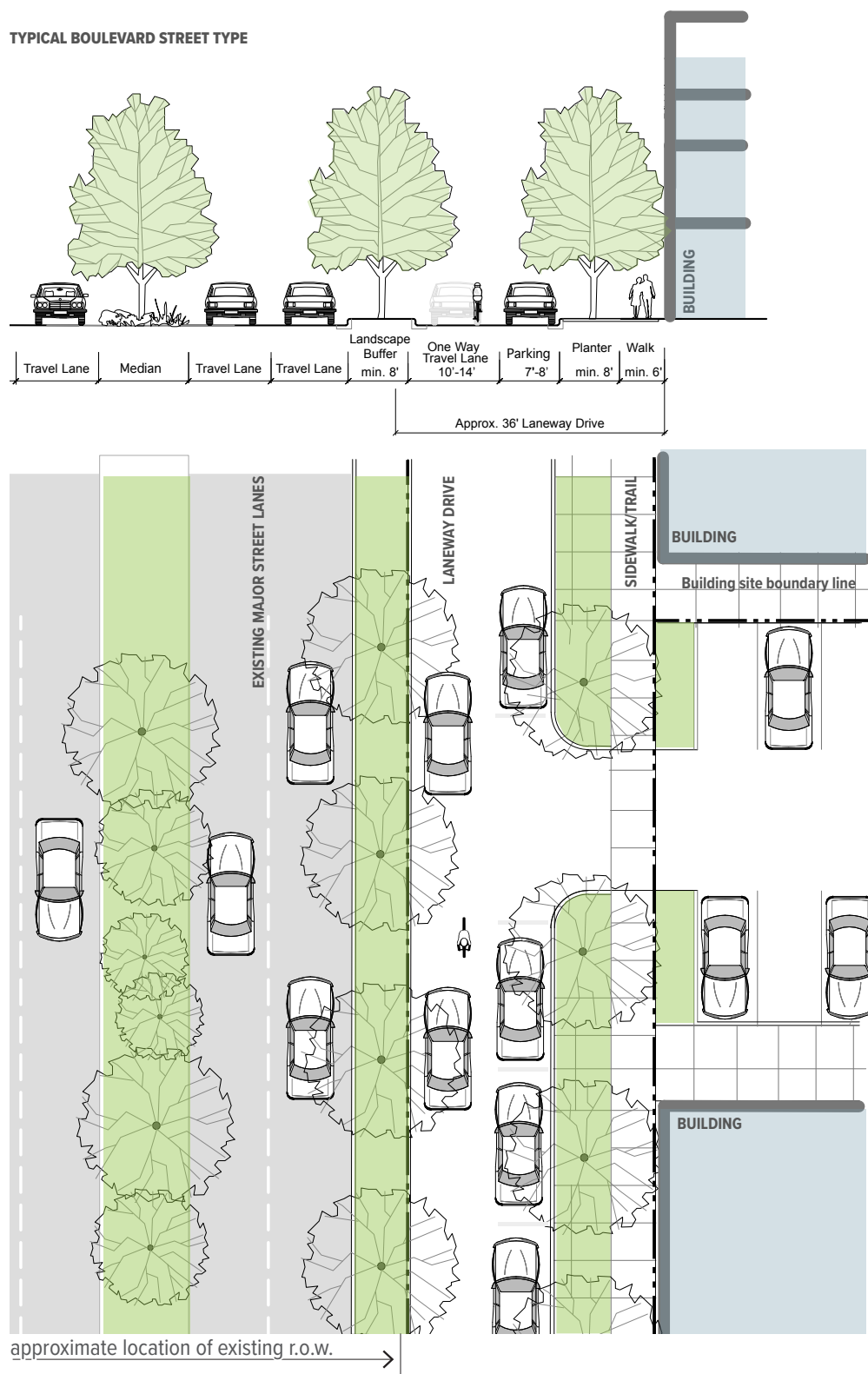


Figure 34. Frontage or Boulevard Street Example

a boulevard street to run parallel to major streets, such as Butterfield Road, allowing for buildings to front on the laneway and not the main street.

- (3) **Streetscape.** The minimum dimension required for streetscapes along non-residential ground stories should be 12 feet, with a clear sidewalk width of at least 5 feet and a minimum 7-foot street tree buffer zone. See [Sec. 9.b](#) of this overlay for street tree requirements.
- (4) **Travel Lanes & Pavement Width.** Pavement width should accommodate travel lanes, on-street parking, and any on-street bicycle accommodations.
 - (a) **Travel Lanes.** Two-way travel lanes of 10 to 11 feet should be provided for active areas. A single shared, 14-foot two-way travel lane may be approved for local residential streets with appropriately spaced pull-offs to allow vehicles to pass.
 - (b) **On-Street Parking.** On-street parking provides convenient parking for businesses and for parks and open space users, decreases the need for off-street parking, and buffers pedestrians on the sidewalk from vehicular traffic on the street.
 - i. On-street parking should be provided on both sides of the street.
 - ii. Minimum width of on-street parking is 8 feet.
 - iii. Back-in or head-in angled parking is acceptable in lieu of parallel parking with additional width to the right-of-way.
 - (c) **Maximum Pavement Width.** The maximum crossing width for all streets internal to the development is 38 feet. Wider pavement widths should include a median in the middle to provide pedestrian refuge and/or bulb-outs on corners to reduce the crossing widths to less than 38 feet.
- (5) **Curb Radii.** Intersections should be designed for effective turning radius of the typical design vehicle as opposed to the maximum design vehicle. Small curb radii at intersections, such as 10-15 feet, shorten pedestrian crossing distances and reduce vehicle turning speeds, increasing pedestrian safety. See [Figure 33](#) for illustration.
- (6) **Bicycle Accommodations.** New streets within the development should accommodate bicycle access per the city's most recent planning documents.

10.f. SERVICE DRIVES

Service drives provided through blocks provide vehicular access, refuse and recycling, and service access to lots. Service drives may be parking lots drives, alleys, or other driveways without building frontages. Ideally, service drives should extend through a block with at least 2 points of access, serving multiple buildings and/or lots.

10.g. FRONT STREET DESIGNATION

The orientation and location of buildings on lots is determined by the front street designation. Many building type requirements are specific to front and side street orientation, determining where the front of the building should be located.

- (1) **Minimum Designation.** A minimum of 45% of a combination of the new streets on the MPD and existing streets fronting the development should be designated as front streets.
- (2) **Building Frontage.** Front streets must be designated so that a majority of buildings front a front street.
- (3) **Open Space Frontage.** Where practicable, streets along open space, required per [Sec. 10.h](#) of this overlay, should be designated as front streets to ensure buildings face and front the open space.
- (4) **Driveways and Service Access.** Driveways and service access to lots should not be located off a front street; however, when no other option is available, driveway and service access may be located off a front street.
- (5) **Major Streets.** When the development abuts a major street, such as Butterfield Road, one of the following layouts may be utilized to create slower, more accessible, and more walkable streets for fronting commercial or mixed-use buildings than the major street might provide:
 - (a) **Perpendicular.** A new front street located generally perpendicular to the existing major street.
 - (b) **Frontage Street.** A new front street located essentially parallel to the major street with a landscape buffer island or boulevard median of at least 8 feet separating the streets.

10.h. OPEN SPACE REQUIRED

All developments where a master plan development (MPD) is required should provide the following open space. The following minimum amount of open space should be provided:

- (1) **Overall Minimum.** A minimum of 10% of the total master plan development should be provided as one or more of the open space types.
- (2) **Distance from Principal Entrances.** One type of open space should be provided within a 500-foot distance, as measured continuously along a sidewalk, from the principal entrance of all buildings and any units with entrances on the street. The intent is to provide usable open space within a short walkable distance for all occupants and visitors.
- (3) **Mix of Open Space Types.** A mix of types should be provided, with not more than 2 of any one type utilized.
- (4) **Existing Open Spaces.** Existing open space may be counted towards the open space required proximate to entrances per the zoning administrator.

10.i. TYPES OF OPEN SPACE

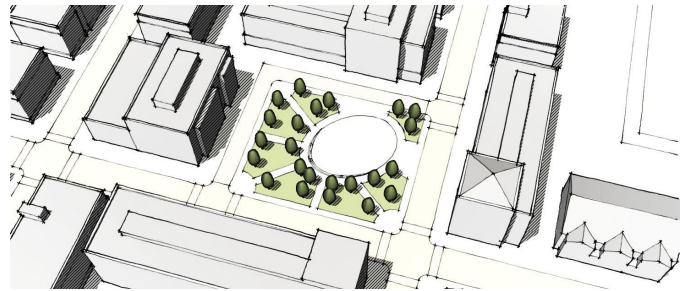
The following types of open space are recommended. Refer to [Figure 35](#) for example images.

- (1) **Plaza.** A plaza is a generally hardscaped area (minimum 60 percent coverage), minimum 3,000 square feet in size, with either street or trail right-of-way, waterway, or building frontage on all sides and at least one side the equivalent of 25% of the perimeter abutting a front street. A single plaza should not fulfill the minimum open space requirements; if a plaza is utilized to meet the distance requirement, another open space should be incorporated in another location on the site.
- (2) **Square.** A square is a combination of hardscape and landscape (approximately 50% and 50% respectively), minimum 10,000 square feet in size, and surrounded by street frontage on all sides.
- (3) **Green.** A green is a generally landscaped space (minimum 70 percent), minimum 6,000 with street right-of-way on at least 30% of the perimeter.
- (4) **Greenway.** A greenway is a linear landscape space, minimum 2 acres in total, minimum 30 feet wide and a minimum 70-foot average width, and with street right-of-way on at least 30 percent of the perimeter.
- (5) **Park.** A park is a larger, generally landscaped space, a minimum of 1 acre in size, with at least 25 percent of the perimeter on a street right-of-way.
- (6) **Conservation Area.** A conservation area includes sensitive landscape areas, such as wetlands, forests, waterways, or steep slopes, and occupies at least 2

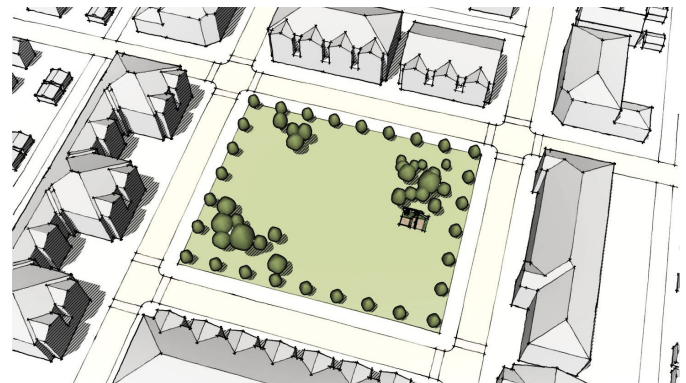
acres of contiguous land at least 50 feet in dimension in any direction.

10.j. TRAILS

Refer to any city open space and/or trail plans, and any existing trails surrounding the site, to provide connections through and within the site for continuous trails.



Example of a PLAZA



Example of a GREEN



Example of a GREENWAY

Figure 35. Examples of Open Space Types

11 MEASURING BUILDING TYPE REGULATION

11.a. FRACTIONS & ROUNDING GENERALLY

When calculations required under this zoning ordinance result in fractions, any fractional result of less than one-half of the unit of the regulation is rounded down to the whole number and any fractional result of one-half or more of the regulation unit is rounded up to the whole number. For example, if the maximum regulation is 2 feet, a measurement of 1.5 feet (or 1-foot, 6 inches) is rounded up to 2 feet and a measurement of 1.25 feet (or 1-foot, 3 inches) is rounded down to 1 foot. If the maximum regulation is in inches, fractions are rounded to the nearest inch.

11.b. GENERALLY PARALLEL & PERPENDICULAR

The term "generally parallel" (in relation to lot lines or building facades) means oriented parallel to or within 45 degrees of parallel to the referenced lot line or building facade. The term "generally perpendicular" (in relation to lines or building facades) means oriented more than 45 degrees of parallel to the referenced lot line or building facade.

11.c. MINIMUM & MAXIMUM SETBACKS

- (1) **Minimum Setbacks.** Required minimum setbacks are generally parallel and measured from the applicable lot line, right-of-way line, or specific location referred to in the applicable regulation.
 - (a) Street (front and side street) setbacks are measured from the actual right-of-way line of the street. (Alleys are not considered streets and typically abut side or rear lot lines.)
 - (b) Side or interior-side setbacks are measured from the nearest side lot line that does not abut a street.
 - (c) Rear setbacks are measured from the rear lot line.
- (2) **Maximum Setbacks.** For street frontages, required maximum setbacks are generally parallel and measured from the applicable lot line, right-of-way line, or specific location referred to in the applicable regulation. All facades of the building facing that frontage must be located between the minimum and maximum setbacks. See [Figure 36](#).
- (3) **Minimum Streetscape Area.** See [Sec. 2.g](#) of this overlay in the building regulations applicable to all building types for regulations requiring a minimum streetscape area along street frontages. Where the minimum area does not exist, the minimum and maximum setbacks

must be measured from the edge of the expanded minimum streetscape area into the lot.

- (4) **Exceptions to Maximum Setbacks.** Upper-story recessed balcony facades and courtyard facades are not required to meet the maximum setbacks.
- (5) **Allowed Encroachments.** Allowed encroachments into minimum setbacks are as follows, unless otherwise established in the building type regulations:
 - (a) **Minor Building Projections in All Yards for All Building Types.** With administrative approval, roof overhangs, eaves, cornices, chimneys, bays, and other architectural features may encroach up to 2 ft. into any yard no closer than 1 foot from the lot line on the lot side.
 - (b) **Steps and Ramps in Front Yards.** Steps and ramps in front yards may encroach fully into any street yard up to within 1 foot of any lot line.
 - (c) **Porches, Stoops, Decks in Rear and Side Yards.** Open (unenclosed) or screened porches, stoops, awnings, decks, ramps, and steps may encroach into the side or rear yard up to within 1 foot of any lot line.
- (6) **Setbacks on Irregular Lots.** Setbacks are measured from lot lines towards the center of the lot as follows:
 - (a) When lot lines are curvilinear, setbacks must be measured generally parallel to the curvilinear lot line.

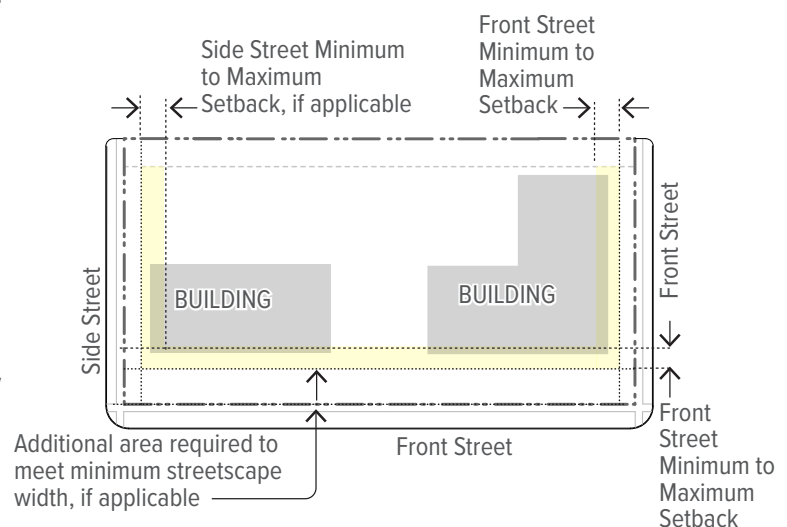


Figure 36. Minimum and Maximum Front and Side Street Setbacks

11 Measuring Building Type Regulation

- (b) When there are multiple rear lot lines, the rear setback must be measured from each rear lot line.
- (c) When there is no rear lot line, the rear setback must be measured as a radial distance from the intersection of side lot lines at the rear of the lot.

11.d. BUILDING WIDTH

- (1) **Measurement: Maximum Building Width in feet.** The maximum building width is the measurement along all front facades that are generally parallel and facing the lot line, measured from the edge of the facade horizontally to the opposite edge of the facade.
- (2) **Height.** The streetwall or building facade being measured must meet the minimum height required for the building type.
- (3) **Maximum Building Width in Units.** The maximum building width in number of units includes all units with any facade generally parallel and facing the front lot line.

11.e. BUILDING SEGMENTS

Portions of a building that visually appear to be separate buildings along the front facade. Connecting segments between building segments are recessed to create shadows spaces between segments. Building segments are typically differentiated by one or more of the following:

- (1) A separate or different roof type or a gabled end on a pitched roof for each building segment.
- (2) Change in dominant facade material between building segments and connecting segments.
- (3) Change in window pattern.

11.f. BUILDING COVERAGE

Building coverage is measured as the percentage of a lot covered by all buildings.

- (1) **Green Roofs.** Green, or vegetated, roofs reduce the building's building coverage, by calculating the surface of the building's green roof at a factor of .75 or 75% of the area. For example, if the surface of the green roof measures 2,000 sq. ft., then 1,500 sq. ft. (75% of 2,000) contributes to the lot's maximum building coverage.

11.g. LIMITED SIDE YARD PARKING

Where allowed, limited side yard parking is located in the interior side yard and must be configured as one double- or single-loaded aisle of parking with the centerline of the aisle located perpendicular to the street.

11.h. BUILDING HEIGHT IN STORIES

See [Figure 38](#). The building height is measured in stories plus any visible basement, exposed basement, and roof type.

- (1) **Ground-Floor Elevation.** The ground-story elevation required by building type is measured from the average finished grade at the base of the building along any street lot line.
- (2) **Minimum Height.** Each building type requires a minimum number of stories.
 - (a) The building must meet the minimum required height along all front street facades and for a depth of at least 30 feet into the building.
 - (b) All building facades located within the street setbacks must meet the required minimum building height.
- (3) **Maximum Height.** Maximum heights specified in number of stories applies to the entire building.
 - (a) The maximum number of stories may not be exceeded due to sloped sites without a minor adjustment approval.
 - (b) Heights must step with the grade along the streets in order to not exceed the maximum allowable height at the street. See [Figure 39](#).
- (4) **Roof Type.** Roof types are allowed by building type regulations (see [Sec. 3](#) through [Sec. 7](#) of this overlay).
- (5) **Half Stories.** Half stories are stories either located fully within the roof type or in a visible basement.
 - (a) **Roof.** Occupied building space is allowed within the pitched roof type, any space within the roof and within the floor to floor height of the building type counts as a half story towards the overall allowable height.
 - (b) **Visible Basement.** See [Figure 40](#) for diagram and explanation of a visible basement.
 - (c) **Two Half Stories.** If a building has both a half story within the roof and a half story that is a visible basement, the combined height of the 2 half stories is considered one full story.
- (6) **Basements.** See [Figure 40](#) for illustration of basements. See [Sec. 12](#) of this overlay for definitions of basements and visible basements.
 - (a) Any building may have a basement, unless expressly prohibited in this ordinance.

11 Measuring Building Type Regulation

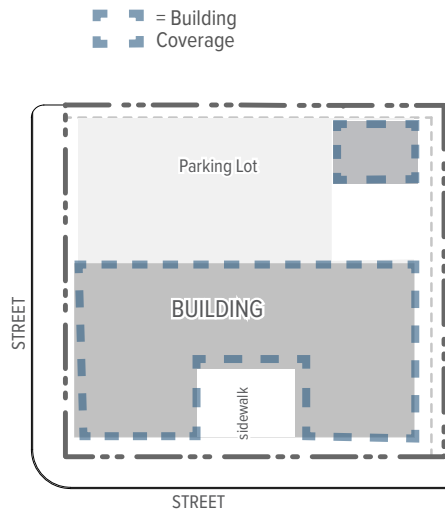


Figure 37. Building Coverage

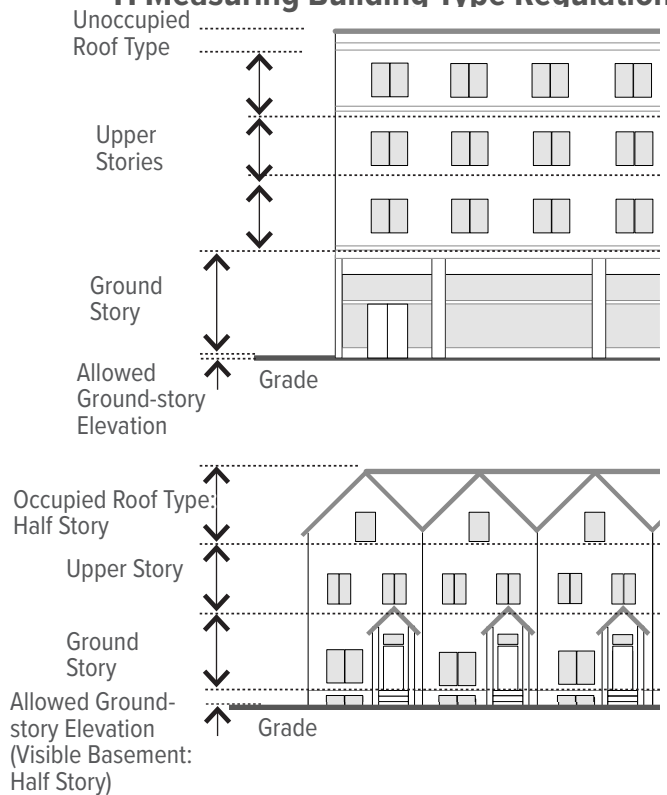


Figure 38. Measuring Building Height

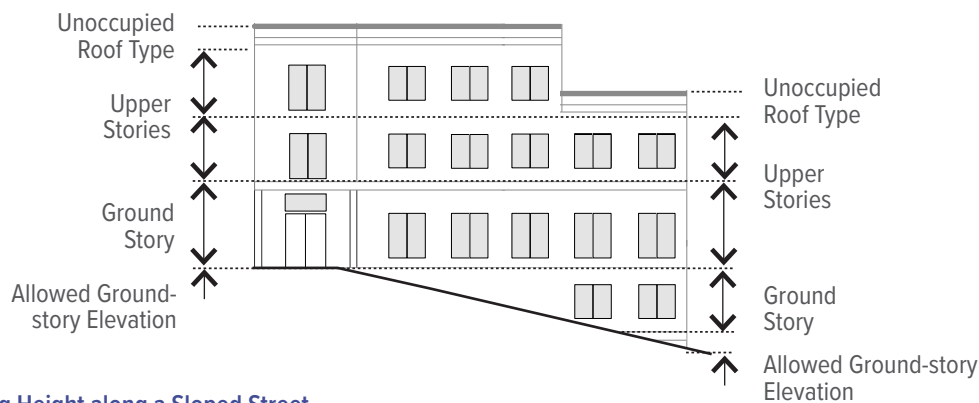


Figure 39. Measuring Height along a Sloped Street

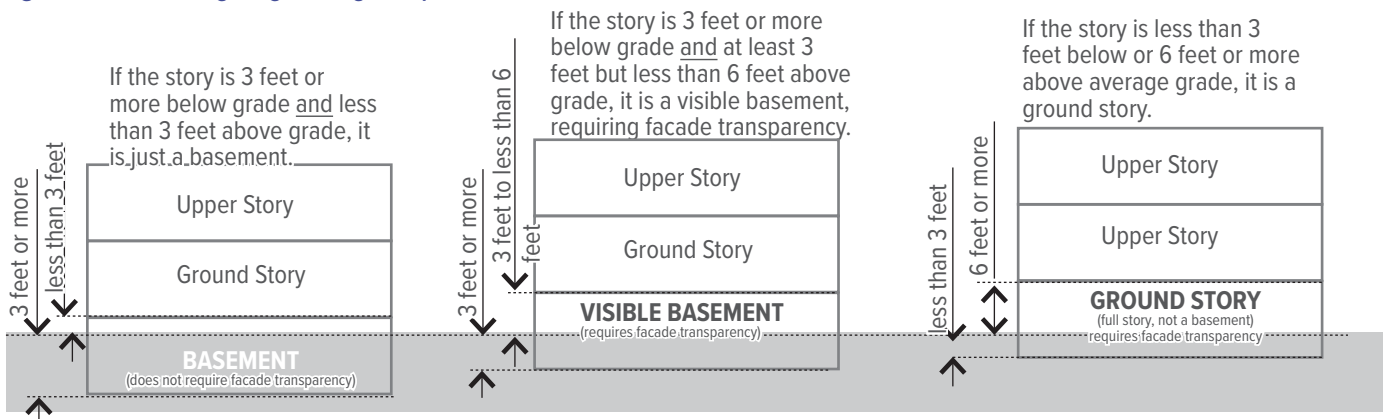


Figure 40. Basements & Visible Basements

11 Measuring Building Type Regulation

- (b) Visible basements count as a half story towards the minimum or maximum height of a building. Basements that are not visible basements do not count as a half story.
 - (c) A basement may contain any use allowed within the building, including those allowed only in upper stories.
- (7) **Story Height.** Each story is measured with a range of permitted floor-to-floor heights. See [Figure 38](#).
- (a) **Measurement.** All story heights are measured in feet between the floor of a story to the floor of the story above it. Minimum and maximum floor-to-floor heights are required along a minimum of 80% of each facade's horizontal length for each story.
 - (b) **Ground Story.** When noted as a separate story height, the ground-story height must extend from the front street facade into the building a minimum of 20 feet. The remainder of the ground-story may meet either the front street frontage ground-story heights or the height range permitted for all stories.
 - (c) **Single-Story Buildings and Top-Story Measurement.** For single-story buildings and the uppermost story of a multi-story building, the floor-to-floor height is measured from the floor of the story to the ceiling, unless a specific height is provided for a single-story building.
 - (d) ~~**Mezzanines.** Mezzanines may be included within the allowed floor-to-floor height of any story. Mezzanines occupying more than 30% of the floor area below and extending above the story's allowable floor-to-floor height must count as an additional story and must comply with minimum transparency requirements for the subject building type.~~
 - (e) **Taller Spaces.** Spaces exceeding the allowable floor-to-floor heights of the building type are permitted for a maximum of 20% the length of street facades.
- 11.i. TRANSPARENCY**
- (1) **Definition of Transparency.** For the purposes of this overlay, transparency is the measurement of the percentage of a facade that windows and doors with highly transparent, low-reflectance glass.
 - (a) **Storefront.** When transparency is required separately for front street ground-story facades, glass must be a minimum of 60% transmittance factor and a reflectance factor of not greater than 0.25.
 - (b) **All Other Windows.** Transparency for all window, door glass, and other storefront glass must be a minimum of 50% transmittance factor and a reflectance factor of not greater than 0.25.
 - (c) **False Windows.** The use of false or faux windows, where the window is visible from the exterior with no opening from the interior, to meet the transparency requirement is not allowed.
 - (2) **Measurement.** See [Figure 41](#). Minimum facade transparency is measured from floor-to-floor of each story separately, except for required minimum ground-story transparency as defined below.
 - (a) Transparency requirements must be met with windows or glass in doors that comply with applicable transmittance and reflectance factors.
 - (b) The measurement may include the frame, mullions, and muntins, but may not include trim or casing.
 - (3) **Blank Wall Segments.** Where applicable per the building type regulations, blank wall segments on all facades must meet the following:
 - (a) No rectangular areas greater than 30% of a story's facade, as measured floor to floor, may be blank wall, without transparency. See [Figure 42](#).
 - (b) No horizontal segments of a story's facade greater than 15 feet in width may be blank wall, without transparency. See [Figure 43](#).
 - (4) **Exception.** When the facade of any story is located less than 5 feet from another parallel building facade, no minimum transparency is required for that story.
 - (5) **Minimum Ground-Story Transparency.** When a separate minimum ground-story transparency is required per the building type regulations, ground-story transparency is measured between 2 feet and 10 feet from the average grade at the base of the facade.
 - (6) **Mezzanines.** Mezzanines are treated as a separate story and must include the required upper-story transparency amounts.
 - (7) **Half Stories.** All half story facades located within the roof structure and within visible basements must meet the minimum required transparency for the facade.

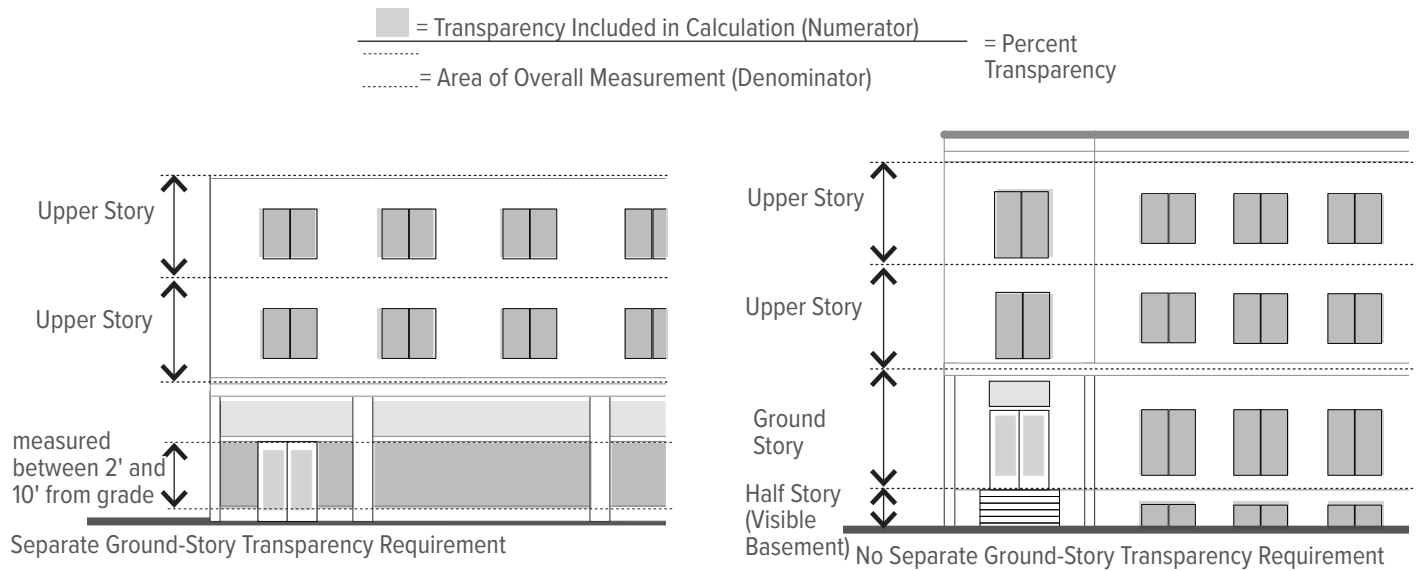


Figure 41. Measuring Transparency Floor-to-Floor

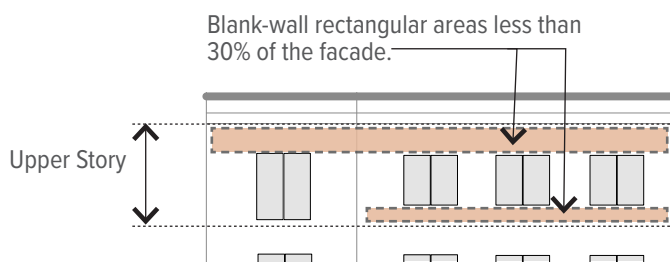


Figure 42. Blank-Wall Segments (1)

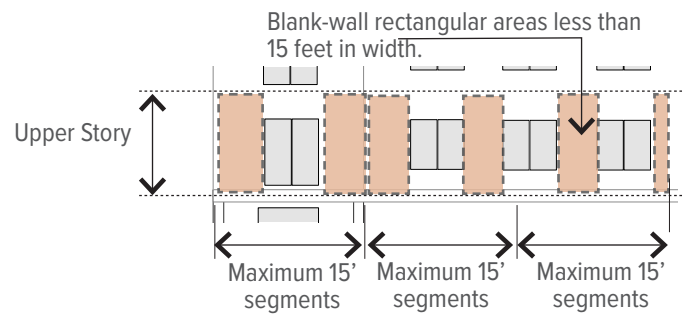


Figure 43. Blank-Wall Segments (2)

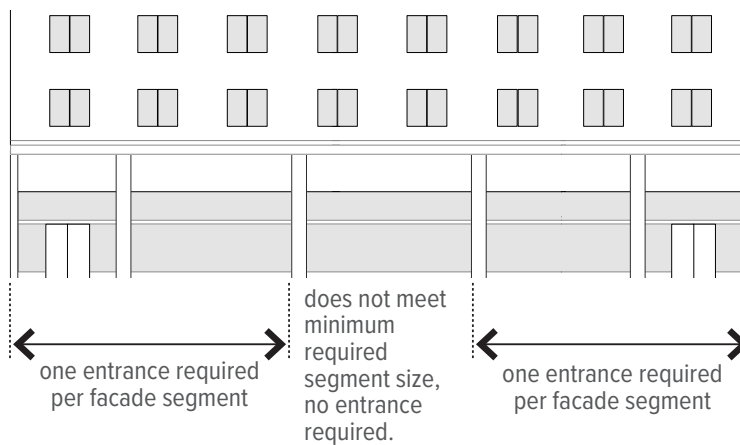


Figure 44. Entrances

11.j. BUILDING ENTRANCES

Entrances must be provided consistent with the entrance location and number requirements established for the building type and consistent with [Figure 44](#).

12 DEFINITIONS

The following definitions apply to this overlay.

BASEMENT. For the purposes of the overlay, that portion of a building having more than 3 feet of its floor-to-ceiling height below the average finished grade of the adjoining ground and with a floor-to-ceiling height of 7.5 feet or more. See [Figure 40](#).

BASEMENT, VISIBLE. A basement having more than 3 feet of its floor-to-ceiling height above the average finished grade of the adjoining ground. See [Figure 40](#).

COURTYARD. See Sec. [2.i](#) of this overlay. ~~A courtyard is any open-air, uncovered landscape, sidewalk, terrace, and/or deck area, enclosed on at least 3 sides and with a maximum opening of 50% of any street facade.~~

FACADE, NON-FRONT. A building facade generally parallel to and facing the right-of-way line along a non-front or side street.

FACADE, FRONT. A building facade generally parallel and facing the right-of-way line along a front street or courtyard.

FACADE, REAR. Any facade of a building generally parallel to and facing the rear lot line.

FACADE, SIDE-STREET. Any facade of a building generally parallel to and facing a side street lot line.

FACADE, (INTERIOR) SIDE. Any facade of a building generally parallel to and facing an interior side lot line.

FACADE, STREET. Any facade of a building generally parallel to and facing any street right-of-way and including bays or minor walls perpendicular to the facade. A street facade may be a front or side-street facade, depending on whether it is facing a front or side street, respectively.

FRONTAGE, PRIMARY. The portion of a lot or building abutting or directly adjacent to a front street right-of-way.

FRONTAGE, STREET. The portion of a lot or building abutting or directly adjacent to a street right-of-way.

GREEN ROOF. The roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

OCCUPIED BUILDING SPACE. Interior building space occupiable by people, not including storage, mechanical, utility, or garage or parking space.

SHADOW LINE. An architectural feature consisting of a typically decorative, 3-dimensional, linear element, horizontal or vertical, protruding or indented at least 1.5 inch in depth from the exterior facade of a building, and creating a shadow on the facade with light overhead, and extending, with limited interruption, the length or height of the designated story. Examples may include cast stone cornices or lintels, pilasters, or stepped brick coursing. The minimum projection or indentation of a shadow line in brick masonry may be achieved through the use of up to three vertically, consecutively stacked bricks, corbeled or racked.

STORY. For the purposes of this overlay, a basement does not count as a story, except a visible basement is considered a half story.

STORY, GROUND. Also called ground floor. The story closest to the ground level that does not meet the definition of a basement.

STORY, HALF. For the purposes of this overlay, see measuring of building height, [Figure 40](#).

STREETSCAPE AREA. The area behind the back of curb designed for pedestrian travel, including the sidewalk and buffer zone between the sidewalk and street for street planting and/or street furnishings.

For the purposes of the overlay, all "yard" definitions are as follows:

YARD. An actual (as opposed to "required") open, unoccupied space that exists on a lot between a building and a lot line.

YARD, INTERIOR. On lots with multiple buildings, a yard between any buildings that does not abut any lot line.

YARD, SIDE-STREET. A street yard extending between the principal building and a non-front or side street right-of-way and lying between the front yard and the rear lot line.

YARD, FRONT. A street yard extending along the full width of the lot and lying between the principal building and a front street right-of-way.

YARD, REAR. A yard extending along the full width of the lot, except any street yard, and lying between the rear of the principal building and the rear lot line.

YARD, (INTERIOR) SIDE. A yard extending from the front yard to the rear yard and lying between the side of the principal building and the side lot line.

YARD, STREET. Any yard between the principal building and a street right-of-way.