

Fitchburg SmartCode Zoning Pattern Book

T3 TRANSECT ZONE



Note: This guide does not contain all provisions of the Chapter 23 SmartCode. Please consult Fitchburg Ch. 23 SmartCode for the complete ordinance.

Prepared by Fitchburg Planning Department
November 30, 2012, updated November 10, 2016

T3 TRANSECT STANDARDS

QUICK SHEET

T3: Sub-Urban

Low density residential areas, adjacent to higher zones. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.



Base Residential Density: 3-8 DUA net

Buildable Density on a Lot shall be determined by the actual parking provided within the Lot as applied to the Uses permitted.

Residential Uses: 80% minimum

Other Uses: not applicable

Block Perimeter: 2,400' max (Block perimeter at the edge of the Community Unit may exceed the maximum block perimeter by up to 10% by Administrative Waiver. Block perimeters may be reduced by Passages not more than 20% of each Transect Zone. Block Perimeter is established in the Article 3 Regulating Plan.)

A block is defined as the total of private Lots, Passages, Rear Alleys/ Lanes, circumscribed by Thoroughfares.

Lot Width: 50' min—120' max

Lot Coverage: 50% maximum

This is the portion of a lot occupied by buildings, sheds, enclosures, structures, patios, decks, pavements, drive-ways, parking areas, walkways or other similar surfaces.

Setbacks Principal: Front (Primary): 20' min

Front (Secondary): 12' min

Side: 5' min

Rear: 20' min

Setbacks Outbuilding: Front: 20' min + building setback

Side: 3' or 6' total

Rear: 3' min; 3' max for Alley-loaded corner, if Rear Alley or Rear Lane, shall be min 15' from centerline.

Building Height: Principal Building: 2 stories max; 35' max for Residential (TND/TOD)

Outbuilding: 2 stories max

Building Disposition: Edgeward

Private Frontage: Common Yard, Porch & Fence

Building Use: See tables 2 and 21 and Section 5.8 of Chapter 23 SmartCode

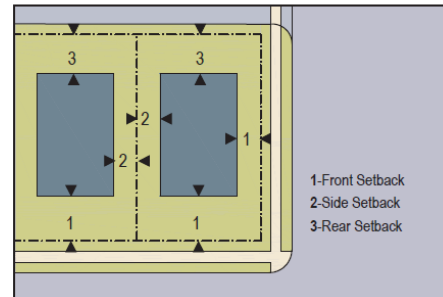
TRANSECT STANDARDS

SITE PLANNING / BUILDING DISPOSITION

SETBACKS:

The setback is the area of a Lot measured from the Lot line to a building Façade of Elevation that is maintained clear of permanent structures, with the exception of permitted Encroachments listed in Section 5.7 of Chapter 23.

f. SETBACKS



LOT LAYERS:

The SmartCode organizes a Lot around Layers. A Layer is a range of depth of a Lot within which certain elements are permitted.

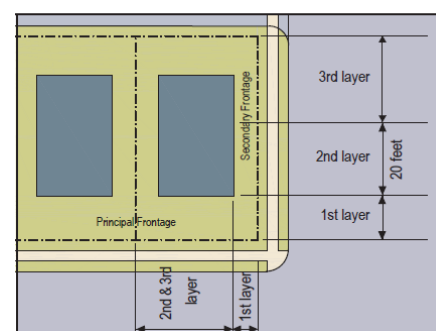
First Layer: Frontage Line to the building setback.

(Frontage Line is a Lot Line bordering a Public Frontage.)

Second Layer: Principal Building setback + 20'

Third Layer: End of Second Layer to Rear lot line

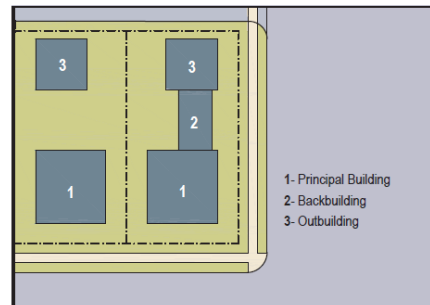
d. LOT LAYERS



BUILDING DISPOSITION:

One Principal Building and one Outbuilding to the rear of the Principal Building may be built on each Lot (5.6.2d)

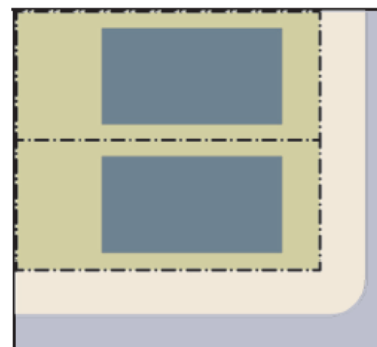
c. BUILDING DISPOSITION



- Lot coverage by impervious surface shall not exceed 50% maximum. (5.6.2(e))
- Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line. (5.6.2(f))

Image taken from Table 16

a. Edgeyard Building: Specific Types - single-family House, Cottage, villa, Estate House, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well placed Backbuilding and/or Outbuilding.



BUILDING CONFIGURATION

-
- d. LOT LAYERS
- Diagram illustrating the lot layout and setbacks for a three-story building. The lot is divided into three horizontal layers, each 20 feet wide, totaling 60 feet in width. The layers are labeled 1st layer, 2nd layer, and 3rd layer. The building footprint is shown in yellow, with setbacks indicated by dashed lines. The setbacks are labeled as follows:
- 1st layer setback: 20 feet
 - 2nd & 3rd layer setback: 20 feet
 - 1st layer setback: 20 feet
- The building footprint is divided into three vertical sections: 1st layer (left), 2nd & 3rd layer (middle), and 1st layer (right). The setbacks are labeled as follows:
- 1st layer setback: 20 feet
 - 2nd & 3rd layer setback: 20 feet
 - 1st layer setback: 20 feet

20' x .5 = 10'
Open porch can encroach First Layer.

House

Porch

10' max

10' min setback

20' setback

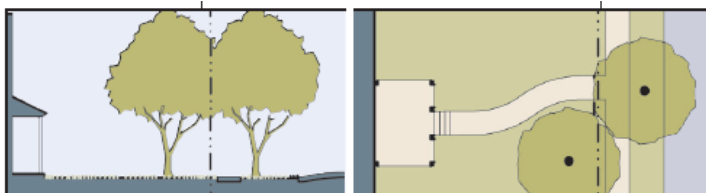
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T3 TRANSECT STANDARDS

PRIVATE FRONTAGES

The Private Frontage is the privately held Layer between the Frontage Line and the Principal Building Façade. Buildings on corner Lots would have two Private Frontages. (5.7.1(b))

a. Common Yard: a planted Frontage wherein the Façade is set back from the Frontage Line. The front yard remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares. Porches or Stoops may be used in conjunction.



b. Porch & Fence: a planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.



T3 TRANSECT STANDARDS

BUILDING USE

- Principal Building shall conform to the following uses (Table 21).

ARTICLE 5. TRANSECT ZONING REGULATIONS

SMARTCODE DISTRICT

Fitchburg, Wisconsin

TABLE 21. SPECIFIC USE¹

	T2	T3	T4	T5	SD1
a. RESIDENTIAL *					
Mixed Use Block				■	■
Flex Building			■	■	■
Multi-Family Building **			■	■	■
Live/Work Unit	■	■	■	■	■
Townhouse			■	■	□
Duplex	■	■	■	■	□
Courtyard House			■	■	□
Sideyard House	■	■	■	■	□
Cottage	■	■	■	■	■
House	■	■	■	■	■
Villa	■	■	■	■	■
Accessory Unit	■	■	■	■	■
Residential Amenity	□	□	□	■	■
b. LODGING					
Hotel (no room limit)				■	■
Inn (up to 20 rooms)	□		■	■	■
Bed & Breakfast (up to 6 rooms)	□	■	■	■	■
School Dormitory	□		■	■	■
c. OFFICE ***					
Office Building			■	■	■
Live-Work Unit		■	■	■	■
d. RETAIL SERVICES					
Open-Market Building	■	■	■	■	□
Retail Building			■	■	□
Display Gallery			■	■	■
Bar, Restaurant	■	■	■	■	■
Kiosk		■	■	■	□
Push Cart				□	□
Liquor Store			□	■	■
Adult Entertainment					
Personal Business Services			■	■	□
Construction/Contractor Services					□
Lumber & Building Materials Sales					□
e. CIVIC					
Bus Shelter		■	■	■	■
Convention, Conference, Exhibition Center				□	■
Fountain or Public Art	■	■	■	■	■
Library	□	■	■	■	□
Movie, Live Theater				■	□
Museum				■	□
Outdoor Auditorium	□	■		■	
Parking Structure				■	■
Passenger Terminal					□
Playground	■	■	■	■	□
Sports Stadium					□
Surface Parking Lot				□	■
Religious Assembly	■	■	■	■	□
Amusement, Recreation				■	□
f. OTHER: AGRICULTURE					
Grain Storage	□	■			
Livestock Pen	□	■			
Greenhouse	□	■	■		
Stable	□	■	□		
Kennel	□	■	□	□	□
f. OTHER: AUTOMOTIVE					
Gasoline		□		□	□
Automobile Service					□
Truck Maintenance					□
Drive -Through Facility				□	□
Rest Stop	■	■			
Roadside Stand	■	■			
Billboard					
Shopping Center					
Shopping Mall					
f. OTHER: CIVIL SUPPORT					
Fire Station			■	■	■
Police Station				■	■
Cemetery		■	□	□	□
Funeral Home				■	■
Hospital				□	■
Medical Clinic				□	■
f. OTHER: EDUCATION					
College				□	■
High School				□	□
Trade School				□	■
Elementary School			□	■	■
Other - Childcare Center		■	■	■	■
f. OTHER: INDUSTRIAL					
Heavy Industrial Facility					□
Light Industrial Facility				□	■
Truck Depot					□
Research, Laboratory Facility				□	■
Water Supply Facility					□
Sewer and Waste Facility					
Electric Substation	□	□	□	□	□
Wireless Transmitter	□	□			□
Cremation Facility					
Warehouse					■
Produce Storage		□			
Mini-Storage					□

■ BY RIGHT

□ BY CONDITIONAL USE

See Table 18 for specific scale of general Use by Transect Zone.

* Family Day Care, as defined in Chapter 22 is permitted in T2, T3, T4 and T5.

** Group Homes are permitted according to Chapter 22.

*** Home offices are permitted in T2.

CD23:62

T3 TRANSECT STANDARDS

DRIVE & PARKING STANDARDS

See 19A for bicycle parking requirements

- All parking and drive areas shall be paved or constructed of other hard surface material. (5.10.1(a))
- Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available on the Regulating Plan. (5.10.3(a))
- Open parking areas shall be located at the second and third Lot Layers, except that Driveways and drop-offs may be located at the First Lot Layer. (5.10.3(b)) For buildings on B-Grids, open parking areas may be allowed unmasked on the Frontage by Administrative Waiver, except for corner lots at intersections with the A-Grid. (5.10.1(b))
- Garages shall be located at the Third Layer except that side- or rear-entry types may be allowed in the second Layer by Administrative Approval. (5.10.3(c))
- Driveways at Frontages shall be no wider than 10' in the First Layer. (5.10.4(a))
- To allow transition to a wider driveway in the Second Layer, Edgeyard Single-family dwelling structures are allowed a radius (radii) or flares in the first layer provided that (5.10.4(b)):
 - Maximum Radius is 8', with any part at least 7' from the Frontage Line, and a total area of the radius shall not exceed 13 sq. ft.
 - Maximum Flare(s) is 5', with any part at least 10' from the Frontage Line, and a total area of all Flare(s) shall not exceed 13 sq. ft.



Note: The homes in these images represent T3 homes; however, the parking and garage standards are applicable to the T3 Transect.

TRANSECT STANDARDS

BUILDING PLACEMENT

Front & Back Entry

BUILDING:

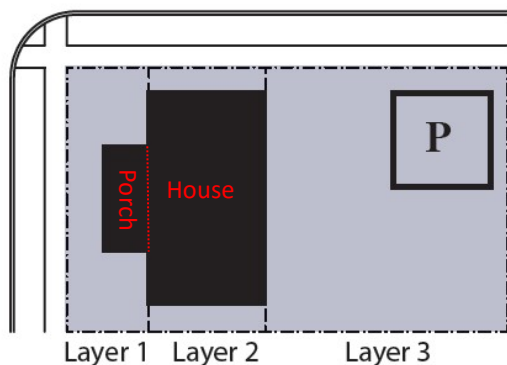


STREET SCAPE:



ANALYSIS:

PARKING & FRONTAGE LOCATION



RESULTS: (FROM FRONTAGE & PARKING LOCATION)

- Human scaled spaces and human scaled buildings.
- Frontage close to street defines space and slows traffic.
- Frontage type encourages walking and human interaction.
- No mid block curb-cuts intersecting sidewalks.
- Lower infrastructure costs (per unit) paid by city/taxpayer.
- Parking & frontage don't separate and isolate buildings.
- Car not required for viable life-walking encouraged.
- Inviting public realm that feels good to be in.
- Street frontages create a strong sense of place & character
- Walkable development eases traffic congestion.

Layer 1 & Layer 3 Front Entry

BUILDING:

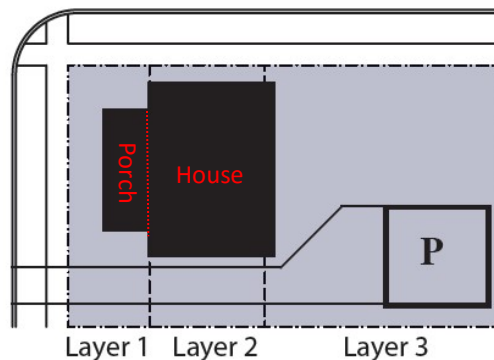


STREET SCAPE:



ANALYSIS:

PARKING & FRONTAGE LOCATION



Note: These images are a representation of buildings and parking placement, but do not necessarily comply with all of the Fitchburg T3 standards and requirements. They are provided for illustration only.

Images provided by PlaceMakers

TRANSECT STANDARDS

BUILDING PLACEMENT

Layer 2 & Layer 3 Side Entry

BUILDING:

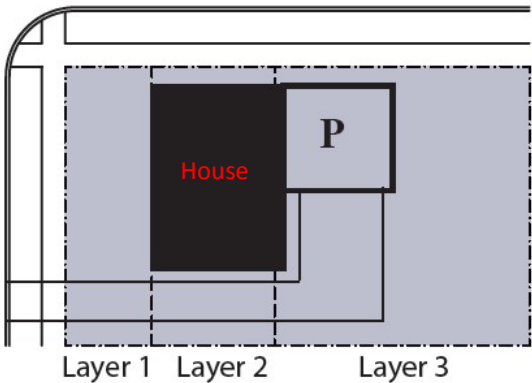


STREET SCAPE:

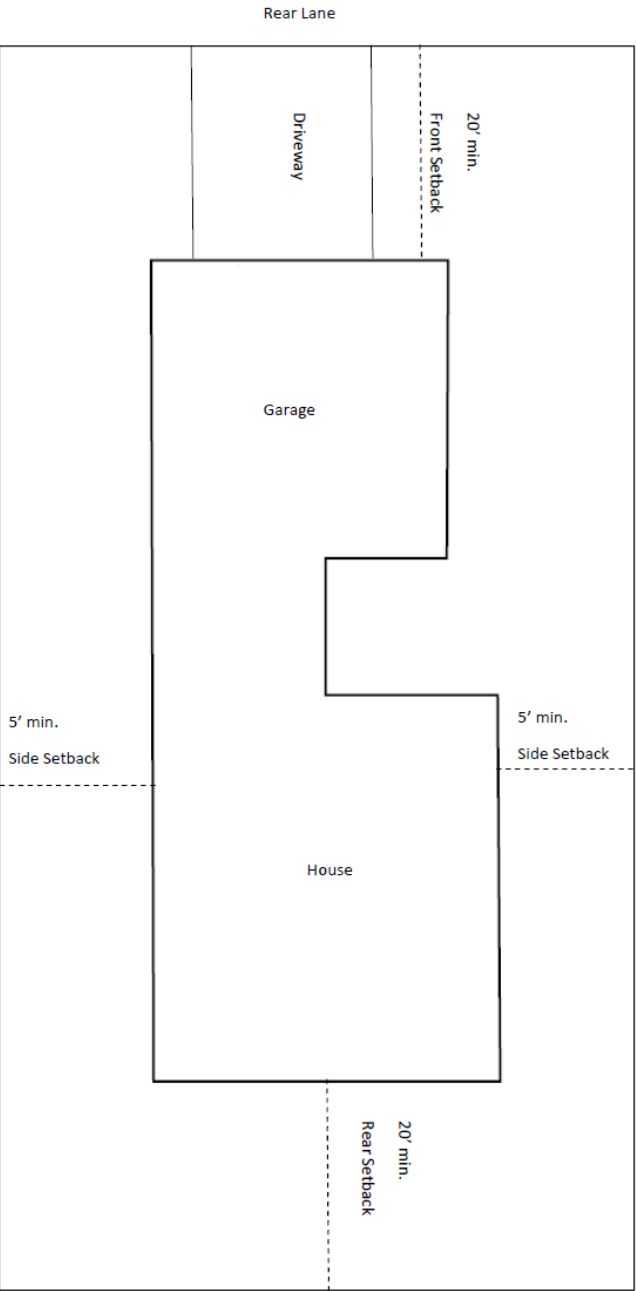


ANALYSIS:

PARKING & FRONTAGE LOCATION



Example Rear Lane Site Plan



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Images provided by PlaceMakers

T3 TRANSECT STANDARDS

MASSING / ARCHITECTURE

Massing

- Façade is defined as the exterior wall of a building that is set along a Frontage line.
- Facades shall be glazed with at least 10% clear glass of the first Story. (5.7.1(c))

Building Height

- Principal Building height: 3 stories max (TND / TOD) (Table 2)
- Attics, basements, raised basements, masts, belfries, clock towers, chimney flutes, water tanks, elevator bulkheads are not classified as a story. Attics shall not exceed 14' in height. (5.7.1(g))
- In a garage, each above ground level counts as a Single Story regardless of its relationship to habitable Stories. (5.7.1(f))
- Except for solar panels and geo-thermal wells, all outdoor electrical, plumbing and mechanical equipment shall be located in the second or third layer and concealed from the frontage view. These facilities are not allowed to encroach into the First Layer. (5.7.1(h))
- Commercial buildings have additional height requirements. See 5.7.1(e).

Architecture (5.13):

- Façade materials to the height of 2 ft above grade shall be durable; this does not apply to an area above a concrete porch floor and where the area below the porch floor is of durable materials per 5.13.4(b). (5.13.5 (a)) EIFS, vinyl, cellulose composite siding and non-Kevlar aluminum coated siding are not considered durable materials for section 5.13.5. (5.13.5(b))
- Façade balconies and porches shall be made of painted wood, stained wood or cementitious wood substitute boards the same size and thickness as commonly available wood boards, wood plastic composite, or powder-coated aluminum. (5.13.5(c))

Applicable to all T3 Facades with the exception of sf and two-family Edgeward & Sideyard residential

- Building wall materials may be combined on each Façade only horizontally, with the lighter above more substantial materials (5.13.4(a))
- Durable materials are cementitious siding, brick, artificial or natural stone, stucco and concrete finished to an architectural level, and decorative finish block systems. (5.13.4b)
- Any vinyl product used on any Façade or Elevation shall be at least .044 inch thick and have a fire safety rating equal to or better than a cementitious product. Vinyl products used on a Façade shall comply with the following: It is not used between grade and the first (street) floor ceiling; It is not more than 25% of the material on any façade, including windows and doors; and Architectural approval for site and building design is obtained from the Plan Commission applying the standards of 1.6.5. (5.13.4(c))

T3 TRANSECT STANDARDS

ARCHITECTURE CONT./LANDSCAPING / LIGHTING

Applicable to all T3 Facades with the exception of sf and two-family Edgeward & Sideyard residential

- The use of reflective materials is discouraged. (5.13.4(d))
- Glazing above the first Story Façade shall not exceed 50% of the total building Façade wall area, with each Façade being calculated independently, except by Administrative Waiver. (5.13.4(e))
- Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 3:12. Prairie Style buildings may have a 4:12 slope on the primary roof. Low pitch or flat roofs shall be enclosed by a parapet that is a minimum of 42" in height or a greater height as necessary to conceal mechanical equipment. A lower parapet height may be approved by administrative waiver, provided mechanical equipment remains concealed. (5.13.4(f & g))
- Streetscreens should be constructed of a material matching the adjacent building Façade. Hedges may be used as Streetscreens, except provided in 5.10 and as may be allowed in 5.7.5f. (5.13.4(h))
- Fences at the first Lot Layer shall be painted or stained. (5.13.4(i))

Landscaping (5.11):

- First Layer may not be paved, with exception for driveway and a maximum 5 foot width walkway from the Stoop or Porch to the driveway and/or public sidewalk or Thoroughfare. (5.11.2(a))
- The minimum required landscape area shall be thirty percent of the first layer or Principal and Secondary frontages. (5.11.2(b))
- Preservation of on-site existing trees and vegetation is encouraged and may be used to fulfill the landscape requirements. (5.11.2(c))
- One Tree shall be planted within the first Layer for every 800 square feet of landscape area, or any portion thereof. (5.11.3(a)) Trees shall be naturalistically clustered. (5.11.3(d))

Substitutions: One Tree may be substituted for two Understory Trees; One Understory Tree may be substituted for six Shrubs. (5.11.3(b))

One Tree may be substituted for an existing Tree to be preserved provided that it is four inches DBH or greater; possesses a healthy and full canopy; and has incurred no damage that would undermine its long-term vitality and quality.

(5.11.3 (c))

T3 TRANSECT STANDARDS

FENCING / SIGNAGE

Fencing (5.14):

- Fences at the first Lot Layer shall be painted or stained. (5.13.4(i)) Wood Frontage Fences shall be painted or stained. (5.14.1(b))
- Hedges in Frontage Line fencing shall be evergreen. (5.14.1(a))
- No single Frontage Fence panel shall exceed 40" in height along a Frontage Lot Line. (5.14.1(c))
- Private Fences shall be between 60" and 72" in height. (5.14.1(d))
- Single tall panels may be used for Private Fences if the panel height is mitigated by a 32" minimum hedge at the outside perimeter or by using a 1x6 or 1x8 middle rail on the outside of the fence with a 1x10 or 1x12 dog board. (5.14.1(e))
- Frontage Fences may occur at the Lot Line, or up to 18" behind the Lot Line to permit landscaping. (5.14.1(f))
- Private Fences at the Rear Alley or Rear Lane must be solid below 54". If higher than 54", the upper panel must be 50% open. (5.14.1(g))
- Fences along non-thoroughfare, or alley lot lines may be chain link, but in no case shall exceed 72" in height. (5.14.1(h))
- The supporting members and posts shall be on the inside, and the smooth or flat faces on the outside. If two faces are used, each face shall be of the same type and finish. Board on board fences is considered equal treatment. (5.14.1(i))
- Frontage Fences shall be picket, post and hedge, board and picket, ranch, or evergreen hedgerows. (5.14.2(a))
- Frontage Fences shall be 36" to 42" in height. Secondary Frontage Fences may be 60" high beginning at the Primary Setback. (5.14.3(b))

Signage (5.12)

- The address number, no more than 6 inches measured vertically, shall be attached to the building in proximity to the Principal Entrance and mailbox, where there is one, except as provided for in 5.12.5c. (5.12.1(b))
- Signage shall not be illuminated. (5.12.2(a))
- No sign shall extend into the street right-of-way. (5.12.1(c))
- One blade sign for each business may be permanently installed perpendicular to the Façade within the first Layer. Such a sign shall not exceed a total of 4 square feet and shall clear 8' above the sidewalk. (5.12.4(a))

T3 TRANSECT STANDARDS

LIGHTING

Lighting (5.15):

- All parking lot and exterior building lighting on private lots shall be dark sky approved or full cut off fixtures. (5.15.1(a))
- Low wattage lighting may be used for landscaping or accent purposes, but controlled by dimmer, time switch or motion sensor. (5.15.1(b))
- Lights shall be on timers to reduce the light levels during times of building non-usage, although lighting needs to still provide for appropriate safety during off hours. (5.15.1(c))
- Average lighting levels at the building frontage line shall not exceed 1.0 footcandle. (5.15.3(a))

T3 TRANSECT STANDARDS

EXAMPLE IMAGES



Springfield, IL

(Image credit: PlaceMakers, LLC)



Olympia, WA

(Image credit: PlaceMakers, LLC)



The Waters Development

(Image credit: PlaceMakers, LLC)



The Waters Development

(Image credit: PlaceMakers, LLC)



The Waters Development

(Image credit: PlaceMakers, LLC)

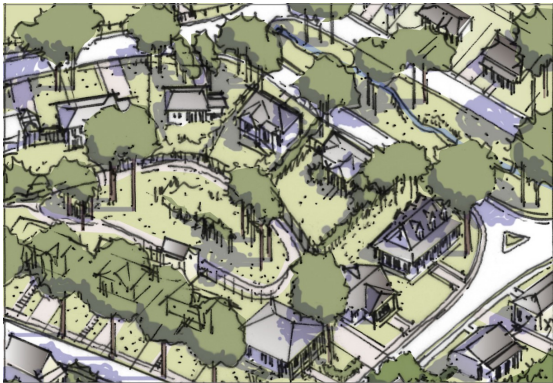


The Waters Development

(Image credit: PlaceMakers, LLC)

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T3 TRANSECT STANDARDS *ILLUSTRATIONS*



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