

ARTICLE 3. NEW COMMUNITY SCALE PLANS

3.1 INSTRUCTIONS

- 3.1.1 The provisions of this Article shall be utilized by request upon re-zoning to the SmartCode New Community (SC-NC) District.
- 3.1.2 New Community Regulating Plans may be prepared by an applicant or by the Planning Department, if authorized by the Common Council.
- 3.1.3 New Community Regulating Plans shall include one or more maps, explanatory text and statistical information describing the following for each Community Unit in the plan area, in compliance with the standards described in this Article:
 - a. Transect Zones
 - b. Civic Zones
 - c. Thoroughfare network
 - d. Bicycle Network
 - e. Special Districts, if any
 - f. Special Requirements, if any
 - g. All requests for Administrative Waivers, if any.
 - h. All requests for Administrative Approvals, if any.

3.2 SEQUENCE OF COMMUNITY DESIGN

- 3.2.1 The New Community Regulating Plan area shall be structured using one or more Pedestrian Sheds applicable to its Community Unit type as required in Section 3.3. The Pedestrian Shed(s) should be located according to existing conditions, such as traffic intersections, adjacent developments, transit stations, and natural features. The site or any Community Unit within it may be smaller or larger than its Pedestrian Shed. The Pedestrian Shed is a planning guide, not a regulatory unit.
- 3.2.2 The Pedestrian Sheds may be adjusted to include land falling between or outside them including lands designated as O1 and O2 Sectors. Community Unit boundaries are determined by the boundaries of these Adjusted Pedestrian Sheds, herein after known as the Community Unit.
- 3.2.3 Areas of Transect Zones (Section 3.4) shall be allocated within the boundaries of each Community Unit as appropriate to its type. See Section 3.3 and Table 2a.
- 3.2.4 Civic Zones shall be assigned according to Section 3.5.
- 3.2.5 Special Districts, if any, shall be assigned according to Section 3.6.
- 3.2.6 The Thoroughfare network shall be laid out according to Section 3.7.
- 3.2.7 Density shall be calculated according to Section 3.8.
- 3.2.8 Upon submittal, the Zoning Administrator shall review and may approve only if the submittal is consistent with the provisions of this Article. Any amendment(s) or alteration(s) to the approved New Community Regulating Plan shall require a new submittal, but only of the portions altered.

3.3 COMMUNITY UNIT TYPES

3.3.1 CLUSTERED LAND DEVELOPMENT (CLD)

- a. A Clustered Land Development (CLD) shall be permitted by Right within the G-2 Controlled Growth Sector.
- b. A CLD shall be structured by one Standard Pedestrian Shed and shall consist of no fewer than 10 acres and no more than 50 acres.
- c. A CLD shall include Transect Zones as allocated on Table 2a and Table 3. A minimum of 50% of the Community Unit shall be permanently allocated to a T1 Natural Zone and/or T2 Rural Zone.

3.3.2 TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

- a. A Traditional Neighborhood Development (TND) shall be permitted within the G-2 Controlled Growth Sector, the G-3 Intended Growth Sector, and the G-4 Infill Growth Sector.
- b. A TND within the G-2 Controlled Growth Sector and the G-3 Intended Growth Sector shall be structured by

one Standard or Linear Pedestrian Shed and shall be no fewer than 40 acres and no more than 200 acres.

- c. A TND shall include Transect Zones as allocated on Table 2a and Table 3.
- d. Larger sites shall be designed and developed as multiple Communities, each subject to the individual Transect Zone requirements for its type as allocated on Table 2a and Table 3. The simultaneous planning of adjacent parcels is encouraged.

3.3.3 TRANSIT ORIENTED DEVELOPMENT (TOD)

- a. A Transit Oriented Development (TOD) shall be permitted within the G-3 Intended Growth Sector and the G-4 Infill Growth Sector.
- b. A TOD within the G-3 Intended Growth Sector shall be structured by one Long Pedestrian Shed or Linear Pedestrian Shed and shall consist of no fewer than 80 acres and no more than 640 acres.
- c. A TOD shall include Transect Zones as allocated on Table 2a and Table 3.
- d. For larger sites, a TOD may be adjoined without buffer by one or more TNDs, each subject to the individual Transect Zone requirements for TND as allocated on Table 2a and Table 3. The simultaneous planning of adjacent parcels is encouraged.
- e. Any TOD on an existing or projected Transit network is permitted the higher Density represented by the Effective Parking allowance in Section 5.9.2d.

3.3.4 Smaller sites may be rezoned to the SmartCode District if they:

- a. fall within an adopted Neighborhood Plan that includes mixed-use districts or Community Unit Types,
- b. exceed 100,000 square feet,
- c. establish a Thoroughfare network pursuant to 3.7 and provide for connections to adjacent parcels, and
- d. are designated as T4 in accordance with the Intent described in Table 1 and the metric standards summarized in Table 2b – 2l.
- e. The New Community Regulating Plan is to be approved with the rezoning process.
- f. The civic space requirements may be waived, with a fee-in-lieu of dedication paid if the Parks Commission finds that suitable civic space is available within the pedestrian shed.

3.4 TRANSECT ZONES[†]

3.4.1 Transect Zones shall be assigned and mapped on each New Community Regulating Plan according to the percentages allocated on Tables 2a and 3.

- a. Transect Zone percentages may be adjusted up to 5% of the required percentage for the Community Unit, or .05 multiplied by percent permitted, by Administrative Waiver for the following:
 - i. CLD: T3 maximum or T4 minimum
 - ii. TND: T3 maximum or T4 minimum
- b. This Administrative Waiver shall only be available where site constraints imposed by topographic limitations, wetland preservation, or heritage tree preservation limit the ability to comply with T Zone design standards in sections 3.4.3 through 3.4.6.

3.4.2 A Transect Zone may include any of the elements indicated for its T-zone number throughout this District, in accordance with Intent described in Table 1 and the metric standards summarized in Table 2.

3.4.3 Transect zones shall, to the extent practical, be designed so that the same Transect zone designation is on opposite sides of a primary thoroughfare. Where this is not practicable, such arrangement shall be limited to no more than 15% of the respective Transect zone block perimeter, unless a greater level is allowed by Administrative Waiver.

3.4.4 Where practical, existing single-family residential dwellings shall be abutted by the T3 transect zone.

3.4.5 Where more than one type of Transect Zone of T3, T4, or T5 exists in a block, the Transect Zone with the greatest area in the block shall be used to determine the maximum block perimeter. If equal, the lower Transect Zone number shall control.

- a. Where more than one type of Transect Zone of T3, T4, or T5 exists within a Thoroughfare Section, the

- Transect Zone with the greatest Thoroughfare length shall control when selecting a Thoroughfare type from Table 4.
- b. Where a block contains both SD1 & SD2, it is allowed to use the maximum block perimeter.
- 3.4.6 A T3 zone shall not adjoin, abut, or be across from a passage, thoroughfare, or lane, from a T5 or SD3 transect zone.
- 3.5 CIVIC ZONES†**
- 3.5.1 GENERAL**
- a. Civic Zones dedicated for public use shall be required for each Community Unit and designated on the New Community Regulating Plan as Civic Space (CS) and Civic Building (CB).
- b. Civic Spaces may be publicly or privately owned. Only publicly-owned Civic Spaces shall count to parkland dedication requirements, as required by the Fitchburg Land Division Ordinance.
- c. Civic Buildings are sites established for buildings generally operated by not-for-profit organizations dedicated to culture, education, religion, government, transit and municipal parking, or for a use approved by Administrative Approval.
- d. A Civic Zone(s) shall not occupy more than 20% of a Pedestrian Shed, otherwise it is subject to the creation of a Special District. See Section 3.6.
- e. Parking for Civic Zones shall be determined by Administrative Approval.
- f. All Civic Spaces to be dedicated to the City shall be acceptable to the City through recommendation from the Parks Commission and approved by the Common Council, through the land division process of Chapter 15.
- g. The Civic Space designation shall be controlled by the dominant adjoining Transect Zone, whether adjacent or across a thoroughfare(s).
- 3.5.2 Civic Zones Specific to T1 & T2 Zones
- a. Civic Buildings within T1 Natural shall be permitted only by Administrative Approval.
- 3.5.3 Civic Space (CS) Specific to T3-T5 and Special District Zones
- a. Each Community Unit shall assign at least 5% of its Urbanized area to Civic Space.
- b. Civic Spaces shall be designed as generally described in Table 8, approved by Administrative Approval, and distributed throughout Transect Zones as described in Table 2e.
- c. Those portions of the T1 Natural Zone that occur within a development parcel may be part of the Civic Space allocation and if so shall conform to the Civic Space types specified in Table 8.
- d. Each Community Unit shall contain at least one Main Civic Space located within 800 feet of the geographic center of each Community Unit, unless a greater distance is approved by Administrative Waiver. A Main Civic Space shall conform to one of the types specified in Table 8d – 8f.
- e. ~~Within 1,000 feet of every Lot in Residential use~~As determined by the Parks Commission, a Civic Spaces designed and equipped as a playground shall be provided. A playground shall conform to Table 8g.
- f. Each Civic Space shall provide frontage of its perimeter on a thoroughfare in accord with the following:
- i. Types 8c-8f used to meet the minimum 5% required Civic Space under 3.5.3(a) shall provide a minimum of 50%;
 - ii. Types 8c-8f shall provide a minimum of 20% when in addition to the minimum Civic Space;
 - iii. Type 8b shall provide a minimum of 20%;
 - iv. Where due to natural features or occurrences such as perimeter (edge) conditions, and linear greenways, or where the Civic Space is utilized to provide a portion of a neighborhood bicycle trail network, an Administrative Waiver for f. ii. And f. iii., above, may be requested.
- g. Neighborhood Parks, as identified in Tables 8b & 8c, may be permitted in Transect Zone T5 by Administrative Approval.
- h. Land area to be dedicated shall be suitable for active recreation and intended Civic Zone facilities or buildings.

3.5.4 Civic Buildings (CB) Specific to T3-T5 and Special District Zones

- a. The applicant shall covenant to construct a Meeting Hall or a Third Place within one block of the Main Civic Space of each Community Unit, unless an Administrative Waiver is approved. Its corresponding Public Frontage should be equipped with a shelter and bench for a transit stop.
- b. One Civic Building Lot shall be reserved for an elementary school. It shall be reserved up to five (5) years after the date of Common Council acceptance of public improvements for the phase in which it is located for the construction of a neighborhood school, unless a reduced amount is approved by Administrative Waiver. After this period of time the developer, if unused may sell it. The school site may be within any Transect Zone except T1.
- c. Civic Building sites should not occupy more than 20% of the area of each Pedestrian Shed.
- d. Civic Building sites should be located within or adjacent to a Civic Space, or at the axial termination of a significant Thoroughfare.

3.6 SPECIAL DISTRICTS

- 3.6.1 Special District designations shall be assigned to areas that, by their intrinsic size, Use, or Configuration, cannot conform to the requirements of any Transect Zone or combination of zones. Development standards for Special Districts not included in this District shall be recommended by the Plan Commission, approved by the Common Council, and recorded on Table 9.

3.7 THOROUGHFARE STANDARDS†**3.7.1 General**

- a. Thoroughfares are intended for use by vehicular, bicycle, and pedestrian traffic and to provide access to Lots and Open Spaces.
- b. Thoroughfares shall generally consist of vehicular lanes (including bikeways), and Public Frontages.
- c. Thoroughfares shall be designed in context with the urban form and desired design speed of the Transect Zones through which they pass. The Public Frontages of Thoroughfares that pass from one Transect Zone to another shall be adjusted accordingly or, alternatively, the Transect Zone may follow the alignment of the Thoroughfare to the depth of one Lot, retaining a single Public Frontage throughout its trajectory.
- d. Within the most rural Zones (T1 and T2) pedestrian comfort shall be a secondary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian generally shall be decided in favor of the vehicle. Within the more urban Transect Zones (T3 through T5) pedestrian comfort shall be a primary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.
- e. The Thoroughfare network shall be designed to define Blocks not exceeding the size prescribed in Table 2c. The perimeter shall be measured as the sum of Lot Frontage Lines. 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, with a minimum 10' right-of-way width and minimum 8' pavement width, not more than 20% of each Transect Zone.
- f. Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be subject to approval by Administrative Approval to accommodate specific site conditions only.
- g. Each Lot shall have its Principal Frontage along a vehicular Thoroughfare, except that 20% of the lots by area within each Transect Zone may have Principal Frontages along a Passage or a Civic Space.
- h. Thoroughfares along a designated B-Grid may be exempted by Administrative Waiver from one or more of the specified Public Frontage or Private Frontage requirements. See Table 14.
- i. Standards for Bicycle Facilities shall conform to American Association of State Highway Transportation Officials (AASHTO) or National Association of Cities Transportation Officials (NACTO) guidelines if not defined by this District's standards.
- j. RD-50-18 shall only be used with approval of the Public Works Director. Driveway or private street width provisions of Chapter 27 do not apply to the use of RD-50-18.

- k. Thoroughfare types ST-45-22 and AV-80-40 shall only be used where approved by the Fitchburg Fire Chief.
- l. The Center Lane Turn Lane (CLTL) of BV-130-32 may be used for a median if it is not necessary for a turn lane. If the center lane of BV-130-32 becomes a median, it shall only be used where approved by the Fitchburg Fire Chief.
- m. Thoroughfare width may be increased by Administrative Waiver for the distance or area necessary to accommodate turn lanes or intersection improvements that are required to avoid traffic conflicts with federal or state highways.
- n. A Rear Alley or Rear Lane in an easement may count as part of an adjoining T-Zone.
- o. Radii, configuration or width of streets may be altered where required by the City Engineer/Director of Public Works to address SmartCode street connections with existing or non-SmartCode streets or rail crossings.
- p. ~~For non-commercial lots, a~~ An Administrative Approval may be obtained ~~for ST-60-34~~ to use a continuous planter rather than tree wells ~~on frontages without storefronts and limited pedestrian activity. The City Engineer may require wider sidewalks.~~

3.7.2 Vehicular Lanes

- a. Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles. The standards for vehicular lanes shall be as shown in Table 4. The standards for additional Bikeways shall be as shown in Table 4A.
- b. A bicycle network consisting of Mountain Bike Trails, Shared Use Trails, Shared Use Paths, Bicycle Lanes, Bicycle Boulevards, Cycle Tracks, and Shared Use Lanes should be provided throughout as defined in Article 6 Definitions of Terms and allocated with context-appropriate bikeway enhancements as specified in Table 2A. The community Bicycle Network shall be connected to existing or planned local and regional bicycle, pedestrian, and public transportation networks wherever possible.

3.7.3 Public Frontages

- a. General to all zones T1, T2, T3, T4, T5
 - i. The Public Frontage contributes to the character of the Transect Zone, and includes the types of Sidewalk, Curb, planter, bicycle facility, and street trees.
 - ii. Public Frontages shall be designed as shown in Table 5 and allocated within Transect Zones as specified in Table 2d.
 - iii. Within the Public Frontages, the prescribed types of Public Planting and Public Lighting shall be as shown in Table 4, Table 4A, Table 6 and Table 7. The spacing and types may be adjusted by ~~Administrative Waiver~~ the City Engineer to accommodate specific site conditions.
- b. Specific to zones T1, T2, T3
 - i. The Public Frontage should include trees of various species, naturalistically clustered, as well as under-story.
 - ii. The introduced landscape shall consist primarily of native species requiring minimal irrigation, fertilization and maintenance.
- c. Specific to zone T4, T5
 - i. The introduced landscape shall consist primarily of durable species tolerant of soil compaction.
 - ii. Rear Lane and Rear Alley connection at a traffic lane shall be at a Secondary Frontage. Connection to a Principal Frontage may be considered for Administrative Waiver.
- d. Specific to zone T4
 - i. The Public Frontage should include trees planted in a regularly-spaced Allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one Story.
- e. Specific to zone T5
 - i. The Public Frontage should include trees planted in a regularly-spaced Allee pattern of single species with shade canopies of a height that, at maturity, clears at least one Story. At Retail Frontages, the spacing of the trees may be irregular, to avoid visually obscuring the Shopfronts.

3.8 DENSITY CALCULATIONS†

- 3.8.1 The Net Site Area shall be allocated to the various Transect Zones according to the parameters specified in Table 2a.
- 3.8.2 Base Residential Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 2b.
- 3.8.3 The density of housing and other Uses for each Transect Zone shall be subject to further adjustment at the building scale as limited by Section 5.9.
- 3.8.4 In lieu of providing other uses upon initial construction, Retail Ready space may be used. Where Retail Ready is provided, the Article 3 Regulating Plan shall designate such location.

3.9 SPECIAL REQUIREMENTS

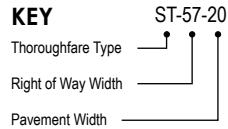
- 3.9.1 A New Community Regulating Plan may designate any of the following:
- a. A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the Highest Standard of this District in support of pedestrian activity. Buildings along the B-Grid may be more readily considered for Administrative Waivers allowing automobile-oriented standards. The Frontages assigned to the B-Grid shall not exceed 30% of the total length of Frontages within a Community Unit. B-Grid signage may utilize the Chapter 26 Signs standards rather than 5.12.
 - b. Designations for Mandatory and/or Recommended Retail Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 50% glazed in clear glass as generally illustrated in Table 14 and specified in Article 5.
 - c. Designations for Mandatory and/or Recommended Gallery Frontage, requiring or advising that a building provide a permanent cover over a private Sidewalk, either cantilevered or supported by columns. The Gallery Frontage designation may be combined with a Retail Frontage designation.
 - d. A designation for Coordinated Frontage, requiring that the Public Frontage (Table 5) and Private Frontage (Table 14) be coordinated as a single, coherent landscape and paving design.
 - e. Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location.
 - f. Designations for Cross Block Passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings may be required.
 - g. Passages may be provided abutting lanes and alleys.

3.10 AGRICULTURAL USE†

- 3.10.1 Outlots created for staging purposes may allow the growing and harvesting of fruits, vegetables, forage, nuts or sod.
- 3.10.2 Uses of lands for agricultural purposes that were permitted uses under the zoning code prior to their rezoning to the SmartCode New Community (SC-NC) District and prior to the adoption of any Regulating Plan or Transect Zoning Regulations may continue to be used for agricultural purposes after such rezoning or adoption, subject to the following conditions:
- a. Agricultural purposes shall be limited to the growing and harvesting of fruits, vegetables, corn, beans, grains, forage, nuts or sod.
 - b. Lands used for agricultural purposes shall consist of not less than two acres of contiguous lands.
 - c. Lands used for agricultural purposes shall be located at least 100 feet from any lot containing a business operation or a lot containing a residential unit (excepting a residence occupied by a person conducting the agricultural activities), and excepting residential units that were, on October 12, 2010, closer than 100 feet to lands used for agricultural purposes).
 - d. If the agricultural use is discontinued for 12 months, any future use of such lands shall conform to the SmartCode New Community (SC-NC) District and any Regulating Plan or Transect Zoning Regulations adopted thereunder.

TABLE 4. THOROUGHFARE ASSEMBLIES†

The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width. See Table 4A for Bicycle Assemblies.

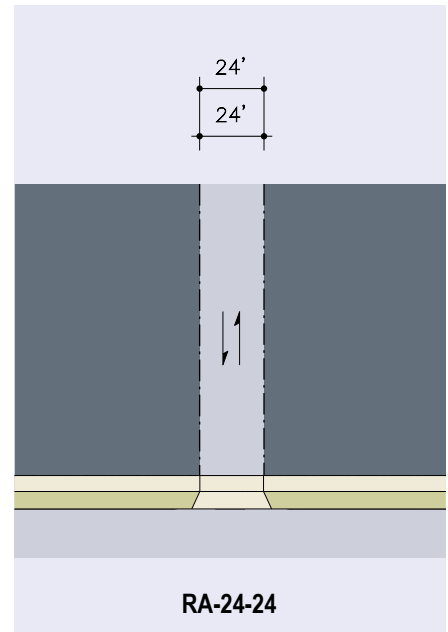
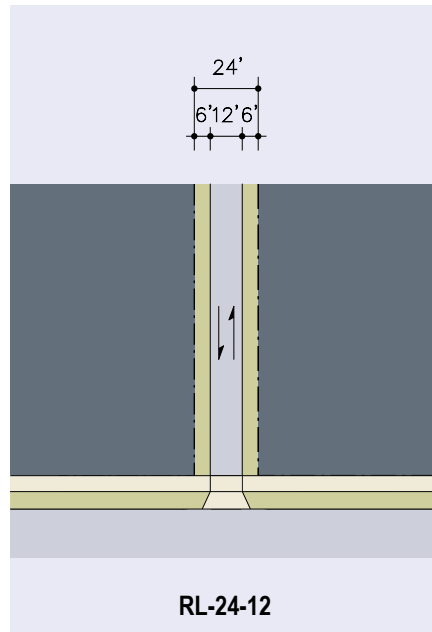


THOROUGHFARE TYPES

- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

TRANSPORTATION PROVISIONS:

- Transit Route: TR
- Bicycle Trail: BT
- Bicycle Path: BP
- Cycle Track: CT
- Buffered Bicycle Lane: BBL
- Conventional Bicycle Lane: CBL
- Bicycle Boulevard: BB
- Shared Use Lane Marking: SLM
- Paved Shoulder: PS



Thoroughfare Type	Rear Lane
Transect Zone Assignment	T3, T4
Right-of-Way Width	24 feet
Pavement Width	12 feet*
Movement	Yield Movement
Operating Speed	10 MPH
Pedestrian Crossing Time	3.5 seconds
Traffic Lanes	n/a
Parking Lanes	None
Curb Radius	Taper
Private Frontage Type	None
Walkway Type	None
Planter Type	None
Curb Type	Curb
Landscape Type	Permitted
Permitted Transportation Provisions	None
Additional Transportation Provisions	None

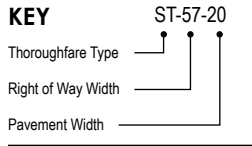
Thoroughfare Type	Rear Alley
Transect Zone Assignment	T4**, T5
Right-of-Way Width	24 feet
Pavement Width	24 feet*
Movement	Slow Movement
Operating Speed	10 MPH
Pedestrian Crossing Time	7 seconds
Traffic Lanes	n/a
Parking Lanes	None
Curb Radius	Taper
Private Frontage Type	None
Walkway Type	None
Planter Type	None
Curb Type	Curb
Landscape Type	None
Permitted Transportation Provisions	None
Additional Transportation Provisions	None

*May be increased to 15 feet by Administrative Waiver

*May be reduced to as low as 18 feet by Administrative Waiver. If reduced, landscape type is permitted.

**Allowed in T4 by Administrative Approval where T4 adjoins T5.

THOROUGHFARE ASSEMBLIES CONTINUED



THOROUGHFARE TYPES

- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

TRANSPORTATION PROVISIONS:

- Transit Route: TR
- Bicycle Trail: BT
- Bicycle Path: BP
- Cycle Track: CT
- Buffered Bicycle Lane: BBL
- Conventional Bicycle Lane: CBL
- Bicycle Boulevard: BB
- Shared Use Lane Marking: SLM
- Paved Shoulder: PS

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Operating Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Private Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Permitted Transportation Provisions	
Additional Transportation Provisions	

REMOVE

50'

16' 9' 9' 16'

RD-50-1

Road
T1, T2, T3
50 feet
18 feet
Slow Movement
15 MPH
5.1 seconds
2 lanes
None
25 feet
Porch and Fence, Common Lawn
Path optional
Continuous swale
None - Swale**
Trees clustered at 30' o.c. Avg.
NONE
NONE

REMOVE

60'

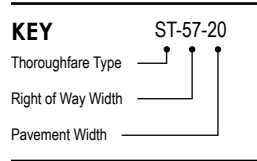
18' 12' 12' 18'

RD-60-2

Road
T1, T2
60 feet
24 feet
Speed Movement
30 MPH
6.8 seconds
2 lanes
None
25 feet
Porch and Fence, Common Lawn
Path optional
Continuous swale
None - Swale**
Trees clustered at 30' o.c. Avg.
BP, BT, TR
PS, CBL

Note: Requires approval of Public Works Director

THOROUGHFARE ASSEMBLIES CONTINUED

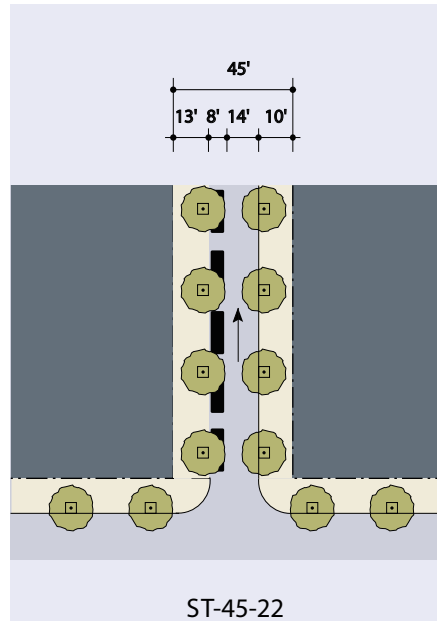


THOROUGHFARE TYPES

- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

TRANSPORTATION PROVISIONS:

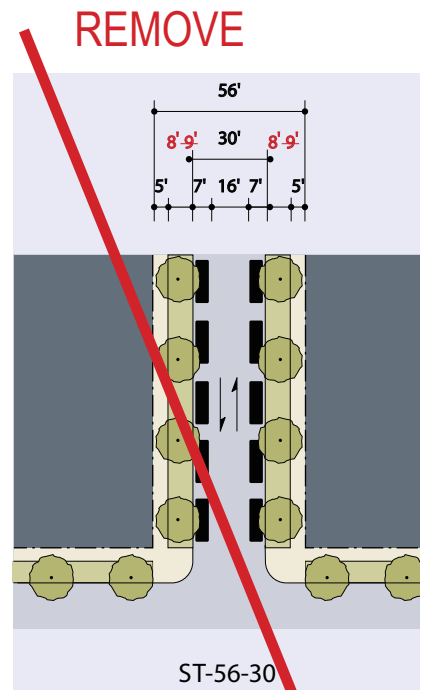
- Transit Route: TR
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- Bicycle Path: BP
- Cycle Track: CT
- Buffered Bicycle Lane: BBL
- Conventional Bicycle Lane: CBL
- Bicycle Boulevard: BB
- Shared Use Lane Marking: SLM
- Paved Shoulder: PS



Thoroughfare Type	Street
Transect Zone Assignment	T4, T5
Right-of-Way Width	45 feet
Pavement Width	22 feet
Movement	Slow Movement
Operating Speed	25 MPH
Pedestrian Crossing Time	5.4 seconds
Traffic Lanes	1 lane
Parking Lanes	One Side @ 8 feet marked
Curb Radius	15 feet or as required by City Engineer
Private Frontage Type	A/G, SF/AW, ST, DY/LC
Walkway Type	13/10 foot Sidewalk
Planter Type	4'x10' Tree well*
Curb Type	Curb
Landscape Type	Trees at 40' o.c. Average
Permitted Transportation Provisions	SLM, BB
Additional Transportation Provisions	NONE

Note: Requires approval of Fitchburg Fire Chief

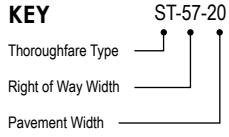
* Continuous planter by Administrative Approval



Thoroughfare Type	Street
Transect Zone Assignment	T3, T4
Right-of-Way Width	56 feet
Pavement Width	30 feet
Movement	Slow Movement
Operating Speed	20 MPH
Pedestrian Crossing Time	8.5 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides @ 7 feet unmarked
Curb Radius	5 feet
Private Frontage Type	ST, FC, DY/LC, PF
Walkway Type	5 foot Sidewalk
Planter Type	8 foot Continuous planter
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Permitted Transportation Provisions	SLM, BB
Additional Transportation Provisions	NONE

Note: This Thoroughfare is limited to use only in Article 3 plans approved prior to July 1, 2011, and as may be amended.

THOROUGHFARE ASSEMBLIES CONTINUED

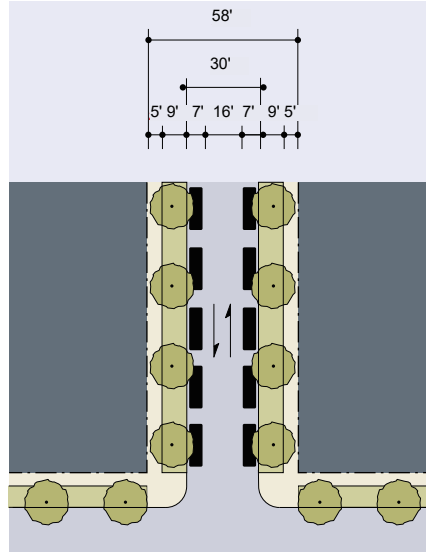


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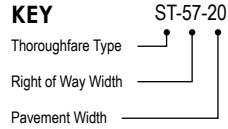
TRANSPORTATION PROVISIONS:

- Transit Route: TR
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- Cycle Track: CT
- Buffered Bicycle Lane: BBL
- Conventional Bicycle Lane: CBL
- Bicycle Boulevard: BB
- Shared Use Lane Marking SLM
- Paved Shoulder: PS



Thoroughfare Type	Street
Transect Zone Assignment	T3, T4
Right-of-Way Width	58 feet
Pavement Width	30 feet
Movement	Slow Movement
Operating Speed	20 MPH
Pedestrian Crossing Time	8.5 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides @ 7 feet unmarked
Curb Radius	5 feet or as required by City Engineer
Private Frontage Type	ST, FC, DY/LC, PF
Walkway Type	5 foot Sidewalk
Planter Type	9 foot Continuous planter
Curb Type	Curb
Landscape Type	Trees at 40' o.c. Average
Permitted Transportation Provisions	SLM, BB
Additional Transportation Provisions	NONE

THOROUGHFARE ASSEMBLIES CONTINUED

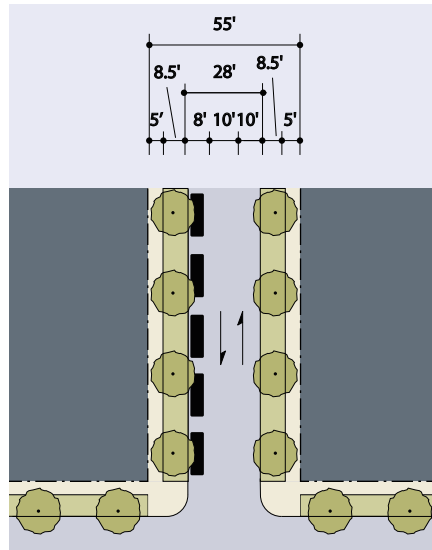


THOROUGHFARE TYPES

- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

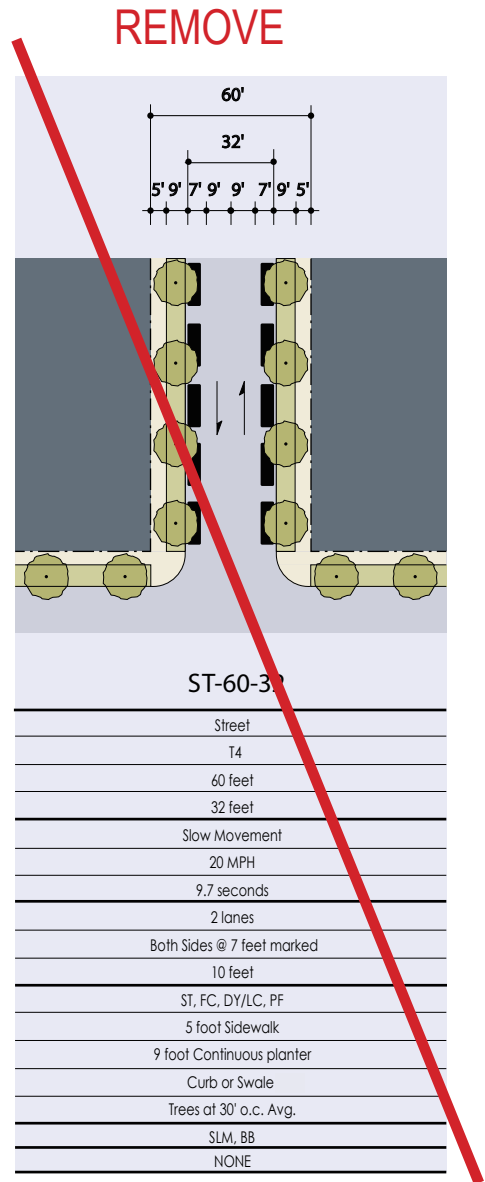
TRANSPORTATION PROVISIONS:

- Transit Route: TR
- Bicycle Trail: BT
- Bicycle Path: BP
- Cycle Track: CT
- Buffered Bicycle Lane: BBL
- Conventional Bicycle Lane: CBL
- Bicycle Boulevard: BB
- Shared Use Lane Marking: SLM
- Paved Shoulder: PS



ST-55-28

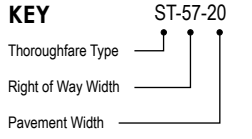
Thoroughfare Type	Street
Transect Zone Assignment	T3, T4, T5
Right-of-Way Width	55 feet
Pavement Width	28 feet
Movement	Slow Movement
Operating Speed	20 MPH
Pedestrian Crossing Time	6.0 seconds
Traffic Lanes	2 lanes
Parking Lanes	One Side @ 8 feet marked
Curb Radius	10 feet or as required by City Engineer
Private Frontage Type	ST, FC, DY/LC, PF, CL
Walkway Type	5 foot Sidewalk
Planter Type	8.5 foot Continuous planter
Curb Type	Curb
Landscape Type	Trees at 40' o.c. Average
Permitted Transportation Provisions	SLM, BB, TR
Additional Transportation Provisions	NONE



ST-60-30

Thoroughfare Type	Street
Transect Zone Assignment	T4
Right-of-Way Width	60 feet
Pavement Width	32 feet
Movement	Slow Movement
Operating Speed	20 MPH
Pedestrian Crossing Time	9.7 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides @ 7 feet marked
Curb Radius	10 feet
Private Frontage Type	ST, FC, DY/LC, PF
Walkway Type	5 foot Sidewalk
Planter Type	9 foot Continuous planter
Curb Type	Curb or Swale
Landscape Type	Trees at 30' o.c. Avg.
Permitted Transportation Provisions	SLM, BB
Additional Transportation Provisions	NONE

THOROUGHFARE ASSEMBLIES CONTINUED

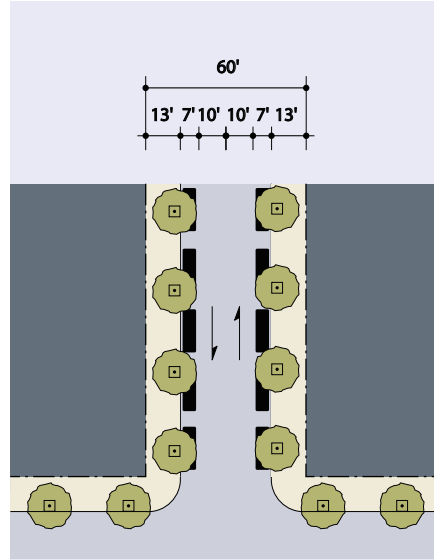


THOROUGHFARE TYPES

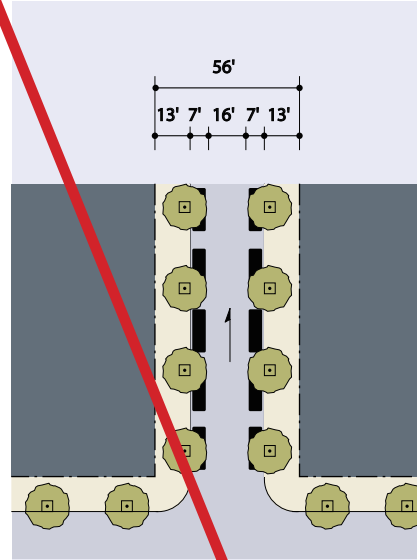
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

TRANSPORTATION PROVISIONS:

- Transit Route: TR
- Bicycle Trail: BT
- Bicycle Path: BP
- Cycle Track: CT
- Buffered Bicycle Lane: BBL
- Conventional Bicycle Lane: CBL
- Bicycle Boulevard: BB
- Shared Use Lane Marking: SLM
- Paved Shoulder: PS



ST-60-34	
Street	T4, T5
Transect Zone Assignment	60 feet
Right-of-Way Width	34 feet
Pavement Width	Slow Movement
Movement	20 MPH
Operating Speed	9.7 seconds
Pedestrian Crossing Time	2 lanes
Traffic Lanes	Both Sides @ 7 feet marked
Parking Lanes	10 feet or as required by City Engineer
Curb Radius	ST, FC, DY/LC, PF
Private Frontage Type	13 foot Sidewalk
Walkway Type	4'X10' tree well *
Planter Type	Curb
Curb Type	Trees at 40' o.c. Average
Landscape Type	SLM, BB, TR
Permitted Transportation Provisions	NONE
Additional Transportation Provisions	

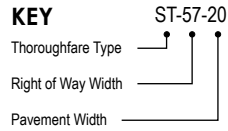


CS-56-30	
Commercial Street	T5
Transect Zone Assignment	56 feet
Right-of-Way Width	30 feet
Pavement Width	Slow Movement
Movement	20 MPH
Operating Speed	8.5 seconds
Pedestrian Crossing Time	1 lane
Traffic Lanes	Both Sides @ 7 feet marked
Parking Lanes	10 feet
Curb Radius	Gallery/Arcade, Shopfront/Awning
Private Frontage Type	13 foot Sidewalk
Walkway Type	4'X10' tree well
Planter Type	Curb
Curb Type	Trees at 30' o.c. Avg.
Landscape Type	SLM, BB, CBL, TR
Permitted Transportation Provisions	NONE
Additional Transportation Provisions	

Administrative Approval to allow a 65-foot right-of-way with a 10-foot multi-use path on one side of the street.

* Continuous planter by Administrative Approval

THOROUGHFARE ASSEMBLIES CONTINUED



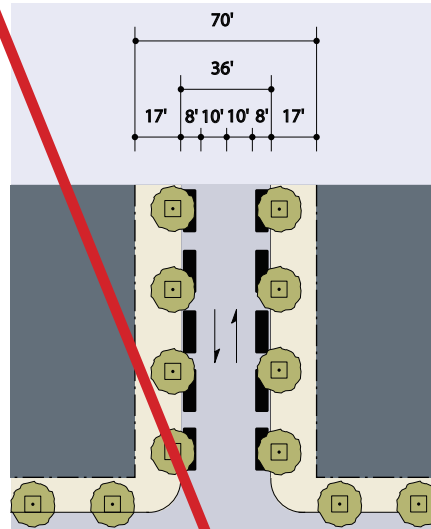
THOROUGHFARE TYPES

- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

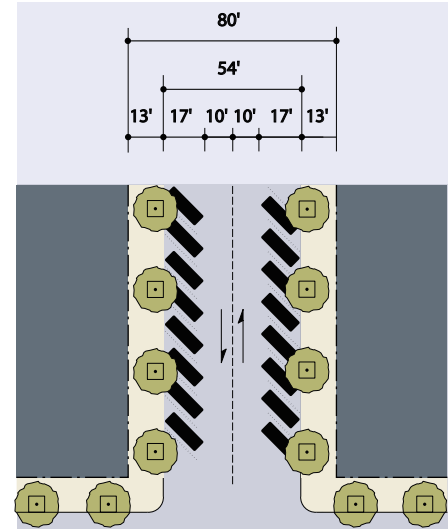
TRANSPORTATION PROVISIONS:

- Transit Route: TR
- Bicycle Trail: BT
- Bicycle Path: BP
- Cycle Track: CT
- Buffered Bicycle Lane: BBL
- Conventional Bicycle Lane: CBL
- Bicycle Boulevard: BB
- Shared Use Lane Marking: SLM
- Paved Shoulder: PS

REMOVE



CS-70-36



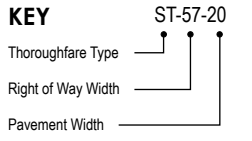
CS-80-54

Thoroughfare Type	T5
Transect Zone Assignment	70 feet
Right-of-Way Width	36 feet
Pavement Width	Slow Movement
Movement	25 MPH
Operating Speed	10 seconds
Pedestrian Crossing Time	2 lanes
Traffic Lanes	Both Sides @ 8 feet marked
Parking Lanes	10 feet
Curb Radius	Gallery/Arcade, Shopfront/Awning
Private Frontage Type	17 foot Sidewalk
Walkway Type	9'X9' tree well
Planter Type	Curb
Curb Type	Trees at 30' o.c. Avg.
Landscape Type	SLM, TR
Permitted Transportation Provisions	CT
Additional Transportation Provisions	

Commercial Street	T5
Transect Zone Assignment	80 feet
Right-of-Way Width	54 feet
Pavement Width	Slow Movement
Movement	25 MPH
Operating Speed	5.7 seconds
Pedestrian Crossing Time	2 lanes
Traffic Lanes	Both Sides @ 17 feet marked reverse angle
Parking Lanes	5 feet or as required by City Engineer
Curb Radius	Gallery/Arcade, Shopfront/Awning
Private Frontage Type	13 foot Sidewalk
Walkway Type	4'X10' tree well *
Planter Type	Curb
Curb Type	Trees at 40' o.c. Average
Landscape Type	SLM, TR
Permitted Transportation Provisions	CBL, BBL
Additional Transportation Provisions	

* Continuous planter by Administrative Approval

THOROUGHFARE ASSEMBLIES CONTINUED

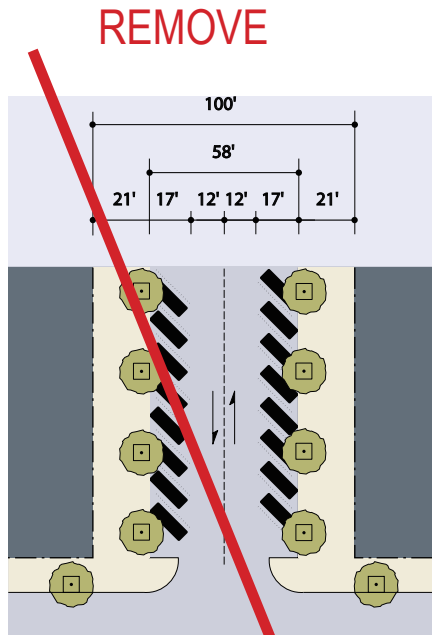


THOROUGHFARE TYPES

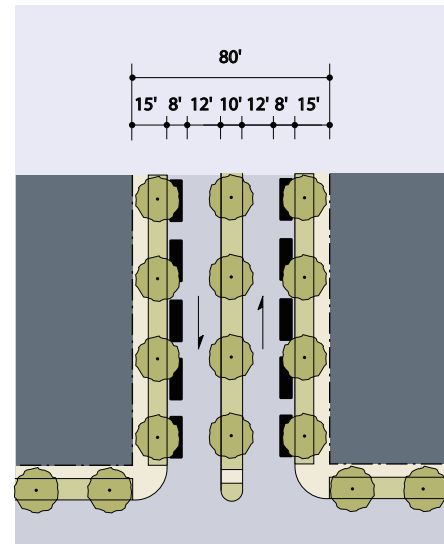
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

TRANSPORTATION PROVISIONS:

- Transit Route: TR
- Bicycle Trail: BT
- Bicycle Path: BP
- Cycle Track: CT
- Buffered Bicycle Lane: BBL
- Conventional Bicycle Lane: CBL
- Bicycle Boulevard: BB
- Shared Use Lane Marking: SLM
- Paved Shoulder: PS



CS-100-58	
Thoroughfare Type	Commercial Street
Transect Zone Assignment	T5
Right-of-Way Width	100 feet
Pavement Width	58 feet
Movement	Slow Movement
Operating Speed	25 MPH
Pedestrian Crossing Time	8.5 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides @ 17 feet marked
Curb Radius	10 feet
Private Frontage Type	SH, ST, FC, DY/LC
Walkway Type	21 foot Sidewalk
Planter Type	9'X9' tree well
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Permitted Transportation Provisions	SLM, TR
Additional Transportation Provisions	CBL, CT

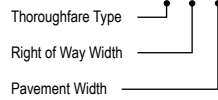


AV-80-40	
Thoroughfare Type	Avenue
Transect Zone Assignment	T3, T4, T5
Right-of-Way Width	80 feet
Pavement Width	40 feet
Movement	Slow Movement
Operating Speed	25 MPH
Pedestrian Crossing Time	5.7 seconds - 5.7 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Side @ 8 feet marked
Curb Radius	10 feet or as required by City Engineer
Private Frontage Type	SH, ST, FC, DY/LC, PF
Walkway Type	6 foot Sidewalk
Planter Type	9' foot Continuous planter
Curb Type	Curb or Swale**
Landscape Type	Trees at 40' o.c. Average
Permitted Transportation Provisions	SLM, TR
Additional Transportation Provisions	CBL

Note: Requires approval of Fitchburg Fire Chief

THOROUGHFARE ASSEMBLIES CONTINUED

KEY ST-57-20



THOROUGHFARE TYPES

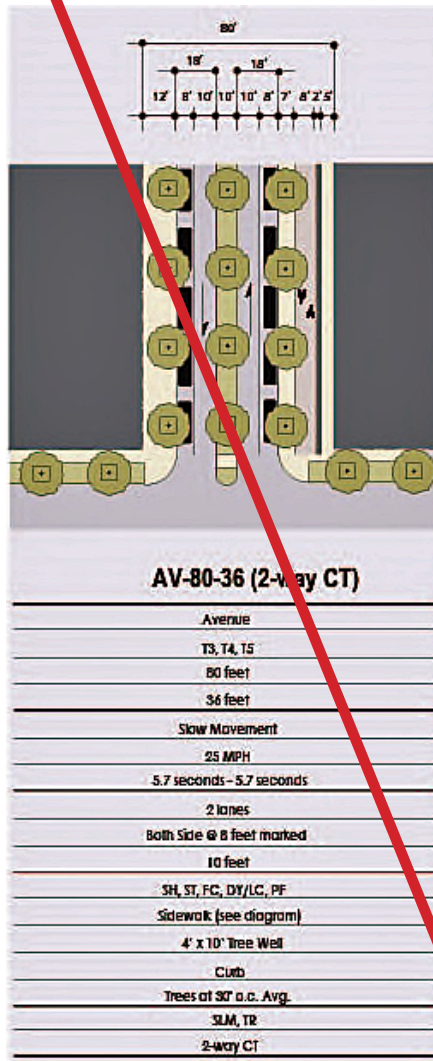
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

TRANSPORTATION PROVISIONS:

- Transit Route: TR
- Bicycle Trail: BT
- Bicycle Path: BP
- Cycle Track: CT
- Buffered Bicycle Lane: BBL
- Conventional Bicycle Lane: CBL
- Bicycle Boulevard: BB
- Shared Use Lane Marking: SLM
- Paved Shoulder: PS

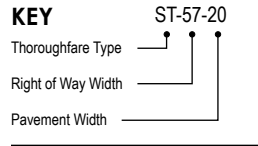
Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Operating Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Private Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Permitted Transportation Provisions
Additional Transportation Provisions

REMOVE



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THOROUGHFARE ASSEMBLIES CONTINUED

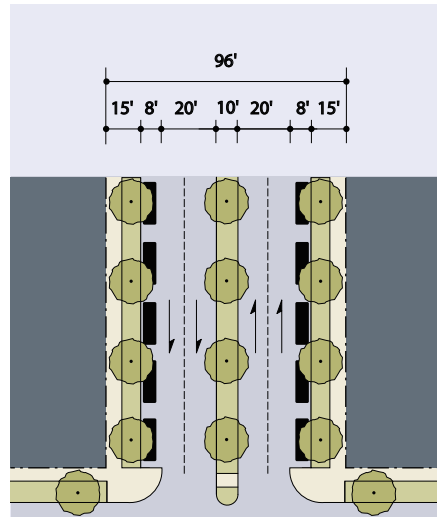


THOROUGHFARE TYPES

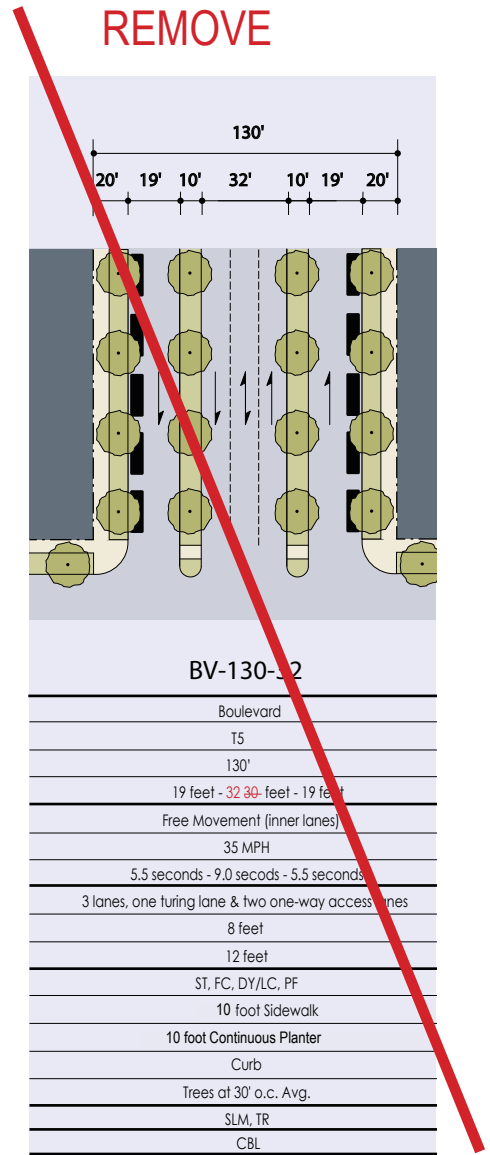
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

TRANSPORTATION PROVISIONS:

- Transit Route: TR
- Bicycle Trail: BT
- Bicycle Path: BP
- Cycle Track: CT
- Buffered Bicycle Lane: BBL
- Conventional Bicycle Lane: CBL
- Bicycle Boulevard: BB
- Shared Use Lane Marking: SLM
- Paved Shoulder: PS



AV-96-56



BV-130-32

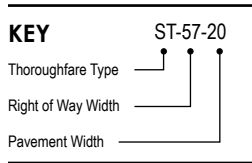
Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Operating Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Private Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Permitted Transportation Provisions	
Additional Transportation Provisions	

Avenue
T3, T4, T5
96 feet
56 feet
Slow Movement
25 MPH
5.7 seconds - 5.7 seconds at corners
4 lanes
Both Sides @ 8 feet marked
10 feet or as required by City Engineer
ST, FC, DY/LC, PF
6 foot Sidewalk
9 foot Continuous planter
Curb or Swale*
Trees at 40' o.c. Average
SLM, TR
CT

Boulevard
T5
130'
19 feet - 32 feet - 19 feet
Free Movement (inner lanes)
35 MPH
5.5 seconds - 9.0 seconds - 5.5 seconds
3 lanes, one turning lane & two one-way access lanes
8 feet
12 feet
ST, FC, DY/LC, PF
10 foot Sidewalk
10 foot Continuous Planter
Curb
Trees at 30' o.c. Avg.
SLM, TR
CBL

TABLE 4A. TRANSPORTATION PROVISIONS: BIKEWAY ASSEMBLIES

The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width. For One-Way Cycle Track detail, see Table 19D.



THOROUGHFARE TYPES

- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

TRANSPORTATION PROVISIONS:

- Transit Route: TR
- Bicycle Trail: BT
- Bicycle Path: BP
- Cycle Track: CT
- Buffered Bicycle Lane: BBL
- Conventional Bicycle Lane: CBL
- Bicycle Boulevard: BB
- Shared Use Lane Marking: SLM
- Paved Shoulder: PS

Thoroughfare Type	Road
Transect Zone Assignment	T1, T2
Right-of-Way Width	60 feet
Pavement Width	24 feet
Movement	Speed Movement
Operating Speed	30 MPH
Pedestrian Crossing Time	6.8 seconds
Traffic Lanes	2 lanes
Parking Lanes	None
Curb Radius	25 feet
Private Frontage Type	Porch and Fence, Common Lawn
Walkway Type	Path optional
Planter Type	Continuous swale
Curb Type	Swale *
Landscape Type	Trees clustered at 30' o.c. Avg.
Permitted Transportation Provisions	BP/ BT, TR
Additional Transportation Provisions	PS

REMOVE

RD-60-24 (PS)

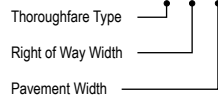
Thoroughfare Type	Road
Transect Zone Assignment	T1, T2
Right-of-Way Width	60 feet
Pavement Width	24 feet
Movement	Speed Movement
Operating Speed	30 MPH
Pedestrian Crossing Time	6.8 seconds
Traffic Lanes	2 lanes
Parking Lanes	None
Curb Radius	25 feet
Private Frontage Type	Porch and Fence, Common Lawn
Walkway Type	Path optional
Planter Type	Continuous swale
Curb Type	Swale *
Landscape Type	Trees clustered at 30' o.c. Avg.
Permitted Transportation Provisions	BP/ BT, TR
Additional Transportation Provisions	PS

REMOVE

RD-60-24 (CBL)

Thoroughfare Type	Road
Transect Zone Assignment	T1, T2
Right-of-Way Width	60 feet
Pavement Width	24 feet
Movement	Speed Movement
Operating Speed	30 MPH
Pedestrian Crossing Time	6.8 seconds
Traffic Lanes	2 lanes
Parking Lanes	None
Curb Radius	25 feet
Private Frontage Type	Porch and Fence, Common Lawn
Walkway Type	Path optional
Planter Type	Continuous swale
Curb Type	Swale *
Landscape Type	Trees clustered at 30' o.c. Avg.
Permitted Transportation Provisions	BP/ BT, TR
Additional Transportation Provisions	CBL

KEY ST-57-20



THOROUGHFARE TYPES

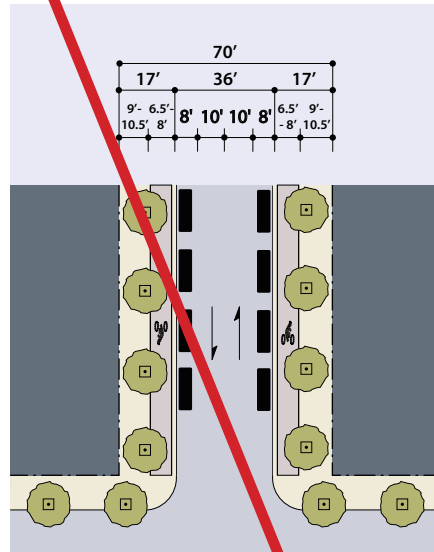
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

TRANSPORTATION PROVISIONS:

- Transit Route: TR
- Bicycle Trail: BT
- Bicycle Path: BP
- Cycle Track: CT
- Buffered Bicycle Lane: BBL
- Conventional Bicycle Lane: CBL
- Bicycle Boulevard: BB
- Shared Use Lane Marking: SLM
- Paved Shoulder: PS

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Operating Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Private Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Permitted Transportation Provisions	
Additional Transportation Provisions	

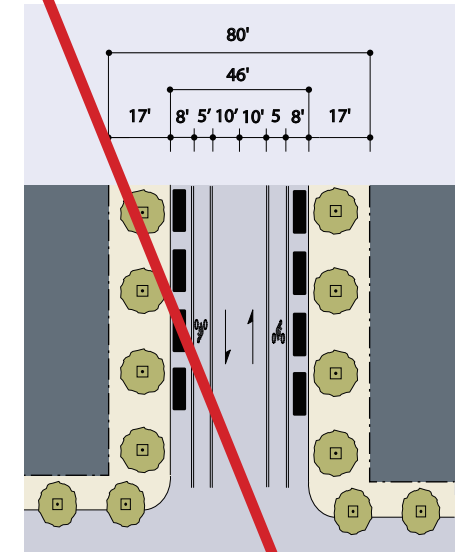
REMOVE



CS-70-36 (CT)

Commercial Street
T5
70 feet
36 feet
Slow Movement
30 MPH
9.7 seconds
2 lanes
Both Sides @ 8 feet marked
10 feet
ST, FC, DY/LC, PF
9'-10.5' Sidewalk (depending on width of CT)
4'X10' tree well
Curb
Trees at 30' o.c. Avg.
SLM, TR
CT

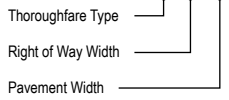
REMOVE



CS-80-54 (CBL)

Commercial Street
T5
80 feet
46 feet
Slow Movement
20 MPH
9.7 seconds
2 lanes
Both Sides @ 8 feet marked
10 feet
ST, FC, DY/LC, PF
17 foot Sidewalk
4'X10' tree well
Curb
Trees at 30' o.c. Avg.
SLM, TR
CBL

KEY ST-57-20



THOROUGHFARE TYPES

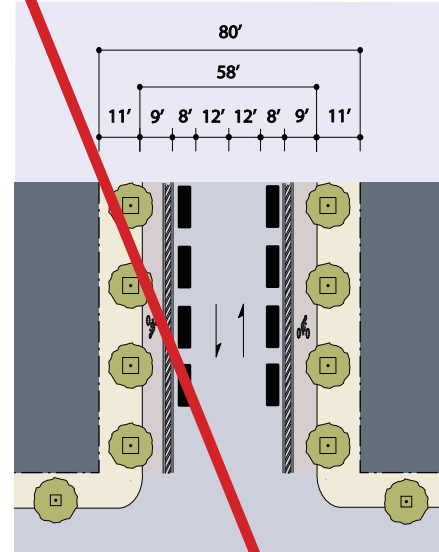
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

TRANSPORTATION PROVISIONS:

- Transit Route: TR
- Bicycle Trail: BT
- Bicycle Path: BP
- Cycle Track: CT
- Buffered Bicycle Lane: BBL
- Conventional Bicycle Lane: CBL
- Bicycle Boulevard: BB
- Shared Use Lane Marking: SLM
- Paved Shoulder: PS

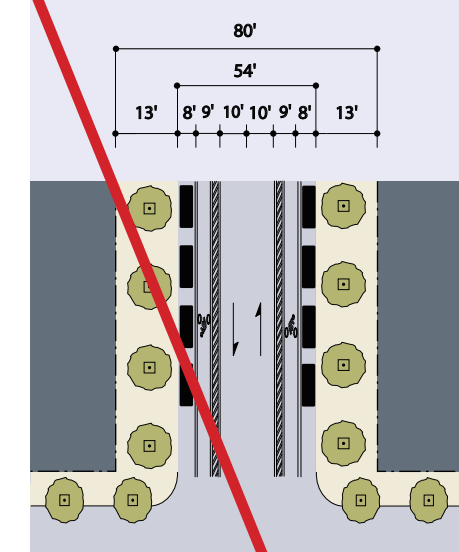
Thoroughfare Type	Commercial Street
Transect Zone Assignment	T5
Right-of-Way Width	80 feet
Pavement Width	58 feet
Movement	Slow Movement
Operating Speed	25 MPH
Pedestrian Crossing Time	9.7 seconds
Traffic Lanes	2 lanes
Parking Lanes	Floating Parking; Both Sides @ 8 feet marked
Curb Radius	10 feet
Private Frontage Type	ST, FC, DY/LC, PF
Walkway Type	11 foot Sidewalk
Planter Type	4'X10' tree well
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Permitted Transportation Provisions	SLM, TR
Additional Transportation Provisions	CT

REMOVE



CS-80-54 (T)

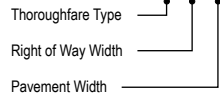
REMOVE



CS-80-54 (BBL)

Thoroughfare Type	Commercial Street
Transect Zone Assignment	T5
Right-of-Way Width	80 feet
Pavement Width	54 feet
Movement	Slow Movement
Operating Speed	25 MPH
Pedestrian Crossing Time	9.7 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides @ 8 feet marked
Curb Radius	10 feet
Private Frontage Type	ST, FC, DY/LC, PF
Walkway Type	13 foot Sidewalk
Planter Type	4'X10' tree well
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Permitted Transportation Provisions	SLM, TR
Additional Transportation Provisions	BBL

KEY ST-57-20



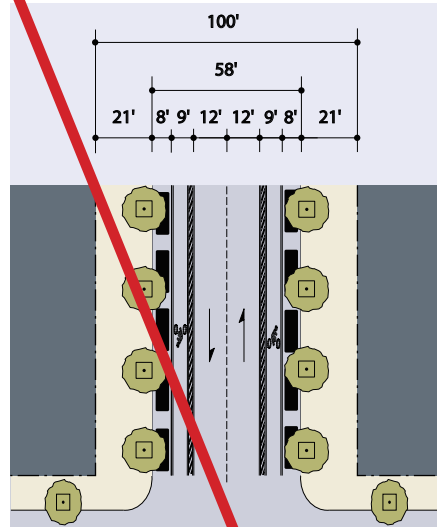
THOROUGHFARE TYPES

- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

TRANSPORTATION PROVISIONS:

- Transit Route: TR
- Bicycle Trail: BT
- Bicycle Path: BP
- Cycle Track: CT
- Buffered Bicycle Lane: BBL
- Conventional Bicycle Lane: CBL
- Bicycle Boulevard: BB
- Shared Use Lane Marking: SLM
- Paved Shoulder: PS

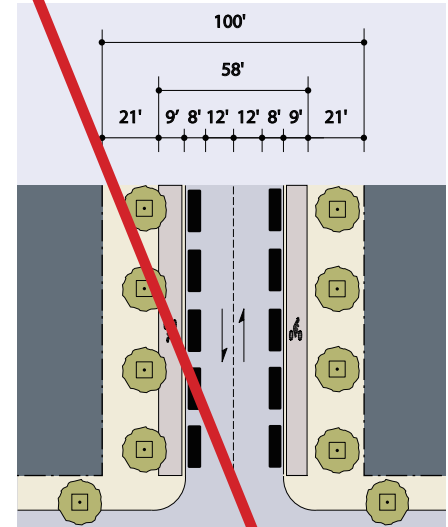
REMOVE



CS-100-58 (BBL)

Thoroughfare Type	Commercial Street
Transect Zone Assignment	T5
Right-of-Way Width	100 feet
Pavement Width	58 feet
Movement	Slow Movement
Operating Speed	25 MPH
Pedestrian Crossing Time	8.5 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides @ 8' feet marked
Curb Radius	12 feet
Private Frontage Type	SH, ST, FC, DY/LC
Walkway Type	21 foot Sidewalk
Planter Type	9'X9' tree well
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Permitted Transportation Provisions	SLM, TR
Additional Transportation Provisions	BBL

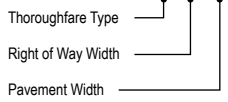
REMOVE



CS-100-58 (CT)

Thoroughfare Type	Commercial Street
Transect Zone Assignment	T5
Right-of-Way Width	100 feet
Pavement Width	58 feet
Movement	Slow Movement
Operating Speed	25 MPH
Pedestrian Crossing Time	8.5 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides @ 8' feet marked
Curb Radius	12 feet
Private Frontage Type	SH, ST, FC, DY/LC
Walkway Type	21 foot Sidewalk
Planter Type	9'X9' tree well
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Permitted Transportation Provisions	SLM, TR
Additional Transportation Provisions	CT

KEY ST-57-20

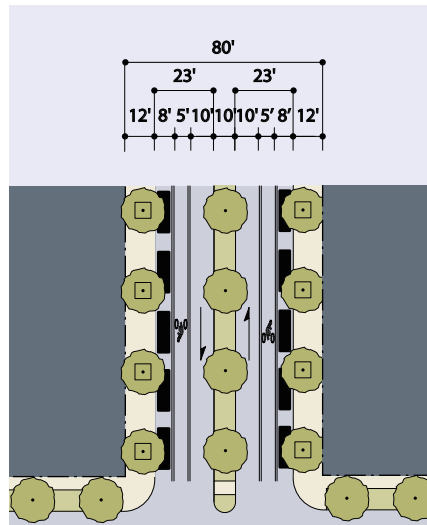


THOROUGHFARE TYPES

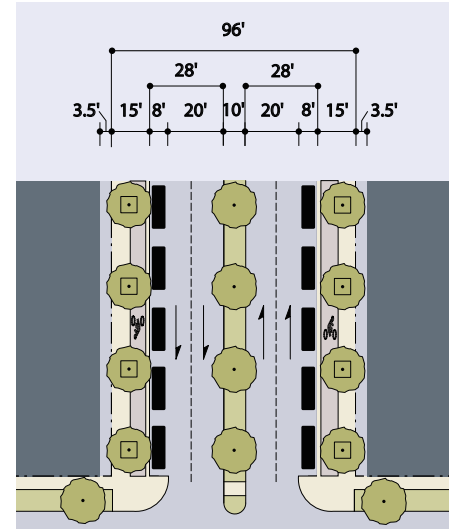
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

TRANSPORTATION PROVISIONS:

- Transit Route: TR
- Bicycle Trail: BT
- Bicycle Path: BP
- Cycle Track: CT
- Buffered Bicycle Lane: BBL
- Conventional Bicycle Lane: CBL
- Bicycle Boulevard: BB
- Shared Use Lane Marking: SLM
- Paved Shoulder: PS



AV-80-40 (CBL)



AV-96-56 (CT)

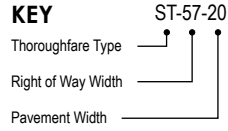
Thoroughfare Type	Avenue
Transect Zone Assignment	T3, T4, T5
Right-of-Way Width	80 feet
Pavement Width	46 feet
Movement	Slow Movement
Operating Speed	25 MPH
Pedestrian Crossing Time	5.7 seconds - 5.7 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Side @ 8 feet marked
Curb Radius	10 feet or as required by City Engineer
Private Frontage Type	SH, ST, FC, DY/LC, PF
Walkway Type	12 foot Sidewalk
Planter Type	4' x 10' Tree Well *
Curb Type	Curb or Swale *
Landscape Type	Trees at 40' o.c. Average
Permitted Transportation Provisions	SLM, TR
Additional Transportation Provisions	CBL

Thoroughfare Type	Avenue
Transect Zone Assignment	T3, T4, T5
Right-of-Way Width	96 feet
Pavement Width	56 feet
Movement	Slow Movement
Operating Speed	25 MPH
Pedestrian Crossing Time	5.7 seconds - 5.7 seconds at corners
Traffic Lanes	4 lanes
Parking Lanes	Both Sides @ 8 feet marked
Curb Radius	10 feet or as required by City Engineer
Private Frontage Type	ST, FC, DY/LC, PF
Walkway Type	min. 6 foot Sidewalk with Easement
Planter Type	9 foot Continuous planter or 4' x 10' Tree Well *
Curb Type	Curb or Swale *
Landscape Type	Trees at 40' o.c. Average
Permitted Transportation Provisions	SLM, TR
Additional Transportation Provisions	CT

* Continuous planter by Administrative Approval

*TBD by Applicant or Planning Office

Note: An additional 3.5' easement on either side of the thoroughfare, or a total of 7' additional right-of-way is required to provide a total width of 103'. The street setback may, by Administrative Approval, be taken from the easement boundary rather than the property line.



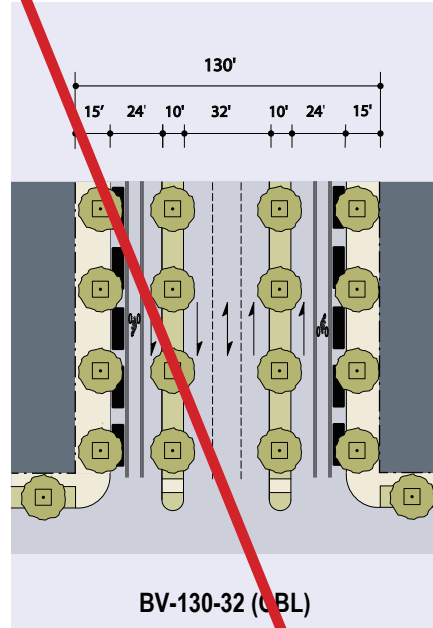
THOROUGHFARE TYPES

- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

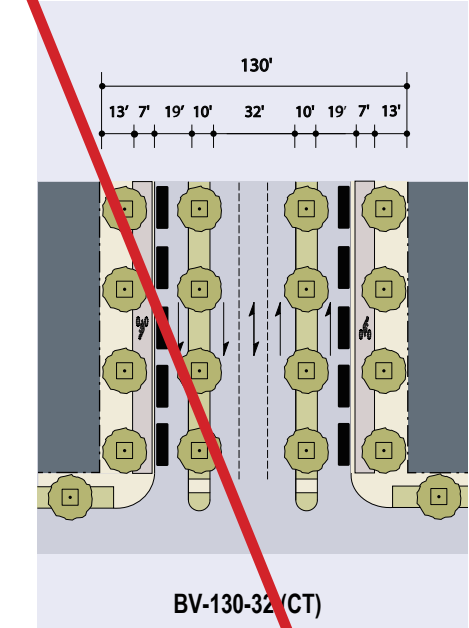
TRANSPORTATION PROVISIONS:

- Transit Route: TR
- Bicycle Trail: BT
- Bicycle Path: BP
- Cycle Track: CT
- Buffered Bicycle Lane: BBL
- Conventional Bicycle Lane: CBL
- Bicycle Boulevard: BB
- Shared Use Lane Marking: SLM
- Paved Shoulder: PS

REMOVE



REMOVE








Thoroughfare Type	Boulevard
Transect Zone Assignment	T5
Right-of-Way Width	130'
Pavement Width	24 feet - 32 feet - 24 feet
Movement	Free Movement (inner lanes)
Operating Speed	35 MPH
Pedestrian Crossing Time	5.5 seconds - 9.0 seconds - 5.5 seconds
Traffic Lanes	3 lanes, one turning lane & two one-way access lanes
Parking Lanes	Both Sides @ 8 feet marked
Curb Radius	12 feet
Private Frontage Type	ST, FC, DY/LC, PF
Walkway Type	15 foot Sidewalk
Planter Type	4'x10' Tree well
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Permitted Transportation Provisions	SLM, TR
Additional Transportation Provisions	CBL

Thoroughfare Type	Boulevard
Transect Zone Assignment	T5
Right-of-Way Width	130'
Pavement Width	19 feet - 32 feet - 19 feet
Movement	Free Movement (inner lanes)
Operating Speed	35 MPH
Pedestrian Crossing Time	5.5 seconds - 9.0 seconds - 5.5 seconds
Traffic Lanes	3 lanes, one turning lane & two one-way access lanes
Parking Lanes	Both Sides @ 8 feet marked
Curb Radius	12 feet
Private Frontage Type	ST, FC, DY/LC, PF
Walkway Type	13 foot Sidewalk
Planter Type	4'x10' Tree well
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Permitted Transportation Provisions	SLM, TR
Additional Transportation Provisions	CT

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TABLE 6. PUBLIC LIGHTING.†





Lighting varies in brightness and also in the character of the fixture according to the Transect. The table shows where each type is permitted.

	T1	T2	T3	T4	T5	SD
Cobra Head 	■					■
Pipe 	■	■	■			
Post 		■	■	■		■
Column 			■	■	■	■
Double Column 					■	

Note: The specifications and locations of street lights, including the pole height and fixture shall be approved administratively by the ~~Zoning Administrator~~ the City Engineer. ~~Street lights at street intersections shall be provided greater flexibility and~~ In specific site conditions, the City Engineer may ~~use require~~ a different lighting type than that identified in Table 6.

TABLE 7. PUBLIC PLANTING.

This table shows six common types of Street Tree shapes and their appropriateness relative to Thoroughfare type, which are relative to Transect Zones.

	HW	RD	ST	ST	DR	DR	AV	AV	CS	BV	BV	Botanic Name
	T1	T1	T3	T5	T3	T5	T3	T5	T5	T3	T5	
	T2	T2	T4		T4		T4			T4		
	T3	T3										
<p>Narrow</p> 		■	■	■	■	■	■	■	■	■	■	<ul style="list-style-type: none"> <i>Ginkgo biloba</i> 'PNI 2720' <i>Cornus racemosa</i> 'Ottzam' <i>Acer x freemanii</i> 'Armstrong' <i>Acer saccharum</i> 'Goldspire' <i>Quercus robur</i> 'DTR 105' <i>Quercus robur</i> 'Fastigiata' <i>Pyrus calleryana</i> 'Capital' <i>Prunus sargentii</i> 'Columnaris'
<p>Oval</p> 		■	■	■	■	■	■	■		■	■	<ul style="list-style-type: none"> <i>Betula nigra</i> 'Heritage' <i>Pyrus calleryana</i> 'Autumn Blaze' <i>Prunus virginiana</i> 'Canada Red' <i>Malus</i> 'Spring Snow' <i>Cornus racemosa</i> 'Cuyzam' <i>Gleditsia triacanthos</i> 'Skycole' <i>Gymnocladus dioicus</i> 'Espresso' <i>Acer x freemanii</i> 'Celzam' <i>Acer rubrum</i> 'Franksred' <i>Acer x freemanii</i> 'Jeffersred' <i>Acer saccharum</i> 'PNI 0285' <i>Quercus macrocarpa</i> <i>Quercus x bebbiana</i> <i>Quercus x schuettei</i> <i>Quercus bicolor</i> <i>Amelanchier x grandiflora</i> 'Robin Hill'
<p>Ball</p> 		■	■	■	■	■	■	■		■	■	<ul style="list-style-type: none"> <i>Celtis occidentalis</i> 'Prairie Pride' <i>Malus</i> 'Snowdrift' <i>Crataegus crus-galli</i> var. <i>inermis</i> <i>Ostrya virginiana</i> <i>Acer compestre</i> <i>Quercus muehlenbergii</i> <i>Quercus rubra</i> <i>Pyrus calleryana</i> 'Aristocrat' <i>Cladrastis kentukea</i>
<p>Pyramidal</p> 		■	■	■	■		■			■		<ul style="list-style-type: none"> <i>Taxodium distichum</i> <i>Pyrus calleryana</i> 'Chanticleer' <i>Metasequoia glyptostroboides</i> <i>Ginkgo biloba</i> 'Autumn Gold' <i>Gleditsia triacanthos</i> f. <i>inermis</i> 'Skyline' <i>Cercidiphyllum japonicum</i> <i>Tilia cordata</i> 'Greenspire' <i>Tilia americana</i> 'Redmond' <i>Magnolia stellata</i> <i>Acer saccharum</i> 'Legacy' <i>Quercus ellipsoidalis</i>

PUBLIC PLANTING CONTINUED



	HW	RD	ST	ST	DR	DR	AV	AV	CS	BV	BV	Botanic Name
	T1	T1	T3	T5	T3	T5	T3	T5	T5	T3	T5	
	T2	T2	T4		T4		T4			T4		
	T3	T3										
Umbrella 	■	■	■		■		■			■		<i>Malus 'Prairiefire'</i> <i>Cercis canadensis</i> <hr/> <hr/> <hr/> <hr/>
Vase 	■	■	■		■		■			■		<i>Malus 'Amsalzam'</i> <i>Malus 'Red Baron'</i> <i>Ulmus, hybrid 'Accolade'</i> <i>Ulmus, hybrid 'Cathedral'</i> <i>Ulmus, 'Princeton'</i> <i>Ulmus, 'Valley Forge'</i> <i>Crataegus viridis 'Winter King'</i> <i>Gleditsia triacanthos 'Shademaster'</i> <i>Syringa reticulata 'Ivory Silk'</i> <i>Acer ginnala 'Flame'</i>

TABLE 8. CIVIC SPACE†

a. Conservancy: A natural preserve available for unstructured recreation. A Conservancy may be independent of surrounding building Frontages. Its landscape should consist of Mountain Bike Trails, Shared Use Trails and Shared Use Paths, Pedestrian Paths, meadows, water bodies, woodland and open shelters, all naturalistically disposed. Conservancies may be lineal, following the trajectories of natural resource corridors, although wetlands may be part of the Conservancy, the wetlands shall not count toward Conservancy acreage. Buffers may be included. The minimum size should be 8 acres. Conservancies may be approved by Administrative Approval in all zones.



b. Neighborhood Park Special District: A Neighborhood Park SD may be independent of surrounding building Frontages and may occur outside a Pedestrian Shed. The minimum size shall be 5 acres. Neighborhood Park SDs should include junior size play apparatus, softball diamond, ½ basketball court, area for lawn and field games, area for crafts, open area for general play, volleyball area, soccer field, picnic tables and benches, and / or shelters. They may include Shared Use Paths and Pedestrian Paths as well.



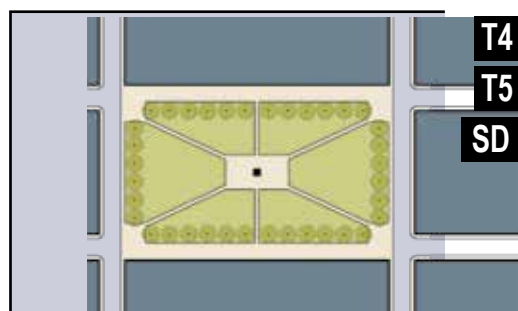
c. Neighborhood Park: An Open Space, available for structured recreation. Landscaping may spatially define a Green rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size should be 4 acres and the maximum shall be 5 acres. Neighborhood Parks should include junior size play apparatus, softball diamond, ½ basketball court, area for lawn and field games, area for crafts, open area for general play, volleyball area, soccer field, picnic tables and benches, and / or shelters, Shared Use Paths and Pedestrian Paths.



d. Green: An Open Space, available for unstructured recreation, and may include Shared Use Paths and Pedestrian Paths. Landscaping may spatially define a Green rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size should be 1/2 acre and the maximum should be 8 acres.

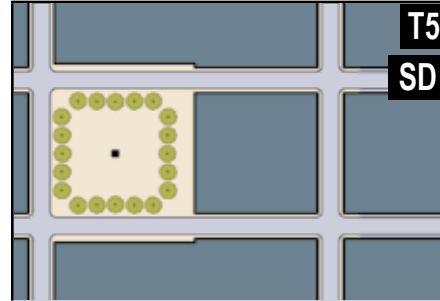


e. Square: An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size should be 1/2 acre and the maximum should be 5 acres.

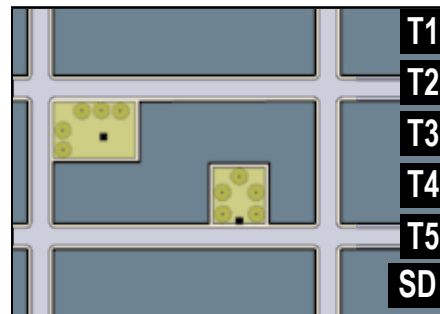


CIVIC SPACE CONTINUED

f. **Plaza:** An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size should be 1/4 acre and the maximum should be 2 acres.



g. **Playground:** An Open Space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.



h. **Community Garden:** An Open Space designed and equipped for garden plots. A Community Garden should be fenced and may include a tool shed. Running water is required. Community Gardens shall be interspersed within Residential areas and may be placed within a Block or included within Parks and Greens. There shall be no minimum or maximum size.

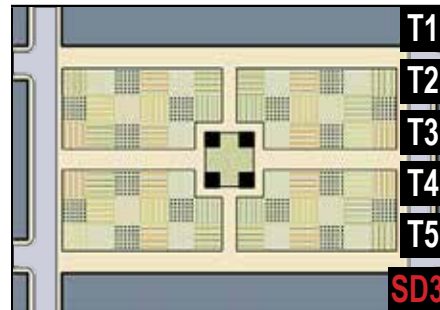


TABLE 9. SPECIAL DISTRICTS†

Special Districts that do not have provisions within this Code shall be governed by the standards of Chapter 22.

SD2 purpose: To accommodate a large restricted research/production company and its related growth and expansions through phased building construction. This district is intended for facilities that have restrictions of state or federal requirements mandating buffer zones and/or setback requirements.

SD3 purpose: To accommodate senior multi-family that includes units licensed in a CBRF facility, defined as assisted or memory care housing, and is structurally connected to an independent senior housing component. The structural connection of the housing types shall be integral to the use and operations of the building which otherwise could not be accommodated by other transect lot configurations. A single SD3 Parcel or combination of SD3 parcels to accommodate one development shall not exceed four (4) acres in size. Transect 5 standards shall apply to Special District 3 unless specifically exempted.

	SD1 MIXED USE BUSINESS PARK	SD2 RESTRICTED RESEARCH/ PRODUCTION DISTRICT	SD3 SENIOR HOUSING CAMPUS
a. ALLOCATION OF ZONES			
CLD	NA	NA	NA
TND	20% max. Net Site Area*	NA	Shall count toward T5
TOD	30% max. Net Site Area*		Shall count toward T5
*Adopted Neighborhood Plans are not subject to these limitations			
b. BASE RESIDENTIAL DENSITY			
By Right Residential	12 units/ac. max.	NA	Per T5 (Table 2)
Uses other than Office, lodging, and Industrial	20% max.	NA	NA
c. BLOCK SIZE			
Block Perimeter	3,000 ft. max.	4,600 ft. max.	Per T5 (Table 2)
d. THOROUGHFARES (see Table 9A for Bikeway Facilities)			
BV	permitted	permitted	Per T5 (Table 2)
AV	permitted	permitted	Per T5 (Table 2)
CS	permitted	permitted	Per T5 (Table 2)
ST (ST-45-22, ST-55-28, ST-60-34)	permitted	permitted	Per T5 (Table 2)
RD	not permitted	not permitted	Per T5 (Table 2)
RL	not permitted	not permitted	Per T5 (Table 2)
RA	permitted	permitted	Per T5 (Table 2)
Passage	permitted	permitted	Per T5 (Table 2)
e. CIVIC SPACES			
Conservancy	by Administrative Approval	by Administrative Approval	Per T5 (Table 2)
Park	permitted	permitted	Per T5 (Table 2)
Green	permitted	permitted	Per T5 (Table 2)
Square	permitted	permitted	Per T5 (Table 2)
Plaza	permitted	permitted	Per T5 (Table 2)
Playground	not required	not required	Per T5 (Table 2)
f. LOT OCCUPATION			
Lot Width	60 - 300 ft.	60 ft. min.	18-300 ft.**
Lot Coverage	80% max.	80% max.*	Per T5 (Table 2)*
*may be allocated by individual lot or block			
**The Common Council may approve a lot width up 350 ft. by waiver, to be included as a part of the approving resolution for such a lot			
g. SETBACKS - PRINCIPAL BUILDING *			
(g.1) Front Setback Principal	0 ft. min., 24 ft. max.	0 ft. min., 24 ft. max.	Per T5 (Table 2)
(g.2) Front Setback Secondary	0 ft. min., 24 ft. max.	0 ft. min., 24 ft. max.	Per T5 (Table 2)
(g.3) Side Setback	0 ft. min., 24 ft. max.	0 ft. min.	Per T5 (Table 2)
(g.4) Rear Setback	12 ft. min.	12 ft. min.	Per T5 (Table 2)
Frontage Buildout	70% min.	60% min.**	Per T5 (Table 2)***
*setback standards may be modified through ADR to accommodate street curvature.			
** May be phased-in over 8 years and utilize hardscape & landscape screening, with ADR approval.			
*** The Plan Commission may grant Administrative Approval for a max. 50" recess behind the primary setback to accommodate an outdoor living space and still count to the Frontage Buildout requirement, provided that: any mechanical louver is placed on the side recess wall, at least 66% of the Facade is built at or up to 18" behind the primary setback; and Plan Commission review is based on standards in sections 1.5.5 and 1.6.5 of this chapter.			
h. SETBACKS - OUTBUILDING (See Table 26)			
Front Setback	20 ft. min. + bldg. setback	20 ft. min. + bldg. setback	Per T5 (Table 2)
Side Setback	3 ft. min.	3 ft. min.	Per T5 (Table 2)
Rear Setback	3 ft. min.	3 ft. min.	Per T5 (Table 2)
i. BUILDING DISPOSITION			
Edgeyard	permitted	permitted	Per T5 (Table 2)
Sideyard	permitted	permitted	Per T5 (Table 2)
Rearyard	permitted	permitted	Per T5 (Table 2)
Courtyard	not permitted	not permitted	Per T5 (Table 2)
Specialized	through ADR	through ADR	Per T5 (Table 2)

DISPOSITION

SPECIAL DISTRICTS CONTINUED

	SD1 MIXED USE BUSINESS PARK	SD2 RESTRICTED RESEARCH/ PRODUCTION DISTRICT	SD3 SENIOR HOUSING CAMPUS	
i. PRIVATE FRONTAGES				
Common Yard	permitted	permitted	Per T5 (Table 2)	CONFIGURATION
Porch & Fence	not permitted	not permitted	Per T5 (Table 2)	
Light Court	not permitted	not permitted	Per T5 (Table 2)	
Forecourt	permitted	permitted	Per T5 (Table 2)	
Stoop	not permitted	not permitted	Per T5 (Table 2)	
Shopfront	permitted	permitted	Per T5 (Table 2)	
Gallery	permitted	permitted	Per T5 (Table 2)	
Arcade	permitted	permitted	Per T5 (Table 2)	
Parking Lot	by Administrative Approval	by ADR	Per T5 (Table 2)	
Common Entry and Planter	permitted	permitted	Per T5 (Table 2)	
j. BUILDING CONFIGURATION				
Principal Building	5 stories max. 2 min.*	5 stories max.	Per T5 (Table 2)	FUNCTION
Outbuilding	3 stories max.	3 stories max.	Per T5 (Table 2)	
* 1 story permitted by Administrative Waiver				
** 1 story permitted by ADR				
k. BUILDING FUNCTION (see Table 21 for specific use allowances)				
Residential	limited	not permitted	Per T5 (Table 2)	FUNCTION
Lodging	permitted	not permitted	Per T5 (Table 2)	
Office	permitted	permitted	Per T5 (Table 2)	
Retail	limited	not permitted	Per T5 (Table 2)	
Industrial	permitted	permitted	Per T5 (Table 2)	
Uses other than Office, lodging, and Industrial	20% max.	NA	N/A	

TABLE 9A. SPECIAL DISTRICTS - BIKEWAYS, BICYCLE PARKING, AND ENHANCEMENTS

Special Districts that do not have provisions within this Code shall be governed by the standards of Chapter 22.

	SD1 MIXED USE BUSINESS PARK	SD2 RESTRICTED RESEARCH/ PRODUCTION DISTRICT	SD3 SENIOR HOUSING CAMPUS
a. BIKEWAY TYPES (See Table 4 and 4A for thoroughfare assemblies)			
Mountain Bike Trail	not permitted	not permitted	Per T5 (Table 2A)
Shared Use Trail (regional/state)	permitted	permitted	Per T5 (Table 2A)
Shared Use Path (local)	permitted	permitted	Per T5 (Table 2A)
Conventional Bicycle Lane	permitted	permitted	Per T5 (Table 2A)
Buffered Bicycle Lane	Admin. Approval	Admin. Approval	Per T5 (Table 2A)
Cycle Track	Admin. Approval	Admin. Approval	Per T5 (Table 2A)
Bicycle Boulevard	not permitted	not permitted	Per T5 (Table 2A)
b. BICYCLE PARKING			
Bicycle Rack (standard)	permitted	permitted	Per T5 (Table 2A)
Bicycle Rack (decorative, public art)	Admin. Approval	Admin. Approval	Per T5 (Table 2A)
Bicycle Shelter	permitted	permitted	Per T5 (Table 2A)
Bicycle Locker	permitted	permitted	Per T5 (Table 2A)
Bicycle Hub	permitted	permitted	Per T5 (Table 2A)
c. BICYCLE FACILITY ENHANCEMENTS			
Active Warning Beacon	Admin. Approval	Admin. Approval	Per T5 (Table 2A)
Bicycle Box	Admin. Approval	Admin. Approval	Per T5 (Table 2A)
Bicycle Median Refuge Island	Admin. Approval	Admin. Approval	Per T5 (Table 2A)
Bicycle Route and Wayfinding Signs	permitted	permitted	Per T5 (Table 2A)
Bicycle Signal Head	Admin. Approval	Admin. Approval	Per T5 (Table 2A)
Bicycle Turn Pocket	Admin. Approval	Admin. Approval	Per T5 (Table 2A)
Colored Bicycle Facilities	Admin. Approval	Admin. Approval	Per T5 (Table 2A)
Paved Shoulder	Admin. Approval	Admin. Approval	Per T5 (Table 2A)
Peg-a-Tracking	permitted	permitted	Per T5 (Table 2A)
Rumble Stripes	permitted	permitted	Per T5 (Table 2A)
Signal Detection and Actuation	Admin. Approval	Admin. Approval	Per T5 (Table 2A)
Shared Vehicular Lane Marking (Sharrow)	permitted	permitted	Per T5 (Table 2A)

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