

ARTICLE 5. TRANSECT ZONING REGULATIONS

5.1 INSTRUCTIONS[†]

- 5.1.1 Lot and building plan approval for areas subject to a Regulating Plan approved under either Article 3 or Article 4 shall be subject to the following requirements of this Article.
- 5.1.2 Building and site plans submitted under this Article shall show the following, in compliance with the standards described in this Article:
 - a. For site and building approval:
 - i. Building Disposition
 - ii. Building Configuration
 - iii. Building Use
 - iv. Parking Location Standards
 - v. Number of dwelling units
 - vi. Base Residential Density
 - vii. Building square footage
 - viii. All requests for Administrative Waivers, if any
 - ix. All requests for Administrative Approvals, if any
 - x. All known requests for Conditional Use Permits, if any
 - xi. Civic Building design(s)
 - xii. Landscape Standards
 - xiii. Signage Standards
 - xiv. Special Requirements, if any
 - xv. Architectural Standards
 - xvi. Statistics, maps and other documentation showing how the Article 5 application, in combination with the past approved Article 5 plans, will meet the approved Community Regulating Plan, and the standards of this Chapter.
 - xvii. Fencing standards
 - xviii. Lighting standards
 - xix. Grading plan
- 5.1.3 The Zoning Administrator shall review and may approve only if the submittal is consistent with the provisions of this Article and past required approvals (Article 3 or Article 4). No building or zoning permit shall be issued until the requirements of Section 24-14 of the Land Division code are met. Any amendment(s) or alternation(s) to the approved Article 5 plan shall require a new submittal, but only of the portions altered.

5.2 PRE-EXISTING CONDITIONS[†]

- 5.2.1 Where a building exists on an adjacent lot and is at a different setback than required by this ordinance, the applicant may choose a setback at, or between one setback or the other.
- 5.2.2 The restoration or rehabilitation of an existing building shall not require the provision of (a) parking in addition to that existing nor (b) on-site stormwater retention/detention in addition to that existing, unless otherwise required by County or State Code.

5.3 SPECIAL REQUIREMENTS

- 5.3.1 To the extent that any Regulating Plan designates any of the Special Requirements, standards shall be applied as follows:
 - a. Buildings along the A-Grid shall be held to the Highest Standard of this Code in support of pedestrian activity. Buildings along the B-Grid may be considered for Administrative Waivers.
 - b. a Mandatory or Recommended Retail Frontage designation requires or advises that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the Sidewalk as generally illustrated in Table 14.

- c. a Mandatory or Recommended Gallery Frontage designation requires or advises that a building provide a permanent cover over a private Sidewalk, either cantilevered or supported by columns (as generally illustrated in Table 14). A Gallery Frontage may be combined with a Retail Frontage.
- d. a Coordinated Frontage designation requires that the Public Frontage (Table 4) and Private Frontage (Table 14) be coordinated as a single, coherent landscape and paving design.
- e. a Mandatory or Recommended Terminated Vista designation requires or advises that the building be provided with architectural articulation of a type and character that responds visually to its axial location.
- f. a Cross Block Passage designation requires that a minimum 8-foot-wide pedestrian access be reserved between buildings.
- g. All above-grade utility appurtenances shall not be located within 20 feet of primary or secondary frontage property line.

5.4 CIVIC ZONES†

5.4.1 General

- a. Civic Zones are designated on Regulating Plans as Civic Space (CS) or Civic Building (CB).
- b. Parking provisions for Civic Zones shall be determined by Administrative Approval.

5.4.2 Civic Spaces (CS)

- a. Civic Spaces shall be generally designed as described in Table 8 and approved by Administrative Approval.

5.4.3 Civic Buildings (CB)

- a. Civic Buildings are subject to Architectural Review under Chapter 25 of the Municipal Code. Due to their nature and importance, Civic Buildings are not subject to the requirements of Article 5 unless so decided by the Plan Commission in the exercise of its review authority. The Plan Commission shall be guided by the standards of Administrative Approval, Section 1.6.5 in making its decision. Signage requirements, however, shall be in accord with Section 5.12.

5.5 SPECIFIC TO T1 NATURAL ZONE

- 5.5.1 Public buildings in the T1 Natural Zone shall be administratively approved.

5.6 BUILDING DISPOSITION†

5.6.1 Specific to zone T2

- a. Newly platted Lots shall be dimensioned according to Table 2f.
- b. Building Disposition types shall be as shown in Table 2i and Table 16.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Table 2g, Table 2h.
- d. Development parameters (Table 2f—2k) may be adjusted by Administrative Waiver for sites having a dwelling before rezoning to SmartCode.

5.6.2 Specific to zones T3, T4, T5

- a. Newly platted Lots shall be dimensioned according to Table 2f and Tables 22 – 26.
- b. Building Disposition types shall be as shown in Table 2i and Table 16.
- c. Buildings shall be disposed in relation to the boundaries of their Lots according to Table 2g, Table 2h and Tables 22 – 26.
- d. One Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building, may be built on each Lot as shown in Table 27c.
 - i. In-lieu of an Outbuilding, a multi-family site in T5 may have a Residential Amenities building, at the rear and in addition to the Principle Building, provided that it maintains a 10 foot setback from the rear property line.
- e. Lot coverage shall not exceed that recorded in Table 2f and Tables 22-26. Lot coverage for rearyard multi-family lot(s) in T4 may exceed the required lot coverage, up to a maximum of 80% lot coverage, by Administrative Waiver. Lot coverage for rearyard multifamily lot(s) in T4 may exceed the required lot coverage, up to a maximum of 90% lot coverage, by Administrative Waiver if the following are satisfied:

- i. The lot is within a development area designated for Transit Oriented Development.
 - ii. Lot is within 150 feet of a T5 lot.
 - f. Façades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the Frontage width at the Setback, as specified as Frontage Buildout on Table 2g and Tables 22 – 26.
 - i. The Façade may vary up to 18” behind the primary setback and still count toward the Frontage Buildout requirements, except as may be provided under 5.6.2 f.vii. **A variation of larger than 18” behind the primary setback and still count toward the frontage buildout for larger buildings in T5 TOD may be approved by Administrative Approval.**
 - ii. Frontage Buildout shall be applied only to the Principal Frontage. However, a Multi-family, commercial, or Mixed-use building Façade not on a Principal Frontage shall not vary more than 18” behind the chosen setback, except as may be provided in 5.6.2 f.vii.
 - iii. The Frontage Buildout requirement may be reduced up to 15% for the Forecourt Private Frontage, where permitted.
 - iv. Where an easement is required to accommodate a highway retaining wall, an Administrative Waiver may be obtained to remove the easement or clear zone from being considered as part of the Principal Frontage, when applying the Frontage Buildout requirement. A condition may be placed to mitigate the loss of the Frontage Buildout for that area.
 - v. Frontage Buildout shall only apply to the first floor of Edgeyard single-family dwelling structures.
 - vi. T4 single-family Edgeyard building, where the garage does not have access to a rear alley or rear lane, may have Frontage Buildout reduced to 50%, provided the garage width is 24’ or less.
 - vii. The Plan Commission may grant Administrative Approval for a maximum 44” recess behind the primary setback for a Multifamily unit 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 Façade 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.
 - g. Setbacks for Principal Buildings shall be as shown in Table 2g and Tables 22 – 26. In the case of an Infill Lot, the Common Council through the approved Infill Community Regulating Plan, may require setbacks to match one of the existing adjacent setbacks. Where a bicycle or pedestrian easement is present, the building recess may be beyond the maximum setback range, provided that the primary setback is within the allowed setback range and all other aspects of the setback and frontage buildout are maintained.
 - h. Rear Setbacks for Outbuildings shall be a minimum of 15 feet measured from the centerline of the Rear Alley or Rear Lane easement. In the absence of Rear Alley or Rear Lane, the rear Setback shall be as shown in Table 2h and Tables 22 – 26.
 - i. **Setbacks for Principal Buildings may be adjusted to allow for curved streets by Administrative Waiver.**
- 5.6.3 Specific to zones T4, T5
- a. Bayfront and bowfront buildings are permitted and the portion of the bay or bow encroaching into the first layer shall count toward the Frontage Buildout requirements as specified on Table 2g and Tables 22 – 26. These building types shall only be permitted where:
 - i. The façade wall materials consist of stucco, masonry or stone.
 - ii. The total of the combined widths of the bays or bows do not exceed 50% of the façade width.
- 5.6.4 Specific to zone T4
- a. Single-family ~~detached~~ lots ~~shall be may exceed~~ 60.49 ft. ~~max. wide or less~~ **by Administrative Approval to eliminate oddly-shaped outlots.**
 - b. Edgeyard single-family lot width may be increased by Administrative Waiver to address peculiarities of edge conditions provided the lots are within 150’ of the edge of the Community Unit but for not more than 15% of the Edgeyard single-family lots within a plat.
 - c. An Administrative Waiver may be obtained to reduce the Frontage Buildout requirement for odd-shaped

Edgeyard single-family lots created in edge conditions, but for not more than 15% of the Edgeyard single-family lots in a plat.

5.6.5 Specific to Special Districts

- a. Buildings shall be disposed in relation to the boundaries of their Lots according to Tables 9, 26, 27, and 28, and are subject to Architectural Review under Chapter 25 of the Municipal Code.
- b. The Facade may vary up to 18" behind the Primary setback and still count toward the Frontage Buildout requirements.
 - i. In SD2 the façade may vary up to 36" behind the Primary setback and still count toward the Frontage Buildout requirements, provided that; at least 25% of the façade is built at the primary setback; and review is based on standards in sections 1.5.5 and 1.6.5 of this chapter.
 - ii. In SD3 the Plan Commission may grant Administrative Approval for up to a 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.
 - iii. In SD3 the Plan Commission may grant Administrative Approval for a greater recess along the first story to accommodate a main building entrance provided that: the main entrance complies with Table 14, 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.

5.6.6 Specific to T5

- a. Where parking stalls are located adjacent to a lane or alley entrance, the side setback shall be measured from the closest edge of the parking stall or its abutting sidewalk.
- b. In T5 TOD, lot width may exceed 300 feet by Administrative Approval to eliminate oddly shaped outlots and driveway outlots. Each building shall provide horizontal articulation at an interval of 100 feet or less on each street-facing facade.
- c. In T5 TOD, maximum of 8 stories. Building height may be increased to 12 stories with Administrative Approval. All street facades shall be 6 stories maximum.
- d. In T5 TOD, variation behind the primary setback may be allowable above 18 inches with Administrative Approval.

5.7 BUILDING CONFIGURATION†

5.7.1 General to zones T2, T3, T4, T5

- a. The Private Frontage of buildings shall conform to and be allocated in accordance with and Table 2j and Table 14.
- b. Buildings on corner Lots shall have two Private Frontages as shown in Table 27. Prescriptions for the second and Third Layers pertain only to the Principal Frontage. Prescriptions for the First Layer, excluding the Frontage Buildout requirement (See Sec. 5.6.2f), pertain to both Frontages.
- c. All Façades shall be glazed with at least 10% clear glass of the first Story.
- d. Building heights and Extension Lines shall conform to Table 2k and Table 15.
- e. For multi-family and commercial buildings, stories shall not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Use, which shall be a minimum of 11 feet with a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 feet at ground level, shall be counted as two (2) stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional Story.
- f. In a Parking Structure or garage, each above ground level counts as a single Story regardless of its relationship to habitable Stories.
- g. Attics, basements, raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads are not classified as a story. Attics shall not exceed 14 feet in height.
- h. 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
- 5.7.2 Specific to zone T2
- a. In no case shall the height of any residential structure exceed 35 feet as measured under Chapter 22.
- 5.7.3 Specific to zone T3
- a. No portion of the Private Frontage may Encroach the Sidewalk.
 - b. Open porches may Encroach the First Layer 50% of its depth. (Table 27d)
 - c. Balconies and bay windows may Encroach the First Layer 25% of its depth except that balconies on porch roofs may Encroach as does the porch.
 - d. In no case shall the height of any residential structure exceed 35 feet as measured under Chapter 22.
- 5.7.4 Specific to zone T4
- a. Balconies, open porches and bay windows may Encroach the First Layer 80% of its depth. (Table 27d) Galleries may Encroach 100% of the First Layer for commercial uses.
 - b. Awnings may Encroach the Sidewalk to within 2 feet of the Curb but must clear the Sidewalk vertically by at least 8 feet and must be retractable.
 - c. T4 single family Edgeyard Buildings may use a wrap-around porch to count for up to 15% (may be rounded up to next whole foot) of the Frontage Buildout requirement, but only where the porch is at least five feet in width (front and side) and wraps around the side of the dwelling from the Primary Setback for at least eight feet, and has a railing of at least three feet in height.
- 5.7.5 Specific to zone T5
- a. Awnings may Encroach the Sidewalk to within 2 feet of the Curb but must clear the Sidewalk vertically by at least 8 feet and must be retractable.
 - b. The Shopfront Private Frontage shall be no less than 50% glazed in clear glass as generally illustrated in Table 14 and specified in Article 5.
 - c. Stoops, Light Courts, balconies and bay windows, may Encroach the First Layer 100% of its depth. (Table 27d)
 - d. Loading docks and service areas shall be permitted on Frontages only by Administrative Approval.
 - e. In the absence of a building Façade along any part of a Frontage Line, a Streetscreen shall be built coplanar with the Façade.
 - f. Streetscreens for non-parking areas should be between 3.5 and 8 feet in height. The Streetscreen may be replaced by a hedge or fence by Administrative Waiver. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access. See Section 5.10 for parking area screening standards.
 - g. A first level Residential or Lodging Use should be raised a minimum of 2 feet from average Sidewalk grade.
 - h. One-story heights are permitted in TNDs by Administrative Waiver, but shall not exceed 20% of the Pedestrian Shed Private Frontage for T5.
 - i. For Common Entry and Planter, a landscaped planter is optional and may extend no more than 3' from the facade at grade, or 8' if lined with a min. 8" thick masonry wall not to exceed 36" in height. Any setback area not within the planter shall be paved at grade. The first story of the facade shall be no less than 25% glazed in clear glass. An awning or sunshade may encroach into the setback area, provided it is retractable.
- 5.7.6 Specific to zones T4, T5
- a. For the Forecourt Private Frontage, the building may recess from the Frontage Line a maximum of 20 feet for pedestrian entries or a maximum of 30 feet for vehicular access. A greater recess may be allowed by Administrative Approval.
 - i. The Forecourt shall provide access to the main building entrance. Driveways within Forecourts shall be limited to 20 feet in width. Portions of the driveway in the Public Frontage shall be limited to 12 feet in width and shall be paved in coordination with the adjacent Public Frontage.
- 5.7.7 Specific to Special Districts
- a. Buildings shall follow Tables 9, 26, 27, and 28, and are subject to Architectural Review under Chapter 25 of the

Municipal Code.

5.8 BUILDING USE†

5.8.1 General to zones T2, T3, T4, T5

- a. Principal Buildings in each Transect Zone shall conform to the Uses on Table 2l and Table 21.

5.8.2 Specific to zones T2, T3

- a. Reserved.

5.8.3 Specific to zones T4

- a. Reserved.

5.8.4 Specific to zone T5

- a. First Story Commercial Uses shall be permitted.
- b. Manufacturing Uses within the first Story shall be permitted only by Conditional Use. Floor area limits may be set during the Conditional Use process.
- c. Reserved.
- d. Retail Ready Building space shall provide for:
 - i. A shopfront, gallery or arcade private frontage, as described in Table 14;
 - ii. First Floor entry no more than 18 inches above sidewalk grade;
 - iii. A minimum interior height of 12 feet;
 - iv. A minimum depth of 30 feet for the Retail Ready space;
 - v. Recessed entries to allow a door to swing out without obstructing pedestrian flow; and
 - vi. Located on an appropriate thoroughfare type that provides for on-street parking and a minimum 6 foot wide sidewalk.

5.8.5 Specific to Special Districts

- a. Buildings shall conform to the uses on Tables 9 & 21.
- b. A maximum of 20% of SD1 can be uses other than Office, lodging and Industrial.

5.9 DENSITY CALCULATIONS†

5.9.1 Reserved.

5.9.2 Specific to zones T4, T5

- a. The total Density within each Transect Zone shall not exceed that specified by an approved Regulating Plan based on Article 3 or Article 4.
- b. Density is calculated over the respective T Zone for each community type. In no case shall the density within any one block (or portion of a block if more than one T Zone occupies a block) exceed the maximum density set for the respective T Zone identified in Table 2b. Density for each block (or portion of a block if more than one T Zone occupies a block) may be less than that required in Table 2b, but it will be required to offset this lower density by a higher density elsewhere in the respective T Zone so as to meet the overall T Zone density allocation in Table 2b. Net density is used in the calculations.
- c. Applicant shall provide the necessary information to show how their application fits with prior applications to assure the density levels as required by Table 2b are met.
- d. Accessory Units do not count toward Density calculations.

5.10 PARKING LOCATION STANDARDS†

5.10.1 Motor Vehicle Parking General to zones T2, T3, T4, T5

- a. All parking and drive areas shall be paved or constructed of other hard surface material.
- 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.

5.10.2 Motor Vehicle Parking General to zones T3, T4, T5

- a. Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available on the Regulating Plan.

5.10.3 Motor Vehicle Parking Specific to zones T2, T3

- a. Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available on the Regulating Plan.
 - b. 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. (Table 27d)
 - c. 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.
- 5.10.4 Motor Vehicle Parking Specific to zones T3, T4
- a. Driveways at Frontages shall be no wider than 10 feet in the First Layer.
 - b. 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:
 - i. Maximum radius (radii) is eight feet, with any part to be at least seven feet from the Frontage Line, and the total area of the radius (radii) shall not exceed 13 square feet.
 - ii. Maximum flare(s) is five feet, with any part at least 10 feet from the Frontage Line, and a total area of all flare(s) shall not exceed 13 square feet.
- 5.10.5 Motor Vehicle Parking Specific to zone T4
- a. All parking areas shall be located at the second or Third Layer. 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. (Table 27d)
 - b. Open parking areas shall be masked from the frontage by a building or a Streetscreen. Such Streetscreen shall be between 3.5 ft. and 5.0 ft. in height.
 - c. Edgeyard single-family dwelling lots may use an opaque evergreen hedge or solid fence in lieu of a streetscreen.
- 5.10.6 Motor Vehicle Parking Specific to zone T5
- a. All parking lots, garages, and Parking Structures shall be located at the third Layer. (Table 27d)
 - b. Vehicular entrances to parking lots, garages, and Parking Structures shall be no wider than 24 feet at the Frontage.
 - c. Pedestrian exits from all parking lots, garages, and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a building) except underground levels that may be exited by pedestrians directly into a building.
 - d. Parking Structures on the A-Grid shall have Liner Buildings lining the first and second Stories.
 - e. Open parking areas shall be masked from the frontage by a building or a Streetscreen. Such Streetscreen shall be between 3.5 ft. and 6.0 ft. in height.
- 5.10.7 Motor Vehicle Parking Specific to Special Districts
- a. All parking lots, garages, and Parking Structures shall be located as shown in Table 26 for SD1 and Table 27 for SD2 and Table 28 for SD3.
- 5.10.8 Bicycle Parking General to zones T2, T3, T4, T5, SD1, SD2, SD3
- a. Bicycle parking is to be allocated across the Transect by type, but detailed in quantity and location by land use, demand, and building size.
 - b. Short- and long-term bicycle parking facilities should:
 - i. Maximize visibility and minimize opportunities for vandalism by being located in locations within easy view of pedestrian traffic, windows, doors, and/or well-lit areas
 - ii. Protect bicycles from inclement weather, as long as the facilities meet or exceed visibility, spacing, and performance standards.
 - iii. Locate bicycles a safe distance away from automobiles parked on-street, in lots, or in structures so that bicycles will not be damaged by opening doors or errant driving behavior.
 - iv. Not obstruct pedestrian movement in any way.
 - v. Place the rack(s) between the primary road/path used by bicyclists and the entrance to the destination(s) they serve. See Table 19C for bicycle parking proximity guidelines.

- vi. Not be located on or near stairs, walls, berms, or within handicap accessible ramps.
- vii. Provide enough space for bicycles of all types to maximize the intended bicycle parking capacity of a given facility.
- viii. See the currently adopted Bicycle and Pedestrian Plan for more specific bicycle parking siting and location standards.

5.11 LANDSCAPE STANDARDS†

5.11.1 General to zones T2, T3, T4, T5

- a. Lot coverage shall not exceed that identified in Table 2f.

5.11.2 Specific to zones T2, T3, T4

- a. The first Layer may not be paved, with the exception of Driveways as specified in Section 5.10.3, Sections 5.10.4, and Section 5.10.5. (Table 27d) and a maximum 5 foot width walkway from the Stoop or Porch to the driveway and/or public sidewalk or Thoroughfare.
- b. The minimum required landscape area shall be thirty (30) percent of the first layer of Principal and Secondary Frontages.
- c. Preservation of on-site existing trees and vegetation is encouraged and may be used to fulfill the landscape requirements.

5.11.3 Specific to zone T3

- a. One (1) Tree shall be planted within the first Layer for every 800 square feet of landscape area, or any portion thereof. (Table 27d)
- b. Substitutions:
 - i. One (1) Tree may be substituted for two (2) Understory Trees;
 - ii. One (1) Understory Tree may be substituted for six (6) Shrubs.
- c. One (1) Tree may be substituted for an existing Tree to be preserved provided that:
 - i. It is four (4) Inches DBH or greater;
 - ii. Possesses a healthy and full canopy;
 - iii. Has incurred no damage that would undermine its long-term vitality and quality.
- d. Trees shall be naturalistically clustered.

5.11.4 Specific to zone T4

- a. A minimum of one (1) Understory Tree or six (6) Shrubs shall be planted within the first Layer for every 500 square feet of first layer Landscape Area. (Table 27d):
- b. Porous paving materials are encouraged in order to increase storm water infiltration on site.

5.11.5 Specific to zone T5

- a. Trees shall not be required in the first Layer.
- b. The first Layer may be paved to match the pavement of the Public Frontage.
- c. Landscape islands ~~in interior parking lots shall only occur at the end of drive aisles. Islands should~~ shall be the minimum size for healthy growth for the specific species of Tree.
- d. Porous paving materials are encouraged in order to increase storm water infiltration on site.

5.11.6 Specific to Special Districts

- a. Subject to Architectural Review under Chapter 25 and Design Review under Chapter 22 of the Municipal Code.

5.12 SIGNAGE STANDARDS†

5.12.1 General to zones T2, T3, T4, T5

- a. There shall be no signage permitted additional to that specified in this section.
- b. The address number, no character 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.
- c. No sign shall extend into the street right of way.

5.12.2 Specific to zones T2, T3

- a. Signage shall not be illuminated.

5.12.3 Specific to zones T4, T5

- a. Signage shall be either externally illuminated or may be internally illuminated with halo style lighting or face-lit lighting. Halo-lighting is defined as internal illumination where the letter or logo faces are opaque but allow lighting to display onto wall or panel surface out of the back of the letter or logo. Signage within the shopfront glazing may be neon lit.
 - b. B-grid streets may utilize the Chapter 26 Signs instead of 5.12 standards.
- 5.12.4 Specific to zones T2, T3, T4
- a. 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 feet above the Sidewalk.
- 5.12.5 Specific to zone T5
- a. Blade signs, not to exceed 6 square ft. for each separate business entrance or separate residential amenity (e.g. office, clubhouse) for multi-family residential projects, may be attached to and shall be perpendicular to the Façade, and shall clear 8 feet above the Sidewalk.
 - b. A building may have one of the following types of signs:
 - i. Single permanent external sign band may be applied to the Façade of each building, providing that such sign not exceed 3 feet in height by any length.
 - ii. Single permanent external vertical sign band of 1.5 feet wide by one-third of the building height may be applied to the facade.
 - c. Address signage as an architectural feature may exceed size and placement regulations as stated in 5.12.1b by Administrative Waiver, provided no individual character is more than 2 feet measured vertically and the scale is relative to the building facade.
 - d. A single permanent external sign may be placed on or attached above the Fixed Awning, provided it is no more than 3 feet in height and 10 feet in length.
- 5.12.6 Specific to Special Districts
- a. SD1 - Signage shall utilize the Chapter 26 Sign Ordinance.
 - b. SD2 - Signage shall follow the sign area standards identified in Chapter 26 Sign Ordinance. Standards may be modified through ADR where signage is architecturally incorporated into the building design.
 - c. SD3- Signage shall comply with T5 Signage Standards.
- 5.12.7 Specific to Civic Zones
- a. Signage shall follow T5 standards.
 - b. An Administrative Waiver may be allowed for the use of a monument sign. A monument sign with the following:
 - i. Shall not exceed 6 ft. in height;
 - ii. Base shall be made of durable materials as provided in 5.12.17b; and
 - iii. Shall include a landscape area.

5.13 ARCHITECTURAL STANDARDS†

- 5.13.1 Architectural review shall be accomplished as an Administrative Approval for all non-Civic buildings. The Plan Commission may waive any of the standards in 5.13 to allow building design or architecture the Commission feels is suitable for the block and its neighborhood.
- 5.13.2 Architectural Intent for non-Civic building Façades specific to Zones T4 and T5 Façades
- a. Provide front entrance(s) that are distinct and visible from the street, but should not exaggerate or double the height of the entrance.
 - b. Simple massing is preferred and should be used with stoops, porches, galleries, arcades, roof eaves, and balconies to provide expressive character, over excessive use of building articulation.
- 5.13.3 Architectural Intent for non-Civic building Façades specific to Zone T5 Façades
- a. Provide a discernable base, middle and cap that are clearly defined by horizontal elements along the bottom and top of the building. Expression of the elements should be handled through changes in material selection, color, or plane. Use of horizontal bands, cornices, and or varied window patterns can assist in expression.
- 5.13.4 General to Zones T3, T4, and T5 Façades

This section does not apply to single-family and two-family Edgeyard and Sideyard Residential units.

- a. Building wall materials may be combined on each Façade only horizontally, with the lighter above more substantial materials.
 - b. Durable materials are cementitious siding, brick, artificial or natural stone, stucco and concrete finished to an architectural level, and decorative finish block systems.
 - c. 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:
 - i. It is not used between grade and the first (street) floor ceiling.
 - ii. It is not more than 25% of the material on any façade, including windows and doors.
 - iii. Architectural approval for site and building design is obtained from the Plan Commission applying the standards of 1.6.5.
 - d. The use of reflective materials is discouraged.
 - e. 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.
 - f. 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.
 - g. 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.
 - h. 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.
 - i. Fences at the first Lot Layer shall be painted or stained.
- 5.13.5 Specific to Zones T3, T4 Façades
- a. 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).
 - b. Exterior Insulation Finish System (EIFS), vinyl, cellulose composite siding, and non-kevlar aluminum coated siding are not considered durable materials, for section 5.13.5.
 - c. The railings of 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.
- 5.13.6 Specific to Zone T5
- a. Materials for street story Façade or below shall be durable.
 - b. Preferred durable materials are stucco, brick, artificial or natural stone, concrete finished to an architectural standard and decorative finish block systems.
 - c. Wood and finished metal may be used as accents, but should not be the primary material of the street story Façade.
 - d. The railings of balconies and porches shall be made of painted wood, stained wood, cementitious wood substitute boards the same size and thickness as commonly available wood boards, wood plastic composite, wrought iron, or powder-coated aluminum.
- 5.13.7 Specific to Civic Buildings
- a. Civic Buildings are subject to Architectural Review under Chapter 25 of the municipal code (see Section 5.4.3a).
- 5.13.8 Specific to Special Districts
- a. Buildings in Special Districts are subject to Architectural Review under Chapter 25 of the municipal code.
- 5.14 FENCING STANDARDS**
- 5.14.1 General to Zones T3, T4, and T5
- a. Hedges in Frontage Line fencing shall be evergreen.

- b. Wood Frontage Fences shall be painted or stained.
 - c. No single Frontage Fence panel shall exceed 40" in height along a Frontage Lot Line.
 - d. Private Fences shall be between 60" and 72" in height.
 - e. 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.
 - f. Frontage Fences may occur at the Lot Line, or up to 18" behind the Lot Line to permit landscaping.
 - g. 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.
 - h. Fences along non-thoroughfare, or alley lot lines may be chain link, but in no case shall exceed 72" in height.
 - i. 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.
- 5.14.2 Specific to Zone T3
- a. Frontage Fences in T3 shall be picket, post and hedge, board and picket, ranch, or hedgerows.
 - b. Frontage Fences shall be 36" to 42" in height. Secondary Frontage Fences may be 60" high beginning at the Primary Setback.
- 5.14.3 Specific to Zone T4
- a. Frontage Fences in T4 shall be picket, post and hedge, iron, board and picket, stone, brick, stucco or hedgerows.
 - b. Frontage Fences shall be 36" to 48" in height. Secondary Frontage Fences may be 60" high beginning at the Primary Setback.
- 5.14.4 Specific to Zone T5
- a. Frontage Fences in T5 shall be iron, iron and stone, iron and brick, brick, stucco or stone.
 - b. Frontage Fences shall be 48" to 72" in height.
- 5.15 LIGHTING STANDARDS[†]**
- 5.15.1 ~~All outdoor lighting shall conform to Chapter 28 of the Fichburg Code of Ordinances. General to Zones T2, T3, T4, and T5~~
- ~~a. All parking lot and exterior building lighting on private lots shall be dark sky approved or full cut off fixtures.~~
 - ~~b. Low wattage lighting may be used for landscaping or accent purposes, but controlled by dimmer, time switch or motion sensor.~~
 - ~~c. 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.~~
- 5.15.2 ~~Specific to zone T2~~
- ~~a. Average lighting levels at the building frontage line shall not exceed .5 footcandles.~~
- 5.15.3 ~~Specific to zone T3~~
- ~~a. Average lighting levels at the building frontage line shall not exceed 1.0 footcandle.~~
- 5.15.4 ~~Specific to zone T4~~
- ~~a. Average lighting levels at the building frontage line shall not exceed 2.0 footcandles.~~
- 5.15.5 ~~Specific to zone T5~~
- ~~a. Average lighting levels at the building frontage line shall not exceed 4.0 footcandles.~~
- 5.15.6 ~~Specific to Special Districts~~
- ~~a. Subject to Architectural Review under Chapter 25 and Design Review under Chapter 22 of the Municipal Code.~~

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TABLE 14. PRIVATE FRONTAGES.†

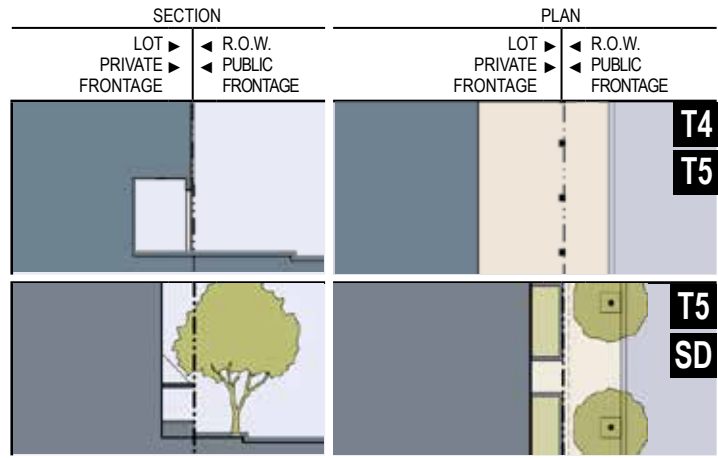
The Private Frontage is the area between the building Facades and the Lot lines.

	SECTION	PLAN
	LOT PRIVATE FRONTAGE < R.O.W. PUBLIC FRONTAGE	LOT PRIVATE FRONTAGE < R.O.W. PUBLIC FRONTAGE
<p>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.</p>		 T2 T3
<p>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.</p>		 T2 T3 T4
<p>c. Lightcourt: a frontage wherein the Façade is setback back from the Frontage Line by an elevated stoop or sunken Light Court. This type buffers Residential use from urban Sidewalks and removes the private yard from public encroachment. Stoops are suitable for conversion to outdoor cafes. Syn: Dooryard.</p>		 T4 T5
<p>d. Forecourt: a Frontage wherein the Façade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.</p>		 T4 T5
<p>e. Stoop: a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground floor Residential use.</p>		 T4 T5
<p>f. Shopfront: a Frontage wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.</p>		 T4 T5
<p>g. Gallery: a Frontage wherein the Façade is set back from the Frontage Line with an attached cantilevered shed or lightweight colonnade aligned with the Frontage Line and overlapping a private Sidewalk. This type is conventional for Retail use. The Gallery should be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the Curb.</p>		 T4 T5

PRIVATE FRONTAGES CONTINUED

h. Arcade: a colonnade supporting habitable space that overlaps a private Sidewalk, while the Facade at Sidewalk level remains behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to the Frontage Line.

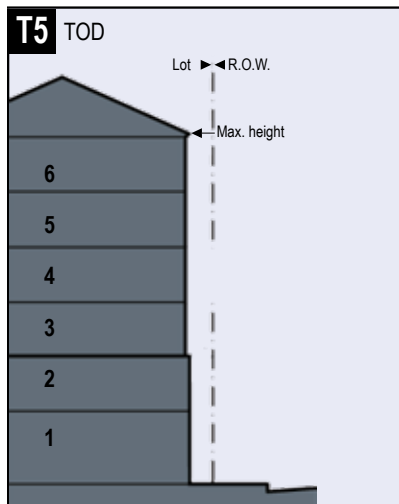
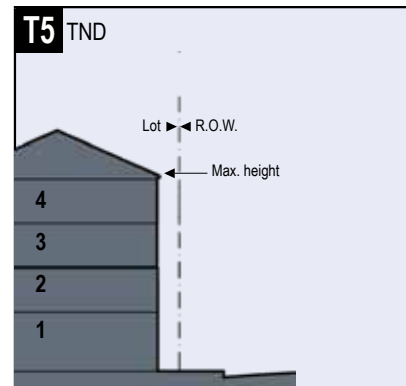
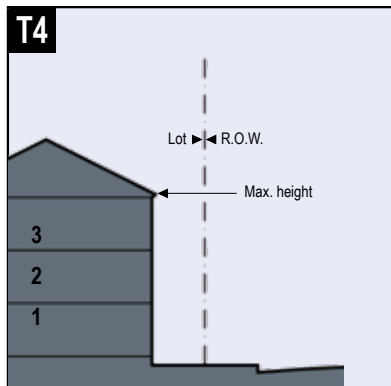
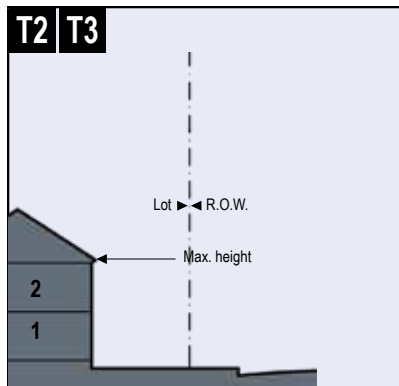
i. Common Entry & Planter: a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade allowing shared entry to a multi-unit residential or office building. An optional shallow planter may line the facade, and the facade should provide glazing at Sidewalk grade.



See Tables 26, 27 and 28 for Special District private frontages.

TABLE 15. BUILDING CONFIGURATION.

This table shows the configurations for different building heights for each Transect Zone. Expression Lines shall occur on higher buildings as shown.



1. Building height shall be measured in number of Stories, excluding Attics and raised basements. Height limits also do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Use, which shall be a minimum of 11 feet and may be a maximum of 24 feet.
3. Height shall be measured from the average Enfronting Sidewalk grade to the uppermost eave of a main pitched roof (not of a dormer), or to the uppermost roof deck (not the top of parapet) of a flat roof.

4. For T3 single-family and two-family dwellings, in no case shall the height exceed 35 feet, as measured under Chapter 22.
5. All Outbuilding heights are limited to 2 Stories (See Table 2k).

TABLE 16. BUILDING DISPOSITION.†

This table approximates the location of the structure relative to the boundaries of each Lot, establishing suitable building types for each Transect Zone.

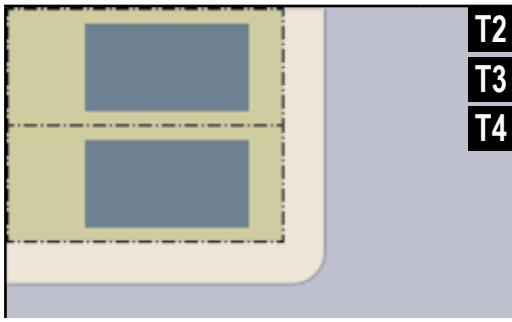

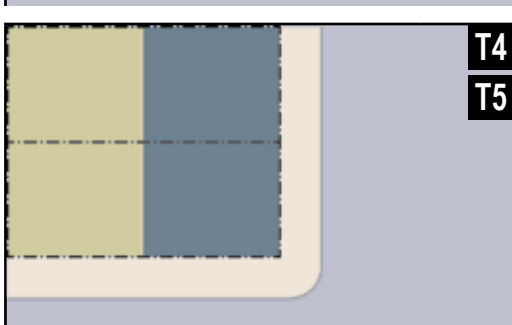
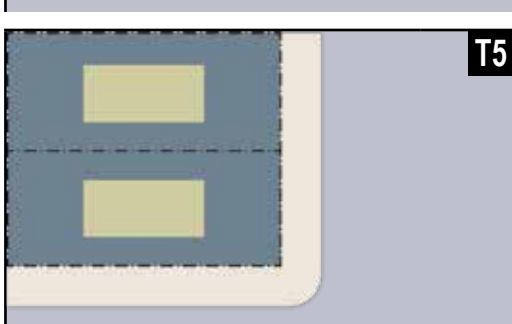
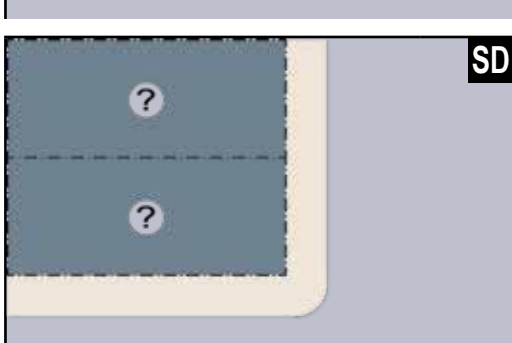
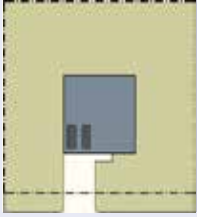
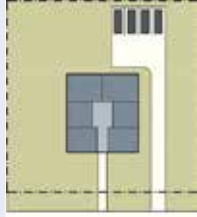
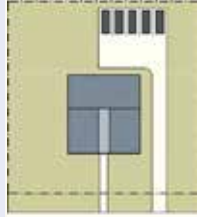


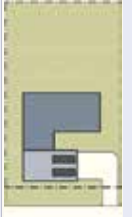
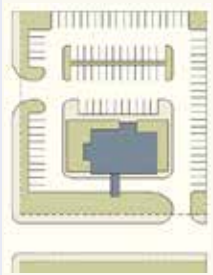
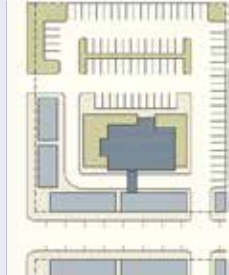
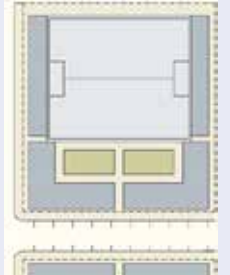
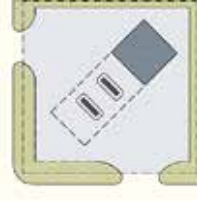
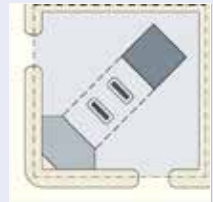
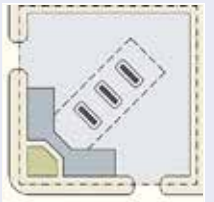

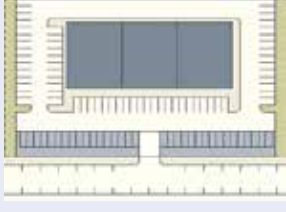



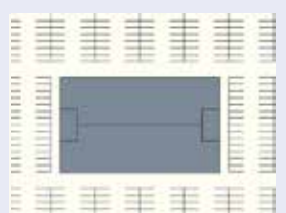
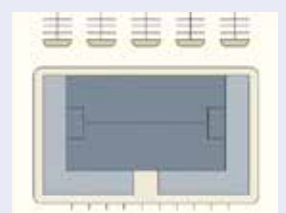

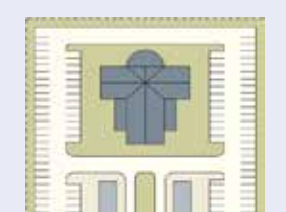
<p>a. Edgeyard Building: Specific Types - single-family House, Cottage, villa, Estate House, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial 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.</p>	 <p>T2 T3 T4</p>
<p>b. Sideyard Building: Specific Types - duplex, zero-lot-line house. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank sidewall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a duplex. Sharing a party wall in this disposition reduces energy costs, and sometimes noise.</p>	 <p>T4 T5</p>
<p>c. Rearyard Building: Specific Types - Townhouse, Live-work unit, loft building, Multi-family buildings, Mixed use Block, Flex Building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Façade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Townhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>	 <p>T4 T5</p>
<p>d. Courtyard Building: Specific Types - patio House. A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools.</p>	 <p>T5</p>
<p>e. Specialized Building: A building that is not subject to categorization. Buildings dedicated to manufacturing and transportation are often distorted by the trajectories of machinery. Civic buildings, which may express the aspirations of institutions, may be included.</p>	 <p>SD</p>

TABLE 17. INFILL REPAIR BUILDING TYPES.

This advisory table provides descriptions of the necessary tools to repair the Infill Building Types into Neighborhood Building Types.

INFILL BUILDING TYPES		TECHNIQUES	REPAIRED BUILDING TYPES	
MANSION		<ul style="list-style-type: none"> Subdivide mansion into multiple bedrooms Design a common living/ dining/ entertainment area Subdivide mansion into three or more flats Organize parking behind the building 	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">T3</div> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">T4</div> </div> 	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">T3</div> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">T4</div> </div> 
FRONT-LOADED HOUSE		<ul style="list-style-type: none"> Subdivide the Lot into a duplex Add to the house in the front Set-back, creating Live-Work, garage, family room, bedroom, etc. 	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">T3</div> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">T4</div> </div> 	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">T3</div> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">T4</div> </div> 
DRIVE-THRU		<ul style="list-style-type: none"> Add liners in front of building to create a main street Keep drive-thru Replace buildings with perimeter block 	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">T4</div> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">T5</div> </div> 	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">T5</div> </div> 
GAS STATION		<ul style="list-style-type: none"> Keep gas station and pumps and build a corner store at the intersection Eliminate gas station; keep the pumps and increase them, plus build a corner store on both sides of intersection 	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">T4</div> </div> 	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">T4</div> <div style="border: 1px solid black; padding: 2px; margin-right: 5px;">T5</div> </div> 

INFILL BUILDING TYPES REPAIRED CONTINUED.

INFILL BUILDING TYPES		TECHNIQUES	REPAIRED BUILDING TYPES		
STRIP CENTER		<ul style="list-style-type: none"> Convert the building into Offices with incubator businesses in the front Liner 	LINERS	T4 T5	
BIG BOX		<ul style="list-style-type: none"> Create a main street terminating on the building Convert building into Civic, Office, industrial Add lined or underground garages along the main street 	LINERS	T4 T5	
				CIVIC INSTITUTION	
PARKING GARAGE		<ul style="list-style-type: none"> Wrap the garage with a Liner Building Reorganize parking; create on-street parking 	LINERS	T3 T4	
RELIGIOUS BUILDING		<ul style="list-style-type: none"> Create a main street with Liner Buildings terminating on the building 	CIVIC GREEN AND LINERS	T4 T5	

Fitchburg, Wisconsin

TABLE 18. BUILDING USE (RESERVED).†

TABLE 19. MOTOR VEHICLE PARKING CALCULATIONS (RESERVED).†

TABLE 19A. GENERAL BICYCLE PARKING CALCULATIONS - SHORT-TERM†

This table prescribes minimum bicycle parking ratios within each Transect Zone and assumes a bicycle mode share of 5% or less. Requirements may be met within the Private Frontage, Public Frontage, or a combination thereof. Bicycle parking provided within the Public Frontage requires Administrative Approval. A space shall be considered to accommodate one bicycle.

SHORT-TERM BICYCLE PARKING							
	T2	T3	T4	T5	SD1	SD2	SD3
RESIDENTIAL							
Single-Family	no spaces required		no spaces required	n/a			
Multi-Family	n/a		Minimum of 2 spaces + 1 space / 3 dwelling units	Minimum of 2 spaces + 1 space / 3 dwelling units			
OFFICE	no spaces required		Minimum of 2 spaces + 1 additional space / 20,000 sq. ft. of floor area	Minimum of 2 spaces + 1 additional space / 15,000 sq. ft. of floor area			
RETAIL	Minimum of 2 spaces		Minimum of 2 spaces + 1 additional space / 10,000 sq. ft. of floor area	Minimum of 2 spaces + 1 additional space / 5,000 sq. ft. of floor area			
CIVIC							
Non-Assembly	Minimum of 2 spaces + 1 additional space / 10,000 sq. ft. of floor area		Minimum of 2 spaces + 1 additional space / 10,000 sq. ft. of floor area	Minimum of 2 spaces + 1 additional space / 10,000 sq. ft. of floor area			
Assembly	Spaces for 2% of maximum expected attendance.		Spaces for 2% of max. expected attendance	Spaces for 2% of maximum expected attendance			
EDUCATION							
Childcare/ Pre-K (15 or more children)	Minimum of 2 spaces		Minimum of 2 spaces + 1 additional space / 20 students	Minimum of 2 spaces + 1 additional space / 20 students			
Elementary/Junior High School	Minimum of 2 spaces + 1 additional space / 20 students		Minimum of 2 spaces + 1 additional space / 20 students	Minimum of 2 spaces + 1 additional space / 15 students			
High School	Minimum of 2 spaces + 1 additional space / 20 students		Minimum of 2 spaces + 1 additional space / 20 students	Minimum of 2 spaces + 1 additional space / 15 students			
College/ University/ Trade School	Minimum of 2 spaces + 1 additional space / 10 students		Minimum of 2 spaces + 1 additional space / 10 students	Minimum of 2 spaces + 1 additional space / 10 students			
OTHER	TBD - Admin. Approval		TBD - Admin. Approval	TBD - Admin. Approval			

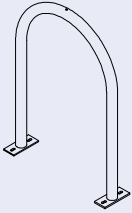
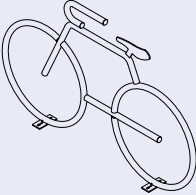
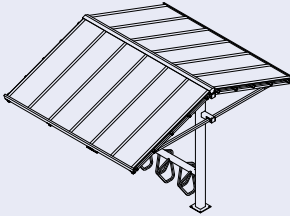
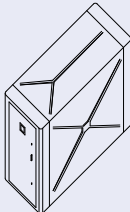
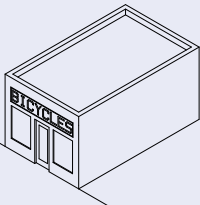
TABLE 19A CONT. GENERAL BICYCLE PARKING CALCULATIONS - LONG TERM

This table prescribes minimum bicycle parking ratios within each Transect Zone and assumes a bicycle mode share of 5% or less. Requirements may be met within the building, Private Frontage, Public Frontage, or a combination thereof. Any long term bicycle parking provided within the Public Frontage requires Administrative Approval. A space shall be considered to accommodate one bicycle.

LONG-TERM BICYCLE PARKING			
	T2 T3	T4	T5 SD1 SD2 SD3
RESIDENTIAL Single-Family	no spaces required	no spaces required	n/a
Multi-Family	n/a	Min. 2 spaces + 0.5 spaces / bedroom	Min. 2 spaces + 0.5 spaces / bedroom
OFFICE	no spaces required	Min. 2 spaces + 1 add. space / 10,000 sq. ft. of floor area	Min. 2 spaces + 1 add. space / 5,000 sq. ft. of floor area
RETAIL	no spaces required	Min. 2 spaces + 1 add. space / 10,000 sq. ft. of floor area	Min. 2 spaces + 1 add. space / 10,000 sq. ft. of floor area
CIVIC Non-Assembly	Min. 2 spaces + 1 add. space / 20 employees	Min. 2 spaces + 1 add. space / 20 employees	Min. 2 spaces + 1 add. space / 15 employees
Assembly	Min. 2 spaces + 1 add. space / 20 employees	Min. 2 spaces + 1 add. space / 20 employees	Min. 2 spaces + 1 add. space / 15 employees
EDUCATION Childcare/ Pre-K (15 or more children)	Min. 2 spaces + 1 add. space / 20 employees	Min. 2 spaces + 1 add. space / 20 employees	Min. 2 spaces + 1 add. space / 20 employees
Elementary/Junior High School	Min. 2 spaces + 1 add. space / 20 employees	Min. 2 spaces + 1 add. space / 15 employees	Min. 2 spaces + 1 add. space / 15 employees
High School	Min. 2 spaces + 1 add. space / 20 employees	Min. 2 spaces + 1 add. space / 15 employees	Min. 2 spaces + 1 add. space / 15 employees
College/ University/ Trade School	1 space / 10 employees + 1 space / 10 students; or 1 space / 20,000 s.f. of floor area, whichever is greater	1 space / 10 employees + 1 space / 10 students; or 1 space / 20,000 s.f. of floor area, whichever is greater	1 space / 10 employees + 1 space / 10 students; or 1 space / 20,000 s.f. of floor area, whichever is greater
OTHER	TBD - Admin. Approval	TBD - Admin. Approval	TBD - Admin. Approval

TABLE 19B. BICYCLE PARKING TYPES†

This table shows five common types of acceptable Bicycle Parking facilities.

	T1	T2	T3	T4	T5	Standards
<p>Bicycle Rack</p> 	□	□	□	■	■	<p>Racks shall be capable of securing bicycles with at least two points of contact. Simple, easily identifiable forms, like the Inverted U-rack should be used. Racks may be placed in the Private Frontage, Public Frontage, or within buildings where appropriate.</p> <p>Bicycle racks shall meet the standards in the currently adopted City of Fitchburg Bicycle and Pedestrian Plan.</p>
<p>Bicycle Rack (decorative, public art)</p> 			□	□	■	<p>Decorative racks shall be recognizable as bicycle parking facilities and shall be held to the same performance standards as other bicycle racks. Such racks may be provided for Civic Buildings, Civic Spaces, and other locations of historic, social, or cultural importance.</p>
<p>Bicycle Shelter</p> 	□	□	□	□	■	<p>Shelters shall be highly recognizable and integrated with transit, parks, trailheads, and/or land uses requiring medium or long term bicycle parking needs. Each shelter shall include bicycle parking racks capable of securing bicycles with at least two points of contact, and may include other bicycling amenities, such as wayfinding maps/signs, air pumps, etc.</p>
<p>Bicycle Locker</p> 	□	□	□	□	■	<p>Bicycle Lockers shall be placed in a highly visible and well-lit location, but should not disrupt the function and order of the public realm. They should be associated with land uses transportation facilities where long term parking needs are desired.</p>
<p>Bicycle Hub</p> 	□	□	□	□	□	<p>Bicycle Stations should be located in highly visible locations, ideally near transit. They should offer a variety of services that may include repair, rental, cafe, lockers, showers, and storage facilities.</p>

■ By Right

□ By Administrative Approval

TABLE 19C. BICYCLE PARKING - PROXIMITY GUIDELINES†

This advisory table describes the general relationship between the distance from the bicycle parking facility to the destination it serves, the parking duration, and the parking facility type provided.

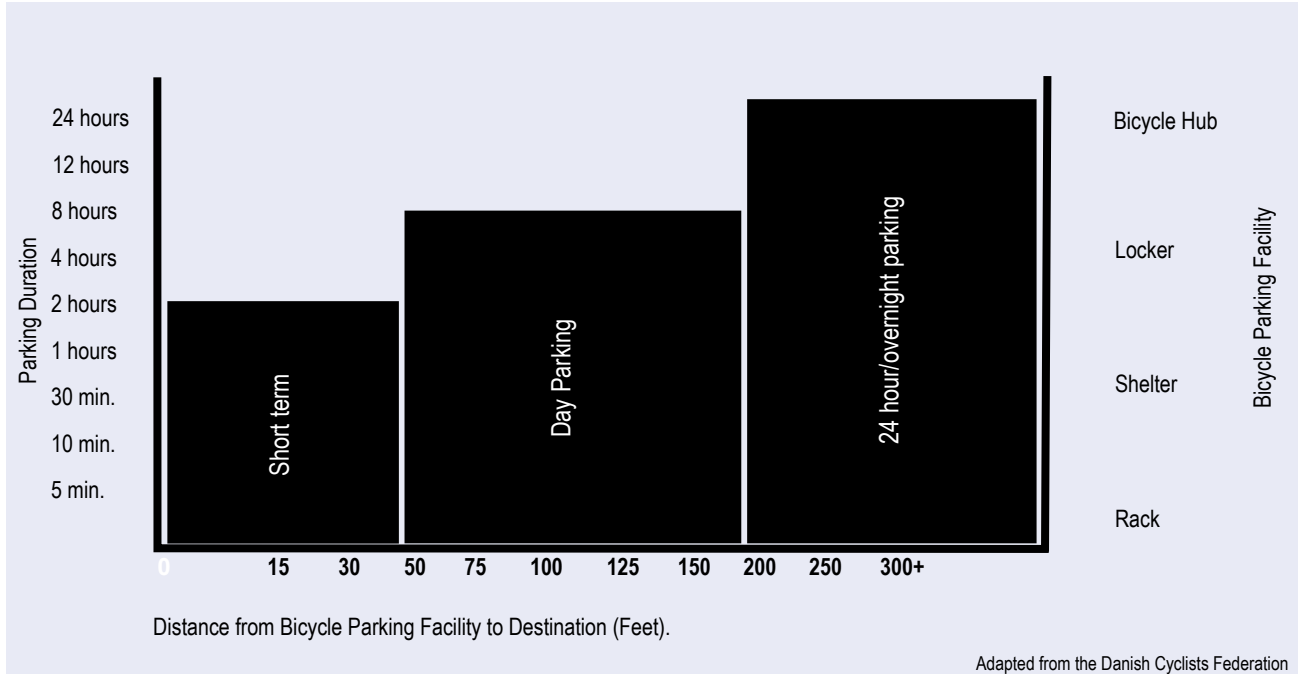


TABLE 19D. ONE-WAY CYCLE TRACK DETAIL†

This graphic describes the general dimensions of a one-way cycle track and should be applied to Thoroughfares CS-70-36(CT), CS-100-58(CT), AV-96-56(CT) and BV-130-32(CT).

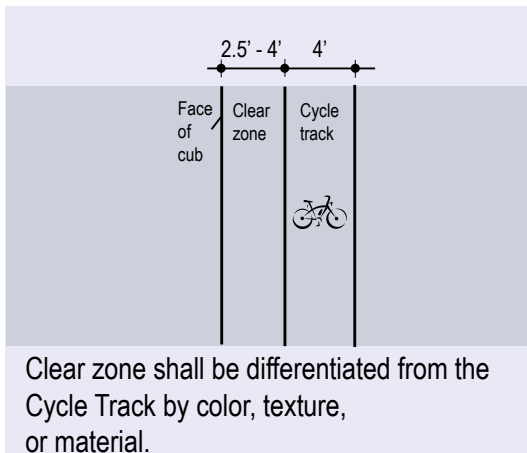


TABLE 20. MOTOR VEHICLE PARKING OCCUPANCY RATE TABLE (RESERVED).†

TABLE 21. SPECIFIC USE†

	T2	T3	T4	T5	SD1	SD2
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				■	□	

	T1	T2	T3	T4	T5	SD1	SD2
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						□	
Sewer Lift Station				■			

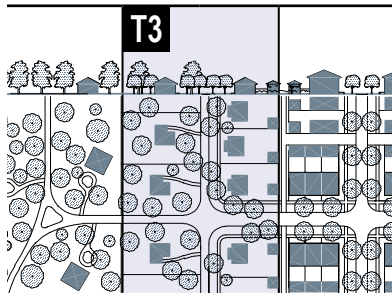
■ BY RIGHT
□ BY CONDITIONAL USE

* 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.

TABLE 22. FORM-BASED CODE GRAPHICS - T3¹



(see Table 1)

I. BUILDING FUNCTION (see Table 18 & Table 21)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use
Industrial	see Table 21

k. BUILDING CONFIGURATION (see Table 15)

Principal Building	2 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 2f)

Lot Width	50 ft. min 120 ft. max
Lot Coverage	50% max

i. BUILDING DISPOSITION (see Table 16)

Edgeyard	permitted
Sidyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 2g)

(g.1) Front Principal	20 ft. min
(g.2) Front Secondary	12 ft min.
(g.3) Side	5 ft min.
(g.4) Rear	20 ft min.**
Frontage Buildout	not applicable

h. SETBACKS - OUTBUILDING (see Table 2h)

(h.1) Front Setback	20 ft. min. + bldg setback
(h.2) Side Setback	3 ft. min. or 6 ft. total
(h.3) Rear Setback	3 ft. min.*

j. PRIVATE FRONTAGES (see Table 14)

Common Yard	permitted
Porch & Fence	permitted
Light Court	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront	not permitted
Gallery	not permitted
Parking Lot	not permitted
Arcade	not permitted
Common Entry & Planter	not permitted

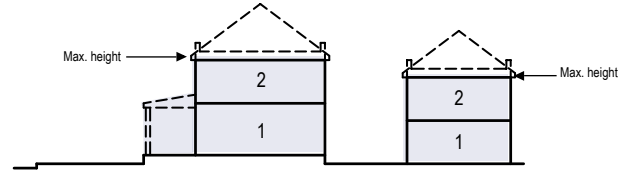
Refer to Summary Table 2

* or 3 ft. max for alley-loaded corner condition

** 3 ft. min. for alley-loaded condition or 15 ft. from center line of Alley or Lane

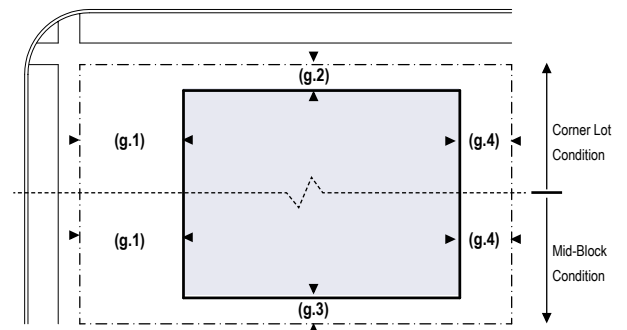
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling.
3. For single-family and two-family dwellings, the total height shall in no case exceed 35 feet, as measured under Chapter 22.
4. For non-single-family and two-family structures, height shall be measured to the eave or roof deck as specified on Table 15.



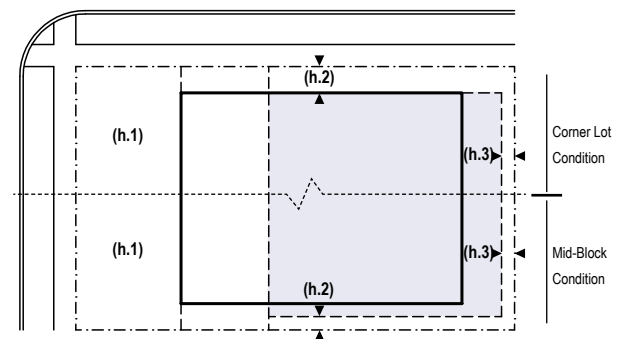
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in g.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 27d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 27d). Side- or rear-entry garages may be allowed in the second Layer by Administrative Approval.
3. Trash containers and storage shall be stored within the third Layer and screened from the Frontage.

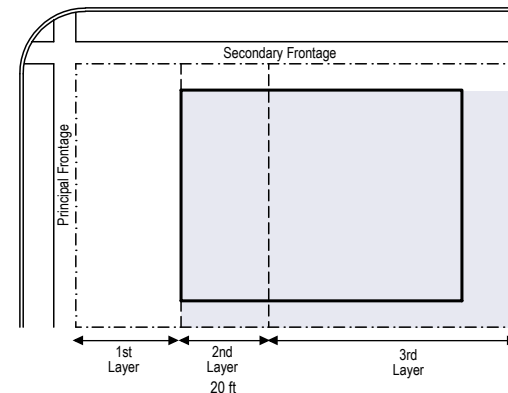
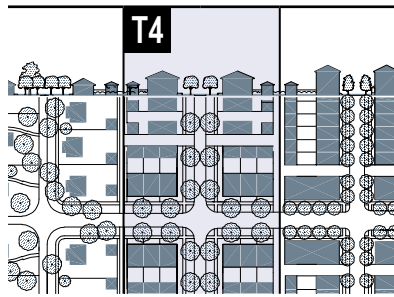


TABLE 23. FORM-BASED CODE GRAPHICS - T4†



(see Table 1)

I. BUILDING FUNCTION (see Table 18 & Table 21)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use
Industrial	see Table 21

k. BUILDING CONFIGURATION (see Table 15)

Principal Building	3 stories max.
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 2f)

Lot Width	18 ft. min. 96 ft. max.*
Lot Coverage	70% max

i. BUILDING DISPOSITION (see Table 16)

Edgeyard	permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 2g)

(g.1) Front Principal	6 ft. min. 18 ft. max.
(g.2) Front Secondary	6 ft. min. 18 ft. max
(g.3) Side	3 ft. min., 0 ft.**
(g.4) Rear	3 ft. min.***
Frontage Buildout	60% min+

h. SETBACKS - OUTBUILDING (see Table 2h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	3 ft. min.
(h.3) Rear Setback	3 ft. min.*

*3 ft. max for alley-loaded corner condition

j. PRIVATE FRONTAGES (see Table 14)

Common Yard	not permitted
Porch & Fence	permitted
Light Court	permitted
Forecourt	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Parking Lot	not permitted
Arcade	not permitted
Common Entry & Planter	not permitted

Refer to Summary Table 2

* Single family lots shall not may exceed 60.49 ft. in width max. by Administrative Approval to eliminate oddly-shaped outlots.

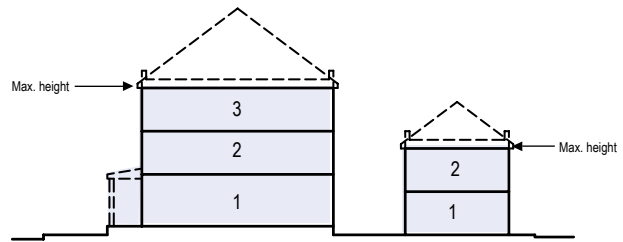
** 3 ft. min. except in the case of a common or shared wall. In all other cases, 0' permitted by Administrative Waiver.

*** or 15 ft. from center line of Alley or Lane.

+ T4 Single-family Edgeyard, where the garage does not have access to a rear alley or rear lane, may have Frontage Buildout reduced to 50%, provided the garage with is 24' or less.

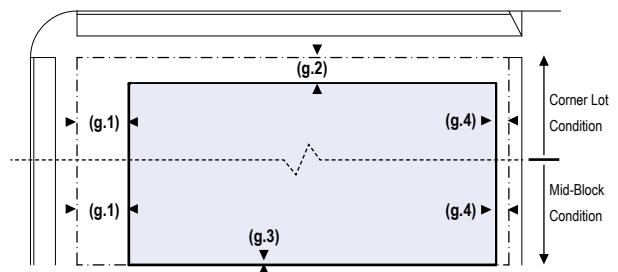
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling.
3. Height shall be measured to the eave or roof deck as specified on Table 15.



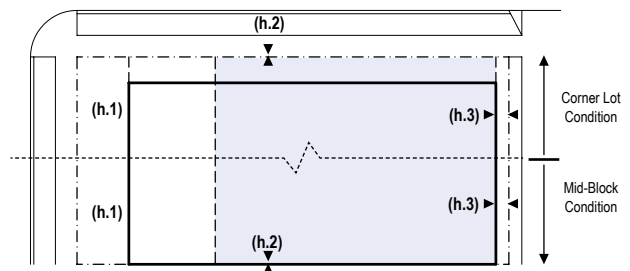
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in g.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 27d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 27d). Side- or rear- entry garages may be allowed in the second Layer by Administrative Approval.
3. Trash containers and storage shall be stored within the third Layer and screened from the Frontage.

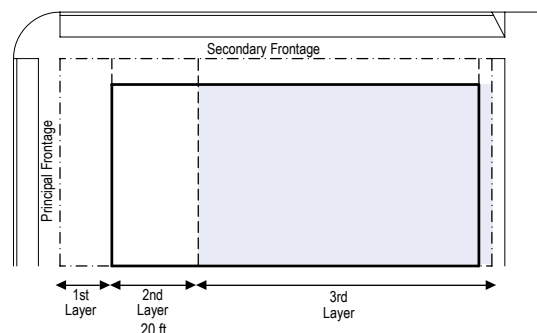
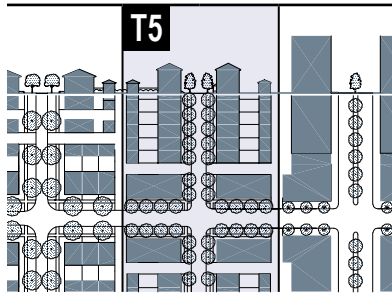


TABLE 24. FORM-BASED CODE GRAPHICS - T5 TND†



(see Table 1)

I. BUILDING FUNCTION (see Tables 18 & 21)

Residential	open use
Lodging	open use
Office	open use
Retail	open use
Industrial	by Conditional Use

k. BUILDING CONFIGURATION (see Table 15)

Principal Building	4 stories max. 2 min.*
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 2f)

Lot Width	18 ft. min. 180 ft. max.
Lot Coverage	90% max**

i. BUILDING DISPOSITION (see Table 16)

Edgeyard	by Administrative Approval
Sidyard	permitted
Rearyard	permitted
Courtyard	permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 2g)

(g.1) Front Setback Principal	2 ft. min. 12 ft. max.
(g.2) Front Setback Secondary	2 ft. min. 12 ft. max.
(g.3) Side Setback	0 ft. min. 12 ft. max.
(g.4) Rear Setback	3 ft. min.***
Frontage Buildout	80% min.

h. SETBACKS - OUTBUILDING (see Table 2h)

(h.1) Front Setback	40 ft. max. from rear prop.
(h.2) Side Setback	0 ft. min.
(h.3) Rear Setback	3 ft. max.

j. PRIVATE FRONTAGES (see Table 14)

Common Yard	not permitted
Porch & Fence	not permitted
Light Court	permitted
Forecourt	permitted
Scoop	permitted
Shopfront	permitted
Gallery	permitted
Parking Lot	not permitted
Arcade	permitted
Common Entry & Planter	permitted

Refer to Summary Table 2

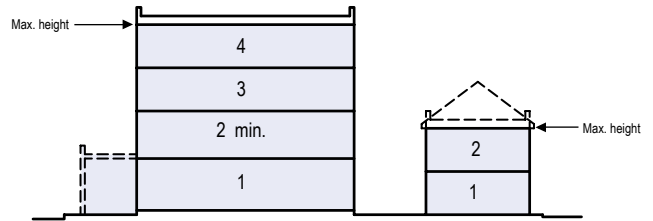
* 1 permitted by Administrative Waiver

** May be allocated per block rather than per lot.

*** or 15 ft. from centerline of Alley or Lane

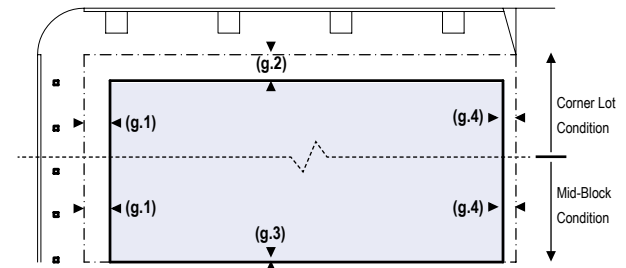
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling.
3. Height shall be measured to the eave or roof deck as specified on Table 15.



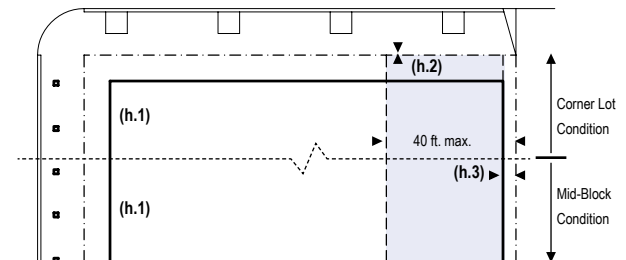
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in g.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 27d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 27d).
3. Trash containers and storage shall be stored within the third Layer.

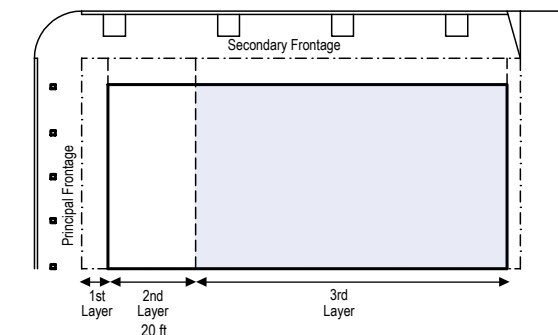
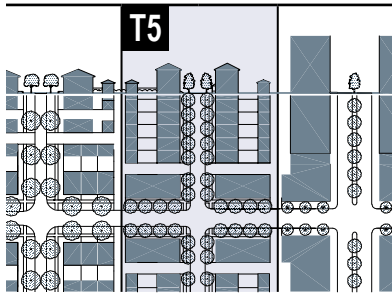


TABLE 25. FORM-BASED CODE GRAPHICS - T5 TOD†



(see Table 1)

I. BUILDING FUNCTION (see Tables 18 & 21)

Residential	open use
Lodging	open use
Office	open use
Retail	open use
Industrial	by Conditional Use

k. BUILDING CONFIGURATION (see Table 15)

Principal Building	8 6 stories max. 2 min.***
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 2f)

Lot Width	18 ft. min. 300 ft. max. ^
Lot Coverage	90% max.*

i. BUILDING DISPOSITION (see Table 16)

Edgeyard	by Administrative Approval
Sidyard	permitted
Rearyard	permitted
Courtyard	permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 2g)

(g.1) Front Setback Principal	2 ft. min. 12 ft. max.
(g.2) Front Setback Secondary	2 ft. min. 12 ft. max.
(g.3) Side Setback	0 ft. min. 12 ft. max.
(g.4) Rear Setback	3 ft. min.**
Frontage Buildout	80% min.

h. SETBACKS - OUTBUILDING (see Table 2h)

(h.1) Front Setback	40 ft. max. from rear prop.
(h.2) Side Setback	0 ft. min.
(h.3) Rear Setback	3 ft. max.

j. PRIVATE FRONTAGES (see Table 14)

Common Yard	not permitted
Porch & Fence	not permitted
Light Court	permitted
Forecourt	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Parking Lot	not permitted
Arcade	permitted
Common Entry & Planter	permitted

Refer to Summary Table 2

* May be allocated per block rather than per lot.

** or 15 ft. from centerline of Alley or Lane

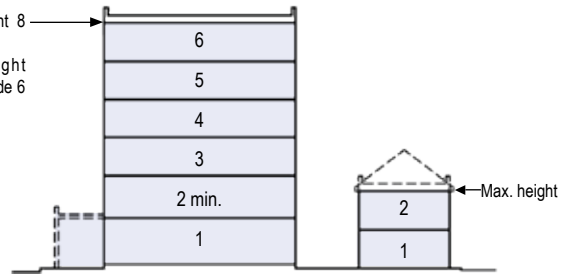
*** Maximum of 12 stories by Administrative Waiver. Street facades shall be 6 stories maximum.

^ Lot width may exceed 300 feet by Administrative Approval to eliminate oddly shaped outlots and driveway outlots. Each building shall provide horizontal articulation at an interval of 100 feet or less on each street-facing facade.

BUILDING CONFIGURATION

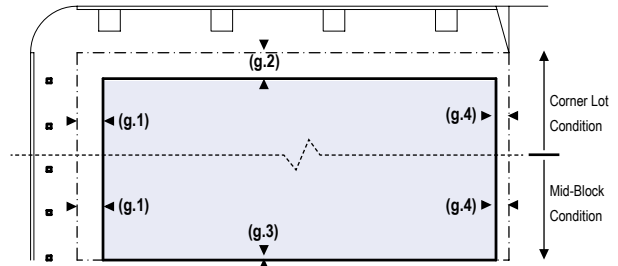
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling.
3. Height shall be measured to the eave or roof deck as specified on Table 15.
4. Expression Lines shall be as shown on Table 15.

Max. height 8 Stories
Max. height street facade 6 stories



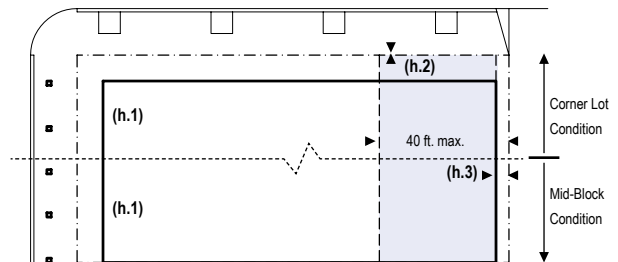
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in g.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 27d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 27d).
3. Trash containers and storage shall be stored within the third Layer.

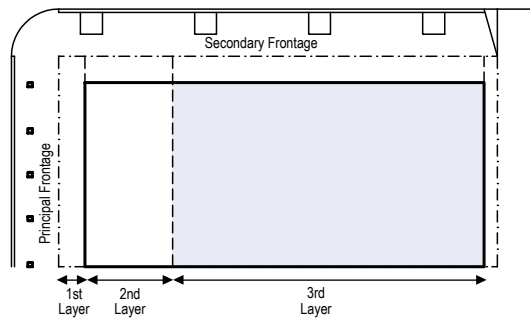
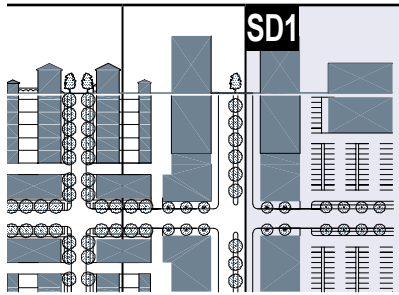


TABLE 26. FORM-BASED CODE GRAPHICS - SD1 BUSINESS PARK†



(see Table 1)

I. BUILDING FUNCTION (see Tables 9 & 21)

Residential	limited
Lodging	permitted
Office	permitted
Retail	limited
Industrial	permitted
Uses other than Office, lodging, hospital, medical, and Industrial	max. 20%

k. BUILDING CONFIGURATION

Principal Building	5 stories max. 2 min.*
Outbuilding	3 stories max.

f. LOT OCCUPATION (see Table 2f)

Lot Width	60 - 300 ft.
Lot Coverage	80% max.

i. BUILDING DISPOSITION (see Table 16)

Edgeyard	permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 2g)

(g.1) Front Principal	0 ft. min. 24 ft. max.
(g.2) Front Secondary	0 ft. min. 24 ft. max.
(g.3) Side	0 ft. min. 24 ft. max.
(g.4) Rear	12 ft. min.
Frontage Buildout	70% min.

h. SETBACKS - OUTBUILDING (see Table 2h)

(h.1) Front	20 ft. min. + bldg setback
(h.2) Side	3 ft. min.
(h.3) Rear	3 ft. min.

j. PRIVATE FRONTAGES (see Table 14)

Common Yard	permitted
Porch & Fence	not permitted
Light Court	not permitted
Forecourt	permitted
Stoop	not permitted
Shopfront	permitted
Gallery	permitted
Parking Lot	by Administrative Approval
Arcade	permitted
Common Entry & Planter	permitted

Refer to Summary Table 9

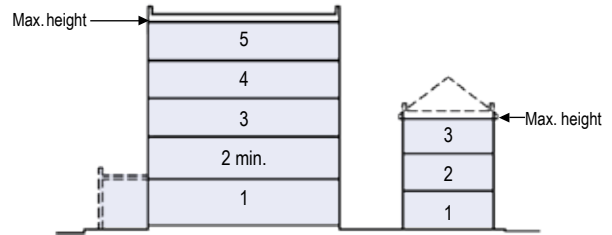
PARKING PROVISIONS

May be located in the second First Layer by Administrative Approval.

* 1 Story permitted by Administrative Waiver

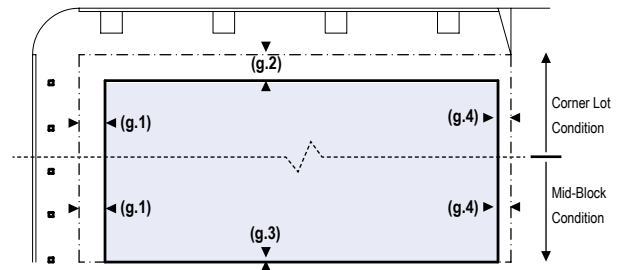
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for first floors must be a minimum of 11 ft. and a maximum of 25 ft. Heights over 25 ft. may be approved by Administrative Waiver.
3. Height shall be measured to the eave or roof deck as specified on Table 15.



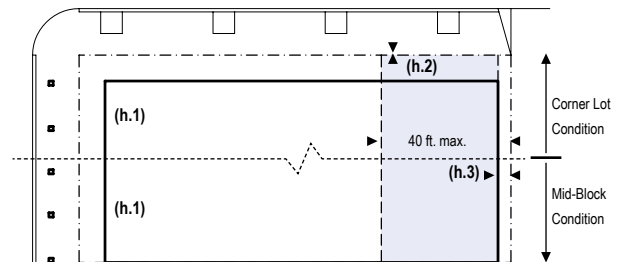
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in g.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 27d). Parking in the first Layer may be permitted by Administrative Approval.
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 27d).
3. Trash containers shall be stored within the third Layer.

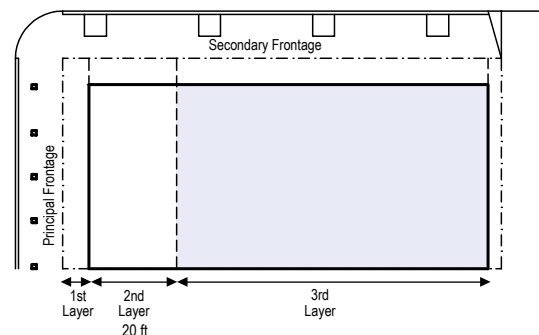
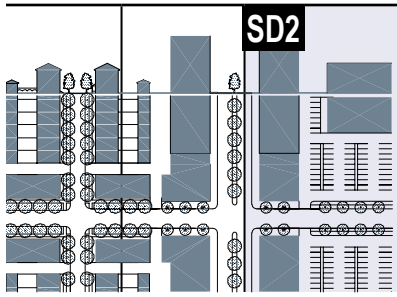


TABLE 27. FORM-BASED CODE GRAPHICS - SD2 RESTRICTED RESEARCH/PRODUCTION DISTRICT



(see Table 1)

I. BUILDING FUNCTION (see Tables 9 & 21)

Residential	not permitted
Lodging	not permitted
Office	permitted
Retail	not permitted
Industrial (light)	permitted

k. BUILDING CONFIGURATION

Principal Building	5 stories max.
Outbuilding	3 stories max.

f. LOT OCCUPATION (see Table 2f)

Lot Width	60ft. min.
Lot Coverage	80% max.*

i. BUILDING DISPOSITION (see Table 16)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 2g)**

(g.1) Front Principal	0 ft. min. 24 ft. max.
(g.2) Front Secondary	0 ft. min. 24 ft. max.
(g.3) Side	0 ft. min.
(g.4) Rear	12 ft. min.
Frontage Buildout	60% min.***

h. SETBACKS - OUTBUILDING (see Table 2h)

(h.1) Front	20 ft. min. + bldg setback
(h.2) Side	3 ft. min.
(h.3) Rear	3 ft. min.

j. PRIVATE FRONTAGES (see Table 14)

Common Yard	permitted
Porch & Fence	not permitted
Light Court	not permitted
Forecourt	permitted
Stoop	not permitted
Shopfront	permitted
Gallery	permitted
Parking Lot	by ADR
Arcade	permitted
Common Entry & Planter	permitted

Refer to Summary Table 9

PARKING PROVISIONS

May be located in the First Layer through ADR.

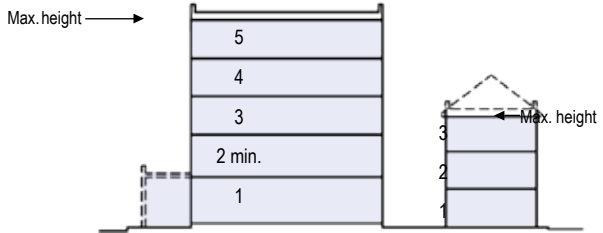
* Lot coverage may be allocated by individual lot or by block.

** Setback standards may be modified through ADR to accommodate street curvature.

*** Frontage buildout may be phased-in over 8 years and utilize hardscape & landscape screening, with ADR approval.

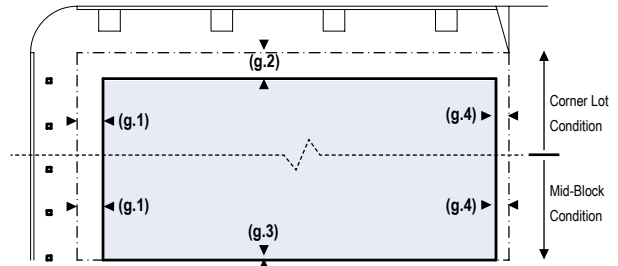
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 20 feet in height from finished floor to finished floor, except for first floors must be a minimum of 11 ft. and a maximum of 25 ft. Heights over 25 ft. may be approved through ADR.
3. Height shall be measured to the eave or roof deck as specified on Table 15.



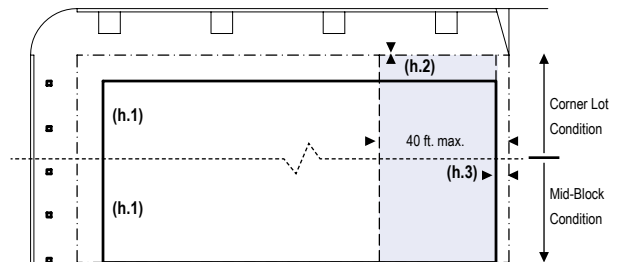
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in g.



SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 27d). Parking in the first Layer may be permitted through ADR, with streetscreen.
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 27d).
3. Trash containers shall be stored within the third Layer.

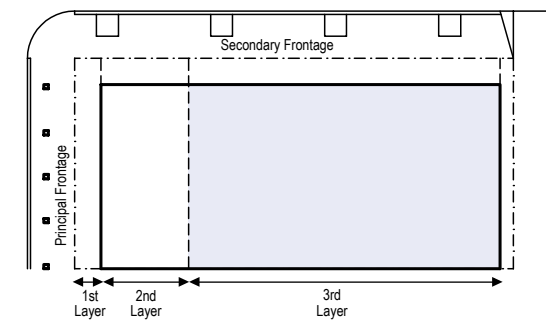
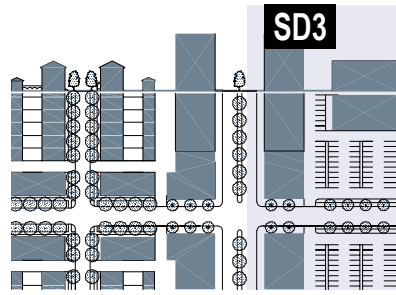


TABLE 28. FORM-BASED CODE GRAPHICS - SD3 SENIOR HOUSING CAMPUS (NEW)



SD3

(see Table 1)

I. BUILDING FUNCTION (see Tables 18 & 21)

Residential	open use
Lodging	open use
Office	open use
Retail	open use
Industrial	by Conditional Use

k. BUILDING CONFIGURATION (see Table 15)

Principal Building	4 stories max. 2 min.*
Outbuilding	2 stories max.

f. LOT OCCUPATION (see Table 2f)

Lot Width	18 ft. min. 300 ft. max.**
Lot Coverage	90% max***

i. BUILDING DISPOSITION (see Table 16)

Edgeyard	by Administrative Approval
Sidyard	permitted
Rearyard	permitted
Courtyard	permitted

g. SETBACKS - PRINCIPAL BUILDING (see Table 2g)

(g.1) Front Setback Principal	2 ft. min. 12 ft. max.
(g.2) Front Setback Secondary	2 ft. min. 12 ft. max.
(g.3) Side Setback	0 ft. min. 12 ft. max.
(g.4) Rear Setback	3 ft. min.****
Frontage Buildout	80% min.

h. SETBACKS - OUTBUILDING (see Table 2h)

(h.1) Front Setback	40 ft. max. from rear prop.
(h.2) Side Setback	0 ft. min.
(h.3) Rear Setback	3 ft. max.

j. PRIVATE FRONTAGES (see Table 14)

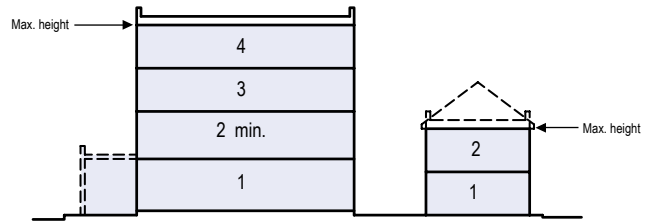
Common Yard	not permitted
Porch & Fence	not permitted
Light Court	permitted
Forecourt	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Parking Lot	not permitted
Arcade	permitted
Common Entry & Planter	permitted

Refer to Summary Table 9

* 1 permitted by Administrative Waiver
 ** 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
 *** May be allocated per block rather than per lot.
 **** or 15 ft. from centerline of Alley or Lane

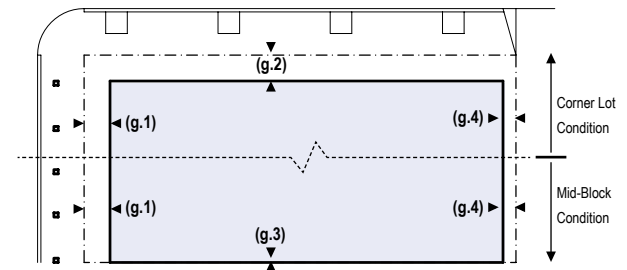
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling.
3. Height shall be measured to the eave or roof deck as specified on Table 15.



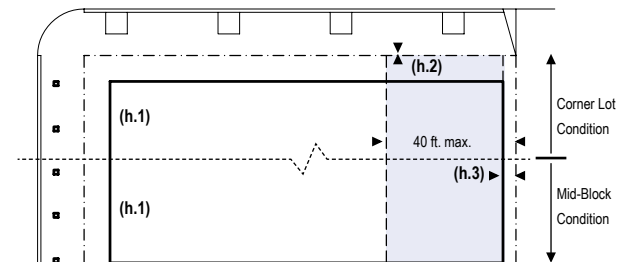
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in g.



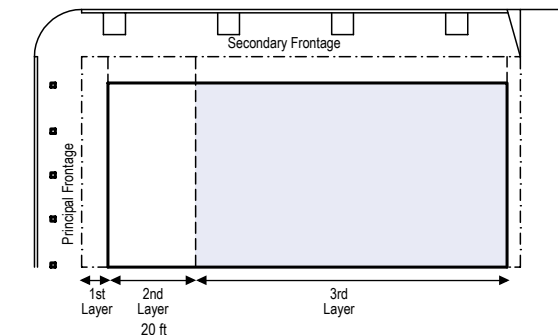
SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 27d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 27d).
3. Trash containers and storage shall be stored within the third Layer.



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