

Mayor Arata-Fratta
Introduced by

PLANNING
Prepared by

Plan Commission,
Referred to

December 9, 2025
Date

ORDINANCE 2025-O-18

**AMENDING CHAPTER 23 SMARTCODE ZONING DISTRICT ORDINANCE, ARTICLE 1,
ARTICLE 3, AND ARTICLE 5**

The Common Council of the City of Fitchburg, Dane County, Wisconsin ordains as follows:

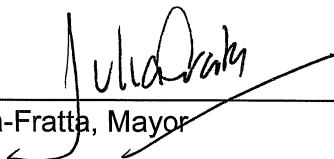
Section 1. – Pursuant to Wis. Stat. 66.0103, that amendments to Chapter 23 SmartCode Zoning of the Fitchburg General Code of Ordinances, as identified in Exhibit A herein, which have been available for public inspection not less than 2 weeks prior to being enacted, are hereby adopted by reference as if fully set forth herein.

Section 2. – The provisions of this ordinance and attached amendments in Exhibit A shall be deemed severable, and it is expressly declared that the City Council would have passed the other provisions of this ordinance of this ordinance irrespective of whether or not one or more provisions may be declared invalid. If any provision of this ordinance and attached amendments, or the application thereof, to any person or circumstances is held invalid, the remainder of the ordinance and attached amendments and the application of such provisions to other persons or circumstances shall not be affected thereby.

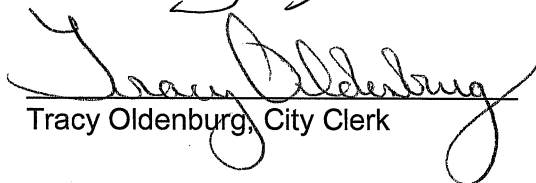
Section 2. – Pursuant to Wis. Stats, 66.0103, the City Clerk is directed to publish a copy of this ordinance Amending Chapter 23 SmartCode Zoning with the attached amendments as identified in exhibit A, as adopted hereby, and to keep a copy on file in their office permanently and open for public inspection during regular office hours.

Section 3. – Except as otherwise set forth herein, after approval by the Common Council, this Ordinance and the attached amendments to Chapter 23 SmartCode Zoning of the Fitchburg General Code of Ordinances as described in the attached Exhibit A take effect on the day after publication.

Adopted this 13th day of January, 2026.



Julia Arata-Fratta, Mayor



Tracy Oldenburg, City Clerk

Attested:

Published: *January 20, 2026*

ARTICLE 1. GENERAL TO ALL PLANS

1.1 AUTHORITY

- 1.1.1 This Chapter is adopted pursuant to Wis. Stat. §62.23(7) and §66.1027 and shall be referred to as the Smart-Code District.
- 1.1.2 This SmartCode District shall serve as a distinct zoning district within the City of Fitchburg Zoning Code, Chapter 22. Chapter 22 shall apply to the SmartCode District unless specifically exempted.
- 1.1.3 The SmartCode District provides a regulatory framework to enable the development of land using form-based and transect-based principles while ensuring compliance with the City of Fitchburg Comprehensive Plan.
- 1.1.4 This District was adopted as one of the instruments of implementation of the public purposes and objectives of the adopted City of Fitchburg Comprehensive Plan.

1.2 APPLICABILITY†

- 1.2.1 The following general rules of construction shall apply to regulations governing the SmartCode District:
 - a. Numerical metrics shall take precedence over graphic metrics.
 - b. The diagrams and illustrations within this Code, unless specifically noted as advisory, are considered regulatory in nature and are legally binding.
 - c. The definition of a term in this section shall take precedence over the definition of the same term elsewhere in the City of Fitchburg Code of Ordinances.
 - d. For calculation purposes, round to the nearest whole number.
- 1.2.2 The provisions of this chapter, when in conflict, shall take precedence over other Chapters 22 and 24 of the City of Fitchburg Code of Ordinances.
- 1.2.3 Applications under the SmartCode District shall be exempt, unless otherwise noted, from the provisions of Chapter 25, Architectural Control, and Chapter 24, Signs, of the City of Fitchburg Code of Ordinances.

1.3 INTENT†

The intent of this chapter is to enable, encourage and qualify the implementation of the following policies:

1.3.1 THE CITY

- a. That the city should retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, riparian corridors and watersheds.
- b. That growth strategies should encourage Infill and redevelopment.
- c. Redevelopment within the urban area should be structured in the Infill TND or Infill TOD pattern and be integrated with the existing urban pattern.
- d. Greenfield development should be organized in the pattern of Clustered Land Development, Traditional Neighborhood Development, or Transit Oriented Development.
- e. That transportation Corridors should be planned and reserved in coordination with land use.
- f. That green Corridors should be used to define and connect the urbanized areas.
- g. That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.
- h. That the local Bikeway Network should be well-integrated with the local and regional transit network.

1.3.2 THE COMMUNITY

- a. Urban development should be compact, pedestrian-oriented and Mixed Use.
- b. Ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
- c. Interconnected networks of Thoroughfares should be designed to disperse and reduce the length of automobile trips.
- d. Within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.
- e. Appropriate building Densities and land uses should be provided within walking distance of transit stops.

- f. Civic and Commercial activity should be embedded within town centers, not isolated in remote single-use complexes.
- g. Schools should be sized and located to enable children to walk or bicycle to them.
- h. A range of Open Space including Parks, Squares, and playgrounds should be located in proximity to neighborhoods and the downtown.

1.3.3 THE BLOCK AND THE BUILDING

- a. Buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places.
- b. Development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
- c. Architecture and landscape design should reflect local climate, topography, and history.
- d. Civic Buildings and public gathering places should be provided as locations that reinforce community identity.
- e. Civic Buildings should be sited in a distinctive manner appropriate to the more important role than other buildings.
- f. Civic, institutional, and Commercial sites should be designed to accommodate bicyclists.
- g. Bicycle parking types should correspond to the rural-to-urban Transect, and should be efficiently allocated by land use type, building size, and/or number of residents/employees.

1.3.4 THE TRANSECT

- a. That communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.
- b. That the Transect Zone descriptions on Table 1 shall constitute the Intent of this District with regard to the general character of each of these environments.

1.4 PROCESS†

1.4.1 General Process: This section shall be administered in accordance with the procedural requirements of Chapter 22 (Zoning Code) of the Code of Fitchburg except when those requirements conflict with this section.

1.4.2 Re-zoning: The procedure for rezoning to a SmartCode District shall be the same as required for any other zoning district change under this section. Applications shall include all of the following:

- a. Legal description
- b. Sector designation(s) and respective percentage of open space
- c. Proposed Community Unit Type and designation as Infill Community or New Community
- d. Pedestrian Shed location(s)
- e. Bicycle Shed location(s)
- f. Preliminary Thoroughfare network, including Block locations and perimeters
- g. Any such other information as may be requested by the Zoning Administrator, Plan Commission, or Common Council

A public hearing with a class 2 notice and notification to property owners within 300 feet of the property is to occur.

An Infill Community Regulating Plan as required under Article 4 shall be submitted at the time of rezoning for infill rezoning applications within the G4 and G5 Sectors. Rezoning to SmartCode Infill Community (SC-IC) and corresponding Infill Regulating Plan shall be sized in accord with the provisions of Article 4.

1.4.3 Within the G2 and G3 Sector, the following acreage requirements are required for any rezoning to the SmartCode New Community (SC-NC):

- a. Clustered Land Development (CLD): 10 – 50 acres
- b. Traditional Neighborhood Development (TND): No fewer than 40 acres and no more than 200 acres
- c. Transit Oriented Development (TOD): No fewer than 80 acres and no more than 640 acres, except that a TOD may rezone parcels as small as 35 acres provided that part of the area is shown as a TOD in the Comprehensive Plan or Neighborhood Plan.

- d. Smaller sites may be rezoned to the SmartCode District pursuant to the requirements of Section 3.3.4; however, a New Community Regulating Plan shall be submitted and approved as part of the rezoning process.
- 1.4.4 Once the City of Fitchburg Common Council approves a SmartCode District, the parcel(s) shall be designated as SC-IC (SmartCode – Infill Community) or SC-NC (SmartCode –New Community) on the City of Fitchburg zoning map. This District shall be the exclusive and mandatory zoning regulation, and its provisions shall be applied in their entirety.

1.5 ADMINISTRATIVE WAIVERS

- 1.5.1 This Code specifically provides for modification of certain non- use related restrictions contained within the Code (“Administrative Waivers”).
- 1.5.2 An Administrative Waiver may be granted only if specifically allowed within the applicable section of this Code.
- 1.5.3 To apply for an Administrative Waiver the application shall provide a written & signed application that includes all of the following:
 - a. The specific waiver(s) requested including citation from this code and clearly noting what was required by the code, what is proposed and the difference.
 - b. Why the waiver is requested and why the regulation cannot be met.
 - c. Any mitigation strategies to offset the effect of the relief requested.
 - d. Maps, texts, drawings and statistical data to support the waiver.
 - e. Other information as may be required by the Zoning Administrator.
- 1.5.4 The Zoning Administrator will review and may approve, requests for Administrative Waivers. If the Zoning Administrator declines to approve a request for an Administrative Waiver, such waiver request shall be referred to the Plan Commission for action.
- 1.5.5 General Standards. No Administrative Waiver shall be approved unless the reviewing authority shall find:
 - a. The Administrative Waiver is consistent with Section 1.3 of this chapter.
 - b. That the grant of Administrative Waiver shall not be detrimental to the public health, safety, morals, comfort and general welfare
 - c. That the Administrative Waiver shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood.
 - d. That adequate utilities, roads, drainage and or necessary facilities have been or are being provided
 - e. That the specific section of the Code being modified by Administrative Waiver specifically provides for such Administrative Waiver.
 - f. That there appears to be a reasonable degree of certainty that the requested Waiver would be consistent for future development of the surrounding area.
 - g. Where applicable, that topographic conditions of the site present constraints that make it difficult to achieve the provision of the Code.
- 1.5.6 Any decision regarding a grant or denial of an Administrative Waiver shall in writing state the reasons for the grant or denial and shall be delivered to the applicant by either first class mail or electronically.

1.6 ADMINISTRATIVE APPROVALS

- 1.6.1 This Code specifically provides certain design standards to be approved administratively (“Administrative Approvals”).
- 1.6.2 An Administrative Approval may be granted only if specifically indicated within the applicable section of this Code.
- 1.6.3 To apply for an Administrative Approval the applicant shall provide a written and signed application that includes all of the following:
 - a. The specific approval(s) requested including citation from this code and clearly noting what is proposed.
 - b. The effect of the approval on the overall plan and how such requested approval will meet the standards of 1.6.5

- c. Maps, text, drawings and statistical data related to the requested approval(s).
- d. Other information as may be required by the Zoning Administrator
- 1.6.4 The Zoning Administrator will review and may approve requests for Administrative Approval(s). If the Zoning Administrator declines to approve a request for an Administrative Approval, such request shall be referred to the Plan Commission for action.
- 1.6.5 General Standards. No Administrative Approval shall be approved unless the reviewing authority shall find the approval would:
 - a. be consistent with Section 1.3 of this chapter,
 - b. advance the presence of the intended form of the development,
 - c. advance pedestrian friendly activity,
 - d. provide for the enhancement, coordination or demarcation between the public and private realm,
 - e. and be consistent with the goals, objectives, and policies of the Comprehensive Plan.
- 1.6.6 Any decision regarding a grant or denial of an Administrative Approval shall in writing state the reasons for the grant or denial and shall be delivered to the applicant by either first class mail or electronically.

1.7 CONDITIONAL USES

- 1.7.1 This Code identifies certain uses of property within the SmartCode zoning district as conditional uses.
- 1.7.2 A conditional use may be approved only if specifically allowed within Table 21 of this Code.
- 1.7.3 No conditional use shall be approved unless the reviewing authority shall find:
 - a. The conditional use is consistent with Chapter 22 of the City of Fitchburg Code of Ordinances.
 - b. The conditional use is consistent with Section 1.3 of this chapter.

TABLE 1. TRANSECT ZONE DESCRIPTIONS.†

This advisory table provides descriptions of the character of each T-zone.


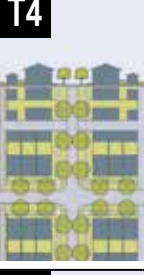

	<p>T-1 NATURAL T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</p>	<p>General Character: Natural landscape with some agricultural use Building Placement: Not applicable Frontage Types: Not applicable Typical Building Height: Not applicable Type of Civic Space: Conservancies, including environmental corridors and large naturalistic open spaces</p>
	<p>T-2 RURAL T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, and grassland. Typical buildings are farmhouses and agricultural buildings.</p>	<p>General Character: Primarily agricultural with woodland & wetland and scattered buildings Building Placement: Variable Setbacks Frontage Types: Not applicable Typical Building Height: 1- to 2-Story for houses Type of Civic Space: Conservancies and large naturalistic open spaces</p>
	<p>T-3 SUB-URBAN T-3 Sub-Urban Zone consists of low-density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	<p>General Character: Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally Building Placement: Large and variable front and side yard Setbacks Frontage Types: Common lawn, porch & fence, naturalistic tree planting Typical Building Height: 1- to 2-Story Type of Civic Space: Conservancies, and medium open spaces both naturalistic and more urban in character</p>
	<p>T-4 GENERAL URBAN T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, Sideyard, and Rowhouses. Setbacks and landscaping are variable. Streets with curbs and side-walks define medium-sized Blocks.</p>	<p>General Character: Mix of Houses, Townhouses and small Multi-family buildings with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians Building Placement: Shallow to medium front and side yard Setbacks Frontage Types: Porches, fences, Dooryards and Shopfronts Typical Building Height: 1- to 3-Story with a few Mixed Use buildings Type of Civic Space: Medium and small scale open spaces, either naturalistic or urban in character</p>
	<p>T-5 URBAN CENTER T-5 Urban Center Zone consists of higher density mixed use building that accommodate Retail, Offices, Row- houses and Multi-family buildings. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p>General Character: Shops mixed with Townhouses, larger Multi-family buildings, Offices, work place and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall Frontage Types: Stoops, Shopfronts, Galleries Typical Building Height: 2- to 6-Story with some variation including a maximum of 8 stories, (a maximum of 12 stories with Plan Commission approval of an Architectural Design Review Administrative Waiver) in T5 TOD. Type of Civic Space: Medium and small scale open spaces that are urban in character</p>

TABLE 2. SUMMARY TABLE†



a. ALLOCATION OF ZONES per Community Unit (applicable to Article 3 only)

CLD requires	50% min		30% max	20 - 50%	not permitted
TND requires	no minimum	no minimum	5 - 30% max	30 - 65%	5 - 40%
TOD requires	no minimum	not permitted	20% max	20 - 50%	40 - 60%

b. BASE DENSITY (see Section 3.8)

By Right Residential	not permitted	1 unit / 20 acre avg.	3 - 8 DUA net	6 - 12 DUA net (TND)* 6-14.4 DUA net (TOD)	12 DUA min.
Residential Uses	not permitted	1 unit / 20 acre avg.	80% min	70% min	40% min - 80% max
Other uses/Retail Ready (see section 3.8.4 & 5.8.4(d))	not applicable	not permitted	not applicable	not applicable	20% min - 60% max

c. BLOCK SIZE

Block Perimeter	no maximum	no maximum	2,400 ft. max	2,300 ft. max	2,050 ft. max*
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d. THOROUGHFARES (see Table 4) (see Table 2A, 4A, 9A, 19, and 19A for Bikeway Facilities) * 2,500 ft. max w/ parking structures

BV	not permitted	not permitted	not permitted	not permitted	permitted
AV	not permitted	not permitted	permitted	permitted	permitted
CS	not permitted	not permitted	not permitted	not permitted	permitted
ST	not permitted	not permitted	permitted	permitted	permitted
RD	not permitted	permitted	not permitted	not permitted	not permitted
Rear Lane	not permitted	not permitted	permitted	permitted*	not permitted
Rear Alley	not permitted	not permitted	not permitted	Admin. Approval**	required
Passage	not permitted	not permitted	not permitted	permitted	permitted

* Req'd if lot width is less than 50'

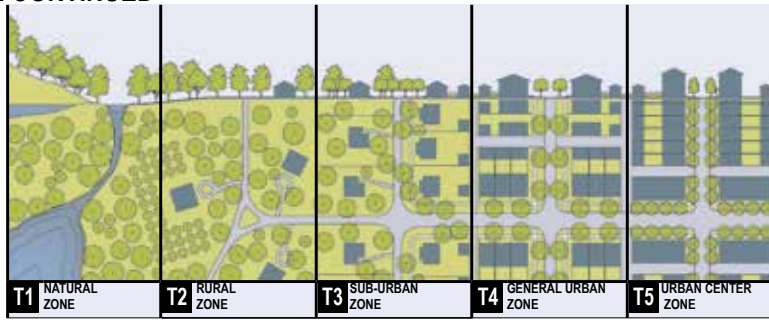
**Allowed by Administrative Approval where T4 adjoins T5

e. CIVIC SPACES (see Table 8)

Conservancy	permitted	permitted	permitted	Admin. Approval	Admin. Approval
Neighborhood Park District	not permitted	not permitted	not permitted	not permitted	not permitted
Neighborhood Park	permitted	permitted	permitted	permitted	Admin. Approval
Green	not permitted	not permitted	permitted	permitted	not permitted
Square	not permitted	not permitted	not permitted	permitted	permitted
Plaza	not permitted	not permitted	not permitted	not permitted	permitted
Playground	permitted	permitted	permitted	permitted	permitted
Community Garden	permitted	permitted	permitted	permitted	permitted

ARTICLE 2, 3, 4

SUMMARY TABLE CONTINUED



f. LOT OCCUPATION

	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE
Lot Width - TND	not applicable	100 ft. min.	50 ft. min 120 ft. max	18 ft. min 96 ft. max *	18 ft. min 180 ft. max 18 ft. min 300 ft. max ***
Lot Width - TOD	not applicable	not applicable	50 ft. min 120 ft. max	18 ft. min 96 ft. max *	***
Lot Coverage	not applicable	not applicable	50% max	70% max	90% max **

* Single-family detached lots shall not may exceed 60.49 ft. max by Administrative Approval
 ** May be allocated per block rather than per lot
 *** May exceed 300 ft by Administrative Approval

g. SETBACKS - PRINCIPAL BUILDING (see Tables 22 - 26)

(g.1) Front Setback (Principal)	not applicable	24 ft. min	20 ft. min	6 ft. min 18 ft. max	2 ft. min 12 ft. max
(g.2) Front Setback (Secondary)	not applicable	24 ft. min	12 ft. min	6 ft. min 18 ft. max	2 ft. min 12 ft. max
(g.3) Side Setback	not applicable	24 ft. min	5 ft. min	3 ft. min., 0 ft.	0 ft. min 12 ft. max
(g.4) Rear Setback	not applicable	24 ft. min	20 ft. min ^	3 ft. min *	3 ft. min **
Frontage Buildout (see Sec. 5.6.2f)	not applicable	not applicable	not applicable	60% min ***+ * or 15 ft from centerline of Rear Alley or Lane	80% min ***

** 3 ft min except in the case of a common or shared wall. In all other cases, 0' permitted only by Administrative Waiver
 *** Variation behind the primary setback is permitted up to 18" ^ May be reduced to 3 ft. min with Rear Lane

h. SETBACKS - OUTBUILDING (see Tables 22 - 26)

+ See 5.6.2.f.vi for reduced Frontage Buildout for sing-family Edgeyard.

(h.1) Front Setback	not applicable	20 ft. min +bldg setback	20 ft. min +bldg setback	20 ft. min +bldg setback	40 ft. max from rear prop
(h.2) Side Setback	not applicable	6 ft.	3 ft. or 6 ft. total	3 ft. min.	0 ft min
(h.3) Rear Setback	not applicable	3 ft. min	3 ft. min *	3 ft. min *	3 ft. max

i. BUILDING DISPOSITION (see Table 16)

* 3 ft max for alley-loaded corner condition

Edgeyard	not applicable	permitted	permitted	permitted	Admin. Approval
Sidyard	not applicable	not permitted	not permitted	permitted	permitted
Rearyard	not applicable	not permitted	not permitted	permitted	permitted
Courtyard	not applicable	not permitted	not permitted	not permitted	permitted

j. PRIVATE FRONTAGES (see Table 14)

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

k. BUILDING CONFIGURATION (see Table 15)

Principal Building - TND	not applicable	2 Stories max	2 Stories max *	3 Stories max	4 Stories max, 2 min **
Principal Building - TOD	not applicable	not applicable	2 Stories max *	3 Stories max	8 6 Stories max, 2 min***
Outbuilding	not applicable	2 Stories max	2 Stories max	2 Stories max	2 Stories max

** 1 by Administrative Waiver *** Maximum of 12 stories by Plan Commission ADR approval Admin.-Waiver
 * 35 ft max for Residential

l. BUILDING USE (see Table 21)

Residential	not applicable	restricted use	restricted use	limited use	open use
Lodging	not applicable	restricted use	restricted use	limited use	open use
Office	not applicable	restricted use	restricted use	limited use	open use
Retail	not applicable	restricted use	restricted use	limited use	open use
Industrial	not applicable	not applicable	by Conditional Use*	by Conditional Use*	by Conditional Use

ARTICLE 5

* As indicated on Table 21

ARTICLE 2, 3, 4

TABLE 2A. BIKEWAY, BICYCLE PARKING, AND BIKEWAY ENHANCEMENT SUMMARY



a. Bikeway Types (See Table 4 and 4A for specific bicycle thoroughfare assemblies. See Table 9A for Special District Bicycle Facilities)

	T1	T2	T3	T4	T5
Mountain Bike Trail	permitted	permitted	Admin. Approval	not permitted	not permitted
Shared Use Trail (regional and State)	permitted	permitted	permitted	permitted	permitted
Shared Use Path (local)	permitted	permitted	permitted	permitted	Admin. Approval
Conventional Bicycle Lane	permitted	permitted	permitted	Admin. Approval	Admin. Approval
Buffered Bicycle Lane	not permitted	not permitted	not permitted	not permitted	Admin. Approval
One-Way Cycle Track	not permitted	not permitted	Admin. Approval	Admin. Approval	Admin. Approval
Bicycle Boulevard	not permitted	not permitted	permitted	permitted	permitted

b. Bicycle Parking

Bicycle Rack (U-Rack, Post + Ring)	Admin. Approval	Admin. Approval	permitted	permitted	permitted
Bicycle Rack (decorative, public art)	not permitted	Admin. Approval	Admin. Approval	Admin. Approval	permitted
Bicycle Shelter	Admin. Approval	Admin. Approval	Admin. Approval	Admin. Approval	permitted
Bicycle Locker	not permitted	not permitted	Admin. Approval	Admin. Approval	permitted
Bicycle Hub	Admin. Approval	Admin. Approval	permitted	permitted	permitted
Bicycle Rental Kiosk	not permitted	not permitted	not permitted	Admin. Approval	Admin. Approval
Bicycle Corral	not permitted	not permitted	not permitted	Admin. Approval	Admin. Approval

c. Bikeway Facility Enhancements

Bike Route and Wayfinding Signing	permitted	permitted	permitted	permitted	permitted
Active Warning Beacon	Admin. Approval	Admin. Approval	Admin. Approval	Admin. Approval	Admin. Approval
Peg-a-Tracking	permitted	permitted	permitted	permitted	permitted
Shared Lane Marking (Sharrow)	not permitted	not permitted	permitted	permitted	permitted
Colored Bicycle Facilities	not permitted	not permitted	Admin. Approval	Admin. Approval	Admin. Approval
Signal Detection and Actuation	permitted	permitted	permitted	permitted	permitted
Bicycle Box	not permitted	not permitted	Admin. Approval	Admin. Approval	Admin. Approval
Bicycle Turn Pocket	Admin. Approval	Admin. Approval	permitted	permitted	permitted
Bicycle Median Refuge	permitted	permitted	permitted	Admin. Approval	Admin. Approval
Bicycle Signal Head	not permitted	Admin. Approval	Admin. Approval	Admin. Approval	Admin. Approval
Paved Shoulder	permitted	permitted	not permitted	not permitted	not permitted
Rumble Stripes	Admin. Approval	permitted	permitted	permitted	permitted

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 low to moderate pedestrian activity. The City Engineer may require wider sidewalks up to 8 feet in width.~~

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

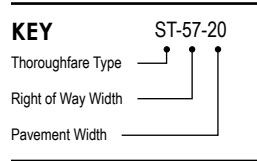
- 3.9.1 A New Community Regulating Plan may designate any of the following:
- a. A differentiation of the Thoroughfares as A-Grid and B-Grid. Buildings along the A-Grid shall be held to the Highest Standard of this District in support of pedestrian activity. Buildings along the B-Grid may be more readily 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.

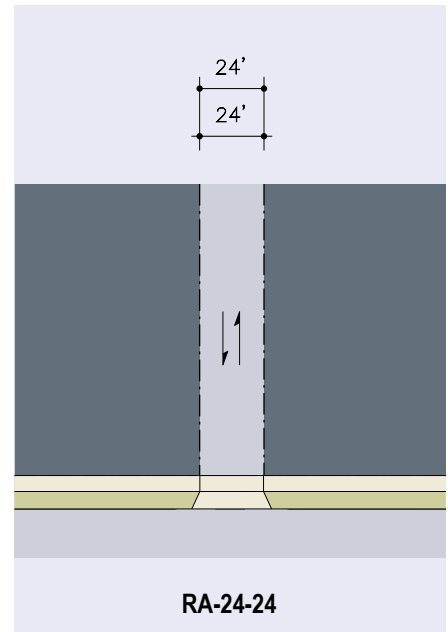
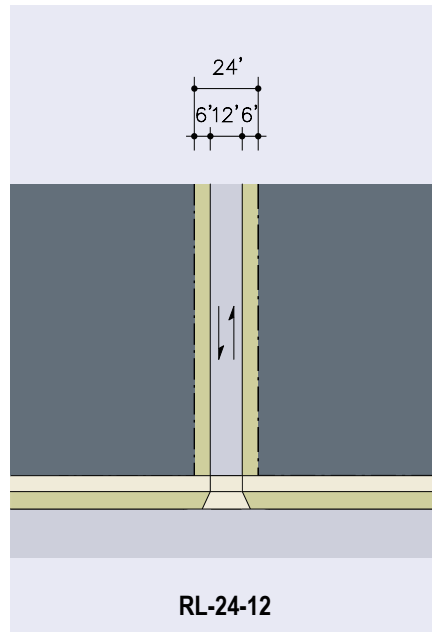


THOROUGHFARE TYPES

- 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

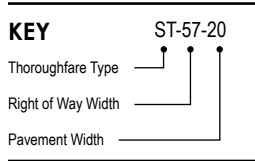
Thoroughfare Type	Rear Alley
Transect Zone Assignment	T4**, T5
Right-of-Way Width	24 feet
Pavement Width	24 feet*
Movement	Slow Movement
Operating Speed	10 MPH
Pedestrian Crossing Time	7 seconds
Traffic Lanes	n/a
Parking Lanes	None
Curb Radius	Taper
Private Frontage Type	None
Walkway Type	None
Planter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

RD-50-1

Thoroughfare Type	Road
Transect Zone Assignment	T1, T2, T3
Right-of-Way Width	50 feet
Pavement Width	18 feet
Movement	Slow Movement
Operating Speed	15 MPH
Pedestrian Crossing Time	5.1 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	None - Swale*
Landscape Type	Trees clustered at 30' o.c. Avg.
Permitted Transportation Provisions	NONE
Additional Transportation Provisions	NONE

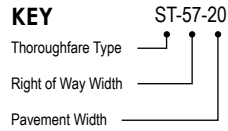
REMOVE

RD-60-2

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	None - Swale*
Landscape Type	Trees clustered at 30' o.c. Avg.
Permitted Transportation Provisions	BP, BT, TR
Additional Transportation Provisions	PS, CBL

Note: Requires approval of Public Works Director

THOROUGHFARE ASSEMBLIES CONTINUED



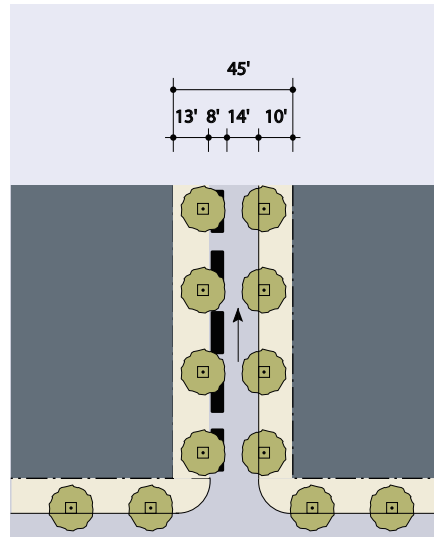
THOROUGHFARE TYPES

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

TRANSPORTATION PROVISIONS:

- Transit Route: TR
- 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	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

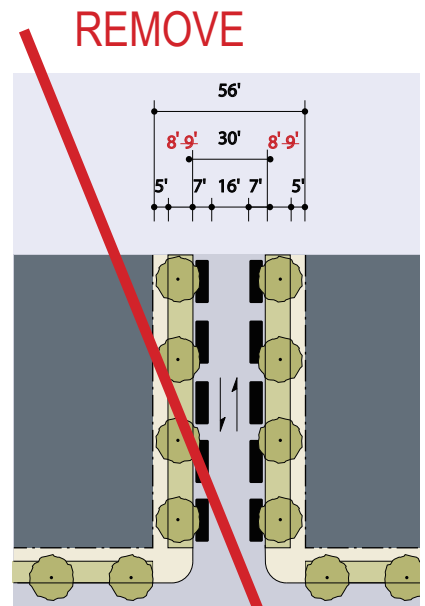


ST-45-22

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



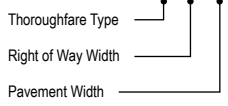
ST-56-30

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

KEY

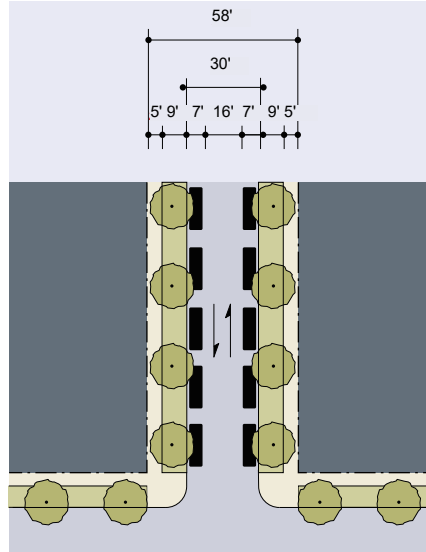


THOROUGHFARE TYPES

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

TRANSPORTATION PROVISIONS:

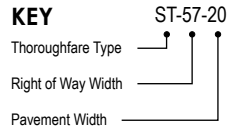
- Transit Route: TR
- Bicycle Trail: BT
- Bicycle Path: BP
- Cycle Track: CT
- Buffered Bicycle Lane: BBL
- Conventional Bicycle Lane: CBL
- Bicycle Boulevard: BB
- Shared Use Lane Marking: SLM
- Paved Shoulder: PS



ST-58-30

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

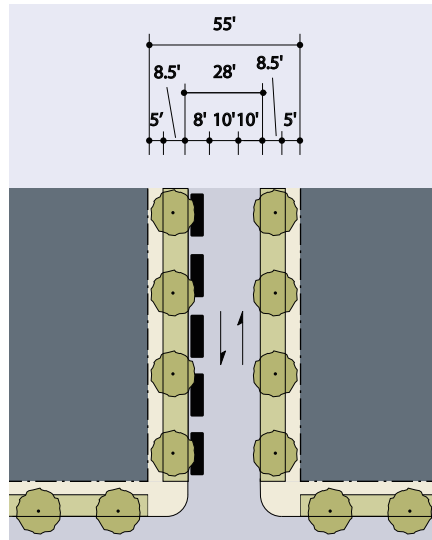


THOROUGHFARE TYPES

- 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

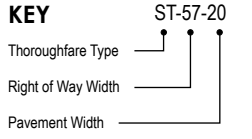
Thoroughfare Type	Street
Transect Zone Assignment	T3, T4, T5
Right-of-Way Width	55 feet
Pavement Width	28 feet
Movement	Slow Movement
Operating Speed	20 MPH
Pedestrian Crossing Time	6.0 seconds
Traffic Lanes	2 lanes
Parking Lanes	One Side @ 8 feet marked
Curb Radius	10 feet or as required by City Engineer
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

REMOVE

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

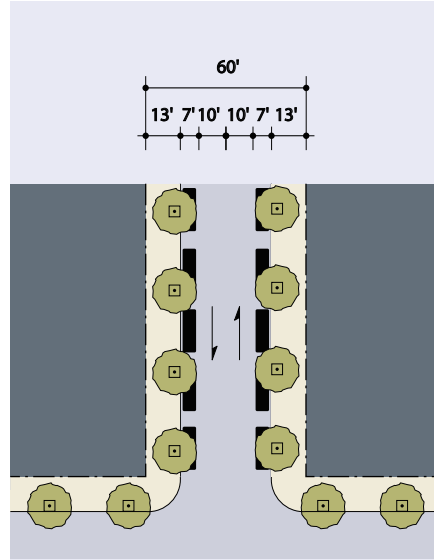


THOROUGHFARE TYPES

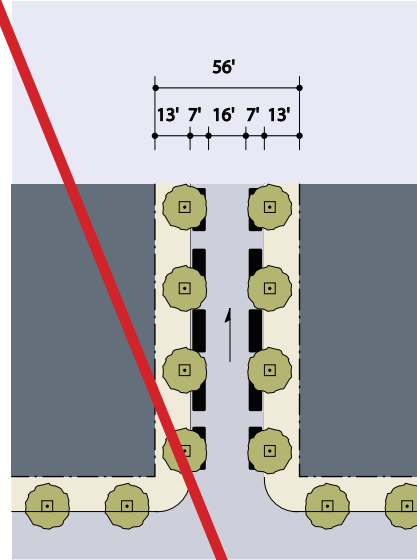
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

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	



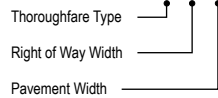
CS-56-30	
Commercial Street	T5
Transect Zone Assignment	56 feet
Right-of-Way Width	30 feet
Pavement Width	Slow Movement
Movement	20 MPH
Operating Speed	8.5 seconds
Pedestrian Crossing Time	1 lane
Traffic Lanes	Both Sides @ 7 feet marked
Parking Lanes	10 feet
Curb Radius	Gallery/Arcade, Shopfront/Awning
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

KEY ST-57-20



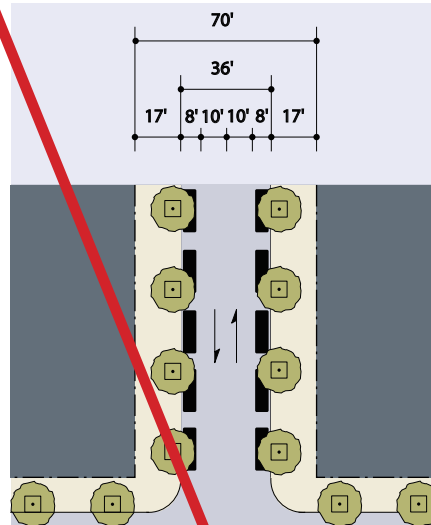
THOROUGHFARE TYPES

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

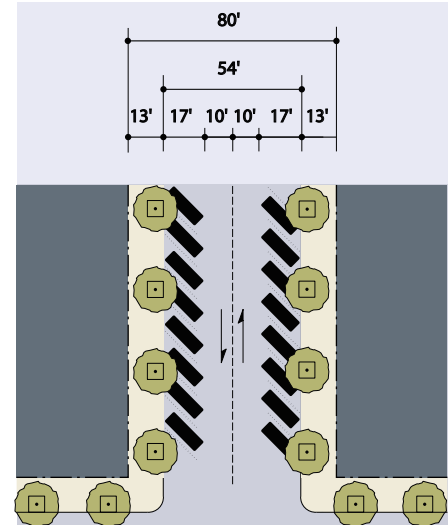
TRANSPORTATION PROVISIONS:

- 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-70-36



CS-80-54

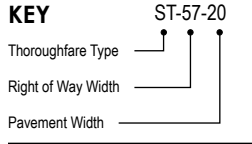
Thoroughfare Type	T5
Transect Zone Assignment	70 feet
Right-of-Way Width	36 feet
Pavement Width	Slow Movement
Movement	25 MPH
Operating Speed	10 seconds
Pedestrian Crossing Time	2 lanes
Traffic Lanes	Both Sides @ 8 feet marked
Parking Lanes	10 feet
Curb Radius	Gallery/Arcade, Shopfront/Awning
Private 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	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

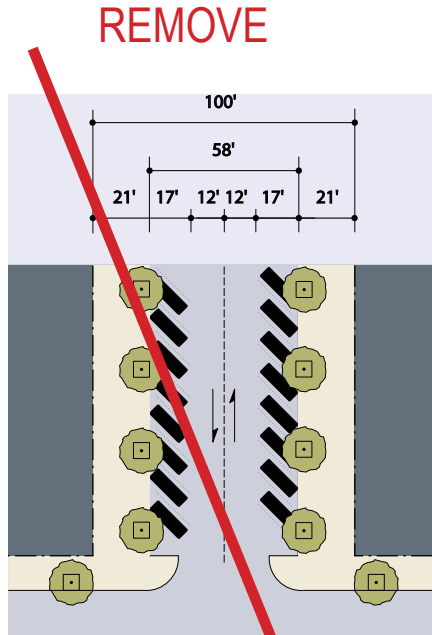


THOROUGHFARE TYPES

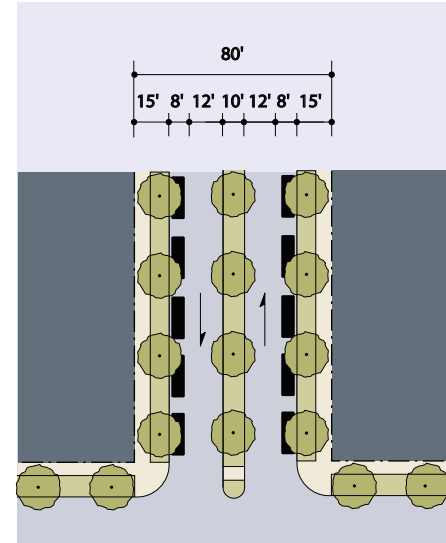
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

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



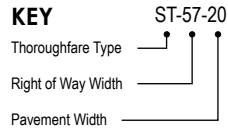
CS-100-58	
Thoroughfare Type	Commercial Street
Transect Zone Assignment	T5
Right-of-Way Width	100 feet
Pavement Width	58 feet
Movement	Slow Movement
Operating Speed	25 MPH
Pedestrian Crossing Time	8.5 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides @ 17 feet marked
Curb Radius	10 feet
Private 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



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

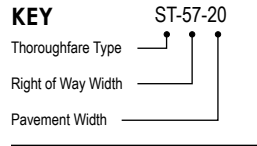
REMOVE

AV-80-36 (2-way CT)

Thoroughfare Type	Avenue
Transect Zone Assignment	T3, T4, T5
Right-of-Way Width	80 feet
Pavement Width	36 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
Private Frontage Type	SH, ST, FC, DY/LC, PF
Walkway Type	Sidewalk (see diagram)
Planter Type	4' x 10' Tree Well
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Permitted Transportation Provisions	SLM, TR
Additional Transportation Provisions	2-way CT

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THOROUGHFARE ASSEMBLIES CONTINUED

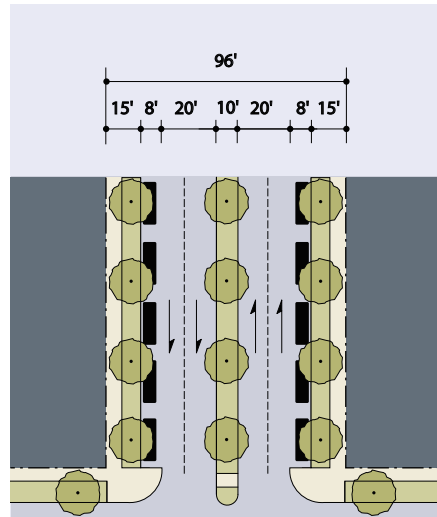


THOROUGHFARE TYPES

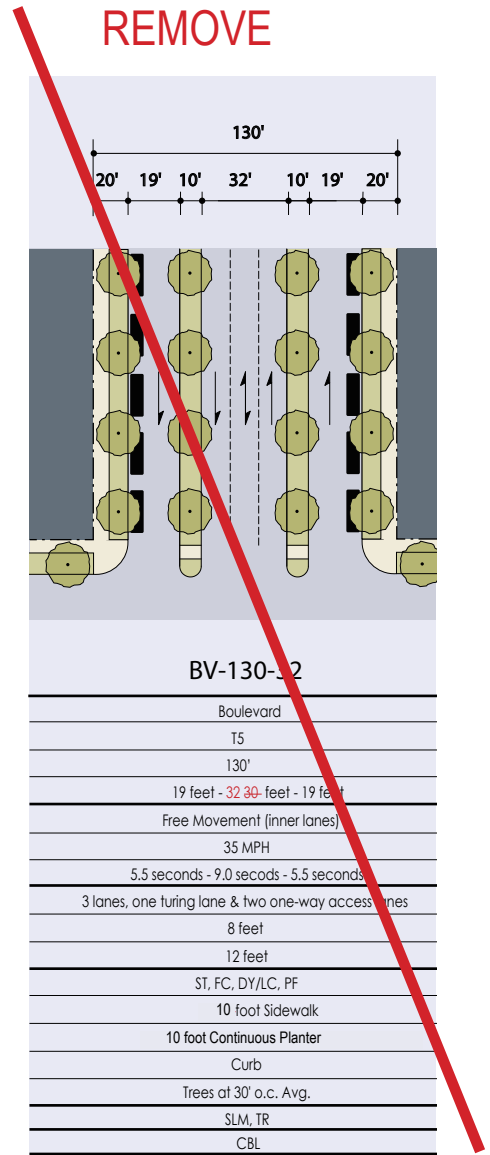
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

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

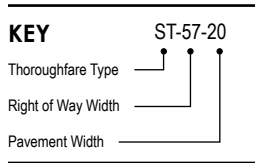
Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Operating Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Private Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Permitted Transportation Provisions	
Additional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

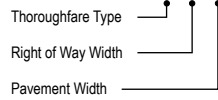
Thoroughfare Type	Road
Transect Zone Assignment	T1, T2
Right-of-Way Width	60 feet
Pavement Width	24 feet
Movement	Speed Movement
Operating Speed	30 MPH
Pedestrian Crossing Time	6.8 seconds
Traffic Lanes	2 lanes
Parking Lanes	None
Curb Radius	25 feet
Private Frontage Type	Porch and Fence, Common Lawn
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

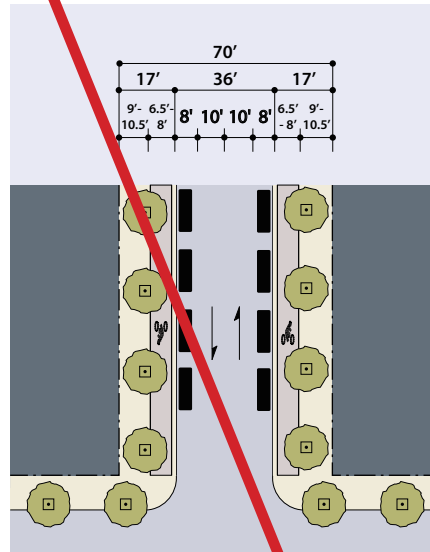
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

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	

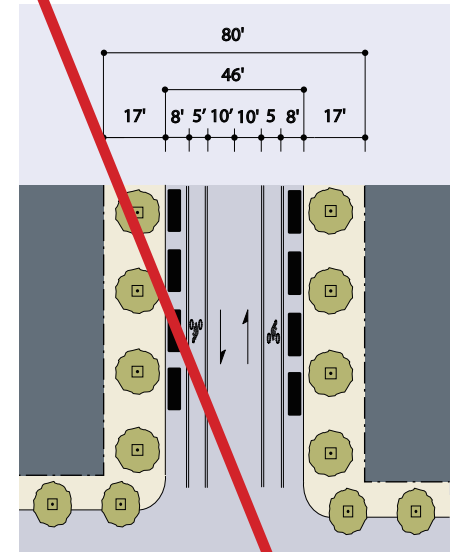
REMOVE



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

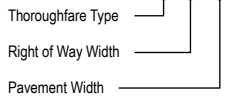
REMOVE



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

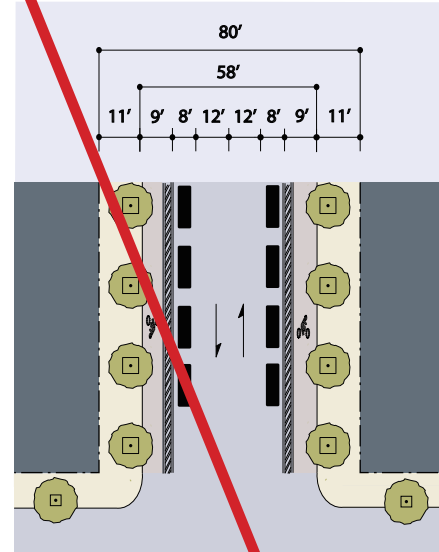
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

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

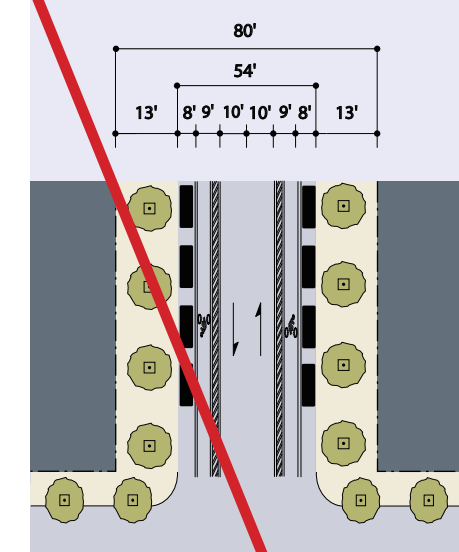
Thoroughfare Type	Commercial Street
Transect Zone Assignment	T5
Right-of-Way Width	80 feet
Pavement Width	58 feet
Movement	Slow Movement
Operating Speed	25 MPH
Pedestrian Crossing Time	9.7 seconds
Traffic Lanes	2 lanes
Parking Lanes	Floating Parking; Both Sides @ 8 feet marked
Curb Radius	10 feet
Private 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 (CT)

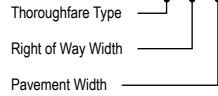
REMOVE



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



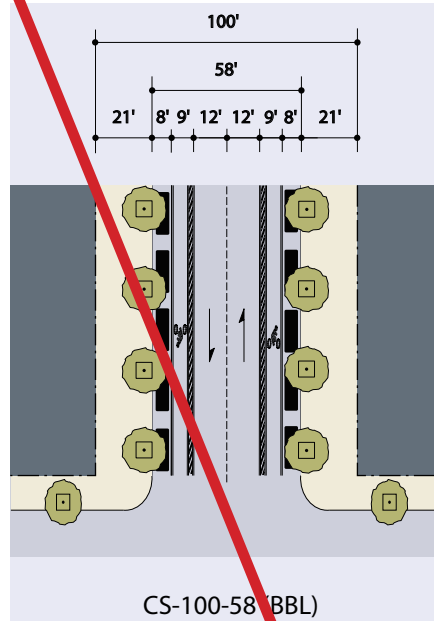
THOROUGHFARE TYPES

- 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

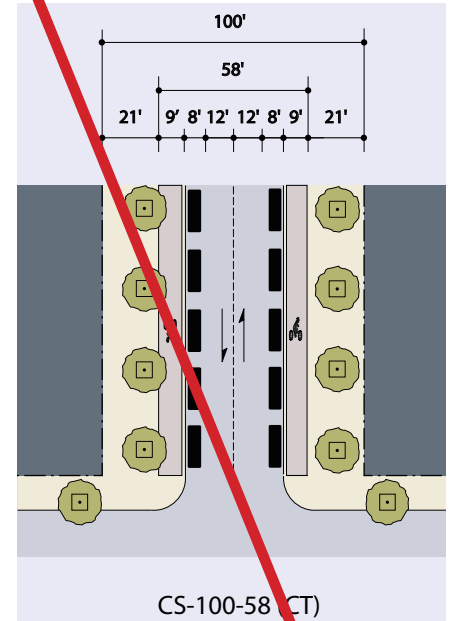
REMOVE



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

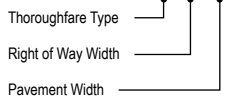
REMOVE



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

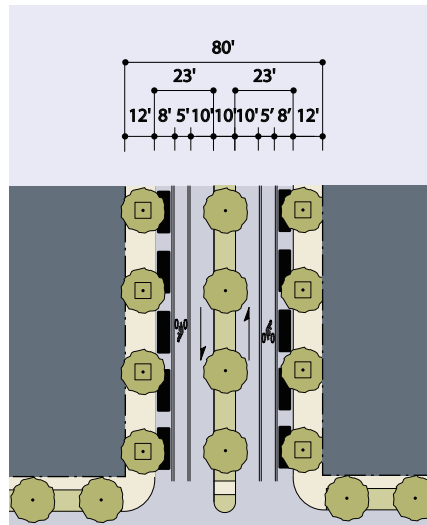


THOROUGHFARE TYPES

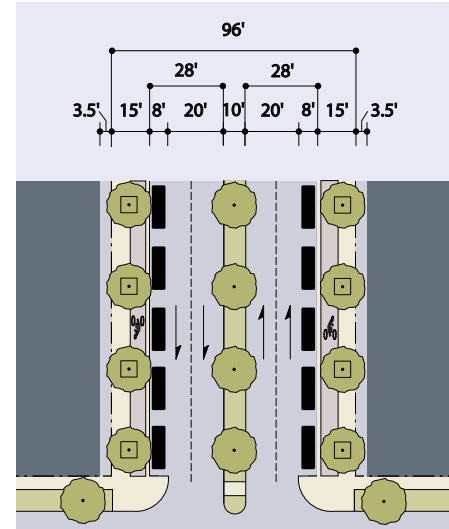
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Drive: DR
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL

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

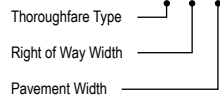
Thoroughfare Type	Avenue
Transect Zone Assignment	T3, T4, T5
Right-of-Way Width	96 feet
Pavement Width	56 feet
Movement	Slow Movement
Operating Speed	25 MPH
Pedestrian Crossing Time	5.7 seconds - 5.7 seconds at corners
Traffic Lanes	4 lanes
Parking Lanes	Both Sides @ 8 feet marked
Curb Radius	10 feet 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.

KEY ST-57-20



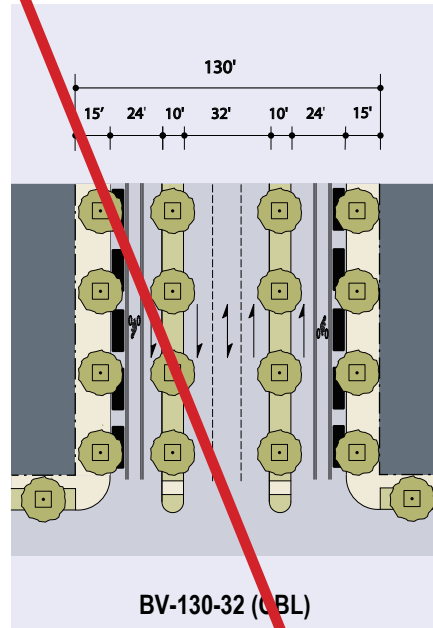
THOROUGHFARE TYPES

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

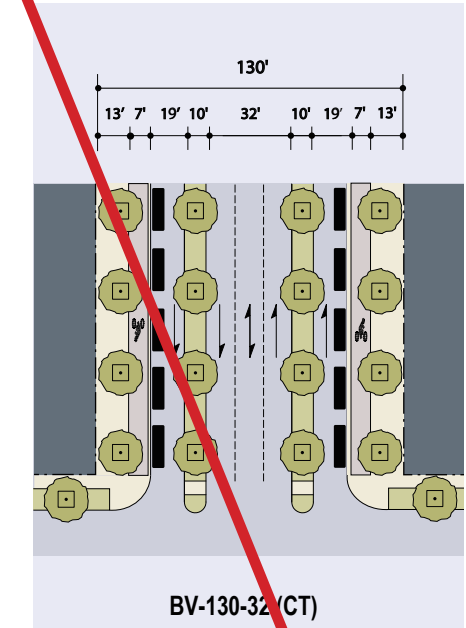
TRANSPORTATION PROVISIONS:

- 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



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.



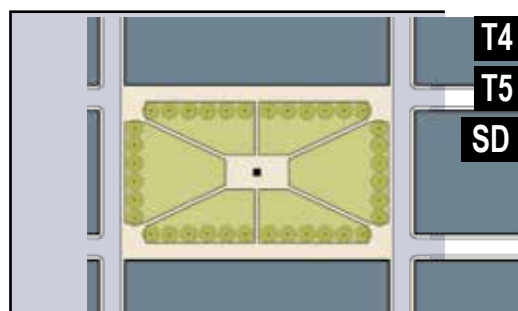
c. Neighborhood Park: An Open Space, available for structured recreation. Landscaping may spatially define a Green rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size should be 4 acres and the maximum shall be 5 acres. Neighborhood 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.

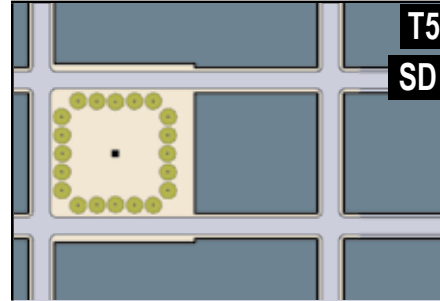


e. Square: An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size should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

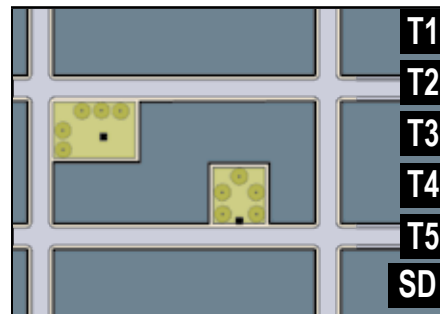


CIVIC SPACE CONTINUED

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.

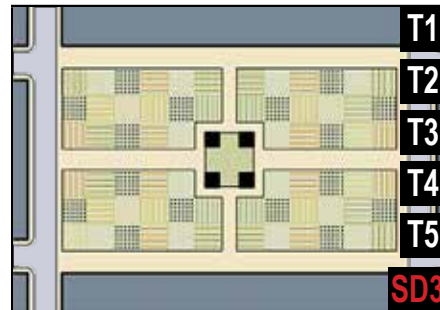


TABLE 9. SPECIAL DISTRICTS†

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)	
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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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 be located no closer than 20 feet of the 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 that still counts 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 a maximum of 12 stories with Plan Commission Approval of an Architectural Design Review Administrative Waiver. 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.†

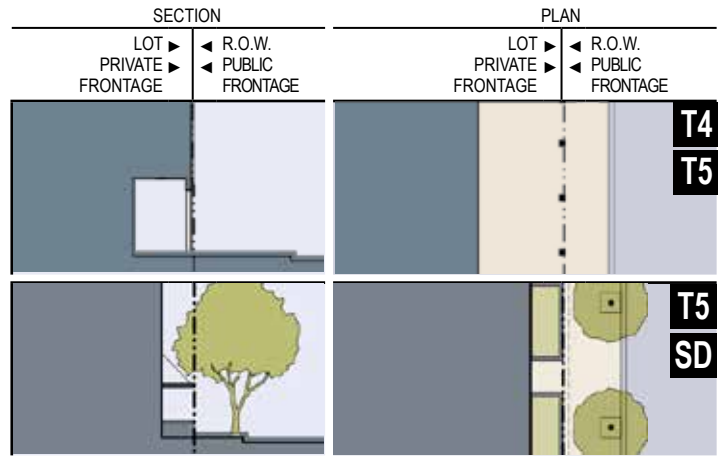
The Private Frontage is the area between the building Facades and the Lot lines.

	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.

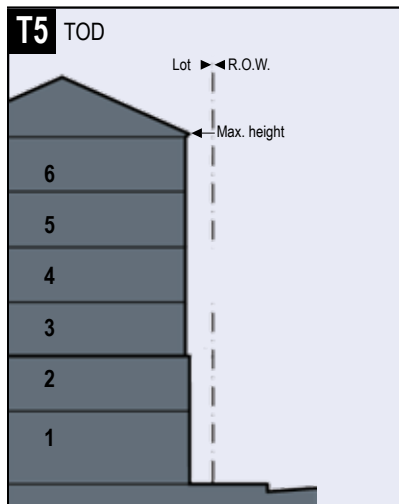
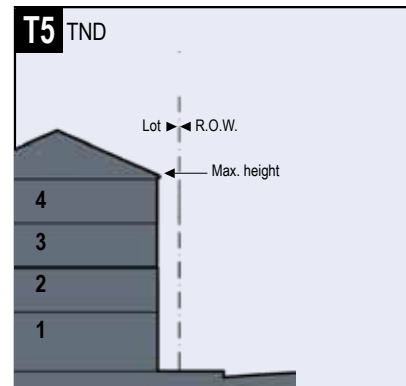
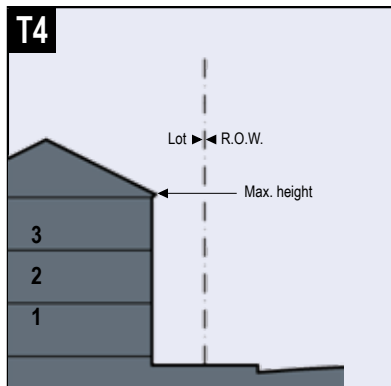
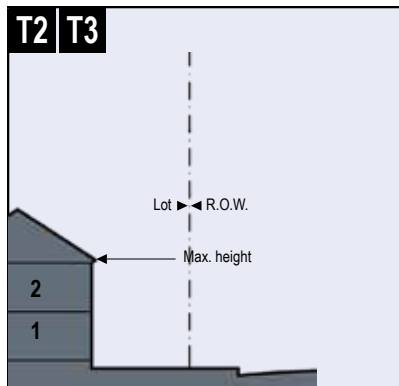
i. Common Entry & Planter: a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade allowing shared entry to a multi-unit residential or office building. An optional shallow planter may line the facade, and the facade should provide glazing at Sidewalk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

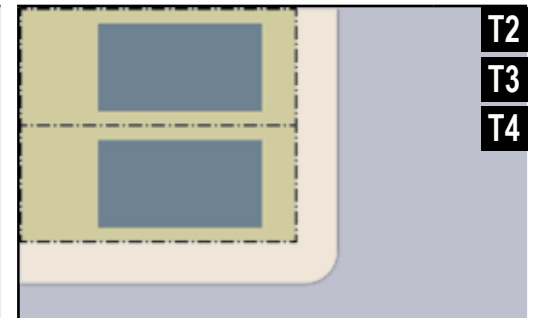

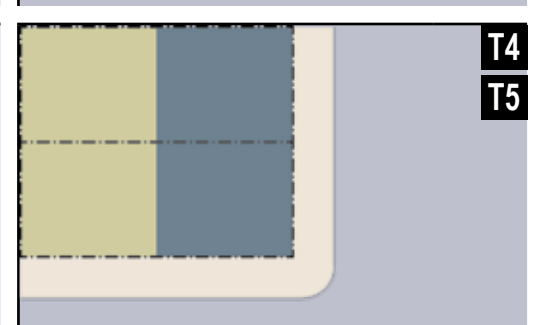
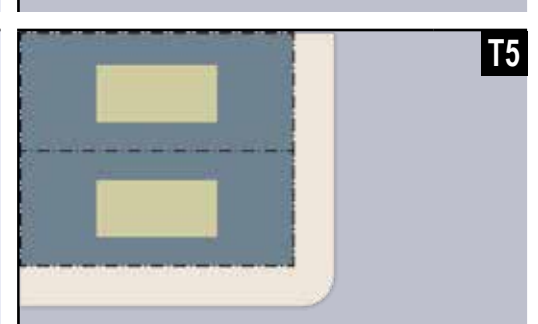
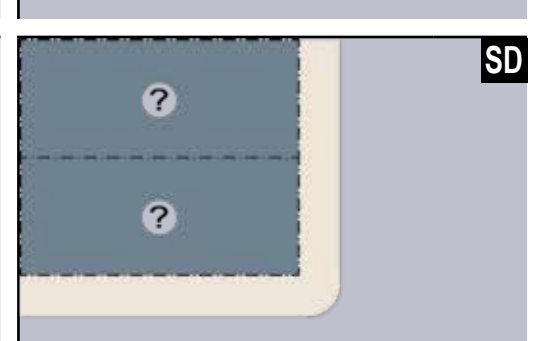
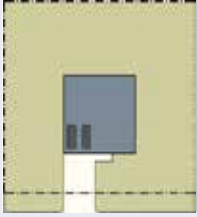
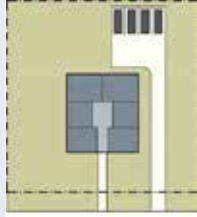
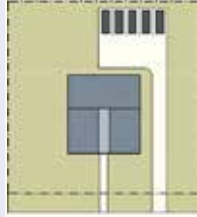



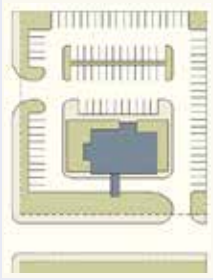
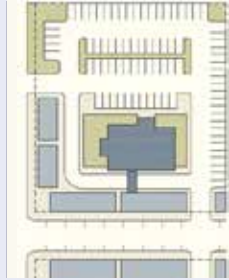
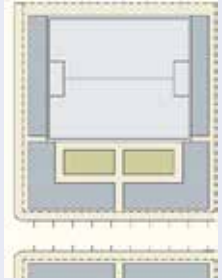
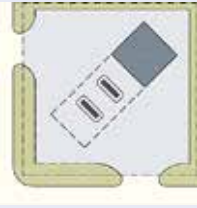
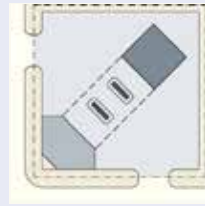
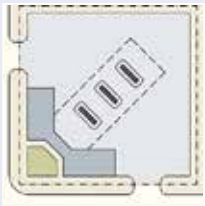

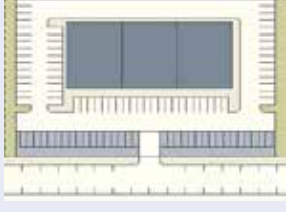



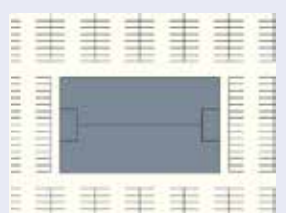
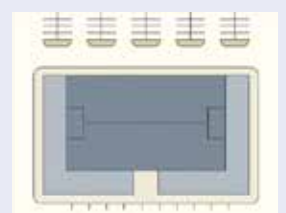

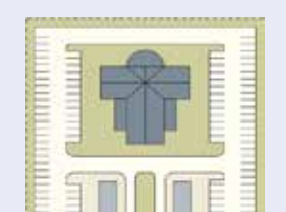
<p>a. Edgeyard Building: Specific Types - single-family House, Cottage, villa, Estate House, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial 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			

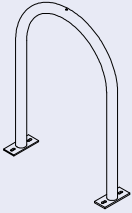
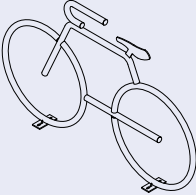
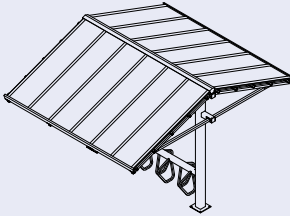
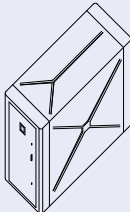
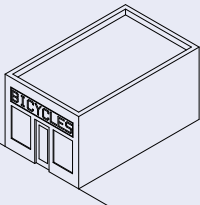
TABLE 19A CONT. GENERAL BICYCLE PARKING CALCULATIONS - LONG TERM

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.

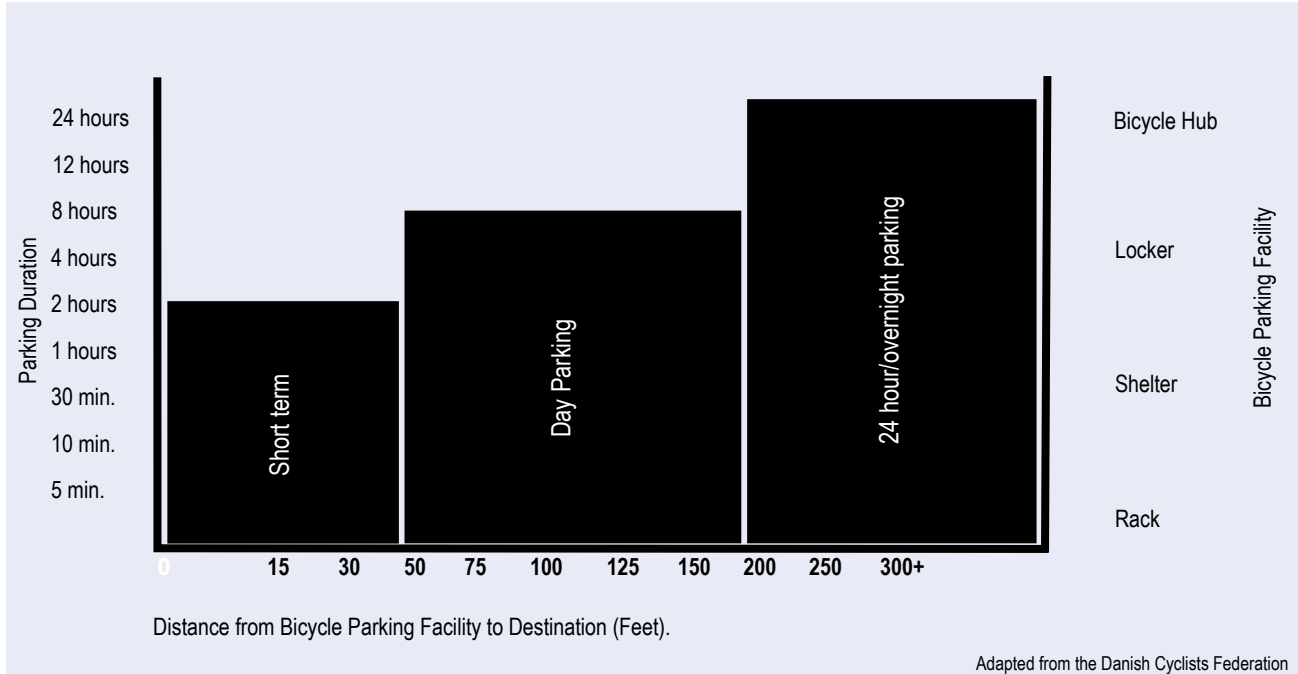


TABLE 19D. ONE-WAY CYCLE TRACK DETAIL†

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).

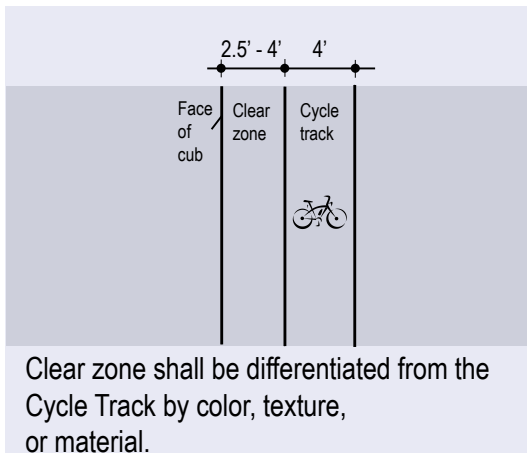


TABLE 20. MOTOR VEHICLE PARKING OCCUPANCY RATE TABLE (RESERVED).†

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				■			

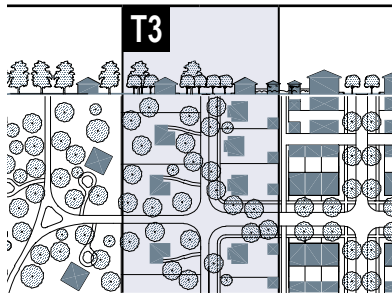
■ BY RIGHT
□ BY CONDITIONAL USE

* 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 - T3*



(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

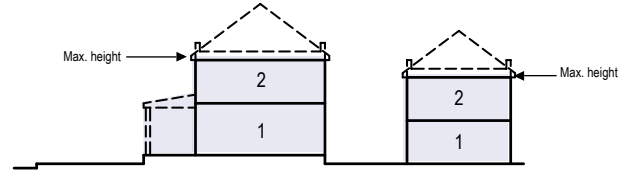
Refer to Summary Table 2

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

** 3 ft. min. for rear lane-loaded condition or 15 ft. from center line of Rear Lane

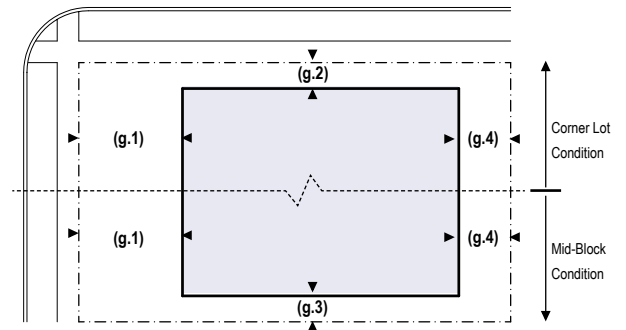
BUILDING CONFIGURATION

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.



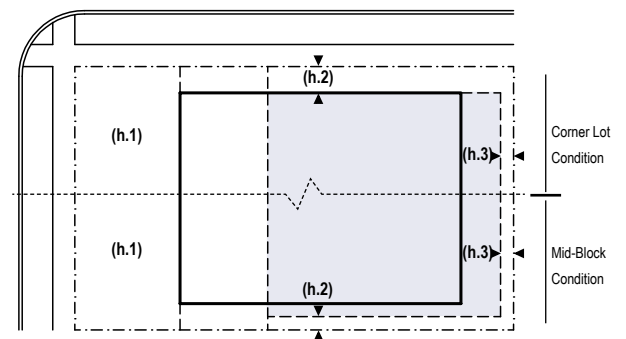
SETBACKS - PRINCIPAL BLDG

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.

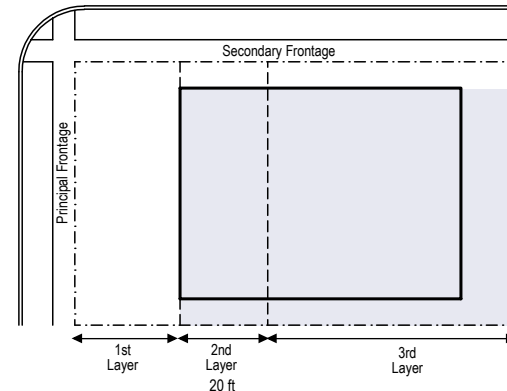
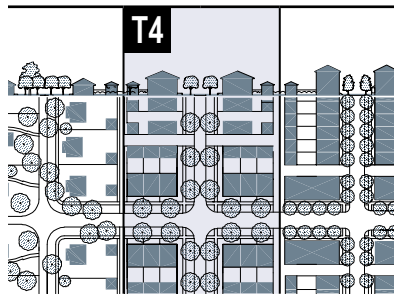


TABLE 23. FORM-BASED CODE GRAPHICS - T4†



(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.

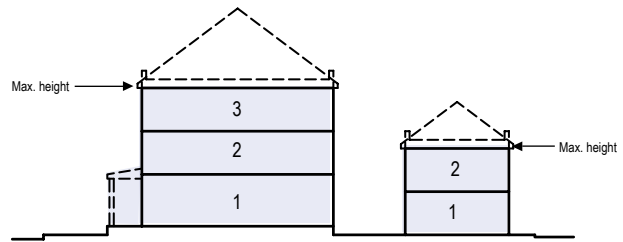
** 3 ft. min. except in the case of a common or shared wall. In all other cases, 0' permitted by Administrative Waiver.

*** 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.

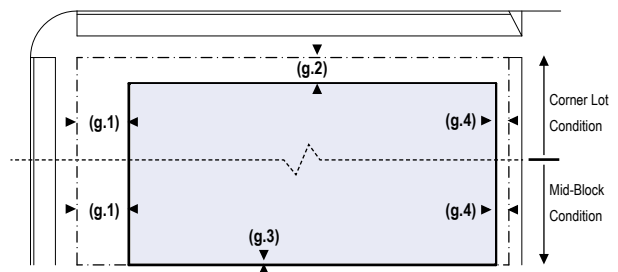
BUILDING CONFIGURATION

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.



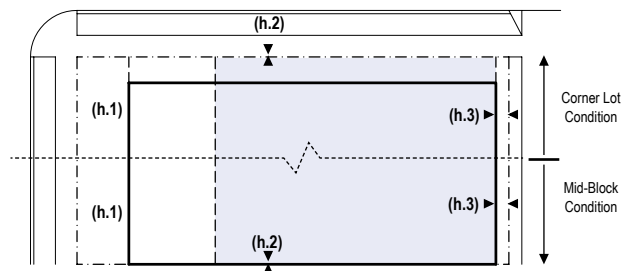
SETBACKS - PRINCIPAL BLDG

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.

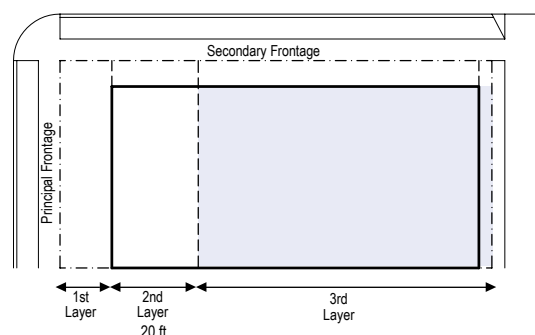
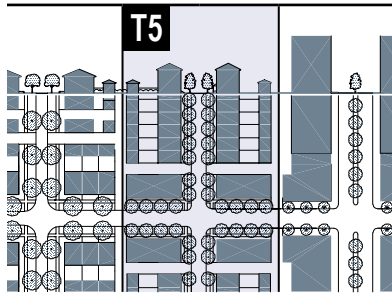


TABLE 24. FORM-BASED CODE GRAPHICS - T5 TND†



(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

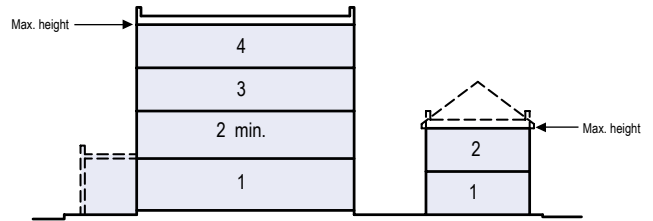
* 1 permitted by Administrative Waiver

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

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

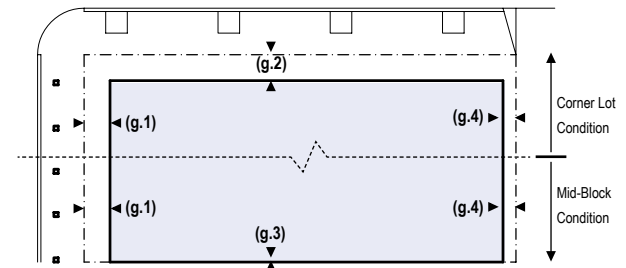
BUILDING CONFIGURATION

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.



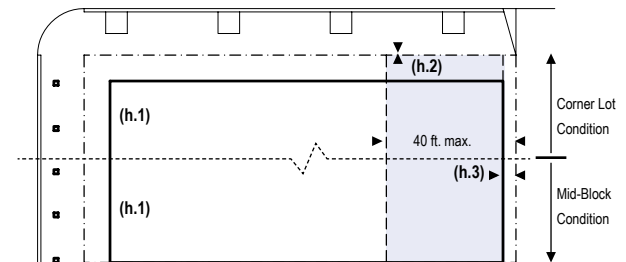
SETBACKS - PRINCIPAL BLDG

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.

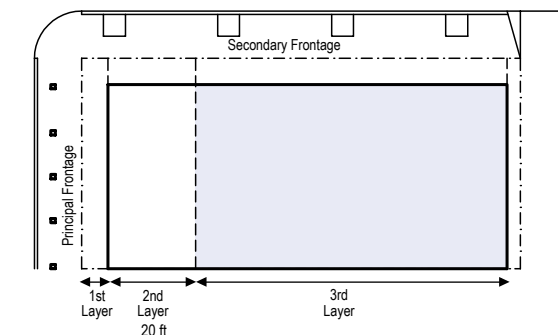
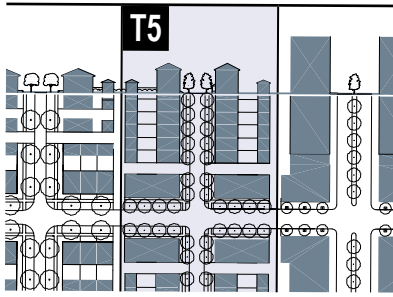


TABLE 25. FORM-BASED CODE GRAPHICS - T5 TOD†



(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

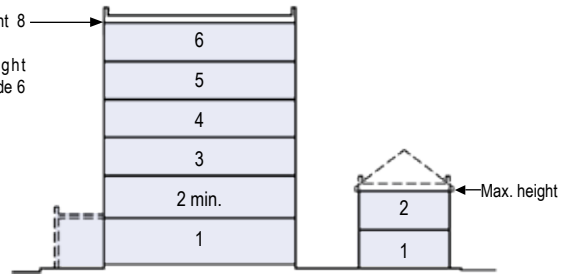
*** Maximum of 12 stories by with Plan Commission approval of an Architectural Design Review Administrative Waiver. Street facades shall be 6 stories maximum.

^ 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

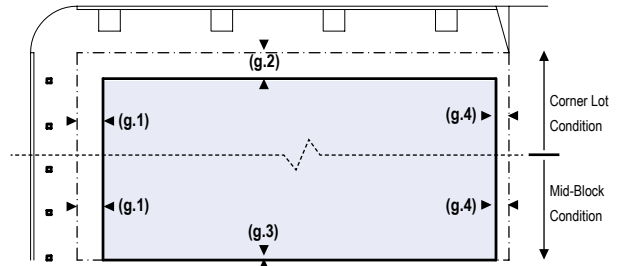
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling.
3. Height shall be measured to the eave or roof deck as specified on Table 15.
4. Expression Lines shall be as shown on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

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



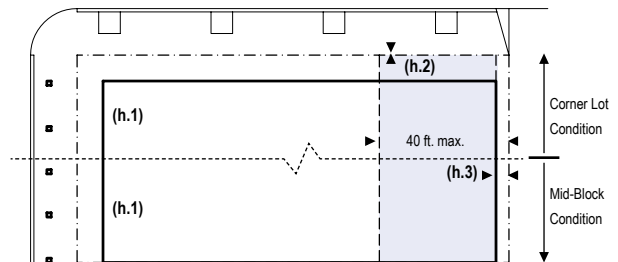
SETBACKS - PRINCIPAL BLDG

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.

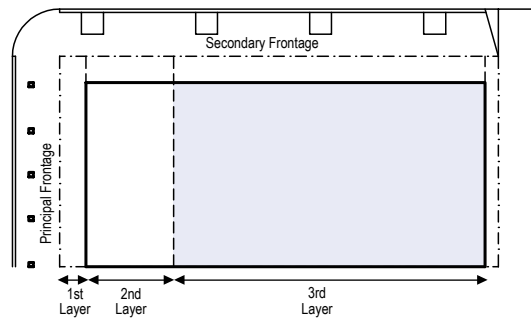
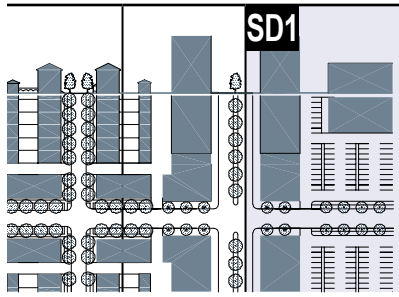


TABLE 26. FORM-BASED CODE GRAPHICS - SD1 BUSINESS PARK†



(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

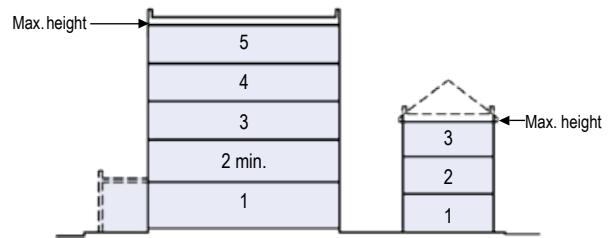
PARKING PROVISIONS

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

* 1 Story permitted by Administrative Waiver

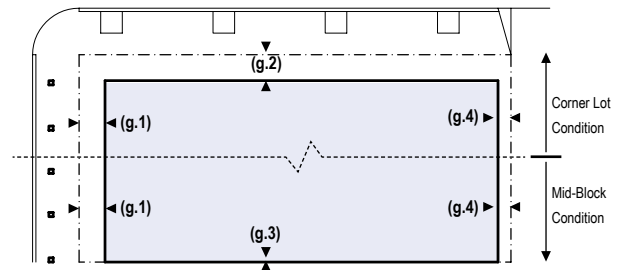
BUILDING CONFIGURATION

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.



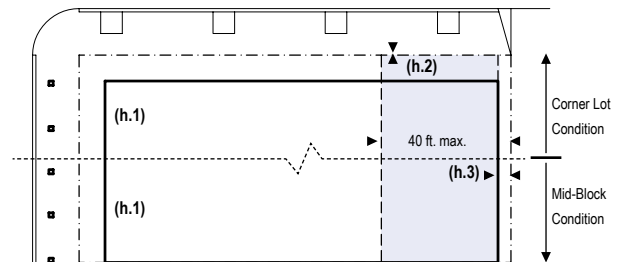
SETBACKS - PRINCIPAL BLDG

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.

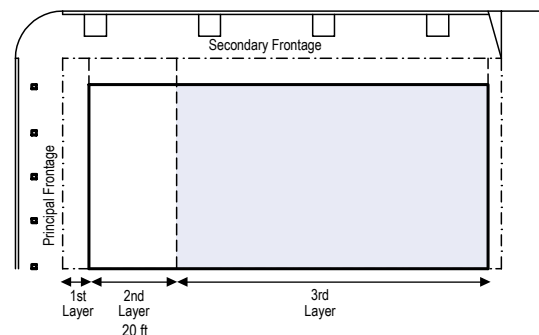
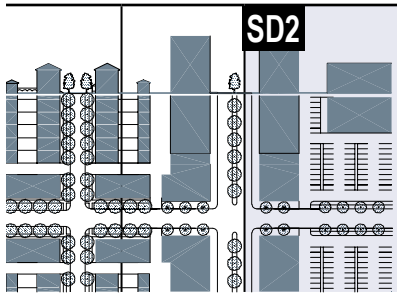


TABLE 27. FORM-BASED CODE GRAPHICS - SD2 RESTRICTED RESEARCH/PRODUCTION DISTRICT



(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.

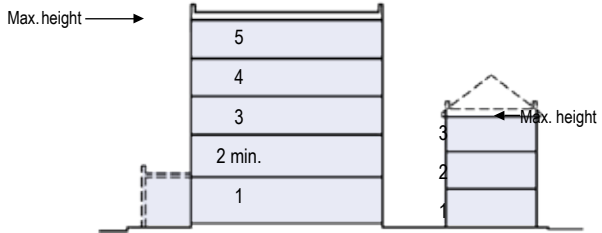
* Lot coverage may be allocated by individual lot or by block.

** 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.

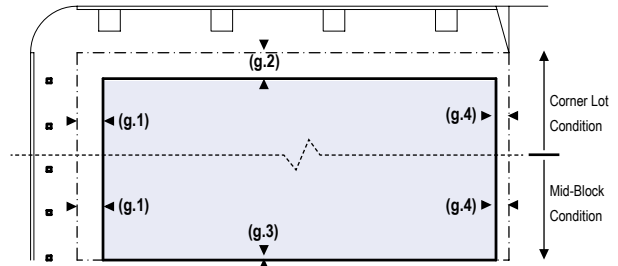
BUILDING CONFIGURATION

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.



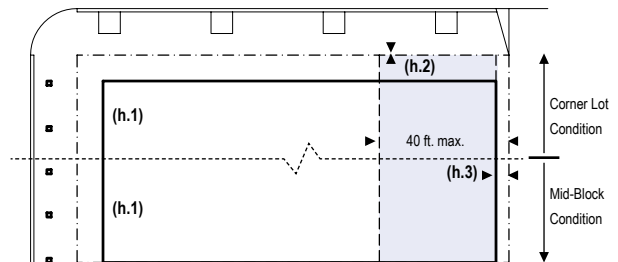
SETBACKS - PRINCIPAL BLDG

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.

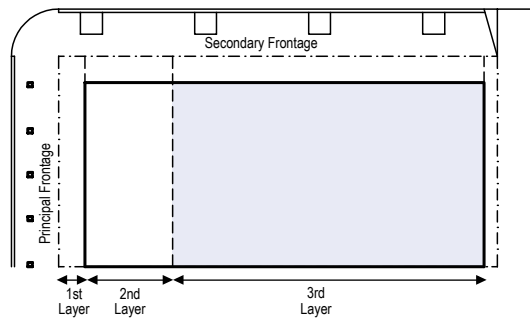
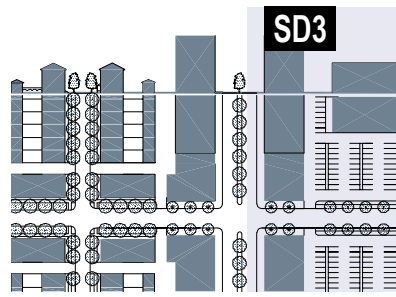


TABLE 28. FORM-BASED CODE GRAPHICS - SD3 SENIOR HOUSING CAMPUS (NEW)



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)

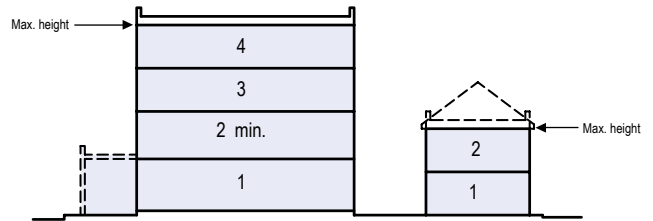
Common Yard	not permitted
Porch & Fence	not permitted
Light Court	permitted
Forecourt	permitted
Stoop	permitted
Shopfront	permitted
Gallery	permitted
Parking Lot	not permitted
Arcade	permitted
Common Entry & Planter	permitted

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

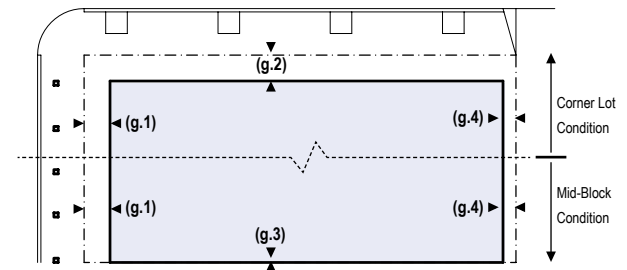
BUILDING CONFIGURATION

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.



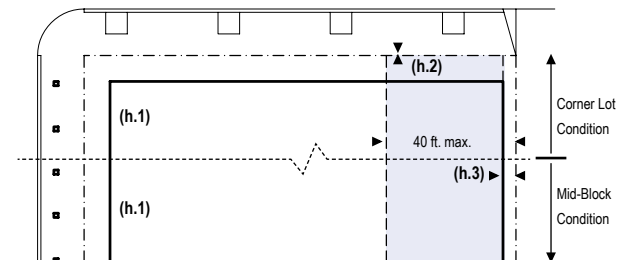
SETBACKS - PRINCIPAL BLDG

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.



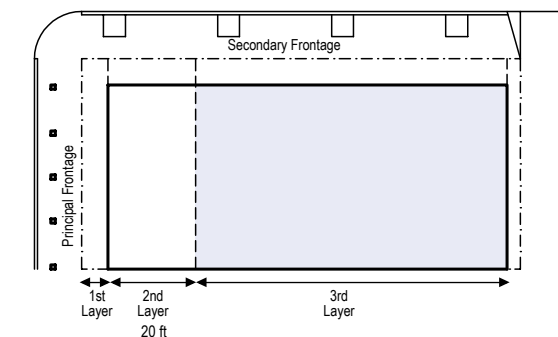
SETBACKS - OUTBUILDING

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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