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PUBLIC DISCUSSION DRAFT

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## Article 5A Character Districts

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### Section 10.5A10 General

#### 10.5A11 Common Reference

This Article 5A may be referred to as the “Character-Based Development Standards.”

#### 10.5A12 Purpose and Intent

This Article 5A provides within the Character-Based Area (as defined in Section 10.5A14) for a range of character-based places, including walkable **mixed use development**.

#### 10.5A13 Effective Date

This Article 5A shall become effective when the initial **Regulating Plan** has been adopted.

#### 10.5A14 Applicability; Compliance

##### 10.5A14.10 Applicability

This Article 5A shall be applicable to the Character Districts and Municipal Districts shown on the **Regulating Plan**, as the same may be adopted and amended from time to time (as so shown, “**Character Districts**” and “**Municipal Districts**,” respectively, and collectively, the “**Character-Based Area**”).

##### 10.5A14.20 Compliance with Regulating Plan

10.5A14.11 Except as otherwise provided in Article 3, all **development, improvements, land, structures, construction, buildings, lots** and parcels located or proposed in the Character Districts, and all plans, applications and submissions required under this Article 5A, shall comply therewith, as the same are in effect at the time of submission, as applicable, of a request to amend the **Regulating Plan** or a complete application for approval of a **Development Plan**.

10.5A14.12 Except as provided in Section 10.5A14.13, no **development, improvement, subdivision, re-subdivision** or construction of or on any **building, lot** or parcel of land shall occur and no **Development Plan** or application for approval of a **Development Plan** may be submitted or approved except pursuant to the **Regulating Plan**.

10.5A14.13 All **development, improvements, construction, land, structures, buildings, lots** and parcels within the **Character Districts** and **civic spaces** shall comply with the applicable standards and requirements for such **Character District**.

### **10.5A14.30 Exclusive Zoning Regulation**

Except as may be otherwise specifically provided in Section 10.5A14.40, this Article 5A, together with the other provisions of the Zoning Ordinance and other local land use ordinances, rules and regulations to the extent provided in Section 10.5A1.40, shall be the exclusive zoning regulation for the Character-Based Area.

### **10.5A14.40 Relationship to Other Provisions**

10.5A14.41 All applicable provisions of the City’s land use ordinances, rules and regulations, including without limitation the Zoning Ordinance, Subdivision Rules and Regulations and Site Plan Review Regulations, shall be applicable to matters not covered by this Article 5A, except where such provisions of the such ordinances, rules or regulations would be in conflict with this Article 5A, and except as set forth in Section 10.5A14.43.

10.5A14.42 The provisions of this Article 5A shall take precedence over the provisions of other codes, ordinances, regulations, and standards that may be in conflict with this Section, except for City and State Health and Safety Ordinances, and except as may otherwise be provided in Section 10.5A14.43 below.

10.5A14.43 Notwithstanding anything to the contrary contained or implied in Sections 10.5A14.41 or 10.5A14.42, the following provisions of the Zoning Ordinance shall not be applicable within the Character District Area:

In Article 5 (Dimensional and Intensity Standards):

- 10.580 (Special Dimensional Requirements for Certain Uses)
- 10.593 (Additional Location Restrictions for Certain Non-Residential Uses)

In Article 11 (Site Development Standards):

- 10.1113.20 (Location of Parking Facilities on a Lot)

### **10.5A14.50 Compliance with Other Rules and Regulations**

In addition to the **Development Plan** and **Regulating Plan** and applications for approval thereof which are required under this Article 5A:

10.5A13.51 Any proposal, project, application or **Development Plan** that involves the subdivision of land shall require compliance with the Subdivision Rules and Regulations; provided, however, that if there is any conflict between this Article 5A or the standards and requirements hereof and those of the Subdivision Rules and Regulations, this Article 5A and its standards and requirements shall supersede the Subdivision Rules and Regulations and be controlling; and

10.5A13.52 Any proposal, project, application or **Development Plan** which involves any matter that requires Site Plan Review under the Site Plan Review Regulations shall require compliance with such Site Plan Review Regulations; provided, however, that if there is any conflict between this Article 5A or the standards and requirements hereof and those of the Site Plan Review Regulations, this Article 5A and its standards and requirements shall supersede the Site Plan Review Regulations and be controlling.

**10.5A14.60 Assignment of Character Districts and Municipal Districts**

**Character Districts**, Municipal Districts and **civic spaces** shall be assigned for and mapped on the **Regulating Plan**, and as applicable, for and on each proposed **Regulating Plan** Amendment and **Development Plan**.

10.5A15 Construction

**10.5A15.10 Certain Map and Metrics Integral**

Maps 10.5A21A (**Regulating Plan**), 10.5A21B (Special Requirements: Heights), 10.5A21C (Special Requirements: Frontage Types), and 10.5A21D (Special Requirements: Viewsheds), and the metrics of standards and Tables herein are an integral part of this Article 5A.

**10.5A15.20 Effect of Certain Diagrams, Photographs and Illustrations**

10.5A14.21 The diagrams, photographs and illustrations in the following tables are provided only to indicate the general character or **placement** of and/or reference to the various Character Districts and elements thereof shown thereon and they shall have regulatory force and effect only to that extent:

Table 10.5A42.10A – Character District Standards: CD4-L General Urban District—Limited;

Table 10.5A42.10B– Character District Standards: CD4 General Urban District

Table 10.5A42.10C – Character District Standards: CD5 Urban Center District;

Table 10.5A51.20 – Civic Spaces

Table 10.5A54.20 – Yard Types;

Table 10.5A54.30 – Private Frontage Types; and

Table 10.5A55.90 – Building Types.

10.5A14.22 All graphical and tabular depictions entitled “Illustration” are provided for illustrative, explanatory purposes only and are not regulatory.

**10.5A15.30 Priority Among Metrics**

Where in conflict, numerical metrics shall take precedence over graphic metrics.

## 10.5A16 Definitions

Terms used throughout this Article 5A may be defined in Section 10.5A60, in Article 15 or elsewhere in the Zoning Ordinance. Terms not so defined shall be accorded their commonly accepted meanings. In the event of any conflict between the definitions in this Article 5A, those in Article 15, other sections of the Zoning Ordinance, the Subdivision Rules and Regulations, or any other local land use ordinances, rules or regulations, those of this Article 5A shall take precedence.

## Section 10.5A20 Regulating Plan

### 10.5A21 General

#### 10.5A21.10 Contents of Regulating Plan

The **Regulating Plan** and each amendment thereto shall reflect the **Character Districts**, range of number of **stories** allowed within each area, Municipal Districts, **civic spaces** and any **special requirements** of the Character Districts. The initial **Regulating Plan** consists of the following maps:

- Map 10.5A21A – Regulating Plan
- Map 10.5A21B – Special Requirements: Heights
- Map 10.5A21C – Special Requirements: Frontage Types
- Map 10.5A21D – Viewsheds

#### 10.5A21.20 Special Requirements

A **Regulating Plan** may designate any of the **special requirements** listed in Sections 10.5A2.61 through 10.5A2.64 below. If a **Regulating Plan** designates any one or more of such **special requirements**, such designation indicates that the following standards shall be applied as follows:

##### 10.5A21.21 *Shopfront Frontage*

Designations for **shopfront frontage** requiring that a **building** be provided with a **shopfront frontage** at **sidewalk** level along the entire length of its **private frontage**. The **shopfront** shall be no less than 70% glazed in clear glass, shall have a kneewall between 12” and 36” tall measured from the **sidewalk** and may be shaded by an awning overlapping the **sidewalk** as generally illustrated in **Table 10.5A4.91** (Private Frontage Types).

##### 10.5A21.22 *Terminated Vistas*

Designations for **terminated vista** locations, requiring that a **building** be provided with architectural articulation of a type and character that responds visually to the location. Such articulation shall be comprised of a cupola, chimney, entry feature, habitable tower or other architectural element, shall intersect the centerline axis of the view to which it responds, and may **encroach** into the **first lot layer** if necessary.

**10.5A21.23 Cross Block Passage**

A designation for Cross **Block Passages**, requiring that a minimum 10-foot-wide pedestrian access be reserved between **buildings**.

**10.5A21.24 Public Viewshed**

A designation for Public Viewshed requiring that, to the extent practicable, vertical **improvements** commenced on or after the date of the Ordinance adopting this Article 5A not **block** any then-existing terminal view by the unassisted human eye from a **thoroughfare** or other public place to any important public or cultural landmark designated by Ordinance of the City Council; provided, however, that this shall not be deemed to be applicable to views from private property.

**10.5A21.25 Stoop or Steps Frontage**

Designations for **stoop frontage** or steps **frontage** requiring that a **building** be provided with a **stoop** or steps **frontage** generally illustrated in Table 10.5A54.30 (Private Frontage Types).

**10.5A21.26 Specific Height**

A designation for height of a **building** to be within a range that may be different from that specified for the applicable **Character District**.

**10.5A22 Regulating Plan Amendment**

**10.5A22.10 General**

The **Regulating Plan** in effect from time to time may be amended as a Zoning Map amendment in accordance with the provisions of Article 1 (Purpose and Applicability), and Section 10.150 (Changes and Amendments).

An application for **Regulating Plan** amendment initiated by or on behalf of the owner of property the zoning of which would be changed pursuant to the proposed **Regulating Plan** amendment shall be accompanied by a **Development Plan** for such property that has been approved in accordance with this Section 10.5A22.

**10.5A22.20 When Regulating Plan Amendment Necessary**

If a **Development Plan** or **development, improvement, subdivision, re-subdivision** or construction does not comply with the **Regulating Plan** or applicable standards, a **Regulating Plan** amendment must be obtained as a condition to submission or approval of such **Development Plan**, or commencement of any **development, improvement, subdivision, re-subdivision, or construction** of or on any **building, lot, or other parcel** of land.



### **10.5A22.30 Preparation and Requirements**

An application for **Regulating Plan** amendment shall be prepared in accordance with 10.5A22.40 and shall conform to the requirements of Section 10.5A22.50 and other provisions hereof.

### **10.5A22.40 Application Requirements**

Each application for a **Regulating Plan** Amendment submitted under this Article 5A shall include as a part thereof, in addition to all other requirements for zoning map amendments under Section 10.150, a **Development Plan** that complies with Section 10.5A30 and indicates, with respect to the area proposed to be re-zoned and all **adjacent** property, all existing zoning districts or **Character Districts**, Municipal Districts, **civic spaces**, allowed range of number of stories and any **special requirements**.

### **10.5A22.50 Plan Submission**

An application for a **Regulating Plan** Amendment shall be submitted and processed in accordance with Sections 10.150, 10.5A\_\_ and 10.5A\_\_.

### **10.5A22.60 Action on Plan**

Any application for **Regulating Plan** Amendment shall be processed and be subject to submission, consideration and approval as a zoning map amendment under Sections 10.150, subject to the provisions of this Section 10.5A20.

## Section 10.5A30 Development Plans

### 10.5A31 Procedural Requirements

#### **10.5A31.10 Plan Required**

Except as otherwise provided herein and except for nonconformances allowed pursuant to Article 3, none of the following shall occur or be proposed except in compliance with this Article 5A, the **Regulating Plan** and a **Development Plan** that has been prepared, submitted and approved in accordance with this Section 10.5A30 and all standards and requirements applicable thereto:

10.5A31.11 Construction, modification or existence of any **building**;

10.5A31.12 **Development**, improvement, subdivision, re-subdivision or existence of any **lot** or other land;

10.5A31.13 Construction of any new street, or extension or change of the design or alignment of any existing street;

10.5A31.14 Assignment or re-assignment of the **Character District** or **Civic zone** of any **lot** or other land; or

10.5A31.15 Any **Regulating Plan** amendment.

### **10.5A31.20 Preparation and Submission**

- 10.5A31.21 In addition to meeting any applicable requirements for a Site Plan under Article 2 of the City’s Site Plan Regulations, each **Development Plan** shall be prepared in accordance with Section 10.5A33.10 below and shall conform to the requirements of Section 10.5A33.20 and other provisions hereof.
- 10.5A31.22 Each **Development Plan** shall be submitted pursuant to Section 10.5A34 for review and action in accordance with Section 10.5A35.
- 10.5A31.23 Each **Development Plan** required under this Article 5A shall be prepared and submitted by or on behalf of the Owner of the applicable property.

### **10.5A31.30 Plan Approval**

Action shall be taken on an application for approval of a **Development Plan** in accordance with Section 10.5A35.

## 10.5A33 Plan Requirements

### **10.5A33.10 Plan Compliance with Standards and Requirements**

Each **Development Plan** submitted under this Article 5A shall include for the **Development Plan** area and each proposed **block, lot** and **building** therein, as applicable, the standards and requirements for each of the items listed in Section 10.5A33.20 below, which shall comply with the standards and requirements of this Article 5A and the applicable **Character District** or **Civic zone** in which the land covered by such **Development Plan** is situated, as determined by:

- 10.5A33.11 The **Regulating Plan** then in effect, if such **Development Plan** is not being submitted as part of an application for **Regulating Plan** Amendment; or
- 10.5A33.12 The proposed **Regulating Plan** Amendment, if such **Development Plan** is being submitted as part of an application for a **Regulating Plan** Amendment.

### **10.5A33.20 Plan Contents**

Each **Development Plan** submitted under this Article 5A shall show for the **Development Plan** area and each proposed **block, lot** and **building** therein, as applicable, the following and shall demonstrate compliance with the applicable standards and requirements applicable to the **Development Plan** area and the applicable **Character District** or **Civic Space**:

- (1) **Building placement**, including without limitation setbacks and **lot layers** (Section 10.5A53.10);
- (2) **Yard Type** (Section 10.5A54.20);

- (3) **Building** Form and **Building** Type (Section 10.5A55);
- (4) **Building** and Lot Use (Section 10.5A57);
- (5) Parking and Loading Locations (Section 10.5A58);
- (6) Parking Requirements (Section 10.5A58);
- (7) Architectural Standards and Signs (Section 10.5A510);
- (8) Any applicable **special requirements** (Section 10.5A21);
- (9) Existing and any proposed Streets including without limitation, if the **Development Plan** area exceeds 2 gross acres or if the **Development Plan** requires or includes any new Streets or extension or change to any existing Streets, the proposed new Street(s) or extension or change to any existing Street(s) in compliance with applicable City standards;
- (10) Existing and any required or proposed **civic spaces** (Section 10.5A51);
- (11) Existing and any proposed **Character Districts** (Section 10.5A41.20);
- (12) If the **Development Plan** area exceeds 2 acres, **Block** Perimeter (Section 10.5A33.30);
- (13) If the **Development Plan** contains any element or use that would require Site Plan Review under the Site Plan Review Regulations, all requirements for Site Plans thereunder;
- (14) If any part of the **Development Plan** site is within the Historic District, a map indicating the portions within such District;
- (15) One or more maps of the **Development Plan** site and all **adjacent** property reflecting the existing Character Districts, **civic spaces** and **special requirements** and any proposed changes to the Character Districts, **Civic spaces** and **special requirements**;
- (16) Any existing **buildings**, **structures** or other **improvements**, indicating whether they are to remain, be modified or be removed; and
- (17) A detailed rendering of each **façade** of each **building** proposed to be built or modified.

### **10.5A33.30 Block Perimeter**

If a proposed **Development Plan** would create or divide a **Block** or would consolidate two or more **Blocks**, each such resulting block shall conform to the applicable **block** Perimeter Standards set forth in Table 10.5A33.30 (Block Perimeter Standards).

## 10.5A34 Administration

### 10.5A34.10 Responsibility

Except as otherwise provided herein, this Section 10.5A34 and applications and **Development Plans** submitted hereunder shall be administered by the Planning Department.

### 10.5A34.20 Review and Determination

- 10.5A34.21 The Planning Department shall, within 14 days of its receipt of an application and **Development Plan** required to be submitted under this Article 5A, review and determine whether the same are complete and notify the applicant in writing of its determination.
- 10.5A34.22 If the application and **Development Plan** do not cover property within the Historic District, the Planning Department shall process and/or forward the application and **Development Plan** to the Planning Board for further processing, review, consideration and/or action, as applicable, in accordance with Sections 10.5A35 and 10.5A36, as applicable.
- 10.5A34.23 If the application and **Development Plan** cover property within the Historic District, the Planning Department shall forward a copy of the application and **Development Plan** to the Historic District Commission, which shall review, consider, and take action with respect thereto pursuant to Section 10.630. Upon issuance of all required Certificates of Approval by the Historic District Commission, the application and **Development Plan** shall be eligible for further processing, review, consideration and/or action, as applicable, in accordance with Sections 10.5A35 and 10.5A36, as applicable.

## 10.5A35 Development Plan Submissions

- 10.5A35.10 No **Development**, improvement, subdivision, re-subdivision or construction of or on any **building, lot** or parcel of land shall occur without prior submission of a **Development Plan** and application for approval of a **Development Plan** that comply with this Section 10.5A30 and approval thereof pursuant to Section 10.5A36. A **Development Plan** is not required for maintenance of an existing improvement, **building** or **structure**.
- 10.5A35.20 Subject to issuance of any required Certificates of Approval from the Historic District Commission and any required review and approval pursuant to the Subdivision Rules and Regulations, a **Development Plan** and application for approval thereof that does not propose or involve any matter that would require Site Plan Review under the Site Plan Review Regulations shall be subject to administrative review and action by the Planning Department in accordance with Section 10.5A36.10 hereof.
- 10.5A35.30 Subject to issuance of any required Certificates of Approval from the Historic District Commission, any required review and approval pursuant

to the Subdivision Rules and Regulations and any required Site Plan Review and approval, a **Development Plan** and application for approval thereof that proposes or involves any matter which would require Site Plan Review under the Site Plan Review Regulations shall be subject to review and action by the Planning Board in accordance with Section 10.5A36.20.

## 10.5A36 Development Plan Review and Action

### 10.5A36.10 Development Plans Not Subject to Site Plan Review

10.5A36.11 Within 14 days of its determination pursuant to Section 10.5A34.20 with respect to an application and **Development Plan** that do not require Site Plan Review, the Planning Department shall review such application and **Development Plan** to determine whether they comply with the **Regulating Plan**, this Article 5A and other applicable City laws, ordinances and regulations subject to issuance or granting of any requested variance, special exception or conditional use permit.

10.5A36.12 If the Planning Department determines that an application and **Development Plan** that do not require Site Plan Review comply with the **Regulating Plan**, this Article 5A and all other applicable City laws, ordinances and regulations, it shall approve the application and **Development Plan** subject to issuance or granting of any requested variance, special exception or conditional use permit.

10.5A36.13 If the Planning Department determines that an application and **Development Plan** that do not require Site Plan Review do not comply with the **Regulating Plan**, this Article 5A and all other applicable City laws, ordinances and regulations, it shall reject the application and **Development Plan**.

10.5A36.14 In either case, the Planning Department shall notify the applicant and Planning Board in writing of its determination, and if applicable, the reason(s) for rejecting the application and **Development Plan**.

### 10.5A36.20 Development Plans Subject to Site Plan Review

10.5A36.21 Within 14 days of its determination pursuant to Section 10.5A34.20 with respect to an application and **Development Plan** that require Site Plan Review, the Planning Department shall review the application and **Development Plan** to determine whether they comply with the **Regulating Plan**, this Article 5A and other applicable City laws, ordinances and regulations subject to issuance or granting of any requested variance, special exception or conditional use permit.

10.5A36.22 If the Planning Department determines that an application and **Development Plan** that requires Site Plan Review comply with the **Regulating Plan**, this Article 5A and all other applicable City laws, ordinances and regulations, it shall recommend the same to the Planning Board of its determination and shall notify the applicant and the Planning

Board in writing, subject to issuance or granting of any requested variance, special exception or conditional use permit.

- 10.5A36.23 If the Planning Department determines that an application and **Development Plan** that requires Site Plan Review do not comply with the **Regulating Plan**, this Article 5A and all other applicable City laws, ordinances and regulations, it shall not recommend the same to the Planning Board and shall notify the applicant and the Planning Board of its determination in writing, stating the reasons for not recommending the same.
- 10.5A36.24 In either event, within 14 days of the Planning Department’s notice pursuant to Section 10.5A36.22 or 10.5A36.23 ,the Planning Department shall forward the application and **Development Plan** to the Planning Board, which shall process and review the same, provide and hold any and all required notices and public hearings and determine whether the application and **Development Plan** comply with this Article 5A, the **Regulating Plan** and all other applicable City laws, ordinances and regulations subject to issuance or giving of any requested variance, special exception or conditional use permit.
- 10.5A36.25 If the Planning Board determines that an application and **Development Plan** comply with the **Regulating Plan**, this Article 5A and all other applicable City laws, ordinances and regulations, it shall approve the application and **Development Plan** subject to issuance or granting of any requested variance, special exception or conditional use permit.
- 10.5A36.26 If the Planning Board determines that the application and **Development Plan** do not comply with the **Regulating Plan**, this Article 5A and all other applicable City laws, ordinances and regulations, it shall reject the application and **Development Plan**.
- 10.5A36.27 In either case, the Planning Board shall notify the applicant and Planning Department in writing of its determination, and if applicable, the reason(s) for rejecting the application and **Development Plan**.

**10.5A36.30 Subdivision and Site Plan Review**

Subject to the limitations of Section 10.5A14.50, all **Development Plans**, applications and approvals shall be subject to any required subdivision and/or Site Plan review and approval pursuant to the Subdivision Rules and Regulations or Site Plan Review Regulations. Any and all subdivision and Site Plan Review applications, submissions and reviews may be conducted concurrently with or as a part of the **Development Plan** application, submission and review process.

**Section 10.5A40 Character Districts, Civic Spaces and Municipal Districts**

## 10.5A41 General

### 10.5A41.10 Applicability

This Section 10.5A3 applies to **Character Districts**, Municipal Districts and **Civic Spaces** to the extent provided herein. **Development**, land, **improvements**, construction, subdivision, resubdivision, **structures**, **buildings** and **lots** within each **Character District** or **Civic Space**, as applicable, shall include the respective elements and shall comply with the respective standards applicable to each. This Section 10.5A3 shall apply to Municipal Districts only as to their assignment on the **Regulating Plan** pursuant to Section 10.5A3.20.

### 10.5A41.20 Character Districts

There are three (3) **Character Districts**, as follows:

General Urban District – Limited	CD4-L	<ul style="list-style-type: none"> <li>• Medium density transitional area</li> <li>• Mix of medium to large <b>residential</b> house types</li> <li>• Almost entirely <b>residential</b> uses</li> <li>• Shallow front setbacks</li> <li>• Shallow to medium to side setbacks</li> <li>• Variable private landscaping</li> <li>• <b>Streets with curbs, sidewalks</b>, and street trees that define medium to large <b>blocks</b></li> </ul>
General Urban District	CD4	<ul style="list-style-type: none"> <li>• Medium-to-high density transitional area</li> <li>• Mix of <b>building</b> types</li> <li>• <b>Residential</b>, retail, and other commercial uses</li> <li>• Shallow or no front setbacks</li> <li>• Medium to no side setbacks</li> <li>• Variable private landscaping</li> <li>• <b>Streets with curbs, sidewalks</b>, and street trees that define small to medium <b>blocks</b></li> </ul>
Urban Center District	CD5	<ul style="list-style-type: none"> <li>• High density <b>development</b> center</li> <li>• Mix of <b>building</b> types</li> <li>• <b>Residential</b>, retail and other commercial uses</li> <li>• No front setbacks</li> <li>• No side setbacks</li> <li>• Limited landscaping</li> <li>• <b>Streets with curbs, sidewalks</b> and street trees that define small to medium <b>blocks</b></li> </ul>

## 10.5A42 Elements and Standards

### 10.5A42.10 Character Districts

**Development, improvements, land, structures, buildings and lots** within each **Character District** shall include the applicable elements indicated for such **Character District** throughout this Article 5A and shall comply with the applicable **Character District** general description and intent thereof described in Section 10.5A41 (Character District Descriptions) and the standards applicable to such **Character District** set forth in Tables 10.5A42.10A-C (Character District Standards) and elsewhere in this Article 5A.

### 10.5A42.20 Civic Spaces

**Development, improvements, land, structures, buildings and lots** within each **civic space** shall comply with applicable requirements of this Article 5A including, without limitation, Section 10.5A50.

## Section 10.5A50 Development Standards

### 10.5A51 Civic Space

#### 10.5A51.10 Civic Space Requirement

Any **Development Plan** having an aggregate area of 2 gross acres or more shall include at least 5% but not more than 20% of its gross acreage assigned as **civic space(s)**.

#### 10.5A51.20 Civic Space Types and Design

**Civic spaces** shall be designed as generally described in Table 10.5A51.20 (Civic Spaces) as related to the **adjacent** Character District, or if **adjacent** to more than one, as related to the highest numbered **adjacent** Character District.

#### 10.5A51.30 Applicability of Standards

Except as otherwise specifically provided in this Section 10.5A50, **civic space** that complies with the standards and requirements of Section \_\_\_\_ and Section \_\_\_\_ is exempt from the standards of Section 10.5A50.

### 10.5A52 Special Requirements

A **Development Plan** may designate any of the types of **special requirements** described in Section 10.5A21.20.

### 10.5A53 Lots

#### 10.5A53.10 Lot Layers

**Lots** are composed of three **lot layers**, the **first lot layer**, the **second lot layer** and the **third lot layer**, as shown in Illustration 10.5A53.10 (Lot Layers) and as defined in Section 10.5A50 (Definitions).



**10.5A53.20 Lot Dimensions**

Newly platted **lots** within each **Character District** shall be dimensioned according to Tables 10.5A3.31A-C (Character District Standards).

**10.5A53.30 Building Coverage**

**Building Coverage** within each **Character District** shall not exceed that recorded in Tables 10.5A42.10A-C (Character District Standards).

10.5A54 Building Placement and Yard Types

**10.5A54.10 Building Placement**

**Buildings** shall be disposed in relation to the boundaries of their **lots** within each **Character District** according to Tables 10.5A42.10A-C (Character District Standards).

**10.5A54.20 Yard Types**

**Buildings** and **lots** shall conform to the Yard Type standards within each **Character District**, as set forth on Table 10.5A54.20 (Yard Types).

**10.5A54.30 Principal Building**

Within each **Character District**, one **principal building** may be built on each **lot** at the **frontage**, as illustrated generally in Illustration 10.5A54.30 (Principal Building/Backbuilding/Outbuilding).

**10.5A54.40 Outbuilding**

Within each **Character District** one **outbuilding** may be built on each **lot** to the rear of the **principal building**, as illustrated generally in Illustration 10.5A54.30 (Principal Building/Backbuilding/Outbuilding).

**10.5A54.50 Other Components**

Any **structure** other than a fence or **streetscreen** shall be situated in the **second lot layer** or **third lot layer** and shall be screened from the **frontage** by a **building** or **streetscreen**.

**10.5A54.60 Building Facades**

Within each **Character District**, **building facades** shall be built parallel to a rectilinear **principal frontage line** or to the tangent of a curved **principal frontage line**, and along the minimum percentage of the **frontage line** width at the Setback, as specified as **Frontage** Buildout on Tables 10.5A42.10A-C (Character District Standards).

### **10.5A54.70 Building Setbacks**

10.5A53.71 Setbacks for **buildings** shall be as shown in Tables 10.5A42.10A-C (Character District Standards). See Illustration 10.5A54.70 (Setback Designations).

10.5A54.72 To accommodate slopes over ten percent, relief from front Setback requirements may be granted by special exception in accordance with Section 10.232 (Special Exceptions).

## 10.5A55 Building Form and Building Types

### **10.5A55.10 Private Frontage – General**

The **private frontage** within each **Character District** shall conform to and be allocated in accordance with Table 10.5A54.30 (Private Frontage Types) and Tables 10.5A42.10A-C (Character District Standards), as applicable, and any applicable **private frontage special requirements** indicated on the **Regulating Plan**.

### **10.5A55.20 Multiple Private Frontages**

Each **building** shall have a **private frontage** along each of its street **frontages**. If a **building** has more than one street **frontage**, one of its **frontages** shall be designated as the **principal frontage** and the other **frontage** or **frontages** shall be **secondary frontages**, as illustrated generally in Illustration 10.5A55.20 (Frontage and Lot Lines).

Prescriptions for the **second lot layer** and **third lot layer** of corner **lots** and through **lots** pertain only to the **principal frontage**. Prescriptions for the **first lot layer** of **lots** with more than one **frontage** pertain to both **frontages**. See Illustration 10.5A53.10 (Lot Layers).

### **10.5A55.30 Building and Ceiling Height**

10.5A55.31 **Building** heights and ceiling heights within each **Character District** shall conform to Tables 10.5A42.10A-C (Character District Standards) and if applicable any **building height special requirements** indicated on the **Regulating Plan**.

10.5A55.32 In calculating **building height**, a mezzanine extending beyond 33 percent of the floor area below shall be counted as an additional **story**.

10.5A55.33 In calculating height of a **parking structure** or **garage**, except for a roof-top level parking with a parapet wall less than four feet in height, each above-ground level counts as a single **story** regardless of its relationship to habitable Stories.

10.5A55.34 In calculating **building** height, none of the following shall be considered: raised basements; or masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads.

**10.5A55.40 Floor Elevation**

**Building** ground finish floor **elevation** within each **Character District** shall conform to Tables 10.5A42.10A-C (Character District Standards).

**10.5A55.50 Roof Type and Pitch**

**Building** roof type and pitch within each **Character District** shall conform to Tables 10.5A42.10A-C (Character District Standards).

**10.5A55.60 Facade Glazing**

Window glazing of **building Facades** within each **Character District** shall conform to Tables 10.5A42.10A-C (Character District Standards).

**10.5A55.70 Loading Docks and Service Areas**

Loading docks and service areas shall not be permitted on **frontages** or within the **First lot layer**. See Illustration 10.5A53.10 (Lot Layers).

**10.5A55.80 Streetscreens**

Any **streetscreen** along a **frontage** shall be built on the same plane as the façade of the **principal building** and shall be between 3.5 and 4.0 feet in height. Other **streetscreens** shall be between 3.5 and 6 feet in height. **Streetscreens** along the **frontage** shall have openings no larger than necessary to allow automobile and pedestrian access.

**10.5A55.90 Building Type**

**Buildings** in each **Character District** shall be of one or more of the **building** Types specified for such **Character District** in Table 10.5A55.90 (Building Types).

10.5A56 Encroachments

**Encroachments** of **building elements** shall be allowed within each **Character District** as set forth in Tables 10.5A42.10A-C (Character District Standards).

10.5A57 Uses

**10.5A57.10 Uses**

**Buildings, structures** and land within the Character Districts shall comply with the **use** regulations for the Central Business B district as set forth in Section 10.440.

**10.5A57.20 Downtown Overlay District**

The ground floor of any **building** located within the Downtown Overlay District shall consist entirely of the following Principal Uses:

- (1) If an applicable **shopfront** Special Requirement applies to the lot, **retail principal uses**; if there is not an applicable **shopfront** special requirement, **nonresidential principal uses**;
- (2) Entries, lobbies, stairs, and elevators providing pedestrian access to permitted upper floor **residential** uses, not exceeding 20% of the ground floor; and
- (3) Accessory **off-street parking** facilities serving permitted Principal Uses on the **lot** and located in accordance with Section 10.5A58.40 (Parking, Loading and Driveway Locations and Standards);

## 10.5A58 Off-Street Parking and Loading

### 10.5A58.10 General

Except as otherwise provided in this Section, all **buildings, structures** and **uses** in the Character Districts shall comply with the **off-street parking** requirements set forth in Section 10.1110.

### 10.5A58.20 Number of Required Spaces

10.5A58.21 **Uses** in the Character-Based Area that are not included in the Downtown Overlay District shall be provided **off-street parking** in accordance with Section 10.1112.

10.5A58.21 **Uses** in the Character-Based Area that are included in the Downtown Overlay District shall comply with the **off-street parking** requirements for the Downtown Overlay District in accordance with Section 10.1115.

### 10.5A58.30 Additional Requirements in the Downtown Overlay District

**Buildings, structures** and **uses** in the Character Districts that are also within the Downtown Overlay District shall comply with the following additional requirements:

10.5A58.31 Parking facilities of less than 400 parking spaces shall not be permitted as a **principal use**.

10.5A58.32 Except for parking facilities that are completely below grade at the street line, no street-level accessory **off-street parking** facilities shall be located within 30 feet of the following streets:

Bow Street	Hanover Street	Middle Street
Chapel Street	High Street	Penhallow Street
Congress Street	Market Street	Pleasant Street
Daniel Street	Maplewood Ave.	State Street
Fleet Street		

10.5A58.33 The vehicle entrance into a **building** or **structure** containing **off-street parking** facilities for more than 2 vehicles shall not face any of the aforesaid **streets**, shall be set back at least 30 feet from any of the

aforesaid **streets** and shall be located at least 50 feet from any **street** intersection.

#### **10.5A58.40 Parking, Loading, and Driveway Locations and Standards**

- 10.5A58.41 All **off-street parking areas**, **parking garages** and off-street loading areas shall be located in the **second lot layer** or **third lot layer**.
- 10.5A58.42 **Parking areas**, **parking lots** and loading locations shall be screened from the **frontage** by a **building** or **streetscreen** except for any access **driveway**.
- 10.5A58.43 **Driveways** at **frontages** shall be no wider than 24 feet in the **first lot layer**.
- 10.5A58.44 Pedestrian exits from all **parking lots**, **garages**, and **parking structures** shall be directly to a **frontage line** and not directly into a **building**, except for underground parking accommodations.
- 10.5A58.45 **Parking structures** shall have **liner buildings** of at least 24 feet deep lining the **parking structure** throughout its entire height along the **frontage**.
- 10.5A58.46 In addition to any walkway or **sidewalk** around such **parking area** or **parking lot**, each **parking area** or **parking lot** that exceeds 75 parking spaces shall have least one pedestrian walkway of a minimum width of eight (8) feet that is paved differently from the parking spaces with respect to texture, material, style, and/or color.

#### **10.5A59.50 Parking Lot and Parking Area Landscaping**

**Parking areas** and **parking lots** that contain ten (10) or more spaces shall conform to the following:

- 10.5A59.51 **Parking areas** and **parking lots** shall contain one landscape island for every 10 parking spaces. **Parking lots** with more than one landscape island shall have such islands distributed throughout the **parking lot**. Each landscape island shall be a minimum of 325 square feet.
- 10.5A59.52 For every 2,000 square feet of **parking area** or **parking lot**, at least one tree shall be installed or preserved within the **parking area** or **parking lot**.
- 10.5A59.53 No parking space shall be more than 72 feet from a tree within the **lot**, as measured from the center of the tree to the nearest line demarcating the space.
- 10.5A59.54 New trees shall be installed and/or existing trees preserved in the landscaping provided pursuant to this Section 10.5A59.50.

- 10.5A59.55 All landscaping required pursuant to this Section 10.5A59.50 and **adjacent** to the paved portion of any **parking area, parking lot**, loading area, **driveway** or **thoroughfare** shall be located in a manner to protect the vegetation from vehicular damage. Without limiting the foregoing, all trees shall be separated from **parking area** or **parking lot** paved surfaces by at least 3 feet.
- 10.5A59.56 No standard set forth in this Section 10.5A59.50 shall be enforceable where the application of the standard would obstruct visibility within the **lot** to such extent as to interfere with the safe movement of vehicles and pedestrians within the **lot**.

## 10.5A510 Signs

**Signs** shall comply with Article 12 with the following exceptions:

10.5A5.101 No **free-standing sign** shall exceed five feet (5') in height.

10.5A5.102 No **monument signs** shall be allowed.

## Section 10.5A50 Definitions

This Section provides definitions for certain terms in this Article 5A that are not otherwise defined in Article 15:

### **Accessory building**

An **outbuilding** with an Accessory Dwelling Unit.

### **Accessory dwelling unit**

A **residential** dwelling unit not greater than 650 square feet sharing ownership and utility connections with a **principal building**; it may or may not be within an **outbuilding**.

### **Accessory use**

A subordinate use of a **building, structure, or lot** customarily incidental to a Principal Use located within the same **lot**. Not synonymous with **accessory dwelling unit**.

### **Adjacent**

Having any distance of real property boundary in common with, or being separated from such a common real property boundary by a **thoroughfare**, right-of-way, alley or easement.

### **Attic**

The interior part of a **building** contained within a gable roof.

### **Backbuilding**

A single-story **structure** connecting a **principal building** to an **outbuilding**. See Illustration 10.5A54.30 (Principal Building/Backbuilding/Outbuilding).

**Block**

The aggregate of private **lots**, Rear Alleys and Rear Lanes, circumscribed by **thoroughfares**.

**Block face**

The aggregate of all the **building facades** on one side of a **block**.

**Building**

Man-made construction completely enclosed by a roof, window, doors and solid exterior walls, and designed, built, or occupied as a shelter or enclosure for persons, animals, or property, and for the legal occupancy of which a Certificate of Occupancy approval is required, or has been issued prior to the effective date of hereof. Not synonymous with **structure**.

**Building element**

Any component or part of a **building**.

**Civic**

The term describing activities, **uses**, purposes and organizations other than the City of Portsmouth which are dedicated to arts, culture, education, religion, recreation, government, transit, gardening, horticulture, public gathering, assembly or meeting.

**Civic space**

An open area dedicated for **civic** use which is owned and operated by a not-for-profit organization or entity other than the City of Portsmouth. There are several **civic space** types defined by the combination of certain physical constants, including the relationships among their intended use, their size, their landscaping and the **buildings** that front on them. The **civic space** types are shown on Table 10.5A51.20 (Civic Spaces).

**Character District**

A zoning district shown on the **Regulating Plan** to which certain **development**, **lot** and **building** standards, and other elements of the intended built environment are applicable.

**Configuration**

The form of a **building**, including its massing, **private frontage**, and **height**.

**Curb**

The edge of the vehicular pavement that may be raised or flush to a **swale**. It usually incorporates the drainage system.

**Development**

Activity directed toward making an **improvement**.

**Development Plan**

A plan meeting the requirements of Section 10.5A33.10.

**Driveway**

A vehicular lane within a **lot**, often leading to a **garage** or **parking area**.

**Edgeyard**

A Yard Type in which **buildings** occupy the center of a **lot** with Setbacks in the front, the rear and on all sides. See **Table 10.5A4.82** (Yard Types).

**Elevation**

An exterior wall of a **building** not along a **frontage line**. See Illustration 10.5A55.20 (Frontage and Lot Lines). See also **façade**.

**Encroach**

To break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a **setback**, into the **public frontage**, or above a **height** limit.

**Encroachment**

Any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a **setback**, into the **public frontage**, or above a **height** limit, or the breaking of such limit by a structural element.

**Facade**

The exterior wall of a **building** that is set along a **frontage line**. See Illustration 10.5A55.20 (Frontage and Lot Lines). See also **elevation**.

**First lot layer**

That portion of a **lot** bounded by (a) the **side lot lines**, (b) the **frontage line**, and (c) the front **setback** line.

**Frontage**

The area between a **building facade** and the vehicular lanes, inclusive of its built and planted components. **Frontage** is divided into **private frontage** and **public frontage**. See Illustration P1 (Thoroughfares and Frontages), Table 10.5A54.30 (Private Frontage Types), and Illustration 10.5A55.20 (Frontage and Lot Lines).

**Frontage line**

A **lot line** bordering a **public frontage**. See also **Illustration 10.5A4.92** (Frontages and Lot Lines).

**Garage**

An enclosed area integral to a non-municipal **principal building** or an **outbuilding** that provides as an **accessory use** space for parking or storage of vehicles incidental to the **principal use** of the **lot** or **principal building** on the **lot**. Not synonymous with **parking structure**.

**Green**

A **civic space** type for unstructured recreation, spatially defined by landscaping rather than **building frontages** and conforming to Table 10.5A51.20 (Civic Spaces: Green).



**Improvement**

Any man-made alteration of land, a **lot**, a **building** or a **structure** whether horizontal, vertical, surface or subsurface.

**Liner building**

A **building** that is at least 24 feet deep measured from the **façade** and is specifically designed to mask a **parking lot** or a **parking structure** from the **public frontage**.

**Lot layer**

A range of depth of a **lot** within which certain elements are permitted. See **first lot layer**, **second lot layer** and **third lot layer**. See Illustration 10.5A53.10 (Lot Layers).

**Lot width**

The length of the **frontage line** of a **lot**, or in the case of a **lot** with two **frontages**, the **principal frontage line**.

**Mixed use**

Multiple uses within the same **building** through superimposition or adjacency, or in multiple **buildings** by adjacency or proximity.

**Officefront**

A **private frontage** type conventional for office or lodging **use**, wherein the **façade** is aligned close to the **frontage line** with the **building** entrance at or elevated above **sidewalk** grade. See Table 10.5A54.30 (Private Frontage Types).

**Outbuilding**

An **accessory building**, usually located toward the rear of the same **lot** as a **principal building**, and sometimes connected to the **principal building** by a **backbuilding**. See Illustration 10.5A54.30 (Principal Building/Backbuilding/Outbuilding).

**Park**

A **civic space** type that is **open space** available for unstructured recreation and complies with the requirements of Table 10.5A51.20 (Civic Spaces: Park).

**Parking area**

An off-street, ground-level open area within a non-municipal **lot** for parking vehicles as an **accessory use** incidental to a **principal use** of the **lot** or **principal building** on the **lot**. Not synonymous with **parking lot**.

**Parking lot**

An off-street, ground-level open area within a non-municipal **lot** for parking vehicles as a **principal use**. Not synonymous with **parking area**.

**Parking structure**

A non-municipal **building** containing one or more **stories** of parking above grade.

**Passage**

A pedestrian connector, open or roofed, that passes between **buildings** to provide shortcuts through long **blocks** and connect rear **parking areas** to **frontages**.

**Path**

A pedestrian way traversing a **park, square** or other **open space**, or otherwise separated from streets by landscaped areas, and ideally connecting directly with the urban **sidewalk** network.

**Placement**

The disposition of a **building** on its **lot**. See Illustrations 10.5A53.10 (Lot Layers) 10.5A54.30 (Principal Building/Backbuilding/Outbuilding) and 10.5A54.70 (Setback Designations).

**Plaza**

A **civic space** type designed for **civic** and commercial purposes, uses and activities, generally paved, spatially defined by **building frontages** and complying with Table 10.5A51.20 (Civic Spaces: Plaza).

**Principal building**

The main **building** on a **lot**, usually located toward the **frontage**. See Illustration 10.5A54.30 (Principal Building/Backbuilding/Outbuilding).

**Principal entrance**

The main point of access for pedestrians into a **building**.

**Principal frontage**

On **corner lots** and through lots, the **private frontage** designated to bear the address, and the measure of minimum **lot width**. Prescriptions for the location of parking in certain **lot layers** pertain only to the **principal frontage**. Prescriptions for the **first lot layer** pertain to both **frontages** of a corner **lot**. See Illustration 10.5A55.20 (Frontage and Lot Lines). See also **frontage**.

**Private frontage**

The privately held area between and including the **frontage line** and the **principal building facade**. See Table 10.5A54.30 (Private Frontage Types). See **frontage**.

**Public frontage**

The area between the **curb** of the vehicular lanes and the **frontage line**. See also **frontage**.

**Rearyard**

A Yard Type wherein a **building** occupies the full **frontage line**, leaving the rear of the **lot** as the sole yard. See Table 10.5A54.20 (Yard Types).

**Regulating Plan**

The zoning map or set of maps that shows the **Character Districts**, **Municipal Districts**, **civic spaces** and **special requirements**, if any, of areas subject to, or potentially subject to, regulation by this Article 5A.

**Residential**

Use characterizing premises available for long-term human dwelling.

**Secondary frontage**

On **corner lots**, the **private frontage** that is not the **principal frontage**. As it affects the public realm, its **first lot layer** is regulated. See **frontage**.

**Second lot layer**

That portion of a **lot** bounded by (a) the **side lot lines**, (b) the front **setback** line and (c) a line which is 20 feet from and parallel to the front **setback** line.

**Setback**

- (a) An area within a **lot** in which **buildings** or **structures** are not permitted in the absence of a permitted **encroachment**. (See also **yard** in Article 15.)
- (b) The placement of a **building** or **structure** away from a **lot line**.

**Shopfront**

A **private frontage** type conventional for retail, office, service or restaurant **use**, with substantial glazing and with or without an awning, wherein the **façade** is aligned close to the **frontage line** with the **building** entrance at **sidewalk** grade. See Table 10.5A54.30 (Private Frontage Types).

**Sidewalk**

The paved section of the **public frontage** dedicated exclusively to pedestrian activity.

**Sideyard**

A Yard Type having a **setback** on one side and a **building** occupying the other side with no **setback**.

**Special requirements**

Provisions of Section 10.5A21.20 (Special Requirements) and/or the associated designations on a **Regulating Plan** or other map for those provisions.

**Square**

A **civic space** type designed for unstructured recreation and **civic** purposes, spatially defined by **building frontages**, consisting of **paths**, lawns and trees, formally disposed, and complying with Table 10.5A51.20 (Civic Spaces: Square).

**Steps frontage**

A **private frontage** type wherein the **façade** is aligned close to the **frontage line** with the first **story** elevated from the **sidewalk** for privacy, with exterior stair without a landing at the entrance. See Table 10.5A54.30 (Private Frontage Types).

**Stoop frontage**

A **private frontage** type wherein the **facade** is aligned close to the **frontage line** with the first **story** elevated from the **sidewalk** for privacy, with an exterior stair and landing at the entrance. See Table 10.5A54.30 (Private Frontage Types).

**Story**

A habitable level of **building** below the lowest point of its cornice or eave; habitable space within an **attic** or raised basement is not a **story**. See Tables 10.5A42.10A-C (Character District Standards).

**Structure**

Any vertical **improvement** that is not intended for habitation, including without limitation a **park** shed, bicycle storage facility, transit stop, ticket booth, utility facilities, and boathouses. Not synonymous with **building**.

**Streetscreen**

A freestanding wall built along the **frontage line**, on the same plane as a **facade** or at or along any **lot** or boundary line which masks a **parking lot** from the street, provides privacy to a side yard, and/or strengthens the spatial definition of the public realm.

**Terminated vista**

A location at the axial conclusion of a **thoroughfare** at which a **building** provides architectural articulation in compliance with Section 10.5A21.22.

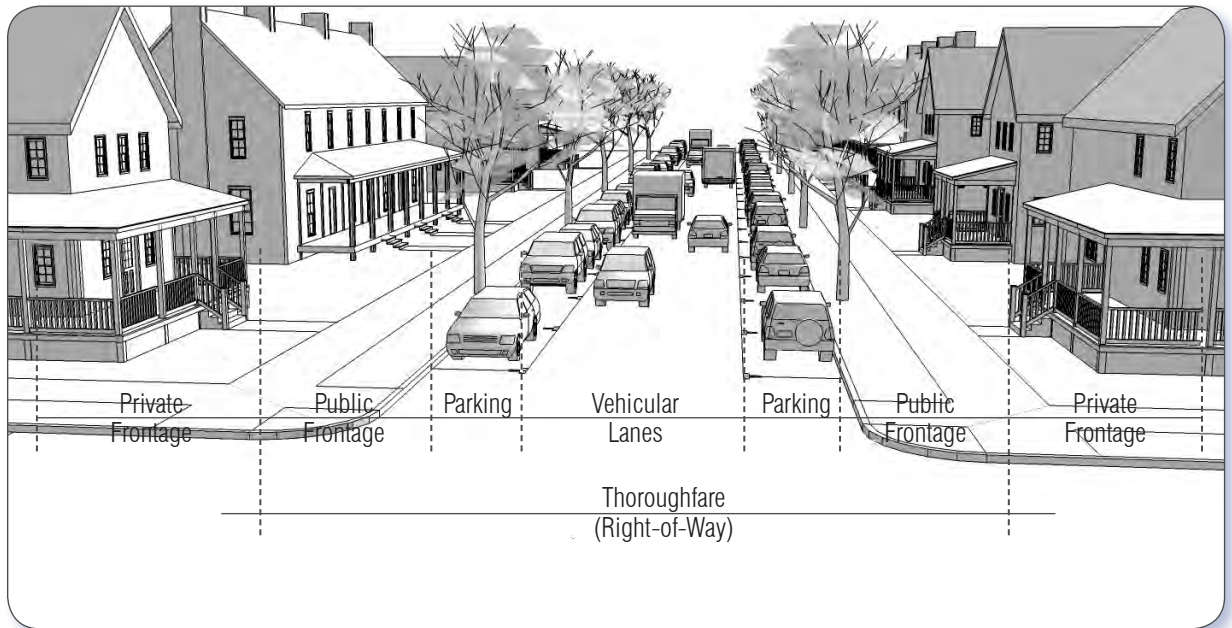
**Third lot layer**

That portion of a **lot** bounded by (a) the **side lot lines**, (b) the **rear lot line** and (c) the line of the **second lot layer** that is parallel to and furthest from the **frontage line**. See Illustration 10.5A53.10 (Lot Layers).

**Thoroughfare**

A way for use by vehicular and/or pedestrian traffic and to provide access to **lots** and **open spaces**, consisting of vehicular lanes and/or pedestrian ways and the **public frontage**. See Illustration P1 (Thoroughfares and Frontages). Existing and potential pedestrian ways include Vaughan Mall, Commercial Alley, Ladd Street and Haven Court.

## ILLUSTRATION P.A.1 THOROUGHFARE AND FRONTAGES



**TABLE 10.5A42.10 CHARACTER DISTRICT DESCRIPTIONS**

## CD4-L General Urban District—Limited



**CD4-L General Urban District—Limited.** This District consists of a medium density transitional area that has a mix of medium to large residential house types with almost entirely residential uses; there are shallow front Setbacks and shallow to medium to side Setbacks; it has variable private landscaping; and it has Streets with curbs, sidewalks, and street trees that define medium to large blocks.

**TABLE 10.5A42.10 CHARACTER DISTRICT DESCRIPTIONS (CONTINUED)**

## CD4 General Urban District



**CD4 General Urban District.** This District consists of a medium-to-high density transitional area that has a mix of building types and residential, retail, and other commercial uses; there are shallow or no front Setbacks and medium to no side Setbacks; it has variable private landscaping; and it has Streets with curbs, sidewalks, and street trees that define small to medium blocks.

## CD5 Urban Center District



**CD5 Urban Center District.** This District consists of a high density development center with a mix of building types and residential, retail and other commercial uses; there are no front Setbacks and no side Setbacks; it has limited landscaping; and it has Streets with curbs, sidewalks and street trees that define small to medium blocks.





**ILLUSTRATION 10.5A41.20A CHARACTER DISTRICT STANDARDS  
GENERAL URBAN DISTRICT—LIMITED**

CD4-L

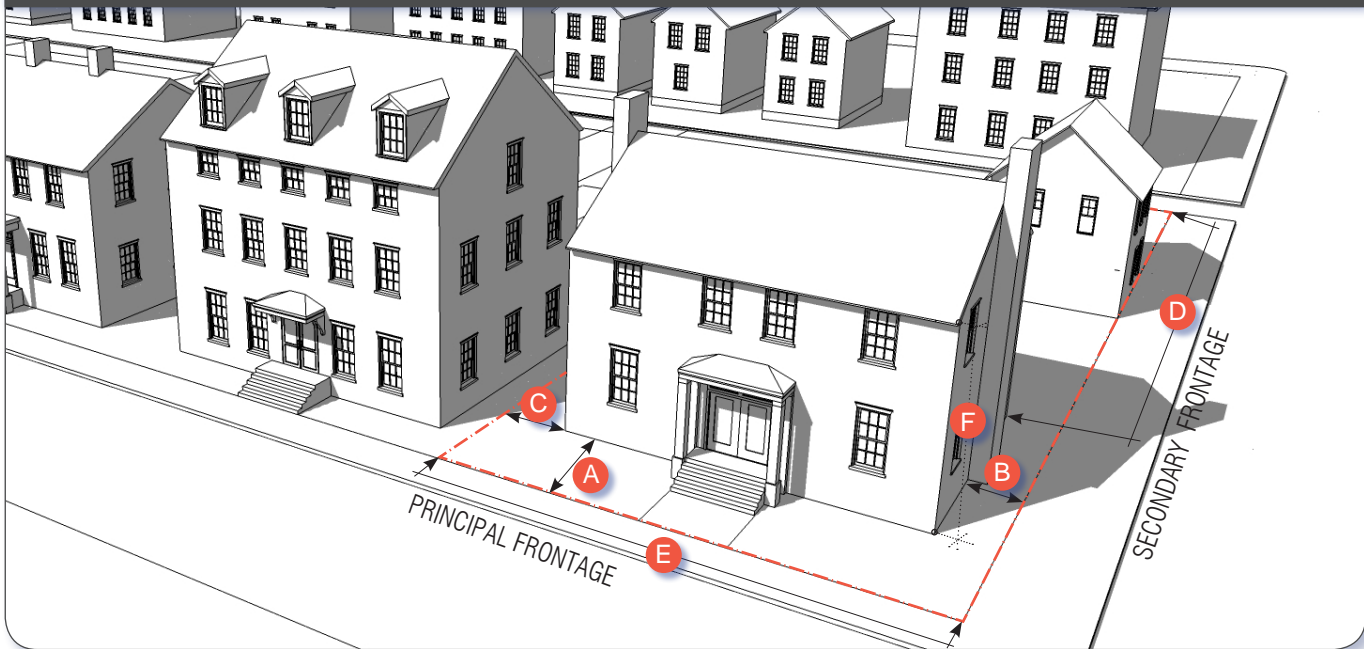
**CD4-L General Urban District—Limited.** This District consists of a medium density transitional area that has a mix of medium to large residential house types with almost entirely residential uses; there are shallow front Setbacks and shallow to medium to side Setbacks; it has variable private landscaping; and it has Streets with curbs, sidewalks, and street trees that define medium to large blocks.



**TABLE 10.5A42.10A CHARACTER DISTRICT STANDARDS  
GENERAL URBAN DISTRICT—LIMITED**

**CD4-L**

# CD4—L General Urban District—Limited



**LEGEND** - - - Property Line (ROW)

## BUILDING PLACEMENT — PRINCIPAL BLDG

Front Setback, Principal Frontage*	0 ft min, 12 ft max	<b>A</b>
Front Setback, Secondary Frontage	0 ft min, 12 ft max	<b>B</b>
Side Setback	5 ft min, 20 ft max	<b>C</b>
Rear Setback	greater of 3 ft min or 15 ft from center line of alley	<b>D</b>
Frontage Buildout	60% min to 80% max at front setback	

## YARD TYPES

(see **Table 10.6A40.8.2**)

Edgeyard	permitted
Sidyard	permitted
Rearyard	permitted

## BUILDING & LOT USE

See **Section 10.6A40.11**

## LOT OCCUPATION

Lot Width	35 ft min, 80 ft max	<b>E</b>
Building Coverage	60% max	
Open Space	25% Min	

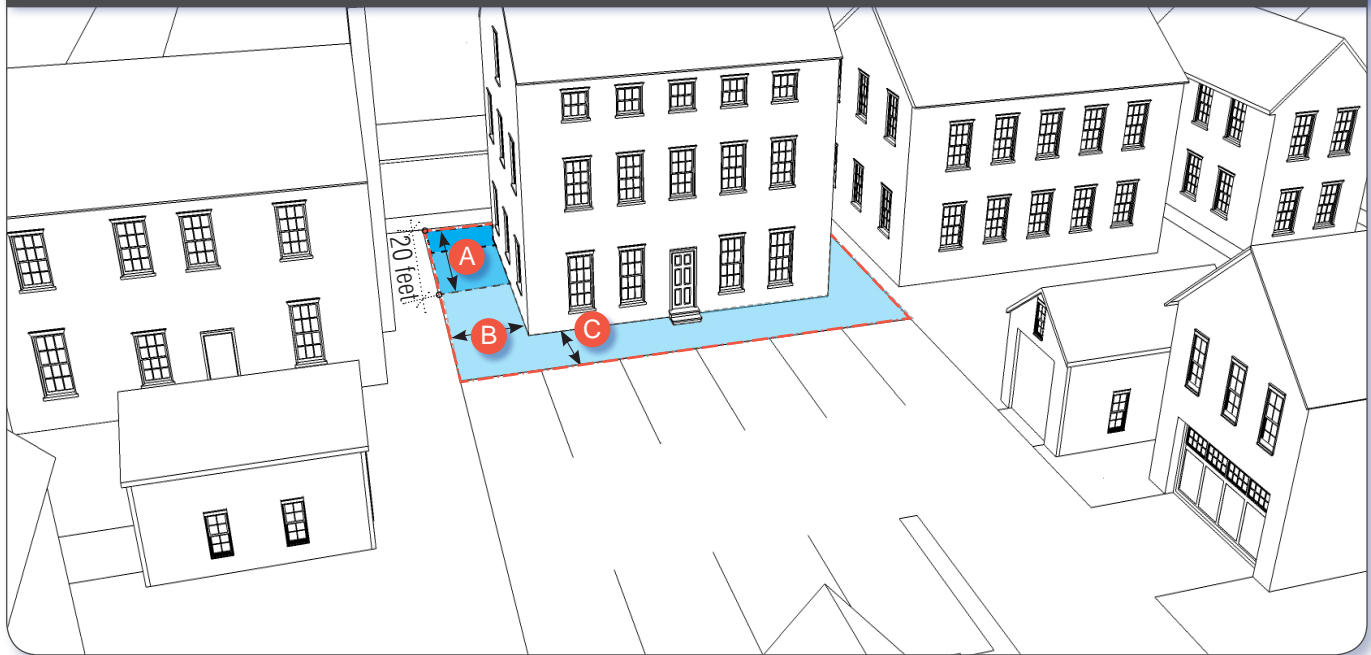
## BUILDING FORM — PRINCIPAL BUILDING

Building Height	See Illustration 10.6A20.1.2B Special Requirements: Building Height Requirements	<b>F</b>
Ground Floor Height	10 ft min	
Upper Floor Height	9 ft min	
Facade Glazing	25% to 40%	
Roof Type	gable, hip, gambrel	
Roof Pitch, if any	gable: 6:12 min, 12:12 max hip: 3:12 min gambrel: 6:12 min, 30:12 max	

**TABLE 10.5A42.10A CHARACTER DISTRICT STANDARDS  
GENERAL URBAN DISTRICT—LIMITED**

**CD4-L**

# CD4—L General Urban District—Limited



**LEGEND**    - - - Property Line (ROW)    ■ First Layer    ■ Second Layer    ■ Third Layer

## BUILDING PLACEMENT — OUTBUILDING

Front Setback	Principal Bldg setback + 20 ft min	<b>A</b>
Side Setback	0 ft min	<b>B</b>
Rear Setback	3 ft min	<b>C</b>

## PARKING

LOCATION	
Third Lot Layer	Principal Bldg setback + 20 ft

## PRIVATE FRONTAGES & ENCROACHMENTS

PRIVATE FRONTAGE TYPES	(see <b>Table 10.6A40.9.1</b> )*
Common Lawn	not permitted
Porch	permitted
Forecourt	not permitted
Stoop	permitted
Shopfront	not permitted
Officefront	not permitted*

ENCROACHMENT OF BUILDING ELEMENTS	
Porches, Stoops, and other Elements may encroach the indicated setbacks by the following distances.	
Front Setback, Principal Frontage	10 ft max
Front Setback, Secondary Frontage	10 ft max
Rear Setback	5 ft max

\* See Illustration 10.6A20.1.2C for additional requirements.



**ILLUSTRATION 10.5A42.10B CHARACTER DISTRICT STANDARDS**  
**GENERAL URBAN DISTRICT**

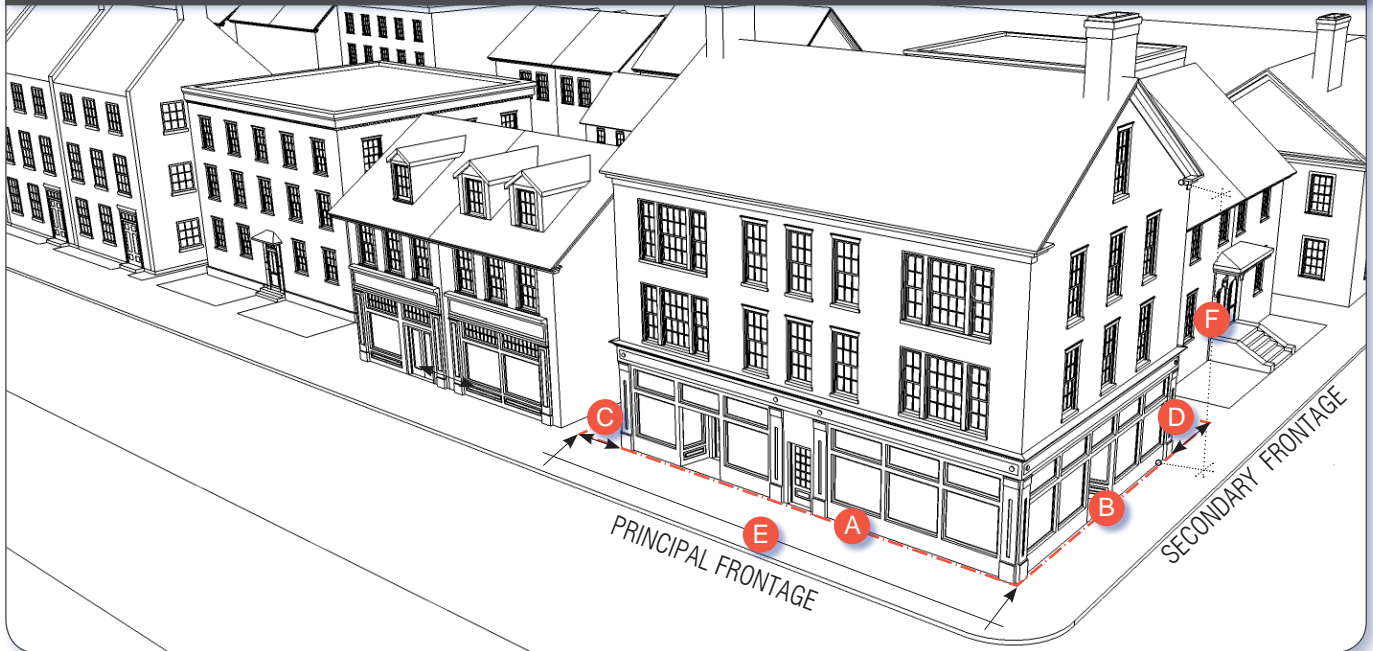
**CD4**

**CD4 General Urban District.** This District consists of a medium-to-high density transitional area that has a mix of building types and residential, retail, and other commercial uses; there are shallow or no front Setbacks and medium to no side Setbacks; it has variable private landscaping; and it has Streets with curbs, sidewalks, and street trees that define small to medium blocks.



**TABLE 10.5A42.10B CHARACTER DISTRICT STANDARDS**  
**GENERAL URBAN DISTRICT** CD4

# CD4 General Urban District



**LEGEND** - - - Property Line (ROW)

## BUILDING PLACEMENT — PRINCIPAL BLDG

Front Setback, Principal Frontage	0 ft min, 15 ft max	<b>A</b>
Front Setback, Secondary Frontage	0 ft min, 15 ft max	<b>B</b>
Side Setback	0 - 20 ft max	<b>C</b>
Rear Setback	greater of 3 ft min or 15 ft from center line of alley	<b>D</b>
Frontage Buildout	50% min at front setback	

## YARD TYPES

(see **Table 10.6A40.8.2**)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted

## BUILDING & LOT USE

See **Section 10.6A40.11**

## LOT OCCUPATION

Lot Width	18 ft min, 60 ft max	<b>E</b>
Building Coverage	90% max	
Open Space	10% Min	

## BUILDING FORM — PRINCIPAL BUILDING

Building Height	See Illustration 10.6A20.1.2B - Special Requirements: Building Height Requirements	<b>F</b>
Ground Floor Height	12 ft min, 25 ft max *	
Upper Floor Height	9 ft min	
Facade Glazing	20% min - 70% max **	
Roof Type	flat, hip, gable, gambrel, mansard	
Roof Pitch, if any	gable: 6:12 min, 12:12 max hip: 3:12 min mansard / gambrel: 6:12 min, 30:12 max	

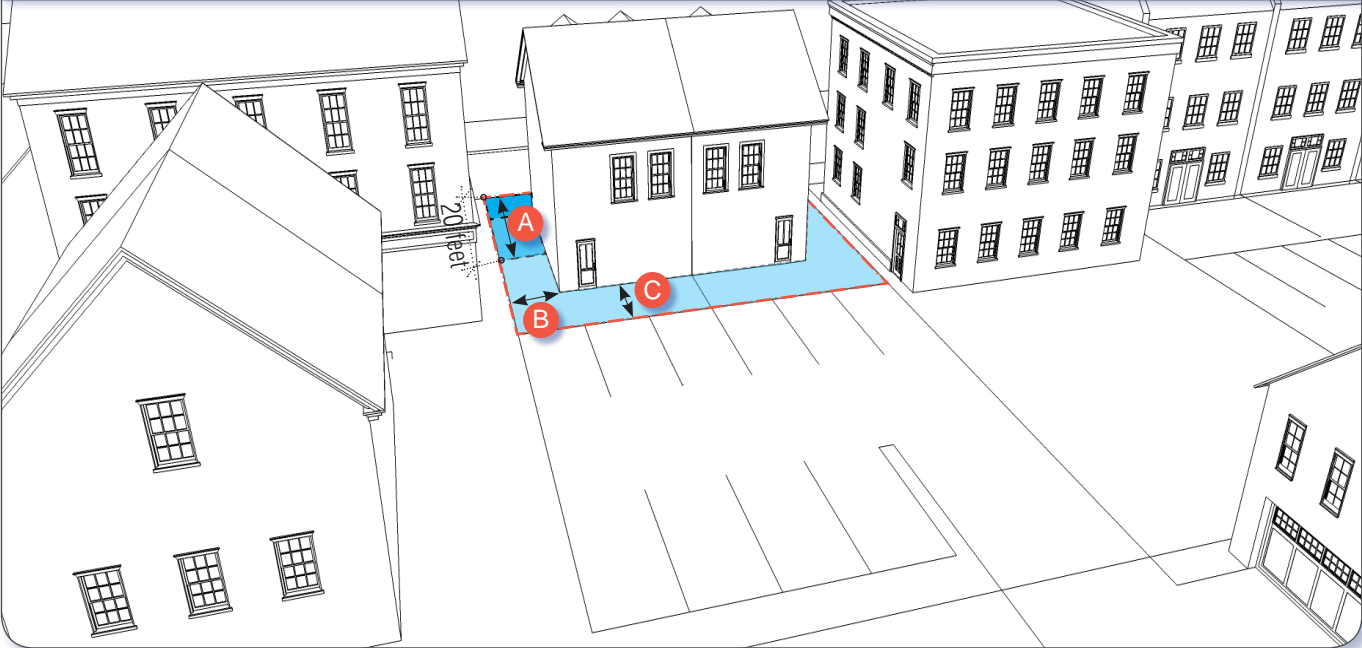
\* Only for mezzanine level

\*\* 70% min for shopfront

**TABLE 10.5A42.10B CHARACTER DISTRICT STANDARDS  
GENERAL URBAN DISTRICT**

**CD4**

# CD4 General Urban District



**LEGEND**    - - - Property Line (ROW)    ■ First Layer    ■ Second Layer    ■ Third Layer

### BUILDING PLACEMENT — OUTBUILDING

Front Setback	Principal Bldg setback + 20 ft min	<b>A</b>
Side Setback	0 ft min	<b>B</b>
Rear Setback	3 ft min	<b>C</b>

### PARKING

LOCATION	
Third Lot Layer	Principal Bldg setback + 20 ft

### PRIVATE FRONTAGES & ENCROACHMENTS

PRIVATE FRONTAGE TYPES	(See <b>Table 10.6A40.9.1</b> )*
Common Lawn	not permitted
Porch	permitted
Forecourt	permitted
Stoop	permitted
Shopfront	permitted
Officefront	permitted

#### ENCROACHMENT OF BUILDING ELEMENTS

Porches, Stoops, and other Elements may encroach the indicated setbacks by the following distances.

Front Setback, Principal Frontage	8 ft max
Front Setback, Secondary Frontage	8 ft max
Rear Setback	5 ft max

\* See Illustration 10.6A20.1.2C for additional requirements.





**ILLUSTRATION 10.5A42.10C CHARACTER DISTRICT STANDARDS**  
**URBAN CENTER DISTRICT** CD5

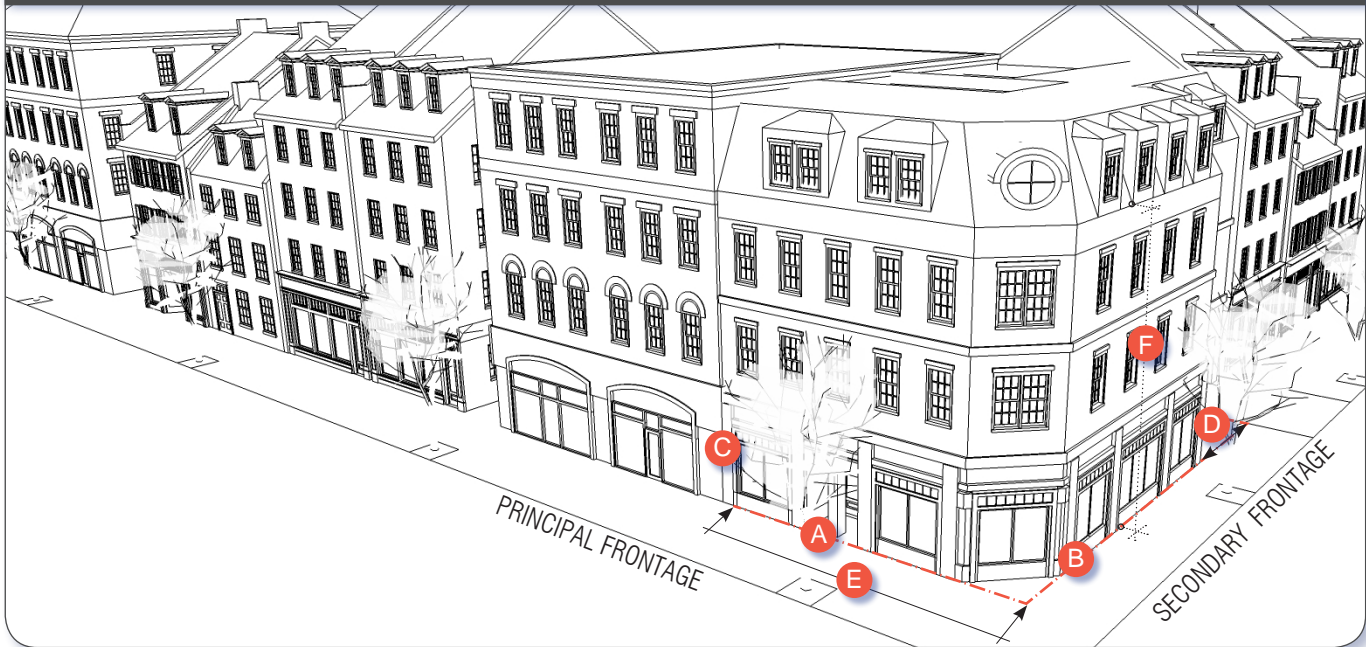
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**CD5 Urban Center District.** CD5 Urban Center District. This District consists of a high density development center with a mix of building types and residential, retail and other commercial uses; there are no front Setbacks and no side Setbacks; it has limited landscaping; and it has Streets with curbs, sidewalks and street trees that define small to medium blocks.



**TABLE 10.5A42.10C CHARACTER DISTRICT STANDARDS**  
**URBAN CENTER DISTRICT** CD5

# CD5 Urban Center District



**LEGEND** - - - - Property Line (ROW)

## BUILDING PLACEMENT — PRINCIPAL BLDG

Front Setback, Principal Frontage	0 ft max.*	<span style="color: red; border: 1px solid red; border-radius: 50%; padding: 2px;">A</span>
Front Setback, Secondary Frontage	0 ft max.	<span style="color: red; border: 1px solid red; border-radius: 50%; padding: 2px;">B</span>
Side Setback	0 ft max.	<span style="color: red; border: 1px solid red; border-radius: 50%; padding: 2px;">C</span>
Rear Setback	greater of 3 ft min or 15 ft from center line of alley	<span style="color: red; border: 1px solid red; border-radius: 50%; padding: 2px;">D</span>
Frontage Buildout	100% at front setback **	

\* Building setbacks may be increased where public access easements are accepted by the City.  
 \*\* Except for Truncated Corners or Building Projections.

## YARD TYPES

(see **Table 10.6A40.8.2**)

Edgeyard	not permitted
Sidyard	not permitted
Rearyard	permitted

## BUILDING & LOT USE

See **Section 10.6A40.11**

## LOT OCCUPATION

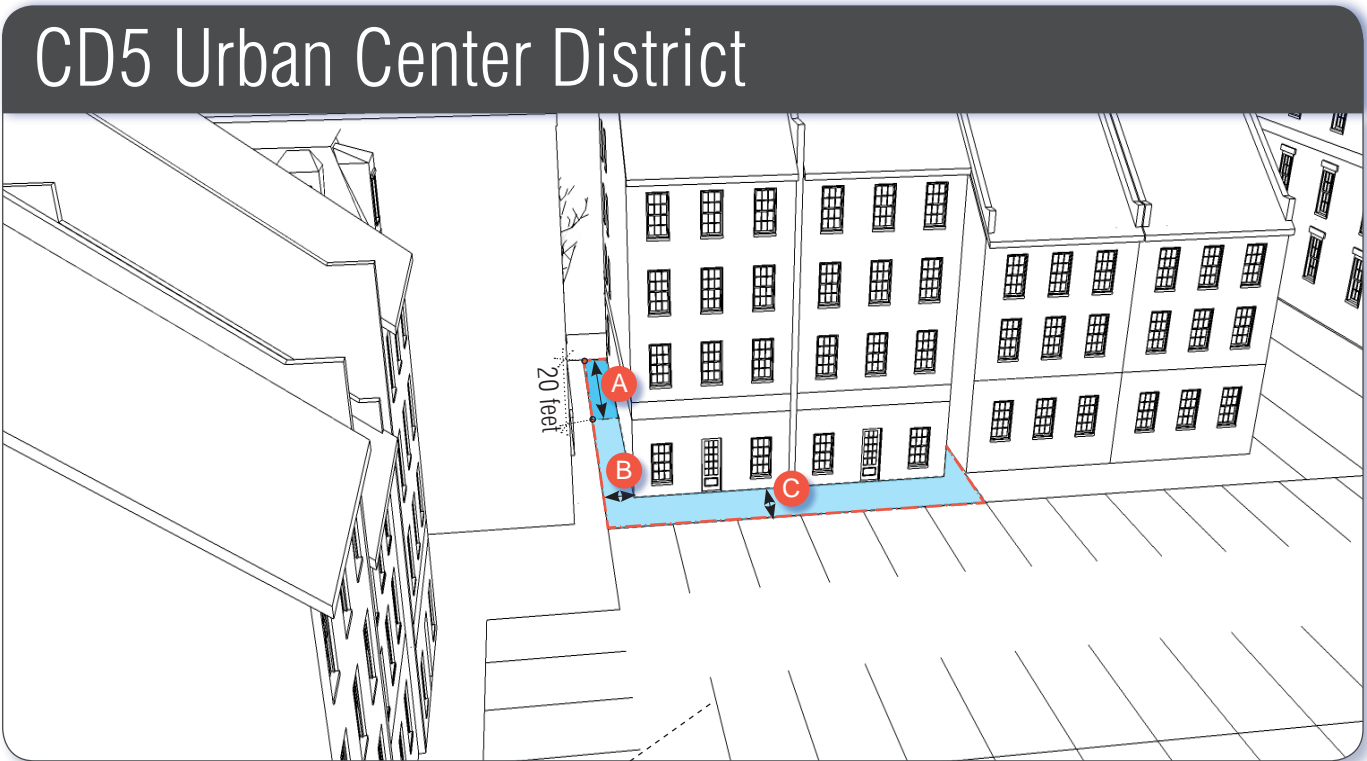
Lot Width	18 ft min, 60 ft max	<span style="color: red; border: 1px solid red; border-radius: 50%; padding: 2px;">E</span>
Building Coverage	95% max	
Open Space	5% Min	

## BUILDING FORM — PRINCIPAL BUILDING

Building Height	See Illustration 10.6A20.1.2B Special Requirements: Building Height Requirements	<span style="color: red; border: 1px solid red; border-radius: 50%; padding: 2px;">F</span>
Ground Floor Height	12 ft min, 25 ft max ***	
Upper Floor Height	6 ft min	
Facade Glazing	20% min - 50% max ****	
Roof Type	flat, hip, gable, mansard	
Roof Pitch, if any	gable: 6:12 min, 12:12 max hip: 3:12 min mansard: 6:12 min, 30:12 max	

\*\*\* Only for mezzanine level  
 \*\*\*\* 70% min for shopfront

**TABLE 10.5A42.10C CHARACTER DISTRICT STANDARDS**  
**URBAN CENTER DISTRICT** CD5



**LEGEND**    - - - - Property Line (ROW)    ■ First Layer    ■ Second Layer    ■ Third Layer

**BUILDING PLACEMENT — OUTBUILDING**

Front Setback	Principal Bldg setback + 20 ft min	A
Side Setback	0 ft min	B
Rear Setback	3 ft min	C

**PARKING**

LOCATION	
Third Lot Layer	Principal Bldg setback + 20 ft

**PRIVATE FRONTAGES & ENCROACHMENTS**

PRIVATE FRONTAGE TYPES	(see <b>Table 10.6A40.9.1</b> )*
Common Lawn	not permitted
Porch	not permitted
Forecourt	not permitted
Stoop	permitted
Shopfront	permitted
Officefront	permitted

**ENCROACHMENT OF BUILDING ELEMENTS**

Porches, Stoops, and other Elements may encroach the indicated setbacks by the following distances.

Front Setback, Principal Frontage	10 ft max
Front Setback, Secondary Frontage	10 ft max
Rear Setback	5 ft max

\* See Illustration 10.6A20.1.2C for additional requirements.

**TABLE 10.5A51.20 CIVIC SPACES**




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A natural preserve available for structured or unstructured recreation. A park may be independent of surrounding building Frontages. Other than active use areas, its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 2 acres.

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A linear Civic Space that may follow natural corridors providing unstructured and limited amounts of structured recreation. A Greenway may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of paths and trails, waterbodies, and trees, naturalistically disposed. The minimum size shall be 2 acres.

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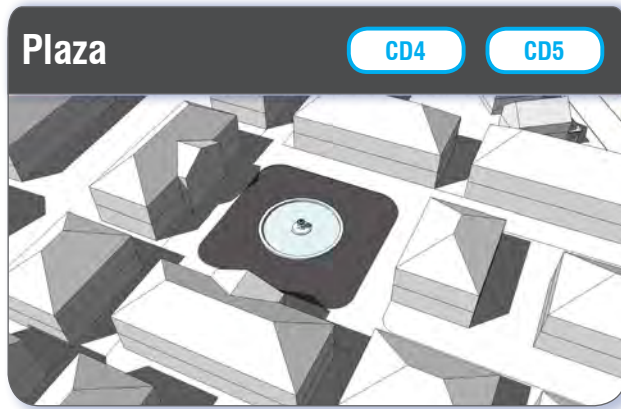
A paved/brick pedestrian connector between buildings. Pedestrian Alleys provide shortcuts through long blocks and connect rear Parking Areas and other Civic Spaces with Street Frontages. Pedestrian Alleys may be covered by a roof and or lined by Shopfronts.

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**TABLE 10.5A51.20 CIVIC SPACES (CONTINUED)**



A Civic 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 shall be 1/8 acre and the maximum shall be 2 acres.



A Civic 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 shall be 1/8 acre and the maximum shall be 1 acres.

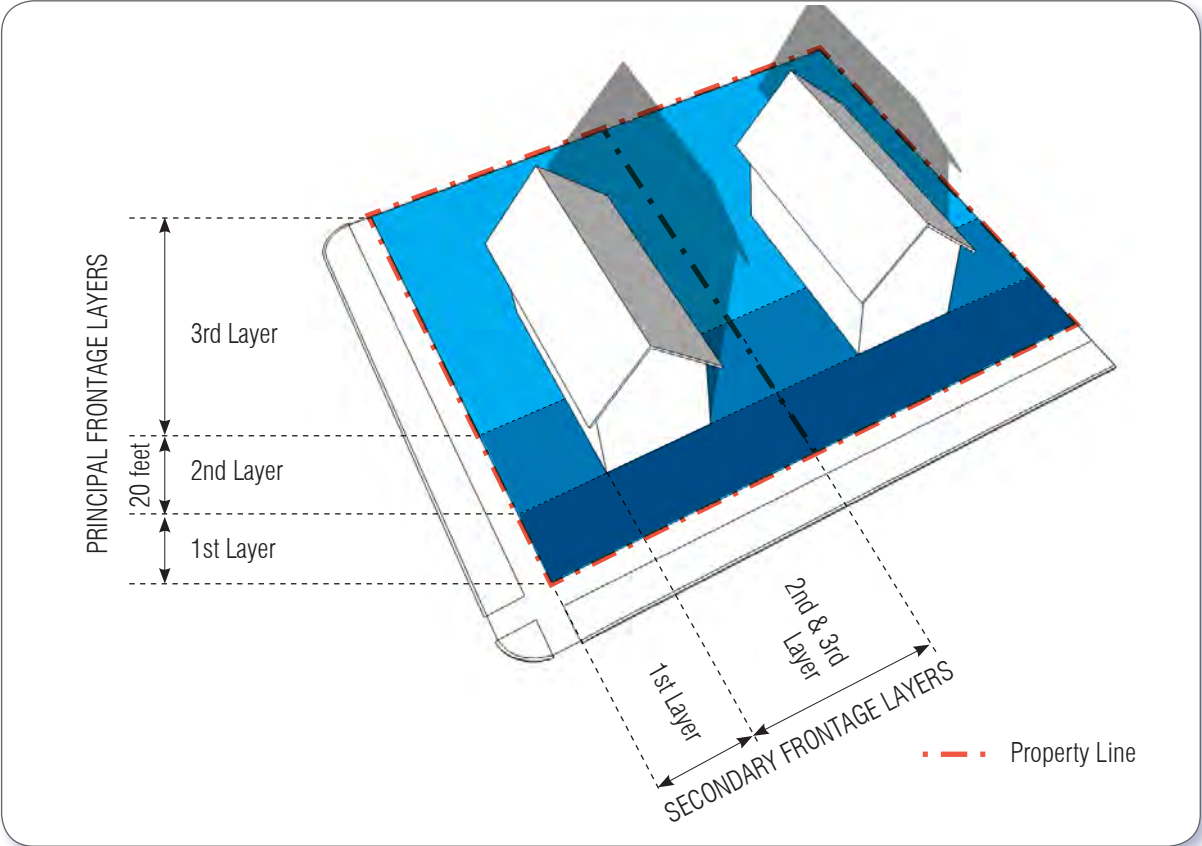


A Civic Space available for informal activities in close proximity to neighborhood residences. A Pocket Park is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Pocket Parks shall be in public places or in more intimate mid-block locations. There is no minimum/maximum size.

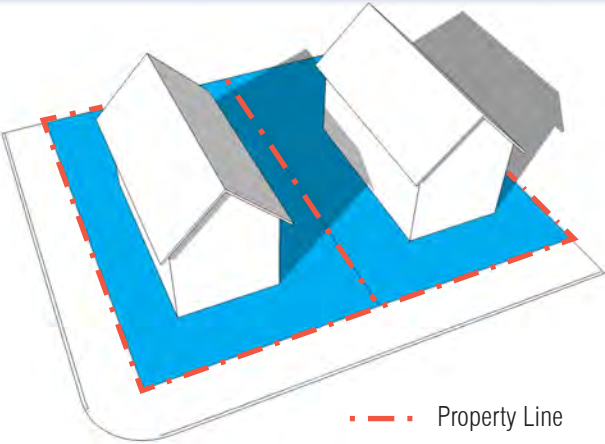
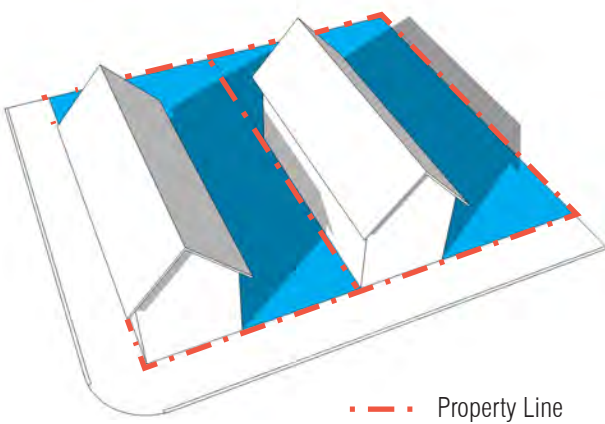
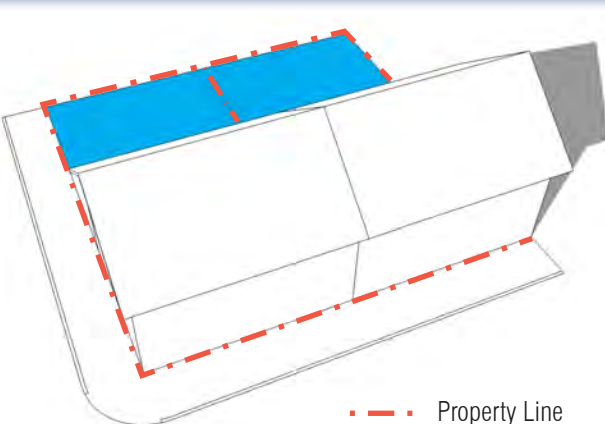


A Civic Space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum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

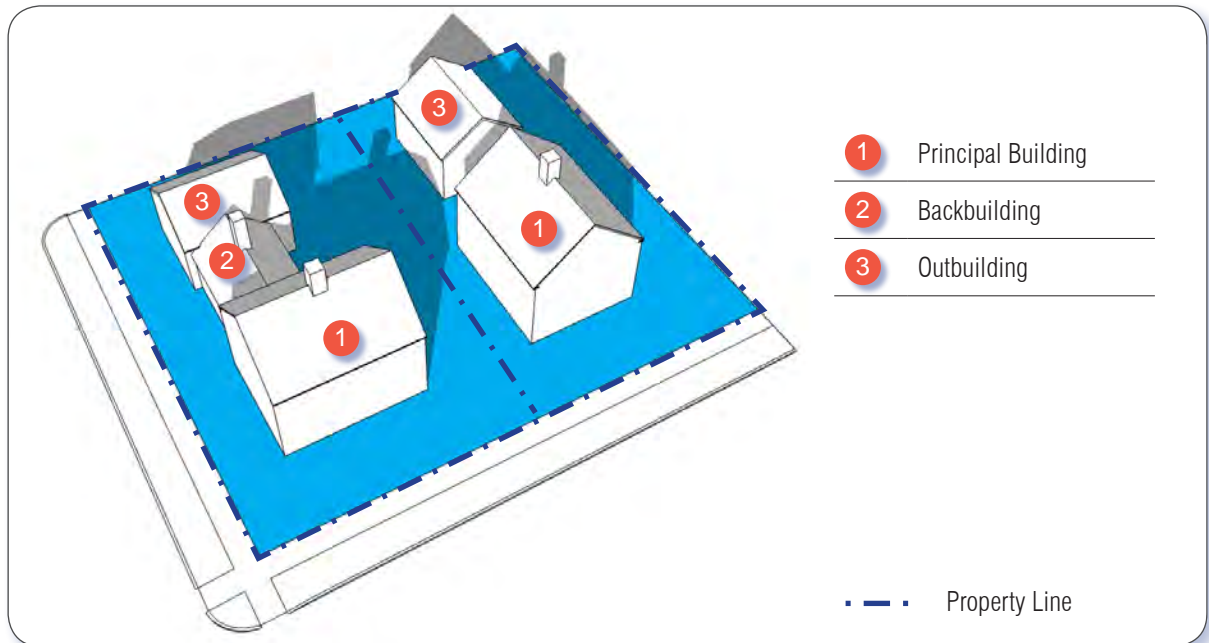
**ILLUSTRATION 10.5A53.10 LOT LAYERS**



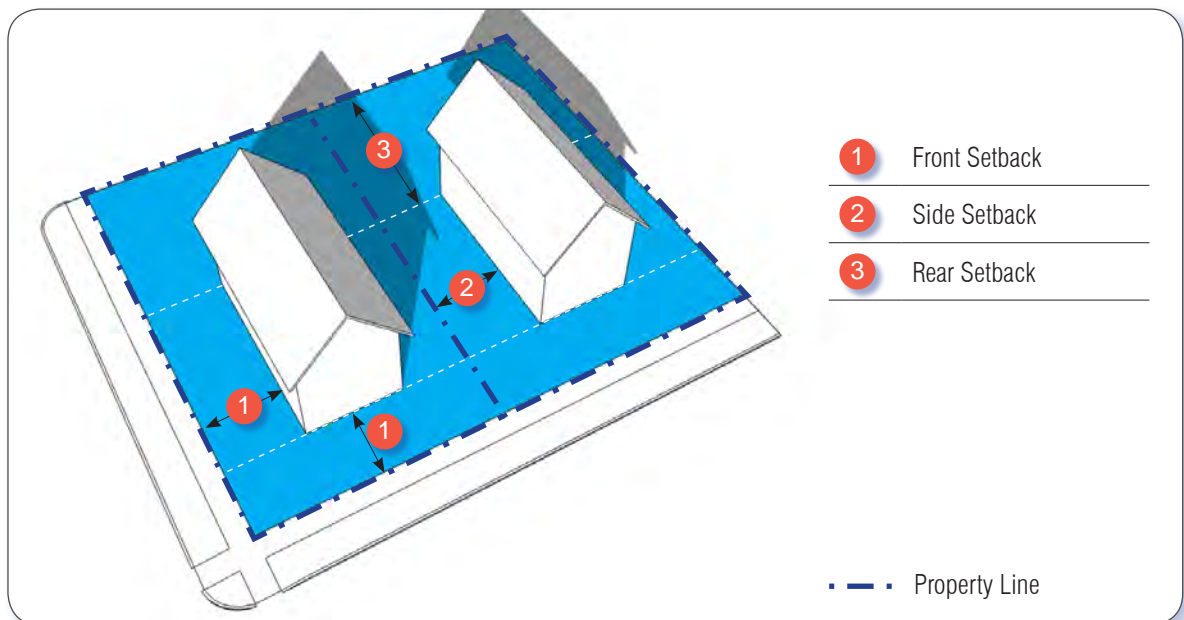
**TABLE 10.5A54.20 YARD TYPES**

<p><b>Edgeyard</b></p>	<p>Permitted Districts:</p>	<p><b>CD4—L</b></p>	<p><b>CD4</b></p>
 <p>--- Property Line</p>	<p>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><b>Sideyard</b></p>	<p>Permitted Districts:</p>	<p><b>CD4—L</b></p>	<p><b>CD4</b></p>
 <p>--- Property Line</p>	<p>Specific Types - single house, 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 side wall, 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 twin or double House. Energy costs, and sometimes noise, are reduced by sharing a party wall in this Disposition.</p>		
<p><b>Rearyard</b></p>	<p>Permitted Districts:</p>	<p><b>CD4</b></p>	<p><b>CD5</b></p>
 <p>--- Property Line</p>	<p>Specific Types - Rowhouse, Live-Work unit, Apartment House, Small Commercial Building, Large Commercial Building. 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 Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>		

### ILLUSTRATION 10.5A54.30 PRINCIPAL BUILDING/BACKBUILDING/OUTBUILDING



### ILLUSTRATION 10.5A54.70 SETBACK DESIGNATIONS



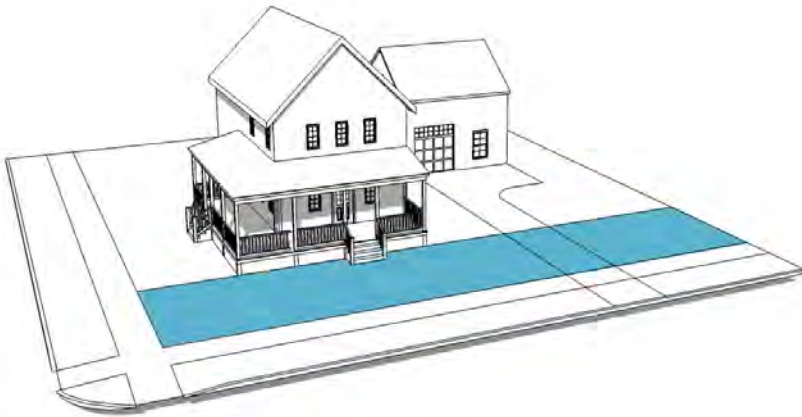


**TABLE 10.5A54.30 PRIVATE FRONTAGE TYPES**

**Common Yard**

Permitted Districts:

**CD4—L**



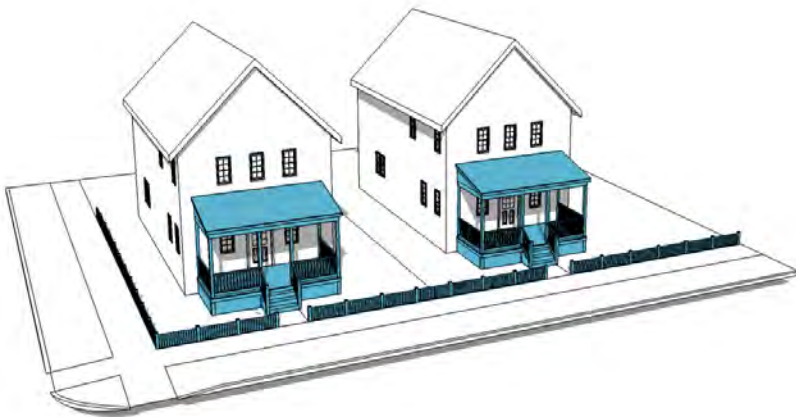
A planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.

**Porch**

Permitted Districts:

**CD4—L**

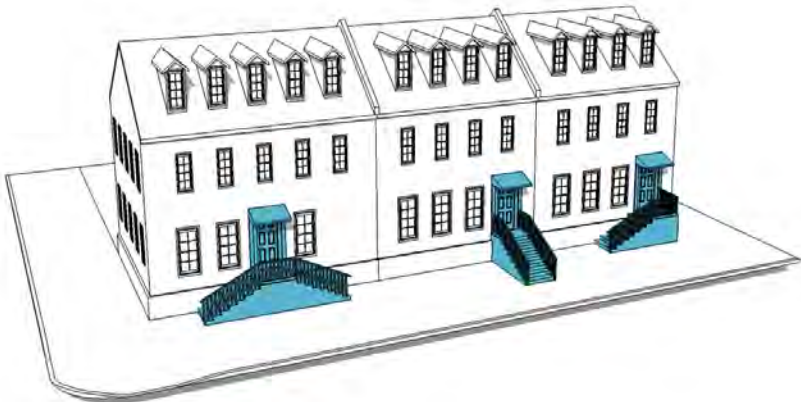
**CD4**



A planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch or stoop permitted to Encroach. This may be used with or without a fence to maintain street spatial definition. Porches shall be no less than 8 feet deep.

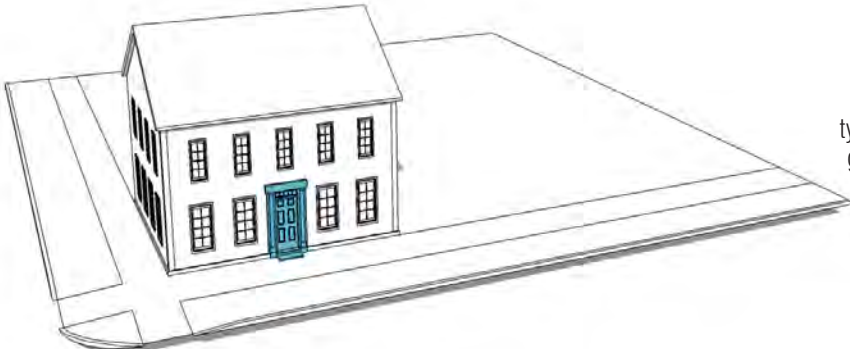
**TABLE 10.5A54.30 PRIVATE FRONTAGE TYPES (CONTINUED)**

**Stoop** Permitted Districts: **CD4—L** **CD4** **CD5**



A Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use. This frontage type is only allowed outside the Downtown Overlay District.


**Step** Permitted Districts: **CD4—L\*** **CD4** **CD5**



A Frontage wherein the Facade is aligned close to the Frontage Line. The entrance is usually an exterior single step without a landing. This type is recommended for ground-floor Residential Office or Retail use. This frontage type is only allowed outside the Downtown Overlay District.

**TABLE 10.5A54.30 PRIVATE FRONTAGE TYPES (CONTINUED)**

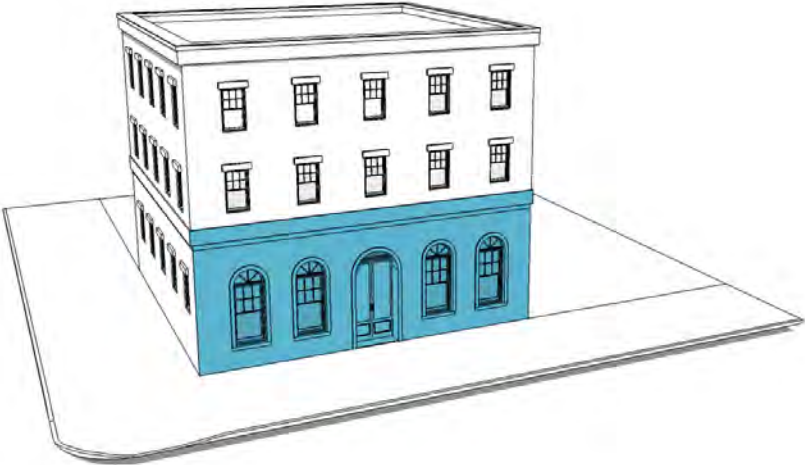
**Shopfront** Permitted Districts: **CD4—L\*** **CD4** **CD5**



A Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and may have an awning that may overlap the Sidewalk to within 2 feet of the Curb.  
Syn: Retail Frontage.

\* Only as shown on Illustration 10.6A20.1.2C  
Special Requirements:  
Required Shopfront & Stoop Private Frontages

**Officefront** Permitted Districts: **CD4—L\*** **CD4** **CD5**



A Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at or above Sidewalk grade. This type is conventional for Office use. It may have substantial glazing on the Facade.

\* Only as shown on Illustration 10.6A20.1.2C  
Special Requirements:  
Required Shopfront & Stoop Private Frontages

**TABLE 10.5A54.30 PRIVATE FRONTAGE TYPES (CONTINUED)**

**Forecourt**

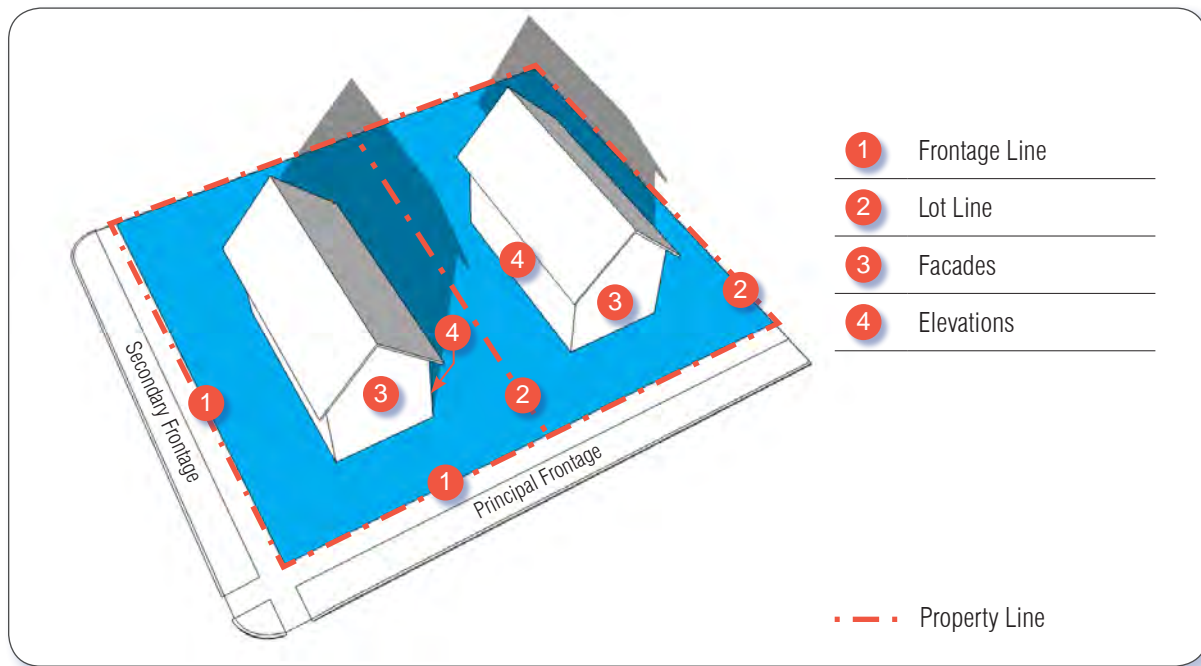
Permitted Districts:

**CD4**



A Frontage wherein a portion of the Facade 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. This frontage type is only allowed outside the Downtown Overlay District.

## ILLUSTRATION 10.5A55.20 FRONTAGE AND LOT LINES



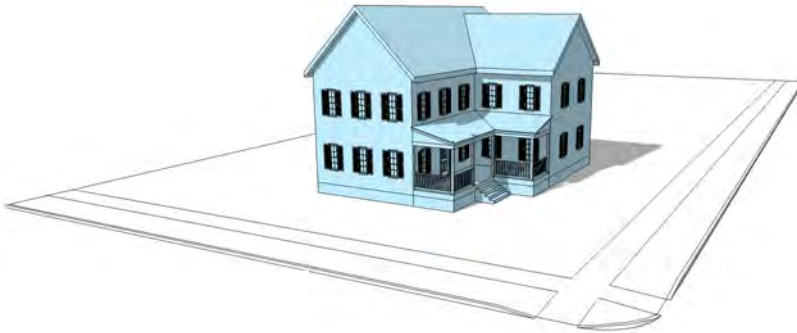
**TABLE 10.5A55.90 BUILDING TYPES**

**House**

Permitted Districts:

CD4—L

CD4

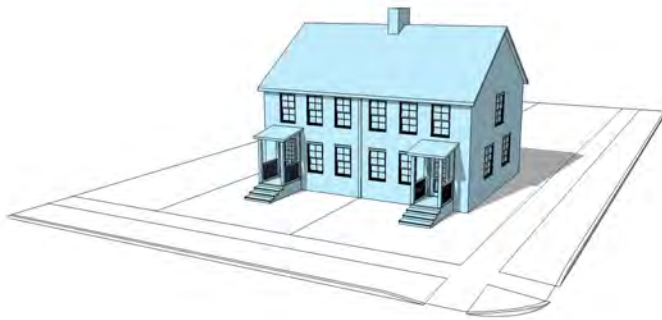


House: Building having an Edgeyard yard type, initially intended as a single-family dwelling on a medium to large Lot, often shared with an Accessory Building in the back yard. This building type is only allowed outside the Downtown Overlay District.

**Duplex**

Permitted Districts:

CD4



Duplex: a Building having an Edgeyard yard type, initially intended as a single-family dwelling, usually on a small Lot that may be shared with an Accessory Building in the back yard. This building type is only allowed outside the Downtown Overlay District.

**Rowhouse**

Permitted Districts:

CD4


CD5



Rowhouse: a Building Type having a Rearyard Yard Type, initially intended for single-family dwelling, that shares a party wall with another of the same type and occupies the full Frontage Line. See Rearyard Building. (Syn: Townhouse). This building type is only allowed outside the Downtown Overlay District.


**TABLE 10.5A55.90 BUILDING TYPES (CONTINUED)**

**Live / Work** Permitted Districts: **CD4** **CD5**




Live-Work: a Mixed Use unit designed to accommodate a ground floor commercial use and a Residential use above. The commercial Function may be anywhere in the unit. (Syn.: flexhouse.)

**Small Commercial Building** Permitted Districts: **CD4** **CD5**



Small Commercial Building: a Building having a Shopfront at the ground floor that may be used for Retail, Office, Medical, Commercial, Artisan Light Industrial, Workshop, Service, Personal Service, Civic, Education, or other Functions permitted in the applicable Character District. Only non-residential Functions are allowed on the ground floor in the Downtown Overlay District. The floors above may be used for a Residential Principal Function or for any other Function permitted in the applicable Character District.

**Apartment** Permitted Districts: **CD4—L**



Apartment: a Building with an Edgeyard yard type, initially intended for a Residential Principal Use, including multiple attached single-family Dwelling Units. This building type is only allowed outside the Downtown Overlay District. This building type may be designed from the exterior to complement detached single-family houses in certain Character Districts while containing actually several flats on the interior; may be for rent, or for sale as a condominium.

TABLE 10.5A55.90 BUILDING TYPES (CONTINUED)

**Large Commercial Building**

Permitted Districts:

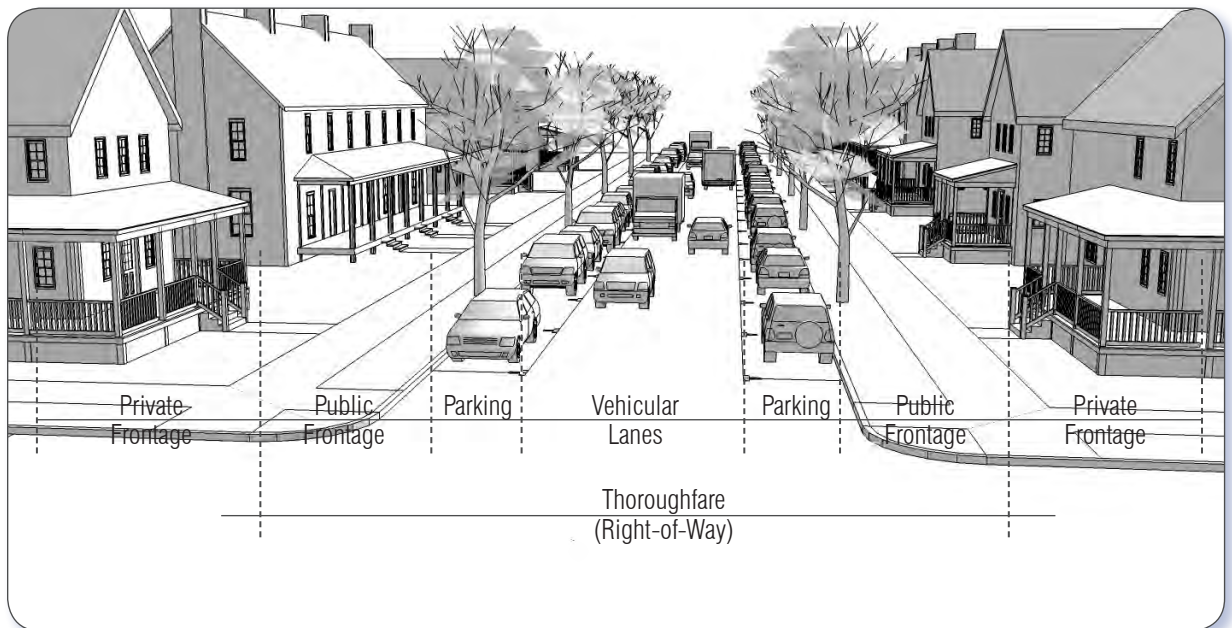
**CD5**



Large Commercial Building: a Building having a Shopfront at the ground floor that may be used for Retail, Office, Medical, Commercial, Artisan Light Industrial, Workshop, Service, Personal Service, Civic, Education, or other Functions permitted in the applicable Character District. The floors above may be used for a Residential Principal Function or for any other Function permitted in the applicable Character District.



## ILLUSTRATION P.A.1 THOROUGHFARE AND FRONTAGES



**TABLE 10.5A42.10 CHARACTER DISTRICT DESCRIPTIONS**

## CD4-L General Urban District—Limited



**CD4-L General Urban District—Limited.** This District consists of a medium density transitional area that has a mix of medium to large residential house types with almost entirely residential uses; there are shallow front Setbacks and shallow to medium to side Setbacks; it has variable private landscaping; and it has Streets with curbs, sidewalks, and street trees that define medium to large blocks.

**TABLE 10.5A42.10 CHARACTER DISTRICT DESCRIPTIONS (CONTINUED)**

## CD4 General Urban District



**CD4 General Urban District.** This District consists of a medium-to-high density transitional area that has a mix of building types and residential, retail, and other commercial uses; there are shallow or no front Setbacks and medium to no side Setbacks; it has variable private landscaping; and it has Streets with curbs, sidewalks, and street trees that define small to medium blocks.

## CD5 Urban Center District



**CD5 Urban Center District.** This District consists of a high density development center with a mix of building types and residential, retail and other commercial uses; there are no front Setbacks and no side Setbacks; it has limited landscaping; and it has Streets with curbs, sidewalks and street trees that define small to medium blocks.



**ILLUSTRATION 10.5A41.20A CHARACTER DISTRICT STANDARDS**  
**GENERAL URBAN DISTRICT—LIMITED**

CD4-L

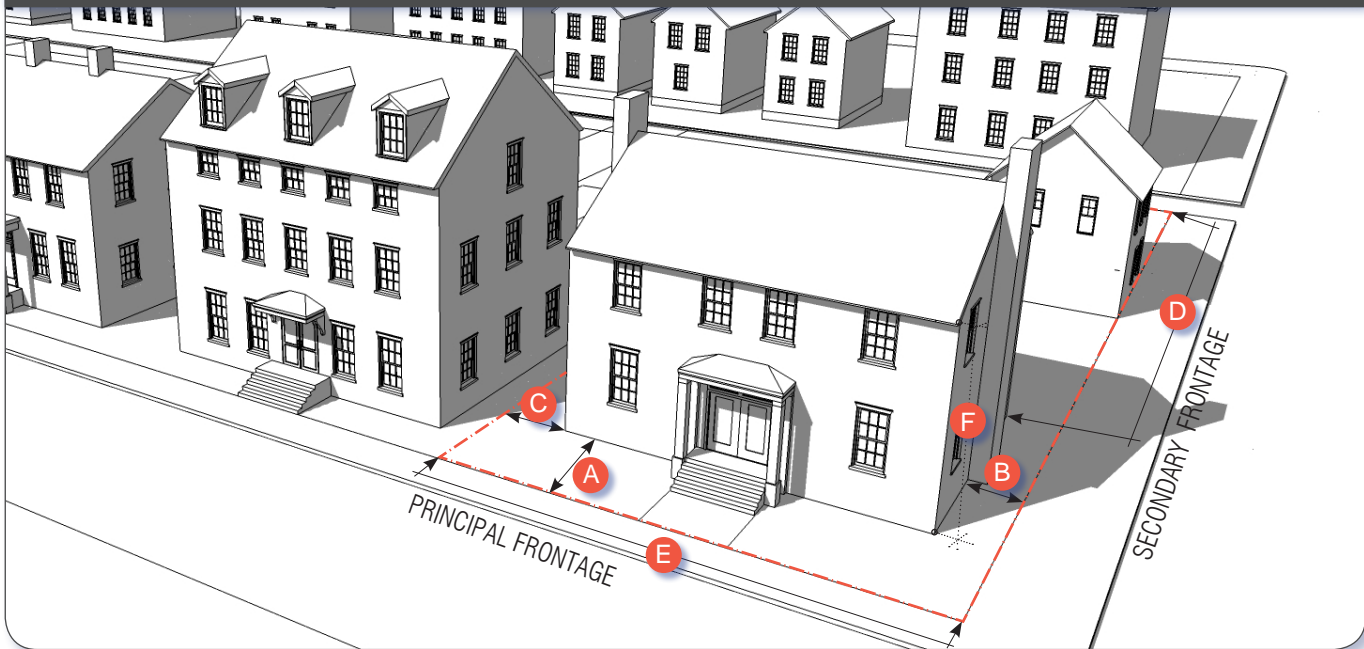
**CD4-L General Urban District—Limited.** This District consists of a medium density transitional area that has a mix of medium to large residential house types with almost entirely residential uses; there are shallow front Setbacks and shallow to medium to side Setbacks; it has variable private landscaping; and it has Streets with curbs, sidewalks, and street trees that define medium to large blocks.



**TABLE 10.5A42.10A CHARACTER DISTRICT STANDARDS  
GENERAL URBAN DISTRICT—LIMITED**

**CD4-L**

# CD4—L General Urban District—Limited



**LEGEND** - - - Property Line (ROW)

## BUILDING PLACEMENT — PRINCIPAL BLDG

Front Setback, Principal Frontage*	0 ft min, 12 ft max	<b>A</b>
Front Setback, Secondary Frontage	0 ft min, 12 ft max	<b>B</b>
Side Setback	5 ft min, 20 ft max	<b>C</b>
Rear Setback	greater of 3 ft min or 15 ft from center line of alley	<b>D</b>
Frontage Buildout	60% min to 80% max at front setback	

## YARD TYPES

(see **Table 10.6A40.8.2**)

Edgeyard	permitted
Sidyard	permitted
Rearyard	permitted

## BUILDING & LOT USE

See **Section 10.6A40.11**

## LOT OCCUPATION

Lot Width	35 ft min, 80 ft max	<b>E</b>
Building Coverage	60% max	
Open Space	25% Min	

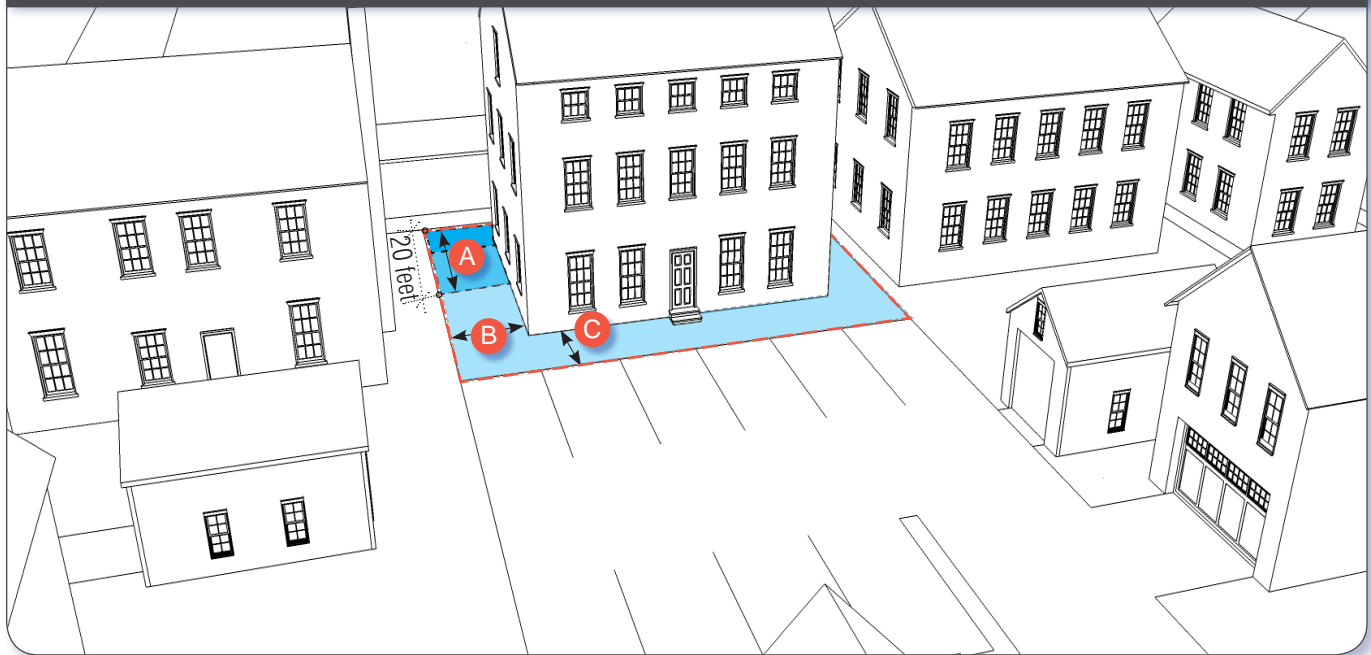
## BUILDING FORM — PRINCIPAL BUILDING

Building Height	See Illustration 10.6A20.1.2B Special Requirements: Building Height Requirements	<b>F</b>
Ground Floor Height	10 ft min	
Upper Floor Height	9 ft min	
Facade Glazing	25% to 40%	
Roof Type	gable, hip, gambrel	
Roof Pitch, if any	gable: 6:12 min, 12:12 max hip: 3:12 min gambrel: 6:12 min, 30:12 max	

**TABLE 10.5A42.10A CHARACTER DISTRICT STANDARDS  
GENERAL URBAN DISTRICT—LIMITED**

**CD4-L**

# CD4—L General Urban District—Limited



**LEGEND**    - - - - Property Line (ROW)    ■ First Layer    ■ Second Layer    ■ Third Layer

## BUILDING PLACEMENT — OUTBUILDING

Front Setback	Principal Bldg setback + 20 ft min	<b>A</b>
Side Setback	0 ft min	<b>B</b>
Rear Setback	3 ft min	<b>C</b>

## PARKING

LOCATION	
Third Lot Layer	Principal Bldg setback + 20 ft

## PRIVATE FRONTAGES & ENCROACHMENTS

PRIVATE FRONTAGE TYPES	(see <b>Table 10.6A40.9.1</b> )*
Common Lawn	not permitted
Porch	permitted
Forecourt	not permitted
Stoop	permitted
Shopfront	not permitted
Officefront	not permitted*

ENCROACHMENT OF BUILDING ELEMENTS	
Porches, Stoops, and other Elements may encroach the indicated setbacks by the following distances.	
Front Setback, Principal Frontage	10 ft max
Front Setback, Secondary Frontage	10 ft max
Rear Setback	5 ft max

\* See Illustration 10.6A20.1.2C for additional requirements.





**ILLUSTRATION 10.5A42.10B CHARACTER DISTRICT STANDARDS**  
**GENERAL URBAN DISTRICT**

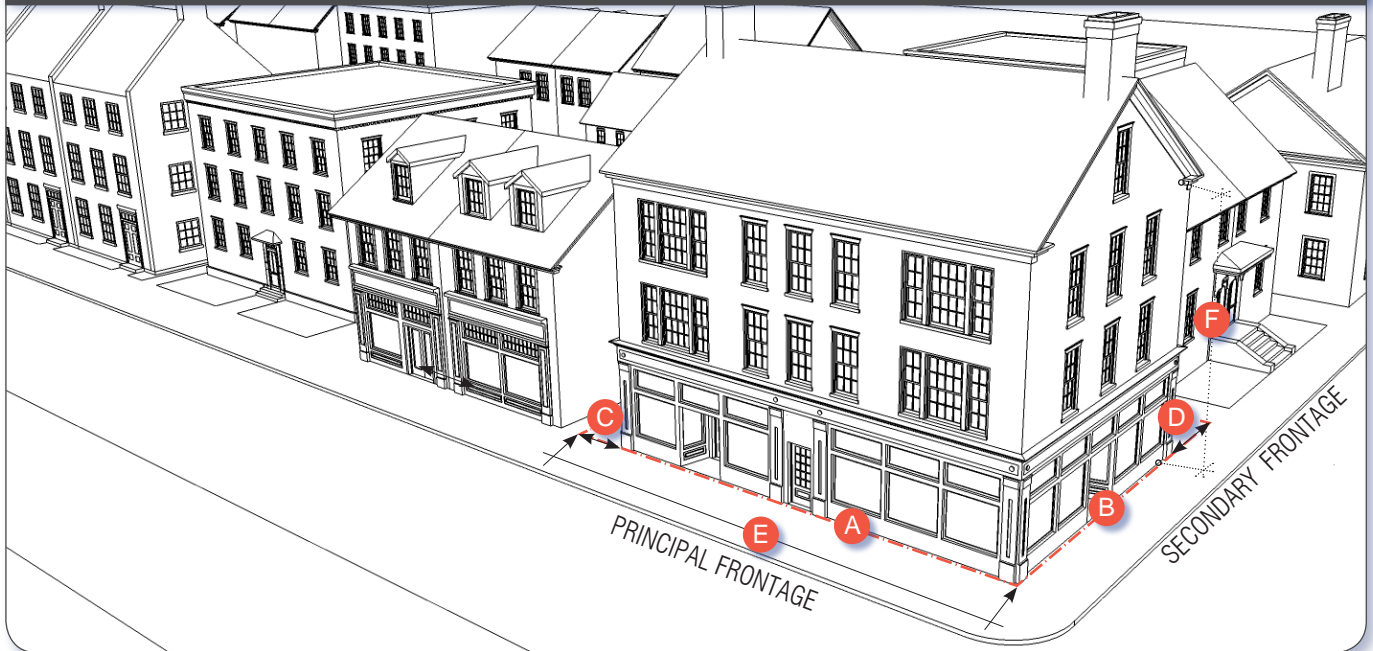
**CD4**

**CD4 General Urban District.** This District consists of a medium-to-high density transitional area that has a mix of building types and residential, retail, and other commercial uses; there are shallow or no front Setbacks and medium to no side Setbacks; it has variable private landscaping; and it has Streets with curbs, sidewalks, and street trees that define small to medium blocks.



**TABLE 10.5A42.10B CHARACTER DISTRICT STANDARDS**  
**GENERAL URBAN DISTRICT** CD4

# CD4 General Urban District



**LEGEND** - - - Property Line (ROW)

## BUILDING PLACEMENT — PRINCIPAL BLDG

Front Setback, Principal Frontage	0 ft min, 15 ft max	<b>A</b>
Front Setback, Secondary Frontage	0 ft min, 15 ft max	<b>B</b>
Side Setback	0 - 20 ft max	<b>C</b>
Rear Setback	greater of 3 ft min or 15 ft from center line of alley	<b>D</b>
Frontage Buildout	50% min at front setback	

## YARD TYPES

(see **Table 10.6A40.8.2**)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted

## BUILDING & LOT USE

See **Section 10.6A40.11**

## LOT OCCUPATION

Lot Width	18 ft min, 60 ft max	<b>E</b>
Building Coverage	90% max	
Open Space	10% Min	

## BUILDING FORM — PRINCIPAL BUILDING

Building Height	See Illustration 10.6A20.1.2B - Special Requirements: Building Height Requirements	<b>F</b>
Ground Floor Height	12 ft min, 25 ft max *	
Upper Floor Height	9 ft min	
Facade Glazing	20% min - 70% max **	
Roof Type	flat, hip, gable, gambrel, mansard	
Roof Pitch, if any	gable: 6:12 min, 12:12 max hip: 3:12 min mansard / gambrel: 6:12 min, 30:12 max	

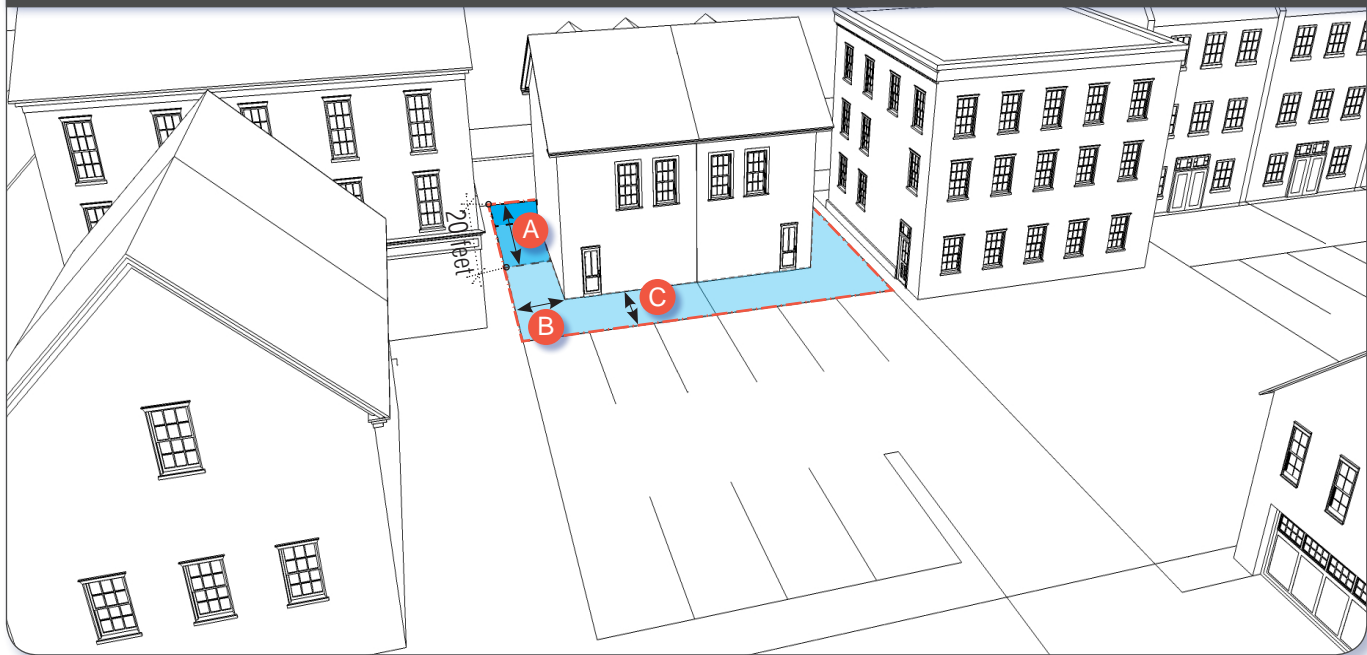
\* Only for mezzanine level

\*\* 70% min for shopfront

**TABLE 10.5A42.10B CHARACTER DISTRICT STANDARDS**  
**GENERAL URBAN DISTRICT**

CD4

# CD4 General Urban District



**LEGEND**    - - - Property Line (ROW)    ■ First Layer    ■ Second Layer    ■ Third Layer

## BUILDING PLACEMENT — OUTBUILDING

Front Setback	Principal Bldg setback + 20 ft min	<b>A</b>
Side Setback	0 ft min	<b>B</b>
Rear Setback	3 ft min	<b>C</b>

## PARKING

LOCATION	
Third Lot Layer	Principal Bldg setback + 20 ft

## PRIVATE FRONTAGES & ENCROACHMENTS

PRIVATE FRONTAGE TYPES	(See <b>Table 10.6A40.9.1</b> )*
Common Lawn	not permitted
Porch	permitted
Forecourt	permitted
Stoop	permitted
Shopfront	permitted
Officefront	permitted

### ENCROACHMENT OF BUILDING ELEMENTS

Porches, Stoops, and other Elements may encroach the indicated setbacks by the following distances.

Front Setback, Principal Frontage	8 ft max
Front Setback, Secondary Frontage	8 ft max
Rear Setback	5 ft max

\* See Illustration 10.6A20.1.2C for additional requirements.



**ILLUSTRATION 10.5A42.10C CHARACTER DISTRICT STANDARDS**  
**URBAN CENTER DISTRICT** CD5

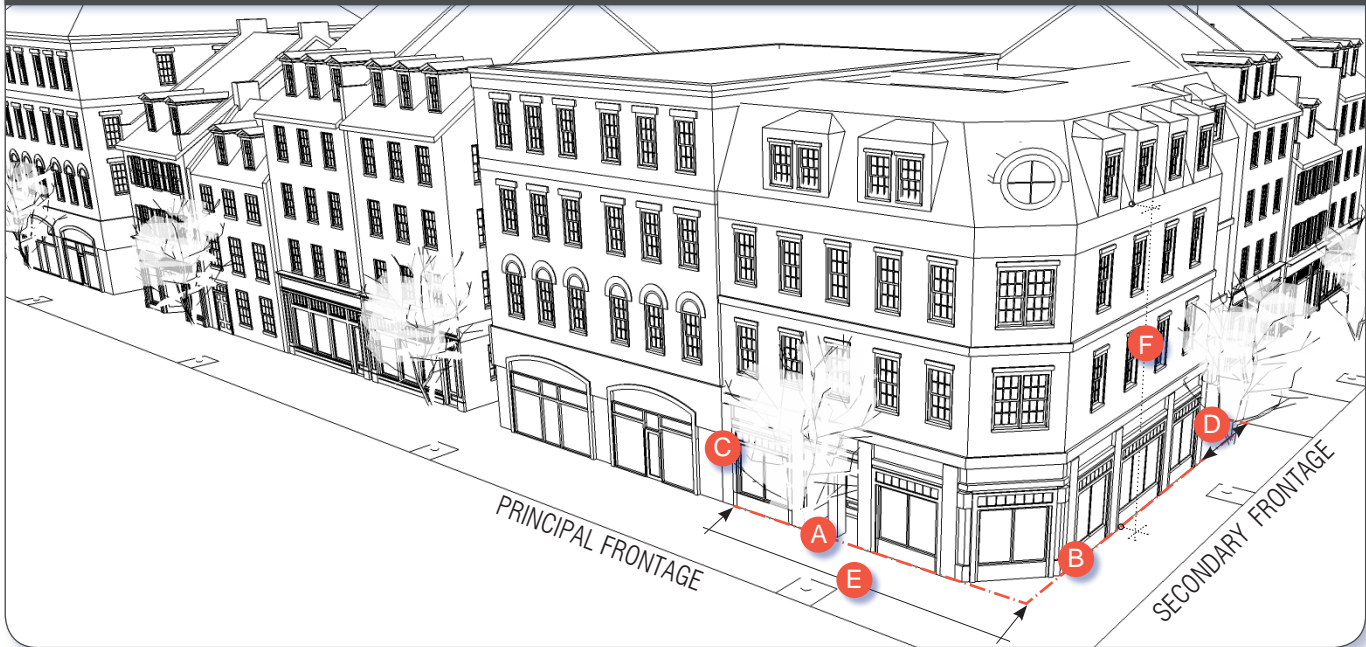
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**CD5 Urban Center District.** CD5 Urban Center District. This District consists of a high density development center with a mix of building types and residential, retail and other commercial uses; there are no front Setbacks and no side Setbacks; it has limited landscaping; and it has Streets with curbs, sidewalks and street trees that define small to medium blocks.



**TABLE 10.5A42.10C CHARACTER DISTRICT STANDARDS**  
**URBAN CENTER DISTRICT** CD5

# CD5 Urban Center District



**LEGEND** - - - - Property Line (ROW)

## BUILDING PLACEMENT — PRINCIPAL BLDG

Front Setback, Principal Frontage	0 ft max.*	<span style="color: red; border: 1px solid red; border-radius: 50%; padding: 2px;">A</span>
Front Setback, Secondary Frontage	0 ft max.	<span style="color: red; border: 1px solid red; border-radius: 50%; padding: 2px;">B</span>
Side Setback	0 ft max.	<span style="color: red; border: 1px solid red; border-radius: 50%; padding: 2px;">C</span>
Rear Setback	greater of 3 ft min or 15 ft from center line of alley	<span style="color: red; border: 1px solid red; border-radius: 50%; padding: 2px;">D</span>
Frontage Buildout	100% at front setback **	

\* Building setbacks may be increased where public access easements are accepted by the City.  
 \*\* Except for Truncated Corners or Building Projections.

## YARD TYPES

(see **Table 10.6A40.8.2**)

Edgeyard	not permitted
Sidyard	not permitted
Rearyard	permitted

## BUILDING & LOT USE

See **Section 10.6A40.11**

## LOT OCCUPATION

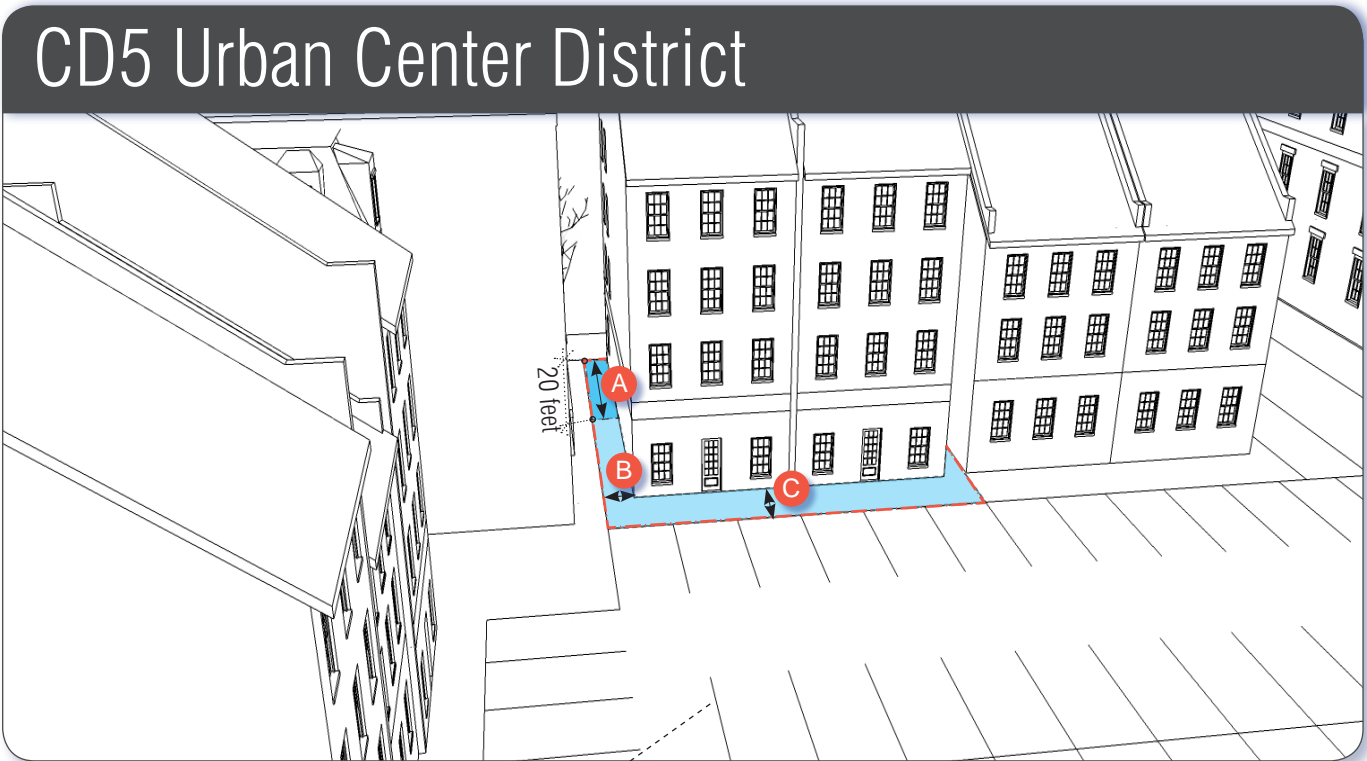
Lot Width	18 ft min, 60 ft max	<span style="color: red; border: 1px solid red; border-radius: 50%; padding: 2px;">E</span>
Building Coverage	95% max	
Open Space	5% Min	

## BUILDING FORM — PRINCIPAL BUILDING

Building Height	See Illustration 10.6A20.1.2B Special Requirements: Building Height Requirements	<span style="color: red; border: 1px solid red; border-radius: 50%; padding: 2px;">F</span>
Ground Floor Height	12 ft min, 25 ft max ***	
Upper Floor Height	6 ft min	
Facade Glazing	20% min - 50% max ****	
Roof Type	flat, hip, gable, mansard	
Roof Pitch, if any	gable: 6:12 min, 12:12 max hip: 3:12 min mansard: 6:12 min, 30:12 max	

\*\*\* Only for mezzanine level  
 \*\*\*\* 70% min for shopfront

**TABLE 10.5A42.10C CHARACTER DISTRICT STANDARDS**  
**URBAN CENTER DISTRICT** CD5



**LEGEND**    - - - - Property Line (ROW)    ■ First Layer    ■ Second Layer    ■ Third Layer

**BUILDING PLACEMENT — OUTBUILDING**

Front Setback	Principal Bldg setback + 20 ft min	A
Side Setback	0 ft min	B
Rear Setback	3 ft min	C

**PARKING**

LOCATION	
Third Lot Layer	Principal Bldg setback + 20 ft

**PRIVATE FRONTAGES & ENCROACHMENTS**

PRIVATE FRONTAGE TYPES	(see <b>Table 10.6A40.9.1</b> )*
Common Lawn	not permitted
Porch	not permitted
Forecourt	not permitted
Stoop	permitted
Shopfront	permitted
Officefront	permitted

**ENCROACHMENT OF BUILDING ELEMENTS**

Porches, Stoops, and other Elements may encroach the indicated setbacks by the following distances.

Front Setback, Principal Frontage	10 ft max
Front Setback, Secondary Frontage	10 ft max
Rear Setback	5 ft max

\* See Illustration 10.6A20.1.2C for additional requirements.

**TABLE 10.5A51.20 CIVIC SPACES**



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A natural preserve available for structured or unstructured recreation. A park may be independent of surrounding building Frontages. Other than active use areas, its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 2 acres.

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A linear Civic Space that may follow natural corridors providing unstructured and limited amounts of structured recreation. A Greenway may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of paths and trails, waterbodies, and trees, naturalistically disposed. The minimum size shall be 2 acres.

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A paved/brick pedestrian connector between buildings. Pedestrian Alleys provide shortcuts through long blocks and connect rear Parking Areas and other Civic Spaces with Street Frontages. Pedestrian Alleys may be covered by a roof and or lined by Shopfronts.

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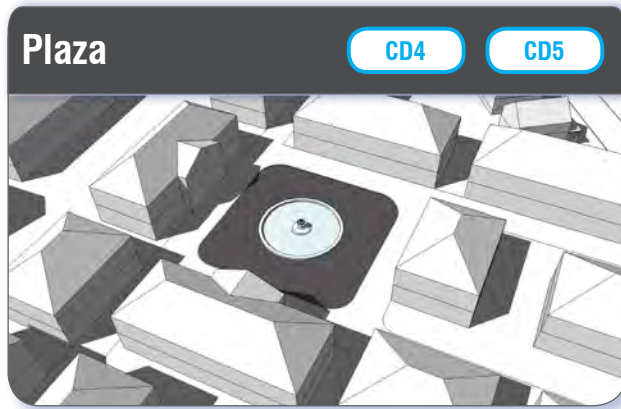
**TABLE 10.5A51.20 CIVIC SPACES (CONTINUED)**




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A Civic 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 shall be 1/8 acre and the maximum shall be 2 acres.

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A Civic 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 shall be 1/8 acre and the maximum shall be 1 acres.

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A Civic Space available for informal activities in close proximity to neighborhood residences. A Pocket Park is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Pocket Parks shall be in public places or in more intimate mid-block locations. There is no minimum/maximum size.

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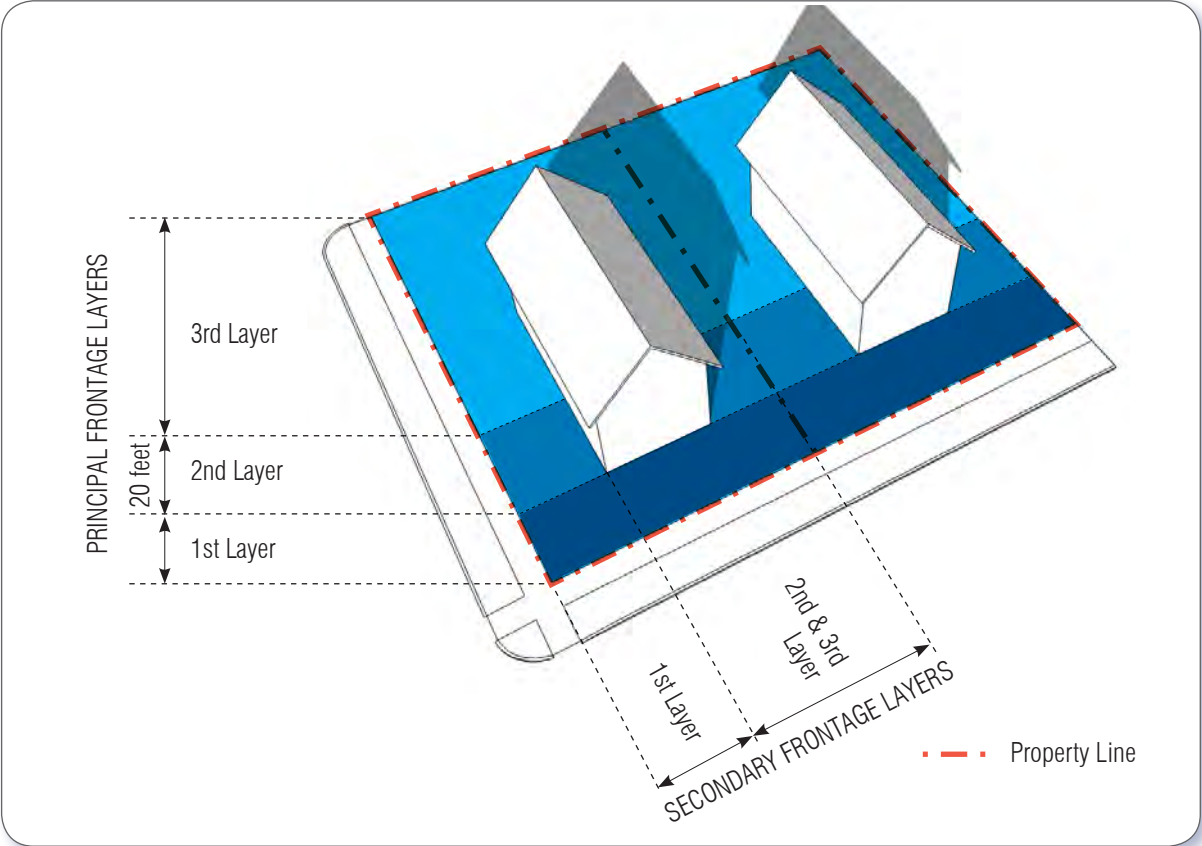



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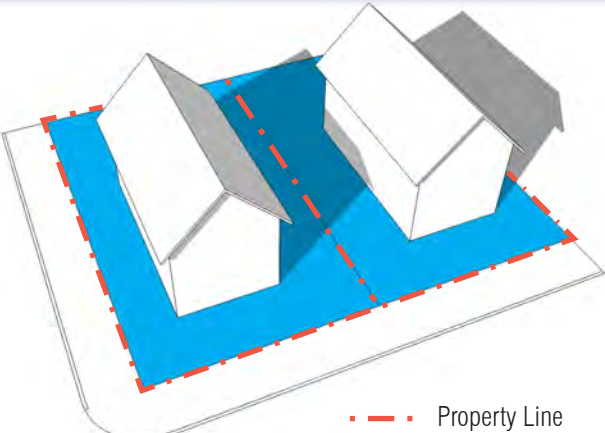
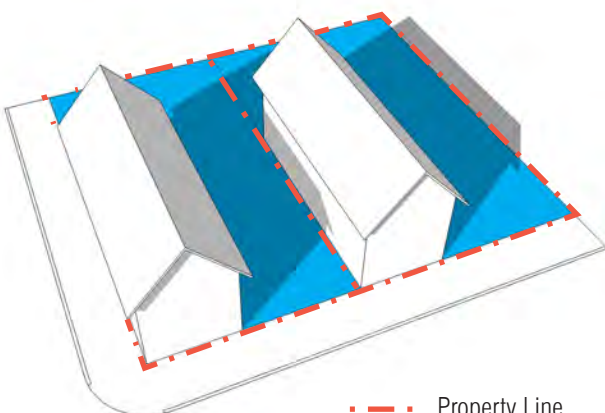
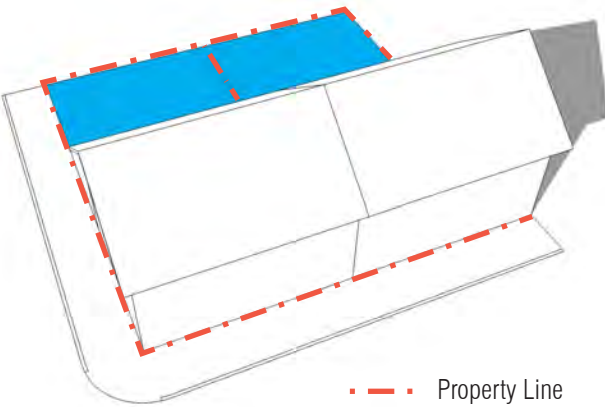
A Civic Space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum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

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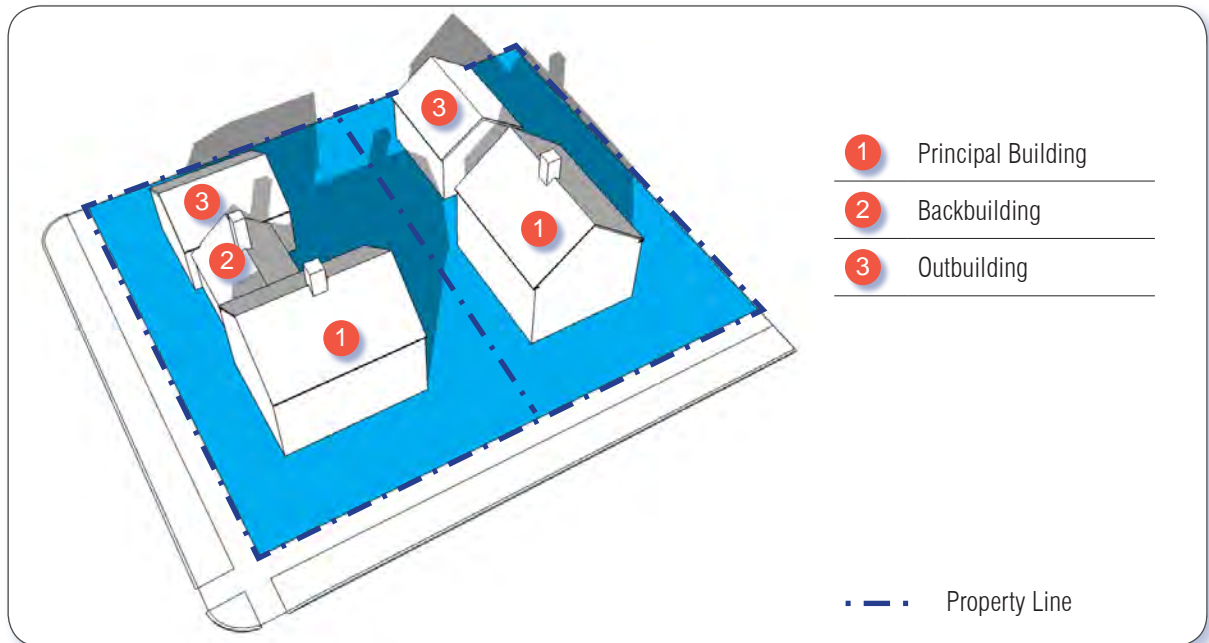
**ILLUSTRATION 10.5A53.10 LOT LAYERS**



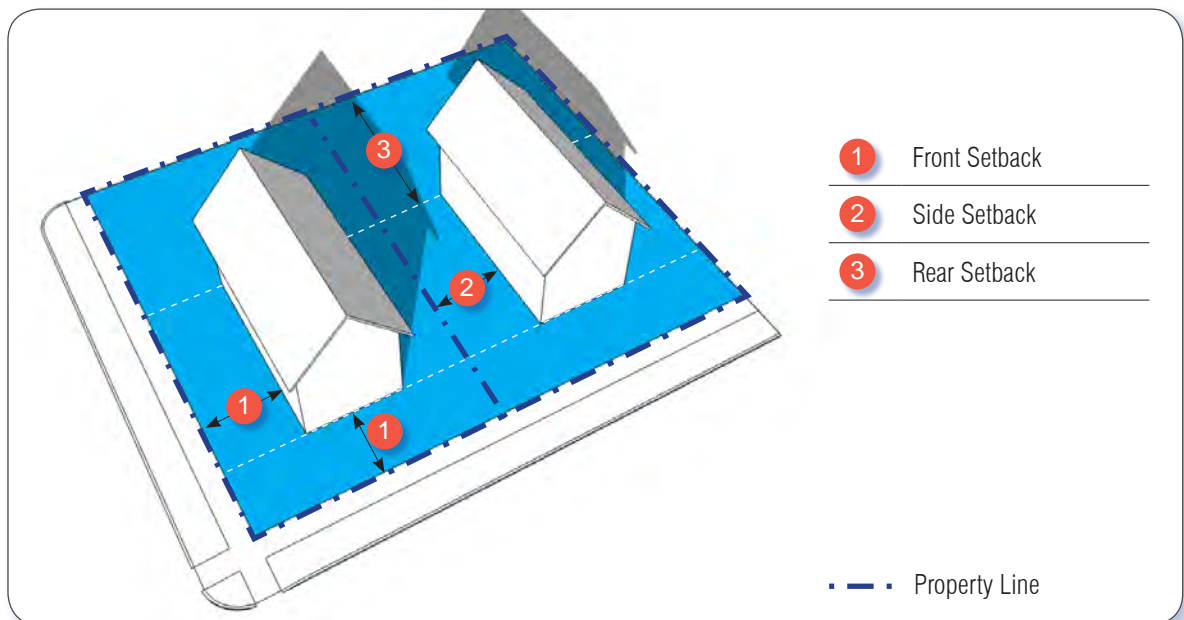
**TABLE 10.5A54.20 YARD TYPES**

<p><b>Edgeyard</b></p> <p>Permitted Districts: <b>CD4—L</b> <b>CD4</b></p>  <p>--- Property Line</p>	<p>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><b>Sideyard</b></p> <p>Permitted Districts: <b>CD4—L</b> <b>CD4</b> <b>CD5</b></p>  <p>--- Property Line</p>	<p>Specific Types - single house, 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 side wall, 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 twin or double House. Energy costs, and sometimes noise, are reduced by sharing a party wall in this Disposition.</p>
<p><b>Rearyard</b></p> <p>Permitted Districts: <b>CD4</b> <b>CD5</b></p>  <p>--- Property Line</p>	<p>Specific Types - Rowhouse, Live-Work unit, Apartment House, Small Commercial Building, Large Commercial Building. 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 Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>

### ILLUSTRATION 10.5A54.30 PRINCIPAL BUILDING/BACKBUILDING/OUTBUILDING



### ILLUSTRATION 10.5A54.70 SETBACK DESIGNATIONS

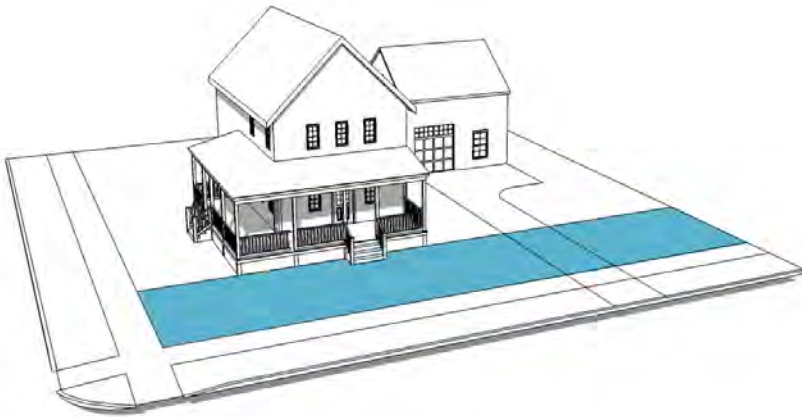


**TABLE 10.5A54.30 PRIVATE FRONTAGE TYPES**

**Common Yard**

Permitted Districts:

**CD4—L**



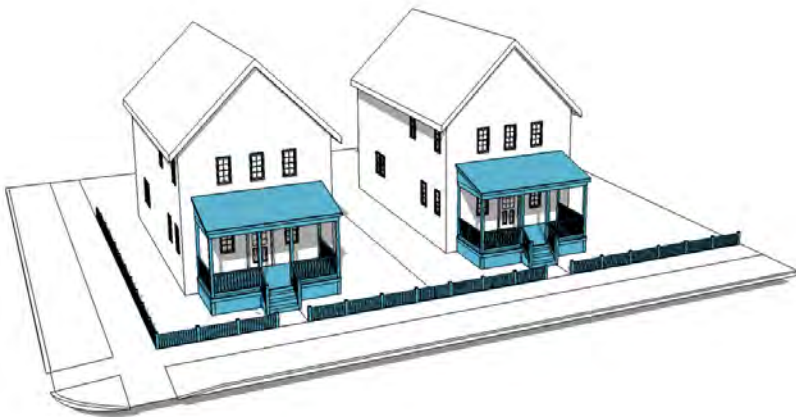
A planted Frontage wherein the Facade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.

**Porch**

Permitted Districts:

**CD4—L**

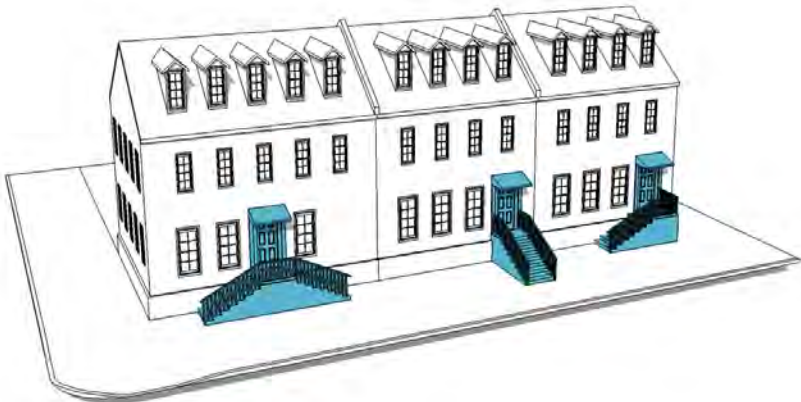
**CD4**



A planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch or stoop permitted to Encroach. This may be used with or without a fence to maintain street spatial definition. Porches shall be no less than 8 feet deep.

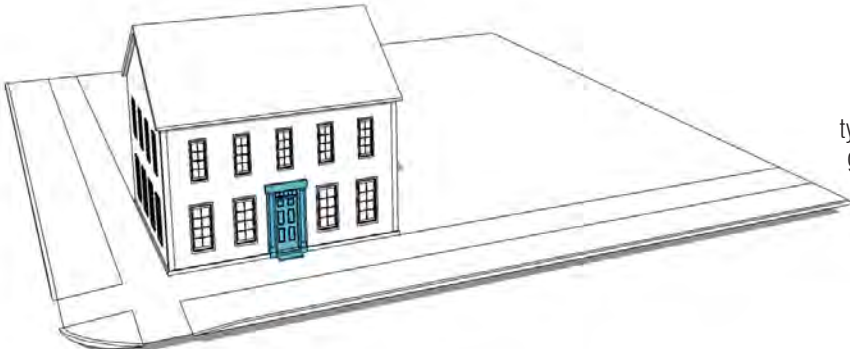
**TABLE 10.5A54.30 PRIVATE FRONTAGE TYPES (CONTINUED)**

**Stoop** Permitted Districts: **CD4—L** **CD4** **CD5**



A Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use. This frontage type is only allowed outside the Downtown Overlay District.


**Step** Permitted Districts: **CD4—L\*** **CD4** **CD5**



A Frontage wherein the Facade is aligned close to the Frontage Line. The entrance is usually an exterior single step without a landing. This type is recommended for ground-floor Residential Office or Retail use. This frontage type is only allowed outside the Downtown Overlay District.

**TABLE 10.5A54.30 PRIVATE FRONTAGE TYPES (CONTINUED)**

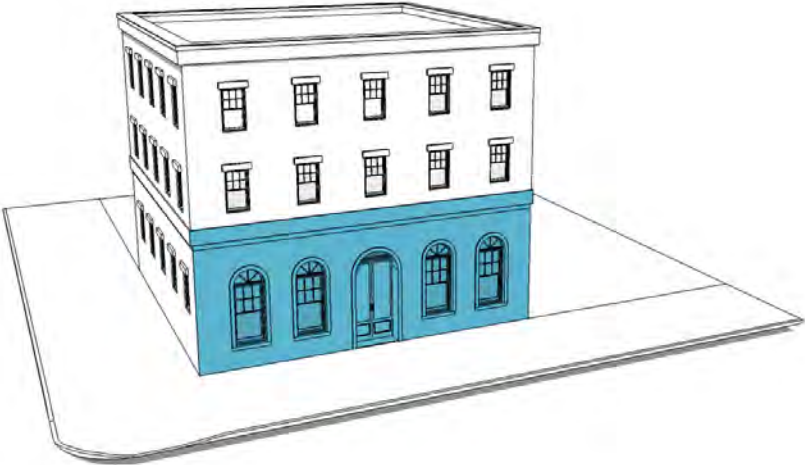
**Shopfront** Permitted Districts: **CD4—L\*** **CD4** **CD5**



A Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and may have an awning that may overlap the Sidewalk to within 2 feet of the Curb.  
Syn: Retail Frontage.

\* Only as shown on Illustration 10.6A20.1.2C  
Special Requirements:  
Required Shopfront & Stoop Private Frontages

**Officefront** Permitted Districts: **CD4—L\*** **CD4** **CD5**



A Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at or above Sidewalk grade. This type is conventional for Office use. It may have substantial glazing on the Facade.

\* Only as shown on Illustration 10.6A20.1.2C  
Special Requirements:  
Required Shopfront & Stoop Private Frontages

**TABLE 10.5A54.30 PRIVATE FRONTAGE TYPES (CONTINUED)**

**Forecourt**

Permitted Districts:

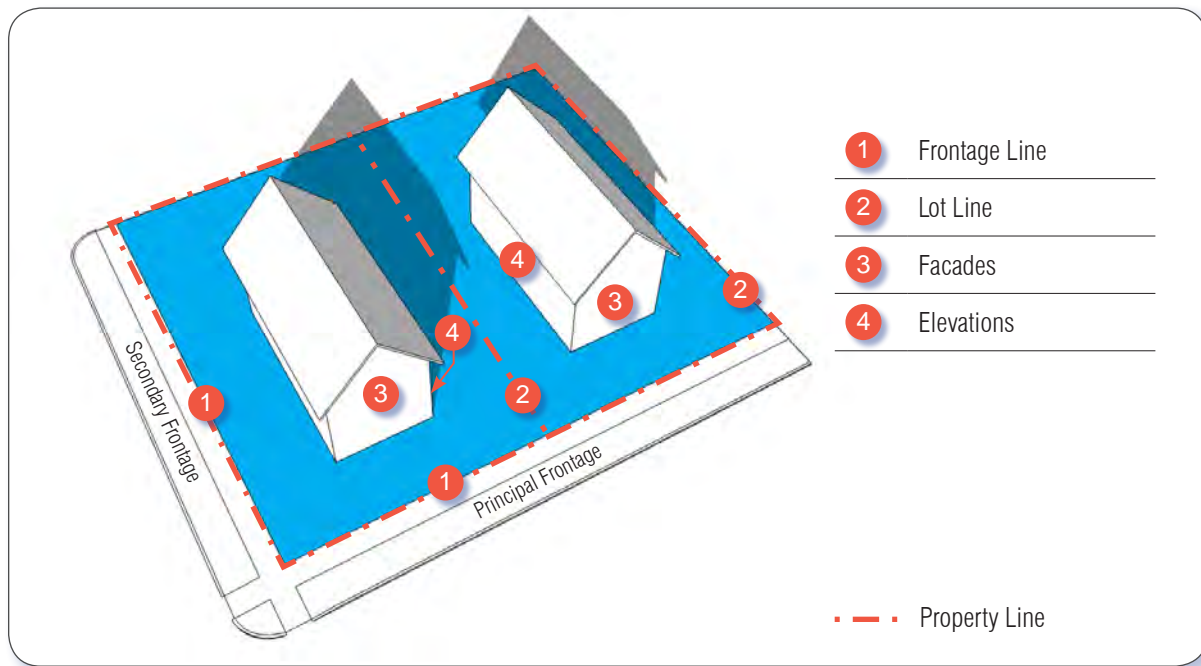
**CD4**



A Frontage wherein a portion of the Facade 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. This frontage type is only allowed outside the Downtown Overlay District.



## ILLUSTRATION 10.5A55.20 FRONTAGE AND LOT LINES



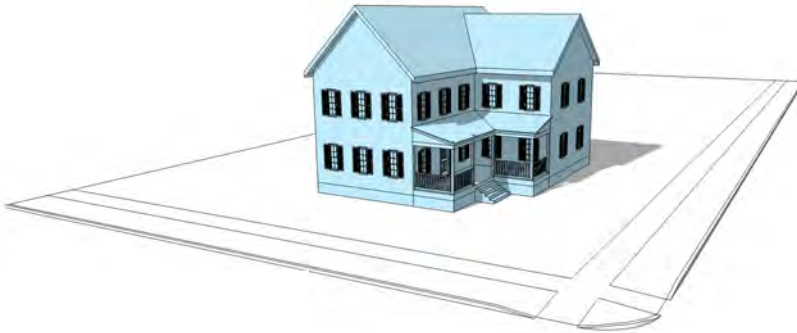
**TABLE 10.5A55.90 BUILDING TYPES**

**House**

Permitted Districts:

CD4—L

CD4

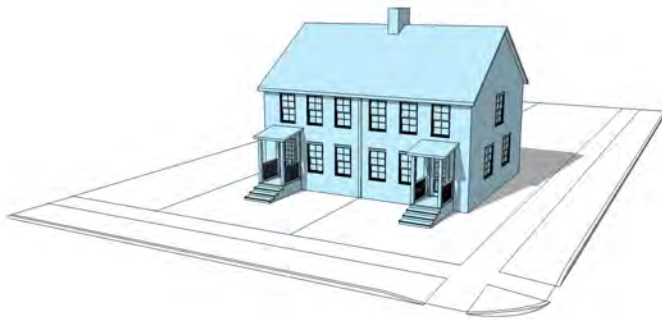


House: Building having an Edgeyard yard type, initially intended as a single-family dwelling on a medium to large Lot, often shared with an Accessory Building in the back yard. This building type is only allowed outside the Downtown Overlay District.

**Duplex**

Permitted Districts:

CD4



Duplex: a Building having an Edgeyard yard type, initially intended as a single-family dwelling, usually on a small Lot that may be shared with an Accessory Building in the back yard. This building type is only allowed outside the Downtown Overlay District.

**Rowhouse**

Permitted Districts:

CD4


CD5



Rowhouse: a Building Type having a Rearyard Yard Type, initially intended for single-family dwelling, that shares a party wall with another of the same type and occupies the full Frontage Line. See Rearyard Building. (Syn: Townhouse). This building type is only allowed outside the Downtown Overlay District.


**TABLE 10.5A55.90 BUILDING TYPES (CONTINUED)**

**Live / Work** Permitted Districts: **CD4** **CD5**




Live-Work: a Mixed Use unit designed to accommodate a ground floor commercial use and a Residential use above. The commercial Function may be anywhere in the unit. (Syn.: flexhouse.)

**Small Commercial Building** Permitted Districts: **CD4** **CD5**



Small Commercial Building: a Building having a Shopfront at the ground floor that may be used for Retail, Office, Medical, Commercial, Artisan Light Industrial, Workshop, Service, Personal Service, Civic, Education, or other Functions permitted in the applicable Character District. Only non-residential Functions are allowed on the ground floor in the Downtown Overlay District. The floors above may be used for a Residential Principal Function or for any other Function permitted in the applicable Character District.

**Apartment** Permitted Districts: **CD4—L**



Apartment: a Building with an Edgeyard yard type, initially intended for a Residential Principal Use, including multiple attached single-family Dwelling Units. This building type is only allowed outside the Downtown Overlay District. This building type may be designed from the exterior to complement detached single-family houses in certain Character Districts while containing actually several flats on the interior; may be for rent, or for sale as a condominium.

TABLE 10.5A55.90 BUILDING TYPES (CONTINUED)

**Large Commercial Building**

Permitted Districts:

**CD5**



Large Commercial Building: a Building having a Shopfront at the ground floor that may be used for Retail, Office, Medical, Commercial, Artisan Light Industrial, Workshop, Service, Personal Service, Civic, Education, or other Functions permitted in the applicable Character District. The floors above may be used for a Residential Principal Function or for any other Function permitted in the applicable Character District.