

3.0 DEVELOPMENT REGULATIONS

3.1 LOT/BUILDING TYPES

3.1.1 Lot/Building Type Descriptions

The sixteen (16) Lot/Building Types are described hereunder:

- A. Commercial, Primary: A building form that accommodates larger building floor plates and/or large surface parking areas.
- B. Commercial, Urban: A building form that accommodates larger building floor plates for large and/or single-use commercial tenants including retail and office.
- C. Parking Garage/Liner Building: A multi-story building specifically designed for common or shared parking of automobiles on a temporary basis. The parking structure is concealed from the primary abutting street by a specialized liner building, parallel to the street, which provides commercial uses on the ground floor with commercial or residential uses on the upper floors.
- D. Office Building: A building form that accommodates larger building floor plates for office uses.
- E. Utility, Drive-Through: A building form that includes office buildings, shop or store buildings, and restaurant buildings with drive-through facilities. This lot type can accommodate, for example: gasoline stations, automobile repair and service structures, car care centers, car washes, and bank branches. This lot type provides necessary neighborhood services but can disrupt pedestrian flows and the aesthetics of streetscapes, corridors, and districts.
- F. Institutional Building: A building type to accommodate arts, culture, education, membership organization, and public assembly uses in an urban or suburban environment. A variety of building scales and architectural styles are acceptable.
- G. Civic Building: A building type to accommodate government, education, religious, and public assembly uses in an urban or suburban environment. A variety of building scales and architectural styles are acceptable.
- H. Mixed Use Building: A multi-story building that is designed to support a mix of commercial and/or office uses on the ground floor with office, studio, lodging, and/or residential units above.
- I. Live/Work Building: Similar to townhouses in scale and detailing, but with a ground floor designed for commercial, office, and service establishments with storefront detailing.
- J. Apartment/Condominium: A multi-story residential building with a central entrance or combined entrances oriented to the primary abutting street; stairways, and/or elevators; and comprised of single- or two-level occupant units stacked on top of each other, accessed from a central corridor or entry hall.
- K. Townhouse: Horizontally-attached dwelling units, each having a private entrance, and oriented to the street or to a central green or courtyard.
- L. Villa/Attached: A building containing two, three, or four dwelling units that are either vertically stacked one above the other or oriented side-to-side. Village/Attached buildings are generally presented architecturally as single family detached homes, with a separate entrance to each unit and with usable front and rear yards oriented to the street.
- M. Single Family, Detached: A detached dwelling unit with usable front and rear yards and oriented to the street.

- N. Estate: A detached dwelling unit with front, rear, and side yards and oriented to the street on a medium-sized suburban lot of one-third to one (1/3 to 1) acres to accommodate suburban/rural uses such as small horse farms or truck farms.
- O. Countryside Tract: A detached dwelling unit with front, rear, and side yards on a medium-to-large sized rural lot of at least one (1.0) acre to accommodate rural uses such as horse farms, private truck farms, or cooperative farms.
- P. Farm: A detached dwelling unit with front, rear, and side yards on a large-sized rural lot of at least five (5) acres to accommodate rural and agricultural land uses such as livestock farms, private farms, or cooperative farms and their facility, access, and accessory building requirements. Garages are either behind the dwelling unit or setback from the front façade.

3.1.2 Lot/Building Types & Street Types

Lot/Building Types shall be selected so that the buildings of compatible scale and arrangement will be placed on both sides of the street.

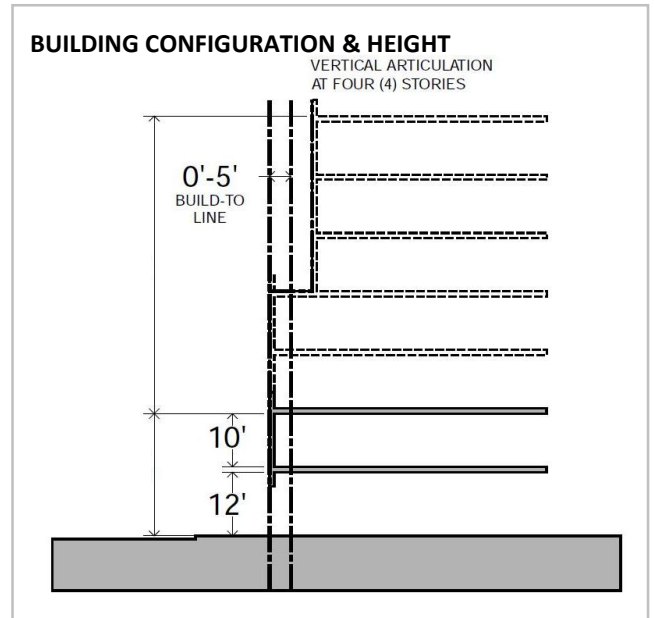
3.1.3 Lot/Building Types and Development Standards

The various Lot/Building Types and proper placement, configuration and height, and necessary development standards for each Lot/Building Type are illustrated on the following pages. Character examples are provided for each Lot/Building Types for illustrative purposes only.

Table 3.1.3 Lot/Building Types by Development District

Development Districts	Lot/Building Types															
	Commercial, Primary	Commercial, Urban	Parking Garage/Liner Building	Office Building	Utility, Drive-Through	Institutional	Civic	Mixed-Use Building	Live/Work Building	Apartment/Condominium	Townhouse	Villa/Attached	Single Family Detached	Estate	Countryside Tract	Farm
Mixed-Use Commercial	Y	Y	Y	Y	S	Y	Y	Y	Y	Y	S	S	-	-	-	-
Town Center	Y	Y	Y	Y	S	Y	Y	Y	Y	Y	Y	Y	-	-	-	-
General Neighborhood	-	Y	Y	S	-	Y	Y	Y	Y	Y	Y	Y	Y	-	-	-
Neighborhood Residential	-	-	-	-	-	Y	Y	-	-	-	-	Y	Y	-	-	S
Rural Residential	-	-	-	-	-	Y	Y	-	-	-	-	-	Y	Y	Y	Y
Y-Allowed/S-Conditional																

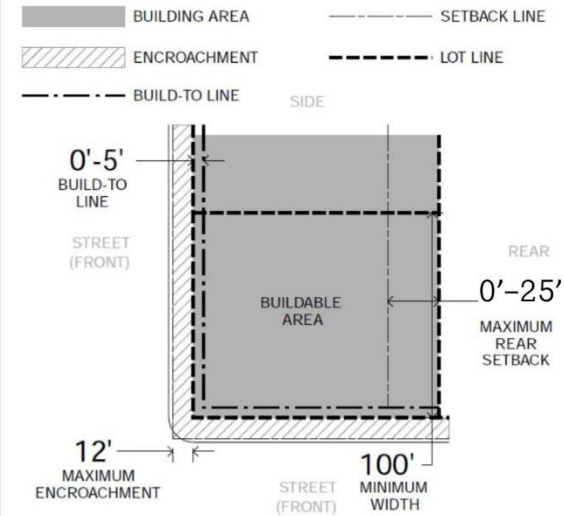
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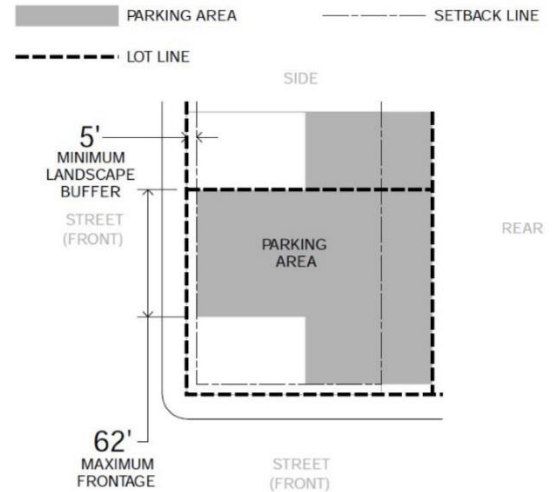
3.1.3A COMMERCIAL, PRIMARY

1. Description: A building form that accommodates larger building floor plates and/or large surface parking areas.
2. Access: The principal entry to each ground-floor unit shall be a direct entrance from the primary abutting street. Access to above-ground units shall be via a lobby with direct access to the street. Parking, loading, and trash disposal may be accessed from an alley or shared drive.
3. Parking:
 - a. General: See Article 3.0 Section 3.7
 - b. Lot Standards: Parking shall be located behind the rear plane of the principal building or partially or wholly underground. Parking may be located on the side of the lot provided that no more than sixty-two feet (62') of lot frontage along the primary abutting street is occupied by parking or driveways and shall have a landscaped buffer facing the street with a minimum depth of five feet (5'), and a street wall with a maximum height of thirty-six inches (36").
 - c. Parking Requirements: See Parking Placement illustration
4. Massing and Articulation: Buildings shall be configured on the site to create an interior court where primary parking can occur. The building facade along the primary abutting public street shall change visibly at a maximum interval of forty-eight feet (48') in height, setback, materials, or color. Facades facing a public street shall be vertically articulated at a maximum interval of four (4) stories.
5. Encroachments³: Maximum twelve feet (12') on building frontage only; not to exceed curb line
6. Development Standards:
 - a. Architecture: See Article 3.0 Section 3.4
 - b. Accessory Buildings: Permitted on review of Zoning Administrator; not to exceed lot coverage maximum
 - c. Land Uses: See Article 5
 - d. Building heights within 100 feet of a residential district shall be a maximum of two (2) stories.
 - e. A 25 foot buffer with screening shall be provided where a commercial district adjoins a residential district.

BUILDING PLACEMENT



PARKING PLACEMENT



Development Standards: Commercial, Primary

Building Footprints (min/max in sf)		10,000/none
Lot Width (min/max in sf)		100/300
Building Width (min/max in sf)		80%/100%
Lot Coverage by Buildings (max)		40%
Yard Requirements	Front¹ (min/max in ft.)	0/5
	Rear² (min/max in ft.)	0/25
	Side (min/max in ft.)	0/0
Height, min/max In stories (ft)		See Table 3.1.4B
Encroachments³ (max in ft)		12
Minimum Floor-to-Ceiling Height (ground floor/upper floor)		12/10
Finish Ground Floor Above Grade (min/max in inches)		0/0

¹ Corner lots must meet front yard requirements on each frontage.

² Minimum rear yards apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 5' minimum rear yard, except where the rear yard is an alley where no separation is necessary.

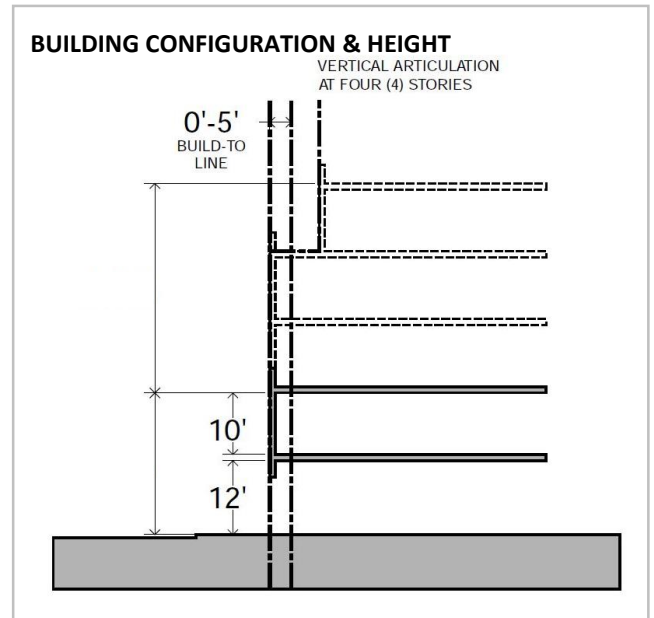
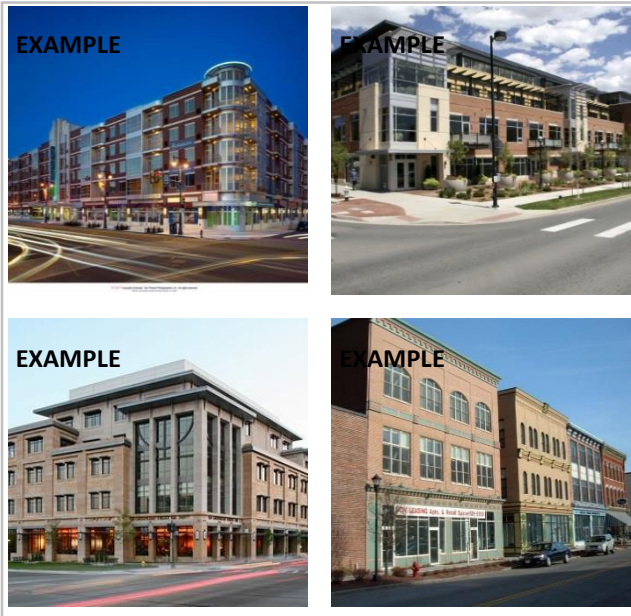
³ Encroachments permitted on building frontage only; corner lots have frontage on each abutting street.

Permitted Frontages: Commercial, Primary (See Section 3.2)

Common Yard	
Porch	
Stoop	
Forecourt	
Awnings & Canopies	•
Balconies	•
Colonnades	•
Arcades	•
Terrace & Lightcourt	
Bay Windows	•
Storefront	•
Cafe	•

Commercial, Primary by Development Districts

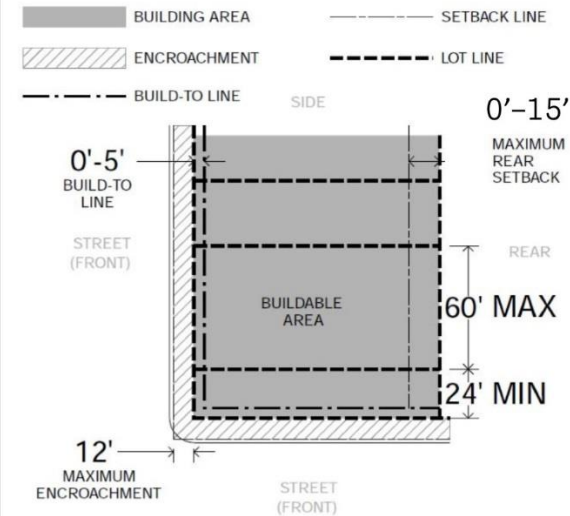
Mixed-Use Commercial	Y
Town Center	Y
General Neighborhood	-
Neighborhood Residential	-
Rural Residential	-
Y-Allowed/C-Conditional	



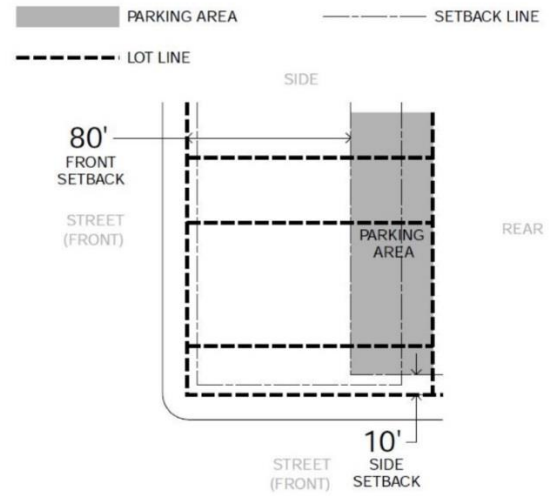
3.1.3B COMMERCIAL, URBAN

1. Description: A building form that accommodates larger building floor plates for large and/or single-use commercial tenants including retail and office.
2. Access: The principal entry to each ground-floor unit shall be a direct entrance from the primary abutting street. Access to above-ground units shall be via a lobby with direct access to the street. Parking, loading, and trash disposal may be accessed from an alley or shared drive.
3. Parking:
 - a. General: See Article 3.0 Section 3.7
 - b. Lot Standards: Parking shall be located behind the rear plane of the principal building on the lot, or may also be partially or wholly underground, or located in a common area in the interior of a block.
 - c. Parking Requirements: See Parking Placement illustration
4. Building Width: Buildings shall not exceed one hundred percent (100%) of the width of the lot, nor fall below eighty percent (80%) of the width of the lot.
5. Massing and Articulation: The building facade along the primary abutting public street shall change visibly at a maximum interval of forty-eight feet (48') in height, setback, materials, or color. Facades facing a public street shall be vertically articulated at a maximum interval of four (4) stories.
6. Encroachments³: Maximum twelve feet (12') on building frontage only; not to exceed curb line
7. Development Standards:
 - a. Architecture: See Article 3.0 Section 3.4
 - b. Accessory Buildings: Permitted on review of Zoning Administrator; not to exceed lot coverage maximum
 - c. Land Uses: See Article 5
 - d. Building heights within 100 feet of a residential district shall be a maximum of two (2) stories.
 - e. A 25 foot buffer with screening shall be provided where a commercial district adjoins a residential district.

BUILDING PLACEMENT



PARKING PLACEMENT



Development Standards: Commercial, Urban

Building Footprint (min/max in sf)		10,000/none
Lot Width (min/max in sf)		24/60
Building Width (min/max in sf)		80%/100%
Lot Coverage by Buildings (max)		80%
Yard Requirements	Front¹ (min/max in ft.)	0/5
	Rear² (min/max in ft.)	0/15
	Side (min/max in ft.)	0/0
Height, min/max In stories (ft)		See Table 3.1.4B
Encroachments³ (max in ft)		12
Minimum Floor-to-Ceiling Height (ground floor/upper floor)		12/10
Finish Ground Floor Above Grade (min/max in inches)		0/0

¹ Corner lots must meet front yard requirements on each frontage.

² Minimum rear yards apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 5' minimum rear yard, except where the rear yard is an alley where no separation is necessary.

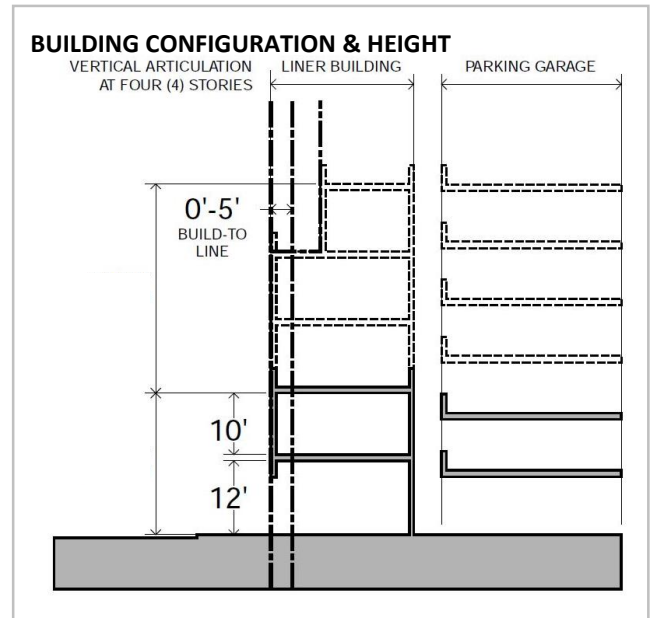
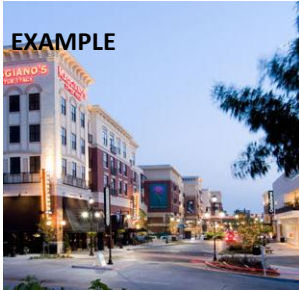
³ Encroachments permitted on building frontage only; corner lots have frontage on each abutting

Permitted Frontages: Commercial Urban (See Section 3.2)

Common Yard	
Porch	
Stoop	
Forecourt	
Awnings & Canopies	•
Balconies	•
Colonnades	•
Arcades	•
Terrace & Lightcourt	
Bay Windows	•
Storefront	•
Cafe	•

Commercial, Urban by Development Districts

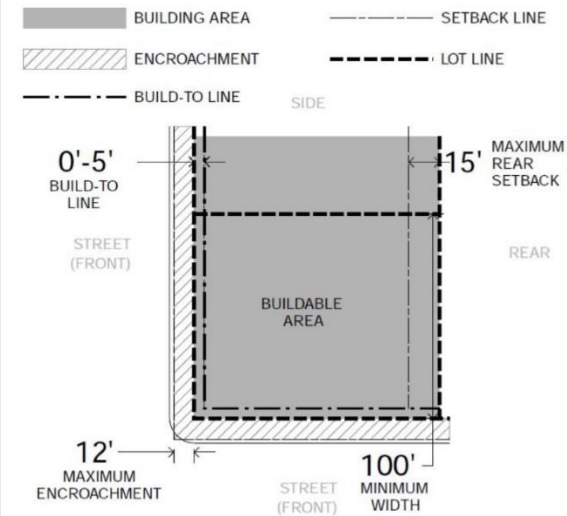
Mixed-Use Commercial	Y
Town Center	Y
General Neighborhood	Y
Neighborhood Residential	-
Rural Residential	-
Y-Allowed/C-Conditional	



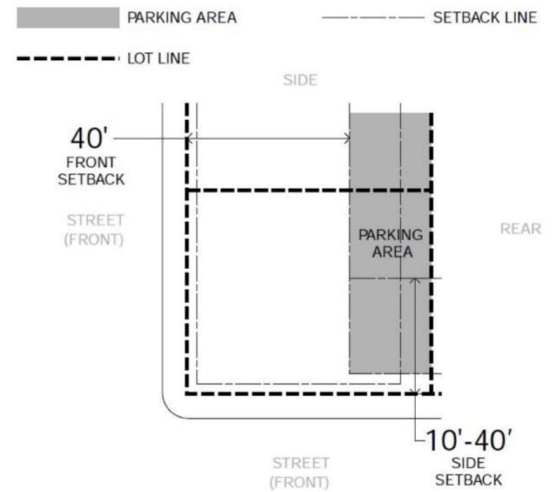
3.1.3C PARKING GARAGE / LINER BUILDING

1. Description: A multi-story building specifically designed for common or shared parking of automobiles on a temporary basis. The parking structure is concealed from the primary abutting street by a specialized liner building, parallel to the street, which provides commercial uses on the ground floor with commercial or residential uses on the upper floors.
2. Access: The principal entry to each ground floor unit shall be a direct entrance from the primary abutting street. Access to above ground units shall be via a lobby with direct access to the street. Parking, loading, and trash disposal may be accessed from an alley or shared drive.
3. Parking:
 - a. General: See Article 3.0 Section 3.7
 - b. Lot Standards: Parking shall be located behind the rear plane of the liner building in a common or shared parking structure. The parking structure may be located partially underground.
 - c. Parking Requirements: See Parking Placement illustration
4. Building Width: Buildings shall not exceed one hundred percent (100%) of the width of the lot, nor fall below eighty percent (80%) of the width of the lot.
5. Massing and Articulation: The building facade along the primary abutting public street shall change visibly at a maximum interval of forty-eight feet (48') in height, setback, materials, or color. Facades facing a public street shall be horizontally articulated at a maximum interval of four (4) stories.
6. Encroachments³: Maximum twelve feet (12') on building frontage only; not to exceed curb line
7. Development Standards:
 - a. Architecture: See Article 3.0 Section 3.4
 - b. Accessory Buildings: Permitted on review of Zoning Administrator; not to exceed lot coverage maximum
 - c. Land Uses: See Article 5
 - d. Building heights within 100 feet of a residential district shall be a maximum of two (2) stories.
 - e. A 25 foot buffer with screening shall be provided where a commercial district adjoins a residential district.

BUILDING PLACEMENT



PARKING PLACEMENT



Development Standards: Parking Garage/Liner Building

Building Footprint (min/max in sf)		10,000/none
Lot Width (min/max in sf)		100/300
Building Width (min/max in sf)		80%/100%
Lot Coverage by Buildings (max)		80%
Yard Requirements	Front¹ (min/max in ft.)	0/5
	Rear² (min/max in ft.)	0/15
	Side (min/max in ft.)	0/0
Height, min/max In stories (ft)		See Table 3.1.4B
Encroachments³ (max in ft)		12
Minimum Floor-to-Ceiling Height (ground floor/upper floor)		12/10
Finish Ground Floor Above Grade (min/max in inches)		0/0

¹ Corner lots must meet front yard requirements on each frontage.

² Minimum rear yards apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 5' minimum rear yard, except where the rear yard is an alley where no separation is necessary.

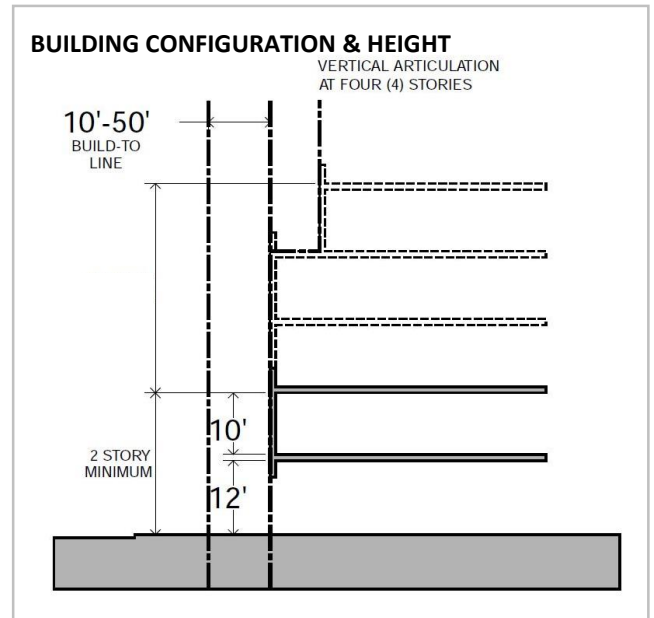
³ Encroachments permitted on building frontage only; corner lots have frontage on each abutting street.

Permitted Frontages: Parking Garage/Liner Building (See Section 3.2)

Common Yard	
Porch	
Stoop	
Forecourt	
Awnings & Canopies	•
Balconies	•
Colonnades	•
Arcades	•
Terrace & Lightcourt	
Bay Windows	•
Storefront	•
Cafe	•

Parking Garage/Liner Building by Development Districts

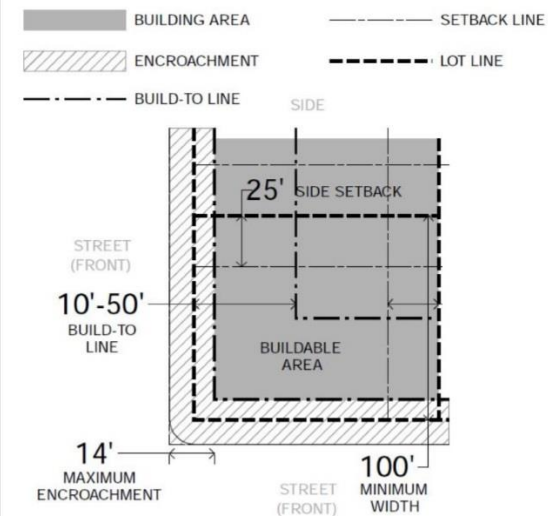
Mixed-Use Commercial	Y
Town Center	Y
General Neighborhood	Y
Neighborhood Residential	-
Rural Residential	-
Y-Allowed/C-Conditional	



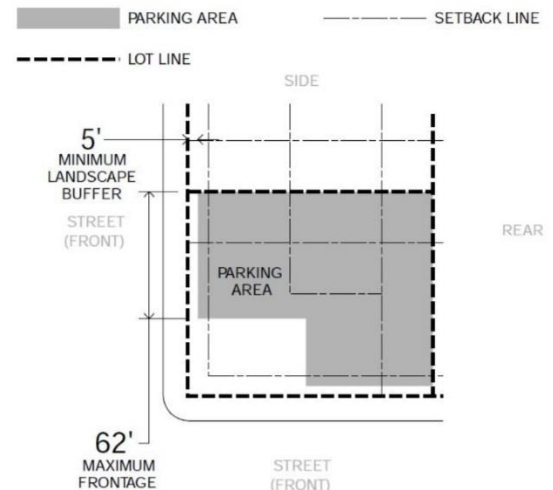
3.1.3D OFFICE BUILDING

1. Description: A building form that accommodates larger building floor plates for office uses.
2. Access: The principal entry to each ground floor unit shall be a direct entrance from the primary abutting street. Access to above ground units shall be via a lobby with direct access to the street. Parking, loading, and trash disposal may be accessed from an alley or shared drive.
3. Parking:
 - a. General: See Article 3.0 Section 3.7
 - b. Lot Standards: Parking shall be located behind the rear plane of the principal building or partially or wholly underground. Parking may be located on the side of the lot provided that no more than sixty-two feet (62') of lot frontage along the primary abutting street is occupied by parking or driveways and shall have a landscaped buffer facing the street with a minimum depth of five feet (5'), and a street wall with a maximum height of thirty-six inches (36").
 - c. Parking Requirements: See Parking Placement illustration
4. Massing and Articulation: The building facade along the primary abutting public street shall change visibly at a maximum interval of one hundred sixty feet (160') in height, setback, materials, or color. Facades facing a public street shall change visibly at a maximum interval of four (4) stories.
5. Encroachments³: Maximum fourteen feet (14') on building frontage only; not to exceed curb line
6. Development Standards:
 - a. Architecture: See Article 3.0 Section 3.4
 - b. Accessory Buildings: Permitted on review of Zoning Administrator; not to exceed lot coverage maximum
 - c. Land Uses: See Article 5
 - d. Building heights within 100 feet of a residential district shall be a maximum of two (2) stories.
 - e. A 25 foot buffer with screening shall be provided where a commercial district adjoins a residential district.

BUILDING PLACEMENT



PARKING PLACEMENT



Development Standards: Office Building

Building Footprint (min/max in sf)		10,000/none
Lot Width (min/max in sf)		100/300
Building Width (min/max in sf)		n/a
Lot Coverage by Buildings (max)		60%
Yard Requirements	Front¹ (min/max in ft)	10/50
	Rear² (min/max in ft)	0/25 Town Center 0/0 All Other Districts
	Side (min/max in ft.)	0/25 Town Center 0/0 All Other Districts
Height, min/max In stories (ft)		See Table 3.1.4B
Encroachments³ (max in ft)		14
Minimum Floor-to-Ceiling Height (ground floor/upper floor)		12/10
Finish Ground Floor Above Grade (min/max in inches)		0/0

¹ Corner lots must meet front yard requirements on each frontage.

² Minimum rear yards apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 5' minimum rear yard, except where the rear yard is an alley where no separation is necessary.

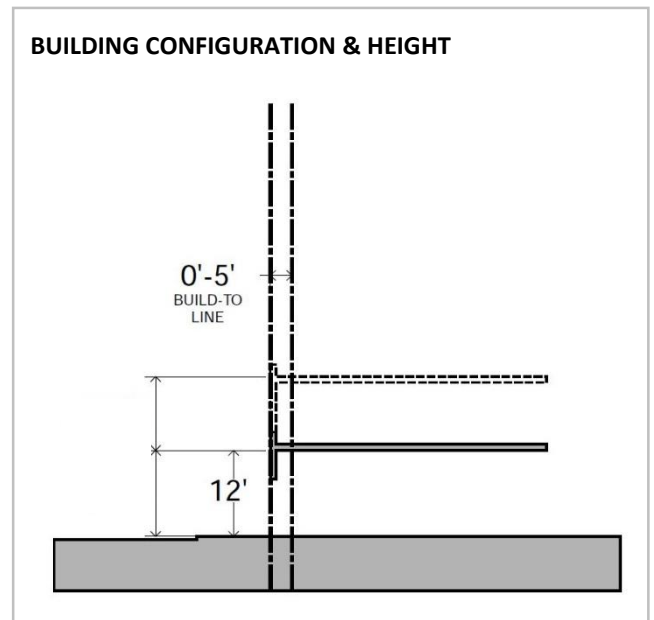
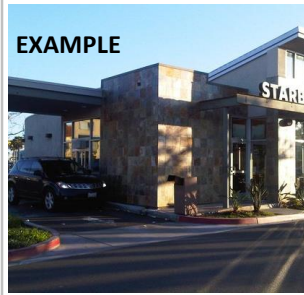
³ Encroachments permitted on building frontage only; corner lots have frontage on each abutting street.

Permitted Frontages: Office Building (See Section 3.2)

Common Yard	
Porch	
Stoop	
Forecourt	
Awnings & Canopies	•
Balconies	•
Colonnades	•
Arcades	•
Terrace & Lightcourt	
Bay Windows	•
Storefront	•
Cafe	•

Office Building by Development Districts

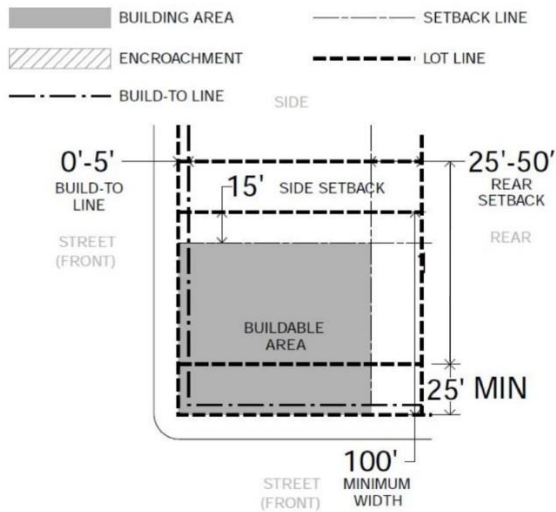
Mixed-Use Commercial	Y
Town Center	Y
General Neighborhood	C
Neighborhood Residential	-
Rural Residential	-
Y-Allowed/C-Conditional	



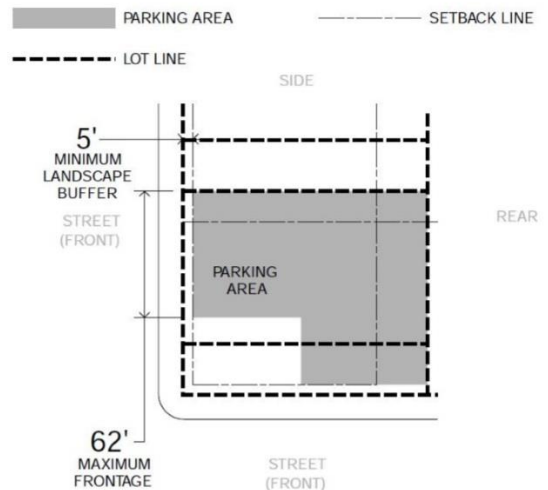
3.1.3E UTILITY, DRIVE THROUGH

1. Description: A building form that includes office buildings, shop or store buildings, and restaurant buildings with drive-through facilities. This lot type provides necessary neighborhood services but can disrupt pedestrian flows and the aesthetics of streetscapes, corridors, and districts.
2. Access: The principal entry to the building shall have direct access to the primary abutting street.
3. Parking:
 - a. General: See Article 3.0 Section 3.7
 - b. Lot Standards: Parking and service drives shall be located behind the principal building. Parking may be located to the side of the principal building facing a primary abutting street, so long as parking areas are limited to sixty-two feet (62') in width and shall have a landscaped buffer facing the street with a minimum depth of five feet (5'), and a street wall with a maximum height of thirty-six inches (36"). Drive-through lanes shall access a side street, alley, or shared parking area to the rear of the principal building.
 - c. Parking Requirements: See Parking Placement illustration
4. Encroachments³: Not permitted
5. Development Standards:
 - a. Architecture: See Article 3.0 Section 3.7
 - b. Accessory Buildings: Permitted on review of Zoning Administrator; not to exceed lot coverage maximum
 - c. Land Uses: See Article 5
 - d. Drive-through facilities in the Town Center districts may not be standalone and shall be directly attached to a primary structure.

BUILDING PLACEMENT



PARKING PLACEMENT



Development Standards: Utility, Drive Through

Lot Size (min/max in sf)		10,000/none
Lot Width (min/max in sf)		50/100
Building Width (min/max in sf)		n/a
Lot Coverage by Buildings (max)		60%
Yard Requirements	Front¹ (min/max in ft.)	0/5
	Rear² (min/max in ft.)	25/50
	Side (min/max in ft.)	15/25
Height, min/max In stories (ft)		1 (12)/2 (23) plus 3 ft.
Encroachments³ (max in ft)		Not Permitted
Minimum Floor-to-Ceiling Height (ground floor/upper floor)		n/a
Finish Ground Floor Above Grade (min/max in inches)		0/0

¹ Corner lots must meet front yard requirements on each frontage.

² Minimum rear yards apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 5' minimum rear yard, except where the rear yard is an alley where no separation is necessary.

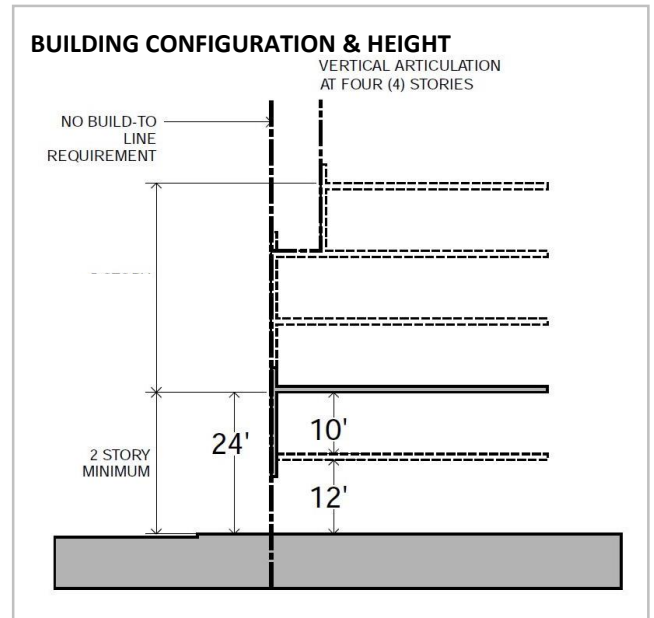
³ Encroachments permitted on building frontage only; corner lots have frontage on each abutting street.

Permitted Frontages: Utility, Drive Through (See Section 3.2)

Common Yard	
Porch	•
Stoop	
Forecourt	
Awnings & Canopies	•
Balconies	
Colonnades	
Arcades	
Terrace & Lightcourt	
Bay Windows	•
Storefront	•
Cafe	•

Utility, Drive Through by Development Districts

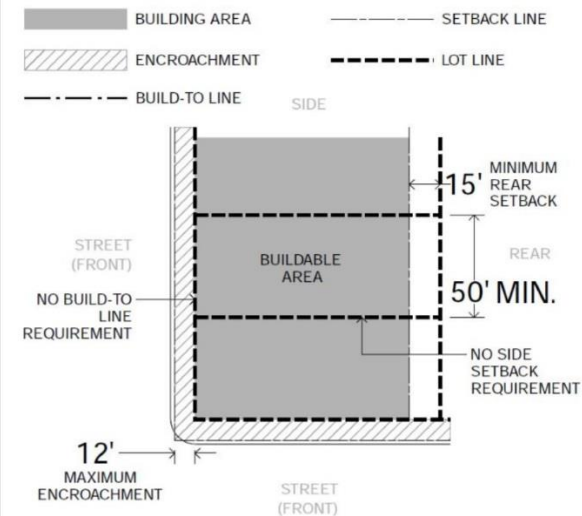
Mixed-Use Commercial	C
Town Center	-
General Neighborhood	-
Neighborhood Residential	-
Rural Residential	-
Y-Allowed/C-Conditional	



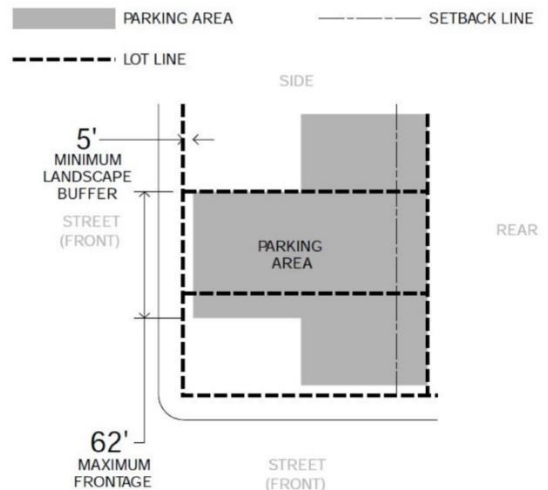
3.1.3F INSTITUTIONAL

1. Description: A building type to accommodate arts, culture, education, membership organization, and public assembly uses in an urban or suburban environment. A variety of building scales and architectural styles are acceptable.
2. Access: The building entrance shall be through a common lobby or courtyard.
3. Parking:
 - a. General: See Article 3.0 Section 3.7
 - b. Lot Standards: Parking shall be located behind the rear plane of the principal building on the lot, or within a side yard, provided that parking areas are limited to sixty-two feet (62') in width and shall have a landscaped buffer facing the street with a minimum depth of five feet (5'), and a street wall with a maximum height of thirty-six inches (36"). Parking may also be partially or wholly underground, or located in a common area in the interior of a block.
 - c. Parking Requirements: See Parking Placement illustration
4. Massing and Articulation: These building types may be designed as a single compositional unit. All facades facing a public street shall change visibly at an average of at least seventy feet (70') in height, setback, materials, or color, and with no module exceeding one hundred feet (100') in length. Facades facing a public street shall change visibly at a maximum interval of four (4) stories.
5. Encroachments³: Maximum twelve feet (12') on building frontage only; not to exceed curb line
6. Development Standards:
 - a. Architecture: See Article 3.0 Section 3.4
 - b. Accessory Buildings: Permitted on review of Zoning Administrator; not to exceed lot coverage maximum
 - c. Land Uses: See Article 5
 - d. A 25 foot buffer with screening shall be provided where a commercial district adjoins a residential district.

BUILDING PLACEMENT



PARKING PLACEMENT



Development Standards: Institutional

Lot Size (min/max in sf)		n/a
Lot Width (min/max in sf)		50/none
Building Width (min/max in sf)		n/a
Lot Coverage by Buildings (max)		80%
Yard Requirements	Front¹ (min/max in ft.)	n/a
	Rear² (min/max in ft.)	15/none
	Side (min/max in ft.)	n/a
Height, min/max In stories (ft)		See Table 3.1.4B
Encroachments³ (max in ft)		12
Minimum Floor-to-Ceiling Height (ground floor/upper floor)		n/a
Finish Ground Floor Above Grade (min/max in inches)		0/0

¹ Corner lots must meet front yard requirements on each frontage.

² Minimum rear yards apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 5' minimum rear yard, except where the rear yard is an alley where no separation is necessary.

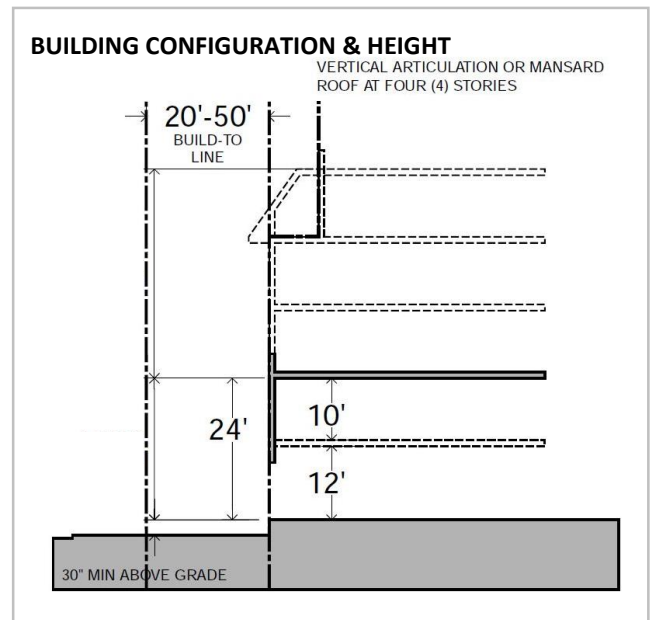
³ Encroachments permitted on building frontage only; corner lots have frontage on each abutting street.

Permitted Frontages: Institutional (See Section 3.2)

Common Yard	
Porch	•
Stoop	
Forecourt	•
Awnings & Canopies	•
Balconies	•
Colonnades	•
Arcades	•
Terrace & Lightcourt	
Bay Windows	•
Storefront	•
Cafe	

Institutional by Development Districts

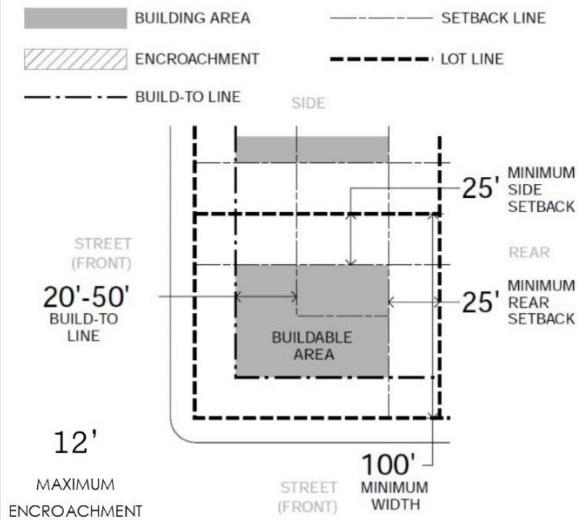
Mixed-Use Commercial	Y
Town Center	Y
General Neighborhood	Y
Neighborhood Residential	Y
Rural Residential	Y
Y-Allowed/C-Conditional	



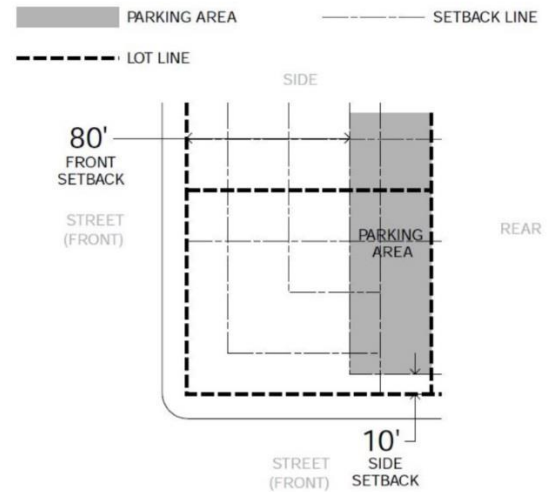
3.1.3G CIVIC

1. Description: A building type to accommodate government, religious, and public assembly uses in an urban or suburban environment. A variety of building scales and architectural styles are acceptable.
2. Access: The building entrance shall be through a common lobby or courtyard. The building shall have at least one (1) entrance to a public courtyard, forecourt, or public space such as a park.
3. Parking:
 - a. General: See Article 3.0 Section 3.7
 - b. Lot Standards: Parking shall be located behind the rear plane of the principal building on the lot, or within a side yard, provided that parking areas are limited to sixty-two feet (62') in width and shall have a landscaped buffer facing the street with a minimum depth of five feet (5'), and a street wall with a maximum height of thirty-six inches (36"). Parking may also be partially or wholly underground, or located in a common area in the interior of a block.
 - c. Parking Requirements: See Parking Placement illustration
4. Massing and Articulation: Street-facing entrances shall be positioned to accentuate vistas or directed views such as at the end of streets or where streets turn. All facades facing a public street shall change visibly at an average of at least seventy feet (70') in height, setback, materials, or color, and with no module exceeding one hundred feet (100') in length. Facades facing a public street shall change visibly at a maximum interval of four (4) stories.
5. Encroachments³: Maximum twelve feet (12') on building frontage only; not to exceed curb line
6. Development Standards:
 - a. Architecture: See Article 3.0 Section 3.4
 - b. Accessory Buildings: Permitted on review of Zoning Administrator; not to exceed lot coverage maximum
 - c. Land Uses: See Article 5

BUILDING PLACEMENT



PARKING PLACEMENT



Development Standards: Civic

Lot Size (min/max in sf)		n/a
Lot Width (min/max in sf)		100/none
Building Width (min/max in sf)		n/a
Lot Coverage by Buildings (max)		50%
Yard Requirements	Front¹ (min/max in ft.)	20/50
	Rear² (min/max in ft.)	25/none
	Side (min/max in ft.)	25/none
Height, min/max In stories (ft)		See Table 3.1.4B
Encroachments³ (max in ft)		12
Minimum Floor-to-Ceiling Height (ground floor/upper floor)		12/10
Finish Ground Floor Above Grade (min/max in inches)		30/60

¹ Corner lots must meet front yard requirements on each frontage.

² Minimum rear yards apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 5' minimum rear yard, except where the rear yard is an alley where no separation is necessary.

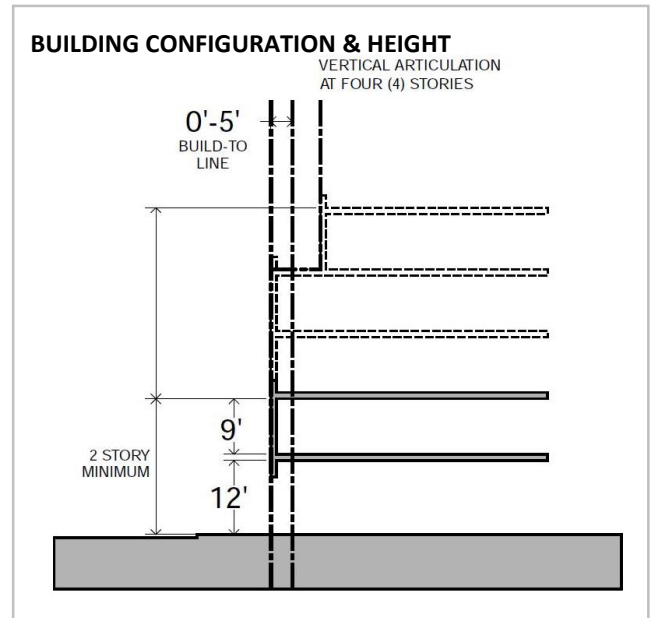
³ Encroachments permitted on building frontage only; corner lots have frontage on each abutting street.

Permitted Frontages: Civic (See Section 3.2)

Common Yard	
Porch	•
Stoop	
Forecourt	•
Awnings & Canopies	•
Balconies	•
Colonnades	•
Arcades	•
Terrace & Lightcourt	
Bay Windows	•
Storefront	
Cafe	

Civic by Development Districts

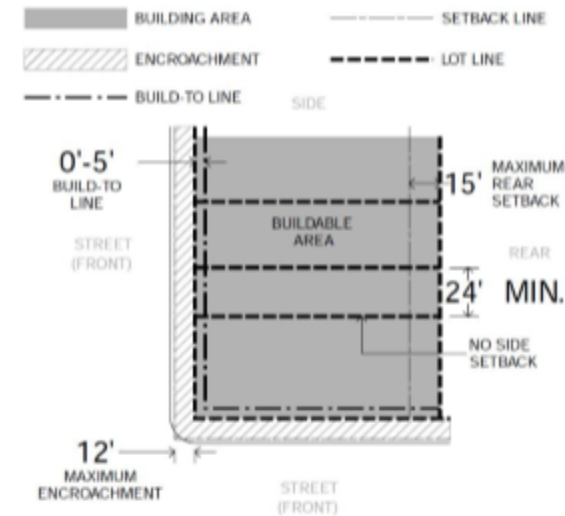
Mixed-Use Commercial	Y
Town Center	Y
General Neighborhood	Y
Neighborhood Residential	Y
Rural Residential	Y
Y-Allowed/C-Conditional	



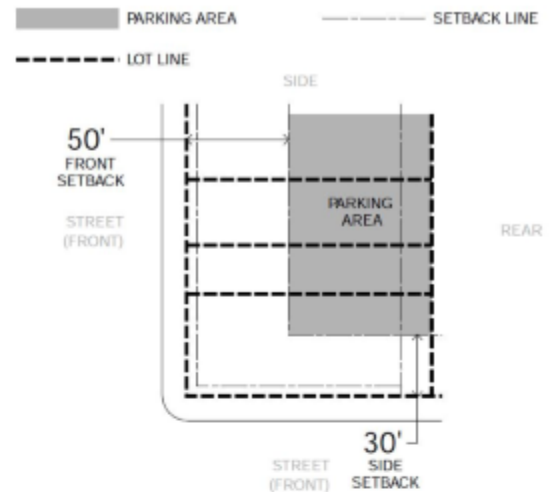
3.1.3H MIXED-USE BUILDING

1. Description: A multi-story building that is designed to support a mix of commercial and/or office uses on the ground floor with office, studio, lodging, and/or residential units above.
2. Access: The principal entrance to each ground floor unit shall be a direct entrance from the primary abutting street. Access to above ground units shall be via a lobby with direct access to the primary abutting street. Parking, loading, and trash disposal may be accessed from an alley or shared drive.
3. Parking:
 - a. General: See Article 3.0 Section 3.4
 - b. Lot Standards: Parking shall be located behind the rear plane of the principal building on the lot. Parking may also be partially or wholly underground, or located in a common area in the interior of a block.
 - c. Parking Requirements: See Parking Placement illustration
4. Building Width: Buildings shall not exceed one hundred percent (100%) of the width of the lot, nor fall below eighty percent (80%) of the width of the lot.
5. Massing and Articulation: The building facade along the primary abutting public street shall change visibly at a maximum interval of one hundred-sixty feet (160') in height, setback, materials, or color. Facades facing a public street shall change visibly at a maximum interval of four (4) stories. Entrances shall be provided at least every forty feet (40') along the primary abutting street.
6. Encroachments³: Maximum twelve feet (12') on building frontage only; not to exceed curb line
7. Development Standards:
 - a. Architecture: See Article 3.0 Section 3.4
 - b. Accessory Buildings: Permitted on review of Zoning Administrator; not to exceed lot coverage maximum
 - c. Minimum Dwelling Size: 750 sq. ft.
 - d. Land Uses: See Article 5
 - e. Building heights within 100 feet of a residential district shall be a maximum of two (2) stories.
 - f. A 25 foot buffer with screening shall be provided where a commercial district adjoins a residential district.

BUILDING PLACEMENT



PARKING PLACEMENT



Development Standards: Mixed-Use Building

Lot Size (min/max in sf)		2,400/none
Lot Width (min/max in sf)		24/none
Building Width (min/max in sf)		80%/100%
Lot Coverage by Buildings (max)		90%
Yard Requirements	Front¹ (min/max in ft.)	0/5
	Rear² (min/max in ft.)	0/15
	Side (min/max in ft.)	0/0
Height, min/max In stories (ft)		See Table 3.1.4B
Encroachments³ (max in ft)		12
Minimum Floor-to-Ceiling Height (ground floor/upper floor)		12/9
Finish Ground Floor Above Grade (min/max in inches)		0/0

¹ Corner lots must meet front yard requirements on each frontage.

² Minimum rear yards apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 7' minimum rear yard, except where the rear yard is a alley where no separation is necessary.

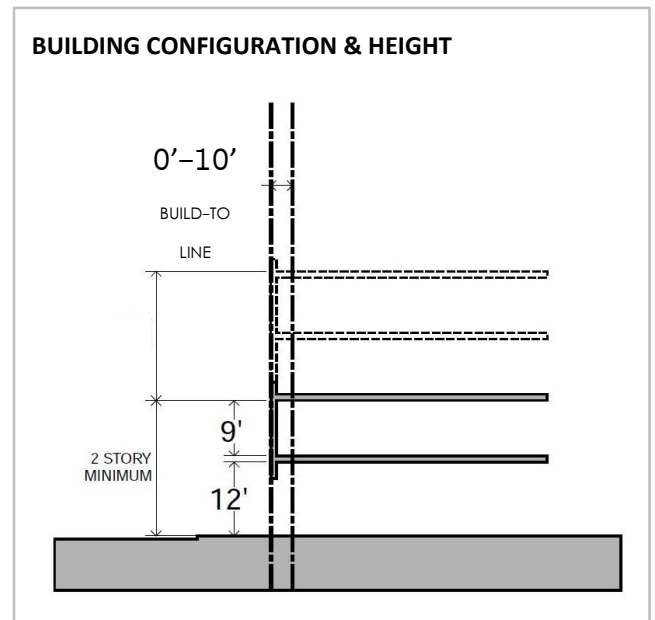
³ Encroachments permitted on building frontage only; corner lots have frontage on each abutting street.

Permitted Frontages: Mixed-Use Building (See Section 3.2)

Common Yard	
Porch	
Stoop	
Fore court	
Awnings & Canopies	●
Balconies	●
Colonnades	●
Arcades	●
Terrace & Lightcourt	
Bay Windows	●
Storefront	●
Cafe	●

Mixed-Use Building by Development Districts

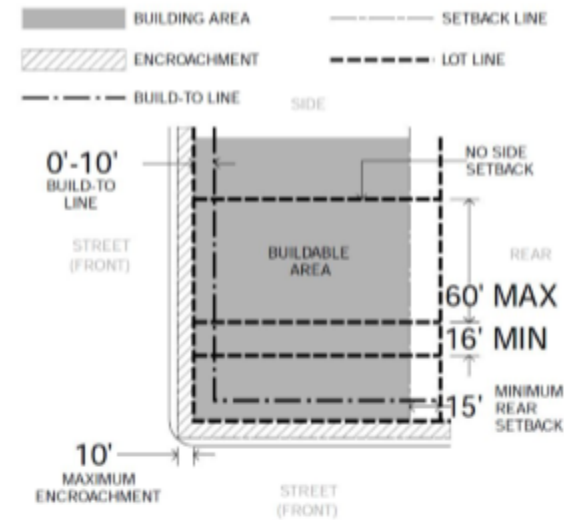
Mixed-Use Commercial	Y
Town Center	Y
General Neighborhood	Y
Neighborhood Residential	-
Rural Residential	-
Y-Allowed/C-Conditional	



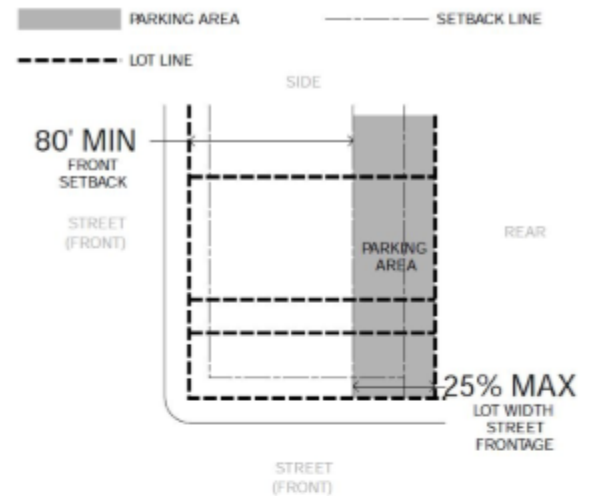
3.1.3I LIVE/WORK BUILDING

1. Description: Similar to townhouses in scale and detailing, but with a ground floor designed for commercial, office, and service establishments with storefront detailing.
2. Access: The principal entrance to each ground-floor unit shall be a direct entrance from the primary abutting street. Parking, loading, and trash disposal may be accessed from an alley or shared drive.
3. Parking:
 - a. General: See Article 3.0 Section 3.4
 - b. Lot Standards: Parking shall be located behind each building or wholly or partially underground or in a common area in the interior of a block. Parking may be located within the side yard provided that it occupies no more than twenty-five percent (25%) of the lot frontage along the primary abutting street.
 - c. Parking Requirements: See Parking Placement illustration
4. Building Width: Buildings shall not exceed one hundred percent (100%) of the width of the lot, nor fall below eighty percent (80%) of the width of the lot.
5. Massing and Articulation: Massing, proportions, and articulation should respond to existing residential buildings in their vicinity. Live/work buildings may be designed as a single compositional unit. If live/work buildings are designed as a single compositional unit, the building facade along the primary abutting public street shall change visibly at a maximum interval of one hundred-sixty feet (160') in height, setback, materials, or color.
6. Encroachments³: Maximum ten feet (10') on building frontage only; not to exceed curb line
7. Development Standards:
 - a. Architecture: See Article 3.0 Section 3.4
 - b. Minimum Dwelling Size: 750 sq. ft.
 - c. Accessory Buildings: Permitted on review of Zoning Administrator; not to exceed lot coverage maximum
 - d. Land Uses: See Article 5

BUILDING PLACEMENT



PARKING PLACEMENT



Development Standards: Live/Work Building

Lot Size (min/max in sf)		1,800/7,200
Lot Width (min/max in sf)		16/60
Building Width (min/max in sf)		80%/100%
Lot Coverage by Buildings (max)		80%
Yard Requirements	Front¹ (min/max in ft.)	0/10
	Rear² (min/max in ft.)	15/30
	Side (min/max in ft.)	0/0
Height, min/max In stories (ft)		See Table 3.1.4B
Encroachments³ (max in ft)		10
Minimum Floor-to-Ceiling Height (ground floor/upper floor)		12/9
Finish Ground Floor Above Grade (min/max in inches)		0/0

¹ Corner lots must meet front yard requirements on each frontage.

² Minimum rear yards apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 7' minimum rear yard, except where the rear yard is a alley where no separation is necessary.

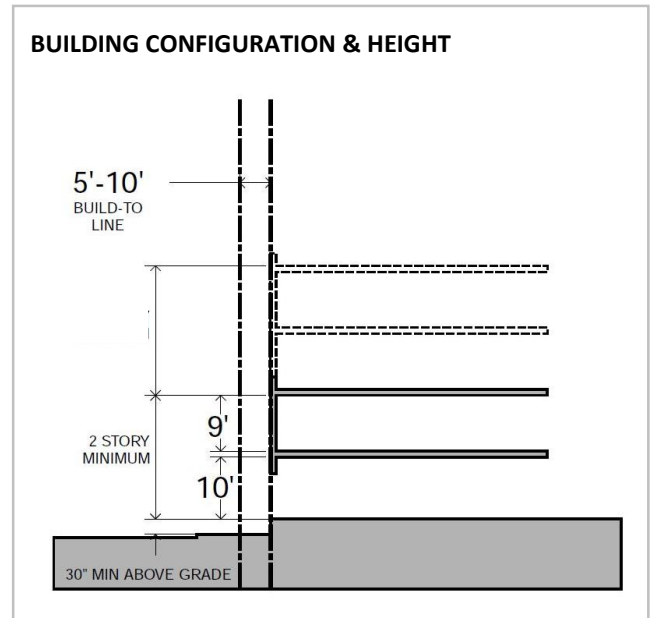
³ Encroachments permitted on building frontage only; corner lots have frontage on each abutting street.

Permitted Frontages: Live/Work Building (See Section 3.2)

Common Yard	
Porch	
Stoop	
Fore court	
Awnings & Canopies	•
Balconies	•
Colonnades	
Arcades	
Terrace & Lightcourt	•
Bay Windows	•
Storefront	•
Cafe	•

Live/Work Building by Development Districts

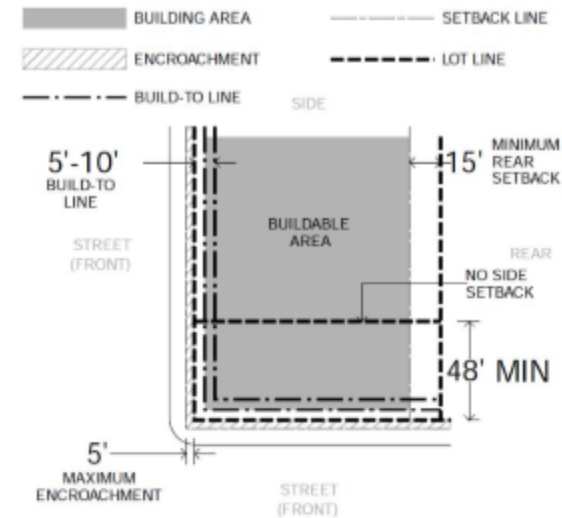
Mixed-Use Commercial	Y
Town Center	Y
General Neighborhood	Y
Neighborhood Residential	-
Rural Residential	-
Y-Allowed/C-Conditional	



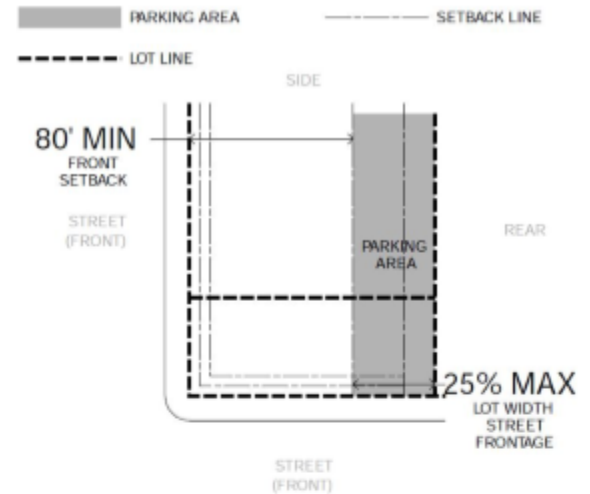
3.1.3J APARTMENT/CONDOMINIUM

1. Description: A multi-story building with combined entrance(s) oriented to the primary abutting street; stairways, and/or elevators; and comprised of dwelling units accessed from a corridor or hall.
2. Access: The principal entrance(s) to the building shall be oriented to the primary abutting street. Parking, loading, and trash disposal may be accessed from an alley or shared drive.
3. Parking:
 - a. General: See Article 3.0 Section 3.7
 - b. Lot Standards: Parking shall be located behind each building, under the building, or in a common area in the interior of a block. Parking may be located within the side yard provided that it occupies no more than twenty-five percent (25%) of the lot frontage along the primary abutting street. Structured parking at ground level shall not be visible from the front facade of the building.
 - c. Parking Requirements: See Parking Placement illustration
4. Building Width: Buildings shall not exceed ninety percent (90%) of the width of the lot, nor be less than seventy percent (70%) of the width of the lot.
5. Massing and Articulation: Massing, proportions, and articulation of apartment/condominium buildings should respond to existing residential buildings in their vicinity. The building facade along the primary abutting public street shall change visibly at a maximum interval of sixty feet (60') in height, setback, materials, or color. Entrances shall be provided at least every forty feet (40') along the primary abutting street.
6. Encroachments³: Maximum five feet (5') on building frontage only; not to exceed curb line
7. Development Standards:
 - a. Architecture: See Article 3.0 Section 3.4
 - b. Minimum Dwelling Size: 750 sq. ft.
 - c. Accessory Buildings: Permitted on review of Zoning Administrator; not to exceed lot coverage maximum
 - d. Land Uses: See Article 5.

BUILDING PLACEMENT



PARKING PLACEMENT



Development Standards: Apartment/Condominium

Lot Size (min/max in sf)		4,800/18,000
Lot Width (min/max in sf)		48/120
Building Width (min/max in sf)		70%/90%
Lot Coverage by Buildings (max)		80%
Yard Requirements	Front¹ (min/max in ft.)	5/10
	Rear² (min/max in ft.)	15/30
	Side (min/max in ft.)	0/0
Height, min/max In stories (ft)		See Table 3.1.4B
Encroachments³ (max in ft)		5
Minimum Floor-to-Ceiling Height (ground floor/upper floor)		10/9
Finish Ground Floor Above Grade (min/max in inches)		30/60

¹ Corner lots must meet front yard requirements on each frontage.

² Minimum rear yards apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 7' minimum rear yard, except where the rear yard is a alley where no separation is necessary.

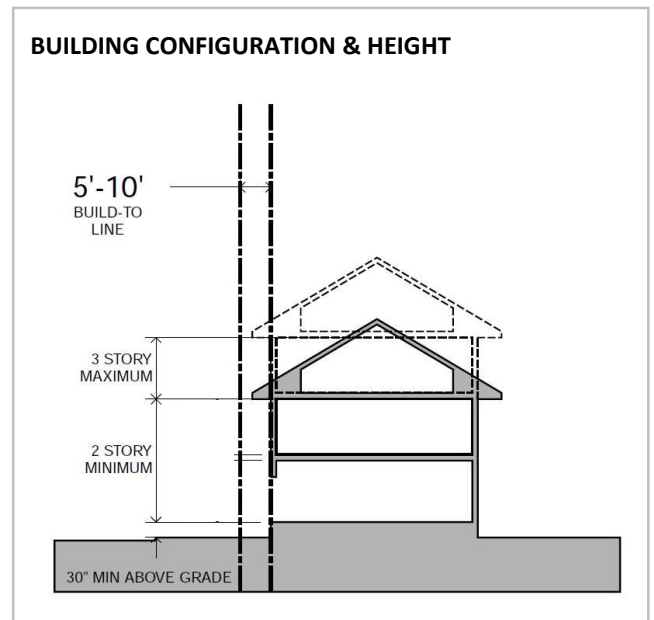
³ Encroachments permitted on building frontage only; corner lots have frontage on each abutting street.

Permitted Frontages: Apartment/Condominium (See Section 3.2)

Common Yard	
Porch	●
Stoop	
Fore court	●
Awnings & Canopies	
Balconies	●
Colonnades	
Arcades	
Terrace & Lightcourt	●
Bay Windows	●
Storefront	
Cafe	

Apartment/Condominium by Development Districts

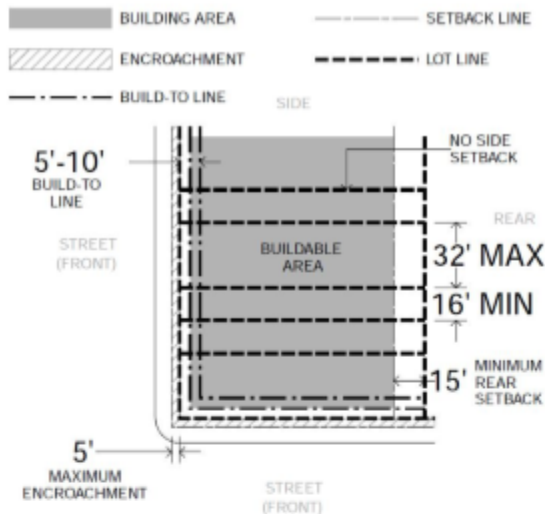
Mixed-Use Commercial	Y
Town Center	Y
General Neighborhood	Y
Neighborhood Residential	-
Rural Residential	-
Y-Allowed/C-Conditional	



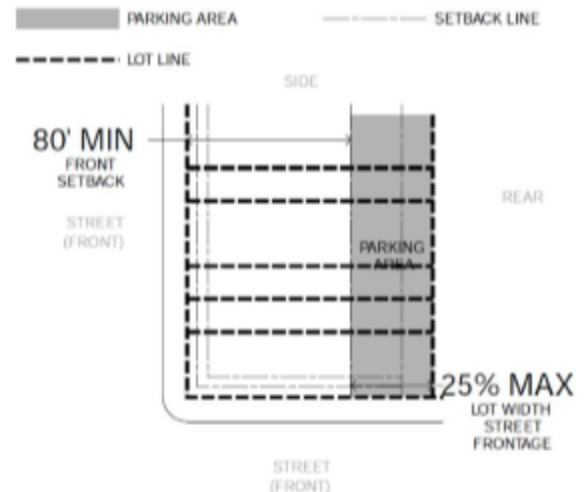
3.1.3K TOWNHOUSE

1. Description: Horizontally-attached dwelling units, each having a private entrance, and oriented to the street or to a central green or courtyard.
2. Access: The principal entrance to each dwelling shall have direct access to the primary abutting street or to a courtyard. Parking, loading, and trash disposal may be accessed from an alley or shared drive.
3. Parking:
 - a. General: See Article 3.0 Section 3.7
 - b. Lot Standards: Parking shall be located behind each building, underground, or in a common area in the interior of a block. Surface or structured parking may be located within the side yard provided that it occupies no more than twenty-five percent (25%) of the lot frontage along the primary abutting street. No garage doors may be located on any facade of the building facing a primary abutting street.
 - c. Parking Requirements: See Parking Placement illustration
4. Building Width: Buildings shall not exceed one hundred percent (100%) of the width of the lot, nor be less than ninety percent (80%) of the width of the lot.
5. Massing and Articulation: Buildings shall be comprised of individual units, articulated vertically by divisions in materials, entry placement, window bays, or other architectural details. Massing, proportions, and articulation of multi-family buildings should respond to existing residential buildings in their vicinity. The building facade along the primary abutting public street shall change visibly at a maximum interval of sixty feet (60').
6. Exposure to Light and Air: Each building shall have at least the front and back sides exposed to the outdoors.
7. Encroachments³: Maximum five feet (5') on building frontage only; not to exceed curb line
8. Development Standards:
 - a. Architecture: See Article 3.0 Section 3.4
 - b. Minimum Dwelling Size: 750 sq. ft.
 - c. Accessory Buildings: Permitted on review of Zoning Administrator; not to exceed lot coverage maximum
 - d. Land Uses: See Article 5.

BUILDING PLACEMENT



PARKING PLACEMENT



Development Standards: Townhouse

Lot Size (min/max in sf)		1,800/3,840
Lot Width (min/max in sf)		16/32
Building Width (min/max in sf)		80%/100%
Lot Coverage by Buildings (max)		80%
Yard Requirements	Front¹ (min/max in ft.)	5/10
	Rear² (min/max in ft.)	15/30
	Side (min/max in ft.)	0/0
Height, min/max In stories (ft)		2(23.5)/3(37) plus 15 ft. maximum
Encroachments³ (max in ft)		5
Minimum Floor-to-Ceiling Height (ground floor/upper floor)		n/a
Finish Ground Floor Above Grade (min/max in inches)		30/60

¹ Corner lots must meet front yard requirements on each frontage.

² Minimum rear yards apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 7' minimum rear yard, except where the rear yard is a alley where no separation is necessary.

³ Encroachments permitted on building frontage only; corner lots have frontage on each abutting street.

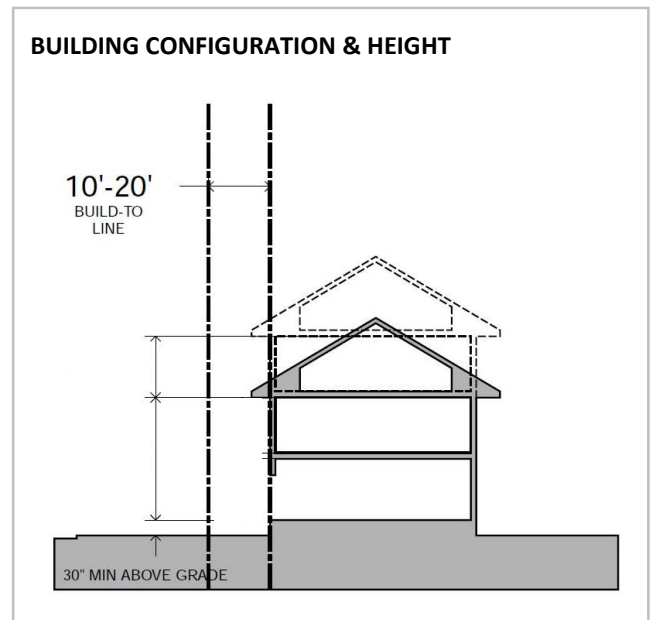
Permitted Frontages: Townhouse

(See Section 3.2)

Common Yard	•
Porch	•
Stoop	•
Fore court	
Awnings & Canopies	
Balconies	•
Colonnades	
Arcades	
Terrace & Lightcourt	•
Bay Windows	•
Storefront	
Cafe	

Townhouse by Development Districts

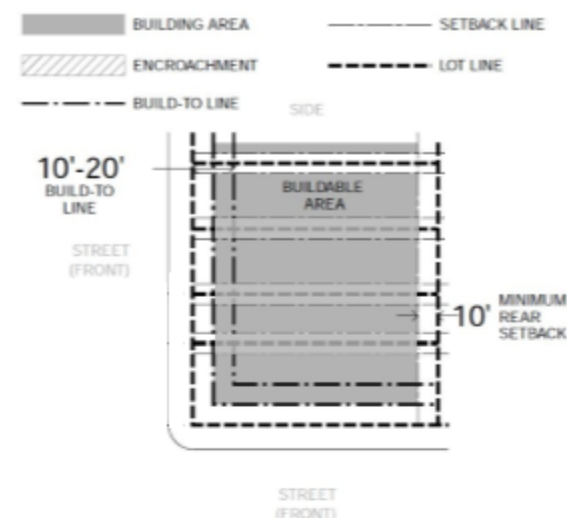
Mixed-Use Commercial	C
Town Center	Y
General Neighborhood	Y
Neighborhood Residential	-
Rural Residential	-
Y-Allowed/C-Conditional	



3.1.3L VILLA/ATTACHED

1. Description: A building containing two (2), three (3), or four (4) dwelling units that are either vertically stacked one above the other or oriented side-to-side. Villa/Attached buildings are generally presented architecturally as single family detached homes, with a separate entrance to each unit and with usable front and rear yards oriented to the street.
2. Access: The principal entrance to each dwelling shall have direct access to the primary abutting street. Parking, loading, and trash disposal may be accessed from an alley or narrow side driveway.
3. Parking:
 - a. General: See Article 3.0 Section 3.7
 - b. Parking Requirements: See Parking Placement illustration
4. Building Width: Buildings shall not exceed ninety percent (90%) of the width of the lot, nor be less than seventy percent (70%) of the width of the lot.
5. Exposure to Light and Air: Each building shall have all sides exposed to the outdoors.
6. Encroachments³: Not permitted
7. Development Standards:
 - a. Architecture: See Article 3.0 Section 3.7
 - b. Minimum Dwelling Size: 750 sq. ft.
 - c. Accessory Buildings: Permitted on review of Zoning Administrator; not to exceed lot coverage maximum
 - d. Land Uses: See Article 5

BUILDING PLACEMENT



Development Standards: Villa/Attached

Lot Size (min/max in sf)		See information right of table*
Lot Width (min/max in sf)		See information right of table**
Building Width (min/max in sf)		70%/90%
Lot Coverage by Buildings (max)		60%
Yard Requirements	Front¹ (min/max in ft.)	10/20
	Rear² (min/max in ft.)	10/40
	Side (min/max in ft.)	5/10***
Height, min/max In stories (ft)		See Table 3.1.4A
Encroachments³ (max in ft)		Not permitted
Minimum Floor-to-Ceiling Height (ground floor/upper floor)		n/a
Finish Ground Floor Above Grade (min/max in inches)		30/60

¹ Corner lots must meet front yard requirements on each frontage.

² Minimum rear yards apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 7' minimum rear yard, except where the rear yard is a alley where no separation is necessary.

³ Encroachments permitted on building frontage only; corner lots have frontage on each abutting street.

* **Lot Size** - The minimum and maximum lot size can vary provided the total density of the development does not exceed the density of the single family detached lot type - 7,500 s.f. to 21,780 s.f.

** **Lot Width** - The minimum and maximum lot width will range dependent on the size of the lot as follows:

50 ft. min to 90 ft. max for lots between 7,500 sf and 10,890 sf

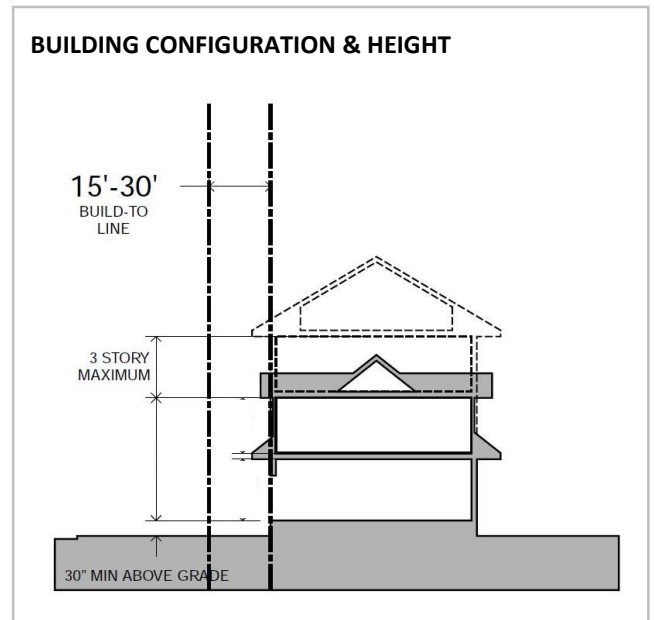
60 ft. min to 100 ft. max for lots between 10,891 sf and 14,520 sf

70 ft. min to 110 ft. max for lots between 14,521 sf and 21,780 sf

*** **Side Yard Setback** - Zero (0) feet side yards are permitted for villa/attached structures.

Villa/Attached by Development Districts

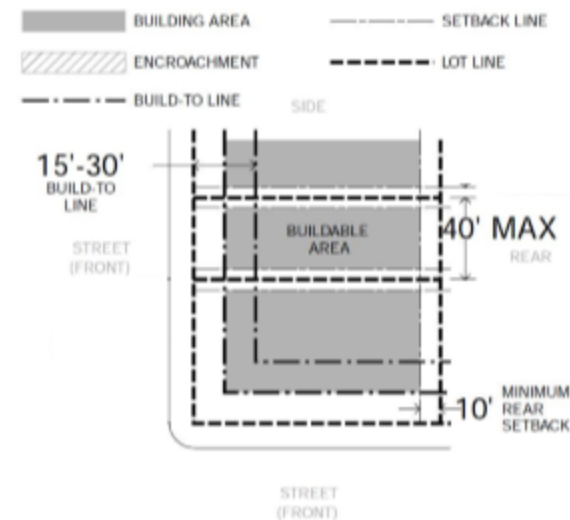
Mixed-Use Commercial	C
Town Center	Y
General Neighborhood	Y
Neighborhood Residential	Y
Rural Residential	-
Y-Allowed/C-Conditional	



3.1.3M SINGLE FAMILY DETACHED

1. Description: A detached dwelling unit with usable front and rear yards and oriented to the street.
2. Access: The principal entry to each building shall have direct access from a porch, stoop, terrace, or portal which faces the street.
3. Parking:
 - a. General: See Article 3.0 Section 3.10
 - b. Parking Requirements: See Parking Placement illustration
4. Building Width: Buildings shall not exceed eighty percent (80%) of the width of the lot, nor be less than sixty percent (60%) of the width of the lot.
5. Exposure to Light and Air: Each building shall have all sides exposed to the outdoors.
6. Encroachments³: Not permitted
7. Development Standards:
 - a. Architecture: See Article 3.0 Section 3.4
 - b. Minimum Dwelling Size: 750 sq. ft.
 - c. Accessory Buildings: Permitted on review of Zoning Administrator; not to exceed lot coverage maximum
 - d. Land Uses: See Article 5

BUILDING PLACEMENT



Development Standards: Single Family Detached

Lot Size (min/max in sf)		7,500/21,780
Lot Width (min/max in sf)		See information right of table*
Building Width (min/max in sf)		60%/80%
Lot Coverage by Buildings (max)		50%
Yard Requirements	Front¹ (min/max in ft.)	15/30
	Rear² (min/max in ft.)	10/40
	Side (min/max in ft.)	5/10**
Height, min/max In stories (ft)		1(13.5)/3(37) plus 15 ft. maximum
Encroachments (max in ft)		Not Permitted
Minimum Floor-to-Ceiling Height (ground floor/upper floor)		n/a
Finish Ground Floor Above Grade (min/max in inches)		30/60

¹Corner lots must meet front yard requirements on each frontage

²Minimum rear yards apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 7' minimum rear yard, except where the rear yard is a alley where no separation is necessary.

* **Lot Width** - The minimum and maximum lot width will range dependent on the size of the lot as follows:

50 ft min to 90 ft. max for lots between 7,500 sf and 10,890 sf

60 ft min to 100 ft max for lots between 10,891 sf and 14,520 sf

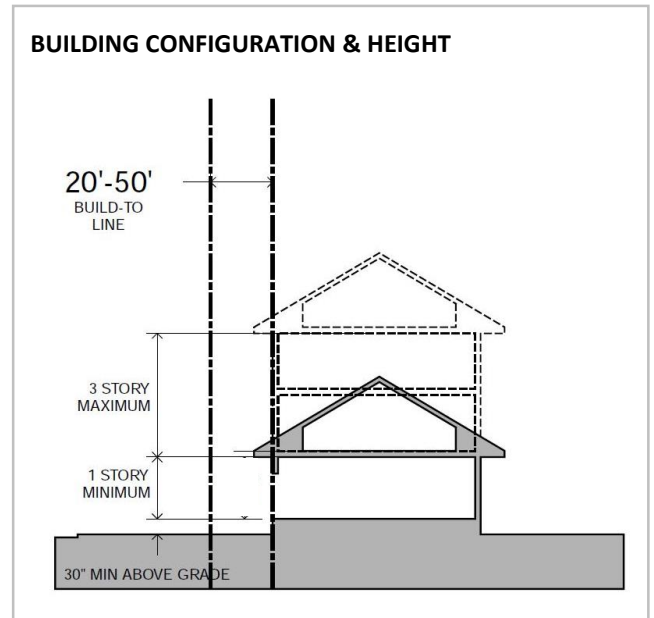
70 ft min to 110 ft max for lots between 14,521 sf and 21,780 sf

For property within 1,000 ft of the border of the Town Center District (not including properties that are not on the map), the range will be 7,500 sf to 10,890 sf. In addition, lot sizes may be reduced to the building envelope provided the overall density of the development does not exceed 7,500 sf/unit.

** **Side Yard Setback** - Zero (0) feet side yards are permitted for attached structures.

Single Family Detached by Development Districts

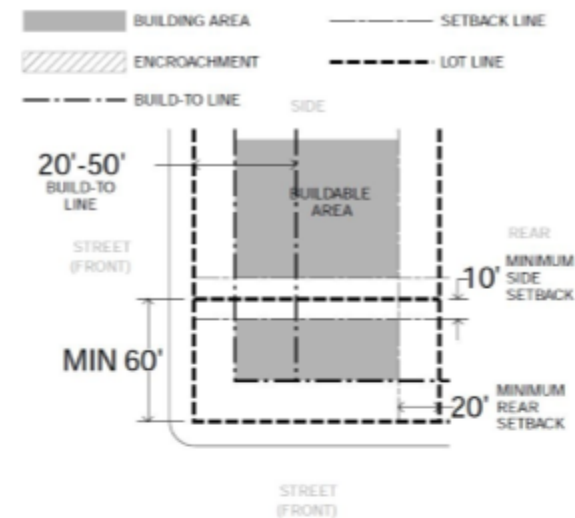
Mixed-Use Commercial	-
Town Center	-
General Neighborhood	Y
Neighborhood Residential	Y
Rural Residential	Y
Y-Allowed/C-Conditional	



3.1.3N ESTATE

1. Description: A detached dwelling unit with front, rear, and side yards and oriented to the street on a medium-sized suburban lot of one-third to one (1/3 to 1) acres to accommodate suburban/rural uses such as small horse farms or truck farms.
2. Access: The principal entry to each building shall have direct access from a porch, stoop, terrace, or portal which faces the street.
3. Parking:
 - a. General: See Article 3.0 Section 3.7
 - b. Parking Requirements: See Parking Placement illustration
1. Exposure to Light and Air: Each building shall have all sides exposed to the outdoors.
2. Encroachments³: Not permitted
3. Development Standards:
 - a. Architecture: See Article 3.0 Section 3.4
 - b. Minimum Dwelling Size: 750 sq. ft.
 - c. Accessory Buildings: Permitted on review of Zoning Administrator; not to exceed lot coverage maximum
 - d. Land Uses: See Article 5

BUILDING PLACEMENT



Development Standards: Estate

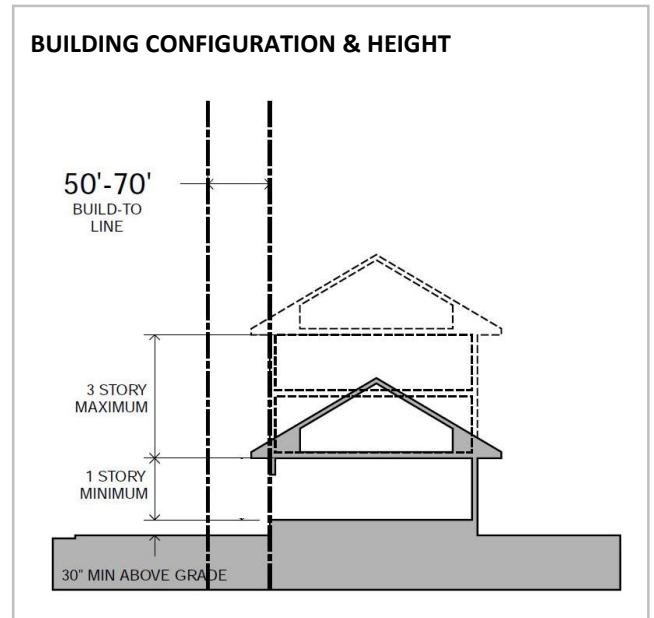
Lot Size (min/max in sf)		14,520/43,560
Lot Width (min/max in sf)		60/none
Building Width (min/max in sf)		n/a
Lot Coverage by Buildings (max)		30%
Yard Requirements	Front¹ (min/max in ft.)	20/50
	Rear² (min/max in ft.)	20/70
	Side (min/max in ft.)	10/50
Height, min/max In stories³ (ft)		1(13.5)/3(37) plus 15 ft maximum
Encroachments⁴ (max in ft)		Not Permitted
Minimum Floor-to-Ceiling Height (ground floor/upper floor)		n/a
Finish Ground Floor Above Grade (min/max in inches)		30/60

¹Corner lots must meet front yard requirements on each frontage

²Minimum rear yards apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 7' minimum rear yard, except where the rear yard is a alley where no separation is necessary.

Estate by Development Districts

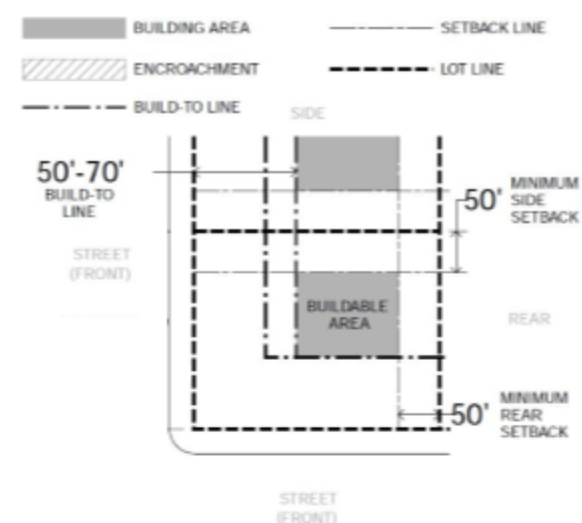
Mixed-Use Commercial	-
Town Center	-
General Neighborhood	-
Neighborhood Residential	-
Rural Residential	Y
Y-Allowed/C-Conditional	



3.1.30 COUNTRYSIDE TRACT

1. Description: A detached dwelling unit with front, rear, and side yards on a medium-to-large sized rural lot of at least one (1.0) acre to accommodate rural uses such as horse farms, private truck farms, or cooperative farms.
2. Access: The principal entry to each building shall have direct access from a porch, stoop, terrace, or portal.
3. Parking:
 - a. General: See Article 3.0 Section 3.7
 - b. Parking Requirements: See Parking Placement illustration
4. Exposure to Light and Air: Each building shall have all sides exposed to the outdoors.
5. Encroachments⁴: Not permitted
6. Development Standards:
 - a. Architecture: See Article 3.0 Section 3.4
 - b. Minimum Dwelling Size: 750 sq. ft.
 - c. Accessory Buildings: Permitted on review of Zoning Administrator; not to exceed lot coverage maximum
 - d. Land Uses: See Article 5

BUILDING PLACEMENT



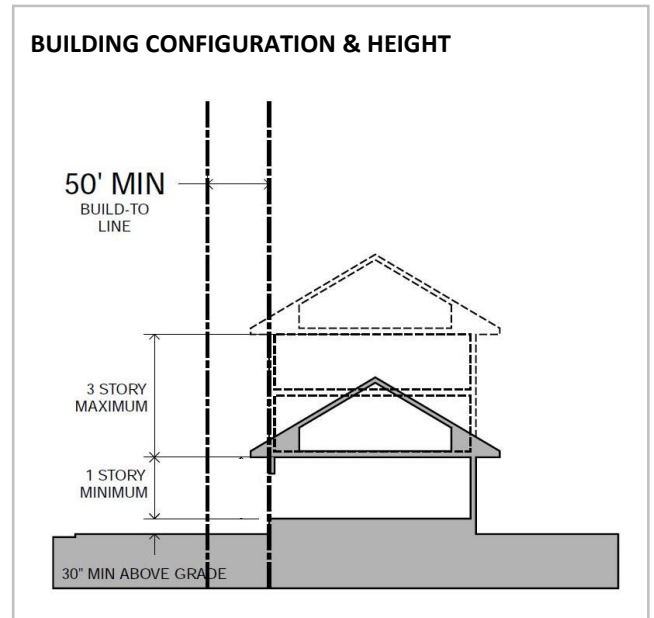
Development Standards: Countryside Tract		
Lot Size (min/max in sf)		43,560/none
Lot Width (min/max in sf)		200/none
Building Width (min/max in sf)		n/a
Lot Coverage by Buildings (max)		15%
Yard Requirements	Front ¹ (min/max in ft.)	50/70
	Rear ² (min/max in ft.)	50/none
	Side (min/max in ft.)	50/none
Height, min/max In stories (ft)		1(13.5)/3(37) plus 15 ft maximum
Encroachments ³ (max in ft)		Not Permitted
Minimum Floor-to-Ceiling Height (ground floor/upper floor)		n/a
Finish Ground Floor Above Grade (min/max in inches)		30/60

¹ Corner lots must meet front yard requirements on each frontage.

² Minimum rear yards apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 5' minimum rear yard, except where the rear yard is a alley where no separation is necessary.

³ Encroachments permitted on building frontage only; corner lots have frontage on each abutting street.

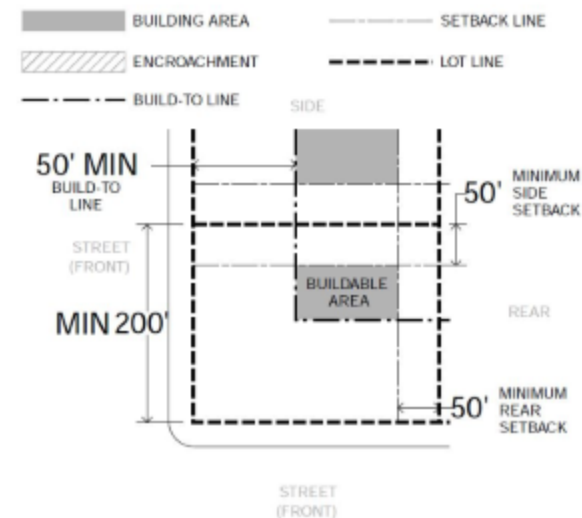
Countryside Tract by Development Districts	
Mixed-Use Commercial	-
Town Center	-
General Neighborhood	-
Neighborhood Residential	-
Rural Residential	Y
Y-Allowed/C-Conditional	



3.1.3P FARM

1. Description: A detached dwelling unit with front, rear, and side yards on a large-sized rural lot of at least three (3) acres to accommodate rural and agricultural land uses such as livestock farms, private farms, or cooperative farms and their facility, access, and accessory building requirements. Garages are either behind the dwelling unit or setback from the front facade.
2. Access: The principal entry to each building shall have direct access from a porch, stoop, terrace, or portal.
3. Parking:
 - a. General: See Article 3.0 Section 3.10
 - b. Parking Requirements: See Parking Placement illustration
4. Exposure to Light and Air: Each building shall have all sides exposed to the outdoors.
5. Encroachments³: Not permitted
6. Development Standards:
 - a.

BUILDING PLACEMENT



Development Standards: Farm		
Lot Size (min/max in sf)		217,800/none
Lot Width (min/max in sf)		200/none
Building Width (min/max in sf)		n/a
Lot Coverage by Buildings (max)		10%
Yard Requirements	Front¹ (min/max in ft.)	50/none
	Rear² (min/max in ft.)	50/none
	Side (min/max in ft.)	50/none
Height, min/max In stories (ft)		1(13.5)/3(37) plus 15 ft maximum
Encroachments³ (max in ft)		Not Permitted
Minimum Floor-to-Ceiling Height (ground floor/upper floor)		n/a
Finish Ground Floor Above Grade (min/max in inches)		30/60
¹ Corner lots must meet front yard requirements on each frontage. ² Minimum rear yards apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 7' minimum rear yard, except where the rear yard is a alley where no separation is necessary. ³ Encroachments permitted on building frontage only; corner lots have frontage on each abutting street.		

Farm by Development Districts	
Mixed-Use Commercial	-
Town Center	-
General Neighborhood	-
Neighborhood Residential	C
Rural Residential	Y
Y-Allowed/C-Conditional	

3.1.4 Summary of Development Standards by Lot / Building Types

The following summary and Table 3.1.4A further illustrates the development standards for the various Lot/Building Types.

- A. **Dimensional Requirements for Each Lot/Building Type:** Table 3.1.4A provides dimensional requirements that apply to all lots of each designated lot/building type. These requirements supersede any contradictory requirements in other codes. If additional lot types are proposed during the application process, comparable dimensional requirements must also be proposed. Changes may also be proposed to the dimensional requirements in Table 3.1.4A for a designated lot type. Administration of the appropriate jurisdiction will decide to accept, modify, or reject such dimensional requirements during the approval process based on its determination as to the consistency of the dimensions with the planning, design, and compatibility principles set forth in the Regulatory Plan and the Development Districts (in accordance with Article 1.0).
- B. **Frontage Percentages:** Frontage percentage is the percentage of the width of a lot that is required to be occupied by its building's primary façade. Table 3.1.4A provides minimum and maximum frontage percentages for each lot type. In the Mixed-Use Commercial District, the Town Center District and the General Neighborhood District up to fifty percent (50%) of the width of the primary façade may be counted as meeting the frontage percentage requirement even though it may be set back up to ten feet (10') further from the street than the primary façade's principal plane providing that the said ten feet (10') is dedicated to outdoor public/private space and open to the sidewalk for uses such as outdoor dining. The location of the primary façade's principal plane is not changed by façade extensions – frontages - such as bay windows, awnings, porches, balconies, stoops, colonnades, or arcades, or by upper floor that are closer to or further from the street. The width of a porte-cochere may be counted as part of the primary façade.
- C. **Build-to Lines and Setback Lines Standards for All Lot/Building Types:**
 - 1. **Build-to and Setback Lines Distinguished:**
 - a. A build-to line identifies the precise horizontal distance (or range of distances) from a street that the front of all primary structures must be built to, in order to create a fairly uniform line of buildings along streets. Lot/Building Types specify build-to lines for street frontages.
 - b. A setback line identifies the minimum horizontal distance between a property line and the nearest point of all structures, in order to ensure a minimum area without buildings. Lot/Building Types specify setback lines for side and rear property lines.
 - 2. **General Requirements for Build-to Lines:**
 - a. Build-to lines are illustrated conceptually on the Building Placement diagrams with each of the Lot/Building Types.
 - b. Where a build-to line is specified as a range (for instance, five to ten feet [5' to 10']), this means that building fronts must fall within that range of distances from the front property line. Where there is a range,

the front façade does not have to be parallel to the street or in a single plane, as long as the front façade remains within the range.

- c. At least seventy five percent (75%) of the building frontage is required to align with the build-to line. The remaining twenty five percent (25%) may be recessed up to ten feet (10') behind the build-to line, for instance to provide recessed pedestrian entrances or simply for architectural diversity.
- d. Build-to lines are subject to adjustment to maintain visibility for vehicles exiting onto primary streets.
 - i. Required visibility triangles must be maintained on both sides of intersecting streets and exiting driveways or to provide equivalent visibility.
 - ii. Within these visibility triangles, no buildings, shrubs, or low-hanging tree limbs may obstruct visibility between the height of two feet and six feet (2' and 6') above ground. However, visibility triangles are not required at intersections with roundabouts or all-way stop signs.
- a. Upper floors are encouraged to remain in the same vertical plane as the first floor. Awnings, canopies, balconies, bay windows, porches, stoops, arcades, and colonnades are allowed on building exteriors provided that they comply with the frontage standards.
- b. Build-to line requirements shall take precedence over any buffer or setback requirements imposed by other portions of this code.

3. General Requirements for Setback Lines:

- a. Minimum setbacks from property lines are defined for each zoning district.
- D. Building Height: Table 3.1.4B shows building heights in the format of Lot Types by Development District with the height minimum (stories / feet) and maximum (stories / feet) inclusive of required finish ground floor heights (30"), and plus additional height for allowable parapets.
- E. Wide Buildings: The Lot/Building Types allows a variety of buildings to be as wide and deep as the entire block face. When one of these wide buildings is placed directly across a street from significantly narrower lots, the principal façade of buildings on these lots must be varied with a change of architectural expression that reflects the widths of the narrower lots. These changes in expression may be a vertical element running from sidewalk to roof, a change in fenestration or style, color, or texture, or a break in façade plane or roof line. These changes may be subtle or significant, but must soften the visual effect of very wide buildings directly across the street from narrower buildings.
- F. Story Heights: The ground story of Commercial, Mixed-Use and Live/Work Buildings must be from twelve feet (12') minimum to eighteen feet (18') maximum tall. Each story above the ground story in commercial buildings must be from ten feet (10') minimum to fifteen feet (15') maximum tall. Story heights are measured from the floor to the bottom of the lowest structural member that supports the story above.
- G. Floor Elevation: Retail space should be placed at sidewalk level. If this level is below the base flood elevation, the floor space must be protected from flood damage by flood proofing in accordance with the applicable code. Residential buildings must have the floor of their first habitable story elevated at least thirty inches (30") above the

adjacent sidewalk. If this floor is more than five feet (5') above the adjacent sidewalk, the space below counts as the ground story for purposes of measuring building height.

- H. Accessory Buildings: Each of the following Lot/Building Types are permitted accessory buildings: Utility, Drive-Through; Institutional; Civic; Mixed-Use Building; Live/Work Building; Apartment/Condominium; Villa/Attached; Single Family Residential; Estate; Countryside Tract; and Farms are permitted one accessory dwelling unit in addition to its principal building. Accessory dwelling units may not exceed the size limitations in Table 5.4.7 and must maintain the same side yards as required for the principal building.
- I. Primary Entrance / Access: The primary entrance of every building must directly face a street or a civic space, except as noted in Section 3.4.6.

Table 3.1.4A Development Standards by Lot/Building Type

Lot Types	Lot Size (max/min in sq. ft.)	Lot Width (min/max in ft.)	Building Width (min/max)	Lot Coverage by buildings	Yard Requirements			Encroachments ³ (max in ft.)	Floor to Ceiling Height (Ground Floor/Upper Floor)	Finish Ground Floor Above Grade (min/ max in inches)	Accessory Buildings (max in sq. ft.)
					Front ¹ (min/ max)	Rear ² (min/ max)	Side (min/ max)				
Commercial, Primary	10,000/none	100/300	80%/100%	40%	0/5	0/25	0/0	12	12/10	0/0	Zoning Admin. Review
Commercial, Urban	2,400/7,200	24/60	80%/100%	80%	0/5	0/15	0/0	12	12/10	0/0	Zoning Admin. Review
Parking Garage/Liner Building	10,000/none	100/300	80%/100%	80%	0/5	0/15	0/0	12	12/10	0/0	Zoning Admin. Review
Office Building	10,000/none	100/300	n/a	60%	10/50	0/25	0/25	14	12/10	0/0	Zoning Admin. Review
Utility, Drive- Through	2,500/10,000	50/100	n/a	60%	0/5	25/50	15/25	Not Permitted	n/a	0/0	Zoning Admin. Review
Institutional	Varies by District	50/none	n/a	80%	n/a	15/none	n/a	12	n/a	0/0	1,250
Civic	Varies by District	100/non e	n/a	50%	20/50	25/none	25/none	12	n/a	30/60	1,250
Mixed-Use Building	2,400/none	24/none	80%/100%	90%	0/5	0/15	0/0	12	12/9	0/0	Zoning Admin. Review
Live/Work Building	1,800/7,200	16/60	80%/100%	80%	0/10	15/30	0/0	10	12/9	0/0	625
Apartment/ Condominium	4,800/18,000	48/120	70%/90%	80%	5/10	15/30	0/0	5	10/9	30/60	Zoning Admin. Review
Townhouse	1,800/3,840	16/32	80%/100%	80%	5/10	15/30	0/0	5	n/a	30/60	625
Villa/Attached	7,500/21,780	24/40 ⁴	70%/90%	60%	10/20	10/40	5/10 ⁶	Not Permitted	n/a	30/60	800
Single Family Detached	7,500/21,780	40/70 ⁵	60%/80%	50%	15/30	10/40	5/10 ⁶	Not Permitted	n/a	30/60	1,250
Estate	14,520/43,560	60/none	n/a	30%	20/50	20/70	10/50	Not Permitted	n/a	30/60	2,500
Countryside Tract	43,560/none	200/non e	n/a	15%	50/70	50/none	50/none	Not Permitted	n/a	30/60	No Maximum
Farm	217,800/ none	200/non e	n/a	10%	50/none	50/none	50/none	Not Permitted	n/a	30/60	No Maximum
Notes:	¹ Corner lots must meet front yard requirements of the applicable jurisdiction ² Minimum rear yards apply to principal buildings. Buildings for all accessory uses (including garages and ancillary dwellings must maintain 5' minimum rear yard, except where the rear yard is an alley where no separation is necessary. ³ Encroachments permitted on building frontage only; corner lots have frontage on each abutting street. ⁴ See section 3.1.3L Villa/Attached development standards for details on lot width requirements. ⁵ See section 3.1.3M Single Family Detached development standards for details on lot width requirements. ⁶ Side Yard Setback - Zero (0) feet side yards are permitted for attached structures.										

Table 3.1.4B Building Height by Development District

Lot Types	Development Districts Height, min/max in stories (ft.)				
	Mixed-Use Commercial	Town Center	General Neighborhood	Neighborhood Residential	Rural Residential
Commercial, Primary ²	2 (24)/5 ¹ (57) plus 3 ft.	2 (24)/ 4 (46) plus 3 ft.	-	-	-
Commercial, Urban ²	2 (24)/5 ¹ (57) plus 3 ft.	2 (24)/ 4 (46) plus 3 ft.	2 (24)/ 4 (46) plus 3 ft.	-	-
Parking Garage/Liner Building ²	2 (24)/5 ¹ (57) plus 3 ft.	2 (24)/ 4 (46) plus 3 ft.	2 (24)/ 4 (46) plus 3 ft.	-	-
Office Building ²	2 (24)/5 ¹ (57) plus 3 ft.	2 (24)/ 4 (46) plus 3 ft.	2 (24)/ 4 (46) plus 3 ft.	-	-
Utility, Drive-Through	1 (12)/ 2 (23) plus 3 ft.	-	-	-	-
Institutional	2 (24)/5 ¹ (57) plus 3 ft.	2 (24)/4 (46) plus 3 ft.	2 (24)/ 4 (46) plus 3 ft.	2 (24)/3 (35) plus 3 ft.	2 (24)/3 (35) plus 3 ft.
Civic	1 (26.5)/5 ¹ (62) plus 3 ft.	2 (26.5)/4 (51) plus 3 ft.	2 (26.5)/4 (51) plus 3 ft.	2 (26.5)/4 (51) plus 3 ft.	2 (26.5)/4 (51) plus 3 ft.
Mixed-Use Building	2(23)/5 ¹ (53) plus 3 ft.	2 (23)/4 (43) plus 2 ft.	2 (23)/4 (43) plus 2 ft.	2 (23)/3 (33) plus 2 ft.	2 (23)/3 (33) plus 2 ft.
Live/Work Building	2 (23)/4 (43) plus 2 ft.	2 (23)/4 (43) plus 2 ft.	2 (23)/4 (43) plus 2 ft.	2 (23)/3 (33) plus 2 ft.	2 (23)/3 (33) plus 2 ft.
Apartment/Condominium	2 (23.5)/4 (46) plus 2 ft.	2 (23.5)/4 (46) plus 2 ft.	2 (23.5)/4 (46) plus 2 ft.	2 (23.5)/3 (37) plus 2 ft.	-
Townhouse	2 (23.5)/3 (37) plus 15 max	2 (23.5)/3 (37) plus 15 ft. max	2 (23.5)/3 (37) plus 15 ft. max	2 (23.5)/3 (37) plus 15 ft. max	-
Villa/Attached	2 (23.5)/3 (37) plus 15 ft. max	1 (13.5)/3 (37) plus 15 ft. max	1 (13.5)/3 (37) plus 15 ft. max	1 (13.5)/3 (37) plus 15 ft. max	-
Single Family Detached	-	-	1 (13.5)/3 (37) plus 15 ft. max	1 (13.5)/3 (37) plus 15 ft. max	1 (13.5)/3 (37) plus 15 ft. max
Estate	-	-	-	-	1 (13.5)/3 (37) plus 15 ft. max
Countryside Tract	-	-	-	-	1 (13.5)/3 (37) plus 15 ft. max
Farm	-	-	-	1 (13.5)/3 (37) plus 15 ft. max	1 (13.5)/3 (37) plus 15 ft. max
Notes	¹ Buildings above 4 stories shall require a Conditional Permit in all cases and development districts.				
	² Building heights within 100 feet of a residential district shall be a maximum of two (2) stories.				

3.1.5 Summary of Land Uses By Lot/Building Types

The following summarizes and further illustrates the permitted and conditional uses for the various Lot/Building Types.

- A. **Permitted Uses:** Table 3.4.8 identifies the permitted, conditional and not-permitted uses for each Lot/Building Type.
- B. **Accessory Uses:** Accessory uses and structures not listed in Table 3.4.8 are regulated in the same manner as the Lot/Building Type would otherwise provide for each permitted use.
- C. **Permitted Uses For Additional Lot Types:** If additional lot types are proposed during the application process, comparable assignments of land uses must also be proposed. Administration of the appropriate jurisdiction will decide to accept, modify, or reject such assignments during the approval process based on its determination as to their consistency with the planning, design, and compatibility principles set forth in the Regulatory Plan and the Development Districts (in accordance with Article 1.0).

Table 3.1.5 Use Categories by Lot/Building Type

Lot Type	Use Categories																			
	Commercial, General	Commercial, Neighborhood	Commercial, Retail	Industrial, light	Industrial, heavy	Institutional	Religious Facilities	Civic	Multi-family (5+)	Villa/Attached	Single Family, Attached	Single Family, Detached	Estate Home	Countryside Use	Ancillary, Residential	Ancillary, General	Agriculture	Conservation	Special	Utility
Commercial, Primary	Y	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial, Urban	Y	Y	Y	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
Parking Garage/Liner Building	Y	C	Y	-	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-
Office Building	Y	-	-	-	-	Y	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Utility, Drive-Through	Y	C	-	-	-	C	-	-	-	-	-	-	-	-	-	C	-	-	-	-
Institutional	Y	-	C	-	-	Y	Y	-	-	-	-	-	-	-	-	Y	-	-	-	-
Civic	Y	-	C	-	-	-	Y	Y	-	-	-	-	-	-	-	Y	-	-	-	-
Mixed-Use Building	Y	Y	Y	C	-	Y	-	Y	Y	-	-	-	-	-	-	Y	-	-	-	-
Live/Work Building	C	Y	C	-	-	-	-	-	Y	Y	Y	C	-	-	C	Y	-	-	-	-
Apartment/Condominium	C	Y	C	-	-	C	-	-	Y	-	-	-	-	-	-	Y	-	-	-	-
Townhouse	-	C	-	-	-	-	-	-	-	-	Y	-	-	-	C	Y	-	-	-	-
Villa/Attached	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	Y	-	-	-	-
Single Family Detached	-	C	-	-	-	-	-	-	-	-	-	Y	-	-	C	Y	-	-	-	-
Estate	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	-	Y	Y	C	-	-
Countryside Tract	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	-	Y	Y	C	-	-
Farm	-	-	-	-	-	-	-	-	-	-	-	Y	Y	Y	-	Y	Y	C	-	-
Y-Allowed/C-Conditional																				

3.2.1 Purpose

The traditional communities of Madison County, City of Edwardsville and Village of Glen Carbon are known for the pedestrian-friendly character of its public realm and the human scale of its buildings. The vast majority of streets have sidewalks shaded by trees and are lined with buildings that are accessed directly from the street and engage it fully. The best way to build upon this history of the people-oriented environment is to continue to provide access to buildings and courtyards directly from the street through appropriate frontages and prominent entries.

Frontage types are architectural elements that are attached to or subtracted from a building volume and provide a transition between the outside and the inside of a building. Frontage types, when continuously arrayed, will provide this area a continuity of fabric that gives distinctive character to the street, while also contributing to the specific form of each building. They are the means of access into buildings and consequently visually reinforce their human scale. Frontage types can also add variety to both the massing of individual buildings and to that of the street as a whole. In addition, frontage types such as covered porches and stoops, arcades, and galleries are well suited to the area's climate. They provide cover on rainy days and shade on hot summer days.

This Section identifies the frontage types allowed within the Development Districts, and provides design standards for each type, to ensure that proposed development relates to its street frontage as necessary to appropriately form the public realm of the street, and to address user comfort such as providing protection from the sun and rain for those entering or passing by, and other provide additional floor space for the building.

3.2.2 Applicability

Each proposed building shall be designed to incorporate a frontage type designed in compliance with the standards of this Section for the applicable type, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with frontage type requirements. Frontage types are required for all buildings within each Lot/Building Type as shown in Table 3.2.2

Additionally, frontage types are in all cases required to meet any state or local regulations in effect regarding accessibility and equality, such as the Americans with Disabilities Act of 1990.

Table 3.2.2 Frontage Types by Lot/Building Type

Frontage Type	Lot/Building Type										
	Commercial, Primary	Commercial, Urban	Parking Garage/Liner Building	Office Building	Utility, Drive-Through	Institutional	Civic	Mixed-Use Building	Live/Work Building	Apartment/Condominium	Town house
Common Yard											•
Porch					•	•	•			•	•
Stoop					•	•	•			•	•
Forecourt						•	•			•	
Awnings & Canopies	•	•	•	•	•	•	•	•	•		
Balconies	•	•	•	•		•	•	•	•	•	•
Colonnades	•	•	•	•		•	•	•			
Arcades	•	•	•	•		•	•	•			
Terrace & Lightcourt									•	•	•
Bay Windows	•	•	•	•	•	•	•	•	•	•	•
Storefront	•	•	•	•	•	•	•	•	•		
Café	•	•	•	•	•			•	•		

3.2.3 Frontage Type Descriptions

The twelve (12) Frontage Types are described hereunder:

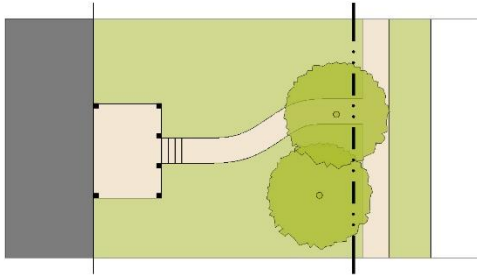
- A. Common Yard: A planted frontage wherein the façade of the building is set back substantially from the front property line. The resulting front yard can be defined or undefined but typically, remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard.
- B. Porch: Front yard porches are a common frontage primarily associated with single family houses, but used with other building types depending on the context. The porch can encroach forward of the build-to line but shall not extend into the right-of-way. Front porches must be open, non-air conditioned parts of the buildings with no screens. The porch can be one (1) story only.
- C. Stoop: A Frontage wherein the façade of the building is close to the front property line and the ground story is elevated from the sidewalk, securing privacy for the windows and front rooms. The entrance is usually an exterior

stair and landing and it engages the sidewalk. Stoops may occur forward of the build-to line. Stoops are suitable for ground-floor residential uses with short setbacks and must correspond directly to building entries.

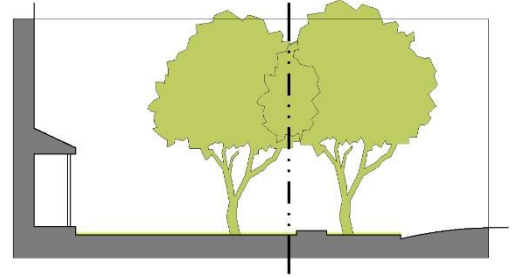
- D. Forecourt: The main façade of the building is at or near the frontage line and a small percentage of it is set back, creating a small court. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial zones. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort. This frontage should not be repeated within a block.
- E. Awnings & Canopies: The main façade of the commercial or retail building is at or near the frontage line and the canopy or awning element may overlap the sidewalk and occur at the ground story level only. The canopy is a structural, cantilevered, shed roof and the awning is canvas or similar material and is often retractable. The coverings should extend far enough from the building to provide adequate protection for pedestrians.
- F. Balconies: Balconies shall occur forward of the build-to-line and may encroach within the right-of-way, but shall not extend past the curb line. Balconies may have roofs, but must be open, non-air conditioned parts of the buildings. On corners, balconies may wrap around the side of the building facing the side streets.
- G. Colonnades: The main façade of the retail building is at the frontage line and the colonnade element overlaps the sidewalk and encroaches into the public right of way. The entry should be at the same grade as the sidewalk. This type can be one or two (1 or 2) stories. This frontage type is ideal for retail use but only when the sidewalk is fully absorbed within the colonnade so that a pedestrian cannot bypass it. Due to the overlap of the right-of-way, an easement shall be required.
- H. Arcades: Arcades are façades with an attached colonnade that is covered by upper floors which are habitable space. This type is suitable for retail use, but only when the sidewalk is fully absorbed within the arcade. Due to the overlap of the right-of-way, an easement shall be required.
- I. Terrace & Light Court: A frontage wherein a portion of the façade is set back from the property line by an elevated terrace or sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafés as the eye of the sitter is level with that of the standing passerby.
- J. Bay Windows: A frontage type wherein bay windows are permitted and may occur forward of the build-to line. Bay windows projecting from the second floor or higher may encroach within the right-of-way.
- K. Storefront: A storefront frontage is at or close to the edge of the pedestrian zone, with the entrance at sidewalk grade. An overhang, canopy, shading element, or awning that encroaches over the sidewalk is required.
- L. Café: A café frontage is used with a store front and accommodates outdoor seating for restaurants and cafés.

3.2.4 Frontage Types and Standards

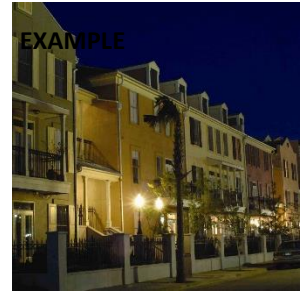
The character and arrangement of the private frontage is regulated by the Frontage Type Standards herein, which shall be applied to each Lot/Building Type to create a particular and appropriate transitional relationship between the private and public realm. This relationship between the private and public realm is what collectively defines the nature of the streetscape. Frontage types represent a range of extensions of the basic façade of the building and a lot may be developed only with a building having a frontage type as permitted in Lot/Building Types shown on the Table 3.2.2. While these standards provide a range of frontage types permitted within each Lot/Building Type, the actual choice and review of a type shall be dictated by individual building designs and, ultimately, in accordance with Article 1.0 of this Code. The inclusion of at least one (1) frontage type is required on each principal façade of all commercial buildings. The following is the range of permitted frontage types and character examples are provided for each for illustrative purposes only.



PLAN DIAGRAM

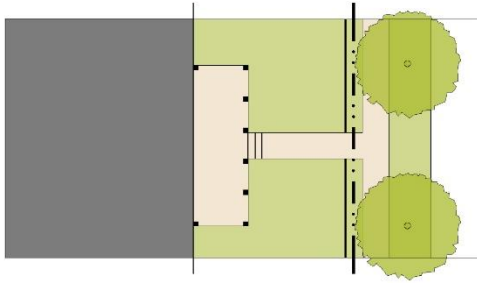


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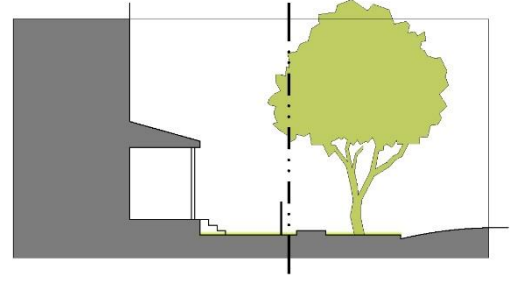


3.2.4.A COMMON YARD

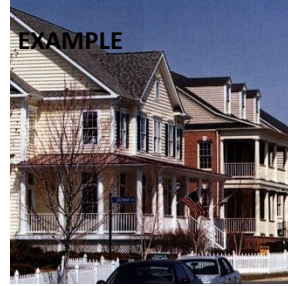
1. Description: A planted Frontage wherein the façade of the building is set back substantially from the front property line. The resulting front yard can be defined or undefined, but typically remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard.
2. Conditions: Fences or walls defining and/or retaining the front yard, including knee walls or short fences, may not exceed four feet (4') in height from the adjacent sidewalk. If lots are higher than four feet (4') above the sidewalk then they should be sloped, terraced or stepped back from the sidewalk.
3. Encroachments: Not permitted
4. Frontages Permitted by Lot/Building Types:
 - a. Townhouse



PLAN DIAGRAM

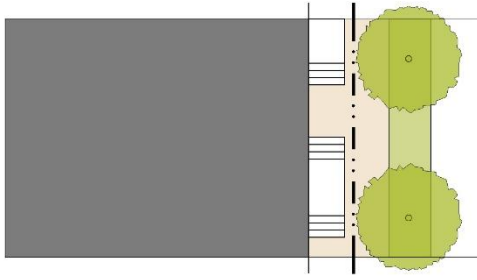


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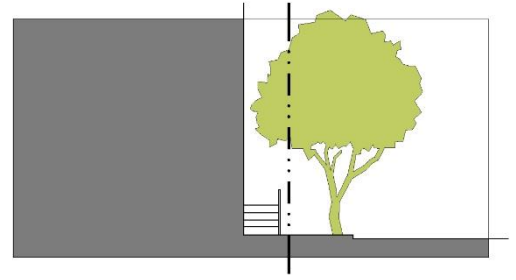


3.2.4.B PORCH

1. Description: Front yard porches are a common frontage primarily associated with single family houses, but used with other building types depending on the context. The porch can encroach forward of the build-to line but shall not extend into the right-of-way. Front porches must be open, non-air conditioned parts of the buildings with no screens. The porch can be one (1) story only.
2. Conditions: The porch must be a minimum of ten feet (10') tall, measured from the finished. The length of the porch can vary from a minimum of twenty five percent (25%) of the building to a maximum of one hundred percent (100%). A minimum clear depth of six feet (6') or maximum of twelve feet (12') on primary streets and ten feet (10') on side streets is required within the development standards to ensure usability. Porches must be raised to transition into the building and be of a similar height of the interior floor level. In no cases may the porches be raised more than five feet (5') from the adjacent grade.
3. Encroachments: Permitted. See Article 3.0 Section 3.1.3
4. Frontages Permitted by Lot/Building Types:
 - a. Utility, Drive-Through
 - b. Institutional
 - c. Civic
 - d. Apartment/Condominium
 - e. Townhouse



PLAN DIAGRAM

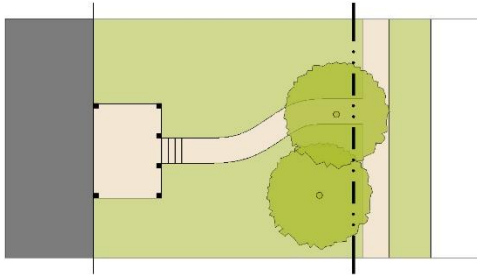


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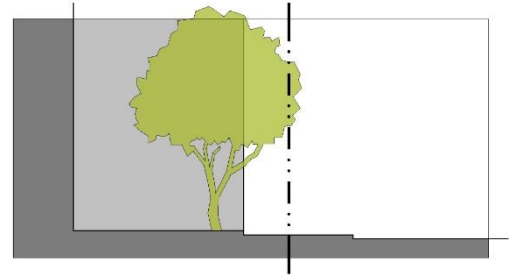


3.2.4.C STOOP

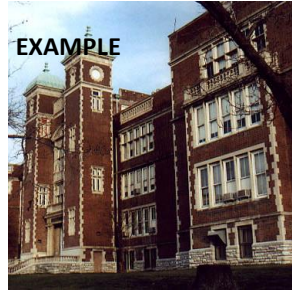
1. Description: A Frontage wherein the façade of the building is close to the front property line and the ground story is elevated from the sidewalk, securing privacy for the windows and front rooms. The entrance is usually an exterior stair and landing and it engages the sidewalk. Stoops may occur forward of the build-to line. Stoops are suitable for ground-floor residential uses with short setbacks and must correspond directly to building entries.
2. Conditions: The stoop should be elevated a minimum of three feet (3') above the sidewalk to ensure privacy within the building. The stairs from the stoop may lead directly to the sidewalk or may be side loaded. A roof may also cover the stoop. Stoops should have a six foot (6') minimum depth and five foot (5') minimum length. Stoops may be at grade or raised to transition into the building. In no case may the ground story be elevated more than three feet (3') above the adjacent sidewalk. Fences or walls defining the stoop or front setback may not exceed thirty inches (30") from the highest adjacent finished grade.
3. Encroachments: Permitted. See Article 3.0 Section 3.1.3
4. Frontages Permitted by Lot/Building Types:
 - a. Utility, Drive-Through
 - b. Institutional
 - c. Civic
 - d. Apartment/Condominium
 - e. Townhouse



PLAN DIAGRAM

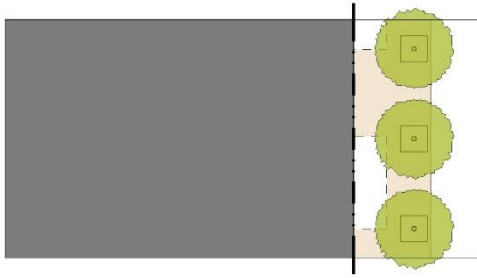


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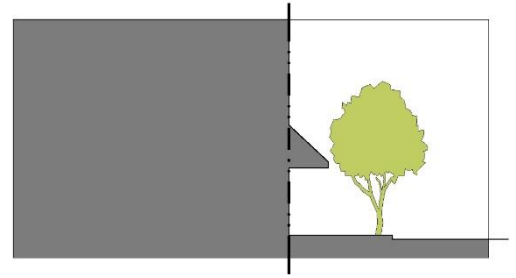


3.2.4.D FORECOURT

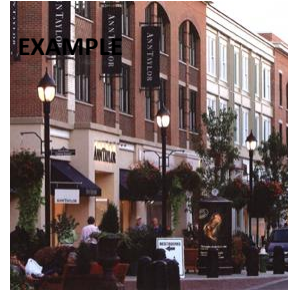
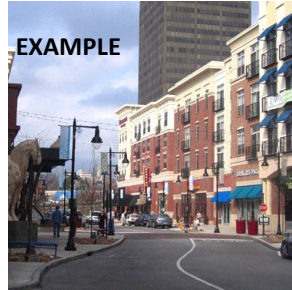
1. Description: The main façade of the building is at or near the frontage line and a small percentage of it is set back, creating a small court. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial zones. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort. This frontage should not be repeated within a block.
2. Conditions: A forecourt is not covered, and must be at least ten feet by ten feet (10' by 10') and a maximum of ten feet by thirty feet (10' by 30') and in no case greater than fifty percent (50%) of lot width. Forecourts between ten and fifteen feet (10' by 15') in depth shall be substantially paved, and enhanced with landscaping. Forecourts between fifteen and thirty feet (15' and 30') in depth shall be designed with a balance of paving and landscaping.
3. Encroachments: Not permitted
4. Frontages Permitted by Lot/Building Types:
 - a. Institutional
 - b. Civic
 - c. Apartment/Condominium



PLAN DIAGRAM

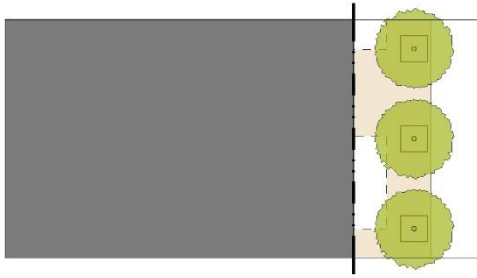


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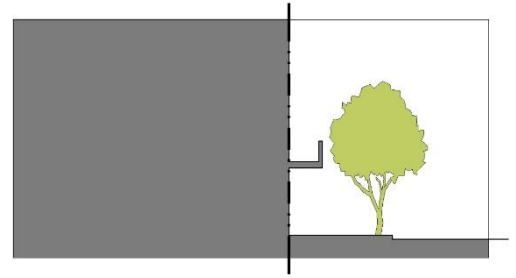


3.2.4.E AWNINGS & CANOPIES

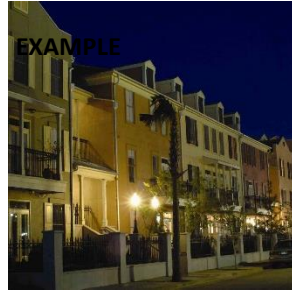
1. Description: The main façade of the commercial or retail building is at or near the frontage line and the canopy or awning element may overlap the sidewalk and occur at the ground floor level only. The canopy is a structural, cantilevered, shed roof and the awning is canvas or similar material and is often retractable. The coverings should extend far enough from the building to provide adequate protection for pedestrians.
2. Conditions: Awnings and canopies must be located a minimum of eight feet (8') above the adjacent sidewalk. Awnings may only cover openings so as to not cover the entire facade. This type is appropriate for retail and commercial uses only because of the lack of a raised ground story.
3. Encroachments: Permitted. Fixed awnings may extend a maximum of four feet (4') over the public right-of-way but may not extend past the curb. Movable awnings may extend the full depth of the permitted encroachment. See Article 3.0 Section 3.1.3
4. Frontages Permitted by Lot/Building Types:
 - a. Commercial, Primary
 - b. Commercial, Urban
 - c. Parking Garage / Liner Building
 - d. Office Building
 - e. Utility, Drive Through
 - f. Institutional
 - g. Civic
 - h. Mixed-Use Building
 - i. Live/Work Building



PLAN DIAGRAM

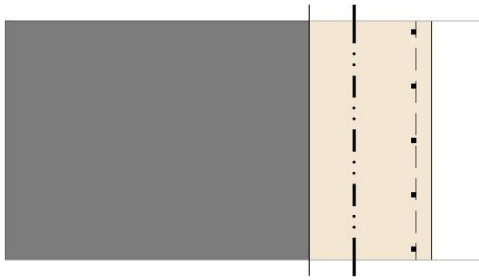


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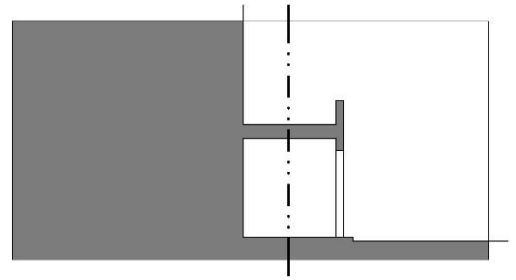


3.2.4.F BALCONIES

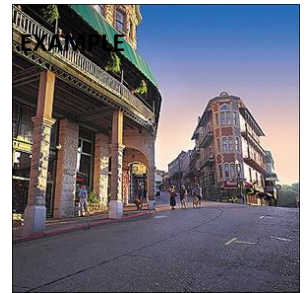
1. Description: Balconies shall occur forward of the build-to-line and may encroach within the right-of-way, but shall not extend past the curb line. Balconies may have roofs, but must be open, non-air conditioned parts of the buildings. On corners, balconies may wrap around the side of the building facing the side streets.
2. Conditions: Balconies should have a maximum depth of six feet (6') for the second floor balconies and a minimum of ten feet (10') clear height with a maximum coverage of twenty five percent (25%) to seventy five percent (75%) of the building façade.
3. Encroachments: Permitted. See Article 3.0 Section 3.1.3
4. Frontages Permitted y Lot/Building Types:
 - a. Commercial, Primary
 - b. Commercial, Urban
 - c. Parking Garage / Liner Building
 - d. Office Building
 - e. Institutional
 - f. Civic
 - g. Mixed-Use Building
 - h. Live/Work Building
 - i. Apartment/Condominium
 - j. Townhouse



PLAN DIAGRAM

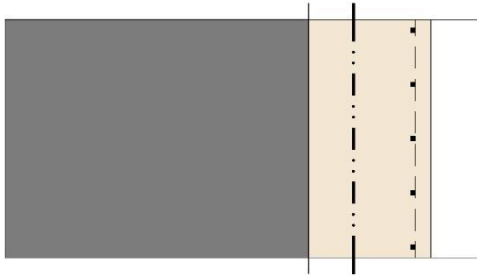


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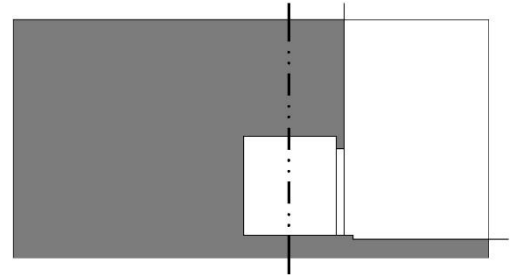


3.2.4.G COLONNADES

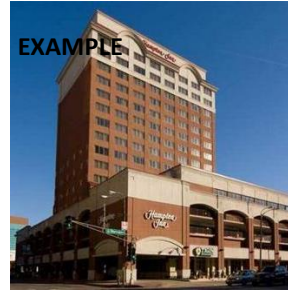
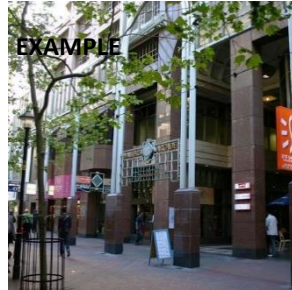
1. Description: The main façade of the retail building is at the frontage line and the colonnade element overlaps the sidewalk and encroaches into the public right of way. The entry should be at the same grade as the sidewalk. This type can be one or two (1 or 2) stories. This frontage type is ideal for retail use but only when the sidewalk is fully absorbed within the colonnade so that a pedestrian cannot bypass it. Due to the overlap of the right-of-way, an easement shall be required.
2. Conditions: A minimum depth is required within the development standards to ensure usability. The height and the proportions of the colonnade may correspond to the facade consistent with the architectural style of the building, provided a minimum of ten feet (10') width clear is met in all directions. Soffits, columns, and arches shall be treated consistent with the architecture of the building. Maximum sidewalk width between curb and face of arcade shall be three feet (3'), except at curb extensions provided at intersections.
3. Encroachments: Permitted. See Article 3.0 Section 3.1.3
4. Frontages Permitted by Lot/Building Types:
 - a. Commercial, Primary
 - b. Commercial, Urban
 - c. Parking Garage / Liner Building
 - d. Office Building
 - e. Institutional
 - f. Civic
 - g. Mixed-Use Building



PLAN DIAGRAM



CROSS-SECTION DIAGRAM



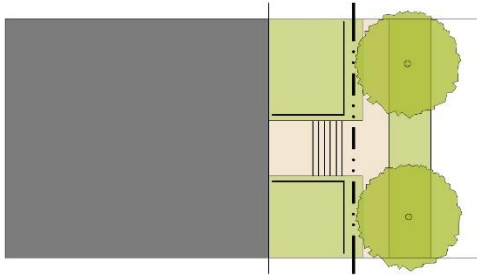
3.2.4.H ARCADES

1. Description: Arcades are facades with an attached colonnade that is covered by upper stories which are habitable space. This type is suitable for retail use, but only when the sidewalk is fully absorbed within the arcade. Due to the overlap of the right-of-way, an easement shall be required.
2. Conditions: A minimum depth is required within the development standards to ensure usability. The height and the proportions of the arcade may correspond to the facade consistent with the architectural style of the building, provided a minimum of ten feet (10') wide clear is met in all directions. Soffits, columns, and arches may be treated consistent with the architecture of the building. Maximum sidewalk width between curb and face of arcade shall be three feet (3'), except at curb extensions provided at intersections. Arcades shall be well lit and provide a safe environment.

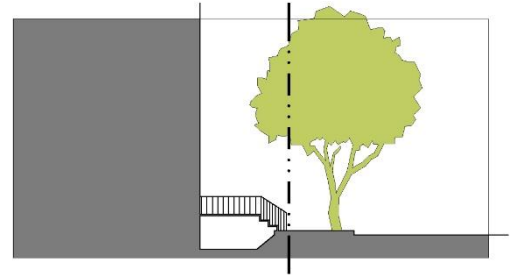
Encroachments: Permitted. See Article 3.0 Section 3.1.3

4. Frontages Permitted by Lot/Building Types:

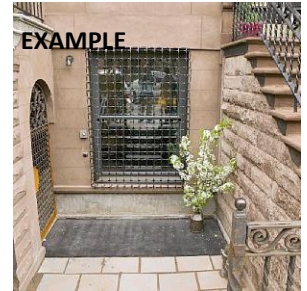
- a. Commercial, Primary
- b. Commercial, Urban
- c. Parking Garage / Liner Building
- d. Office Building
- e. Institutional
- f. Civic
- g. Mixed-Use Building



PLAN DIAGRAM

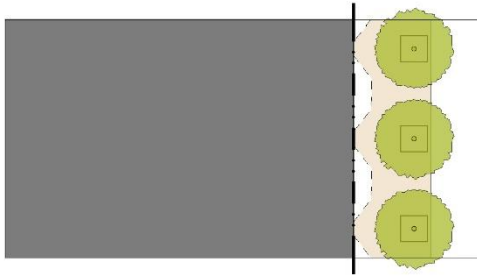


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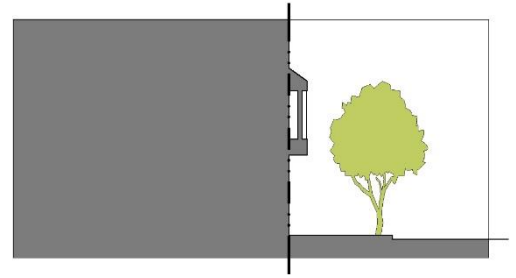


3.2.4.I TERRACE & LIGHTCOURT

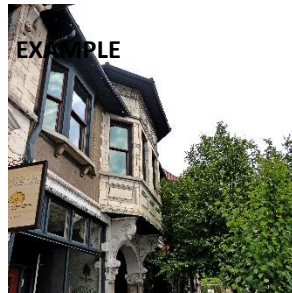
1. Description: A frontage wherein a portion of the façade is set back from the property line by an elevated terrace or sunken lightcourt. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The terrace is suitable for conversion to outdoor cafes as the eye of the sitter is level with that of the standing passerby.
2. Conditions: The elevation of terraces may not exceed three feet (3') above the highest adjacent finished grade or sidewalk. The elevation of basements accessed by a lightcourt may not exceed six feet (6') below the lowest adjacent finished grade or sidewalk.
3. Encroachments: Not permitted
4. Frontages Permitted by Lot/Building Types:
 - a. Live/Work Building
 - b. Apartment/Condominium
 - c. Townhouse



PLAN DIAGRAM

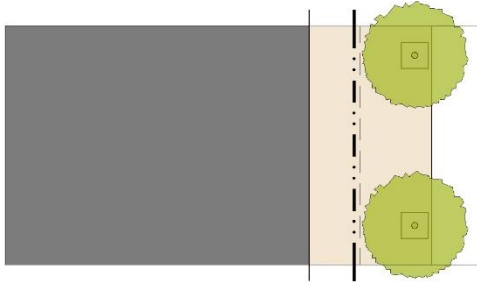


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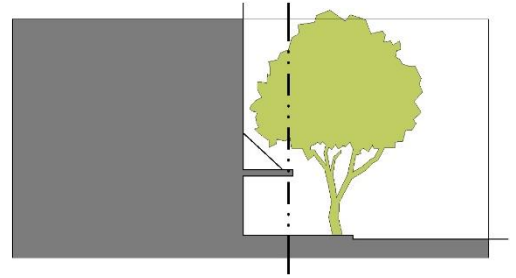


3.2.4.J BAY WINDOWS

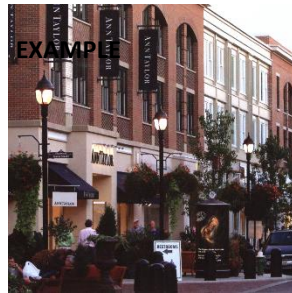
1. Description: A frontage type wherein bay windows are permitted and may occur forward of the build-to line. Bay windows projecting from the second floor or higher may encroach within the right-of-way.
2. Conditions: Bay windows shall have fenestration on both front and side surfaces and should have a maximum depth of six feet (6') and a maximum length of eight feet (8').
3. Encroachments: Permitted. See Article 3.0 Section 3.1.3
4. Frontages Permitted by Lot/Building Types:
 - a. Commercial, Primary
 - b. Commercial, Urban
 - c. Parking Garage / Liner Building
 - d. Office Building
 - e. Utility, Drive Through
 - f. Institutional
 - g. Civic
 - h. Mixed-Use Building
 - i. Live/Work Building
 - j. Apartment/Condominium
 - k. Townhouse



PLAN DIAGRAM

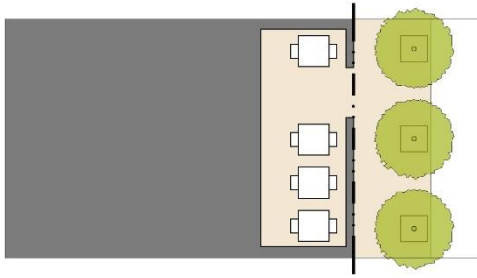


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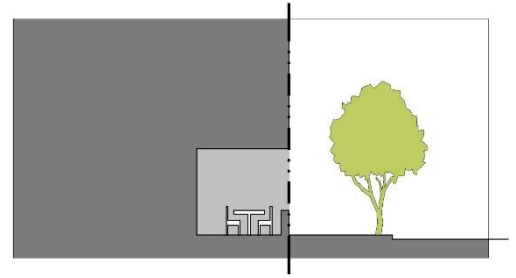


3.2.4.K STOREFRONT

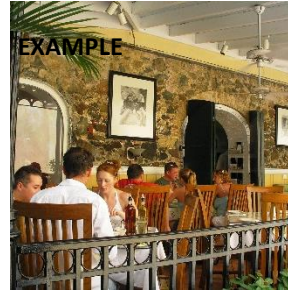
1. Description: A storefront frontage is at or close to the edge of the pedestrian zone, with the entrance at sidewalk grade. An overhang, canopy, shading element, or awning that encroaches over the sidewalk is required.
2. Conditions: A storefront frontage shall have transparent fenestration in form of glass panes comprising a minimum of sixty percent (60%) of the ground-floor building envelope. The bottom of the fenestration (window sill line) shall be a maximum of thirty inches (30") above the highest adjacent finished grade or sidewalk. Entry doors shall be a minimum of eight feet (8') high by three feet (3') wide and shall have glazing on a minimum of fifty percent (50%) of their surface area. See Article 3.0 Section 3.5.3.E for additional frontage requirements. The overhang or canopy must be a maximum of ten feet (10') above the adjacent finished grade or sidewalk and must not overhang the public right-of-way more than five feet (5').
3. Encroachments: Permitted. See Article 3.0 Section 3.1.3
4. Frontages Permitted by Lot/Building Types:
 - a. Commercial, Primary
 - b. Commercial, Urban
 - c. Parking Garage / Liner Building
 - d. Office Building
 - e. Utility, Drive-Through
 - f. Institutional
 - g. Civic
 - h. Mixed-Use Building



PLAN DIAGRAM



CROSS-SECTION DIAGRAM



3.2.4.L CAFÉ

1. Description: A café frontage is used with a storefront and accommodates outdoor seating for restaurants and cafes.
2. Conditions: A café frontage may be set back a maximum of fifteen feet (15') from the edge of the pedestrian zone. Café frontages may include roll up doors and bi-fold doors. Fences and walls are permitted to a maximum of thirty-six inches (36") high. Café frontage may be covered or open to the air.
3. Encroachments: Permitted. See Article 3.0 Section 3.1.3
4. Frontages Permitted by Lot/Building Types:
 - a. Commercial, Primary
 - b. Commercial, Urban
 - c. Parking Garage / Liner Building
 - d. Office Building
 - e. Utility, Drive-Through
 - f. Mixed-Use Building
 - g. Live/Work Building

3.3 GREEN SPACE, PARKS, AND CIVIC SPACE

3.3.1 Purpose

Green space, parks, and civic space serve to support the districts through the creation of great public spaces that respond to the establishment of a coherent, traditional, and regionally appropriate character. These standards favor an aesthetic that incorporates a diversity of traditional public spaces.

3.3.2 Applicability

The reservation of green space, parks, and civic space, or generally referred to as “public space,” shall adhere to the applicable jurisdiction’s green space requirements including Section 5-17 of the City of Edwardsville’s Land Development Code and Section 11-5-9 of the Village of Glen Carbon’s Subdivision Regulations.

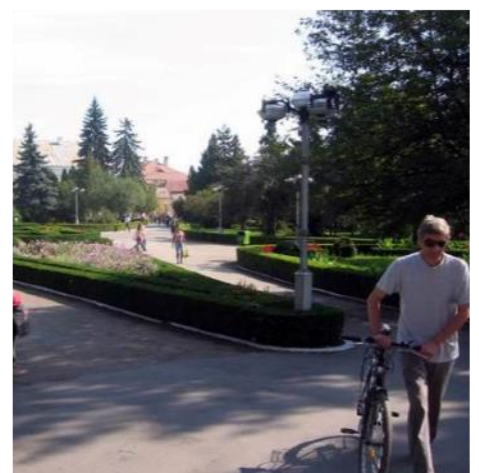
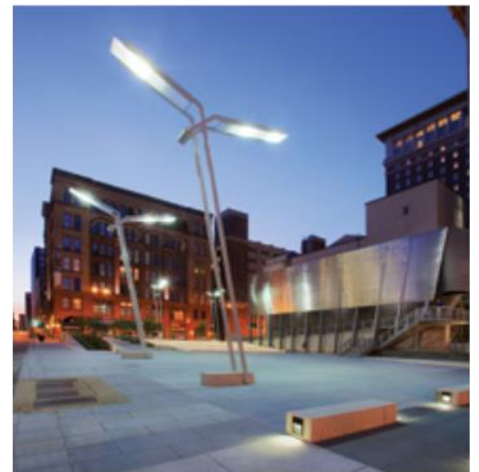
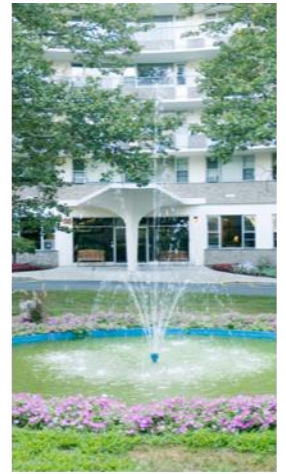
3.3.3 Suggested Types of Green Space, Parks, and Civic Spaces

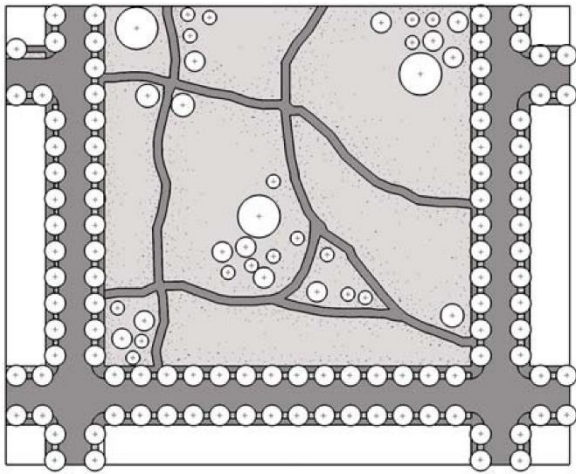
A. The following types of space shall be considered:

1. **Neighborhood Park:** A neighborhood park is a natural landscape consisting of open and wooded areas, typically furnished with paths, benches, and open shelters. Neighborhood parks are often irregularly shaped but may be linear in order to parallel creeks, canals, or other corridors. Parks are intended for both formal and informal recreation. Paving should be pervious paving materials to allow oxygen for tree roots and the percentage of impervious paving material is limited. The landscape character can vary from formal to informal depending upon adjacent development and existing natural features. For the smaller neighborhood parks a clear view through the park (from two to eight feet [2’ to 8’] in height) is important for safety and urban design purposes.
2. **Civic Green:** A green is an open space consisting of lawn and informally arranged trees and shrubs, typically furnished with paths, benches, and open shelters and are spatially defined by abutting streets. Greens are spaces intended for a moderate amount of foot traffic. Paving should be pervious paving materials to allow oxygen for tree roots and the percentage of impervious paving material is limited. In civic greens the surface treatment and materials within the area back-of-curb to back-of-curb excluding any civic building, public art or monument footprint should be a minimum fifty percent (50%) unpaved, pervious surface area like turf, ground cover, gravel, soil or mulch. The trees should provide a landscape and civic architecture that complement the surrounding building architecture. A clear view through the public space (from two to eight feet [2’ to 8’] in height) is important for safety and urban design purposes.
3. **Square:** A square is a formal open space available for recreational and civic uses and spatially defined by abutting streets and building frontages. Squares must be located so that building walls that will face the square or plaza will have at least twenty-five percent (25%) of their primary façade, including at least forty percent (40%) of the ground story’s primary façade, in transparent windows. Squares are generally intended to be active pedestrian centers and they should be designed appropriate to their high pedestrian traffic level with a higher percentage of paved surface area. Paving should be pervious paving materials to allow oxygen for tree roots and the percentage of impervious paving material is limited. Ideally the surface treatment and materials (within the area back-of-curb to back-of-curb excluding any civic buildings, public art or monument footprint) should be a minimum twenty percent (20%) and maximum thirty percent (30%) unpaved pervious surface like turf, ground cover, gravel, soil or mulch. The trees should

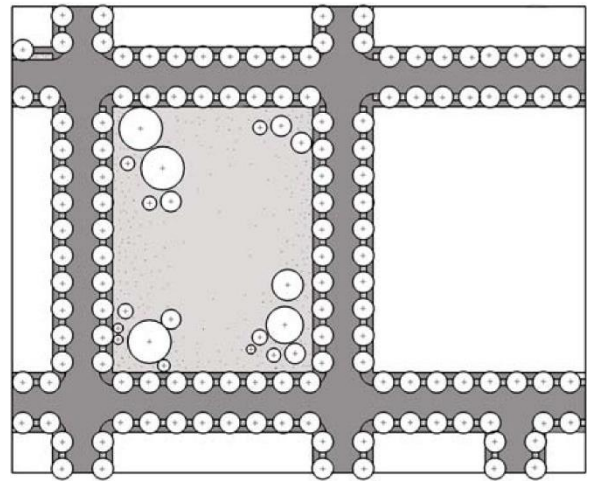
provide a landscape and civic architecture that complement the surrounding building architecture. A clear view through the public space (from two to eight feet [2' to 8'] in height) is important for safety and urban design purposes. Landscaping in a square consists of lawn, trees, and shrubs planted in formal patterns and it is typically furnished with paths, benches, and open shelters.

4. Plaza: A plaza is a formal open space available for civic and commercial uses and spatially defined by building frontages. Plazas are generally intended to be highly active pedestrian centers and they should be designed appropriate to their high pedestrian traffic level with most of the plaza in paved surface area. Plazas must be located so that building walls that will face the square or plaza will have at least twenty-five percent (25%) of their primary façade, including at least forty percent (40%) of the ground story's primary façade, in transparent windows. Landscaping in a plaza consists primarily of hardscape ideally with pervious surface materials; trees and shrubs are optional. Ideally the surface treatment and materials (within the area back-of-curb to back-of-curb excluding any civic buildings, public art or monument footprint) should be a minimum ten percent (10%) and maximum thirty percent (30%) unpaved pervious surface like turf, ground cover, gravel, soil or mulch. Playground: A playground is a fenced open space, typically interspersed within residential areas, which is designed and equipped for the recreation of children. Playgrounds may be freestanding or located within parks, greens, or school sites.
5. Playground: A playground is a fenced open space, typically interspersed within residential areas that is designed and equipped for the recreation of children. Playgrounds may be freestanding or located within parks, greens, or school sites.
6. Community Garden: A community garden is a grouping of garden plots available to nearby residents for small-scale cultivation.

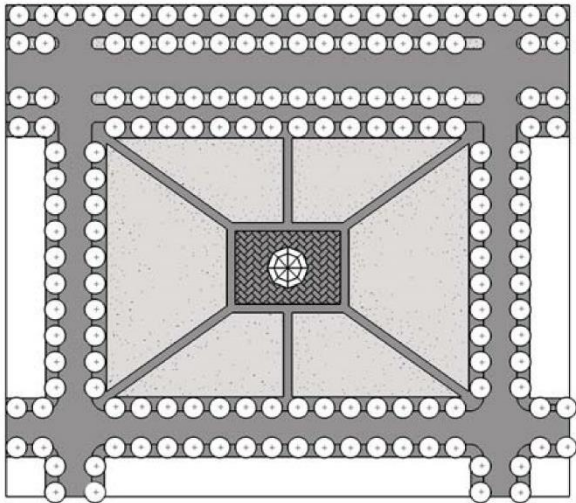




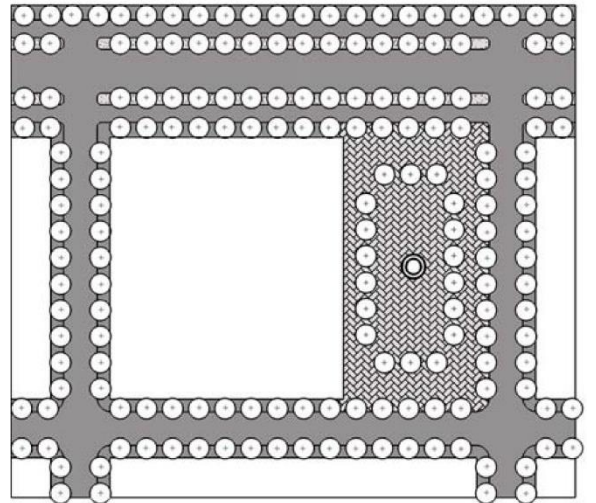
Neighborhood Park



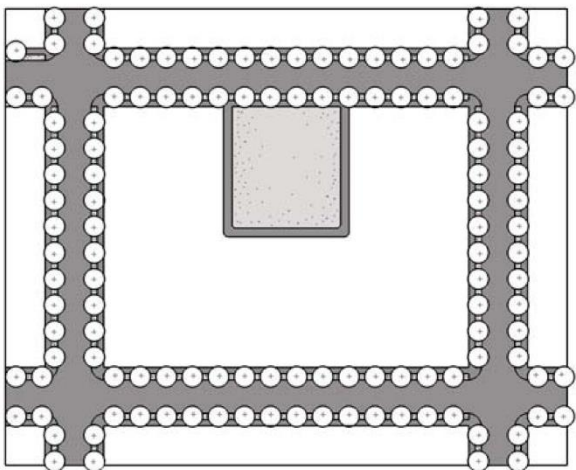
Civic Green



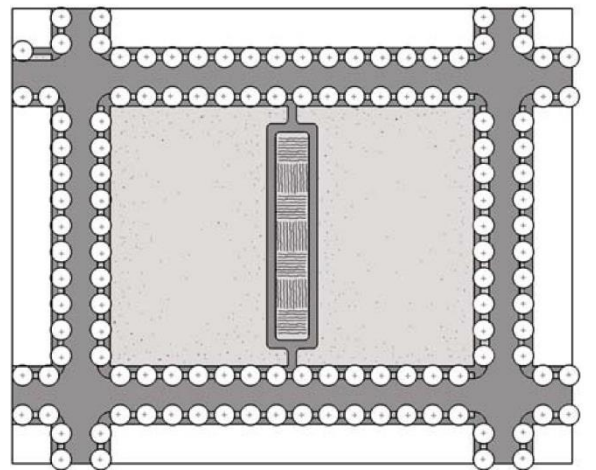
Square



Plaza



Playground



Community Garden

A. Suggested Design Standards: The following design standards should be considered:

1. Use Restrictions: Civic spaces lots may not be used for any other purpose unless comparable civic spaces are approved through the rezoning process. These lots are restricted as open space in perpetuity.
2. Configuration and Techniques: The following configurations and techniques are permitted:
 - a. Should be designed and configured to be clearly recognizable as public open space.
 - b. Should be consistent with the character of the Development District in which it is located. For example, a neighborhood park located in the Town Center District would be detailed with hardscaping and a formal planting pattern of a single species while a neighborhood park in the Rural Residential District would have more turf area with an informal planting pattern of multiple species.
 - c. Should have a range of types and sizes of civic spaces with the intention that there is a civic space within one-quarter (1/4) of mile of every resident or place of work.
 - d. Each civic space must have at least twenty-five percent (25%) of its perimeter and at least two sides directly adjoining a street.
 - e. Should be located so that building walls having at least fifteen percent (15%) of their area in transparent windows will face the space to make the space safer for the public. This standards varies by type of civic space such that the higher requirement is standard.
 - f. Should provide shaded seating and a major feature, such as water fountain, band stand, or pavilion which will be commensurate with the activities expected in the civic space. There are no detailed requirements for these features; and the regulating body shall determine these requirements as necessary.
3. Paving Materials: The following paving materials are permitted for pedestrian surfaces and should be compatible with the character of each Development District as determined by the applicable jurisdiction. In general, a maximum of two (2) materials should be combined in a particular application:
 - a. Stone (i.e. slate or granite)
 - b. Brick Pavers
 - c. Concrete Unit Pavers
 - d. Poured-in-Place Concrete with any of the following treatments: integral pigment color, special aggregate, special scoring pattern, ornamental insets such as tile, pattern-stamped. All concrete walks should be tinted to reduce glare.
 - e. Asphalt is not recommended, with the exception of bike paths.
4. Site Furnishings, Art Work, and Special Features: The following are recommended for inclusion in public and/or common outdoor spaces:

- a. Permanent Outdoor Seating is recommended in all publicly-accessible ways and spaces. Seating should be either:
 - i. Incorporated as part of the design of the building base, or;
 - ii. Custom designed in a style related to the architecture of the building (permanent benches of stone, brick or precast concrete), or;
 - iii. Catalog items of substantial materials appropriate for the character of each district;
 - b. Portable Seating: Movable chairs, tables for café's and other furniture should be of substantial materials; preferably metal or wood rather than plastic. Tables used for outdoor dining within the public right-of-way (i.e. in sidewalk areas) shall be a maximum of three (3) feet in diameter if round and three (3) feet along the longest side if rectangular.
 - c. Street Clocks, Directory Kiosks, and Permanent Freestanding Showcase Displays: Encouraged in the following Development Districts: Mixed-Use Commercial District, and Town Center, subject to review for adequate clearances, safety, and design. Designs should reflect the general character of the Development Districts.
 - d. Fountains: Recommended in open courtyard and passage spaces. The design and materials should be related to the principal adjacent buildings and civic spaces
 - e. Public Art: Such as sculpture, wall murals and other paintings, lighting displays and special public open spaces are encouraged.
 - i. Location of public art should be in highly visible places specifically designed or modified for the purpose of accommodating it; public art should not be located in semi-private areas such as the rear of buildings or in courtyards.
 - ii. Symbolic content of public art should relate to and represent the rich history of the area where appropriate; abstract as well as literal representative elements are appropriate.
 - iii. Murals should reflect the color and architectural composition of the buildings on which they are painted, and, to the extent appropriate, that of neighboring buildings. Murals are not allowed to advertise for commercial business of any kind.
5. Landscape and Plant Materials: The landscape design of any civic space should be reflective of both the aesthetic character and image of the Development District and the functional characteristics of the civic space. In particular considerations should be given to the following:
- a. Deciduous trees should be the predominant large plant material used. They should be located adjacent to buildings and within parking areas to provide shade in summer and allow sun in winter. Species should be selected to be drought-tolerant, provide fall color and minimize litter and other maintenance problems.
 - b. Evergreen shrubs and trees should be used as a screening device, for example, along rear property lines, around mechanical appurtenances, etc.

- c. Flowering shrubs and trees should be used where they can be most appreciated such as adjacent to walks and recreational areas, or framing building entries, stairs, and walks.
- d. Plants with annual or seasonal color are recommended to highlight special locations, such as courtyards, building entrances, or within public spaces in general.
- e. Decorative vines should be considered for use along fences, property boundaries, perimeter walls, and on blank building elevations.
- f. Drought-tolerant and/or native plants should generally be used.
- g. Freestanding mounding earth and/or earth berms against buildings are only permitted in neighborhood parks and greens.
- h. All plant material including trees shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.

3.3.4 Civic Buildings

- A. Intent and Guiding Illustrations: Civic buildings contain uses of special public importance and must be designed to physically express that prominence. Civic buildings include, but are not limited to, municipal buildings, churches, libraries, schools, day care centers, recreation facilities, and places of assembly. Civic buildings do not include retail buildings, residential buildings, electrical sub-stations, water treatment facilities, buildings with private offices, or other buildings and utilities similar in nature. The illustrations are advisory only.
- B. Standards for Civic Buildings:
 - 1. Civic buildings contain public or civic uses of special significance to residents, employees, or visitors.
 - 2. Civic buildings are used for the following purposes: community services, day care, education, government, places of worship, or social services.
 - 3. Civic buildings must be designed to physically express their community prominence.
 - 4. Civic Building Lots are usually sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.
 - 5. In order to provide greater flexibility in building types and to allow more distinctive architectural expression, civic building lots do not have mandatory frontage percentages or street yard standards.
 - 6. Oversized civic building lots such as those sometimes required for public schools or for churches with regional congregations should be located at the periphery of the Development Districts and/or typically sized districts and neighborhoods so as not to impede the walkability of the remainder of the neighborhood.
 - 7. Parking shall match the requirements as detailed in Article 3.0 Section 3.7.
 - 8. Signage shall match the requirements as specified in Article 3.0 Section 3.8.
 - 9. Publicly owned civic buildings include municipal facilities, County government facilities, State government facilities, schools, publicly owned parks, and any taxing district facility. These publicly owned facilities have the following additional requirements:

- a. Notwithstanding the above, in any residential zone district all municipally or publicly owned buildings shall be located at least twenty-five feet (25') from all property lines; lighting must be shielded from glare onto adjoining residential lots and dwellings; landscaping screening is required; and refuse containers should be screened as specified by the applicable jurisdiction.
- b. Any publicly owned County, municipal facilities or governmental building that is primarily used as an operational, maintenance, warehouse and/or storage service facility or any type of facility that includes a large open or enclosed parking/service/storage yard is only permitted in the Mixed-Use Commercial District and/or the Rural Residential providing that they are adequately enclosed within a live planting screen and/or solid fence at least six feet (6') in height per the standards within this Development Code. Any storage areas, maintenance yards, or storage warehouses shall be located at least twenty-five feet (25') from any property line.
- c. Permitted uses include: municipal facilities, County government facilities, State government facilities, schools, publicly owned parks, and any taxing district facility. Use restrictions require that these uses shall be owned by a public taxing unit.
- d. There are no minimum lot area, width or depth requirements.
- e. There are no setback requirements except in residential areas as stated above.
- f. The maximum floor area ratio is two square feet (2 sq. ft.) of floor space for each one square foot (1 sq. ft.) of lot area.
- g. Maximum percentage of lot building coverage is fifty percent (50%)
- h. The height limit is seventy feet (70')



3.4 ARCHITECTURAL STANDARDS

3.4.1 Purpose

The architectural standards serve to support the Development Districts through the creation of great public spaces, climate responsive design and the establishment of a coherent, traditional and regionally appropriate scale and character for all new development within each of the different Development Districts as well as encourage a high caliber, lasting quality of development. These standards favor an aesthetic that incorporates a diversity of traditional architectural styles interpreted broadly. The intention is not to copy the past, but to utilize its discipline when designing new buildings. Structures created according to these standards will also demonstrate a clear relationship to the long-standing architectural traditions of the Midwest. Buildings designed to withstand the elements (gravity, sun, weather, and time) which also incorporate traditional rules of proportion and massing retain their appeal beyond a simple question of style. Where a standard provision is not consistent with an established architectural style reflected in a project design, it should not apply.

3.4.2 Applicability

- A. All new structures, and all substantial additions and exterior changes to all structures providing for non-residential uses and all structures with over three dwelling units existing prior to adoption of this Ordinance, as well as any new Civic Buildings or additions and exterior alterations to Civic Buildings within the Madison County I-55 Corridor Transportation and Growth Management Regulatory Plan and Code as shown on the Regulatory Plan require Design Review (see Article 1.0) based upon the standards contained herein.
- B. These Architectural Standards are organized into two (2) categories in order to respond to the different Lot/Building Types contained in this Code, these being first, "Commercial, office, and Mixed Use" and second, "Residential", both as detailed hereunder. With each of these two (2) categories the standards are organized as follows: General Standards; Exterior Building Walls; Roofs and Parapets; Street Walls and Garden Walls; Building Entrances, Windows, and Doors; and Miscellaneous Building Elements.

3.4.3 General Standards

- A. The building mass shall consist of a simple composition of basic building forms that follow a clear hierarchy and should be orientated to the creation of great public spaces and responsive to the particular micro-climate of the site. For example, the principal structure and accessory buildings should be sited in a manner appropriate to their size and function. Roof lines shall be simple, utilizing parapets, gables, hips, and sheds, or combinations of these basic forms. Overly complicated roof lines, exterior framing, and exceedingly complex roof forms which distract from visual simplicity are to be avoided. Details such as doors, windows, eaves, railings, etc. should be carefully designed and constructed in order to contribute significantly to a building's visual interest and value.
- B. Each building should have at minimum a distinctive horizontal base, occupied middle, and eave, cornice and/or parapet line that complement and balance one another.

- C. Each building should have a clear and harmonious pattern of vertically-oriented façade openings including entries, windows, and bays and columns or other exposed vertical supports. Vertical articulations can be produced by variations in roof lines; window groupings; applied façade elements such as piers or pilasters, bay windows and balconies; entrance stoops and porches; and subtle changes in materials and vertical planes that create shadow lines and textural differences. Vertical elements break up long, monolithic building façades along the street. Major vertical elements should be reflective of a typical fifty feet (50') pattern reflecting the typical historic parcel increment of much of Midwestern downtowns and town centers.
- D. These standards specify an architectural aesthetic of load-bearing walls, regionally appropriate materials and climate responsive design. The standards also specify a range of certain details, such as window proportions, column spacing, storefronts, roof or cornice configurations and overhangs. Windows, wall panels, pilasters, building bays, and storefronts should be based on a module derived from the building's structural bay spacing. Features based on this module should be carried across windowless walls to relieve blank, uninteresting surfaces. All building materials to be used shall express their specific properties. For example, stronger and heavier materials like masonry may support lighter materials like wood, not the reverse.
- E. While only materials, techniques, and product types prescribed here are permitted, equivalent or better practices and products are encouraged. They shall be submitted for review and approval. Additional products, styles and approaches may be added to this Article through an amendment to this Development Code.
- F. The color palette of the development should reflect the traditional materials and techniques of regional Midwest building practices and regional, and shall not be overly colorful.
- G. Many of these standards apply only in conditions where clearly visible from the street or other public spaces. Note that the definition of street and other public spaces includes parks, civic squares, and civic greens and the term "street" shall be inclusive. These controls therefore concentrate on the views from street and minimize interference in the private realm. For example, an architectural element that is visible only through an opening in a street wall is not clearly visible from the street.
- H. For buildings located at the intersection of two (2) streets, the corner of the building at the intersection may be angled, curved, or chamfered. The distance from the corner shall not exceed thirty feet (30') measured from the intersection of the right-of-way lines to the end of the angled or curved wall segment, unless a greater amount is required by the visibility triangles for traffic movement.

3.4.4 Introduction to Architectural Standards for Commercial, Office and Mixed Use

The following architectural standards apply to the Commercial Primary, Commercial Urban, Parking Garage/Liner Building, Office Building, and Mixed-Use Building, and Live/Work Building Lot/Building Types. The purpose of these architectural standards for commercial, office and mixed-use buildings include:

- A. Encouraging traditional commercial and mixed-use building forms that reinforce the pedestrian orientation and desired visual quality of the various districts.
- B. Creating usable outdoor space through the arrangement of compatible commercial and mixed use buildings along street frontages.
- C. Encouraging commercial and mixed use buildings of compatible type and scale to have creative ornamentation using varied architectural styles.
- D. Enhancing the various districts as attractive destinations for working, living, recreation, entertainment, and/or shopping.

- E. Maintaining and enhancing the sense of place of each of the districts and their respective property values.

3.4.5 Architectural Standards for Commercial, Office, and Mixed Use

A. General Standards

1. New commercial and mixed use lots/buildings are oriented to public streets, sidewalks, plazas, courtyards and or other public spaces in order to establish a consistent and visually appealing street wall.
2. Streets: New commercial buildings are generally oriented to public sidewalks. This section addresses other public open spaces that also can affect the orientation of commercial buildings.
 - a. Plazas: This code contains build-to lines that require new commercial buildings to be placed near public sidewalks. These build-to regulations allow up to twenty percent (20%) of a building's frontage to be recessed ten feet (10'). Plazas are permitted to be recessed further than the standard ten feet (10') if they meet the following requirements:
 - i. The plaza cannot exceed twenty percent (25%) of a building's frontage.
 - ii. The plaza is strictly for pedestrian usage and cannot be used to park vehicles.
 - iii. All building walls that surround the plaza must meet the design criteria for principal façades.
 - b. Courtyards: New commercial buildings that are on larger lots may include interior courtyards designed for public or private usage.
 - i. If vehicular circulation is allowed through a courtyard, the only parking permitted will be in parallel spaces.
 - ii. Courtyards intended for public use are encouraged to have clear visual linkages between the courtyard and public sidewalks.
 - c. Pedestrian passages: Pedestrian passages, with or without a lane for vehicles, can be provided on private property to connect a courtyard to the sidewalk system, to provide walkways to parking lots behind buildings, or to provide additional retail frontages.



B. Exterior Building Walls

1. Intent and Guiding Illustrations: Building walls should reflect and complement the traditional materials and techniques of the Midwest region. They should express the construction techniques and structural constraints of traditional, long-lasting, building materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details. All building materials to be used shall express their specific properties. For example, heavier more permanent materials like masonry support lighter materials wood.
2. Standards for Building Walls (Where clearly visible from the street)
 - a. Materials: The palette of wall materials should be kept to a modest number, preferably two (2) but not more than four (4). Using the same wall materials as adjacent or nearby buildings helps strengthen the district character. The following materials are permitted.
 - i. Primary Materials (seventy-five percent [75%] of façade or greater):
 1. Brick or tile masonry
 2. Native stone or synthetic equivalent
 3. Pre-cast masonry
 4. Stucco or cementitious finish
 - ii. Secondary Materials (no greater than twenty-five percent [25%] of façade):
 1. Siding (wood, composite, or HardiePlank)
 2. Curtain Wall Systems should only be used for limited areas, such as connections between buildings, entrance lobbies, etc.
 3. Concrete Block (utility block only)
 4. Poured-in-Place Concrete: options in terms of formwork, pigments, and aggregates should be explored to create rich surfaces.
 - iii. Accent Materials (no greater than five percent [5%] of façade):
 1. Gypsum Reinforced Fiber Concrete (for trim elements only)
 2. Metal (for beams, lintels, trim elements and ornamentation only)

3. Split-faced block (only for piers, foundation walls and chimneys)
4. Ceramic Tile

b. Configurations and Techniques: The following configurations and techniques are permitted:

i. Walls (Where clearly visible from the street)

1. Two or more wall materials may be combined on one façade only with one above the other – lighter materials above those more substantial (e.g. wood above stucco or masonry, or stucco above masonry); all dependent, however, upon the chosen style.
2. The horizontal dimension of the wall opening shall not exceed the vertical dimension except where otherwise prescribed in this Code.
3. Wall openings shall not span vertically more than one (1) story.
4. Wall openings shall correspond to interior space and shall not span across building structure such as the floor structural and mechanical thickness.
5. Material changes shall be made within a constructional logic— as where an addition of a different material is built onto the original building.
6. Wall materials shall be consistent horizontally (i.e. joints between different materials must be horizontal and continue around corners except for towers, chimney and piers.)
7. If the building mass and pattern of windows and doors is complex, simple wall surfaces are preferable (e.g. stucco); if the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed (e.g. bricks or blocks, rusticated stucco, ornamental reliefs). In both cases, pilasters, columns, and cornices should be used to add visual interest and pedestrian scale.
8. All building elements that project from the building wall by more than sixteen inches (16”), including but not limited to decks, balconies, porch roofs and bays, shall be visibly supported by pilasters, piers, brackets, posts, columns, or beams that are sized proportionally to the structure above. This requirement does not apply to cantilevered elements that are typical for a specific style.
9. Transparent windows must cover at least forty percent (40%) of the wall area on the ground floor and at least fifteen percent (15%) of the wall area for each of the floors above the ground floor.

ii. Side and Rear Building Façades: should have a level of trim and finish compatible with the front façade, particularly if they are visible from streets, adjacent parking areas or residential buildings.

iii. Blank wall areas without windows or doors are only permitted on internal-block side-property line walls and should reflect in basic terms the compositional standards in this Section and be provided with some surface relief.

iv. Wood Siding and Wood Simulation Materials:

1. Lap siding horizontal configuration
2. Smooth or rough-sawn finish
3. No faux wood grain

v. Brick, Block and Stone

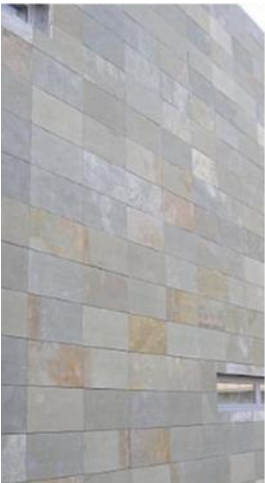
1. Must be detailed and in an appropriate load-bearing configurations.
2. Veneers should be mortared to give the appearance of structural brick, block or stone. If veneers are used they should wrap around the building corners to minimize a veneer appearance.

vi. Stucco (cementitious finish)

1. Smooth or sand only, no roughly textured finish.

vii. Parapet and Cornice Cap Flashings

1. Sheet metal parapet cap flashings should be painted to match wall or trim color.



C. Roofs and Parapets

1. Intent and Guiding Illustrations: Roof forms should complement the building mass and match the principal building in terms of style, detailing and materials in order to provide visual coherence to each of the districts. Flat roofs are typical for commercial, mixed-use and office buildings and shall be provided with a strong, attractively detailed cornice and/or parapet wall; however, double-pitched roofs (i.e. gable, hip, pyramid), dormer windows, and chimneys are possibilities for the residential-based mixed use buildings to add variety and visual interest. Single-pitched or “shed” roofs should not be used for the principal building, and may only be attached to a main structure. All roofs and parapets should also demonstrate a common-sense recognition of the climate by utilizing appropriate pitch, drainage, and materials.
2. Standards for Roofs and Parapets (Where clearly visible from the street)
 - a. Materials: The following materials are permitted:
 - i. Clay or concrete (faux clay)
 - ii. Tile (barrel or flat roman)
 - iii. Slate (equivalent synthetic or better)
 - iv. Metal (standing seam, equivalent or better)
 - v. Dimensional asphalt shingles
 - vi. Cedar shingles
 - vii. Asphalt with reflective finishes should be used on flat roofs with parapets not visible from the street
 - viii. Green roofs (intensive or extensive)
 - ix. Cornices and soffits may be a combination of wood, vinyl, and/or metal
 - x. Parapet materials can be the same as primary wall materials
 - b. Configurations and Techniques: The following configurations and techniques are permitted:
 - i. Pitched Roofs
 1. Pitch (exclusive of roofs behind parapet walls)
 2. Simple hip and gable roofs shall be symmetrically pitched between 4:12 and 10:12.
 3. Shed roofs, attached to the main structure, shall be pitched between 3:12 and 8:12.

ii. Mansard Roofs

1. Mansards should only be used when emulating a traditional building style that typically employs mansard roofs (e.g. Beaux Arts, Victorian, etc.)
2. Mansard roofs should occur in tandem with dormer windows and other architectural features in buildings that are three (3) stories or higher.
3. Wraparound roofing panels that do not enclose a habitable floor or commercial mansards should not be used.

iii. Overhangs

1. Eaves must overhang eighteen to thirty inches (18" to 30") on the primary structure for the initial four (4) stories. For each additional story; six inches (6") shall be added to the minimum and twelve inches (12") shall be added to the maximum, up to a maximum projection of seven feet (7').
2. Gable-end rakes must overhang at least twenty-four inches (24").
3. Eaves and rakes on accessory buildings, dormers, and other smaller structures must overhang at least eight inches (8").
4. Eave and balcony brackets must be a minimum of five inches by five inches (5" x 5") in dimension.
5. Open eaves and simple classical soffits and fascia are allowed.

iv. Cornice and Coping Standards for Parapet Roofs

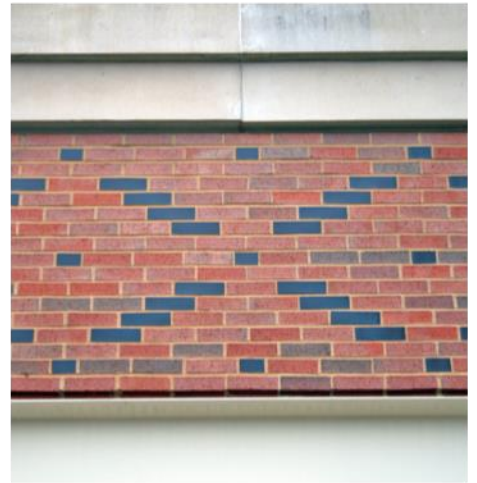
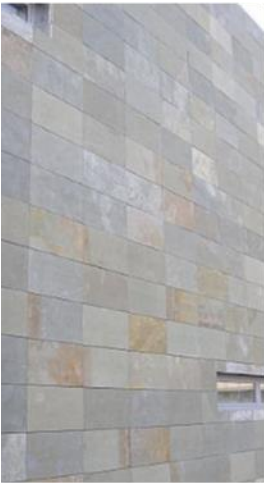
1. Parapet roofs are typically for commercial and mixed-use buildings.
2. Only allowed for sites where the roof material is not visible from any adjacent street space.
3. Parapet walls should have a distinct shape or profile like a gable, arc, or raised center.

v. Cornices and Other Features

1. Buildings without visible roof surfaces and overhanging eaves may satisfy the overhang requirement with a cornice projecting horizontally between six and twelve inches (6" and 12") beyond the building walls on the primary structure for the initial four (4) stories. For each additional story six inches (6") shall be added to the minimum and twelve inches (12") shall be added to the maximum, up to a maximum projection of six feet (6').

2. Skylights and roof vents are permitted only on the roof plane when shielded from street space view by the building's parapet wall.

- c. Roof mounted equipment shall be placed away from the primary street and be screened from view from the street.
- d. Snow and ice guards shall be provided where a roofline hangs over public space.



D. Street Walls and Garden Walls

1. Intent and Guiding Illustrations: Street and Garden Walls establish a defined edge to the street where the building walls do not exist and should be used to define the public and private boundaries and spaces. The Development Code requirements include masonry walls that define outdoor spaces and separate the street from the private realm (parking lots, trash cans, gardens, and equipment). All street and garden wall façades shall be as carefully designed as the building façade, with the finished side facing the street.
2. Standards for Street and Garden Walls (Where clearly visible from the street):
 - a. A street and garden wall is a masonry wall set back not more than eight inches (8") from the property line or adjacent building façade and built to a maximum height of six feet (6') and minimum of three feet (3'). A vehicle entry gate and a pedestrian entry gate are both permitted within any required street and garden wall length.
 - i. Materials: The following materials are permitted and should be compatible with the principal building although post or pier materials may differ from fence materials, such as metal fences with masonry piers.
 1. Native/regional stone and equivalent imitation stone
 2. Metal (wrought iron, welded steel and/or aluminum)
 3. Brick
 4. Stucco on poured or block concrete only with brick or stone coping
 5. A combination of materials (e.g. stone piers with brick infill panels)
 - ii. Configurations and Techniques: The following configurations and techniques are permitted:
 1. Street Walls shall be built along any unbuilt lot line to the height specified above.
 2. Street and Gardens Walls including fences, wall panels and piers should be designed to be compatible with the character of the principal building(s) and be divided into regular modules that reflect the proportional system of the principal building(s).
 3. Metal work may be treated or painted
 4. Walls should have a base and coping
 5. Copings shall project between one half inch (1/2") and four inches (4") from the face of the wall
 6. Garden walls shall be irrigated



E. Building Entrances, Windows and Doors

1. Intent and Guiding Illustrations: The placement, type, and size of windows and doors help to establish the scale and vitality of the street and are an important element of a buildings composition and an indicator of overall building quality. For commercial buildings, they allow interplay between the shop interiors and the street. Windows should be divided by multiple panes of glass. This helps the window “hold” the surface of the façade, rather than appearing like a hole in the wall (an effect produced by a large single sheet of glass).
2. Standards for Building Entrances, Windows and Doors (Where clearly visible from the street)
 - a. Materials: The following materials are permitted:
 - i. Windows shall be of anodized aluminum, wood, clad wood, vinyl, or steel
 - ii. Window glass shall be clear, with light transmission at the ground story at least 90 percent (90%) and for the upper floors seventy percent (75%) (modification as necessary to meet any applicable building and energy code requirements)
 - iii. Specialty windows (one [1] per façade maximum) may utilize stained, opalescent, or glass block
 - iv. Window screens shall be black or gray
 - v. Screen frames shall match window frame material or be dark anodized
 - vi. Doors shall be of wood, clad wood, or steel and may include glass panes
 - b. Configurations and Techniques: The following configurations and techniques are permitted:
 - i. The following requirements apply to building entrances (except for storefronts):
 1. Main building entrances should face and open to the street and should be easily identifiable and distinguishable from first floor storefronts. At least one (1) of the following treatments is recommended:
 - a. Marked by a taller mass above, such as a tower, or within a volume that protrudes from the rest of the building surface
 - b. Located in the center of the façade, as part of a symmetrical overall composition
 - c. Accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures
 - d. Marked or accented by a change in the roofline or change in the roof type.

2. Building entrances to upper floors should be directly visible from the street and easy to identify.
 3. Along key Commercial streets entries to shops or lobbies should be spaced a maximum of fifty feet (50') apart.
 4. Corner buildings should provide prominent corner entrances for shops and other activity-generating uses.
- ii. The following requirements apply to all windows (except for storefronts):
1. All windows within a building, large or small, should be related in operating type, proportions, and trim. Other unifying elements should be used, such as common sill or header lines.
 2. The horizontal dimension of the opening shall not exceed the vertical dimension except where otherwise prescribed in this Development Code.
 3. Windows may be grouped horizontally (maximum five [5] per group) if each grouping is separated by a mullion, column, pier or wall section that is at least seven inches (7") wide.
 4. Windows shall be no closer than thirty inches (30") to building corners excluding bay windows.
 5. Shaped frames, lintels and sills should be used to enhance openings and add additional relief. They should be proportional to the glass area framed; e.g. a larger window should have thicker framing members.
 6. Glass should be inset a minimum of three inches (3") from the exterior wall surface to add relief to the wall surface.
 7. Clear glazing is strongly recommended. Reflective glazing should not be used. If tinted glazing is used, the tint should be kept as light as possible.
 8. Mullions should be reflective of "true divided light" windows or sectional windows. Where a divided window design is desired; "snap-in" grilles or mullions should not be used.
 9. No exterior shutters are permitted on commercial or mixed use buildings.
- iii. The following requirements apply to all upper floor windows:
1. Windows shall be double-hung, single-hung, awning, or casement windows.
 2. Fixed windows are permitted only as a component of a system including operable windows within a single wall opening.
 3. Residential buildings/floors: panes of glass no larger than thirty-six inches (36") vertical by thirty inches (30") horizontal.

4. The maximum pane size for office uses is sixty inches (60") vertical by forty-eight inches (48") horizontal.
 5. Egress windows may be installed according to the appropriate building code.
 6. For storefront buildings in general, upper floors should have a window to wall area proportion (typically thirty to fifty percent [30% to 50%]) that is smaller than that of ground floor storefronts.
- iv. The following apply to ground floor storefront windows:
1. Single panes of glass not larger than eight feet (8') in height by four feet (4') wide.
 2. Display Windows need to be provided as large pane windows encompassing a minimum of sixty percent (60%) of the storefront surface area and shall allow views into the ground floor of the building for a depth of at least twenty feet (20'). Where privacy is desired for restaurants, professional services, etc., windows should be divided into smaller panes.
 3. Windows shall not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space).
 4. Clerestory Windows should be provided and they are horizontal panels of glass between the storefront and the second floor. They are a traditional element of "main street" buildings, and are recommended for all storefronts. Clerestory windows can be good locations for painted-window and other relatively non-obtrusive types of signs.
 5. Base of storefront: a panel of tile or other special material is recommended below display windows. Materials recommended for walls are generally suitable. Base materials should be the same or "heavier" materials visually than walls.
 6. Recessed Entries - are recommended as another traditional element of the main street storefront. Recommended treatments include: special paving materials such as ceramic tile; ornamental ceilings – such as coffering; and decorative light fixtures.
 7. Cornices should be provided at the second floor (or roofline for a one-story building) to differentiate the storefront from upper floors of the building and to add visual interest; this also allows the storefront to function as the base for the rest of the building.
 8. Storefronts may extend up to twenty-four inches (24") beyond the façade into the Street (see frontage types).
- v. The following apply to ground floor storefront doors:
1. Doors should be substantial and well detailed, and should match the materials, design and character of the display window framing.
 2. Double-height entryways (those that span more than one [1] story) are not allowed.

3. Doors shall not be recessed more than three feet (3') behind the storefront windows and, in any case, shall have a clear view and path to a forty-five degree (45°) angle past the perpendicular from each side of the doors.



F. Miscellaneous Building Elements

1. Accessory Buildings of all types should have architectural treatments derived from the main building: surface materials, trim, fenestration, roof materials, and colors and if freestanding should be unobtrusive, preferably located at the rear of properties to minimize visual impact.
2. Awnings, Trellises and Canopies: Materials, colors, and form should be derived from the building architecture. They should be a minimum of eight feet (8') above the sidewalk, and project no more than seven feet (7') out from the building wall. They should be above the display windows and below the storefront cornice or sign panel. They should not cover piers, pilasters, clerestory windows or other architectural features. An individual awning or canopy for each storefront or building bay complements the building more effectively than one continuous awning does. Backlit awnings are not permitted.
3. Other Building and Site Accessories: Colorful banners should be used to add variety to the street. Ornamental brackets and poles add further interest. Hanging flower or plant baskets suspended from ornamental brackets of metal or wood are recommended. Ornamental Lighting for porches and walks should add attractiveness, safety, and security and be in the same character as the primary structure.
4. Stairs: All stairs should be boxed and framed by attractive stepped bulkheads walls or balustrade railings. Bullnose treads are recommended. Open or "floating" exterior stairs should not be used.
5. Open porches and balconies should have attractive bulkheads or balustrade railings and in the case of an open porch a roof that complements the pitch and materials of the main roof.
6. Freestanding landscape elements such as trellises, arbors, and special landscape materials that add character to yard spaces and / or accent the entry sequence are encouraged.
7. Mechanical Equipment: The following mechanical equipment shall be placed away from any primary street and be screened from view from the street: air compressors, air-conditioning/heating units; electrical generators mechanical pumps, exterior water heaters, water softeners, utility and telephone company meters or boxes, garbage cans, storage tanks, and the like. Similarly none of the above may be stored or located within any area considered a street.

3.4.6 Introduction to Architectural Standards for Residential

The following architectural standards apply to the Apartment / Condominium, Townhouse, Lot/Building Types. The purpose of these architectural standards for residential buildings include:

- A. Encouraging traditional residential building forms that reinforce the pedestrian orientation and desired visual quality of the various districts.
- B. Creating usable outdoor space in the front and rear of buildings through the arrangement of compatible residential buildings along street frontages.
- C. Encouraging residential buildings of compatible type and scale to have creative ornamentation using varied architectural styles.
- D. Enhancing the various districts as attractive destinations for working, living, recreation, entertainment, and/or shopping.

- E. Maintaining and enhancing the sense of place of each of the districts and their respective property values.

3.4.7 Architectural Standards for Residential

A. General Requirements

1. This section applies to Live/Work Buildings and Apartment/Condominiums lot types. Single Family Detached, Villas/Attached, Estate, Countryside Tract, and Farm Lot/Building Types are exempt from architectural standards.
2. New residential buildings are oriented to public streets, sidewalks, plazas, courtyards and or other public spaces in order to establish a consistent and visually appealing street wall.
3. Streets: New residential buildings are generally oriented to public sidewalks. This section addresses other public open spaces that also can affect the orientation of residential buildings.
 - a. Plazas: This code contains build-to lines that require new residential buildings to be placed near public sidewalks. These build-to regulations allow up to fifty percent (50%) of a building's frontage to be recessed ten feet (10'). Plazas meeting the following requirements are permitted to be recessed farther than the standard ten feet (10').
 - i. The plaza cannot exceed twenty percent (20%) of a building's frontage.
 - ii. The plaza is strictly for pedestrian usage and cannot be used to park vehicles.
 - iii. All building walls that surround the plaza must meet the design criteria for principal façades.
 - b. Courtyards: New residential buildings that are on larger lots may include interior courtyards designed for public or private usage.
 - i. If vehicular circulation is allowed through a courtyard, the only parking permitted will be in parallel spaces.
 - ii. Courtyards intended for public use are encouraged to have clear visual linkages between the courtyard and public sidewalks.
 - c. Pedestrian passages, with or without a lane for vehicles, can be provided on private property to connect a courtyard to the sidewalk system, to provide walkways to parking lots behind buildings, or to provide additional retail frontages.

B. Exterior Building Walls

1. Intent and Guiding Illustrations: Building walls should reflect and complement the traditional materials and techniques of the Midwest region. They should express the construction techniques and structural constraints of traditional, long-lasting, building materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details. All building materials to be used shall express their specific properties. For example, heavier more permanent materials like masonry support lighter materials like wood.
2. Standards for Building Walls (Where clearly visible from the street)
 - a. Materials: The palette of wall materials should be kept to a modest number, preferably two (2) but not more than four (4). Using the same wall materials as adjacent or nearby buildings helps strengthen the district character. The following materials are permitted.
 - i. Primary Materials (seventy-five percent [75%] of FAÇADE or greater):
 1. Brick or tile masonry
 2. Native stone (or synthetic equivalent)
 3. Pre-cast masonry
 4. Stucco (cementitious finish)
 5. Siding (Vinyl a minimum of 0.44 inch gauge, wood, or HardiePlank)
 - ii. Secondary Materials (no greater than twenty-five percent [25%] of FAÇADE):
 1. Curtain Wall Systems should only be used for limited areas, such as connections between buildings, entrance lobbies, etc.
 2. Poured-in-place concrete.
 3. Brick or tile masonry
 4. Native stone (or synthetic equivalent)
 - iii. Accent Materials (no greater than five percent [5%] of façade):
 1. Gypsum Reinforced Fiber Concrete (for trim elements only)
 2. Metal (for beams, lintels, trim elements and ornamentation only)

3. Ceramic tile

b. Configurations and Techniques: The following configurations and techniques are permitted:

i. Walls (Where clearly visible from the street)

1. Two or more wall materials may be combined on one façade only with one above the other with lighter materials above those more substantial (e.g. wood above stucco or masonry, or stucco above masonry) all dependent, however, upon the chosen style.
2. The horizontal dimension of the wall opening shall not exceed the vertical dimension except where otherwise prescribed in this Code.
3. Wall openings shall not span vertically more than one (1) story.
4. Wall openings shall correspond to interior space and shall not span across building structure such as the floor structural and mechanical thickness.
5. Material changes shall be made within a constructional logic as where an addition of a different material is built onto the original building.
6. Wall materials shall be consistent horizontally (i.e. joints between different materials must be horizontal and continue around corners except for towers, chimney and piers.)
7. If the building mass and pattern of windows and doors is complex, simple wall surfaces are preferable (e.g. stucco); if the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed (e.g. bricks or blocks, rusticated stucco, ornamental reliefs). In both cases, pilasters, columns, and cornices should be used to add visual interest and pedestrian scale.
8. All building elements that project from the building wall by more than sixteen inches (16”), including but not limited to decks, balconies, porch roofs and bays, shall be visibly supported by pilasters, piers, brackets, posts, columns, or beams that are sized proportionally to the structure above. This requirement does not apply to cantilevered elements that are typical for a specific style.

ii. Side and rear building façades should have a level of trim and finish compatible with the front façade, particularly if they are visible from streets, adjacent parking areas or residential buildings.

iii. Blank wall areas without windows or doors are only permitted on internal-block side-property line walls and should reflect in basic terms the compositional standards in this Section and be provided with some surface relief.

iv. Wood Siding and Wood Simulation Materials:

1. Lap siding (horizontal) configuration
2. Smooth or rough-sawn finish

3. No faux wood grain

v. Brick, Block, and Stone

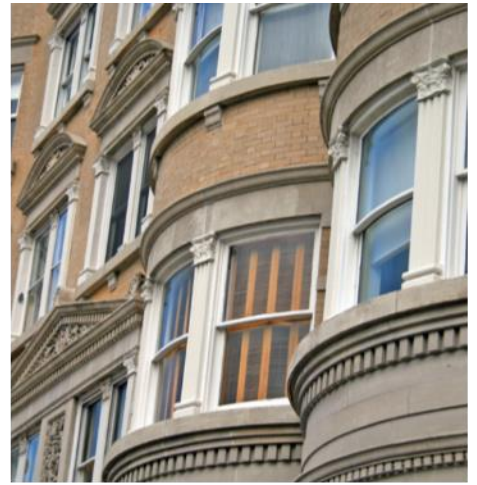
1. Must be detailed and in an appropriate load-bearing configurations.
2. Veneers should be mortared to give the appearance of structural brick, block or stone. If veneers are used they should wrap around the building corners to minimize a veneer appearance.

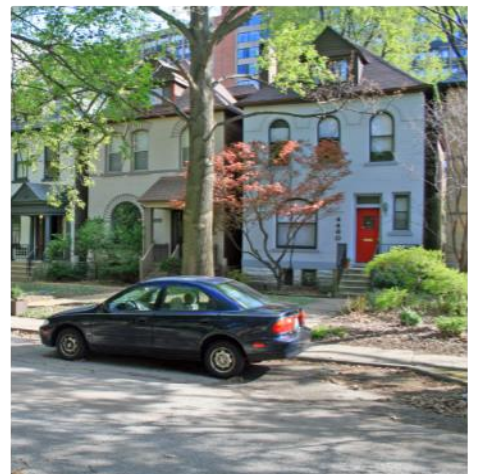
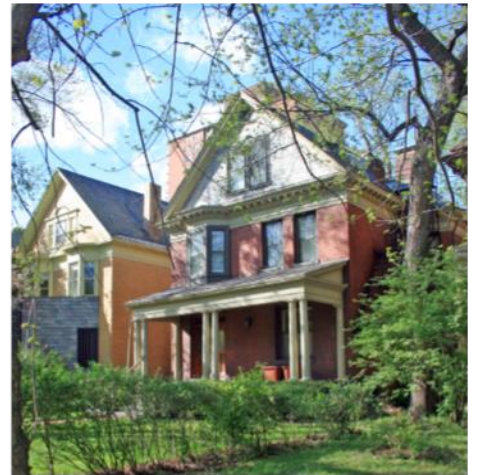
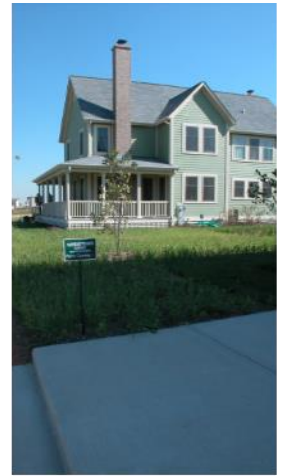
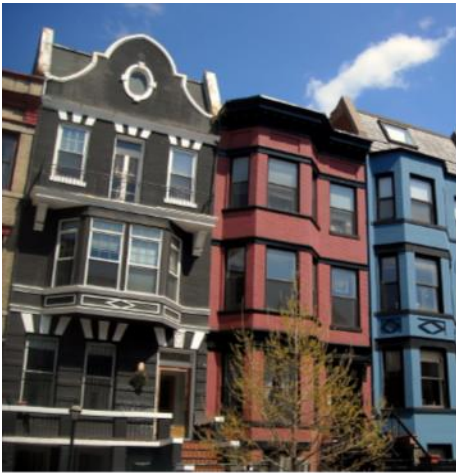
vi. Stucco (cementitious finish)

1. Smooth or sand only, no roughly textured finish.

vii. Parapet and Cornice Cap Flashings

- A. Sheet metal parapet cap flashings should be painted to match wall or trim color.





C. Roofs and Parapets

1. Intent and Guiding Illustrations: Roof forms should complement the building mass and match the principal building in terms of style, detailing and materials in order to provide visual coherence to each of the districts. Double-pitched roofs (such as gable, hip, pyramid), dormer windows, and chimneys are possibilities for the residential buildings to add variety and visual interest. Flat parapet walls & roofs may be used on higher density residential buildings. Single-pitched or “shed” roofs should not be used for the principal building, and may only be attached to a main structure. All roofs and parapets should also demonstrate a common sense recognition of the climate by utilizing appropriate pitch, drainage, and materials.
2. Standards for Roofs and Parapets (Where clearly visible from the street)
 - a. Materials: The following materials are permitted.
 - i. Tile (barrel or flat roman)
 - ii. Slate (equivalent synthetic or better)
 - iii. Metal (standing seam, equivalent or better)
 - iv. Dimensional asphalt shingles
 - v. Cedar shingles
 - vi. For Parapet (flat) roofs (not visible from the street) asphalt with reflective finishes
 - vii. Green Roofs (Intensive or Extensive)
 - viii. Cornices and soffits may be a combination of wood, vinyl, and/or metal
 - ix. Parapet materials can be the same as primary wall materials
 - b. Configurations and Techniques: The following configurations and techniques are permitted.
 - i. Pitched Roofs
 1. Pitch (exclusive of roofs behind parapet walls)
 2. Simple hip and gable roofs shall be symmetrically pitched between 4:12 and 10:12.
 3. Shed roofs, attached to the main structure, shall be pitched between 3:12 and 8:12.

ii. Mansard Roofs

1. Mansards should only be used when emulating a traditional building style that typically employs mansard roofs, e.g. Beaux Arts, Victorian, etc.
2. Mansard Roofs should occur in tandem with dormer windows and other architectural features in buildings that are three (3) stories or higher.

iii. Overhangs

1. Eaves must overhang eighteen to thirty inches (18" to 30") on the primary structure for the initial four (4) stories. For each additional story; six inches (6") shall be added to the minimum and twelve inches (12") shall be added to the maximum, up to a maximum projection of seven feet (7').
2. Gable end rakes must overhang at least twenty-four inches (24").
3. Eaves and rakes on accessory buildings, dormers, and other smaller structures must overhang at least eight inches (8").
4. Eave and balcony brackets must be a minimum of five inches by five inches (5" x 5") in dimension.
5. Open Eaves and simple classical soffits and fascia are allowed.

iv. Cornice and Coping Standards for Parapet Roofs

1. Allowed only for sites where the roof material is not visible from any adjacent street space.
2. Parapet walls should have a distinct shape or profile, e.g. a gable, arc, or raised center.

v. Cornices and Other Features

1. Buildings without visible roof surfaces and overhanging eaves may satisfy the overhang requirement with a cornice projecting horizontally between six and twelve inches (6" and 12") beyond the building walls on the primary structure for the initial four (4) stories. For each additional story six inches (6") shall be added to the minimum and twelve inches (12") shall be added to the maximum, up to a maximum projection of six feet (6').
2. Skylights and roof vents are permitted only on the roof plane when shielded from street space view by the building's parapet wall.

- c. Roof mounted equipment shall be placed away from the primary street and be screened from view from the street.



D. Street Walls and Garden Walls

1. Intent and Guiding Illustrations: Street and garden walls establish a defined edge to the street where the building walls do not exist and should be used to define the public and private boundaries and spaces. The Ordinance requirements include masonry walls that define outdoor spaces and separate the street from the private realm (parking lots, trash cans, gardens, and equipment). All street and garden wall façades shall be as carefully designed as the building façade, with the finished side facing the street.
2. Standards for Street and Garden Walls (Where clearly visible from the street)
 - a. Street and garden wall is a masonry wall set back not more than thirty six inches (36") from the property line or adjacent building façade and built to a maximum height of six feet (6') and minimum of three feet (3'). A vehicle entry gate and a pedestrian entry gate are both permitted within any required street and garden wall length.
 - i. Materials: The following materials are permitted and should be compatible with the principal building although post or pier materials may differ from fence materials, such as metal fences with masonry piers:
 1. Native/regional stone and equivalent imitation stone
 2. Metal (wrought iron, welded steel and/or aluminum)
 3. Brick
 4. Stucco on poured concrete or concrete block only with brick or stone coping
 5. A combination of materials (e.g. stone piers with brick infill panels)
 - ii. Configurations and Techniques: The following configurations and techniques are permitted:
 1. Street Walls shall be built along any unbuilt lot line to the height specified above.
 2. Street and Gardens Walls including fences, wall panels and piers should be designed to be compatible with the character of the principal building(s) and be divided into regular modules that reflect the proportional system of the principal building(s).
 3. Metal work may be treated or painted
 4. Walls should have a base and coping
 5. Copings shall project between one-half inch (1/2") and four inches (4") from the face of the wall.



E. Building Entrances, Windows and Doors

1. Intent and Guiding Illustrations: The placement, type, and size of windows and doors help to establish the scale and vitality of the street and are an important element of a buildings composition and an indicator of overall building quality. For residential streets, they foster the “eyes on the street” surveillance which provides for the security and safety for the area. Windows should be divided by multiple panes of glass. This helps the window hold the surface of the façade, rather than appearing like a hole in the wall (an effect produced by a large single sheet of glass).
2. Standards for Building Entrances, Windows and Doors (Where clearly visible from the street)
 - a. Materials: The following materials are permitted:
 - i. Windows shall be of anodized aluminum, wood, clad wood, vinyl, or steel.
 - ii. Window glass shall be clear, with light transmission at the ground story at least 90 percent (90%) and for the upper floors seventy percent (75%) (modification as necessary to meet any applicable building and energy code requirements).
 - iii. Specialty windows (one [1] per façade maximum) may utilize stained, opalescent, or glass block.
 - iv. Window screens shall be black or gray.
 - v. Screen frames shall match window frame material or be dark anodized.
 - vi. Doors shall be of wood, clad wood, or steel and may include glass panes.
 - b. Configurations and Techniques: The following configurations and techniques are permitted:
 - i. The following requirements apply to building entrances:
 1. Main building entrances should face and open to the street and should be easily identifiable and distinguishable from first floor façades with common spaces or residential. At least one (1) of the following treatments is recommended:
 - a. Marked by a taller mass above, such as a tower, or within a volume that protrudes from the rest of the building surface
 - b. Located in the center of the façade, as part of a symmetrical overall composition
 - c. Accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures

d. Marked or accented by a change in the roofline or change in the roof type

1. Building entrances to upper floors should be directly visible from the street and easy to identify.
2. Corner buildings should provide prominent corner entrances for common spaces, shops, and other activity-generating uses.

ii. The following requirements apply to all windows:

1. All windows within a building, large or small, should be related in operating type, proportions, and trim. Other unifying elements should be used, such as common sill or header lines.
2. The horizontal dimension of the opening shall not exceed the vertical dimension except where otherwise prescribed in this Code.
3. Windows may be grouped horizontally (maximum five [5] per group) if each grouping is separated by a mullion, column, pier or wall section that is at least seven inches (7") wide.
4. Windows shall be no closer than thirty inches (30") to building corners excluding bay windows.
5. Shaped frames, lintels and sills should be used to enhance openings and add additional relief. They should be proportional to the glass area framed; e.g. a larger window should have thicker framing members.
6. Glass should be inset a minimum of three inches (3") from the exterior wall surface to add relief to the wall surface.
7. Clear glazing is strongly recommended. Reflective glazing should not be used. If tinted glazing is used, the tint should be kept as light as possible.
8. Mullions should be reflective of true divided light windows or sectional windows. Where a divided window design is desired; snap-in grilles or mullions should not be used.

iii. The following requirements apply to all upper floor windows:

1. Windows shall be double-hung, single-hung, awning, or casement windows.
2. Fixed windows are permitted only as a component of a system including operable windows within a single wall opening.
3. Panes of glass no larger than thirty-six inches (36") vertical by thirty inches (30") horizontal.
4. Egress windows may be installed according to the appropriate building code.

iv. The following apply to doors:

1. Doors should be substantial and well detailed, and should match the materials, design and character of the display window framing.
2. Double-height entryways (those that span more than one [1] story) are not allowed.
3. Doors shall not be recessed more than three feet (3') behind the ground floor windows and, in any case, shall have a clear view and path to a forty-five degree (45°) angle past the perpendicular from each side of the doors.



F. Miscellaneous Building Elements

1. Accessory Buildings of all types should have architectural treatments derived from the main building: surface materials, trim, fenestration, roof materials, and colors and if freestanding should be unobtrusive, preferably located at the rear of properties to minimize visual impact.
2. Awnings, Trellises and Canopies: Materials, colors, and form should be derived from the building architecture. They should be a minimum of eight feet (8') above the sidewalk, and project no more than seven feet (7') out from the building wall. They should be above the display windows and below the storefront cornice or sign panel. They should not cover piers, pilasters, clerestory windows or other architectural features. An individual awning or canopy for each storefront or building bay complements the building more effectively than one continuous awning does. Backlit awnings are not permitted.
3. Other Building and Site Accessories: Colorful banners should be used to add variety to the street. Ornamental brackets and poles add further interest. Hanging flower or plant baskets suspended from ornamental brackets of metal or wood are recommended. Ornamental Lighting for porches and walks should add attractiveness, safety, and security and be in the same character as the primary structure.
4. Stairs: All stairs should be boxed and framed by attractive stepped bulkheads walls or balustrade railings. Bullnose treads are recommended. Open or "floating" exterior stairs should not be used.
5. Open Porches and Balconies: Should have attractive bulkheads or balustrade railings and in the case of an open porch a roof that complements the pitch and materials of the main roof.
6. Freestanding Landscape Elements such as trellises, arbors, and special landscape materials that add character to yard spaces and / or accent the entry sequence are encouraged.
7. Mechanical Equipment: The following mechanical equipment shall be placed away from any primary street and be screened from view from the street: air compressors, air-conditioning/heating units; electrical generators mechanical pumps, exterior water heaters, water softeners, utility and telephone company meters or boxes, garbage cans, storage tanks, and the like. Similarly none of the above may be stored or located within any area considered a street.

3.5 STREETSCAPE STANDARDS

The applicable jurisdiction's requirements apply.

3.6 LANDSCAPE STANDARDS

The applicable jurisdiction's requirements apply.

3.7 PARKING STANDARDS

The applicable jurisdiction's requirements apply.

3.8 SIGN STANDARDS

The applicable jurisdiction's requirements apply.

3.9 OUTDOOR LIGHTING

The applicable jurisdiction's requirements apply.

3.10 LIGHTING STANDARDS

The applicable jurisdiction's requirements apply.

3.11 OUTDOOR DISPLAY AND STORAGE

The applicable jurisdiction's requirements apply.

3.12 INFRASTRUCTURE STANDARDS

The applicable jurisdiction's requirements apply.

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