

Dear Pinardville Ad Hoc Committee Members and Community Members:

As promised, attached is the draft proposed Character-Based Development Ordinance for Pinardville, entitled “Client Review Draft August 5, 2013 – With CD3 & Campus SD”; we have previously referred to this as the Smart Code. The reason for delay in circulation of this draft is that there were a number of technical revisions that needed to be made before it went out to the general public. These included correction of section reference errors, better coordination of procedural requirements with the existing Zoning Ordinance and Development Regulations and state law and simplification of those provisions. Additional review and revision of the draft Ordinance will be on-going.

As we have had a few extra days to consider the scope of the Project, and as input has been received on the draft Community Plan portion of the Project, it appears that a broad scope of change in Pinardville (meaning applying a Character-Based Development Ordinance to all of Pinardville) may not be what either the Ad Hoc Committee or the public desires.

Prior to this transmittal, the Staff has reviewed this proposal and met with John Hikel, as Chairperson of the Planning Board, Rosemary Garretson, Vice Chair of the Ad Hoc Committee, and Ad Hoc Committee Member Tony Marts, to coordinate the expectations and goals of the Plan Pinardville Program with the expectations and requirements of the Planning Board’s approval process. In addition, we have heard concerns from the community about making impacts on Pinardville’s existing single family detached residential neighborhoods.

In response to those discussions and concerns, we asked the Consultant to provide the attached alternate draft of the Character-Based Development Ordinance, entitled “Client Review Draft August 5, 2013 – Without CD3 & Campus SD”. This alternate draft removes all portions dealing with the existing single family detached residential neighborhoods and the Saint Anselm’s property.

This alternate draft will ensure that the focus and discussion of this Project is on the areas of Pinardville that are currently designated in both draft Ordinances (see Illustration 18.2.1.2 “Example Regulating Plan”) as (a) the CD4 General Urban District and, to a limited extent, the CD5 Urban Center District, and (b) the Industrial Special District. These areas represent the core commercial activity areas where we have a consensus that growth and development need to be better controlled with a focus on maintaining and promoting community character.

This narrowing of scope also allows us to focus on four of the five Activity Centers identified in the Community Plan. The fifth Activity Center, referred to as the Innovation District or Campus Special District would require further study and consultation (outside the scope of the present Project) before any recommendations could be made for that area.

There is more work to be done by the Ad Hoc Committee as it moves forward in working on these and other questions:

1. Should the scope of the Character-Based Development Ordinance exclude Pinardville's existing single family detached residential neighborhoods?
2. Will Character-Based zoning provide a marked improvement over the type of zoning currently in use in the Town? This determination should have the benefit of a discussion of the pros and cons of this and alternative approaches, which the Staff will prepare for presentation to the Ad Hoc Committee.
3. What are the specific changes being proposed for consideration? The Staff will be preparing a comparison of these details for the Ad Hoc Committee's further consideration.
4. Which of the specific changes being proposed are appropriate and how would they impact specific parcels, streets, corridors and areas? In this process, Staff and the Ad Hoc Committee will need to reach out to affected property owners for their specific input. The Staff will be developing a process to undertake this outreach as our discussion moves forward.
5. Is Character-Based development regulation well enough understood and explained on a local level so that it can be endorsed by the Planning Board and considered by the voters? If additional understanding and explanation is needed, the Staff and the Ad Hoc Committee will need to provide further opportunities for Character-Based regulation and, specifically, the proposed Character-Based Development Ordinance, to be explained to the community and Planning Board.

It is the Staff's view, supported by Chairperson Hikel, that the scope of the draft Community Plan and Character-Based Development Ordinance may need to be narrowed, as done in enclosed alternate draft entitled "Client Review Draft August 5, 2013 – Without CD3 & Campus SD" to better reflect the expectations and desires of the Ad Hoc Committee and community.

Although there is some risk that providing two drafts of the Ordinance may create some confusion, we thought that it was important for both to be provided to the Ad Hoc Committee. We hope it will assist the Ad Hoc Committee in its on-going work.

To briefly review where we are and what our Project obligations are, we note the following:

- A. The goal of the Community Planning Grant Program is to "help municipalities reform and streamline their regulations to help promote development that will have a lasting positive impact on communities while also helping them conserve important resources".

- B. The Grant process provided us with a relatively short 18 month window to undertake a huge task. We have tried to break that task down into more manageable parts.
- C. The Master Plan portion of our work has resulted in the Planapalooza and the draft Community Plan. Our Grant obligation is to finish that Community Plan in a format that can be recommended to the Planning Board as a supplement to or an appendix to the Town's Master Plan (much like a corridor study would inform the Master Plan). The draft Community Plan, when finalized, will meet this obligation. It will need to be brought forward to the Planning Board for consideration with a request for approval.
- D. We are specifically charged to develop "regulations that will promote and enhance local environmental, economic, and social sustainability". To meet this charge, we have committed in our Grant Application to develop a Pinardville-specific zoning regulation. As noted, additional review and revision of the draft Ordinance will be on-going. Our goal has been to work on this item from July through December and be prepared to move forward with Planning Board consideration, and, ultimately, Town vote, following that.
- E. Finally, in order to move any zoning regulation forward, we need to understand that Planning Board approval will be required and a formal statutory process followed. We also need to recognize that even if we cannot maintain our initially proposed schedule, even after expiration of the current Grant, our efforts can form the basis for further work and progress to meet the Community's needs.

The Ad Hoc Committee's next meetings are as follows:

Tuesday, August 13 at 7:00 PM at Town Hall:

Preliminary review of draft Character Based Development Ordinance.

Tuesday, August 20 at 7:00 PM at Town Hall:

Further review of the draft Community Plan.

Thank you for your continuing involvement and commitment to this process.

Sincerely,

Brian K. Rose, AICP,
Goffstown Planning and Zoning
Administrator

Derek M. Horne,
Assistant Town Administrator /
Economic Development Coordinator

PLAN

PINARDVILLE



Protecting the Future of Pinardville!

CLIENT DRAFT AUGUST 5, 2013
SUBJECT TO REVIEW & APPROVAL BY TOWN ATTORNEY



CHARACTER-BASED DEVELOPMENT ORDINANCE

CLIENT REVIEW DRAFT | AUGUST 5, 2013 - WITH CD3 & CAMPUS SD

PINARDVILLE

PREFACE

THIS PREFACE IS PROVIDED SOLELY FOR INFORMATIONAL PURPOSES, IS NOT PART OF SECTION 18 OR THE ADOPTING ORDINANCE, AND HAS NO REGULATORY EFFECT.

SECTION A. INTRODUCTION

Section 18 establishes the Pinarville Character-Based District and provides Character-Based zoning standards for the District. Character-Based zoning facilitates the protection and development of places that have different types of character, including walkable mixed-use human-scaled places. This is accomplished by providing a range of standards not only for Use, but also for the other elements of development and building that define a place, such as Public Frontage, Private Frontage, Building Form,

Building Placement, Thoroughfare, Yard Type, Density, Civic Space, and Parking Standards. **Illustration PA.1 (Thoroughfare and Frontages)** shows the general relationships among the Private Frontage, the Public Frontage and the other parts of the Thoroughfare.

The Intent of this Character-Based Development Ordinance is to implement the Town's vision for Pinarville, which was generated during the Plan Pinarville Planapalooza, a citizen-focused planning effort held in May 2013 and attended by over 100 citizens.

While Section 18 provides more development flexibility than do other Town zoning districts, uses, lots and structures that legally existed on the effective date of the Ordinance that adopted Section 18 are allowed to continue as nonconformities in accordance with Section 14 of the Zoning Ordinance.

This Ordinance provides for three (3) Character Districts and two (2) Special Districts, as follows:

1. CD3 Sub-urban District. This District consists of a primarily single family residential low density area in which the house is the predominant building type. It has deep to medium front Setbacks and wide to medium side Setbacks. It has streets with swales or curbs that may include sidewalks and/or street trees;

2. CD4 General Urban District. This District consists of a low to medium density transitional area that has a mix of building types and residential, retail and other commercial uses; it accommodates for both pedestrian and vehicular activity; there are shallow front Setbacks and medium side Setbacks; it has variable private landscaping; and it has Streets with curbs, sidewalks and street trees that define medium to large blocks;

3. CD5 Urban Center District. This District consists of a medium to higher density area that has a mix of building types and residential, retail and other commercial uses; it accommodates for both pedestrian and vehicular activity; there are shallow or no front Setbacks and medium to no side Setbacks; it has variable private landscaping; and it has Streets with curbs, sidewalks and street trees that define medium to large blocks;

4. SD1 Campus Special District. This District consists of educational campuses with a mix of building types and educational or related uses; it addresses public Thoroughfares in the same manner as the Adjacent Character District and is otherwise buffered from Adjacent Character Districts; and;

5. SD2 Industrial Special District. This District consists of land available for industrial purposes.

SECTION B. OVERVIEW

Section 18 provides standards and requirements for (a) Buildings and Lots and (b) Developments. Those for Buildings and Lots apply whenever a lot is subdivided and/or a building is built. Those for Developments apply only under certain circumstances.

Section 18 is organized as follows:

Section 18.1, "General" includes provisions concerning purpose, applicability, administration, definitions, adoption of the regulating plan and the Pinardville District standards, and plan submission, review and approval.

Section 18.2, "Regulating Plan" includes requirements for the Regulating Plan and amendment of the Regulating Plan, which is the zoning map for the Pinardville District.

Section 18.3, "Character Districts, Special Districts & Civic Zones" includes provisions regarding the Character Districts and Special Districts, and their elements and standards, as well as provisions relating to the assignment of Character Districts, Special Districts and Civic Zones on the Regulating Plan and Development Plans.

Section 18.4, "Building & Lot Plans and Standards" includes provisions for Building & Lot Plan preparation, submission and approval, and Lot and Building standards, such as

Building Placement and Yard Types, Building Form, Lot dimensions and coverage, uses, parking, and signage.

Section 18.5, “Development Plans & Standards” specifies the circumstances under which a Development Plan is required, preparation, submission and approval of Development Plans, standards and requirements for Character Districts, Thoroughfares, Block Perimeter, Civic Zones, Density, Special Districts and Special Requirements.

Section 18.6, “Definitions”, which includes definitions of terms used in the Ordinance.

SECTION C. HOW TO USE SECTION 18

Illustration P.C.1 (Navigating Section 18, Project Approval Summary) that follows summarizes the steps for taking a project through the approval process:

ILLUSTRATION P.A.1 THOROUGHFARE AND FRONTAGES

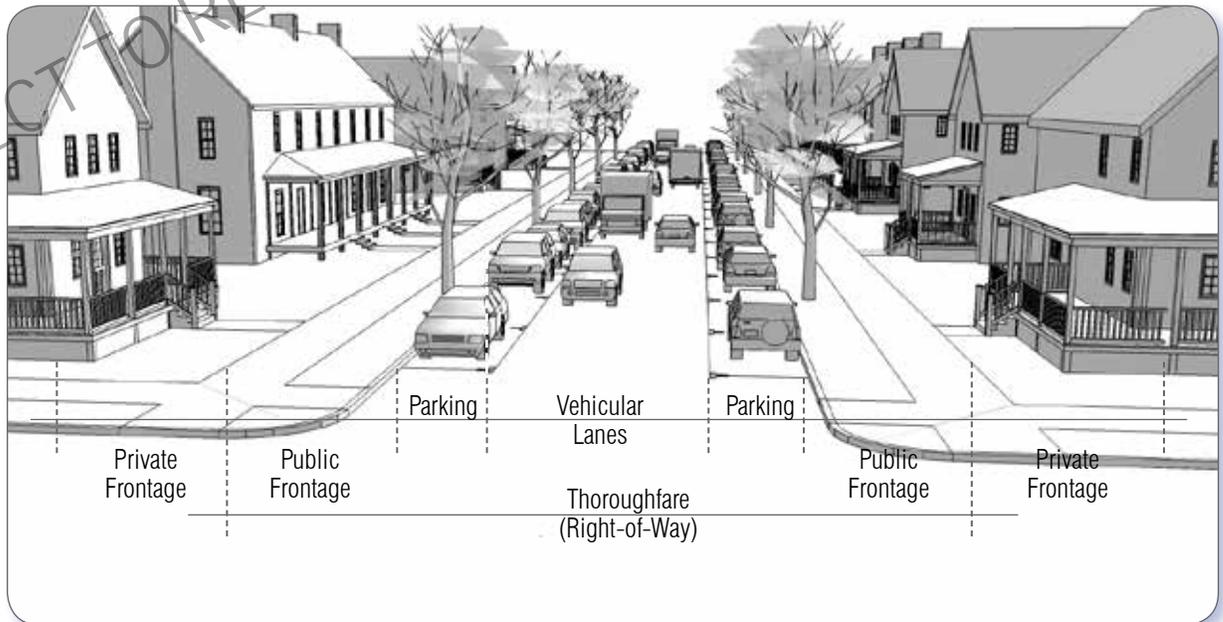


ILLUSTRATION P.C.1 NAVIGATING SECTION 18, PROJECT APPROVAL SUMMARY

To be inserted after Client and Town Attorney Approval of
Review and Approval Procedures

CLIENT DRAFT AUGUST 5, 2013
SUBJECT TO REVIEW & APPROVAL BY TOWN ATTORNEY

To be inserted after Client and Town Attorney Approval of
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ORGANIZATION OF SECTION 18

Section 18 is divided as follows:

18.1

GENERAL



Provides general items applicable throughout Section 18.

18.2

REGULATING PLAN



Provides requirements for the zoning map of the Pinardville District.

18.3

CHARACTER DISTRICTS, SPECIAL DISTRICTS & CIVIC ZONES



Identifies and describes the Character Districts, Special Districts, and Civic Zones included in this Section.

18.4

BUILDING AND LOT PLANS & STANDARDS



Provides for Building and Lot Plans & Building and Lot Standards.

18.5

DEVELOPMENT PLANS & STANDARDS



Provides for Development Plans & Development and Lot Standards.

18.6

DEFINITIONS

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PINARDVILLE CHARACTER-BASED CODE

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CLIENT DRAFT AUGUST 5, 2013

SUBJECT TO REVIEW & APPROVAL BY TOWN ATTORNEY

PINARDVILLE

18.1 — GENERAL

18.1.1 COMMON REFERENCE

This Section 18 may be referred to as the “Pinardville Character-Based Development Ordinance.”

18.1.2 PURPOSE AND INTENT

This Section 18 provides within the Pinardville District (as defined in Section 18.1.3.1) for a range of character-based places, including walkable mixed use development, and enables, encourages and qualifies the implementation of the following policies:

1. That meaningful choices in living options should be available as manifested by distinct physical environments.
2. That development and re-development should include compact, walkable Mixed Use environments.

3. That ordinary activities of daily living should occur within walking distance of most dwellings.
4. That interconnected networks of Thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.
5. That a range of housing types and price levels should be provided to accommodate diverse ages and incomes.
6. That open space should be available within developed areas.
7. That Buildings and landscaping should contribute to the physical definition of Thoroughfares as public places.
8. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.

9. That the design of streets and Buildings should reinforce safe environments, but not at the expense of accessibility.
10. That architecture and landscape design should grow from local climate, topography, history, and Building practice.
11. That Civic Buildings and public gathering places should reinforce community identity.
12. That the Character District descriptions on **Table 18.3.1.3 (Character District Descriptions)** shall constitute the Intent of this Section with regard to the general character of each of these environments.

18.1.3 APPLICABILITY

18.1.3.1 GENERAL.

This Section 18, as the same may be amended from time to time (as so amended, this “Section”), the Regulating Plan adopted pursuant to Section 1.G below, as the same may be amended from time to time (as so amended, the “Regulating Plan”) and the standards hereof shall be applicable to the area of the Town of Goffstown (the “Town”) shown on **Map 18.1.3.1 (Boundary Map) (as so shown, the “Pinardville District”)** and all Development, Improvements, land, Structures, construction, Buildings and Lots in the Pinardville District.

18.1.3.2 EXCLUSIVE ZONING REGULATION.

Except as may be otherwise specifically provided in Section 18.1.3.3, this Section shall be the exclusive zoning regulation for the

Pinardville District and the provisions of this Section shall be applied in their entirety to such area.

18.1.3.3 RELATIONSHIP TO OTHER PROVISIONS.

18.1.3.3.1 The provisions of this Section 18 shall take precedence over the provisions of other codes, ordinances, regulations, and standards that may be in conflict with this Section, except for Town and State Health and Safety Ordinances.

18.1.3.3.2 All applicable provisions of the Town’s ordinances and regulations (collectively, the “Existing Local Laws”), including without limitation the Town’s Development Regulations and all other provisions of the Town’s Zoning Ordinance, shall continue to be applicable to matters not covered by this Section 18, except where such provisions of the Existing Local Laws would be in conflict with this Section 18.

18.1.3.4 COMPLIANCE.

Except for non-conformities allowed pursuant to Section 14 (Non-Conforming Lots, Uses and Structures), all Development, land, Improvements, construction, Structures, Buildings and Lots within the Pinardville District, and all plans, applications and submissions required under this Section 18, must comply with this Section 18 and its applicable standards, as the same are in effect at the time of submission hereunder, of a complete application and Plan.

18.1.4 CONSTRUCTION

18.1.4.1 **Map 18.1.3.1 (Boundary Map)** and the metrics of standards and Tables herein are an integral part of this Section 18.

18.1.4.2 The diagrams, photographs and illustrations in **Table 18.4.6.2A (Character District Standards -- CD3), Table 18.4.6.2B (Character District Standards -- CD4), Table 18.4.6.2C (Character District Standards -- CD5), Table 18.4.7.2 (Yard Types), Table 18.4.8.1 (Private Frontage Types), Table 18.5.5.2A (Thoroughfare Assemblies and Standards: Neighborhood Drive), Table 18.5.5.2B (Thoroughfare Assemblies and Standards: Neighborhood Street), Table 18.5.5.2C (Thoroughfare Assemblies and Standards: Commercial Street), Table 18.5.5.2D (Thoroughfare Assemblies and Standards: Park Street-Residential), Table 18.5.5.2E (Thoroughfare Assemblies and Standards: Park Street-Commercial), Table 18.5.5.2F (Bikeway Types) and Table 18.5.7.2 (Civic Spaces)** are provided only to indicate the general character or placement of and/or reference to the various Character Zones and elements thereof shown thereon and they shall have regulatory force and effect only to that extent.

18.1.4.3 The illustrations in **Table 18.5.5.2G (Public Planting)** and **Table 18.5.5.2H (Public Lighting)** are provided only as an approximation of the Public Planting Types and Public Lighting Types and they shall have regulatory force and effect only to that extent.

18.1.4.4 All graphical and tabular depictions entitled "Illustration" are provided for illustrative, explanatory purposes only and are not regulatory.

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

18.1.5 DEFINITIONS

Capitalized terms used throughout this Section 18 may be defined in Section 18.6 (Definitions) or elsewhere in this Section 18. Terms not defined in Section 18.6 or elsewhere in this Section 18 shall be accorded their commonly accepted meanings. In the event of any conflict between the definitions in this Section 18 and the definitions of the Existing Local Ordinances, those of this Section 18 shall take precedence.

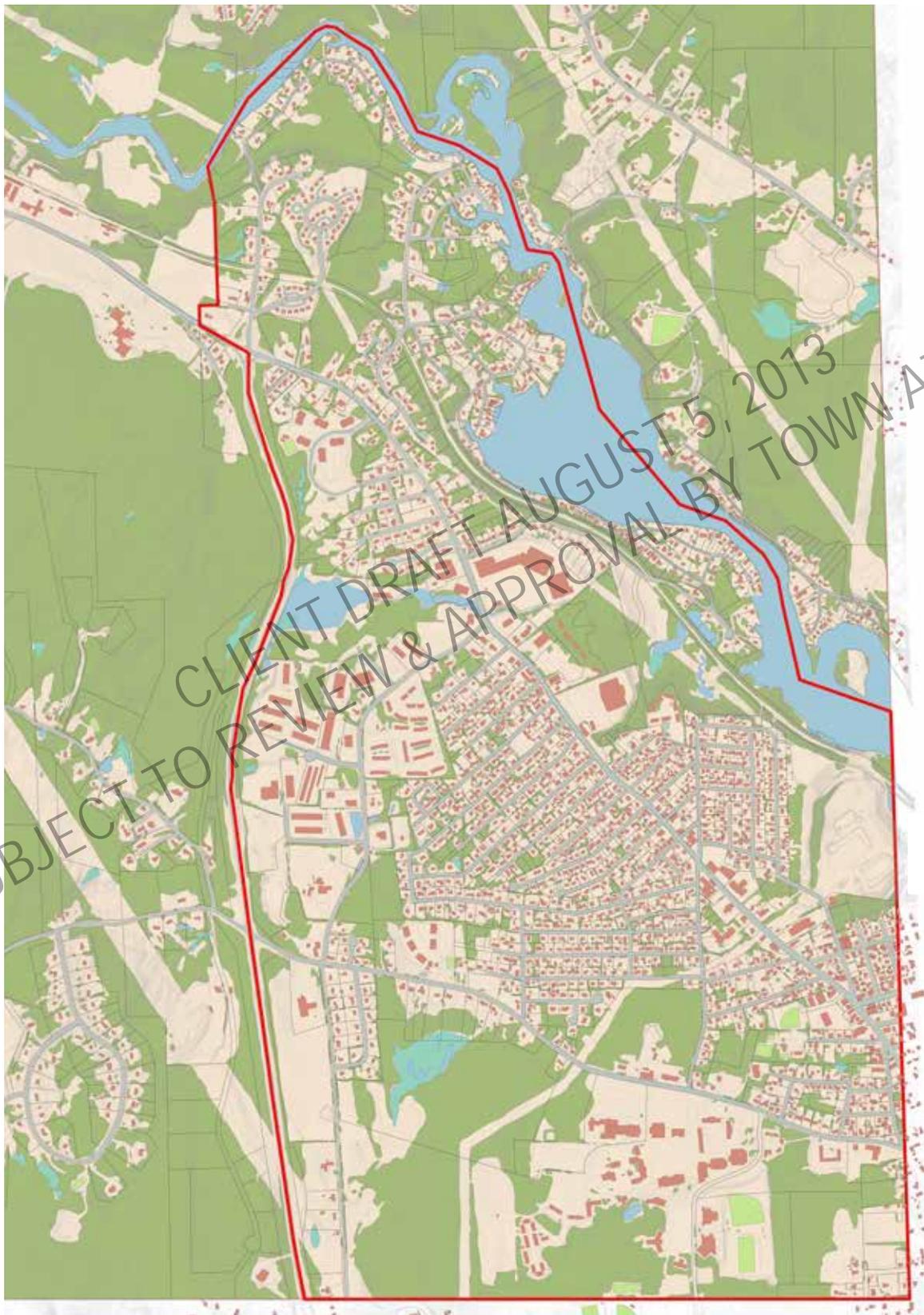
18.1.6 INITIAL REGULATING PLAN

An initial Regulating Plan reflecting the Character Districts, Civic Zones, Thoroughfares, Special Districts, and any Special Requirements for the Pinarville District shall be prepared on behalf of the Town and submitted for approval as a zoning map amendment pursuant to Sections 2.4.3 and Section 17 hereof. This Section 18 shall become effective when the initial Regulating Plan has been adopted.

18.1.7 AMENDMENT OF REGULATING PLAN

The Regulating Plan in effect from time to time may be amended as a zoning map amendment in accordance with Sections 2.4.3 and 17 hereof.

MAP 18.13.1 BOUNDARY MAP



— Pinardville Character-Based District Boundary Line

18.1.8

RESERVED .

18.1.9 ADMINISTRATION

18.1.9.1 RESPONSIBILITY.

Except as otherwise provided herein, this Section 18 and applications and Plans submitted hereunder shall be administered by the Town Department of Planning and Development (hereinafter the "Planning Department").

18.1.9.2 REVIEW AND DETERMINATION.

The Planning Department shall preliminarily review all applications and Plans required to be submitted under this Section 18 in order to determine whether the same are complete. If the Planning Department determines that they are complete, it shall forward the application and Plan for further processing, review, consideration and/or action, as applicable, in accordance with Sections 18.1.11.1 and 18.1.11.2, as applicable.

18.1.10 PLAN & AMENDMENT SUBMISSIONS

18.1.10.1 BUILDING & LOT PLANS.

No Development, improvement, subdivision, or construction of or on any Building, Lot or parcel of land shall occur without prior submission of an application for approval of a Building and Lot Plan that complies with Section 18.4 and approval thereof pursuant to

Section 18.1.11.1. A Building and Lot Plan is not required for maintenance of an existing structure.

18.1.10.2. DEVELOPMENT PLANS.

No Development, improvement, subdivision, re-subdivision or construction of or on any Building, Lot or parcel of land shall occur without prior submission of an application for approval of a Development Plan that complies with Section 18.5 (Development Plans) and approval thereof pursuant to Section 18.1.11.2 if:

18.1.10.2.1.1 The subject land is a Development Parcel (as defined in Section 18.5.1);

18.1.10.2.1.2 The proposed project is for the Development, change or expansion of use of tracts for non-residential uses, for any Building containing more than two dwelling units, or for a single site with more than one Principal Building; or

18.1.10.2.1.3 a Development Plan is otherwise required under this Section 18.

18.1.10.3. REGULATING PLAN AMENDMENT.

18.1.10.3.1 If any Development, improvement, subdivision, re-subdivision, construction Building and Lot Plan or Development Plan does not comply with the Regulating Plan or standards applicable pursuant to the Regulating Plan, a Regulating Plan Amendment must be obtained in accordance with Sections 2.4.3 and 17 hereof prior to approval of such Building and Lot Plan or Development Plan.

18.1.11 PLAN AND AMENDMENT REVIEW AND ACTION

18.1.11.1 BUILDING & LOT PLANS.

18.1.11.1.1 Planning Board approval of a Building and Lot Plan and related application as a Site Plan under Section 4 of the Town Development Regulations must be obtained if the Plan is for non-residential uses, for any Building containing more than one dwelling unit or a single site with more than one Principal Building.

18.1.11.1.2 If a Building and Lot Plan and related application do not require Site Plan Review or any Special Exception, Conditional Use or Variance that has not been obtained, the Planning Staff shall approve such Building and Lot Plan if it complies with the Regulating Plan, any applicable Development Plan, this Section 18 and all other applicable Town laws, ordinances and regulations. Otherwise, the Planning Staff shall reject such a Building and Lot Plan.

18.1.11.1.2 If a Building and Lot Plan and related application require Site Plan Review pursuant to Section 4 of the Town Development Regulations and/or approval of a Conditional Use under Section 15.4.1 hereof, the Planning Staff shall upon determining it is complete, forward it and the application to the Planning Board. The Building and Lot Plan and application shall be processed and acted upon by the Planning Board as a Site Plan under Section 4 of the Town Development Regulations hereof and/or a request for Conditional Use pursuant to Section 15.4.1, as applicable.

18.1.11.1.3 If a Building and Lot Plan and related application requires a Special Exception or Variance that has not been obtained, they shall not be approved unless and until such Special Exception or Variance has been obtained from the Zoning Board of Adjustment in accordance with Section 15.3.1 (Variances) or Section 15.3.2 (Special Exceptions), as applicable.

18.1.11.2 DEVELOPMENT PLANS.

18.1.11.2.1 Planning Board approval of a Development Plan and related application as a Site Plan under Section 4 of the Town Development Regulations must be obtained. In addition to complying with the requirements of Section 4 of the Town Development Regulations, each Development Plan shall comply with the requirements of Section 18.5.4 hereof.

18.1.11.2.2 Upon determination by the Planning Staff that a Development Plan and application are complete, they shall be forwarded to the Planning Board for processing and action.

18.1.11.2.3 If a Development Plan requires a Special Exception or Variance that has not been obtained, it shall not be approved unless and until such Special Exception or Variance has been obtained from the Zoning Board of Adjustment in accordance with Section 15.3.1 (Variances) or Section 15.3.2 (Special Exceptions), as applicable.

18.1.12 SPECIAL EXCEPTIONS, VARIANCES AND CONDITIONAL USES

18.1.12.1 SPECIAL EXCEPTIONS AND VARIANCES.

One or more Special Exceptions or Variances may be granted by the Zoning Board of Adjustment with respect to a Building and Lot Plan or Development Plan in accordance, respectively, with Section 15.3.2 (Special Exceptions) and Section 15.3.1 (Variances) hereof.

18.1.12.2 CONDITIONAL USES.

Any proposed Conditional Use shall be subject to approval by the Planning Board in accordance with Section 15.4.1 hereof.

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SUBJECT TO REVIEW & APPROVAL BY TOWN ATTORNEY

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PINARDVILLE

18.2 — REGULATING PLAN

18.2.1 GENERAL

18.2.1.1 INITIAL REGULATING PLAN.

The initial Regulating Plan shall be adopted pursuant to Section 18.1.6 hereof.

18.2.1.2 CONTENTS OF REGULATING PLAN.

The Regulating Plan and each amendment thereto shall reflect the Character Districts, Thoroughfares, Civic Zones, Special Districts and any Special Requirements of the Pinardville District. The Regulating Plan is shown in **Illustration 18.2.1.2 (Example Regulating Plan)**.

18.2.2 COMPLIANCE

All Development, land, construction, Structures, Buildings and Lots within the Pinardville District must comply with the

Regulating Plan and the standards made applicable thereby to each Character District, Special District, Thoroughfare, Civic Zone, and any Special Requirements reflected on such Regulating Plan.

18.2.3 REGULATING PLAN AMENDMENT

18.2.3.1 WHEN REGULATING PLAN AMENDMENT NECESSARY.

If a Building or Lot Plan, Development Plan or development, Improvement, subdivision, re-subdivision or construction does not comply with the Regulating Plan or applicable standards hereof, a Regulating Plan Amendment must be obtained as a condition to submission or approval of any Building or Lot Plan, Development Plan, or commencement of a Development, improvement, subdivision, re-subdivision, or construction of or on any Building, Lot, or other parcel of land.

18.2.3.2 APPLICATION FOR REGULATING PLAN AMENDMENT.

The Regulating Plan may not be amended except pursuant to an application for Regulating Plan Amendment.

18.2.3.3 PREPARATION AND REQUIREMENTS.

An application for Regulating Plan Amendment shall be prepared in accordance with Section 18.2.4 and shall conform to the requirements of Section 18.2.5 and other provisions hereof.

18.2.3.4 PLAN SUBMISSION.

An application for a Regulating Plan Amendment shall be submitted and processed in accordance with Sections 2.4.3 and 17.

18.2.3.5 ACTION ON PLAN.

Any application for Regulating Plan Amendment shall be processed and be subject to submission, consideration and approval as a zoning map amendment under Sections 2.4.3 and 17, subject, however, to the provisions of this Section 18.2.3.

18.2.4 PREPARATION

Unless prepared by the Town Planning Department in connection with a proposed Regulating Plan Amendment initiated by the Town, each application for a Regulating Plan Amendment required to be submitted under this Section shall be prepared and submitted by or on behalf of the Owner of the applicable property.

18.2.5 APPLICATION REQUIREMENTS

Each application for a Regulating Plan Amendment submitted under this Section shall include as a part thereof in addition to all other requirements for zoning map amendments under Section 17, a proposed Development Plan that complies with Section 18.5 and, with respect to all Adjacent property, shows all existing and Character Districts, Thoroughfares, Civic Zones, Special Requirements and Special Districts.

18.2.6 SPECIAL REQUIREMENTS

18.2.6.1 RETAIL FRONTAGE.

A Mandatory or Recommended Retail Frontage designation requires that a Building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and may be shaded by an awning overlapping the Sidewalk as generally illustrated in **Table 18.4.8.1 (Private Frontage Types)**. The first floor shall be confined to Retail Use through the depth of the Second Lot Layer. See **Illustration 18.4.6.1 (Lot Layers)**.

18.2.6.2 TERMINATED VISTA.

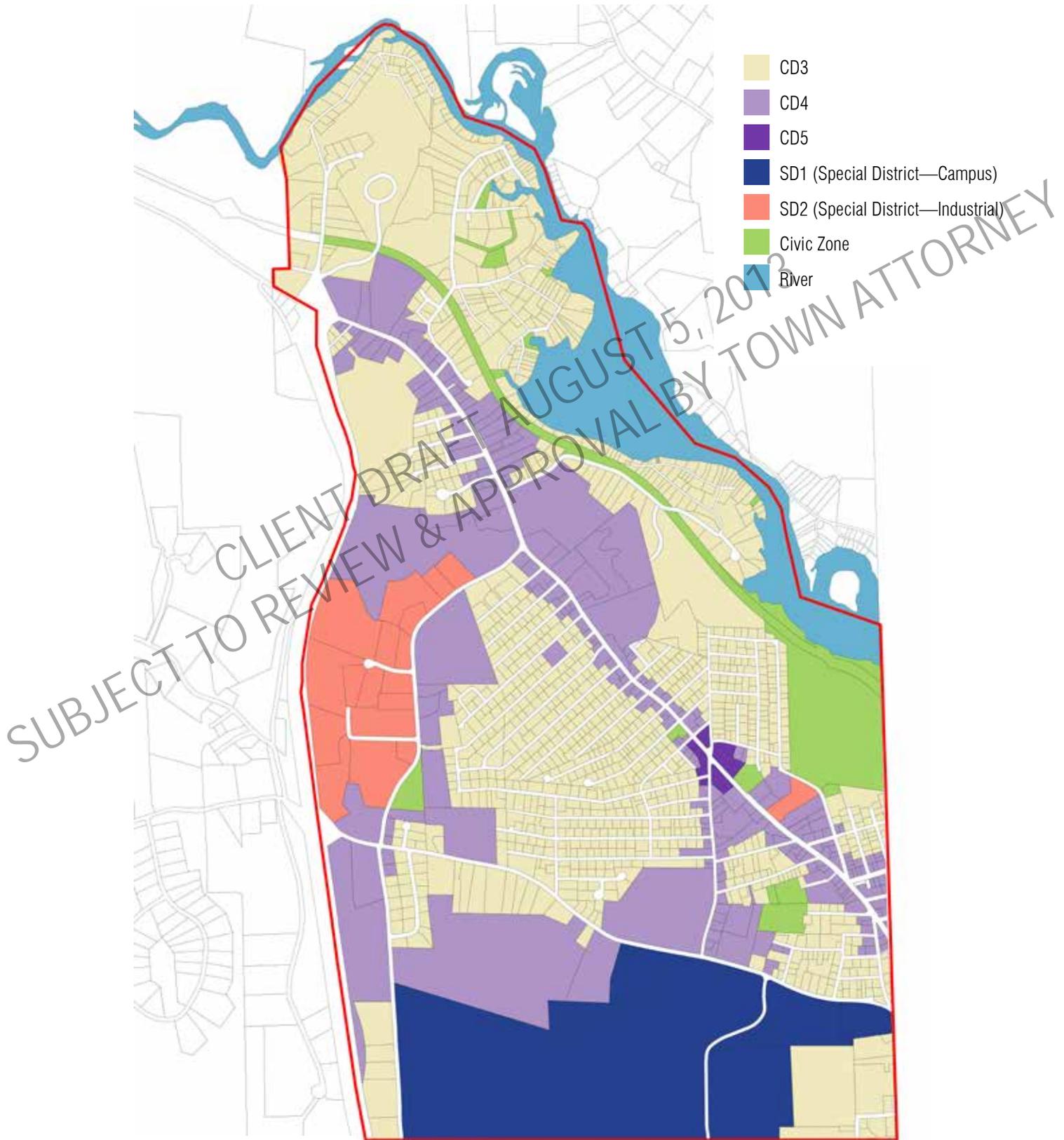
A Terminated Vista designation requires that the Building be provided with architectural articulation of a type and character that responds visually to its axial location, as approved by the Planning Department or Planning Board, as applicable.

18.2.6.3 CROSS BLOCK PASSAGE.

A Cross Block Passage designation requires that a minimum 10-foot-wide pedestrian access be reserved between Buildings.

ILLUSTRATION 18.2.1.2

EXAMPLE REGULATING PLAN



CLIENT DRAFT AUGUST 5, 2013

SUBJECT TO REVIEW & APPROVAL BY TOWN ATTORNEY

18.3 — CHARACTER DISTRICTS, SPECIAL DISTRICTS & CIVIC ZONES

18.3.1 GENERAL

18.3.1.1 APPLICABILITY

This Section 18.3 applies to Character Districts, Special Districts and Civic Zones to the extent provided herein. Development, land, Improvements, construction, subdivision, re-subdivision, Structures, Buildings and Lots within each Character District, Special District or Civic Zone, as applicable, shall include the respective elements and shall comply with the respective applicable to each.

18.3.1.2 DEFINITIONS.

18.3.1.2.1 A Character District is one of several areas on the Regulating Plan to which certain development, lot and building standards are applicable, including Thoroughfare Standards, Building Form,

Building and Lot Use, Parking Standards, Yard Types, Setbacks, Density Standards, Frontage Standards, Signage Standards and other elements of the intended built environment are applicable.

18.3.1.2.2 Civic Zone is defined in Section 18.4.5.1.1 as an area dedicated for one or more Civic Buildings and/or Civic Spaces.

18.3.1.2.3 A Special District is an area which, due to its intrinsic size, Building and Lot Use, Building Placement, Yard Type, Building Form or other elements, cannot conform to one or more of the normative Character Districts or standards therefor specified in this Section 18.

18.3.1.3 DISTRICT DESCRIPTIONS.

In the Pinarville District, there are three (3) Character Districts and two (2) Special Districts, as follows:

18.3.1.3.1 Character District CD3 (Sub-urban) is described generally on **Table 18.3.1.3 (Character District Descriptions)**;

18.3.1.3.2 Character District CD4 (General Urban) is described generally on **Table 18.3.1.3 (Character District Descriptions)**;

18.3.1.3.3 Character District CD5 (Urban Center) is described generally on **Table 18.3.1.3 (Character District Descriptions)**;

18.3.1.3.4 Special District SD1 (Campus) is for educational institutions in a traditional campus setting, with Frontages along public Thoroughfares being consistent with the Adjacent Character District and other boundaries Adjacent to Character Districts being buffered; and

18.3.1.3.5 Special District SD2 (Industrial) consists of land available for Industrial purposes.

18.3.2 ASSIGNMENT OF CHARACTER DISTRICTS, SPECIAL DISTRICTS & CIVIC ZONES

Character Districts, Special Districts and Civic Zones shall be assigned for and mapped on the Regulating Plan, and as applicable, for and on each proposed Regulating Plan Amendment and Development Plan.

18.3.3 ELEMENTS AND STANDARDS

TABLE 18.3.1.3 CHARACTER DISTRICT DESCRIPTIONS

CD3 Sub-Urban District



CD3 Sub-Urban. This District consists of a primarily single family residential low density area in which the house is the predominant building type. It has deep to medium front Setbacks and wide to medium side Setbacks. It has streets with swales or curbs that may include sidewalks and/or street trees.

TABLE 18.3.1.3 CHARACTER DISTRICT DESCRIPTIONS (CONTINUED)

CD4 General Urban District



CD4 General Urban District. This District consists of a low to medium density transitional area that has a mix of building types and residential, retail and other commercial uses; it accommodates for both pedestrian and vehicular activity; there are shallow front Setbacks and medium side Setbacks; it has variable private landscaping; and it has Streets with curbs, sidewalks and street trees that define medium to large blocks.

CD5 Urban Center District



CD5 Urban Center District. This District consists of a medium to higher density area that has a mix of building types and residential, retail and other commercial uses; it accommodates for both pedestrian and vehicular activity; there are shallow or no front Setbacks and medium to no side Setbacks; it has variable private landscaping; and it has Streets with curbs, sidewalks and street trees that define medium to large blocks.

18.3.3.1 CHARACTER DISTRICTS.

Development, Improvements, land, Structures, Buildings and Lots within each Character District shall include the applicable elements indicated for such Character District throughout this Section 18 and shall comply with the applicable Character District general description and intent thereof as described in and reflected by **Table 18.3.1.3 (Character District Descriptions)** and the standards applicable to such Character District set forth in **Tables 18.4.6.2A-18.4.6.2C (Character District Standards)** and elsewhere in this Section 18.

18.3.3.2 SPECIAL DISTRICTS.

Development, Improvements, land, Structures, Buildings and Lots within each Special District shall include the applicable elements indicated for such Special District in the following Sections 18.3.3.2.1-18.3.3.2.2 below and throughout this Section 18 and shall comply with the applicable Special District general description set forth in Section 18.3.1.3 above and the standards applicable to such Special District set forth in **Tables 18.3.3.2 (Special District Standards)** and elsewhere in this Section 18:

18.3.3.2.1 Within Special District (SD1) (Campus):

18.3.3.2.1.1 Lots and Buildings on Lots Adjacent to any Character District or along any public Thoroughfare shall follow through the depth of one Lot, measured from the common boundary between the Campus Special District and such Adjacent Character District, the Building Placement, Building Form, Yard Type, Private Frontage, Setback, and Lot Occupation standards:

18.3.3.2.1.1.1 For the Adjacent Character District, if Adjacent to one Character District, or

18.3.3.2.1.1.2 For the highest numbered Character District if Adjacent to more than one Character District

18.3.3.2.1.2 Except as otherwise set forth in Section 18.3.3.2.1.1, all Lots and Buildings shall comply with all standards and requirements applicable to Campus Special Districts and the applicable Building and Lot Principal Use standards of **Table 18.4.10.1 (Building & Lot Principal Use)**.

18.3.3.2.1.2.1 Except at such points, if any, where the standards specified by Section 18.3.3.2.1.1 are met:

18.3.3.2.1.2.1.1 Any part of the Frontage along a public Thoroughfare not occupied by a Building shall be provided a Streetscreen; and

18.3.3.2.1.2.1.2 The Campus Special District shall have a Campus Special District Edge Buffer along the Special District boundary.

18.3.3.2.2 Within Special District (SD2) (Industrial):

18.3.3.2.2.1 All Lots and Buildings shall comply with all standards and requirements within this Section 18 applicable to Industrial Special Districts, including without limitation, the applicable Building and Lot Principal Use standards of **Table 18.4.10.1 (Building & Lot Principal Use)**;

18.3.3.2.2 Any part of the Frontage along a public Thoroughfare not occupied by a Building shall be provided a Streetscreen; and

18.3.3.2.3 The Industrial Special District shall have an Industrial Special District Edge Buffer along the Special District boundary.

18.3.3.3 CIVIC ZONES.

Development, Improvements, land, Structures, Buildings and Lots within each Civic Zone shall comply with applicable requirements of this Section 18, including without limitation, Sections 18.4.5 and 18.5.7.

TABLE 18.3.3.2 SPECIAL DISTRICT STANDARDS

	SD1	SD2
ALLOCATION OF DISTRICTS	TBD	TBD
BASE RESIDENTIAL DENSITY	TBD	TBD
BLOCK SIZE	TBD	TBD
BLOCK PERIMETER	TBD	TBD
THOROUGHFARES		
	TBD	TBD
	TBD	TBD
	TBD	TBD
CIVIC SPACES		
	TBD	TBD
LOT OCCUPATION		
Lot Width	TBD	TBD
Lot Coverage	TBD	TBD
SETBACKS		
Front Setback	TBD	TBD
Side Setback	TBD	TBD
Rear Setback	TBD	TBD
BUILDING DISPOSITION		
	TBD	TBD
	TBD	TBD
	TBD	TBD
YARD TYPES	TBD	TBD
BUILDING CONFIGURATION	TBD	TBD
BUILDING USE	TBD	TBD

NOTE: ADDITIONAL SPECIAL DISTRICT STANDARDS AND REQUIREMENTS ARE SET FORTH ELSEWHERE WITHIN THIS CHAPTER.

CLIENT DRAFT AUGUST 5, 2013
SUBJECT TO REVIEW & APPROVAL BY TOWN ATTORNEY

PIN ARDVILLE

18.4 — BUILDING AND LOT PLANS & STANDARDS

18.4.1 GENERAL

This Section 18.4 applies to all Buildings and Lots located or proposed within the Pinarville District, except as otherwise provided in herein or in Section 14 (Non-Conforming Lots, Uses and Structures).

18.4.2 BUILDING & LOT PLANS

18.4.2.1 PLAN REQUIRED.

Except as otherwise provided herein and except for non-conformances allowed pursuant to Section 14 (Non-Conforming Lots, Uses and Structures), no Building shall be constructed, modified or exist, and no Lot shall be developed, subdivided, re-subdivided or exist,

except in compliance with this Section 18 and the Regulating Plan and pursuant to a Building and Lot Plan that has been prepared, submitted and approved in accordance with this Section 18.4 and all standards and requirements applicable thereto.

18.4.2.2 PREPARATION AND REQUIREMENTS.

In addition to meeting any applicable requirements for a Site Plan under Section 4 of the Town Development Regulations, each Building and Lot Plan shall be prepared in accordance with Section 18.4.3 below and shall conform to the requirements of Section 18.4.4 and other provisions hereof.

18.4.2.3. PLAN SUBMISSION.

Each Building and Lot Plan shall be submitted for review and action in accordance with Sections 18.1.10.1.

18.4.2.4 PLAN APPROVAL.

Action shall be taken on each application for approval of Building and Lot Plan in accordance with Section 18.1.11.1 hereof.

18.4.3 PREPARATION

Each Building and Lot Plan required under this Section 18.4 shall be prepared and submitted by or on behalf of the Owner of the applicable property.

18.4.4 PLAN REQUIREMENTS

Each Building and Lot Plan for an area within a Character District or Special District shall:

18.4.4.1 COMPLIANCE.

Comply with the Regulating Plan, this Section 18 and any applicable Development Plan; and

18.4.4.2 CONTENTS.

Show the following in compliance with the standards and requirements of the Regulating Plan, this Section 18 and any applicable Development Plan, all as applicable to the Character District or Special District in which the land covered by such Building and Lot Plan is situated:

18.4.4.2.1 Building Placement, including without limitation Setbacks and Lot Layers

18.4.4.2.2 Yard Type

18.4.4.2.3 Building Form

18.4.4.2.4 Building and Lot Use

18.4.4.2.5 Parking and Loading Locations

18.4.4.2.6 Parking

18.4.4.2.7 Signage

18.4.4.2.8 Any applicable Special Requirements

18.4.4.2.9 Any additional applicable requirements under Section 4 of the Town Development Regulations

18.4.4.2.10 Evidence of approval of a Development Plan if required by Article 18.5 (Development Plans and Standards).

18.4.5 CIVIC BUILDINGS AND LOTS

18.4.5.1 DEFINITIONS.

18.4.5.1.1 A Civic Zone (CZ) is an area dedicated for one or more Civic Buildings and/or Civic Spaces.

18.4.5.1.2 A Civic Space (CS) is an open area dedicated for Civic use. There are several Civic Space Types defined by the combination of certain physical constants, including the relationships among their intended use, size, landscaping and Enfronting Buildings. The Civic Space Types are shown on **Table 18.5.7.2 (Civic Spaces)**.

18.4.5.1.3 A Civic Building (CB) is a Building operated by a not-for-profit organization or governmental entity dedicated to Civic activities, uses, and purposes.

18.4.5.2 REQUIREMENTS.

If a Building or Lot is located within an area designated on the Regulating Plan as Civic Zone (CZ), Civic Space (CS) or Civic Building (CB):

18.4.5.2.1 Civic Space shall be designed generally as described in **Table 18.5.7.2 (Civic Spaces)**, as related to the Adjacent Character Zone, or if Adjacent to more than one, as related to the highest numbered Adjacent Character Zone.

18.4.5.2.2 Except as otherwise specifically provided in this Section 18.4, Civic Space and Civic Buildings shall not otherwise be subject

to the requirements of this Section 18.4 and instead, shall be subject such standards as may be determined by the Planning Board.

18.4.6 LOTS

18.4.6.1 LOT LAYERS.

Lots are composed of three Lot Layers, the First Lot Layer, the Second Layer and the Third Lot Layer, as shown in **Illustration 18.4.6.1 (Lot Layers)** and as defined in Section 18.6 (Definitions).

ILLUSTRATION 18.4.6.1 LOT LAYERS

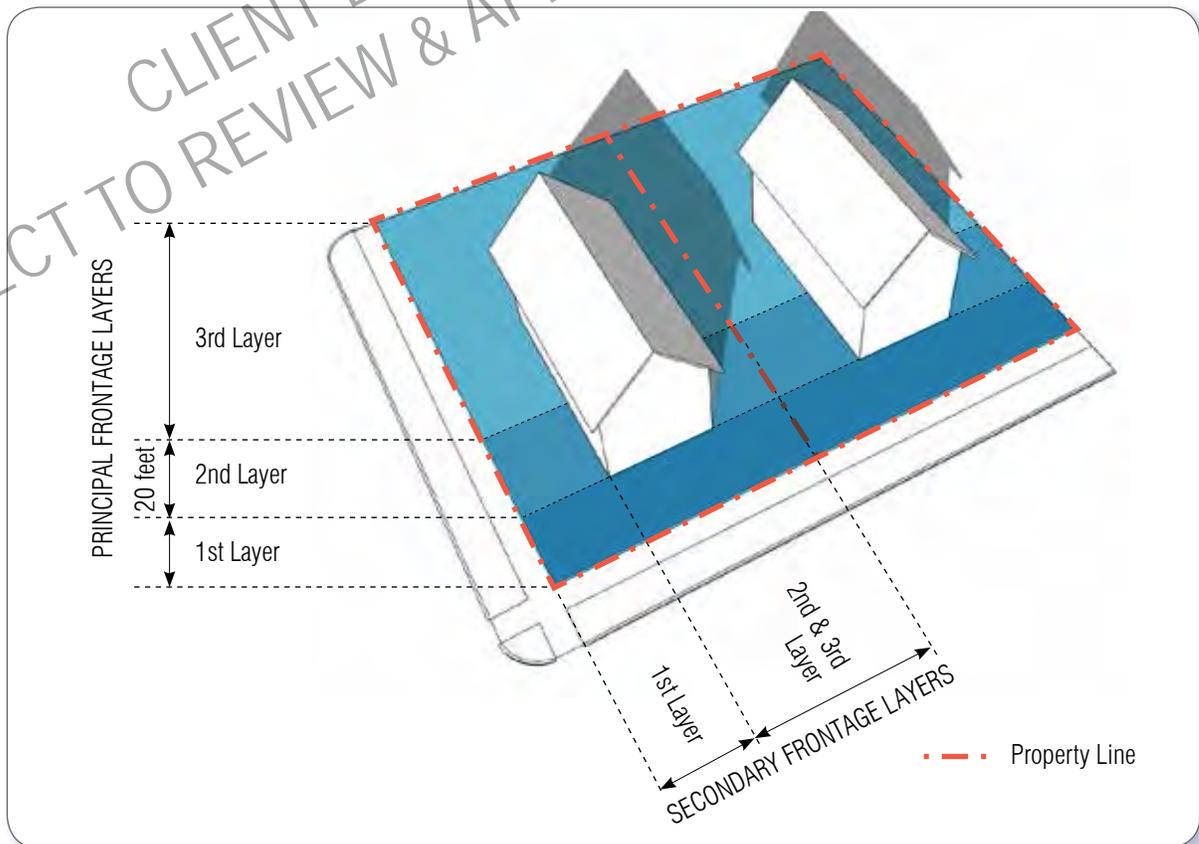


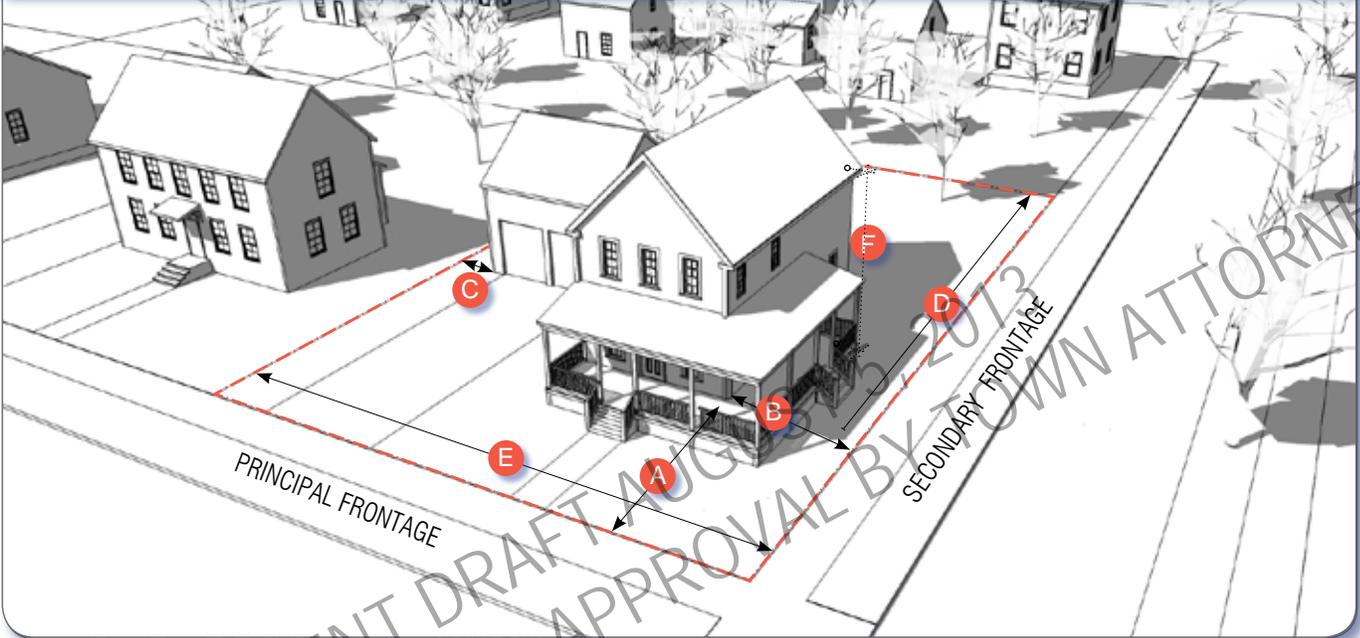
ILLUSTRATION 18.4.6.2A

CHARACTER DISTRICT STANDARDS SUB-URBAN DISTRICT
DISTRICT CD3

CD3 Sub-Urban District. This District consists of a primarily single family residential low density area in which the house is the predominant building type. It has deep to medium front Setbacks and wide to medium side Setbacks. It has streets with swales or curbs that may include sidewalks and/or street trees.



CD3 Sub-Urban District



KEY - - - - Property Line (ROW)

BUILDING PLACEMENT — PRINCIPAL BLDG

Front Setback, Principal Frontage	12 ft min, 24 ft max	A
Front Setback, Secondary Frontage	12 ft min	B
Side Setback	12 ft min	C
Rear Setback	greater of 3 ft min or 15 ft from center line of alley	D
Frontage Buildout	65% max at front setback	

YARD TYPES

(see **Table 18.4.7.2**)

Edgeyard	permitted
Sidyard	permitted
Rearyard	not permitted

LOT OCCUPATION

Lot Width	75 ft min, 100 ft max	E
Lot Coverage	35% max	

BUILDING FORM — PRINCIPAL BUILDING

Building Height	2.5 stories max	F
Ground Floor Height	n/a	
Upper Floor Height	n/a	
Facade Glazing	n/a	
Roof Type	hip, gable	
Roof Pitch, if any	gable: 6:12 min, 12:12 max hip: 3:12 min	

BUILDING & LOT PRINCIPAL USE

See **Table 18.4.10.1**

**TABLE 18.4.6.2A CHARACTER DISTRICT STANDARDS
SUB-URBAN DISTRICT** CD3

CD3 Sub-Urban District



KEY - - - Property Line (ROW) ■ First Lot Layer ■ Second Lot Layer ■ Third Lot Layer

BUILDING PLACEMENT — OUTBUILDING

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

PARKING

LOCATION	
Third Lot Layer	Principal Bldg setback + 20 ft
REQUIRED SPACES / QUANTITY OF USE *	
Residential Uses	See Table 18.4.11.1
Retail Uses	See Table 18.4.11.1
Office Uses	See Table 18.4.11.1
Lodging Uses	See Table 18.4.11.1
Civic and Other Uses	See Table 18.4.11.1

* Subject to adjustment for Shared Parking (see **Table 18.4.11.3**).

PRIVATE FRONTAGES & ENCROACHMENTS

PRIVATE FRONTAGE TYPES	(see Table 18.4.8.1)
Common Lawn	permitted
Porch	permitted
Forecourt	not permitted
Stoop	permitted
Shopfront	not permitted

ENCROACHMENT OF BUILDING ELEMENTS

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

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

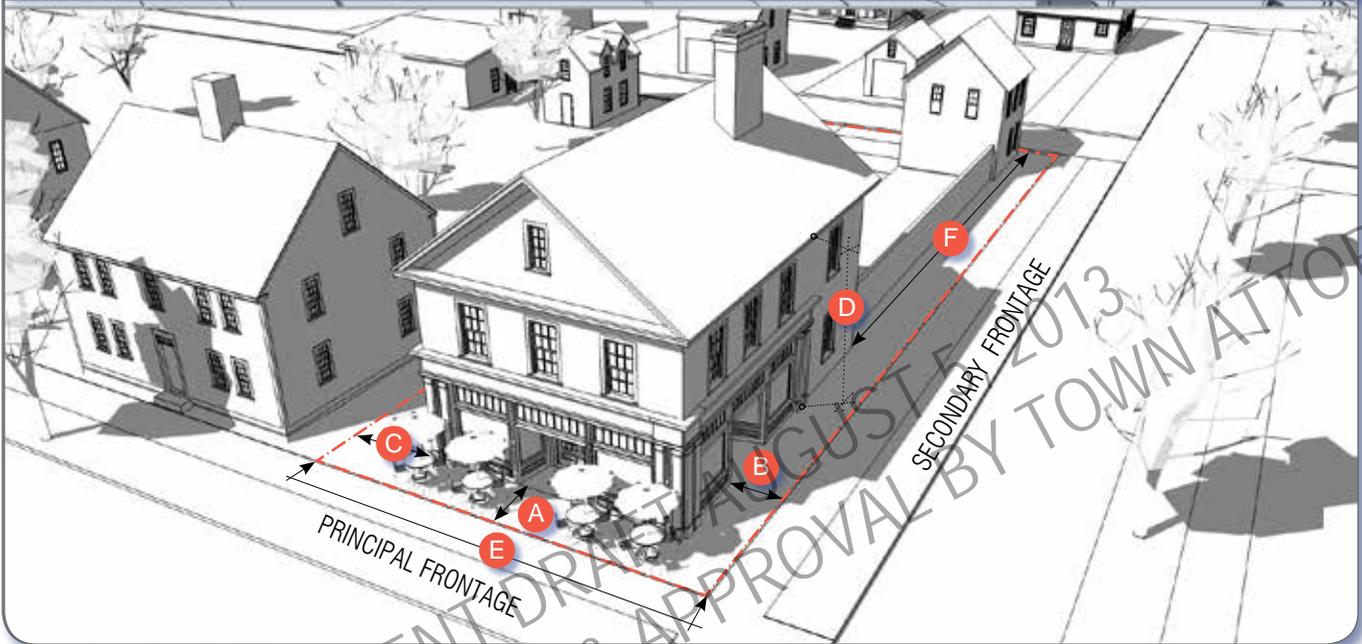
ILLUSTRATION 18.4.6.2B CHARACTER DISTRICT STANDARDS
CD4 GENERAL URBAN DISTRICT CD4

CD4 General Urban District. This District consists of a low to medium density transitional area that has a mix of building types and residential, retail and other commercial uses; it accommodates for both pedestrian and vehicular activity; there are shallow front Setbacks and medium side Setbacks; it has variable private landscaping; and it has Streets with curbs, sidewalks and street trees that define medium to large blocks.



**TABLE 18.4.6.2B CHARACTER DISTRICT STANDARDS
CD4 GENERAL URBAN DISTRICT** CD4

CD4 General Urban District



KEY - - - - Property Line (ROW)

BUILDING PLACEMENT — PRINCIPAL BLDG

Front Setback, Principal Frontage	0 ft min, 12 ft max	A
Front Setback, Secondary Frontage	0 ft min, 12 ft max	B
Side Setback	5 ft min	C
Rear Setback	greater of 3 ft min or 15 ft from center line of alley	D
Frontage Buildout	65% min at front setback	

YARD TYPES

(see **Table 18.4.7.2**)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted

LOT OCCUPATION

Lot Width	18 ft min, 200 ft max	E
Lot Coverage	50% max	

BUILDING FORM — PRINCIPAL BUILDING

Building Height	2.5 stories max	F
Ground Floor Height	12 ft min, 25 ft max	
Upper Floor Height	n/a	
Facade Glazing	20% min - 70% max *	
Roof Type	flat, hip, gable	
Roof Pitch, if any	gable: 6:12 min, 12:12 max	
* 70% min shopfront	hip: 3:12 min	

BUILDING & LOT PRINCIPAL USE

See **Table 18.4.10.1**

**TABLE 18.4.6.2B CHARACTER DISTRICT STANDARDS
GENERAL URBAN DISTRICT** CD4

CD4 General Urban District



KEY - - - Property Line (ROW) First Lot Layer Second Lot Layer Third Lot Layer

BUILDING PLACEMENT — OUTBUILDING

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

PARKING

LOCATION	
Third Lot Layer	Principal Bldg setback + 20 ft
REQUIRED SPACES / QUANTITY OF USE *	
Residential Uses	See Table 18.4.11.1
Retail Uses	See Table 18.4.11.1
Office Uses	See Table 18.4.11.1
Lodging Uses	See Table 18.4.11.1
Civic and Other Uses	See Table 18.4.11.1

* Subject to adjustment for Shared Parking, See **Table 18.4.11.3**.

PRIVATE FRONTAGES & ENCROACHMENTS

PRIVATE FRONTAGE TYPES	(See Table 18.4.8.1)
Common Lawn	permitted
Porch	permitted
Forecourt	permitted
Stoop	permitted
Shopfront	permitted

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

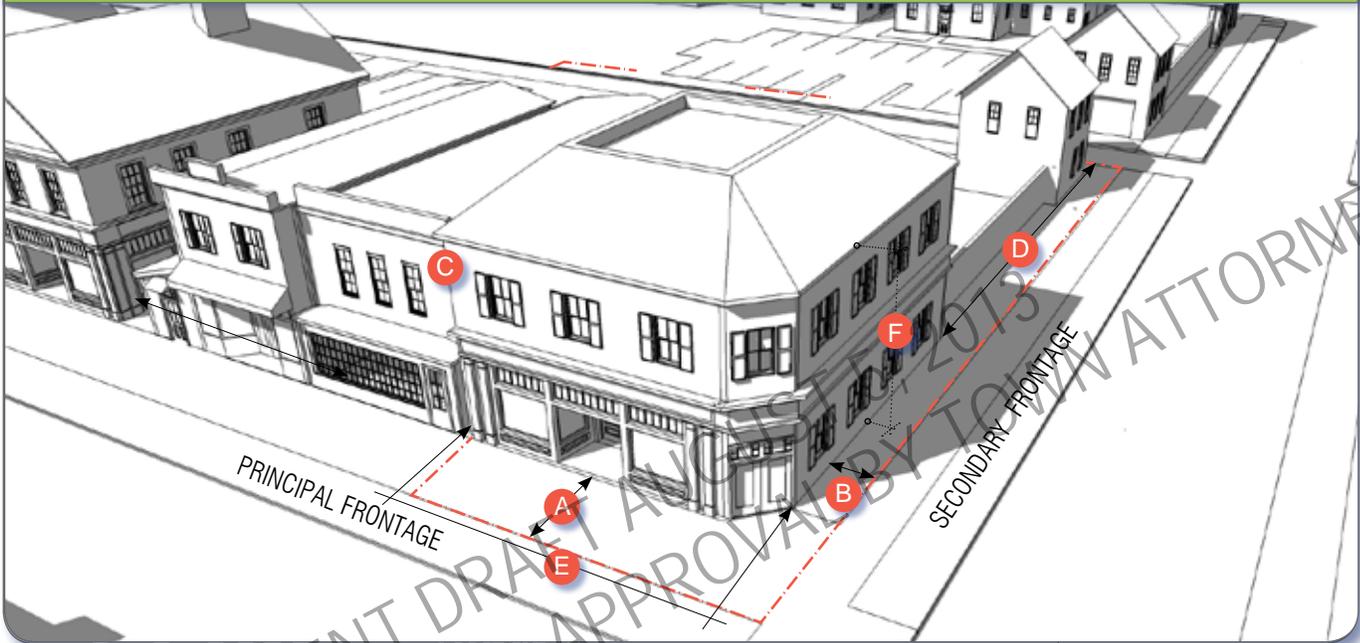
ILLUSTRATION 18.4.6.2C CHARACTER DISTRICT STANDARDS URBAN CENTER DISTRICT CD5

CD5 Urban Center District. This District consists of a medium to higher density area that has a mix of building types and residential, retail and other commercial uses; it accommodates for both pedestrian and vehicular activity; there are shallow or no front Setbacks and medium to no side Setbacks; it has variable private landscaping; and it has Streets with curbs, sidewalks and street trees that define medium to large blocks.



**TABLE 18.4.6.2C CHARACTER DISTRICT STANDARDS
URBAN CENTER DISTRICT** CD5

CD5 Urban Center District



KEY - - - - Property Line (ROW)

BUILDING PLACEMENT — PRINCIPAL BLDG

Front Setback, Principal Frontage	0 ft min, 10 ft max	A
Front Setback, Secondary Frontage	2 ft min, 12 ft max	B
Side Setback	0 ft min - 5 max	C
Rear Setback	greater of 3 ft min or 15 ft from center line of alley	D
Frontage Buildout	100% at front setback	

YARD TYPES

(see **Table 18.4.7.2**)

Edgeyard	not permitted
Sidyard	not permitted
Rearyard	permitted

LOT OCCUPATION

Lot Width	18 ft min, 200 ft max	E
Lot Coverage	75% max	

BUILDING FORM — PRINCIPAL BUILDING

Building Height	3.5 stories max	F
Ground Floor Height	12 ft min, 25 ft max	
Upper Floor Height	10 ft min	
Facade Glazing	20% min - 70% max *	
Roof Type	flat, hip, gable	
Roof Pitch, if any	gable: 6:12 min, 12:12 max hip: 3:12 min	

* 70% min shopfront

BUILDING & LOT PRINCIPAL USE

See **Table 18.4.10.1**

TABLE 18.4.6.2C CHARACTER DISTRICT STANDARDS
URBAN CENTER DISTRICT CD5

CD5 Urban Center District



KEY Property Line (ROW) First Lot Layer Second Lot Layer Third Lot Layer

BUILDING PLACEMENT — OUTBUILDING

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

PARKING

LOCATION	
Third Lot Layer	Principal Bldg setback + 20 ft
REQUIRED SPACES / QUANTITY OF USE *	
Residential Uses	See Table 18.4.11.1
Retail Uses	See Table 18.4.11.1
Office Uses	See Table 18.4.11.1
Lodging Uses	See Table 18.4.11.1
Civic and Other Uses	See Table 18.4.11.1

* Subject to adjustment for Shared Parking (see **Table 18.4.11.3**).

PRIVATE FRONTAGES & ENCROACHMENTS

PRIVATE FRONTAGE TYPES (see Table 18.4.8.1)	
Common Lawn	not permitted
Porch	not permitted
Forecourt	permitted
Stoop	permitted
Shopfront	permitted
ENCROACHMENT OF BUILDING ELEMENTS	
Porches, Stoops, and other Elements may encroach the indicated setbacks by the following distances;	
Front Setback, Principal Frontage	10 ft max
Front Setback, Secondary Frontage	10 ft max
Rear Setback	5 ft max

18.4.6.2 LOT DIMENSIONS.

18.4.6.2.1 Newly platted Lots:

18.4.6.2.1.1 Within each Character District shall be dimensioned according to **Tables 18.4.6.2A -18.4.6.2C (Character District Standards)**; and

18.4.6.2.1.2 Within each Special District shall be dimensioned as set forth or referenced in any applicable standards of **Table 18.3.3.2 (Special District Standards)**.

18.4.6.3 LOT COVERAGE.

18.4.6.3.1 Lot Coverage by Building within each Character District shall not exceed that recorded in **Tables 18.4.6.2A-18.4.6.2C (Character District Standards)**;

18.4.6.3.2 Lot Coverage by Building within each Special District shall not exceed any applicable standard set forth or referenced in **Table 18.3.3.2 (Special District Standards)**.

18.4.7 BUILDING PLACEMENT & YARD TYPES

18.4.7.1 BUILDING PLACEMENT.

Buildings shall be disposed in relation to the boundaries of their Lots:

18.4.7.1.1 Within each Character District according to **Tables 18.4.6.2A-18.4.6.2C (Character District Standards)**; and

18.4.7.1.2 Within each Special District,

according to any applicable standards set forth on **Table 18.3.3.2 (Special District Standards)**.

18.4.7.2 YARD TYPES.

Buildings and Lots shall conform to the Yard Type standards:

18.4.7.2.1 Within each Character District, as set forth on **Table 18.4.7.2 (Yard Types)**; and

18.4.7.2.2 Within each Special District, as set specified in any applicable Yard Type standards set forth or referenced in **Table 18.3.3.2 (Special District Standards)**.

18.4.7.3 PRINCIPAL BUILDING.

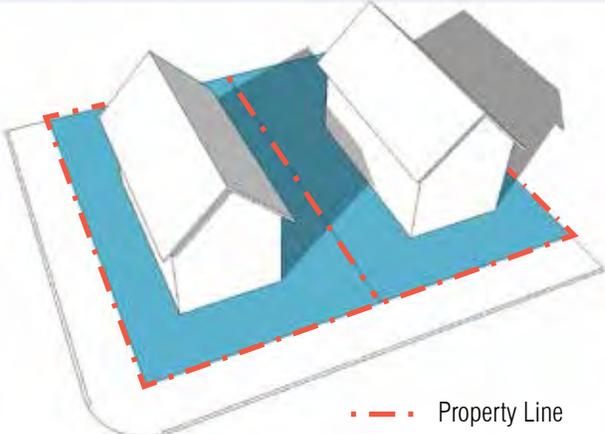
Within each Character District, one Principal Building may be built on each Lot at the Frontage, as illustrated generally in **Illustration 18.4.7.3 (Principal Building/Backbuilding/Outbuilding)**. Within each Special District, any number of Principal Buildings may be built on each Lot.

18.4.7.4 OUTBUILDING.

Within each Character District one Outbuilding may be built on each Lot to the rear of the Principal Building, as illustrated generally in **Illustration 18.4.7.3 (Principal Building/Backbuilding/Outbuilding)**. Within each Special District, any number of Outbuildings may be built on each Lot.

TABLE 18.4.7.2 YARD TYPES

Edgeyard Permitted Districts: **CD3** **CD4**



Specific Types - single family House, cottage, villa, estate house, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding.

--- Property Line

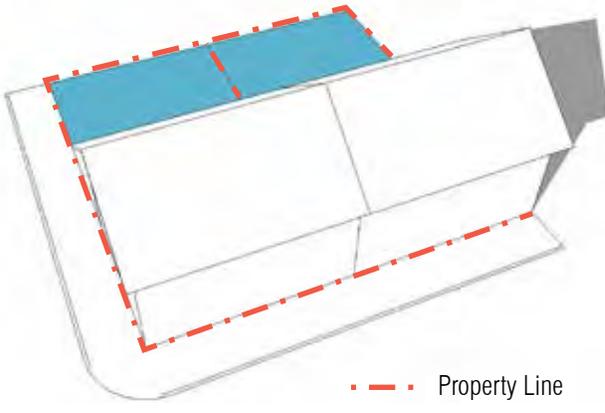
Sideyard Permitted Districts: **CD3** **CD4**



Specific Types - single house, duplex, zero lot line house. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a twin or double House. Energy costs, and sometimes noise, are reduced by sharing a party wall in this Disposition.

--- Property Line

Rearyard Permitted Districts: **CD4** **CD5**



Specific Types - Townhouse, Rowhouse, Live-Work unit, loft building, Apartment House, Mixed Use Block, Flex Building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.

--- Property Line

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ILLUSTRATION 18.4.7.3 PRINCIPAL BUILDING/BACKBUILDING/OUTBUILDING



18.4.7.5 OTHER COMPONENTS.

Any Structure shall be situated in the Second Lot Layer or Third Lot Layer and shall be screened from the Frontage by a Building or Streetscreen.

18.4.7.6 BUILDING FACADES.

Within each Character District, Building Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along the minimum percentage of the Frontage Line width at the Setback, as specified as Frontage Buildout on **Tables 18.4.6.2A – 18.4.6.2C (Character District Standards)**.

18.4.7.7 BUILDING SETBACKS.

18.4.7.7.1 Setbacks for Buildings shall be as shown in **Tables 18.4.6.2A – 18.4.6.2C (Character District Standards)**. See **Illustration 18.4.7.7 (Setback Designations)**.

18.4.7.7.2 Within each Special District, Setbacks for Buildings shall comply with any applicable standards set forth or referenced in **Table 18.3.3.2 (Special District Standards)**.

18.4.7.7.3 To accommodate slopes over ten percent, relief from front Setback requirements may be granted by Special Exception.

18.4.8 BUILDING FORM

18.4.8.1 PRIVATE FRONTAGE - GENERAL.

18.4.8.1.1 The Private Frontage within each Character District shall conform to and be allocated in accordance with **Table 18.4.8.1 (Private Frontage Types)** and **Tables 18.4.6.2A – 18.4.6.2C (Character District Standards)**, as applicable.

18.4.8.1.2 The Private Frontage within each Special District shall conform to and be allocated in accordance with any applicable standards set forth on or referenced in **Table 18.3.3.2 (Special District Standards)**.

18.4.8.1.3 The percentage of void area (windows and other openings) in each Building Façade shall be between 20% and 60%, except at street-level retail Frontages, where it shall not be less than 70%.

18.4.8.1.4 Building Facades that are 60' or greater in width shall be provided with an entrance for every 50 feet of Façade and shall be designed with projecting or recessed offsets not less than 4' deep, and at intervals of not greater than 50'.

18.4.8.1.5 Principal Buildings shall have a Principal Entrance which shall face the Frontage, or if there is more than one Frontage, the Principal Frontage; and

18.4.8.1.6 With respect to any Building that has a first floor initial Residential Principal Function:

18.4.8.1.6.1 The first floor shall have a finished floor level along the Frontage at least 24" above sidewalk; and

18.4.8.1.6.2 The sills of first floor windows along the Frontage shall be at least 5' above the sidewalk.

ILLUSTRATION 18.4.7.7 SETBACK DESIGNATIONS

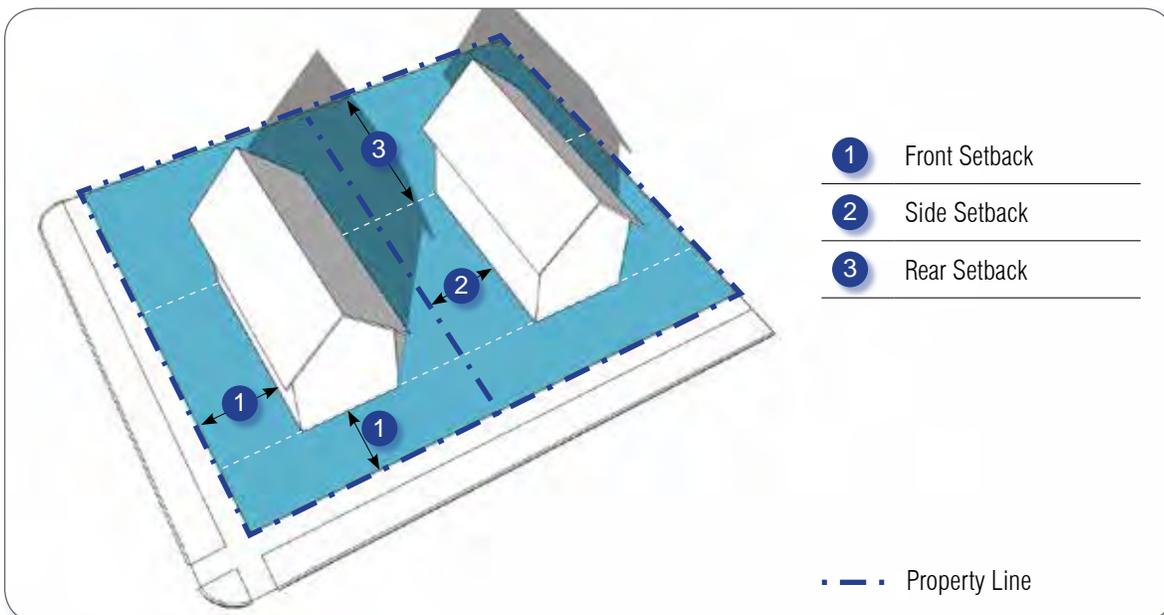
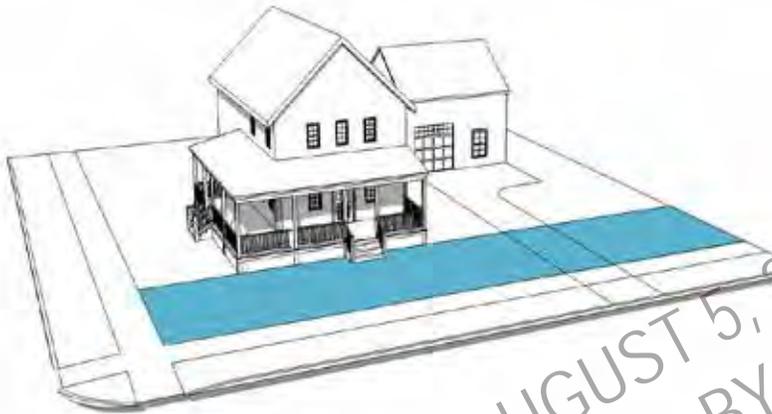


TABLE 18.4.8.1 PRIVATE FRONTAGE TYPES

Common Yard

Permitted Districts:

CD3



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

Porch

Permitted Districts:

CD3

CD4



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

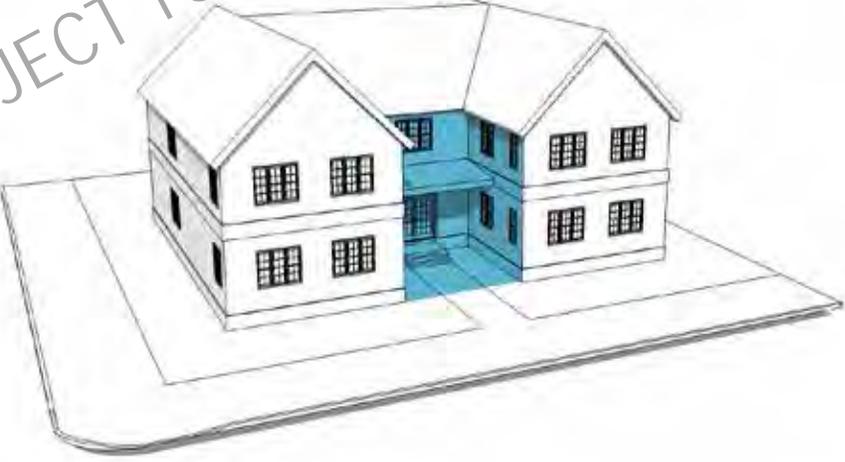
TABLE 18.4.8.1 PRIVATE FRONTAGE TYPES (CONTINUED)

Stoop Permitted Districts: **CD4** **CD5**



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

Forecourt Permitted Districts: **CD4** **CD5**



A Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. The Forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.

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TABLE 18.4.8.1 PRIVATE FRONTAGE TYPES (CONTINUED)

Shopfront

Permitted Districts:

CD4

CD5



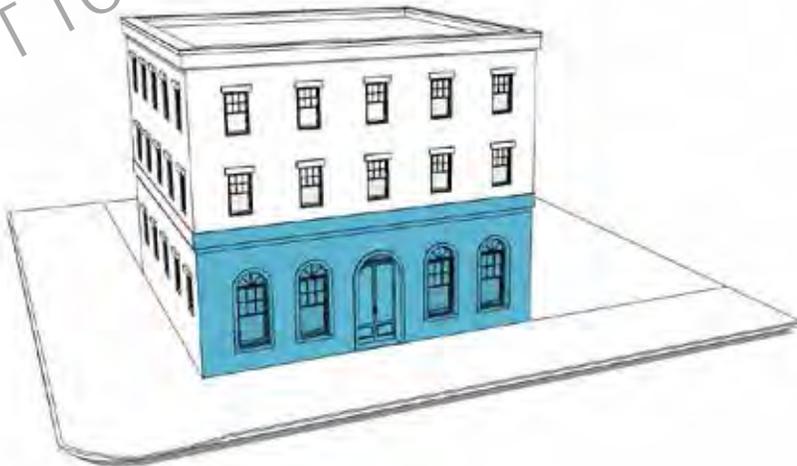
A Frontage wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has a substantial glazing on the Sidewalk level and may have an awning that may overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail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

Officefront

Permitted Districts:

CD4

CD5



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

18.4.8.2 PRIVATE FRONTAGE OF CORNER LOTS.

Buildings on Corner Lots shall have two Private Frontages, a Principal Frontage and a Secondary Frontage, as illustrated generally in **Illustration 18.4.8.2 (Frontage and Lot Lines)**. Prescriptions for the Second Lot Layer and Third Lot Layer of Corner Lots pertain only to the Principal Frontage. Prescriptions for the First Lot Layer of Corner Lots pertain to both Frontages. See **Illustration 18.4.6.1 (Lot Layers)**.

18.4.8.3 BUILDING & CEILING HEIGHT.

18.4.8.3.1 Building heights and ceiling heights within Character Districts shall conform to **Tables 18.4.6.2A-18.4.6.2C (Character District Standards)**.

18.4.8.3.2 Building heights and ceiling

heights within each Special District shall conform to any applicable standards set forth or referenced in **Table 18.3.3.2 (Special District Standards)**.

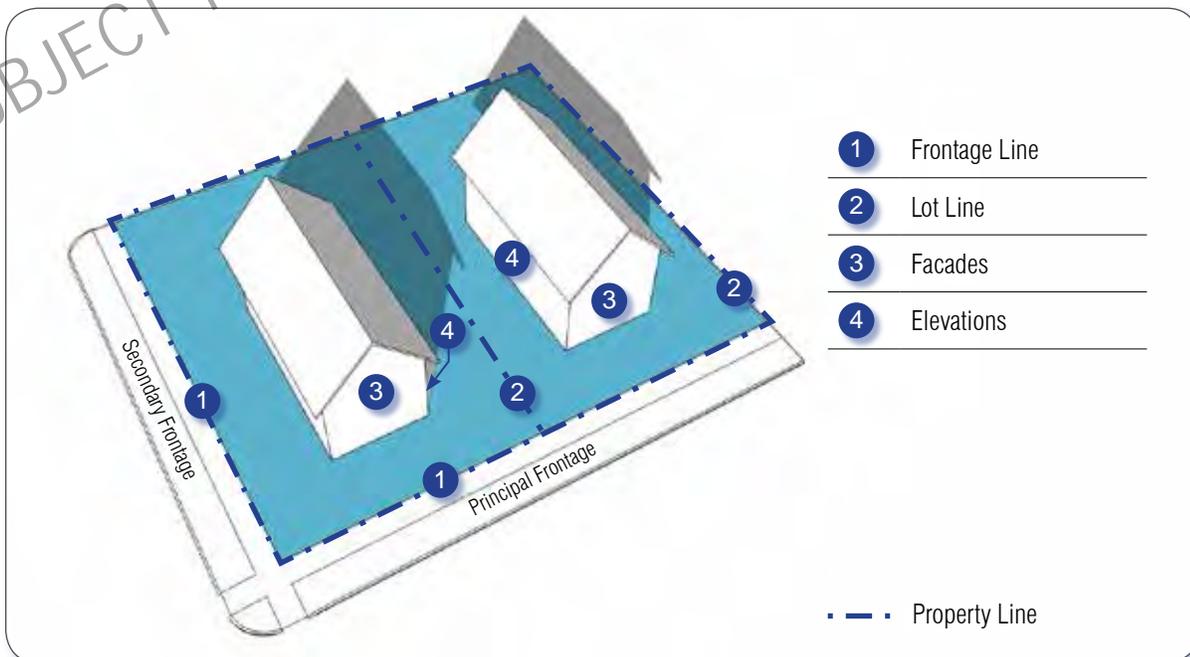
18.4.8.3.3 In calculating Building height, Mezzanines extending beyond 33% of the floor area below shall be counted as an additional Story.

18.4.8.3.4 In calculating height of a Parking Structure or Garage, each above-ground level counts as a single Story regardless of its relationship to habitable Stories.

18.4.8.3.5 In calculating Building height, none of the following shall be considered:

18.4.8.3.5.1 Attics under 14 feet in height at their tallest point;

ILLUSTRATION 18.4.8.2 FRONTAGE AND LOT LINES



18.4.8.3.5.2 Raised basements; or

18.4.8.3.5.3 Masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads.

18.4.8.4 FLOOR ELEVATION.

Building ground finish floor elevation within each Character District shall conform to **Tables 18.4.6.2A – 18.4.6.2C (Character District Standards)**.

18.4.8.5 ROOF TYPE & PITCH.

Building roof type and pitch within each Character District shall conform to **Tables 18.4.6.2A – 18.4.6.2C (Character District Standards)**.

18.4.8.6 FACADE GLAZING.

Window glazing of Building Facades within each Character District shall conform to **Tables 18.4.6.2A – 18.4.6.2C (Character District Standards)**.

18.4.8.7 LOADING DOCKS / SERVICE AREAS.

Loading docks and service areas shall not be permitted on Frontages or within the First Lot Layer or Second Lot Layer. **See Illustration 18.4.6.1 (Lot Layers)**.

18.4.8.8 STREETSCREENS.

Any Streetscreen along the Frontage shall be built on the same plane as the Façade of the Principal Building and shall be between 3.5 and 4.0 feet in height. Other Streetscreens shall be between 3.5 and 6 feet in height. Streetscreens along the Frontage shall have openings no

larger than necessary to allow automobile and pedestrian access.

18.4.9 ENCROACHMENTS

Encroachments of Building Elements shall be allowed within each Character District as set forth in **Tables 18.4.6.2A – 18.4.6.2C (Character District Standards)** and within each Special District in accordance with any applicable encroachment standards set forth or referenced in **Table 18.4.10.1 (Building and Lot Principal Use)**.

18.4.10 USES

18.4.10.1 PRINCIPAL USES.

18.4.10.1.1 Buildings and Lots in each Character District shall conform to the allowed Principal Uses indicated on **Table 18.4.10.1 (Building & Lot Principal Use)** for such Character District. Multiple Principal Uses may exist within a Building or Lot.

18.4.10.1.2 Buildings and Lots in each Special District shall conform to any applicable allowed Principal Uses specified or referenced in **Table 18.4.10.1 (Building & Lot Principal Use)**.

18.4.10.2 ACCESSORY USES.

Buildings and Lots may contain or accommodate one or more Accessory Uses, as permitted pursuant to **Table 18.4.10.2 (Permitted Accessory Uses)** and defined in Section 18.6 (Definitions).

TABLE 18.4.10.1 BUILDING & LOT PRINCIPAL USE

Permitted Districts:

CD3

CD4

CD5

SD1

SD2

RESIDENTIAL

Single family dwelling

Two-family dwelling

Multi-family dwelling

Manufactured home

Manufactured Home Park

Dwelling units as part of a mixed use
(residential and nonresidential)
building or project

EDUCATION OR INSTITUTIONAL

Group child day care center (preschool +5)

Adult day care facility (3+)

Institutional Residential

Kindergarten, elementary or
secondary school

Post secondary or trade school, or
college, with or without dormitory

Gym, dance, karate, art, pottery or
similar school or studio

ENTERTAINMENT & RECREATION

Public park, playground, field and
recreation facility

Non-public park, playground, field and
recreation facility

Concert hall, indoor theater or activity hall

Indoor health fitness center or gym

Commercial indoor recreation facility, e.g.
bowling alley, billiard hall, natatorium,
amusement center and similar uses

Commercial outdoor recreation facility, e.g. golf,
tennis, golf driving range, boating.

Recreational area, e.g. picnic, fishing pond and
day camp

Stable, equestrian center, riding academy, riding
trail-

Club, lodge, hunting preserve, ski tow, winter
sport facility, campground and youth camp

P Permitted by Right

SE Permitted by Special Exception

CU Permitted by Conditional Use Permit

Note: If a use is not permitted by Right,
Special Exception, or Conditional Use, it
is not permitted.

SUBMITTED TO CLIENT DRAFT AUGUST 5, 2013
REVIEW & APPROVAL BY TOWN ATTORNEY

TABLE 18.4.10.1 BUILDING & LOT PRINCIPAL USE

Permitted Districts:				
CD3	CD4	CD5	SD1	SD2
SERVICES: FINANCIAL, MEDICAL AND PROFESSIONAL				
Mortuary or funeral home				
Hospital				
Nursing home and special care home, residential Care Home and Supported Residential Health Care Home				
Small office, not exceeding 2,000 square feet, of general business and professional offices and healthcare practitioner, including outpatient care				
General business, healthcare and professional, and banking and financial office of 2,000 square feet or larger				
Veterinary services with no external animal areas				
Kennels, with or without external animal areas				
Drive-through service with any financial, medical or professional service				
Club, lodge, hunting preserve, ski tow, winter sport facility, campground and youth camp				
SERVICES: LODGING AND RESTAURANTS				
Inn, hotel, motel				
Bed & Breakfast				
Restaurant with no drive-through service				
Restaurant with drive-through service				
RETAIL TRADE (EXCEPT MOTORIZED VEHICLE AND RESTAURANT USES)				
Sale of goods with no outdoor storage or display of inventory, not otherwise listed below.				
Outdoor display of merchandise or storage equal to not more than 10% of the building area, or seasonal outdoor display				
Plant and garden supply or similar use with outside storage or display of inventory greater than 10% of the associated building area				
Appliance Sales & Service				
Beauty shop, barber shop, and similar personal services				
Lumber yards				
Adult video or book store, adult motion picture theater, or adult theater				
Tattoo parlor				
Drive-through service with any retail establishment				
MOTOR VEHICLE SALES AND SERVICE				
Sale or rental of motor vehicles, boats, trailers or recreational vehicles				
Motor vehicle repair, service and towing, including body work				
Retail sale of gasoline				
Car washes				
Sale and installation of parts and accessories, including tires, mufflers and glass				

SUBJECT TO CLIENT DRAFT AUGUST 5, 2013
& APPROVAL BY TOWN ATTORNEY

TABLE 18.4.10.1 BUILDING & LOT PRINCIPAL USE (CONTINUED)

Permitted Districts:

CD3

CD4

CD5

SD1

SD2

TRANSPORTATION, COMMUNICATION AND UTILITIES

Public or commercial parking facility

Public transportation passenger station

Bus, truck or rail freight terminal

Heliport

Warehouse storage or distribution facility

Bulk fuel storage for distribution

Telecommunication tower

Co-location or building location of telecommunication antenna

Essential public utilities and appurtenances

Essential government service and public works facilities

Dam, water supply works

MANUFACTURING, CONSTRUCTION AND WHOLESALE TRADE

Manufacturing, fabrication, assembly, packaging and other similar industry

Research and development facility

Materials recycling and processing

Excavation and processing of earth materials or quarrying of stone from on-site

Processing of earth materials or stone from off-site

Manufacturing or bulk storage of explosives

Wholesale establishment

Laboratory and testing facility

Wood milling, wood based products, such as windows or doors

Contractors storage yard

Recycling center

AGRICULTURAL

Agricultural and horticultural operations

Greenhouse

Dairies

Raising and keeping of livestock and poultry

Sawmill

Facility for processing animal products

Tree farm, forest preserve, wildlife reservation, watershed protection area, or reservoir

Landscaping contracting or similar business

P Permitted by Right

SE Permitted by Special Exception

CU Permitted by Conditional Use Permit

Note: If a use is not permitted by Right, Special Exception, or Conditional Use, it is not permitted.

SUBJECT TO REVIEW & APPROVAL BY TOWN ATTORNEY
AUGUST 5, 2013

TABLE 18.4.10.2 PERMITTED ACCESSORY USES

Permitted Districts:

CD3

CD4

CD5

SD1

SD2

ACCESSORY TO PRINCIPAL RESIDENTIAL USE

Home occupation

Day care home (3)*

Family day care home (6+3)

Family group day care home (12+5)

Accessory building and facility such as garage, carport, tool shed, noncommercial greenhouse, workshop, swimming pool, tennis court, shed and portable structure, including plastic and canvas covered framed structure

Accessory attached dwelling unit

Residential wind turbine

Yard and garage sales

Storage containers

Raising and keeping of poultry

Raising and keeping of livestock

ACCESSORY TO PRINCIPAL NON-RESIDENTIAL USE

Farm market or roadside stand

Dwelling unit for caretaker or security personnel

Day care center for employee use only

Retail sales accessory to a principal manufacturing or wholesale use

Parking facility

Storage containers

* Permit as a home occupation.

P Permitted by Right

SE Permitted by Special Exception

CU Permitted by Conditional Use Permit

Note: If a use is not permitted by Right, Special Exception, or Conditional Use, it is not permitted.

18.4.11 PARKING AND LOT DENSITY CALCULATIONS

18.4.11.1 LOT DENSITY / PARKING REQUIREMENT.

18.4.11.1.1 Maximum Density on a Lot shall be determined based on the quantity of Principal Use(s) of the Lot and the number of spaces of Actual Parking required to be made available to the Lot, as determined by **Table 18.4.11.1 (Parking Requirements)**, subject to adjustment by application of the Shared Parking Factor pursuant to Section 18.4.11.3.

18.4.11.1.2 The number of spaces of Actual Parking available to a Lot is the sum of (I) all spaces within the Lot, (II) all spaces Adjacent to the Frontage Line on the same side of the Thoroughfare as the Lot, and (III) if elected by the applicant, all spaces available to the Lot within the same Block or an Adjacent Block within a public Parking Lot or Parking Structure or by parking agreement or easement.

18.4.11.1.3 The number of spaces of Actual Parking available to a Lot shall not be less than the number of spaces of parking determined by

Table 18.4.11.1 (Parking Requirements)

based on the quantity of Principal Use(s) of the Lot.

18.4.11.2 ACTUAL PARKING.

For purposes of this Section 18.4.11, "Actual Parking" shall mean and be calculated as set forth in Section 18.4.11 above.

18.4.11.3 SHARED PARKING FACTOR.

For purposes of this Section 18.4.11, within any Character District, the number of parking spaces required to be made available to a Lot may be reduced, at the election of the applicant, by dividing the number of spaces of Actual Parking required to be available to the Lot pursuant to Section 18.4.11.1.3 by the applicable Shared Parking Factor.

The applicable Shared Parking Factor is determined under **Table 18.4.11.3 (Shared Parking Factor)** for any two Principal Uses within the Lot or within the Lot and any other Lot within the same or any Adjacent Block.

TABLE 18.4.11.1 PARKING REQUIREMENTS

PRINCIPAL USE	CD3	CD4	CD5	SD1	SD2
Residential	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling	1.0 / dwelling	n/a
Lodging	1.0 space / bedroom	1.0 space / bedroom	1.0 / space / bedroom	1.0 / space / bedroom	1.0 / space / bedroom
Office	3.0 / 1000 sq ft	3.0 / 1000 sq ft	2.0 / 1000 sq ft	2.0 / 1000 sq ft	2.0 / 1000 sq ft
Retail	4.0 / 1000 sq ft	4.0 / 1000 sq ft	3.0 / 1000 sq ft	3.0 / 1000 sq ft	3.0 / 1000 sq ft
Civic	3.0 / 1000 sq ft	3.0 / 1000 sq ft	3.0 / 1000 sq ft	3.0 / 1000 sq ft	3.0 / 1000 sq ft
Other	3.0 / 1000 sq ft	3.0 / 1000 sq ft	3.0 / 1000 sq ft	3.0 / 1000 sq ft	3.0 / 1000 sq ft

TABLE 18.4.11.3 SHARED PARKING FACTOR

Use	with		Use
RESIDENTIAL			RESIDENTIAL
LODGING			LODGING
OFFICE			OFFICE
RETAIL			RETAIL

		1		
	1.1	1.1		
	1.4	1	1.4	
1.2	1.7	1.7	1.2	
1.3	1	1.3		
1.2	1.2			
	1			

18.4.11.4 ACCESSORY DWELLING UNITS / LINER BUILDINGS.

In determining compliance with Section 18.4.11, the following shall not be counted:

18.4.11.4.1 Accessory Dwelling Units having no more than 650 square feet; and

18.4.11.4.2 Liner Buildings fewer than 30 feet deep and no more than two Stories.

18.4.11.5 SUPPLEMENTAL TO DEVELOPMENT DENSITY STANDARDS.

The Lot Density standards established pursuant to this Section 18.4.11.5 are supplemental to any applicable District Density pursuant to Section 18.5.8 and **Table 18.5.8.2 (District Density)**, such that the Lot Density standards of this Section 18.4.11.5 and any such applicable District Density standards shall constitute independent standards both of which must be complied with to the full extent applicable. In no event shall the Density within a Lot exceed the Lot Density standards applicable to such Lot or any applicable District Density standards applicable to an area of the Regulating Plan or a Development Plan.

18.4.12 PARKING, LOADING, DRIVEWAY & DRIVE-THROUGH LOCATIONS AND STANDARDS

18.4.12.1 LOCATION.

All Parking Areas and Garages located within Lots shall be located in the Second Lot Layer or Third Lot Layer. All loading locations and drive-throughs within Lots shall be located in the Third Lot Layer. Parking and loading locations, shall be accessed by Rear Alleys or Rear Lanes, when such are available on the Regulating Plan.

18.4.12.2 SCREENING.

Drive-throughs, Parking Areas, Parking Lots and loading locations shall be screened from the Frontage by a Building or Streetscreen. See **Illustration 18.4.12.2 (Drive-Through Illustration)**.

18.4.12.3 DRIVEWAY WIDTH.

Driveways at Frontages shall be no wider than 24 feet in the First Lot Layer.

18.4.12.4 PEDESTRIAN EXITS.

Pedestrian exits from all Parking Lots, Garages, and Parking Structures shall be directly to a Frontage Line and not directly into a Building, except for underground parking accommodations.

18.4.12.5 LINER BUILDINGS REQUIRED.

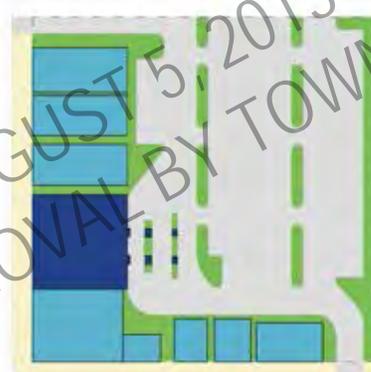
Parking Structures shall have Liner Buildings of at least 24 feet deep lining at least the first and second Stories of the Parking Structure.

ILLUSTRATION 18.4.12.2 DRIVE-THROUGH ILLUSTRATIONS

EXAMPLE DRUGSTORE



EXAMPLE BANK



18.4.12.6 PARKING LOT AND PARKING AREA LANDSCAPING.

Parking Areas and Parking Lots that contain ten (10) or more spaces shall conform to the following:

18.4.12.6.1 Parking Areas and Parking Lots shall contain one landscape island for every twenty (20) parking spaces. Parking Lots with more than one landscape island shall have such islands distributed throughout the Parking Lot.

18.4.12.6.2 For every 2,000 square feet of Parking Area or Parking Lot, at least one (1) tree shall be installed or preserved within the Parking Area or Parking Lot.

18.4.12.6.3 No parking space shall be more

than seventy-two (72') feet from a tree within the Lot, as measured from the center of the tree to the nearest line demarcating the space.

18.4.12.6.4 New trees shall be installed and/or existing trees preserved in the landscape islands provided pursuant to this Section, and/or at the perimeter of the Parking Area or Parking Lot, provided that the perimeter of the Parking Area or Parking Lot where trees are installed or preserved to meet this requirement lies within the Lot on which the Parking Area or Parking Lot is located.

18.4.12.6.5 All landscaping required pursuant to this Section 18.4.11.6.6 and Adjacent to the paved portion of any Parking Area, Parking Lot, Loading Area, Driveway or Thoroughfare shall be located in a manner to protect the vegetation

from vehicular damage. Without limiting the foregoing, all trees within landscape islands or along the perimeter of the Parking Area or Parking Lot shall be separated from Parking Area or Parking Lot paved surfaces by at least three (3') feet.

18.4.12.6.6 No standard set forth in this Section 18.4.12.6 shall be enforceable where the application of the standard would obstruct visibility within the Lot to such extent as to interfere with the safe movement of vehicles and pedestrians within the Lot.

18.4.12.7 PARKING WALKWAY.

In addition to any walkway or sidewalk around such Parking Area or Parking Lot, each Parking Area or Parking Lot that exceeds one hundred and twenty (120) spaces shall have least one pedestrian walkway of a minimum width of eight (8) feet that is paved differently from the parking spaces with respect to texture, material, style, and/or color.

18.4.13 SIGNAGE STANDARDS

18.4.13.1 GENERAL.

Signage shall conform to the standards of this Section 18.4.13 and **Table 18.4.13.1 (Signage Standards)**:

18.4.13.1.1 There shall be no Signage permitted except that specified in this Section 18.4.12.

18.4.13.1.2 An address number shall be required for each Building in compliance with the following:

18.4.13.1.2.1 The address number shall be between 4 and 6 inches measured vertically and shall be attached to the Building in proximity to the Principal Entrance or at a mailbox;

18.4.13.1.2.2 Address signs shall be made easily visible by using colors or materials that contrast with their background; and

18.4.13.1.2.3 Address signs shall be constructed of durable materials.

18.4.13.1.3 A single external permanent Band Sign for each business operating in a Building may be applied to the first story Façade of the Building or portion thereof in which such business is operated, provided that each such Band Sign complies with the standards of Section 18.4.13.2 below.

18.4.13.1.4 Any Awning may include Signage in compliance with the standards of Section 18.4.13.3 below.

18.4.13.1.5 A single permanent Marquee Sign may be attached to and parallel with the first story Façade of a Building, provided that each such Marquee Sign complies with the standards of Section 18.4.13.4 below.

18.4.13.1.6 One Nameplate Sign per Principal Frontage that complies with the standards of Section 18.4.12.5 below.

18.4.13.1.7 An Outdoor Display Case per Principal Frontage that complies with the standards of Section 18.4.12.6 below.

18.4.13.1.8 One Sidewalk Sign per Principal Frontage that complies with the standards of Section 18.4.12.7 below.

TABLE 18.4.13.1 SIGNAGE STANDARDS



SPECIFICATIONS	
Quantity (max)	1 per address
Area	max 2 sf
Width / Height	max 24 in / max 12 in
Depth / Projection	max 3 in
Clearance	min 4.5 ft
Apex	n/a
Letter Height	max 6 in

PERMITTED DISTRICTS		
CD3	CD4	CD5
★	★	★



SPECIFICATIONS	
Quantity (max)	1 per business
Area	max 8 sf
Width / Height	max 26 in / max 42 in
Depth / Projection	n/a
Clearance	n/a
Apex	max 42 in
Letter Height	n/a

PERMITTED DISTRICTS		
CD3	CD4	CD5
	★	★



SPECIFICATIONS	
Quantity (max)	1 per address (2 / corner bldgs)
Area	1.5 sf per linear ft Facade
Width / Height	max 90% width of Facade / max 3 ft
Depth / Projection	max 7 in
Clearance	min 7 ft
Letter Height	max 18 in

PERMITTED DISTRICTS		
CD3	CD4	CD5
	★	★



SPECIFICATIONS	
Quantity (max)	1 per Facade, 2 max
Area	6 sf
Width / Height	max 4 ft / max 4 ft
Depth / Projection	max 4 ft
Clearance	min 8 ft
Apex	n/a
Letter Height	max 8 in

PERMITTED DISTRICTS		
CD3	CD4	CD5
	★	★



SPECIFICATIONS	
Quantity (max)	1 per business
Width / Height	entrance plus 2 ft each side, max 50% story height
Depth / Projection	min 4 ft, max 10 ft
Clearance	min 10 ft
Letter Height	max 6 in
Distance from Curb	min 3 ft

PERMITTED DISTRICTS		
CD3	CD4	CD5
	★	★

★ Permitted by Right

* If a Sign Type is not permitted by right, it is not permitted.

TABLE 18.4.13.1 SIGNAGE STANDARDS (CONTINUED)



SPECIFICATIONS	
Quantity (max)	1
Area	max 3 sf
Width / Height	max 18 in / max 2 ft
Depth / Projection	max 3 in
Clearance	min 4 ft
Apex	max 7 ft
Letter Height	n/a

PERMITTED DISTRICTS		
CD3	CD4	CD5

★ ★ ★



SPECIFICATIONS	
Quantity (max)	1
Area	max 6 sf
Width / Height	max 3.5 ft square
Depth / Projection	max 5 in
Clearance	min 4 ft
Apex	n/a
Letter Height	n/a

PERMITTED DISTRICTS		
CD3	CD4	CD5

★ ★



SPECIFICATIONS	
Quantity (max)	1 per window
Area	max 25% of glass
Width / Height	varies
Depth / Projection	n/a
Clearance	4 ft
Apex	n/a
Letter Height	max 8 in

PERMITTED DISTRICTS		
CD3	CD4	CD5

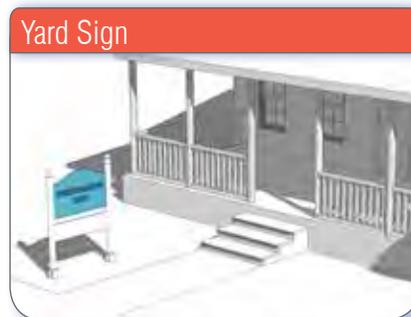
★ ★



SPECIFICATIONS	
Quantity (max)	1 per window
Width / Height	max = width of Facade / n/a
Depth / Projection	min 8 ft fully extended, or edge of sidewalk
Clearance	min 8 ft, 7 ft by Warrant
Apex	n/a
Letter Height	min 5 in, max 10 in
Valance Height	max 12 in
Distance from Curb	min 2 ft

PERMITTED DISTRICTS		
CD3	CD4	CD5

★ ★



SPECIFICATIONS	
Quantity (max)	1 per lot
Area	max 12 sf
Width / Height	max 48 in / max 36 in
Clearance	18 in min
Apex	4 ft
Letter Height	max 10 in
Distance from Curb	min 2 ft

PERMITTED DISTRICTS		
CD3	CD4	CD5

★ ★

18.4.13.1.9 One or more Window Signs that comply with the standards of Section 18.4.13.8 below.

18.4.13.1.10 One single- or double-post Yard Sign that complies with the standards of Section 18.4.13.9 for each business occupying the Building.

18.4.13.1.11 One Temporary Sign or Banner that complies with the standards of Section 18.4.12.10 advertising a sale or event to be conducted in the Building or on the Lot.

18.4.13.1.12 One Blade Sign complying with Section 18.4.13.11 for each business operating on the Lot.

18.4.13.2 BAND SIGN STANDARDS.

In addition to all other applicable standards, each Band Sign allowed under this Section 18.4.13 shall:

18.4.13.2.1 Include only letters, background, lighting, and an optional logo, with such information shall consist only of the name and/or logo of the businesses located in such Building or the name of the Building;

18.4.13.2.2 Not list products, sales, or other promotional messages, or contact information;

18.4.13.2.3 Have letters that are individually attached to the wall, on a separate background panel affixed to the wall, or printed or etched on the same surface as the background;

18.4.13.2.4 Be externally illuminated by lights shielded from direct view to reduce glare;

18.4.13.2.5 Not project vertically above the roof line;

18.4.13.2.6 Not have exposed electrical raceways, conduits or wiring;

18.4.13.2.7 Are placed in consideration of the architecture of the Building and in vertical alignment with the center of an architectural element such as a storefront window or entrance, or centered over the bay or overall space occupied by the business, all without interruption or obscuring an architectural element or causing visual disharmony; and

18.4.13.2.8 Be coordinated in terms of scale, placement, colors and materials with any other Band Sign on the Façade of the Building.

18.4.13.3 AWNING SIGN STANDARDS.

In addition to all other applicable standards, each Awning Sign allowed under this Section 18.4.13 shall:

18.4.13.3.1 Be only on an Awning which:

18.4.13.3.1.1 Is a minimum depth of 6';

18.4.13.3.1.2 Has no soffits;

18.4.13.3.1.3 Is rectangular in elevation and triangular in cross-section with straight edges;

18.4.13.3.1.4 Has a metal structure covered with the opaque canvas, synthetic canvas or painted metal; and

18.4.13.3.1.5 is not of the quarter-round or domed variety;

18.4.13.3.2 Be limited to the valance of the Awning;

18.4.13.3.3 Contain only the business name, logo, and/or street address;

18.4.13.3.4 Have letters, numbers, and graphics covering no more than seventy percent (70%) of the Valance area; and

18.4.13.3.5 Not be internally illuminated or backlit.

18.4.13.4 MARQUEE SIGN STANDARDS.

In addition to all other applicable standards, each Marquee Sign allowed under this Section 18.4.13 shall:

18.4.13.4.1 Not be internally lighted or backlit except behind the panels from which removable letters are hung and shall be lighted with neon tubing or other external means;

18.4.13.4.2 Be located only above the Principal Entrance of a Building and attached parallel to the Façade, or if such Building is located on a corner, then such Sign may be located at and attached perpendicular to the corner of the Building;

18.4.13.4.3 Not be wider than 4 feet wider than the Principal Entrance above which it is located, or if located on a corner, 4 feet wider than the Principal Entrance of the Building;

18.4.13.4.4 Not be at any point lower than will allow ten (10) feet Clearance from the sidewalk;

18.4.13.4.5 Not extend closer to the Curb than three (3) feet;

18.4.13.4.6 Not have any supports more than eight (8) feet deep;

18.4.13.4.7 Together with all anchors, bolts, supporting rods and braces, be constructed of high quality non-combustible components and

materials and shall be designed by a structural engineer;

18.4.13.4.8 Have all anchors, bolts, and supporting rods concealed within its interior;

18.4.13.4.9 May have a Message Board shall as part of the Sign; and

18.4.13.4.10 May be in addition to a Band Sign above such Sign.

18.4.13.5 NAMEPLATE SIGN STANDARDS.

In addition to all other applicable standards, each Nameplate Sign allowed under this Section 18.4.13 shall:

18.4.13.5.1 Consist of either a panel or individual letters applied to a Building wall within ten (10) feet of an entrance to the Building;

18.4.13.5.2 Not exceed three (3) square feet; and

18.4.13.5.3 Be constructed of high quality durable materials.

18.4.13.6 OUTDOOR DISPLAY CASE STANDARDS.

In addition to all other applicable standards, each Outdoor Display Case allowed under this Section 18.4.13 shall:

18.4.13.6.1 Be attached to and parallel with the first floor Façade;

18.4.13.6.2 Not exceed six (6) square feet, except in the case of Theatres, in which case, the Outdoor Display Case shall not exceed 20 square feet;

18.4.13.6.3 Be externally illuminated; and

18.4.13.6.4 Not be attached to or be placed within Shopfront windows.

18.4.13.7 SIDEWALK SIGN STANDARDS.

In addition to all other applicable standards, each Sidewalk Sign allowed under this Section 18.4.13 shall:

18.4.13.7.1 Consist of a freestanding, double-sided sign placed at the entrance to a business in a primarily pedestrian environment;

18.4.13.7.2 Be removed at the close of business each day;

18.4.13.7.3 Not exceed 42 inches in height or 26 inches in width; and

18.4.13.7.4 Be moved inside during high winds or other weather conditions that might pose a hazard to public safety.

18.4.13.8 WINDOW SIGN STANDARDS.

In addition to all other applicable standards, each Window Sign allowed under this Section 18.4.13:

18.4.13.8.1 Shall be of one of the following types:

18.4.13.8.1.1 Letters painted directly on the window;

18.4.13.8.1.2 A hanging sign that hangs from the ceiling behind the window;

18.4.13.8.1.3 a neon sign; or

18.4.13.8.1.4 a door sign applied to or

hanging inside the glass portion of an entrance doorway;

18.4.13.8.2 Shall not interfere with the primary function of windows, which is to enable passersby and public safety personnel to see through windows into premises and view product displays;

18.4.13.8.3 Shall be no larger than 25% of the total area of the window onto which they are applied, with the sign area measured using smallest rectangle that fully encompasses the entire extent of letters, logo and background;

18.4.13.8.4 May list services and/or products sold on the premises, or provide phone numbers, operating hours or other messages, provided that the total aggregate area of these messages shall not exceed the limit provided above; and

18.4.13.8.5 Shall have letters no taller than eight (8) inches.

18.4.13.9 YARD SIGN STANDARDS.

In addition to all other applicable standards, each Yard Sign allowed under this Section 18.4.13 shall:

18.4.13.9.1 Be set back at least six (6) feet from the Frontage Line;

18.4.13.9.2 Be allowed only where the Setback at the Frontage is 10 feet or more;

18.4.13.9.3 Not exceed six (6) square feet excluding posts; and

18.4.13.9.4 Not exceed six (6) feet high including posts, measured from the yard at the post location.

18.4.13.10 TEMPORARY SIGN AND BANNER STANDARDS.

In addition to all other applicable standards, each Temporary Sign or Banner allowed under this Section 18.4.13 shall:

18.4.13.10.1 Be removed no later than 7 days after the event which is the subject matter thereof or 30 days after the Temporary Sign or Banner is placed; and

18.4.13.10.2 Be made of weatherproof materials.

18.4.13.11 BLADE SIGN STANDARDS.

In addition to all other applicable standards, each Blade Sign allowed under this Section 18.4.13 shall:

18.4.13.11.1 Be permanently installed perpendicular to the Façade;

18.4.13.11.2 Not exceed a total of 4 square feet; and

18.4.13.11.3 Clear 8 feet above the Sidewalk.

18.4.14 LIGHTING STANDARDS

18.4.14.1 Streetlights shall be of the general type illustrated for the applicable Character District indicated in **Table 18.5.5.2H (Public Lighting)**.

18.4.14.2 All exterior lighting fixtures shall have fully cut off / fully shielded luminaires approved by the International Dark-Sky Association.

CD3	0.5 foot candles
CD4	1.0 foot candles
CD5	1.0 foot candles
SD1	1.0 foot candles
SD2	1.0 foot candles

CLIENT DRAFT AUGUST 5, 2013
SUBJECT TO REVIEW & APPROVAL BY TOWN ATTORNEY

18.5 — DEVELOPMENT PLANS & STANDARDS

18.5.1. GENERAL

18.5.1.1 DEFINITION.

A “Development Parcel” is one or more parcels of land:

18.5.1.1.1 Which either alone or together with one or more other contiguous parcels under a common development scheme, program or plan is more than twenty (20) gross acres;

18.5.1.1.2 With respect to the development of which any new Thoroughfare or extension or change of the design of any existing thoroughfare will be made or proposed; or

18.5.1.1.3 With respect to which Character District assignment, Special District assignment, Civic Zone assignment or general Thoroughfare alignment is proposed to be changed by a Regulating Plan Amendment.

18.5.2. DEVELOPMENT PLANS

18.5.2.1 DEVELOPMENT PLAN REQUIRED.

None of the following shall occur except pursuant to and in compliance with a Development Plan that has been prepared, submitted and approved in accordance with this Section and all standards and requirements applicable thereto:

18.5.1.2.1 Subdividing, re-subdividing, developing or improving a Development Parcel;

18.5.1.2.2 Approving any Building and Lot Plan on any part of a Development Parcel; or

18.5.1.2.3 Approving any Regulating Plan Amendment.

18.5.2.2 PREPARATION AND REQUIREMENTS.

In addition to meeting any applicable Site Plan requirements under Section 4 of the Town Development Regulations, each Development Plan shall be prepared in accordance with Section 18.5.3 below and shall conform to the requirements of Section 18.5.4 and other provisions hereof. See **Illustration 18.5.2.2 (Example of Development Plan)**.

18.5.2.3 PLAN SUBMISSION.

Development Plans shall be submitted as follows:

18.5.2.3.1 If a Development Plan does not relate to a proposal to amend the Regulating Plan, such Development Plan shall be submitted to the Planning Board with an application for approval of the same in accordance with Section 18.5.2.3.2 below.

18.5.2.3.2 If a Development Plan is required as a part of an application for a Regulating Plan Amendment, the Development Plan shall be so submitted.

18.5.2.4 ACTION ON PLAN.

An application for approval of a Development Plan submitted pursuant to:

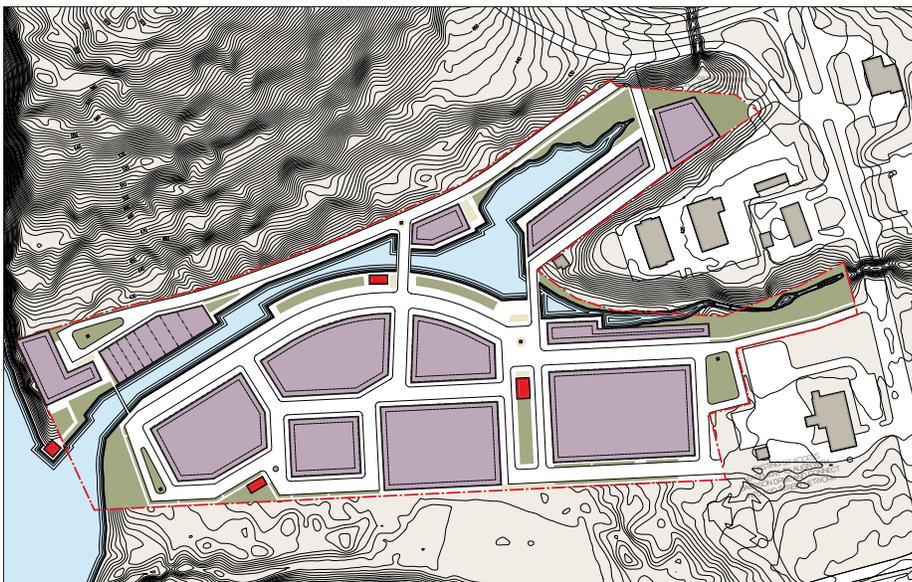
18.5.2.4.1 Section 18.5.2.3.1 shall be processed and acted upon in accordance with Section 18.1.11.2 hereof;

18.5.2.4.2 Section 18.5.2.3.2 shall be processed and acted upon in accordance with Section 18.2.3 hereof.

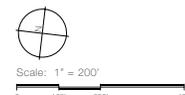
18.5.3 PREPARATION

Unless prepared by the Planning Department in connection with a proposed amendment of the Regulating Plan initiated by the Town, each Development Plan required to be submitted under this Section 18 shall be prepared and submitted by or on behalf of the Owner of the applicable property.

ILLUSTRATION 18.5.2.2 EXAMPLE OF DEVELOPMENT PLAN



KEY	
	CIVIC STRUCTURE
	C5 CIVIC SPACE
	T4
	FRONTAGE LINE



18.5.4 PLAN REQUIREMENTS

18.5.4.1 GENERAL.

Each Development Plan submitted under this Section 18 shall include standards and requirements for the Development Plan area and one or maps reflecting each of the items listed in Section 18.5.4.2 below, all in compliance with the standards and requirements of this Section 18 and the Character District or Special District in which the land covered by such Development Plan is situated as determined by the Regulating Plan then in effect.

18.5.4.2 ITEMS REQUIRED ON DEVELOPMENT PLAN.

The following items shall be shown on each Development Plan, each in compliance with this Section and, as applicable under Section 18.5.4.1 above, the existing or proposed Regulating Plan:

18.5.4.2.1 Existing and any proposed Thoroughfares, including without limitation, if the Development Plan site exceeds 20 gross acres or if the Development Plan requires or includes any new Thoroughfare or extension or change to any existing Thoroughfare, the proposed new Thoroughfare(s) or extension or change to any existing Thoroughfare(s) in compliance with the applicable Thoroughfare Standards;

18.5.4.2.2 Thoroughfare Types and Standards;

18.5.4.2.3 Thoroughfare Sections;

18.5.4.2.4 Pedestrian Sheds and their respective Common Destinations;

18.5.4.2.5 Existing and any required or proposed Civic Spaces, Civic Buildings and Civic Zones;

18.5.4.2.6 Existing and any proposed Character Districts;

18.5.4.2.7 Existing and proposed Special Districts, if any;

18.5.4.2.8 Existing and proposed Special Requirements, if any;

18.5.4.2.9 If the Development Plan site exceeds 160 gross acres, the proposed Maximum District Density per Character District or Special District;

18.5.4.2.10 If the Development Plan site exceeds 10 gross acres, the proposed Block Structure for the site in compliance with applicable Block Perimeter Standards;

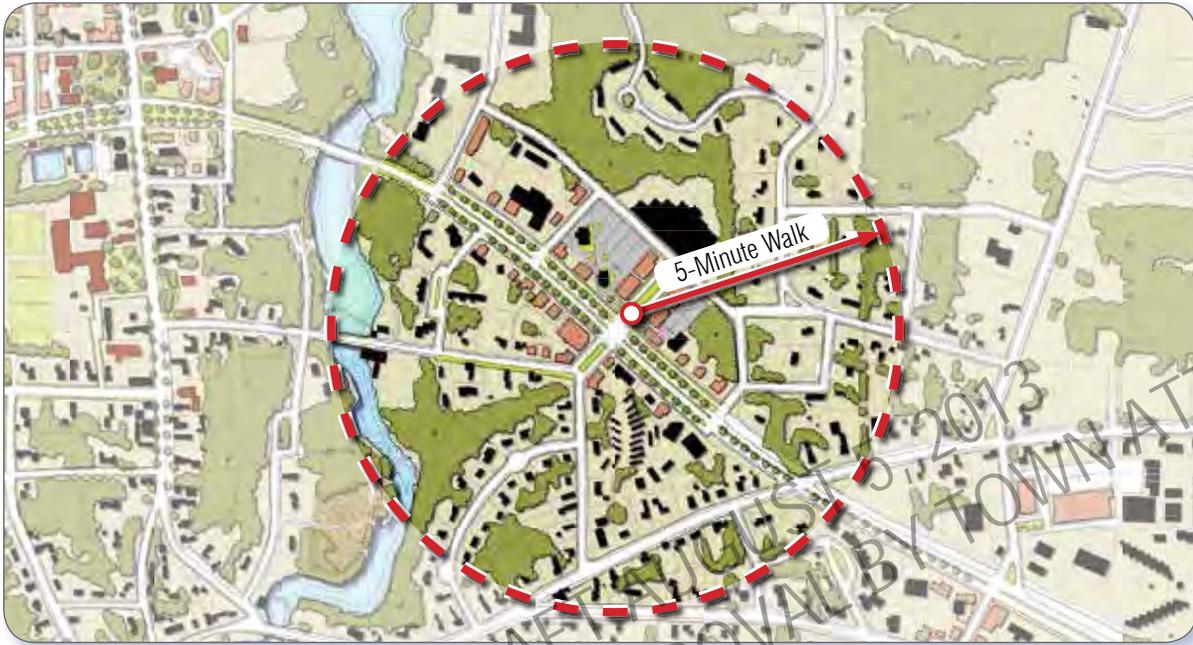
18.5.4.2.11 Public Landscaping; and

18.5.4.2.12 Any additional applicable items required for a Site Plan under Section 4 of the Town Development Regulations.

18.5.4.3 PEDESTRIAN SHEDS.

Any proposed Development Plan shall be based upon one or several proposed or existing Pedestrian Sheds, located according to existing conditions, such as traffic intersections, Adjacent Development, and natural features. See **Illustration 18.5.4.3 (Pedestrian Shed)**. The Development Plan site may be smaller or larger than the Pedestrian Shed

ILLUSTRATION 18.5.4.3 PEDESTRIAN SHED



within which it is situated.

18.5.4.4 CIVIC ZONES.

Any Civic Zones shall be assigned according to and as required by Section 18.5.7 (Civic Zones).

18.5.4.5 CHARACTER DISTRICTS.

Character Districts shall be assigned according to and as required by Section 18.5.9.

18.5.4.6 SPECIAL DISTRICTS.

Special Districts, if any, shall be assigned according to Section 18.5.10.

18.5.4.7 THOROUGHFARE NETWORK.

The Thoroughfare network shall be laid out according to Section 18.5.5 (Thoroughfares).

18.5.4.8 DISTRICT DENSITY.

District Density, if applicable, shall be calculated according to Section 18.5.8 (District Density).

18.5.5 THOROUGHFARES

18.5.5.1 GENERAL.

Thoroughfares are comprised of Vehicular travel lanes, any applicable vehicular parking lanes, any applicable Bicycle Accommodations and the Public Frontage, which is comprised of the sidewalks, tree planting area and Thoroughfare Trees.

18.5.5.2 THOROUGHFARE STANDARDS.

Any Thoroughfares on a Development Plan shall comply with the following standards set forth in this Section 18.5.5.2:

18.5.5.2.1 General.

18.5.5.2.1.1 Thoroughfares shall be intended for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces.

18.5.5.2.1.2 Thoroughfares shall consist generally of vehicular lanes and Public Frontages.

18.5.5.2.1.3 Thoroughfares shall be designed in context with the urban form and desired design speed of the Character Districts through which they pass.

18.5.5.2.1.4 The Public Frontages of Thoroughfares that pass from one Character District and/or Special District to another shall be adjusted accordingly or, alternatively, the Character District and/or Special District may follow the alignment of the Thoroughfare to the depth of one Lot, retaining a single Public Frontage throughout its trajectory.

18.5.5.2.1.5 Pedestrian comfort shall be a primary consideration of the Thoroughfare, with any design conflict between vehicular and pedestrian movement generally decided in favor of the pedestrian.

18.5.5.2.1.6 Thoroughfares shall be designed to define Blocks not exceeding any applicable perimeter size prescribed in **Table 18.5.6.1 (Block Perimeter Standards)**, measured as the sum of Lot Frontage Lines and subject to adjustment at the edge of a Development Parcel.

18.5.5.2.1.7 Thoroughfares shall terminate at other Thoroughfares, forming a network, with internal Thoroughfares connecting

wherever possible to those on Adjacent sites and cul-de-sacs not being allowed unless approved by Special Exception as being necessary to accommodate specific site conditions.

18.5.5.2.1.8 Each Lot shall Enfront a vehicular Thoroughfare, except that 20% of the Lots within a Character District may Enfront a Passage.

18.5.5.2.1.9 Thoroughfares in each Character District shall conform to the Thoroughfare Standards of **Table 18.5.5.2A - 18.5.5.2E (Thoroughfare Assemblies and Standards)**, as applicable to the Character District. See **Illustration 18.5.5.2 (Turning Radius)**. Within each Special District, Thoroughfares shall conform to the Thoroughfare Standards for any of the Character Districts, as elected by the applicant.

18.5.5.2.2 Vehicular Lanes and Bicycle Accommodations.

Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles, subject to the standards for vehicular lanes shown in **Table Table 18.5.5.2A - 18.5.5.2E (Thoroughfare Assemblies and Standards)**.

18.5.5.2.3 Public Frontages.

18.5.5.2.3.1 The Public Frontage shall include the types of Sidewalk, Curb, planter, and street trees, allocated within Character Districts and designed in accordance with **Table Table 18.5.5.2A - 18.5.5.2E (Thoroughfare Assemblies and Standards)**, **Table 18.5.5.2G (Public Planting)** and **Table 18.5.5.2H (Public**

Lighting). Any Bicycle Accommodations shall comply with the applicable standards of **Table 18.5.5.2F (Bikeway Types).**

18.5.5.2.3.2 Within the Public Frontages, the prescribed types of Public Planting and Public Lighting shall be as shown in **Table 18.5.5.2A - 18.5.5.2E (Thoroughfare Assemblies and Standards), Table 18.5.5.2G (Public Planting), and Table 18.5.5.2H (Public Lighting);** provided that the spacing may be adjusted to as necessary to accommodate specific site conditions.

18.5.5.2.3.3 The introduced landscape shall consist primarily of durable native species and hybrids that are tolerant of soil compaction and require minimal irrigation, fertilization and maintenance.

18.5.5.2.3.4 Trees included in the Public Frontage in Character Zones CD4 and CD5 shall be planted in a regularly-spaced Allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one Story.

ILLUSTRATION 18.5.5.2 TURNING RADIUS

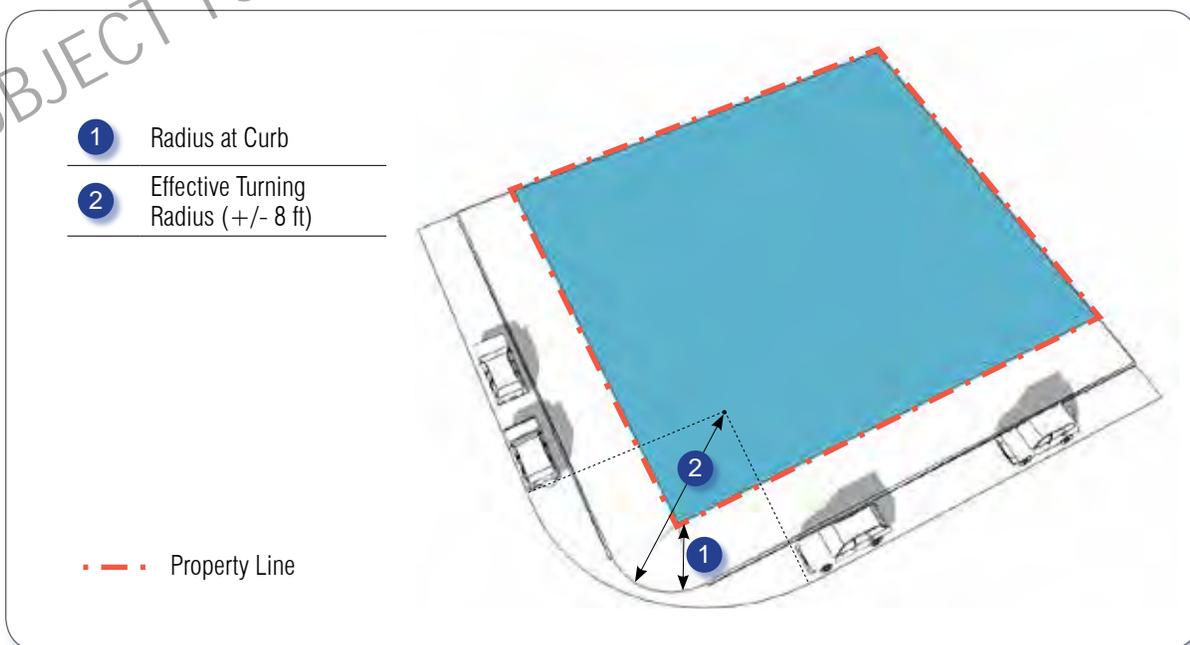


TABLE 18.5.5.2A THOROUGHFARE ASSEMBLIES AND STANDARDS

Neighborhood Drive

CD3



THOROUGHFARE TYPE	Neighborhood Drive	
Right of Way Width	25 - 40 ft	A
Pavement Width	18 - 20 ft	B
Movement	Yield Movement	
ASSEMBLIES		
Traffic Lanes	2 lanes	
Traffic Lane Width	9 - 10 ft	C
Parking Lanes	Parallel, 1 or both sides, opportunistic	D
Parking Lane Width	7 ft on stabilized shoulder	
Bikeway Type	Sharrow. See Table 18.5.5.2F *	

* Bikeways are optional. If bikeways are accommodated, right of way and pavement width may be increased by the aggregate width of bikeways provided, in accordance with **Table 18.5.5.2F**

PLANTER		
Planter Type	Continuous Swale	E
Planter Width	10 - 11 ft	
Landscape Type	Trees at 30" o.c. average	
Arrangement	Irregular	
Species	See Table 18.5.5.2G	
WALKWAY		
Walkway Type	none	
Walkway Width	n/a	
CURB		
Curb Radius	10 ft	F
Curb Type	raised	
LIGHTING		
	See Table 18.5.5.2H	

TABLE 18.5.5.2B THOROUGHFARE ASSEMBLIES AND STANDARDS



THOROUGHFARE TYPE	Neighborhood Street	
Right of Way Width	40 ft	A
Pavement Width	25 - 27 ft	B
Movement	Slow	
ASSEMBLIES		
Traffic Lanes	Parallel, 2 lanes	
Traffic Lane Width	9 - 10 ft	C
Parking Lanes	1 side	
Parking Lane Width	7 ft	D
Bikeway Type	Sharrow. See Table 18.5.5.2F *	

* Bikeways are optional. If bikeways are accommodated, right of way and pavement width may be increased by the aggregate width of bikeways provided, in accordance with **Table 18.5.5.2F**

PLANTER		
Planter Type	Continuous Planter	E
Planter Width	5 - 7 ft	
Landscape Type	Trees at 30" o.c. average	
Arrangement	Regular	
Species	See Table 18.5.5.2G	
WALKWAY		
Walkway Type	sidewalk	F
Walkway Width	5 - 7 ft	
CURB		
Curb Radius	10 ft	G
Curb Type	raised	
LIGHTING		
	See Table 18.5.5.2H	

TABLE 18.5.5.2C THOROUGHFARE ASSEMBLIES AND STANDARDS

Commercial Street

- CD4
- CD5
- SD1
- SD2



THOROUGHFARE TYPE	COMMERCIAL STREET	
Right of Way Width	50 - 66 ft	A
Pavement Width	34 - 38 ft	B
Movement	Slow	
ASSEMBLIES		
Traffic Lanes	2 lanes	
Traffic Lane Width	10 - 11 ft	C
Bikeway Type	Sharrow, Bike Lane, Cycle Track, Multi-Use Path. See Table 18.5.5.2F *	
Parking Lanes	Parallel, 1 side or both sides	D
Parking Lane Width	7 - 8 ft, marked	

* Bikeways are optional. If bikeways are accommodated, right of way and pavement width may be increased by the aggregate width of bikeways provided, in accordance with **Table 18.5.5.2F**.

PLANTER		
Planter Type	Continuous Planter	E
Planter Width	2 - 8 ft	
Landscape Type	Trees at 30" o.c. average	
Arrangement	Regular, where planter width is greater than 6 ft	
Species	See Table 18.5.5.2G	
WALKWAY		
Walkway Type	sidewalk, 1 or both sides	F
Walkway Width	6 ft min	
CURB		
Curb Radius	15 ft	G
Curb Type	raised	
LIGHTING		
	See Table 18.5.5.2H	

TABLE 18.5.5.2D THOROUGHFARE ASSEMBLIES AND STANDARDS

Park Street — Residential

CD5



THOROUGHFARE TYPE	PARK STREET—RES.	
Right of Way Width	40 - 46 ft	A
Pavement Width	26 - 28 ft	B
Movement	Slow	
ASSEMBLIES		
Traffic Lanes	2 lanes	
Traffic Lane Width	9 - 10 ft	C
Bikeway Type	Sharrow, Multi-Use Path. See Table 18.5.5.2F *	
Parking Lanes	Parallel, 1 side	D
Parking Lane Width	8 ft, marked	

* Bikeways are optional. If bikeways are accommodated, right of way and pavement width may be increased by the aggregate width of bikeways provided, in accordance with **Table 18.5.5.2F**.

PLANTER		
Planter Type	Continuous Planter	E
Planter Width	6 - 8 ft	
Landscape Type	Trees at 30" o.c. average	
Arrangement	Regular	
Species	See Table 18.5.5.2G	
WALKWAY		
Walkway Type	Sidewalk	F
Walkway Width	8 - 10 ft	
CURB		
Curb Radius	10 ft	G
Curb Type	Raised	
LIGHTING		
	See Table 18.5.5.2H	

TABLE 18.5.5.2E THOROUGHFARE ASSEMBLIES AND STANDARDS

Park Street—Commercial

CD5



THOROUGHFARE TYPE	PARK STREET—COMM.	
Right of Way Width	38 - 50 ft	A
Pavement Width	28 ft	B
Movement	Slow	
ASSEMBLIES		
Traffic Lanes	1 lane	
Traffic Lane Width	12 ft	C
Bikeway Type	Sharrow, Multi-Use Path. See Table 18.5.5.2F*	
Parking Lanes	Diagonal, 1 side on Commercial bldg side	D
Parking Lane Width	16 ft, marked	

* Bikeways are optional. If bikeways are accommodated, right of way and pavement width may be increased by the aggregate width of bikeways provided, in accordance with **Table 18.5.5.2F**.

PLANTER		
Planter Type	Tree Well	E
Planter Width	5 ft wide x min 5 ft long	
Landscape Type	Trees at 30" o.c. average	
Arrangement	Regular	
Species	See Table 18.5.5.2G	
WALKWAY		
Walkway Type	Sidewalk, both sides	F
Walkway Width	10 ft min, including planter	
CURB		
Curb Radius	15 ft	G
Curb Type	raised	
LIGHTING		
	See Table 18.5.5.2H	

TABLE 18.5.5.2F BIKEWAY TYPES



Cycle Track

Permitted Districts:

- CD4
- CD5

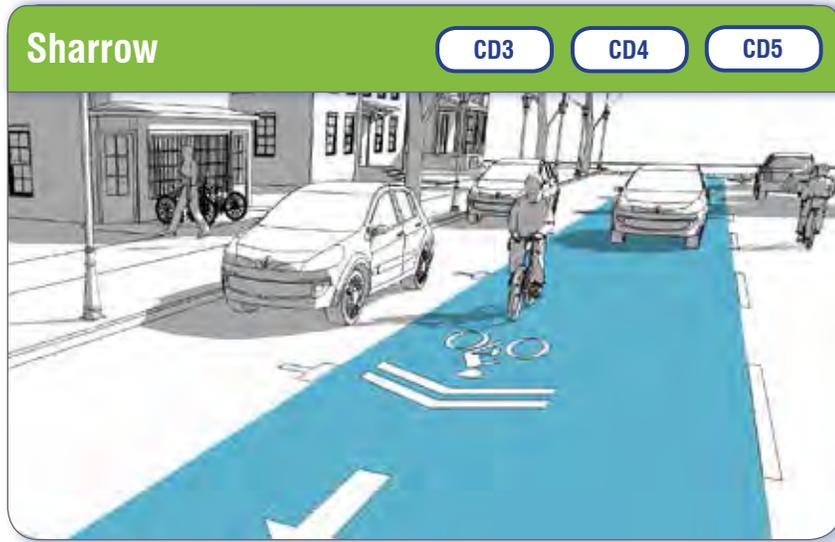
Riding Surface Width	5 ft min
Buffer	3 ft min, painted buffer, curb, or planter strip
Movement	With traffic or dual direction
Intersection Detailing	Signalized, Peg-a-Track, colored, Bicycle Box
Bicycle Parking	Rack, bicycle shelter, bicycle station



Protected Bicycle Lane

- CD4
- CD5

Riding Surface Width	5 ft min each way
Buffer	2 ft min, painted buffer
Movement	With traffic or Contra-flow
Intersection Detailing	Signalized, Peg-a-Track, colored, Bicycle Box
Bicycle Parking	Rack, bicycle shelter, bicycle station



Sharrow

- CD3
- CD4
- CD5

Riding Surface Width	Same as vehicular lane
Buffer	n/a
Movement	With Traffic
Intersection Detailing	Signed, signalized,
Bicycle Parking	Opportunistic, rack, Bicycle Shelter

TABLE 18.5.5.2F BIKEWAY TYPES (CONTINUED)



Shared-Use Path

Permitted Districts:

CD4

CD5

Riding Surface Width	8 ft min
Buffer	3 ft min, curb or planter strip
Movement	With traffic or dual direction
Intersection Detailing	Signed, signalized,
Bicycle Parking	Rack, bicycle shelter, bicycle station

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TABLE 18.5.5.2G PUBLIC PLANTING

TREE SHAPE	CD3	CD4	CD5	EXAMPLE SPECIES
Columnar 	★	★	★	American Arborvitae Atlantic White cedar Eastern Redcedar Thuja occidentalis MN (E) Chamaeyparis thyoides N (E) Juniperus virginiana N (E)
Oval 	★	★	★	Red Maple 'Red Sunset' Red/Norway Pine Sugar Maple 'Green Mountain' Swamp White Oak White Oak Maidenhair Tree Acer Rubrum x MN Pinus resinosa MN (E) Acer saccharum x MN Quercus bicolor MN Quercus alba N Ginkgo biloba (male species only)
Rounded / Ball 	★	★	★	Cucumber Magnolia Red Oak River Birch 'Heritage' Shingle Oak Washington Hawthorn Katsurarae Amur Maackia 'Beurgerii' Magnolia acuminata N Quercus rubra MN Betula nigra x N Quercus imbricaria N Crataegus phaenopyrum N Ceridiphyllum japonicum Maackia amurensis x
Conical / Pyramid 	★	★	★	American Larch Concolor Fir Fraser Fir Pin Oak Larix laricina MN (E) Abies concolor N (E) Abies fraseri N (E) Quercus palustris N
Spreading Umbrella 	★	★	★	Apple Serviceberry Eastern White Pine Scarlet Oak Shadblow Serviceberry Kousa Dogwood Amelanchier grandiflora x N Pinus strobus MN (E) Quercus coccinea N Amelanchier canadensis MN Cornus kousa
Vase 	★	★	★	American Elm 'Princeton' Ulmus americana x N

★ Permitted by Right

TABLE 18.5.5.2H PUBLIC LIGHTING

LIGHTING TYPE	CD3	CD4	CD5
Pipe 	★	★	
Post 	★	★	
Column 		★	★
Double Column 			★

★ Permitted by Right

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18.5.6 BLOCK PERIMETER

Each Block shall conform to the applicable Block Perimeter Standards set forth in **Table 18.5.6.1 (Block Perimeter Standards)**.

TABLE 18.5.6 BLOCK PERIMETER STANDARDS

	CD3	CD4	CD5
By Right	2,500 ft max	2,500 ft max	2,500 ft max

18.5.7 CIVIC ZONES

18.5.7.1 CIVIC ZONE REQUIREMENT.

Any Development Plan having an area of aggregate 160 gross acres or more shall include at least 5% but not more than 20% of its gross acreage assigned as Civic Space(s). Civic Zone(s) shall be designated on the Regulating Plan as Civic Space (CS) and / or Civic Building (CB).

18.5.7.2 CIVIC SPACES - DESIGN.

Civic Spaces shall be designed as generally described in **Table 18.5.7.2 (Civic Spaces)**.

18.5.7.3 CIVIC SPACES REQUIRED.

Any Development Plan having an area of aggregate 160 gross acres or more shall provide for:

18.5.7.3.1 Each Pedestrian Shed of which the area covered by the proposed amendment is a part having at least one Main Civic Space conforming to one of the types specified in **Table 18.5.7.2 (Civic Spaces)**, Items b, c or d within 800 feet of the geographic center of such Pedestrian Shed, unless topographic conditions, pre-existing Thoroughfare alignments or other circumstances prevent such location;

18.5.7.3.2 Within 800 feet of every Lot in Residential use, a Civic Space designed and equipped as a Playground conforming to **Table 18.5.7.2 (Civic Spaces – Playground)**;

18.5.7.3.3 Each Civic Space shall have a minimum of 50% of its perimeter enfronting a Thoroughfare, except for Playgrounds.

18.5.7.4 Civic Spaces in Special Districts.

Civic Spaces of any of the types shown on **Table 18.5.7.2 (Civic Spaces)** shall be allowed within Special Districts SD2 (Industrial) and SD1 (Campus).

18.5.7.5 Civic Buildings (CB) Required.

All Development Plans having an aggregate area of 160 gross acres or more shall require:

18.5.7.5.1 The Owner to construct a Meeting Hall or a Third Place in proximity to the Main Civic Space of each Pedestrian Shed having a corresponding Public Frontage equipped with a shelter and bench for a transit stop; and

18.5.7.5.2 One Civic Building area suitable for a childcare Building reserved within each Pedestrian Shed.

TABLE 18.5.7.2 CIVIC SPACES



A Civic Space that consolidates programmed and/or athletic fields and associated facilities. A Sports Complex may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of paths and trails, trees, and lawns or fields, formally or informally disposed. The minimum size shall be 25 acres.



A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres.



A linear Civic Space that may follow natural corridors providing unstructured and limited amounts of structured recreation. A Greenway may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of paths and trails, waterbodies, and trees, naturalistically disposed. The minimum size shall be 8 acres.

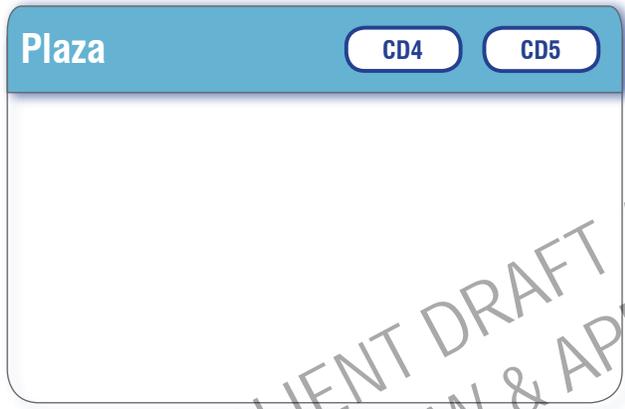


A Civic Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.

TABLE 18.5.7.2 CIVIC SPACES (CONTINUED)



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



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



A Civic Space available for informal activities in close proximity to neighborhood residences. A Pocket Park is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Pocket Parks shall be in public places or in more intimate mid-block locations. The maximum size shall be 1/2 acre.



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

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18.5.7.6 Civic Building Standards.

Any Civic Building provided or required pursuant to this Section 18:

18.5.7.6.1 Shall be located within or adjacent to a Civic Space, or at the axial termination of a significant Thoroughfare; and

18.5.7.6.2 Except as otherwise specifically requested, shall not be subject to the standards of Section 18.4 (Building and Lot Plans & Standards) and instead the particulars of their design shall be determined by the Town Council.

18.5.7.7 Civic Buildings in Special Districts.

Civic Buildings may be permitted within Special Districts by Special Exception.

18.5.8.1.1 Density shall be expressed in terms of Density Units per acre of Net Site Area of each Character District, as specified for the area of each Character District by **Table 18.5.8.2 (District Density)**.

18.5.8.1.2 For purposes of calculating Character District Density and Special District Density, the quantities of the Principal Uses indicated on **Table 18.5.8.2 (District Density)** shall constitute 1 Density Unit.

18.5.8.1.3 The Character District Maximum Density of a Development Parcel shall not exceed that set forth in **Table 18.5.8.2 (District Density)**.

18.5.8.1.4 The Maximum Density for each Special District shall be as set forth in **Table 18.3.3.2 (Special District Standards)**.

**SECTION 18.5.8
DISTRICT DENSITY**

18.5.8.1 DENSITY CALCULATIONS.

Any proposed Development Plan having an area in the aggregate an area of 160 gross acres or more shall require compliance with the following Density provisions:

18.5.8.2 BUILDING AND LOT DENSITY.

Building and Lot Density shall be subject to further adjustment to conform to **Table 18.4.11.1 (Parking Requirements)**, **Table 18.4.11.3 (Shared Parking Factor)** and Section 18.4.11 (Parking and Lot Density Calculations).

TABLE 18.5.8.2 DISTRICT DENSITY

	CD3	CD4	CD5	SD1	SD2
By Right	8 Density Units/ CD Net Site Area Acre	12 Density Units/ CD Net Site Area Acre	12 Density Units/ CD Net Site Area Acre	12 Density Units/ CD Net Site Area Acre	12 Density Units/ CD Net Site Area Acre

TABLE 18.5.8.3 DENSITY EQUIVALENCIES

The following quantities of Principal Uses are equivalent to the indicated number of Density Units.

PRINCIPAL FUNCTION	NO. OF DENSITY UNITS
1 Residential Dwelling Unit	1 Density Unit
1 Lodging Bedroom	.5 Density Unit
1500 sf. Retail/Personal Services, Office, Civic or Other	1 Density Unit
Urban Agriculture (Any Amount)	0 Density Unit
3000 sf. Industrial	1 Density Unit
Outbuilding/Accessory Dwelling (Any Amount)	0 Density Unit

2. MAXIMUM DISTRICT DENSITY.

- a. The Character District Maximum Density of a Development Parcel shall not exceed that set forth in **Table 18.5.8.2 (District Density)**.
- b. The Maximum Density for any Special District shall be as set forth in **Table 18.3.3.2 (Special District Standards)**.

3. BUILDING AND LOT DENSITY.

Building and Lot Density shall be subject to further adjustment to conform to **Table 18.4.11.1 (Parking Requirements)**, **Table 18.4.11.3 (Shared Parking Factor)** and Section, 18.4.11 (Parking and Lot Density Calculations).

18.5.9 CHARACTER DISTRICTS

The Net Site Area within any Development Plan shall be allocated to any one or more of the Character Districts as are Adjacent to the Development Plan area, as determined after consultation with the Planning Director. If no Character District is Adjacent to the Development Plan area, the Net Site Area within the Development Plan shall be allocated to such Character Districts as may be determined after consultation with the Planning Director.

18.5.10 SPECIAL DISTRICTS

18.5.10.1 The following are the Special Districts within the Pindardville District:

- Special District SD1 (Campus)
- Special District SD2 (Industrial)

18.5.10.2 Upon recommendation of the Planning Board and approval by Town Vote as a zoning amendment, additional Special District types may be designated for areas that, by their intrinsic size, use, or configuration, cannot conform to the requirements of the one of the above Special Districts or one of the Character Districts. Standards for any such additional Special District types and any conditions for Development thereof shall be processed as a zoning amendment pursuant to this Ordinance and recorded on or referenced in **Table 18.3.3.2 (Special District Standards)** and/or other Tables to this Section.

18.5.11 SPECIAL REQUIREMENTS

A Development Plan may designate any of the following Special Requirements:

18.5.11.1 RETAIL FRONTAGE.

Designations for Mandatory and/or Recommended Retail Frontage requiring or advising that a Building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass, shall have a kneewall of between 18 and 30 inches high measured from the sidewalk and shall be shaded by an awning overlapping the Sidewalk as generally illustrated in **Table 18.4.8.1 (Private Frontage Types)** and specified in Section 18.4. The first floor shall be confined to Retail Use through the depth of the Second Lot Layer. **See Illustration 18.4.6.1 (Lot Layers).**

18.5.11.2 TERMINATED VISTAS.

Designations for Mandatory and/or Recommended Terminated Vista locations, requiring or advising that the Building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the Planning Board.

18.5.11.3 CROSS BLOCK PASSAGE.

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

18.5.11.4 BUILDINGS OF VALUE.

A designation for Buildings of Value, requiring that such Buildings and structures may be altered or demolished only in accordance with Town Preservation Standards and Protocols.

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PIN RDVILLE

18.6 — DEFINITIONS

This Section provides definitions for certain capitalized terms in this Section. Items in italics refer to Sections, Sections, or Tables in this Section.

Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Dwelling Unit: an Apartment not greater than 650 square feet sharing ownership and utility connections with a Principal Building; it may or may not be within an Outbuilding.

Accessory Use: a subordinate use of a Building, Structure, or Lot customarily incidental to a Principal Use located within the same Lot. Not synonymous with Accessory Dwelling Unit.

Adjacent: having any distance of real property boundary in common with, or being separated from such a common real property boundary by a right-of-way, alley or easement.

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Apartment: a Residential unit sharing a Building and a Lot with other units and/or uses; may be for rent, or for sale as a condominium.

Attic: the interior part of a Building contained within a pitched roof structure.

Avenue (AV): a Thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and usually equipped with a landscaped median. Its Public Frontage has raised Curbs drained by inlets and wide Sidewalks separated from the vehicular lanes by a narrow continuous Planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced Allee.

Backbuilding: a single-Story structure connecting a Principal Building to an

Outbuilding: See **Illustration 18.4.7.3 (Principal Building/Backbuilding/Outbuilding)**.

Bed and Breakfast: an owner-occupied Lodging type offering 1 to 5 bedrooms, permitted to serve breakfast in the mornings to guests.

Bicycle Lane (BL): a dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping.

Bicycle Route (BR): a Thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Bicycle Trail (BT): a bicycle way running independently of a vehicular Thoroughfare.

Block: the aggregate of private Lots, Passages, Rear Alleys and Rear Lanes, circumscribed by Thoroughfares.

Block Face: the aggregate of all the Building Facades on one side of a Block.

Boulevard: a Thoroughfare, usually having Slip Roads on both sides, of high vehicular capacity and moderate speed, acting as a short distance connector between urban centers, and sometimes equipped with a landscaped median. Its Public Frontage has raised Curbs drained by inlets and Sidewalks along both sides, separated from the vehicular lanes by Planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced Allee.

Building: man-made construction completely enclosed by a roof, window, doors and solid exterior walls, and designed, built, or occupied as a shelter or enclosure for persons, animals,

or property, and for the legal occupancy of which a Certificate of Occupancy approved is required, or has been issued prior to the effective date of hereof. Not synonymous with Structure.

Building Element: any component or part of a Building.

By Right: characterizing a proposal or component of a proposal for a Building and Lot Plan & Standards (Section 18.4) that complies with this Section and is permitted and processed administratively, without public hearing.

Civic: the term describing activities, uses, purposes and organizations which are dedicated to arts, culture, education, religion, recreation, government, transit, municipal parking, gardening, horticulture, public gathering, assembly or meeting.

Civic Building: See definition in Section 18.4.5.1.3.

Civic Building Zone: an area designated for a Civic Building.

Civic Space: See definition in Section 18.4.5.1.2.

Civic Zone: See definition in Section 18.4.5.1.1; together, with respect to an area, Civic Buildings Zones and Civic Space Zones.

Character District: See definition in Section 18.3.1.2.1. See also **Table 18.3.1.3 (Character District Descriptions)**

Commercial: the term collectively defining Office, Retail, and Lodging Uses.

Common Destination: an area of focused community activity, usually defining the approximate center of a Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, or a transit station, and may act as the social center of a neighborhood.

Configuration: the form of a Building, including its massing, Private Frontage, and height.

Corridor: a linear geographic system incorporating transportation trajectories.

Curb: the edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system. **See Table 18.5.5.2A -18.5.5.2E (Thoroughfare Assemblies and Standards).**

Density: the number of Density Units within a standard measure of land area.

Density Unit: A measurement used to describe the density or intensity of development or an area, calculated on the basis of the density equivalencies provided by **Table 18.5.8.3 (Density Equivalencies)** for certain quantities of Principal Uses within such areas as set forth in **Table 18.5.8.3 (District Density).**

Design Speed: is the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed. **See Table 18.5.5.2A -18.5.5.2E (Thoroughfare Assemblies and Standards).**

District Density: a number of Density Units per Net Site Area Acre of a Character District or Special District.

Driveway: a vehicular lane within a Lot, often leading to a Garage. **See Section 18.4.11.6 (Parking, Loading, Driveway and Drive-Through Locations and Standards).**

Edgeward: a Yard Type that occupies the center of its Lot with Setbacks on all sides. **See Table 18.4.7.2 (Yard Types).**

Effective Parking: the amount of parking required after any applicable adjustment by the Shared Parking Factor. **See Table 18.4.11.1 (Parking Requirements).**

Effective Turning Radius: the measurement of the inside Turning Radius taking parked cars into account. **See Illustration 18.5.5.2 (Turning Radius).**

Elevation: an exterior wall of a Building not along a Frontage Line. **See Illustration 18.4.8.2 (Frontage and Lot Lines).** **See: Facade.**

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit, or the breaking of such limit by a structural element.

Enfront: to place an element along a Frontage, as in “porches Enfront the street.”

Facade: the exterior wall of a Building that is set along a Frontage Line. See **Illustration 18.4.8.2 (Frontage and Lot Lines)**. See Elevation.

Frontage: the area between a Building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage. See **Illustration P.A.1 (Thoroughfare and Frontages)**, **Table 18.5.5.2A -18.5.5.2E (Thoroughfare Assemblies and Standards)** and **Table 18.4.8.1 (Private Frontage Types)**.

Frontage Line: a Lot Line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines. See **Illustration 18.4.8.2 (Frontages and Lot Lines)**.

Garage: an enclosed area integral to a Principal Building or an Outbuilding that provides as an Accessory Use space for parking or storage of vehicles incidental to the Principal Function of the Lot or Principal Building on the Lot. Not synonymous with Parking Structure.

Green: a Civic Space type for unstructured recreation, spatially defined by landscaping rather than Building Frontages. See **Table 18.5.7.2 (Civic Spaces)**.

Home Occupation: non-Retail Commercial enterprises. The work quarters should be invisible from the Frontage, located either within the house or in an Outbuilding. See **Table 18.4.10.1 (Building & Lot Principal Use)**.

Improvements: any man-made alteration of land, a Lot, a Building or a Structure whether horizontal, vertical, surface or subsurface.

Inn: a Lodging type, offering 6 to 12 bedrooms, permitted to serve breakfast in the mornings to guests. See **Table 18.4.10.1 (Building & Lot Principal Use)**.

Linear Pedestrian Shed: a Pedestrian Shed that is elongated along an important Corridor. A Linear Pedestrian Shed extends approximately 1/4 mile from each side of the Corridor. The resulting area is shaped like a lozenge.

Liner Building: a Building that is at least 24 feet deep measured from the Façade and is specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Lodging: premises available for daily and weekly renting of bedrooms. See **Table 18.4.10.1 (Building & Lot Principal Use)**.

Long Pedestrian Shed: a Pedestrian Shed that is an average 1/2 mile radius or 2640 feet. A Long Pedestrian Shed represents approximately a ten-minute walk at a leisurely pace. See Pedestrian Shed.

Lot: a parcel of land accommodating a Building or Buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Layer: a range of depth of a Lot within which certain elements are permitted. See **Illustration 18.4.6.1 (Lot Layers)**.

Lot Line: the boundary that legally and geometrically demarcates a Lot.

Lot Width: the length of the Principal Frontage Line of a Lot.

Main Civic Space: the primary outdoor gathering place for a community. The Main Civic Space may be associated with an important Civic Building.

Manufacturing: premises available for the creation, assemblage and/or repair of artifacts, using table-mounted electrical machinery or artisanal equipment, and including their Retail sale. See **Table 18.4.10.1 (Building & Lot Principal Use)**.

Meeting Hall: a Building available for gatherings, including conferences, that accommodates at least one room equivalent to a minimum of 10 square feet per projected dwelling unit within the Pedestrian Shed in which it is located.

Mixed Use: multiple uses within the same Building through superimposition or adjacency, or in multiple Buildings by adjacency or proximity.

Net Site Area: all developable land within a site including Thoroughfares but excluding land allocated as Civic Zones.

Office: premises available for the transaction of general business but excluding Retail, artisanal and Manufacturing Uses. See **Table 18.4.10.1 (Building & Lot Principal Use)**.

Open Space: land intended to remain undeveloped; it may be for Civic Space.

Outbuilding: an Accessory Building, usually located toward the rear of the same Lot as a Principal Building, and sometimes connected

to the Principal Building by a Backbuilding. See **Illustration 18.4.7.3 (Principal Building/Backbuilding/Outbuilding)**.

Park: a Civic Space type that is a natural preserve available for unstructured recreation. See **Table 18.5.7.2 (Civic Spaces)**.

Parking Area: an off-street, ground-level open area within a Lot for parking vehicles as an Accessory Use incidental to a Principal Use of the Lot or Principal Building on the Lot. Not synonymous with Parking Lot.

Parking Lot: an off-street, ground-level open area within a Lot for parking vehicles as a Principal Use. Not synonymous with Parking Area.

Parking Structure: a Building containing one or more Stories of parking above grade.

Passage (PS): a pedestrian connector, open or roofed, that passes between Buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous Open Space, ideally connecting directly with the urban Sidewalk network.

Pedestrian Shed: An area that is centered on a Common Destination. Its size is related to average walking distances for the applicable Community Type. Pedestrian Sheds are applied to structure Communities. See Standard, Long or Linear. (Syn: walkshed, walkable catchment.)

Placement: the placement of a Building on its Lot. See **Illustrations 18.4.7.7 (Setback Designations), 18.4.6.1 (Lot Layers)** and

Illustration 18.4.7.3 Principal Building/ Backbuilding/Outbuilding.

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual.

Plaza: a Civic Space type designed for Civic and Commercial purposes, uses and activities, generally paved and spatially defined by Building Frontages.

Principal Building: the main Building on a Lot, usually located toward the Frontage.

Illustration 18.4.7.3 (Principal Building/ Backbuilding/Outbuilding).

Principal Entrance: the main point of access for pedestrians into a Building.

Principal Frontage: On corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the Building, and the measure of minimum Lot width. Prescriptions for the location of parking in certain Lot Layers pertain only to the Principal Frontage. Prescriptions for the First Lot Layer pertain to both Frontages of a corner Lot. See Frontage. See **Illustration 18.4.8.2 (Frontage and Lot Lines)**.

Principal Use: a predominant and primary use of a Building or a Lot, described in **Table 18.4.10.1 (Building and Lot Principal Use)**.

Private Frontage: the privately held area between the Frontage Line and the Principal Building Facade. See **Table 18.4.8.1 (Private Frontage Types)** and **Illustrations P.A.1 (Thoroughfares and Frontages)** and **Illustration 18.4.8.2 (Frontage and Lot Lines)**.

Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line. See **Table 18.5.5.2A -18.5.5.2E(Thoroughfare Assemblies and Standards)** and **Illustration P.A.1 (Thoroughfares and Frontages)**.

Rear Alley (RA) or Alley: a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys should be paved from Building face to Building face, with drainage by inverted crown at the center or with roll Curbs at the edges.

Rear Lane (RL) or Lane: a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Lanes may be paved lightly to Driveway standards. The streetscape consists of gravel or landscaped edges, has no raised Curb, and is drained by percolation.

Rearyard: a Yard Type that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard. See **Table 18.4.7.2 (Yard Types)**.

Regulating Plan: the zoning map or set of maps that shows the Character Districts, Civic Zones, Special Districts if any, Thoroughfares and Special Requirements if any, of areas subject to, or potentially subject to, regulation by this Section.

Residential: Use characterizing premises available for long-term human dwelling.

Retail: Use characterizing premises available for the sale of merchandise and food service. **Table18.4.10.1 (Building & Lot Principal Use)**.

Retail Frontage: Frontage designated on a Regulating Plan that requires or recommends the provision of a Shopfront, encouraging the ground level to be available for Retail Use. See Special Requirements.

Secondary Frontage: on corner Lots, the Private Frontage that is not the Principal Frontage. As it affects the public realm, its First Lot Layer is regulated. See **Illustration 18.4.8.2 (Frontage and Lot Lines)**.

Setback: the area of a Lot measured from the Lot line to a Building Facade or Elevation that is maintained clear of permanent structures, with the exception of permitted Encroachments as indicated in **Illustration 18.4.7.7 (Setback Designations)**.

Shared Parking Factor: an accounting for parking spaces that are available to more than one Use. See **Table 18.4.11.3 (Shared Parking Factor)**.

Shopfront: a Private Frontage type conventional for Retail Use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the Building entrance at Sidewalk grade. See **Table 18.4.8.1 (Private Frontage Types)**.

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Sideyard: a Yard Type having a Setback on one side and a Building occupying the other side with no Setback.

Special District (SD): See definition in Section 18.3.1.2.3.

Special Requirements: provisions of Sections 18.2.6 (Special Requirements) and 18.5.11 (Special Requirements) of this Section and/or the associated designations on a Regulating Plan or other map for those provisions.

Square: a Civic Space type designed for unstructured recreation and Civic purposes, spatially defined by Building Frontages and consisting of Paths, lawns and trees, formally disposed. See **Table 18.5.7.2 (Civic Spaces)**.

Standard Pedestrian Shed: a Pedestrian Shed that is an average 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. See Pedestrian Shed.

Stoop: a Private Frontage type wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance. See **Table 18.4.8.1 (Private Frontage Types)**.

Story: a habitable level within a Building, excluding an Attic or raised basement. See **Tables 18.4.6.2A -18.4.6.2C (Character District Standards)**.

Street (ST): a local urban Thoroughfare of low speed and capacity and having a Public Frontage with raised Curbs drained by inlets and Sidewalks separated from the vehicular lanes by individual or continuous Planters, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced Allee, with the exception that Streets with a Right-of-Way (R.O.W.) width of 40 feet or less are exempt from tree requirements. See **Table 18.5.5.2A -18.5.5.2E (Thoroughfare Assemblies and Standards)**.

Structure: any vertical Improvement that is not intended for habitation, including without limitation a park shed, bicycle storage facility, transit stop, ticket booth, utility facilities, and boathouses. Not synonymous with Building.

Streetscreen: a freestanding wall built along the Frontage Line, on the same plane as a Façade or at or along any Lot or boundary line which masks a parking lot from the Thoroughfare, provides privacy to a side yard, and/or strengthens the spatial definition of the public realm. (Syn: streetwall.)

Substantial Modification: alteration to a Building that is valued at more than 50% of the replacement cost of the entire Building, if new.

Swale: a low or slightly depressed natural area for drainage.

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A Building located at a Terminated Vista designated on a Regulating Plan is required or recommended to be designed in response to the axis.

Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and the Public Frontage. See **Table 18.5.5.2A -18.5.5.2E (Thoroughfare Assemblies and Standards)** and **Illustration P.A.1 (Thoroughfares & Frontages)**.

Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make

the turn. See **Table 18.5.5.2A -18.5.5.2E (Thoroughfare Assemblies and Standards)** and **Illustration 18.5.5.2 (Turning Radius)**.

Use: the functions, activities or uses accommodated by a Building or Lot. See **Table 18.4.10.1 (Building & Lot Principal Use)** and **Table 18.4.10.2 (Permitted Accessory Uses)**.

Work-Live: a Mixed Use unit consisting of a Commercial and Residential Use. It typically has a substantial Commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominantly as work space with incidental Residential accommodations that meet basic habitability requirements. See Live-Work.

Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

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SUBJECT TO REVIEW & APPROVAL BY TOWN ATTORNEY