finish line: FLATS

Town of Jericho

CHARACTER-BASED ZONING ORDINANCE

Final: Submitted 1-13-15

ORGANIZATION OF ARTICLE 13

Article 13 is divided into 6 sections as follows:

SECTION 13.1
GENERAL

Provides general items applicable throughout Article 13.

SECTION 13.2
REGULATING PLAN

Provides requirements for the zoning map of the Jericho Flats Character-Based Zoning District.

SECTION 13.3
CHARACTER DISTRICTS & CIVIC ZONES

Identifies and describes the Character Districts, and Civic Zones included in this Article 13.

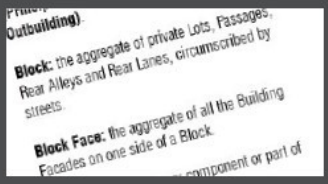
SECTION 13.4
DEVELOPMENT PLANS & STANDARDS

Provides for Development Plans & Standards.

SECTION 13.5
ARCHITECTURAL STANDARDS AND GUIDELINES

Provides Architectural Standards and Guidelines

SECTION 13.6
DEFINITIONS



Provides definitions of terms used throughout Article 13

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Preface

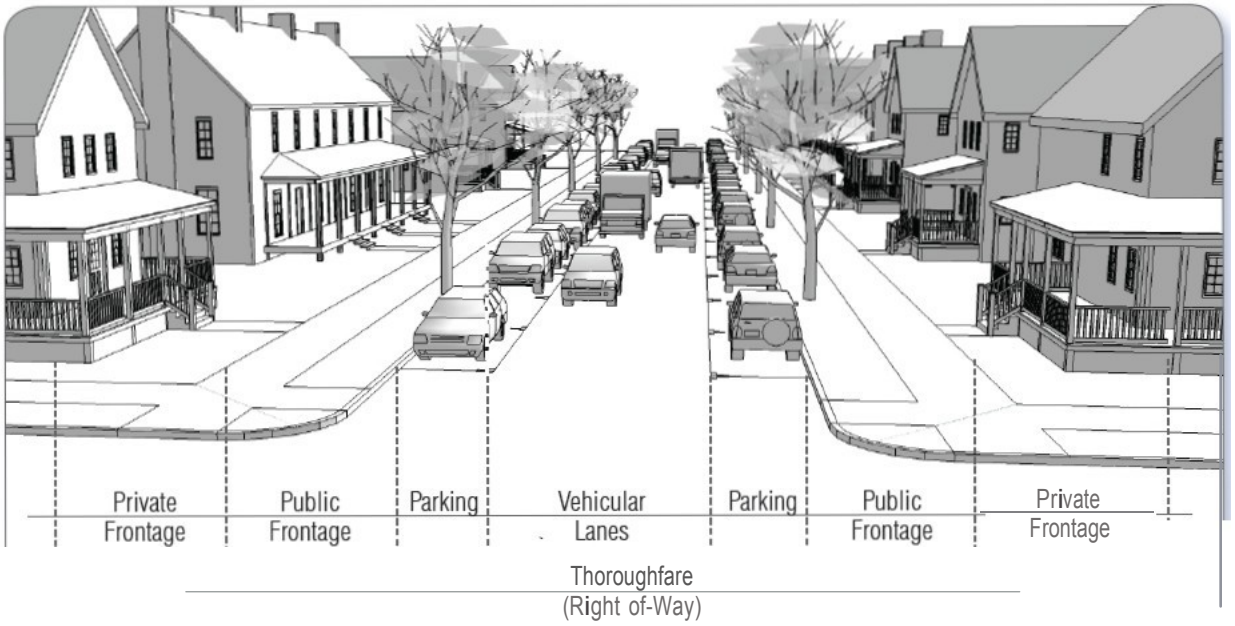
THIS PREFACE IS PROVIDED SOLELY FOR INFORMATIONAL PURPOSES, IS NOT PART OF ARTICLE 13 OR THE ADOPTING ORDINANCE, AND HAS NO REGULATORY EFFECT.

SECTION A. INTRODUCTION

Article 13 of the Town of Jericho Land Use and Development Regulations establishes the Riverside Flats Character-Based District and provides Character-Based zoning and development standards for the District. Character-Based zoning facilitates the protection and development of places having different types of character, including walkable, mixed-use, human-scaled places. This is accomplished by providing a range of standards for the elements of development and building that define a place, such as Private Frontage, Building Form, Building Placement, Building Type, Thoroughfare, Yard Type, Civic Space, Parking, and Loading and Driveway Location Standards and Architectural Standards. **Illustration P.A.1 (Thoroughfare and Frontages)** shows the general relationships between the Private Frontage, the Public Frontage, and the other parts of the thoroughfare.

Uses, lots, buildings and structures that legally existed on the effective date of the Ordinance that adopted Article 13 are allowed to continue as nonconformities in accordance with Section

ILLUSTRATION P.A.Ⅱ THOROUGHFARE AND FRONTAGES



7.3 of the Town of Jericho Development Regulations.

Article 13 provides for two (2) Character Districts, as follows:

1. CD3 Rural Neighborhood. This District consists of a low density area that has a mix residential house types; there are shallow to medium front Setbacks and shallow to medium to side Setbacks; it has variable private landscaping; and it has Streets with or without curbs and/or sidewalks; and

2. CD4 Neighborhood Center District. This District consists of a medium density area that has a mix of building types and residential, retail, office and other commercial uses; there are shallow or no front Setbacks and medium to no side Setbacks; it has variable private landscaping; and it has streets with curbs, sidewalks, and street trees that define small to medium blocks.

SECTION B. OVERVIEW

Article 13 is organized as follows:

Section 13.1, "General" includes provisions concerning purpose, applicability, administration, definitions, adoption of the Regulating Plan and the Riverside Flats Character-Based District standards, and Development Plan submission, review and approval.

Section 13.2, "Regulating Plan" includes requirements for the Regulating Plan and amendment of the Regulating Plan, which is the zoning map for the Riverside Flats Character-Based District.

Section 13.3, "Character Districts and Civic Zones" includes provisions regarding the Character Districts and Civic Zones and their elements and standards, as well as provisions

relating to the assignment of Character Districts and Civic Zones on the Regulating Plan.

Section 13.4, "Development Plans and Standards" includes provisions for Development Plan preparation, submission and approval, Development standards and Lot and Building standards, such as standards and requirements for Character Districts, Thoroughfares, Block Perimeter, Civic Zones, Density, Special Requirements, Building Placement and Yard Types, Building Form, Lot dimensions and coverage, uses, parking requirements and parking, loading, driveway and drive-in locations, signage and Building Types.

Section 13.5, "Architectural Standards and Guidelines", which includes architectural requirements or recommendations for Buildings.

Section 13.6, "Definitions", which includes definitions of terms used in Article 13.

SECTION C.
HOW TO USE Article 13

Illustration P.C.1 (Navigating Article 13, Project Approval Summary) that follows summarizes the steps for taking a project through the approval process.

Section 13.1 — GENERAL

SECTION 13.1.1 AUTHORITY; COMMON REFERENCE

This Article 13 was adopted pursuant to Vermont Statutes Annotated Title 24, Chapter 117. This Article 13 may be referred to as the "**Riverside Flats Character-Based Zoning Ordinance**".

SECTION 13.1.2 PURPOSE AND INTENT

This Article 13 provides within the Riverside Flats Character-Based District (as defined in Section 13.1.3) for a range of character-based places, including walkable mixed use development.

SECTION 13.1.3 APPLICABILITY

13.1.3.1 General.

This Article 13, as the same may be amended from time to time (as so amended, this "**Article**"), the Regulating Plan adopted pursuant to Section 13.1.6 below, as the same may be amended from time to time (as so amended, the "**Regulating Plan**"). The standards hereof shall be applicable to the area of the Town of Jericho shown on **Map 13.1.3 (Boundary Map)** (as so shown, the "**Riverside Flats Character-Based District**") and all Development, Improvements, land, Structures, construction, Buildings and Lots in the Riverside Flats Character-Based District.

13.1.3.2 Exclusive Zoning Regulation.

Except as may be otherwise specifically provided in Section 13.1.3.3, this Article 13, together with the other applicable provisions of the Jericho Land Use and Development Regulations and other local land use ordinances, rules and regulations to the extent provided in this Article 13, shall be the exclusive zoning and development regulation for the Riverside Flats Character-Based District.

13.1.3.3 Relationship to Other Provisions.

13.1.3.3.1 Except for Town and State Health and Safety Ordinances, laws and regulations, State and Federal stormwater, wastewater, environmental, telecommunications, and energy laws and regulations, State Act 250, and VSA Title 24, Chapter 117, Section 4413 (Special Uses and Section 4412) the provisions of this Article 13 shall take precedence over all other applicable provisions of the Town's land use ordinances, rules and regulations, including without limitation the other provisions of the Jericho Land Use and Development Regulations and Jericho Public Works Specifications and all other applicable provisions of other codes, ordinances, regulations, and standards that may be in conflict with this Article 13.

13.1.3.3.2 Except where the same would be in conflict with this Article 13, all applicable provisions of the Town's Ordinances, rules and regulations (collectively, the "Existing Local Laws"), including without limitation the other provisions of the Jericho Land Use and Development Regulations, and the Jericho Public Works Specifications shall be applicable to matters not covered by this Article 13.

13.1.3.4 Compliance.

Except for non-conformities allowed pursuant to Sections 5.10 (Pre-Existing Lots), 7.3.1 (Non-Conforming Uses) and 7.3.2 (Non-Conforming Structures), all Development, land, Improvements, construction, Structures, Buildings and Lots within the Riverside Flats Character-Based District, and all plans, applications and submissions required under this Article 13, must comply with this Article 13 and the standards hereof made applicable to the Character Districts and Civic Zones pursuant to the Regulating Plan, as the same are in effect at the time of submission, as applicable, of a complete application for an amendment of the Regulating Plan or a complete application for approval of a Development Plan.

13.1.3.5 Supplemental as to Existing Structures

In addition to adaptive use of existing structures under Section 7.2 (Adaptive Use of Existing Structures) and non-conforming Buildings under Section 7.3.2 (Non-Conforming Structures), an existing Building may be re-skinned and/or redeveloped provided that thereafter it complies with the Private Frontage and Building Placement standards under this Article 13.

SECTION 13.1.4 CONSTRUCTION

13.1.4.1 Certain Map & Metrics Integral

Map 13.1.3 (Boundary Map) and the metrics of standards and Tables herein are an integral part of this Section.

MAP 13.1.3 BOUNDARY MAP

13.1.4.2 Effect of Certain Diagrams, Photographs & Illustrations.

Table 13.3.1.3 Character District Descriptions

Table 13.3.3.1A Character District Standards: CD3 Rural Neighborhood;

Table 13.3.3.1B Character District Standards: CD4 Neighborhood Center;

Table 13.4.8.2 (Yard Types);

Table 13.4.18.2A-.2E (Thoroughfare Assemblies and Standards)

Table 13.4.9.1 (Private Frontage Types);

Table 13.4.9.9 (Building Types); and

Table 13.4.5.2 (Civic Spaces).

are provided only to indicate the general character or placement of and/or reference to the various Character Districts and elements thereof shown thereon and they shall have regulatory force and effect only to that extent.

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

13.1.4.3 Priority Among Metrics.

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

SECTION 13.1.5 DEFINITIONS

Capitalized terms used throughout this Article 13 may be defined in Section 13.6 "**Definitions**", elsewhere in this Article 13 or in Article 2 (General Definitions) or elsewhere in these Development Regulations. Terms not so defined shall be accorded their commonly accepted meanings. In the event of any conflict between the definitions in this Article 13, those in Article 2 (General Definitions) or any definitions of the other Existing Local Laws, those of this Article 13 shall take precedence for purposes of this Article 13.

SECTION 13.1.6 PREPARATION AND ADOPTION OF INITIAL REGULATING PLAN

An initial Regulating Plan reflecting the Character Districts, Civic Zones, Thoroughfares and any Special Requirements for the Riverside Flats Character-Based District shall be prepared on behalf of the Town, submitted to the Planning Commission for consideration and recommendation and submitted to the Selectboard for consideration and action as a zoning amendment. This Article 13 shall become effective when the initial Regulating Plan has been adopted.

SECTION 13.1.7 AMENDMENT OF REGULATING PLAN

The initial Regulating Plan, or any other Regulating Plan in effect from time to time, may be amended as a zoning map amendment in accordance with Section 1.5 (Amendments) and Section 13.1.9.

SECTION 13.1.8
ADMINISTRATION

13.1.8.1 Responsibility.

Except as otherwise provided herein, this Section 13.1.8 and applications and Development Plans submitted hereunder shall be administered by the Town of Jericho Department of Planning and Development (hereinafter the "**Planning Department**").

13.1.8.2 Review and Determination

The Planning Department shall, within 14 calendar days of its receipt of an application and Development Plan required to be submitted under this Article 13, review and determine whether the same are complete, notify the applicant in writing of its determination, and if applicable, schedule a hearing date.

The Planning Department shall process and/or forward the application and Development Plan to the Development Review Board for further processing, review, consideration and/or action, as applicable, in accordance with Sections 13.1.9.1-13.1.9.2, and Section 13.1.10, as applicable.

13.1.8.3 Compliance with Other Rules and Regulations.

In addition to the Development Plan and Regulating Plan and applications for approval thereof which are required under this Article 13:

13.1.8.3.1 any proposal, project, application or Development Plan that involves the subdivision of land shall require compliance with the Town Subdivision rules and regulations of Section 10.12; provided, however, that if there is any conflict between this Article 13 or the standards and requirements hereof and those of the Subdivision rules and regulations of Section 10.12, this Article 13 and its standards and requirements shall supersede those of Section 10.12 and be controlling; and

13.1.8.3.2 any proposal, project, application or Development Plan which involves any matter that requires Conditional Use approval under Section 10.9 and / or Site Plan Review under the Site Plan Review Regulations of Section 10.10 shall require compliance with such Sections in addition to the applicable requirements for Development Plans under this Article 13, Town Site Plan Review Regulations; provided, however, that if there is any conflict between this Article 13 or the standards and requirements hereof and those of Section 10.9 or 10.10, this Article 13 and its standards and requirements shall supersede the Site Plan Review Regulations and be controlling.

SECTION 13.1.9
Development Plan & Regulating Plan amendment submissions

13.1.9.1 Development Plans Required.

13.1.9.1.1 Development Plans shall be required as set forth in this Section 13.1.9 (Development Plan & Regulation Plan Amendment Submissions).Except as otherwise provided herein and except for non-conformances allowed pursuant to Sections 5.10 (Pre-Existing Lots) and 7.3 (Non-Conformities), and maintenance of an existing improvement, Building or Structure none of the following shall occur or be proposed except in compliance with this Article 13, the Regulating Plan and a Development Plan that

has been prepared, submitted and approved in accordance with this Section 13.1 and Section 13.4 and all standards and requirements applicable thereto:

13.1.9.1.2 Development Plans shall meet the requirements of, and be submitted in accordance with Section 13.4 (Development Plans & Standards).

13.1.9.1.3 For any Development, redevelopment, improvement, subdivision, re-subdivision, or construction which does not require Site Plan Review under Section 10.10 (Site Plan Review) or Conditional Use approval under Section 10.9 (Conditional Use), a Development Plan and application for approval thereof meeting all requirements of this Article 13 shall be submitted to the Planning Department for review and action in accordance with Section 13.1.10.

13.1.9.1.4 Subject to any required subdivision review and approval, such Development Plan and application for approval thereof shall be subject to administrative review and action by the Planning Department in accordance with Section 13.1.10.1 hereof.

13.1.9.1.5 For any Development, redevelopment, improvement, subdivision, re-subdivision, or construction which not requires Site Plan Review under Section 10.10 (Site Plan Review), or Conditional Use approval under Section 10.9 (Conditional Use), a Development Plan and application for approval thereof meeting all requirements of this Article 13 shall be submitted as part of the Site Plan or Conditional Use submission, as applicable.

13.9.1.6 Subject to any required subdivision review and approval, a Development Plan and application for approval thereof that proposes or involves any matter which would require Site Plan Review under Section 10.10 (Site Plan Review) or Condition Use approval under Section 10.9 (Conditional Use) shall be reviewed and acted upon by the Development Review Board as part of such Site Plan or Conditional Use submission, as applicable, and in accordance with Section 13.1.10.2 hereof.

13.1.9.2 Regulating Plan amendment.

13.1.9.2.1 Except as provided in Section 13.1.9.2.2, no Development, re-Development, Improvement, subdivision, re-subdivision or construction of or on any Building, Lot or parcel of land shall occur and no Development Plan or application for approval of a Development Plan may be submitted or approved except pursuant to the Regulating Plan.

13.1.9.2.2 If any Development, improvement, subdivision, re-subdivision, construction, 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 Section 13.1.7 hereof prior to approval of such Development Plan.

13.1.9.2.3 The Regulating Plan may be amended in accordance with the provisions of Section 1.5 (Amendments); provided, however, that in addition to all other requirements for a zoning map amendment, unless a Regulating Plan Amendment is initiated by the Town, a Development Plan and application approved in accordance with this Section 13.1 shall be submitted as a part of the application for Regulating Plan Amendment.

SECTION 13.1.10
Development plan REVIEW AND ACTION

13.1.10.1 Development Plans For Proposals Not Subject to Site Plan Review.

13.1.10.1.1 Within 14 calendar days of its determination pursuant to Section 13.1.8.2 with respect to an application and Development Plan for a proposal that does not require Site Plan Review, the Planning Department shall review such application and Development Plan to determine whether they comply with the Regulating Plan, this Article 13 and other applicable Town laws, ordinances and regulations, subject to issuance or granting of any requested Variance, Dimensional Waiver or Conditional Use.

13.1.10.1.2 An application and Development Plan for a proposal which does not require Site Plan Review and which complies with the Regulating Plan, this Article 13 and all other applicable Town laws, ordinances and regulations, shall be approved by the Planning Department, subject however, to issuance or granting of any requested zoning approval, Variance, Dimensional Waiver or Conditional Use.

13.1.10.1.3 An application and Development Plan for a proposal which does not require Site Plan Review and which does not comply with the Regulating Plan, this Article 13 and all other applicable Town laws, ordinances and regulations, shall be shall rejected by the Planning Department.

13.1.10.1.4 The Planning Department shall notify the applicant and the Development Review Board in writing of its action under this Section 13.1.10.1, and if applicable, the reason(s) for rejecting an application and Development Plan.

13.1.10.2 Development Plans For Proposals Not Subject to Site Plan Review.

13.1.10.2.1 Within 14 calendar days of its determination pursuant to Section 13.1.8.2 with respect to an application and Development Plan for a proposal that requires Site Plan Review, the Planning Department shall review the application and Development Plan to determine whether they comply with the Regulating Plan, this Article 13 and other applicable Town laws, ordinances and regulations subject to issuance or granting of any requested zoning approval, Variance, Dimensional Waiver or Conditional Use.

13.1.10.2.2 If the Planning Department determines that an application and Development Plan for a proposal that requires Site Plan Review comply with the Regulating Plan, this Article 13 and all other applicable Town laws, ordinances and regulations, it shall recommend the same to the Development Review Board and shall notify the applicant of its determination in writing, subject to issuance or granting of any requested zoning approval, Variance, Dimensional Waiver or Conditional Use.

13.1.10.2.3 If the Planning Department determines that an application and Development Plan for a proposal that requires Site Plan Review do not comply with the Regulating Plan, this Article 13 and all other applicable Town laws, ordinances and regulations, it shall not recommend the same to the Development Review Board and shall notify the applicant and the Development Review Board of its determination in writing, stating the reasons for its determination.

13.1.10.2.4 In either event, within 14 calendar days of the Planning Department's notice pursuant to Section 13.1.10.1.2 or 13.1.10.1.3 ,the Planning Department shall forward the application and Development Plan to the Development Review Board, which shall process and review the same, provide and hold any and all required notices and public hearings and determine whether the application and Development Plan comply with this Article 13, the Regulating Plan and all other applicable Town laws, ordinances and regulations subject to issuance or granting of any requested zoning approval, Variance, Dimensional Waiver or Conditional Use.

13.1.10.2.5 If the Development Review Board determines that an application and Development Plan comply with the Regulating Plan, this Article 13 and all other applicable Town laws, ordinances and regulations, it shall approve the same subject to any applicable approval conditions and further subject to issuance or granting of any requested zoning approval, Variance, Dimensional Waiver or Conditional Use.

13.1.10.2.6 If the Development Review Board determines that the application and Development Plan do not comply with the Regulating Plan, this Article 13 and all other applicable Town laws, ordinances and regulations, it shall not approve the same.

13.1.10.2.7 In either case, the Development Review Board shall provide the applicant and the Planning Department with a copy of its findings of fact, any applicable conditions and decision.

13.1.10.3 Subdivision and Site Plan Review

Subject to the limitations of Section 13.1.8.3 hereof, all Development Plans, applications and approvals of proposals that require subdivision review and approval and/or Site Plan review and approval pursuant to the Jericho Land Use and Development Regulations shall be subject to such review and approval. Any and all subdivision and Site Plan Review applications, submissions and reviews may be conducted concurrently with or as a part of the Development Plan application, submission and review process.

SECTION 13.1.11 DIMENSIONAL WAIVERS, VARIANCES AND CONDITIONAL USES

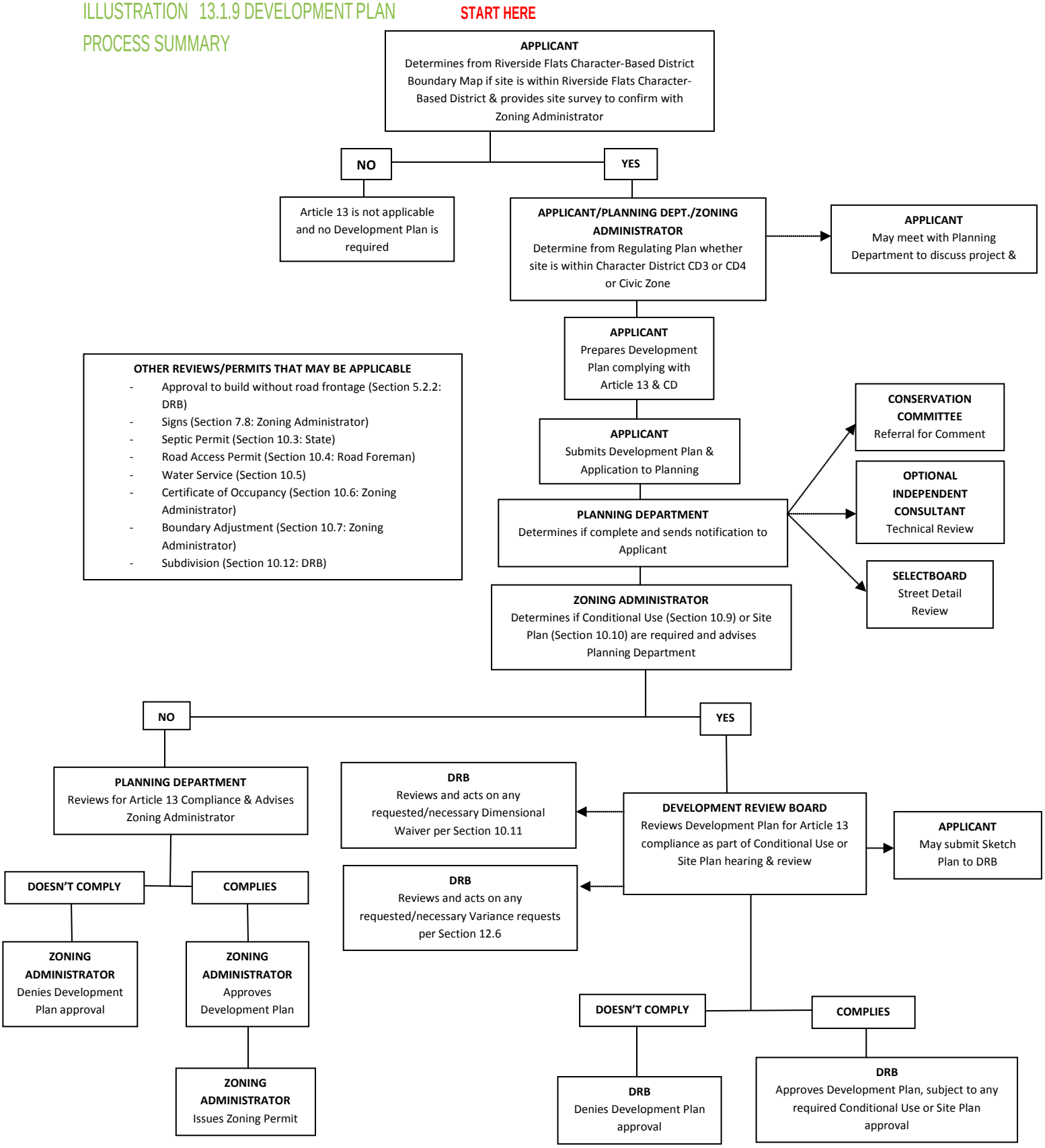
13.1.11.1 Dimensional Waivers and Variances.

One or more Dimensional Waivers and Variances may be granted by the Development Review Board with respect to a Development Plan and application for approval thereof in accordance, respectively, with (a) the Vermont Planning and Development Act, Title 24, Chapter 117, Section 4414(8) and Section 10.11 (Dimensional Waivers) and (b) the Vermont Planning and Development Act, Title 24, Chapter 117, Section 4469 and Section 12.6 (Variances).

13.11.11.2 Conditional Uses.

Any proposed Conditional Use shall be subject to approval by the Development Review Board in accordance with Section 4.3 (Conditional Uses).

ILLUSTRATION 13.1.9 DEVELOPMENT PLAN PROCESS SUMMARY



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Section 13.2 — REGULATING PLAN

SECTION 13.2.1 GENERAL

13.2.1.1 Initial Regulating Plan.

The initial Regulating Plan shall be adopted pursuant to Section 13.1.6 hereof.

13.2.1.2 Contents of Regulating Plan.

The Regulating Plan and each amendment thereto shall reflect the Character Districts, Thoroughfares, Civic Zones and any Special Requirements of the Riverside Flats Character-Based District. A regulating plan example is shown in **13.2.1.2A (Example Regulating Plan).**

SECTION 13.2.2 COMPLIANCE

All Development, land, construction, Structures, Buildings and Lots within the Riverside Flats Character-Based District must comply with the Regulating Plan and the standards made applicable thereby to each Character District, Civic Zone, and Thoroughfare, as applicable, and any Special Requirements reflected on such Regulating Plan.

SECTION 13.2.3
REGULATING PLAN AMENDMENT

13.2.3.1 When Regulating Plan Amendment Necessary

If a Development Plan or Development, re-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 such Development Plan, or commencement of any Development, Improvement, subdivision, re-subdivision, or construction of or on any Building, Lot, or other parcel of land.

13.2.3.2 Application for Regulating Plan Amendment.

The Regulating Plan may not be amended except pursuant to an application for Regulating Plan Amendment pursuant to Section 1.5 (Amendments).

13.2.3.3 Preparation and Requirements.

An application for Regulating Plan Amendment shall be prepared in accordance with Section 13.2.4 and shall conform to the requirements of Section 13.2.5 and other provisions hereof.

13.2.3.4 Submission.

An application for a Regulating Plan Amendment shall be submitted and processed in accordance with Section 1.5 (Amendments) and Sections 13.1.7 and 13.1.9.

13.2.3.5 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 Section 1.5 (Amendments) and Section 13.1.9.2.3, subject, however, to the provisions of this Section 13.2.3.

SECTION 13.2.4
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 Article 13 shall be prepared and submitted by or on behalf of the Owner of the applicable property.

Section 13.2.5
APPLICATION REQUIREMENTS

Each application for a Regulating Plan Amendment submitted under this Article 13 shall include as a part thereof, in addition to all other requirements for zoning map amendments under Section 1.5 (Amendments), a Development Plan that complies with Section 13.4 and indicates, with respect to the area proposed to be re-zoned and all Adjacent property, all existing zoning districts or Character Districts, Civic Zones, Thoroughfares, and any Special Requirements.

SECTION 13.2.6
SPECIAL REQUIREMENTS

A Regulating Plan may designate any of the Special Requirements listed in Sections 13.2.6.1-13.2.6.3 below. If a Regulating Plan designates any one or more of such Special Requirements, such designation indicates that the following standards shall be applied:

13.2.6.1 Shopfront Frontage.

A designation for Shopfront Frontage requires that a Building be provided with a Shopfront Frontage at sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass, shall have a wall between 12' and 36" tall measured from the sidewalk and may have a retractable awning overlapping the Sidewalk as generally illustrated in **Table 13.4.9.1 (Private Frontage Types).**

13.2.6.2 Terminated Vistas.

A designation for a Terminated Vista location, requires that a Building be provided with architectural articulation of a type and character that responds visually to the location.

13.2.6.3 Passage.

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

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Section 13.3 — CHARACTER Districts & CIVIC Zones

SECTION 13.3.1 GENERAL

13.3.1.1 Applicability

This Section 13.3 applies to Character Districts and Civic Zones to the extent provided herein. Development, land, Improvements, construction, subdivision, re-subdivision, Structures, Buildings and Lots within each Character District or Civic Zone, as applicable, shall include the respective elements and shall comply with the respective standards applicable to each.

13.3.1.2 Definitions.

13.3.1.2.1 Character District is defined in Section 13.6.

13.3.1.2.2 Civic Zone (CZ) is defined in Section 13.6.

13.3.1.2.3 Civic Space (CS) is defined in Section 13.6. There are several Civic Space Types defined by the combination of certain physical constants, including the relationships among their intended use, their size, their landscaping and their Enfronting Buildings. The Civic Space Types are shown on **Table 13.4.5.2 (Civic Spaces)**.

13.3.1.2.4 Civic Building (CB) is defined in Section 13.6 (Definitions).

13.3.1.3 Character Districts.

In the Riverside Flats Character-Based District, there are two (2) Character Districts, as follows:

13.3.1.3.1 Character District CD3 (Rural Neighborhood) is described generally on **Table 13.3.1.3 (Character District Descriptions**);

13.3.1.3.2 Character District CD4 (Neighborhood Center) is described generally on **Table 13.3.1.3 (Character District Descriptions)**.

SECTION 13.3.2 ASSIGNMENT OF CHARACTER DISTRICTS AND CIVIC ZONES

Character 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.

All Development, re-development, Improvements, land, Structures, Buildings and Lots within each Character District and Civic Zone of the Riverside Flats Character-Based District shall comply with the elements and standards for such Character District or Civic Zone.

All Civic Space shall be conveyed to the Town, a conservation organization or land trust or a property or homeowners association for Civic purposes.

SECTION 13.3.3 ELEMENTS AND STANDARDS

13.3.3.1 Character Districts.

Development, re-development, Improvements, land, Structures, Buildings and Lots within each Character District shall include the applicable elements indicated for such Character District throughout this Article 13 and shall comply with the applicable Character District general description and intent thereof described in and reflected by **Table 13.3.1.3 (Character District Descriptions)** and the standards applicable to such Character District set forth in **Tables 13.3.3.1A-13.3.3.1B (Character District Standards)** and elsewhere in this Article 13.

13.3.3.2 Civic Zones.

Development, re-development, Improvements, land, Structures, Buildings and Lots within each Civic Zone shall comply with applicable requirements of this Article 13, including without limitation, Sections 13.4.5.

TABLE 13.3.1.3 CHARACTER DISTRICT DESCRIPTIONS

CD3 Rural Neighborhood District

CD3 Rural Neighborhood District. This District consists of a low density area that has a mix residential house types; there are shallow to medium front Setbacks and shallow to medium to side Setbacks; it has variable private landscaping; and it has Streets with or without curbs and/or sidewalks;

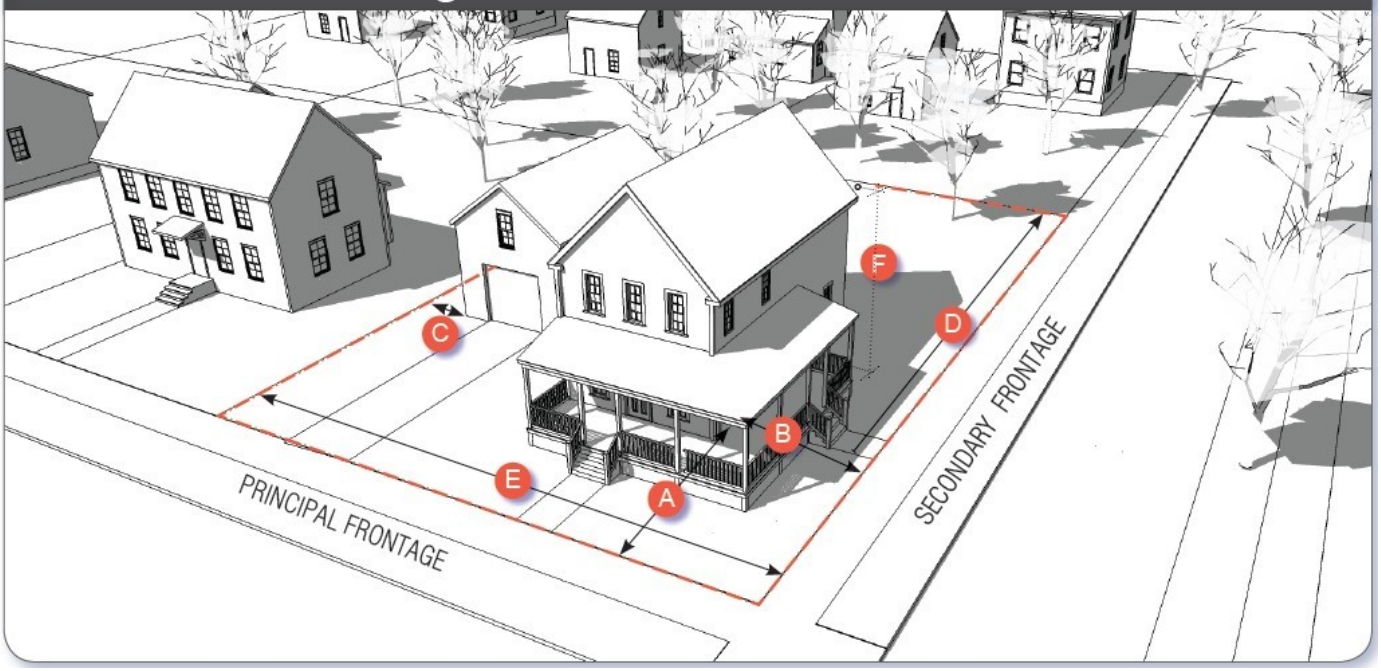
CD4 Neighborhood Center District

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

Illustration 13.3.3.1A Character District standards
Rural Neighborhood district CD3

CD3 Rural Neighborhood District. This District consists of a low density area that has a mix residential house types; there are shallow to medium front Setbacks and shallow to medium to side Setbacks; it has variable private landscaping; and it has Streets with or without curbs and/or sidewalks.

CD3 Rural Neighborhood District



KEY -·-·- Property Line (ROW)

BUILDING PLACEMENT —PRINCIPAL BLDG

Front Setback, Principal Frontage	15 ft min - 25ft	A
Front Setback, Secondary Frontage	15 ft min - 25ft	B
Side Setback	5 ft min - 25 ft max	C
Rear Setback	greater of 3 ft min or 15 ft from center line of rear lane	•
Frontage Buildout	50% max at front setback	

YARD TYPES

(see **Table 13.4.2)**

Edgeyard	permitted
Sideyard	permitted
Rearyard (not synonymous with Backyard)	not permitted

BUILDING &. LOT USE

See **Section 13.4.11**

LOT OCCUPATION

Lot Width	40 ft min, 120 ft max	Q
Lot Coverage	60% max	

BUILDING FORM-PRINCIPAL BUILDING

Building Height	2 stories max
Ground Floor Height	10ft min
Upper Floor Height	9 ft min
Facade Glazing	25% min - 40% max
Roof Type	gable, hip, gambrel
Roof Pitch	gable: 6:12 min, 12:12 max hip: 3:12 min gambrel: 6:12 min, 30:12 max

BUILDING TYPES ALLOWED

House

TABLE 13.3.3.1A CHARACTER DISTRICT STANDARDS RURAL NEIGHBORHOOD DISTRICT (coa)

CD3 Rural Neighborhood District

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

BUILDING PLACEMENT —OUTBUILDING

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

PARKING

LOCATION
Third Lot Layer

PRIVATE FRONTAGES & ENCROACHMENTS

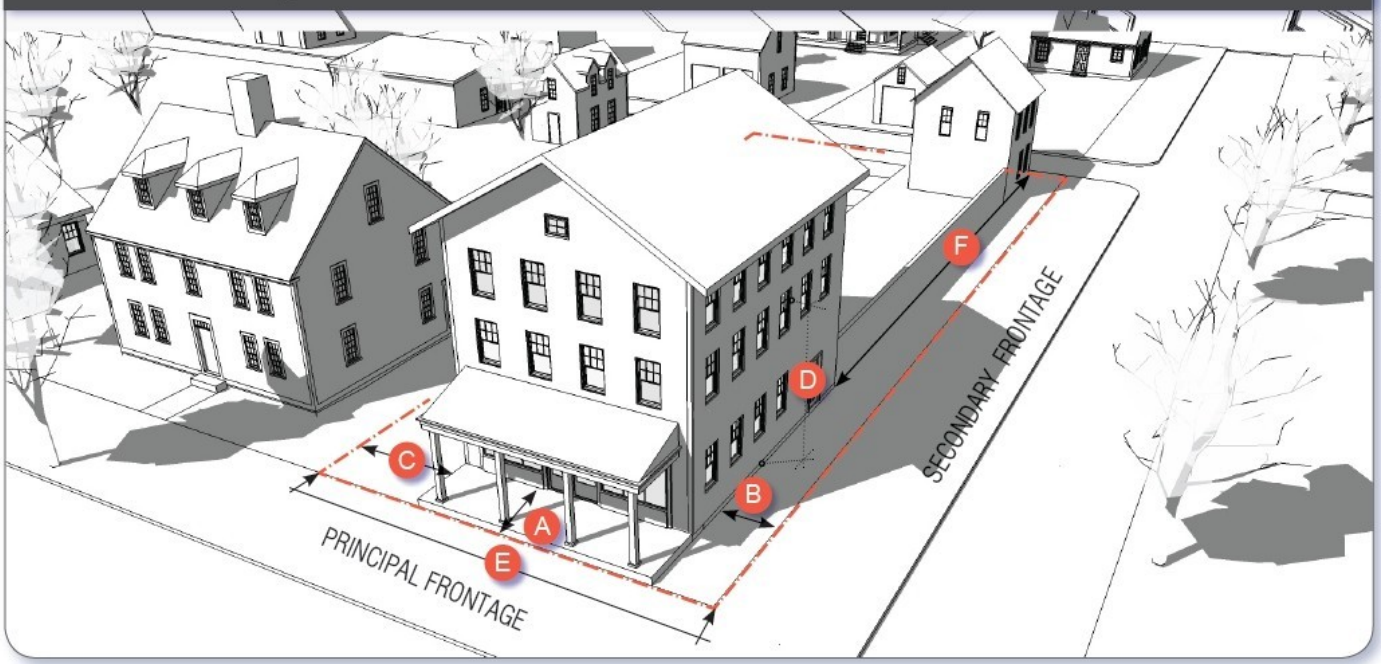
PRIVATE FRONTAGE TYPES	(see **Table 13.4.9.1**)
Common Yard	permitted
Porch	permitted
Forecourt	not permitted
Stoop	permitted
Shopfront	not permitted
ENCROACHMENT OF BUILDING ELEMENTS	
Porches, Stoops, and other Elements may encroach the indicated setbacks by the following distances.	
Front Setback, Principal Frontage	10ft max
Front Setback, Secondary Frontage	10ft max
Rear Setback	5ft max
Ramps for Disabled Persons may encroach any setback by the depth of the Setback.	

INTENTIONALLY BLANK

ILLUSTRATION 13.3.3.18 CHARACTER DISTRICT STANDARDS
NEIGHBORHOOD CENTER DISTRICT (--co-4..)

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

CD4 Neighborhood Center District



KEY -·-·- Property Line (ROW)

BUILDING PLACEMENT —PRINCIPAL BLDG

Front Setback, Principal Frontage	3ft min, 20 ft max	A
Front Setback, Secondary Frontage	3ft min, 20 ft max	B
Side Setback	5 ft min - 20 ft max"	C
Rear Setback	greater of 3 ft min or 15 ft from center line of rear aley	•
Frontage Buldout	40% min - 75% max	

" Except 0 ft for common wals of Live/Works, Rowhouses, Duplexes, Smal Commercial Buildings and Apartment Houses

YARD TYPES

(see **Table 13.4.2**)

Edgeyard	permitted
Sideyard	permitted
Rearyard (Not synonymous with Backyard)	permitted

BUILDING & LOT USE

See **Section 13.4.11**

LOT OCCUPATION

Lot Width	18 ft min, 70 ft max
Lot Coverage	70% max

BUILDING FORM-PRINCIPAL BUILDING

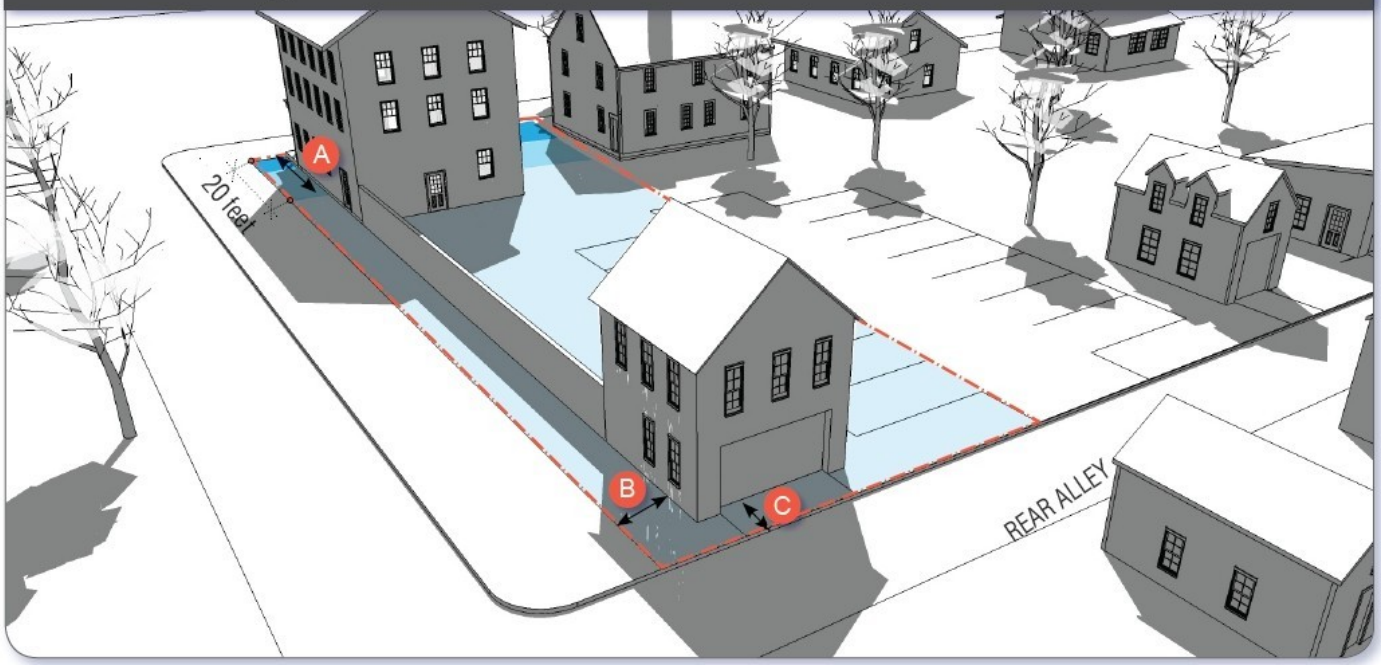
Building Height	3 stories max
Ground Floor Height	12 ft min, 25 ft max
Upper Floor Height	9ft min
Facade Glazing	20% min - 70% max "
Roof Type	gable, hip, gambrel
Roof Pitch	gable: 6:12 min, 12:12 max hip: 3:12 min gambrel: 6:12 min, 30:12 max

" 70% min for shopfront

BUILDING TYPES ALLOWED

House, Duplex, Rowhouse, Live/Work, Small Commercial Building, Apartment House

CD4 Neighborhood Center District



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

BUILDING PLACEMENT — OUTBUILDING

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

PARKING

LOCATION
Third Lot Layer

PRIVATE FRONTAGES & ENCROACHMENTS

PRIVATE FRONTAGE TYPES	(See **Table 13.4.9.1**)
Common Yard	not permitted
Porch	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	8ft max
Front Setback, Secondary Frontage	8ft max
Rear Setback	5ftmax
Ramps for Disabled Persons may encroach any setback by the depth of the Setback.	

Section 13.4 — Development Plans & Standards

SECTION 13.4.1 GENERAL

This Section 13.4 applies to all land, Development, re-development, improvements, structures, Buildings, Lots and parcels of land located or proposed within the Riverside Flats Character-Based District, except as otherwise provided in herein.

SECTION 13.4.2 DEVELOPMENT PLANS

13.4.2.1 Plan Required.

13.4.2.1.1 Construction, modification or existence any Building;

13.4.2.1.2 Development, improvement, subdivision, re-subdivision or existence of any Lot or other land;

13.4.2.1.3 Construction of any new street, or extension or change of the design or alignment of any existing street;

13.4.2.1.4 Assignment or re-assignment of the Character District or Civic Zone of any Lot or other land; or

13.4.2.1.5 Any Regulating Plan amendment.

13.4.2.2 Preparation and Requirements.

Each Development Plan shall be prepared in accordance with Section 13.4.3 (Preparation) and shall comply with the regulations of

Section 13.4.4 (Plan Requirements) and the standards and regulations of this Section 13.4.

13.4.2.3. Plan Submission.

Each Development Plan shall be submitted pursuant to Section 13.1.9.1 for review and action in accordance with Section 13.1.10.1.

13.4.2.4 Plan Approval.

Action shall be taken on an application for approval of a Development Plan in accordance with Section 13.1.10 hereof.

SECTION 13.4.3 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 under this Article 13 shall be prepared and submitted by or on behalf of the Owner of the applicable property.

SECTION 13.4.4 PLAN REQUIREMENTS

13.4.4.1

Each Development Plan submitted under this Article 13 shall include for the Development Plan area and each proposed Block, Lot and Building therein, as applicable, the standards and requirements for each of the items listed in Section 13.4.4.2 below, which shall comply with the standards and requirements of this Article 13 and the applicable Character District or Civic Zone in which the land covered by such Development Plan is situated, as determined by:

13.4.4.1.1 The Regulating Plan then in effect if such Development Plan is not being submitted as part of an application for Regulating Plan Amendment; or

13.4.4.1.2 The proposed Regulating Plan Amendment if such Development Plan is being submitted as part of an application for a Regulating Plan Amendment.

13.4.4.2

Each Development Plan submitted under this Article 13 shall show for the Development Plan area and each proposed Block, Lot and Building therein, as applicable, the following and shall demonstrate compliance with the applicable standards and requirements applicable to the Development Plan area and the applicable Character District or Civic Zone:

13.4.4.2.1 Building Placement, including without limitation Setbacks and Lot Layers (See Section 13.4.8);

13.4.4.2.2 Yard Type (See Section 13.4.8);

13.4.4.2.3 Building Form & Building Type (See Section 13.4.9);

13.4.4.2.4 Building and Lot Use (See Section 13.4.11);

13.4.4.2.5 Parking and Loading Locations (See Section 13.4.13);

13.4.4.2.6 Parking Requirements (See Section 13.4.12);

13.4.4.2.7 Architectural Standards (See Section 13.4.9 and Section 13.5) and Signage (See Section 7.8); and

13.4.4.2.8 Any applicable Special Requirements (See Section 13.2.6).

13.4.4.2.9 Existing and any proposed Thoroughfares and other roadways including without limitation, if the Development Plan area exceeds 20 gross acres or if the Development Plan requires or includes any new Thoroughfares and other roadways or extension or change to any existing streets, the proposed new Thoroughfares and other roadways or extension or change to any existing Thoroughfares and other roadways in compliance with applicable Town standards;

13.4.4.2.10 Thoroughfare Types and Standards and Thoroughfare Sections;

13.4.4.2.11 If the Development Plan area exceeds 20 gross acres, Pedestrian Sheds and their respective Common Destinations (See Section 13.4.15);

13.4.4.2.12 Existing and any required or proposed Civic Zones, Civic Spaces and Civic Buildings (See Section 13.4.17);

13.4.4.2.13 Existing and any proposed Character Districts (See Section 13.3.1-.3);

13.4.4.2.14 If the Development Plan area exceeds 10 gross acres, Block Perimeter (See Section 13.4.16);

13.4.4.2.15 If the Development Plan contains any element or use that would require Site Plan Review under the Town Development Regulations, all requirements for Site Plans thereunder;

13.4.4.2.16 One or more maps of the Development Plan site and all Adjacent property reflecting the existing Character Districts, Civic Zones, Thoroughfares and other roadways, and Special Requirements and any proposed changes to the Character Districts, Civic Zones and Special Requirements; and

13.4.4.2.17 Letters from the Chittendon East School District, Underhill-Jericho Fire Department and Jericho-Underhill Water District, stating their ability to serve the proposed Development.

SECTION 13.4.5
Reserved

SECTION 13.4.6
Special Requirements

A Development Plan may designate any of the types of Special Requirements described in Section 13.2.6.

SECTION 13.4.7
Lots

13.4.7.1 Lot Layers.

Lots are composed of three Lot Layers, the First Lot Layer, the Second Lot Layer and the Third Lot Layer, as shown in **Illustration 13.4.7.1 (Lot Layers)** and as defined in Section 13.6 (Definitions).

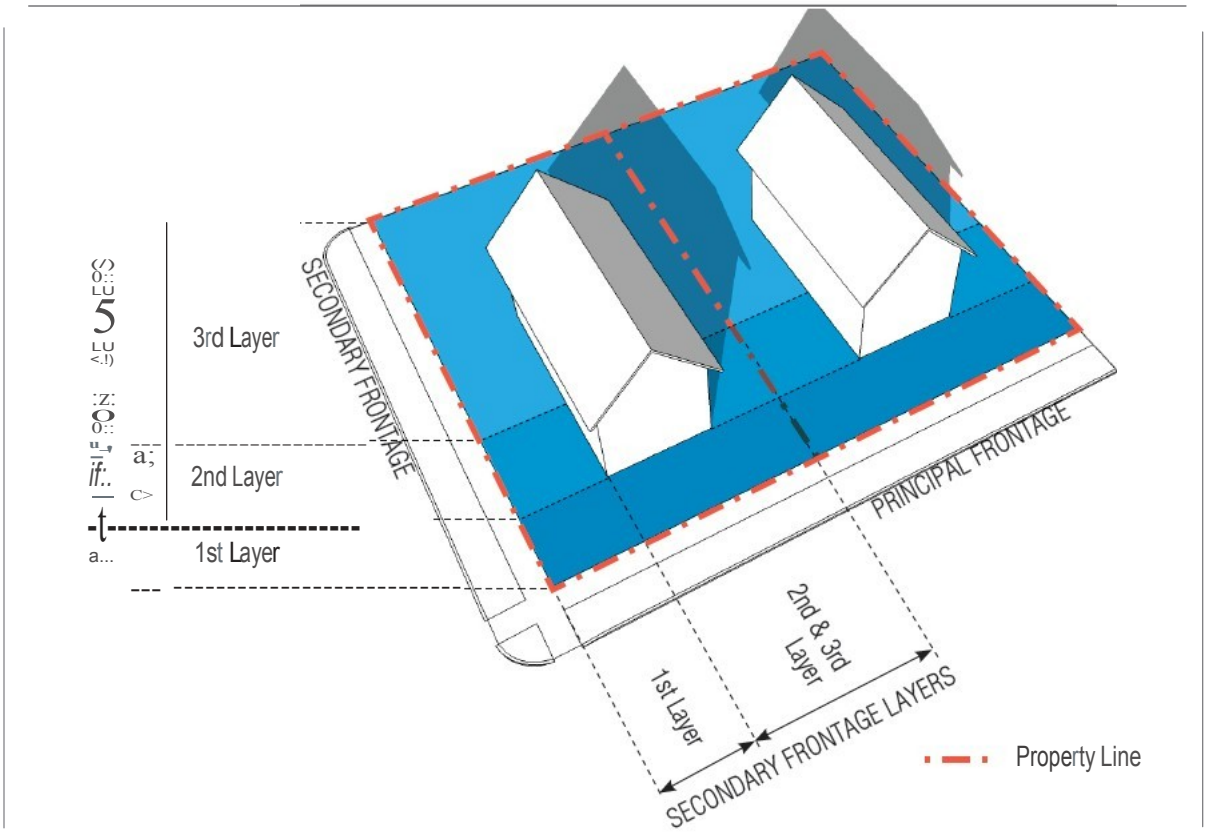
13.4.7.2 Lot Dimensions.

Newly platted Lots within each Character District shall be dimensioned according to **Tables 13.3.3.1A-1B (Character District Standards)**.

13.4.7.3 Lot Coverage.

Lot Coverage by Building within each Character District shall not exceed that recorded in **Tables 13.3.3.1A-.1B (Character District Standards)**.

ILLUSTRATION 13.4.7.1 LOT LAYERS



SECTION 13.4.8
BUILDING PLACEMENT &. YARD TYPES

13.4.8.1 BUILDING PLACEMENT.

Buildings shall be disposed in relation to the boundaries of their Lots within each Character District according to **Tables 13.3.3.1A-.1B (Character District Standards)**.

13.4.8.2 YARD TYPES.

Buildings and Lots shall conform to the Yard Type standards within each Character District, as set forth on **Table 13.4.2 (Yard Types).**

13.4.8.3 PRINCIPAL BUILDING.

Within each Character District, one Principal Building may be built on each Lot at the Frontage, as illustrated generally in **Illustration 13.4.8.3 (Principal Building/ Backbuilding/Outbuilding)**.

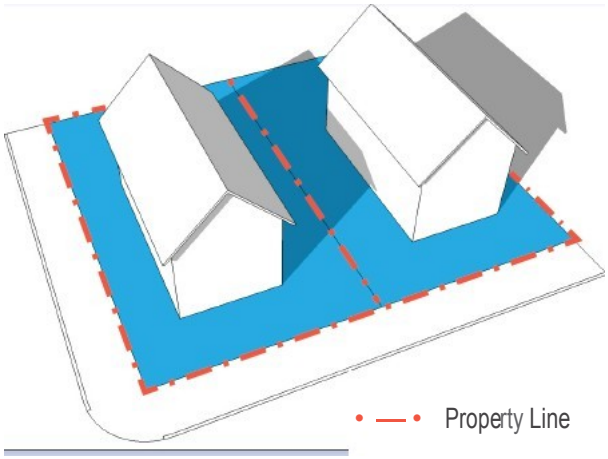
13.4.8.4 BACKBUILDING/OUTBUILDING.

Within each Character District one Backbuilding and one Outbuilding may be built on each Lot to the rear of the Principal Building, as illustrated generally in **Illustration 13.4.8.3 (Principal Building/Backbuilding/ Outbuilding).** Any Outbuilding shall be subject to the limitations of §5.9.3.

TABLE 13.4.8.2 YARD TYPES

Edgeyard (w/ Backyard)

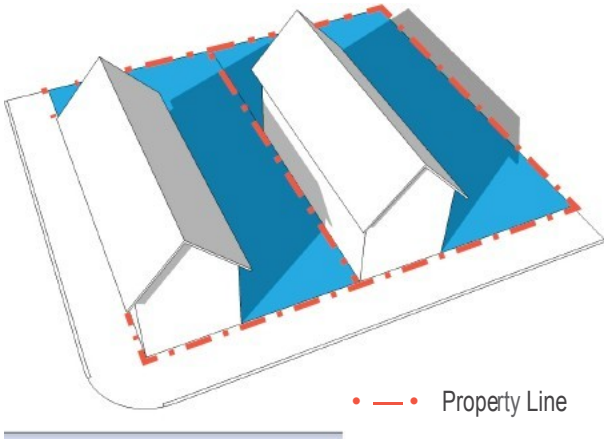
Permitted Districts:



A Lot in which a building occupies the center of the Lot with Setbacks on all sides. This is the least urban of types as the building is set back from the Frontage with a front yard, while the side yard on each side provide a more relaxed spatial definition of the public Thoroughfare space. The front yard is intended to be visualy continuous with the yards of adjacent buildings. The backyard can be secured for privacy by fences and a well-placed Backbuilding and/ or Outbuilding and provides private space for the occupants. Specific Edgeyard Building Types - single family House, cottage, villa, estate house, urban villa.

Sideyard (w/ Backyard)

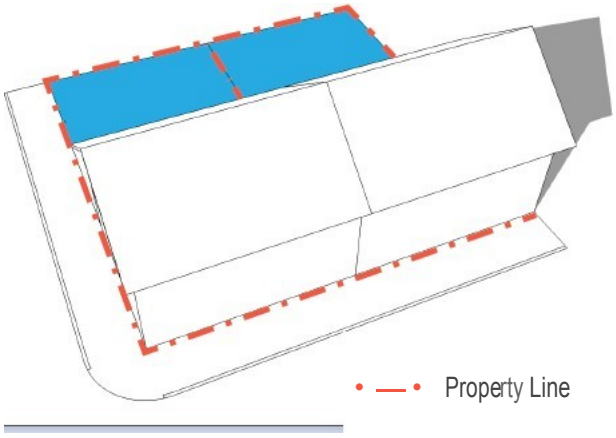
Permitted Districts:



A lot in which a building occupies one side of the Lot with the Setback to the other side. A shalow Frontage Setback defines a small front yard in a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. There may or may not be a backyard to the rear of the lot. This type permits systematic climatic orientation in response to the sun or the breeze. Energy costs, and sometimes noise, are reduced by sharing a party wall in this type. Specific Sideyard Build Types - single house, duplex, zero lot line house.

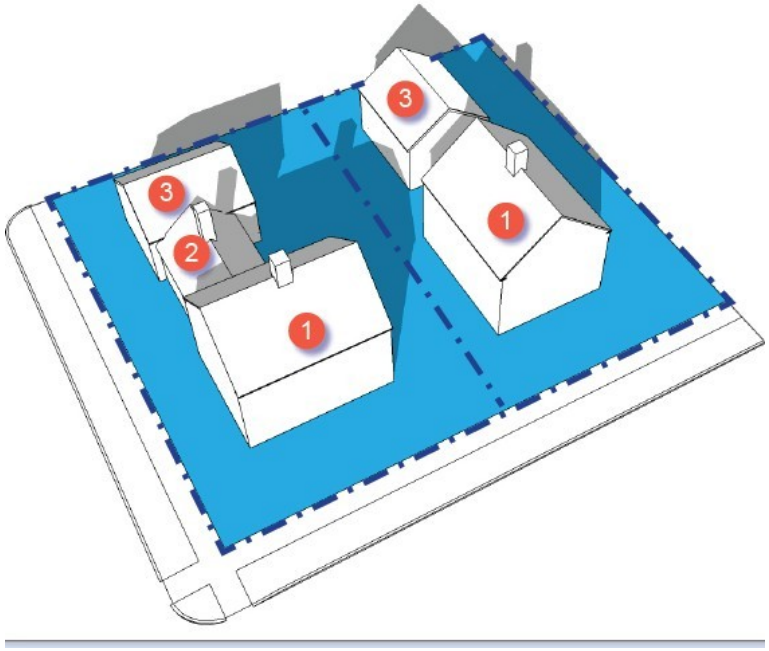
Rearyard (w/ Backyard)

Permitted Districts:



A building that occupies the full width of the Frontage Line with little or no front Setback, leaving the rear of the Lot as the primary yard. This is an urban type as the continuous Facade steadily defnes 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. This is not synonymous with backyard. Specific Rearyard Building Types - Rowhouse, Live-Work unit, and Apartment House.

ILLUSTRATION 13.4.8.3 PRINCIPAL BUILDINGIBACKBUILDING/OUTBUILDING



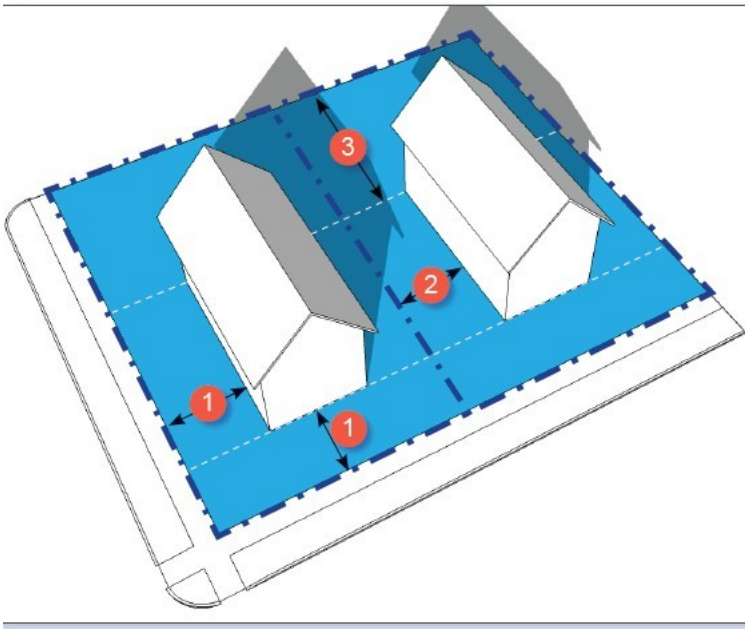
1 Principal Building

2 Backbuilding

3 Outbuilding

Property Line

ILLUSTRATION 13.4.8.7 SETBACK DESIGNATIONS



1 Front Setback

2 Side Setback

3 Rear Setback

Property Line

13.4.8.5 Other Components.

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

13.4.8.6 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 13.3.3.1A-.1B (Character District Standards)**.

13.4.8.7 Building Setbacks.

13.4.8.7.1 Setbacks for Buildings shall be as shown in **Tables 13.3.3.1A-1B (Character District Standards)**. See **Illustration 13.4.8.7 (Setback Designations)**.

SECTION 13.4.9 BUILDING FORM & BUILDING TYPES

13.4.9.1 Private Frontage - General.

13.4.9.1.1 The Private Frontage within each Character District shall conform to and be allocated in accordance with **Table 13.4.9.1 (Private Frontage Types)** and **Tables 13.3.3.1A-.1B (Character District Standards)**, as applicable, and any applicable Special Requirements indicated on the Regulating Plan.

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

13.4.9.1.3 Principal Buildings shall have a Principal Entrance which shall face the Frontage, or if there is more than one Frontage, the Principal Frontage.

13.4.9.2 Multiple Private Frontages.

Each Building shall have a Private Frontage along each of its street Frontages. If a Building has more than one street Frontage, one of its Frontages shall be designated as the Principal Frontage and the other Frontage or Frontages shall be Secondary Frontages, as illustrated generally in **Illustration 13.4.9.2 (Frontage & Lot Lines)**.

Prescriptions for the Second Lot Layer and Third Lot Layer of Corner Lots and Through Lots pertain only to the Principal Frontage. Prescriptions for the First Lot Layer of Lots with more than one Frontage pertain to both Frontages. See **Illustration 13.4.7.1 (Lot Layers)**.

13.4.9.3 Building & Ceiling Height.

13.4.9.3.1 Building heights and ceiling heights within each Character District shall conform to **Tables 13.3.3.1A-.1B (Character District Standards)**, as applicable.

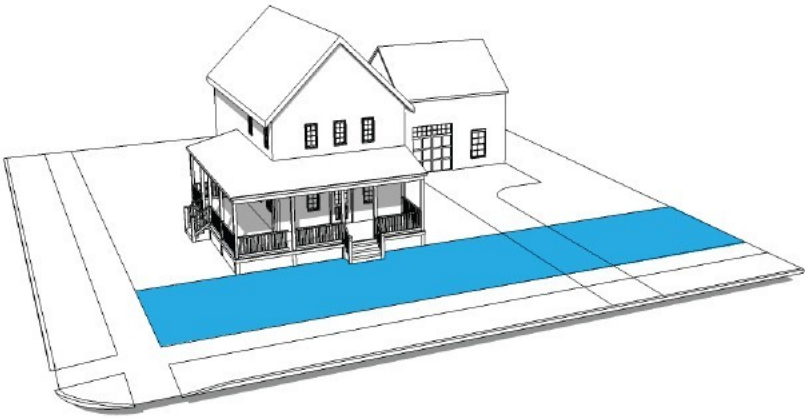
13.4.9.3.2 In calculating Building height, Mezzanines extending beyond 33 percent of the floor area below shall be counted as an additional Story.

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

TABLE 13.4.9.1 PRIVATE FRONTAGE TYPES

Common Yard

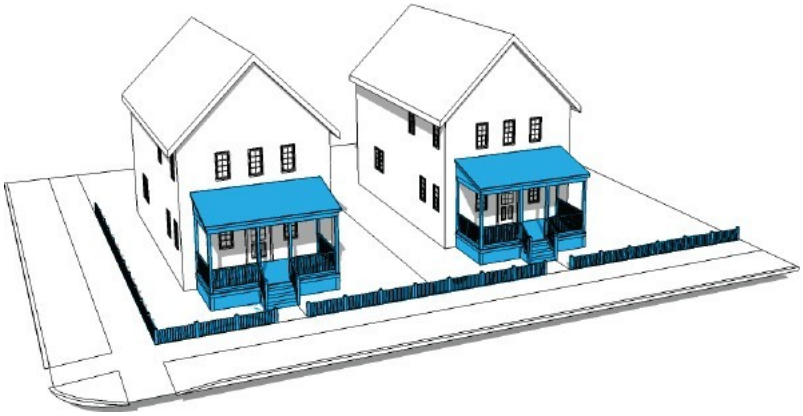
Permitted Districts:



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:

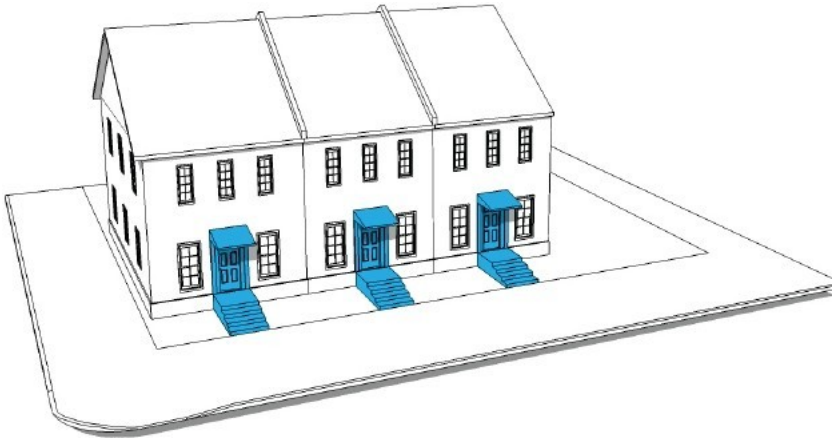


A planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch or stoop permitted to Encroach. This may be used with or without a fence to maintain street spatial definition. Porches shall be no less than 8 feet deep.

TABLE 13.4.9.1 PRIVATE FRONTAGE TYPES (CONTINUED)

Stoop

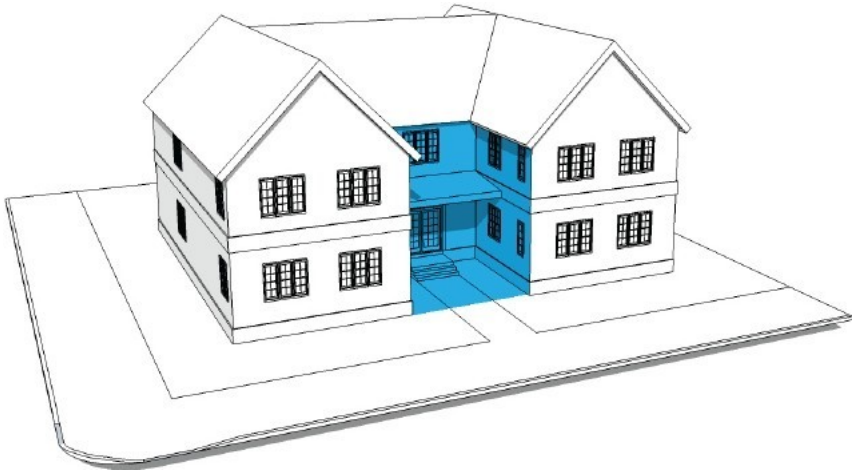
Permitted Districts: —



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: —



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.

TABLE 13.4.9.1 PRIVATE FRONTAGE TYPES (CONTINUED]

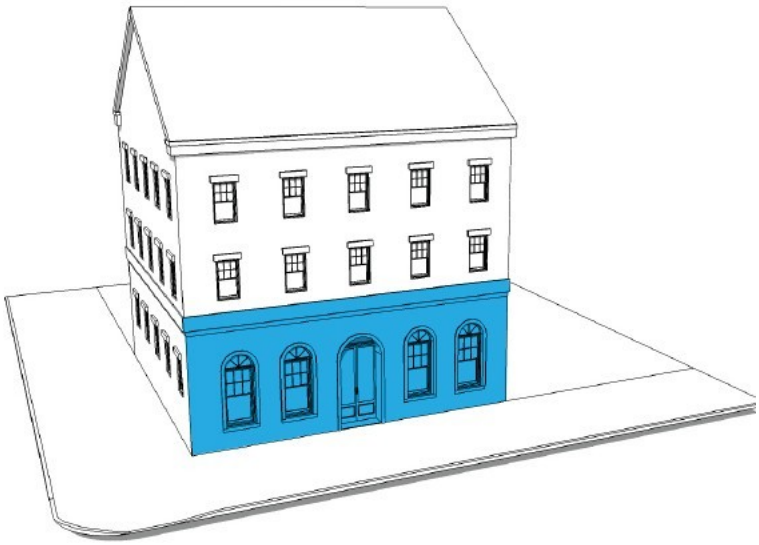
Shopfront

Permitted Districts:

A Frontage wherein the Facade is aigned 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.

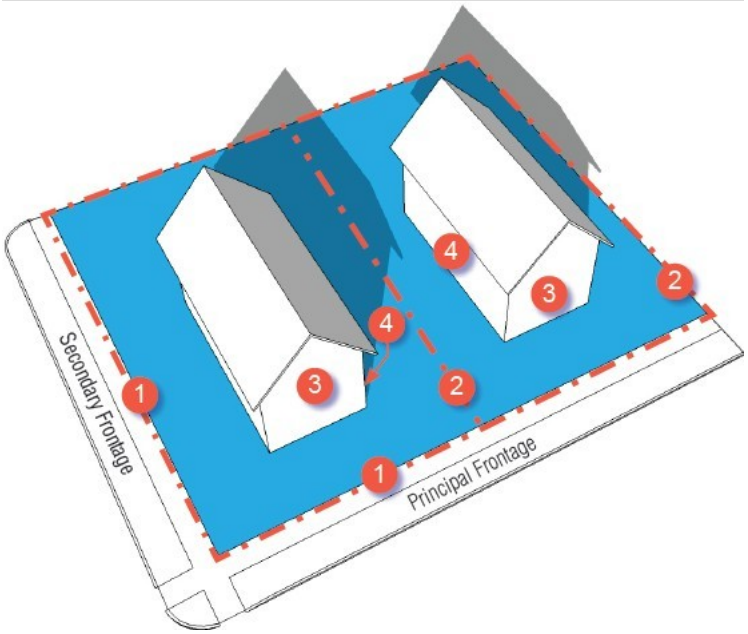
Officefront

Permitted Districts:



A Frontage wherein the Facade is aigned 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.

ILLUSTRATION 13.4.9.2 FRONTAGE AND LOT LINES



1 Frontage Line
2 Lot Line
3 Facades
4 Elevations

Property Line

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

a) Attics or lofts under 14 feet in height at their tallest point;

b) Raised basements; or

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

13.4.9.4 FLOOR ELEVATION.

Building ground finish floor elevation within each Character District shall conform to **Tables 13.3.3.1A-1B (Character District Standards).**

13.4.9.5 ROOF TYPE & PITCH.

Building roof type and pitch within each Character District shall conform to **Tables 13.3.3.1A-.1B (Character District Standards).**

13.4.9.6 FACADE GLAZING.

Window glazing of Building Facades within each Character District shall conform to **Tables 13.3.3.1A-.1B (Character District Standards).**

13.4.9.7 LOADING DOCKS / SERVICE AREAS.

Loading docks and service areas shall not be permitted on Frontages or within the First Lot Layer. See **Illustration 13.4.7.1 (Lot Layers).**

13.4.9.8 STREETSCREENS.

Any Streetscreen along a Frontage shall be built on the same plane as the Fagade 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.

13.4.9.9 Building Type.

Buildings in each Character District shall be of one or more of the Building Types specified for such Character District in **Table 13.4.9.9 (Building Types)**.

13.4.9.10 Architectural Standards

Buildings in all Character Districts shall comply with the Architectural Standards set forth in Section 13.5 (Architectural Standards).

13.4.10 ENCROACHMENTS

Encroachments of Building Elements shall be allowed within each Character District as set forth in **Tables 13.3.3.1A-1B (Character District Standards)**.

13.4.11 USES

13.4.11.1 general.

Sections 4.4 and 4.5 are not applicable within the Riverside Flats Character-Based District.

13.4.11.2 primary uses.

The Primary Uses permitted (P), allowed (A), or allowed upon approval of a Conditional Use (C), as applicable, for Buildings and Lots in each Character District shall be those permitted (P), allowed (A), or allowed upon the granting of a Conditional Use Permit (C), as set forth in Table 13.4.11 (Character District Uses); provided, however, if there is an applicable Shopfront Special Requirement, the ground floor of any Building shall consist entirely of non-residential Primary Uses.

Multiple Primary Uses may exist with a Building or Lot.

13.4.11.3 accessory uses.

Accessory Uses which are clearly subordinate and incidental to a Primary Use permitted (P), allowed (A), or allowed upon granting of a Conditional Use (C) shall also be permitted or allowed.

13.4.11.4 Compliance with other standards.

Primary Uses indicated as permitted (P), allowed (A), or allowed upon approval of a Conditional Use (C), and all Accessory Uses, must comply with all other standards of the applicable Character District.

TABLE 5.J.1 BUILDING & LOT PRINCIPAL USE

Permitted Districts:	CD3	CD4
1.0 AGRICULTURE AND RELATED USES		
1.1 Agriculture		
1.1.1 Slaughterhouse		
1.1.2 Grain Storage		
1.1.3 Livestock		
1.1.4 Greenhouse	C	C
1.2 Silviculture/Forestry		
1.3 Veterinary facility	C	p
1.4 Veterinary Facility with accessory kennel		C
1.5 Stable – boarding/riding		
1.6 Kennel		C
1.7 Garden Center accessory to farm		
1.8 Wildlife Management		
1.9 Community Garden	P	p
2.0 RESIDENTIAL USES		
2.1 Single Family 1		
2.1.1 SF-1 dwelling uniVlot	P	p
2.1.2 Accessory apartment	P	p
2.1.3 Dwelling, accessory to farm		
2.1.4 Guest house	P	p
2.2 Multi-family 1		
2.2.1 Multi-family dwelling, 2 units	P	p
2.2.2 Multi-family dwelling more than 2 units	C	p
2.2.3 Multi-family dwelling / SF Attached Dwelling		p
2.2.4 Senior Housing Development	C	C
2.2.5 Rooming house	C	C
3.D COMMERCIAL USES		
3.1 Lodging		
3.1.1 Hotels and motels		C
3.1.2 Inns	p	p
3.1.3 Bed & Breakfast	p	p
3.2 Retail Uses		
3.2.1 Lumber, building supply yard		
3.2.2 Retail, General merchandise ::: 6000 sq.ft.	C	p
3.2.3 Retail, General merchandise > 6000 sq.ft.		C
3.2.4 Retail, Specialty Store < 6000 sq.tt.	C	p
3.2.5 Retail, Specialty Store > 6000 sq.tt.		C
3.2.6 Farmers markets/ Open Markets		p
3.2.7 Garden center ::: 3000 sq.ft	C	
3.2.8 Garden center > 3000 sq.ft		
3.2.9 Mobile Home sales		
3.2.10 Motor Vehicle sales		
3.2.11 Small Gallery/Studio/Museum < 3000 sq.tt.	p	p
3.2.12 Gallery/Studio/Museum> 3000 sq.ft.		p
3.2.13 Fuel sales		C
3.2.14 Office		p

Permitted Districts:	CD3	CD4
3.2.15 Theater		p
3.2.16 Parking LoV Parking Structure		p
3.3 Financial Institutions		
3.3.1 Financial Institution ::: 6000 sq.tt.		p
3.3.2 Financial Institution > 6000 sq.tt.		
3.4 Food Service		
3.4.1 RestauranVTavern ::: 6000 sq.ft.		p
3.4.2 RestauranVTavern > 6000 sq.ft.		
3.4.3 Caterer (with on-site retail)	p	p
3.4.4 Caterer (no on-site retail)	p	p
3.5 Personal/Professional Services		
3.5.1 Personal/Professional services, Type 1 ::: 6000 sqlt	C	p
3.5.2 Personal/Professional services, Type 1 > 6000 sqlt		C
3.5.3 Personal/Professional services, Type 2 < 6000 sqlt	C	p
3.5.4 Personal/Professional services, Type 2 > 6000 sqlt		p
3.5.5 Motor Vehicle Repair		C
3.5.6 Car Wash		C
3.6 Recreation: Commercial & Municipal		
3.6.1 Indoor		
3.6.1.1 General		p
3.6.2 Outdoor		*
3.6.2.1 Passive		P *
3.6.2.2 General		p
3.6.3 Gymnasium		p
4.0 INDUSTRIAL USES		
4.1 Manufacturing		
4.1.1 Heavy Manufacturing		
4.1.2 Light Manufacturing		
4.1.3 Research & Development		C
4.1.4 Artisan Manufacturing		p
4.2 Wholesale or warehousing		p
4.3 Contractor Yard		
4.4 Junk Yard		
5.0 INSTITUTIONAL USES		
5.1 Schools and Child care		
5.1.1 Day-care	p	p
5.1.2 Preschool	p	p
5.1.3 Elementary	p	p
5.1.4 Secondary	p	p
5.1.5 Vocational school		C
5.2 Place of Worship	p	p
5.3 Library		p
5.4 Hospice facility		p
5.5 Hospital facility		p
5.6 Club :::3000 sq.ft		p
5.7 Club >3000 sq.ft		p

Permitted Districts:	CD3	CD4
5.9 Fish and game club		
5.10 Funeral home		C
5.11 Cemetery		C
5.12 Post Office		P
5.13 Municipal facility, Office		P
5.14 Municipal facility, Other		P
5.15 Dormitory/Hostel		P
5.16 Police/ Fire Station		P
5.17 Medical Clinic		P
5.18 Municipal Park & Ride	P	P
6.0 Accessory Structures and Uses		
6.1 Accessory Structures	P	P
6.2 Accessory Uses (including Home Occupation)	P	P
6.3 Drive-thrus		P
7.0 Other Subterranean		
7.1 Septic Fields/ Facilities	C*1	C*

LEGEND

P: Permitted Use **C:** Conditional Use

If a use is not indicated an Allowed Use (A), Permitted Use (P) or Conditional Use (C), it is prohibited.

Civic Uses, Civic Buildings, and Civic Spaces are also permitted throughout Civic Zones.

*Only in Civic Space allowed in applicable Character District under Table 13.4.17.

TABLE 13.4.9.9 BUILDING TYPES

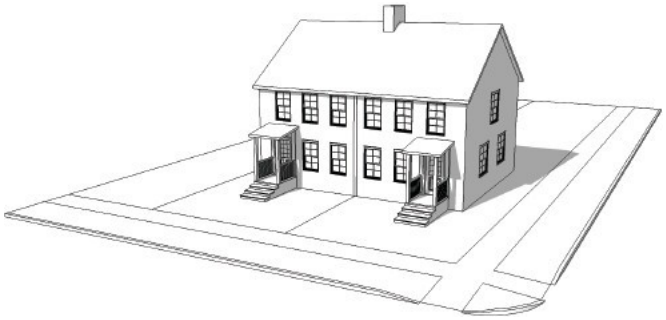
House

Permitted Districts:

House: Building having an Edgeyard yard type, initially intended as a single-family dwelling on a medium to large Lot, often shared with an Outbuilding in the back yard.

Duplex

Permitted Districts:



Duplex: a Building having an Edgeyard yard type, initially intended as a single-family dwelling, usually on a small Lot that may be shared with an Outbuilding in the back yard.

Rowhouse

Permitted Districts:

Rowhouse: a Building Type having a Rearyard Yard Type, initially intended for single-family dwelling, that shares a party wall with another of the same type and occupies the full Frontage Line. See Rearyard Building.

TABLE 13.4.9.9 BUILDING TYPES (CONTINUED]

Live / Work

Permitted Districts:

Live-Work: a Mixed Use unit designed to accommodate commercial use and a Residential use. The commercial Function may be anywhere in the unit.

Small Commercial Building

Permitted Districts:

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

Apartment House

Permitted Districts:

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

13.4.12
PARKING REQUIREMENTS

Section 11.2.2 (Number of Parking Spaces Required) is not applicable in the Riverside Flats Character-Based District.

Parking available to each Lot within all Character Districts shall be provided in accordance with Table 13.4.12 (Parking Requirements).

For purposes of determining compliance with the number of spaces required to be for each Lot under this Article 13, parking spaces located on the Lot and parking spaces available on-street or within any Parking Lot or Parking Structure within 2 blocks of such Lot and which are available to the public or pursuant to a recorded easement or parking agreement may be included.

Handicapped parking spaces shall be provided in accordance with Section 11.2.2.2 (Handicapped Spaces).

Table 13.4.12 Parking Requirements

PRIMARY USE	CD3	CD4
Agriculture & Related	NA	NA
Residential	2.0 / dwelling unit	1.5 / dwelling unit
Commercial-Lodging	NA	1.0 space bedroom
Commercial-Office	NA	3.0 / 1000 sq ft
Commercial-Retail & Financial Institutions	NA	4.0 / 1000 sq ft
Commercial-Food Service	NA	4.0 / 1000 sq ft
Commercial-Personal/ Professional Service	NA	4.0 / 1000 sq ft
Commercial- Motor Vehicle Repair/ Car Wash	NA	4.0 / 1000 sq ft
Institutional	NA	3.0 / 1000 sq ft
Industrial	NA	3.0 / 1000 sq ft
Accessory Structure/ Uses	0	0
Civic	3.0 / 1000 sq ft	3.0 / 1000 sq ft
Other- Subterranean Septic Field	0	0

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SECTION 13.4.13
PARKING, LOADING, DRIVEWAY AND DRIVE-THROUGH LOCATIONS AND STANDARDS

13.4.13.1 Location.

All Parking Areas and above-ground Garages within Lots shall be located in the Second Lot Layer or Third Lot Layer. Subterranean Garages may be located in any Lot Layer. All loading locations within Lots shall be located in the Second Lot Layer or Third Lot Layer. All Drive-Throughs, shall be located in the Third Lot Layer. All fuel pumps shall be located in the Third Lot Layer.

13.4.13.2 Screening.

Parking Areas, Parking Lots, loading locations, Drive-Throughs and fuel pumps shall be screened from the Frontage by a Building or Streetscreen except for any access Driveway.

13.4.13.3 Driveway Width.

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

13.4.13.4 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.

13.4.13.5 Liner Buildings Required.

The above-ground portions of Parking Structures shall be lined with Buildings of at least 24 feet deep throughout the entire height of the above-ground portions of Parking Structure.

13.4.13.6 Drive-thrus:

Drive-thrus shall be allowed, subject to the following standards:

(a) Drive-through structures and windows shall be designed to match the architectural detail, materials, and roof pitch/design of the structure they serve.

(b) Drive-through structures, windows and stacking lanes shall be located to minimize conflicts between motor vehicles and pedestrians and to ensure safe pedestrian circulation and access to the principal structure on the site.

(c) Drive-through structures and windows shall generally be oriented to the side or rear of the building to avoid disruption of the streetscape. The DRB may approve other orientations if measures such as landscaping or architectural treatments that maintain the streetscape are provided by the applicant.

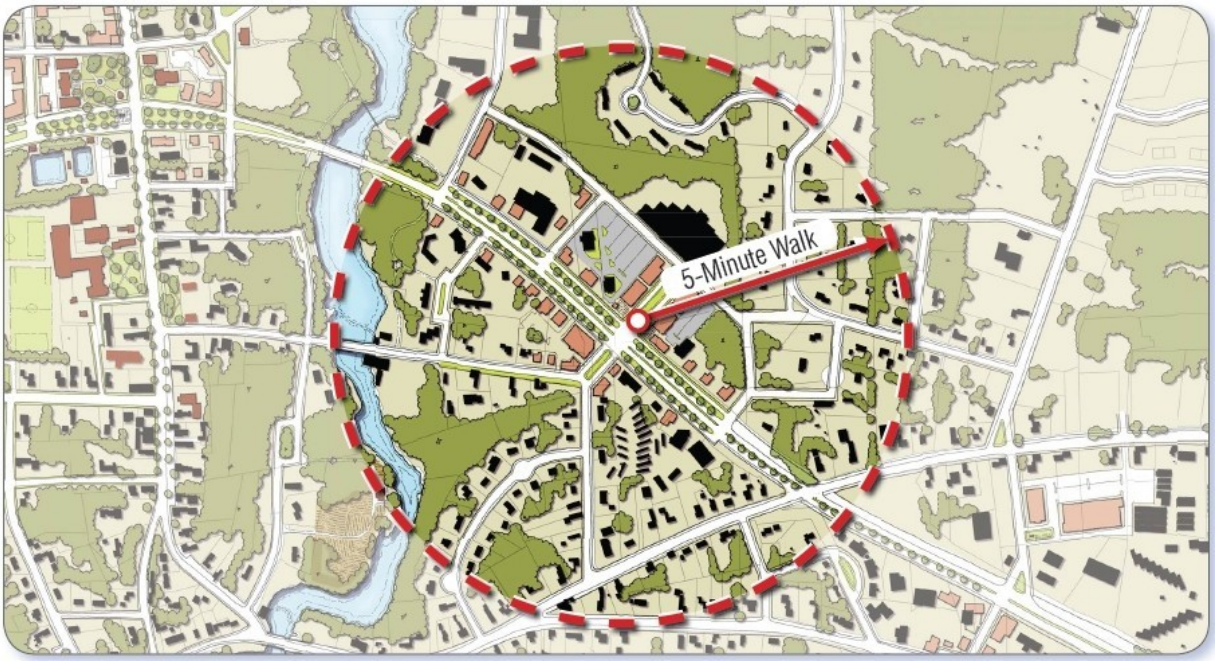
(d) Each drive-through window shall be designed to include a stacking for at least three (3) motor vehicles and a separate pass-through lane. The pass-through lane shall be constructed adjacent to the stacking lane(s) in order to provide a way out of (or around) the stacking lane(s).

SECTION 13.4.14
SIGNAGE

13.4.14.1 There shall be no Signage permitted except that specified in this Section 13.4.14.

13.4.14.2 Signage shall be permitted and regulated within the entire Riverside Flats Downtown Character-Based District in accordance with Section 7.8 (Signs) to the

ILLUSTRATION 13.4.15 PEDESTRIAN SHED



same extent as if the Riverside Flats Downtown Character-Based District were within the Village Center (VCTR); provided that no free-standing sign shall exceed five feet (5') in height and no monument signs shall be allowed.

13.4.15 PEDESTRIAN SHEDS

Any proposed Development Plan covering, either separately or together with other Development Plans under a common development plan, program or scheme, 20 acres or more, 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 13.4.15 (Pedestrian Shed).** The Development Plan area may be smaller or larger than the Pedestrian Shed within which it is situated.

13.4.16 BLOCK PERIMETER

Each Block in a Development Plan that covers more than .25 acres shall conform to the applicable Block Perimeter Standards set forth in **Table 13.4.16 (Block Perimeter Standards).** Without limitation to the preceding sentence, if a proposed Development Plan would create or divide a Block or would consolidate two or more Blocks, each such resulting Block shall conform to the applicable Block Perimeter Standards set forth in **Table 13.4.16 (Block Perimeter Standards).**

For purposes of calculating Block Perimeter, a pedestrian or multi-modal Path that is at least 10 feet wide may be counted as a Thoroughfare for one side of a Block.

TABLE 13.4.16 BLOCK PERIMETER STANDARDS

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

TABLE 13.4.17 CIVIC SPACES

SECTION 13.4.17
CIVIC ZONES, CIVIC SPACE & CIVIC BUILDINGS AND LOTS

13.4.17.1 CIVIC SPACE TYPES & DESIGN.

Civic Spaces shall be designed as generally described in **Table 13.4.5.2 (Civic Spaces)** as related to the Adjacent Character District, or if Adjacent to more than one, as related to the highest numbered Adjacent Character District.

13.4.17.2 APPLICABILITY OF STANDARDS.

Except as otherwise specifically provided in this Section 13.4, Civic Space and Civic Buildings shall not be subject to the requirements of this Section 13.4 and instead, shall be subject such standards as may be determined by the Development Review Board. Regulation of Civic Buildings shall be subject to Section 4.6 (Special Uses).

A natural preserve avalable 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 13.4.5.2 CIVIC SPACES (CONTINUED)

Square

CD4

A Civic Space avalable 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 shal be located at the intersection of important Thoroughfares. The minimum size shal be 1/2 acre and the maximum shall be 5 acres.

Pocket Park/ Community Garden

CD3 CD4

A Civic Space available for informal activities or 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.

Playground

CD3 CD4

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.

SECTION 13.4.18
THOROUGHFARES

13.4.18.1 GENERAL.

Thoroughfares are comprised of Vehicular travel lanes, any applicable vehicular parking lanes, any applicable Bicycle Accommodations and the applicable elements of the Public Frontage.

13.4.18.2 THOROUGHFARE STANDARDS.

Any Thoroughfares on a Development Plan shall comply with the following standards set forth in this Section 13.4.18.2:

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

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

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

13.4.18.2.4 The Public Frontages of Thoroughfares that pass from one Character District to another shall be adjusted accordingly or, alternatively, the Character

ILLUSTRATION 13.4.18.2 TURNING RADIUS

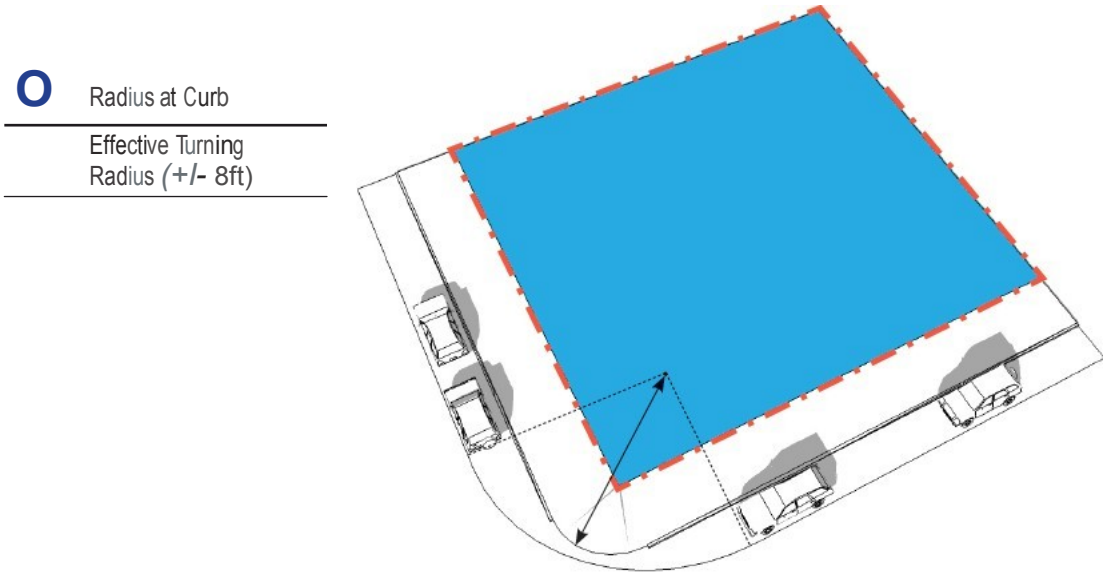


TABLE 13.4.18.2A THOROUGHFARE ASSEMBLIES AND STANDARDS

Neighborhood Drive

CD3

THOROUGHFARE TYPE	NEIGHBORHOOD DRIVE
Right of Way Width	32- 44ft
Pavement Width	25- 34ft
Movement	Yield Movement
ASSEMBLIES	
Traffic Lanes	2 lanes
Traffic Lane Width	9 -10ft
Parking Lanes	Parallel,1 or both sides, opportunistic
Parking Lane Width	7 ft on stablized shoulder
Bikeway Type	Sharrow. See **Table 13.4.18.3 "**

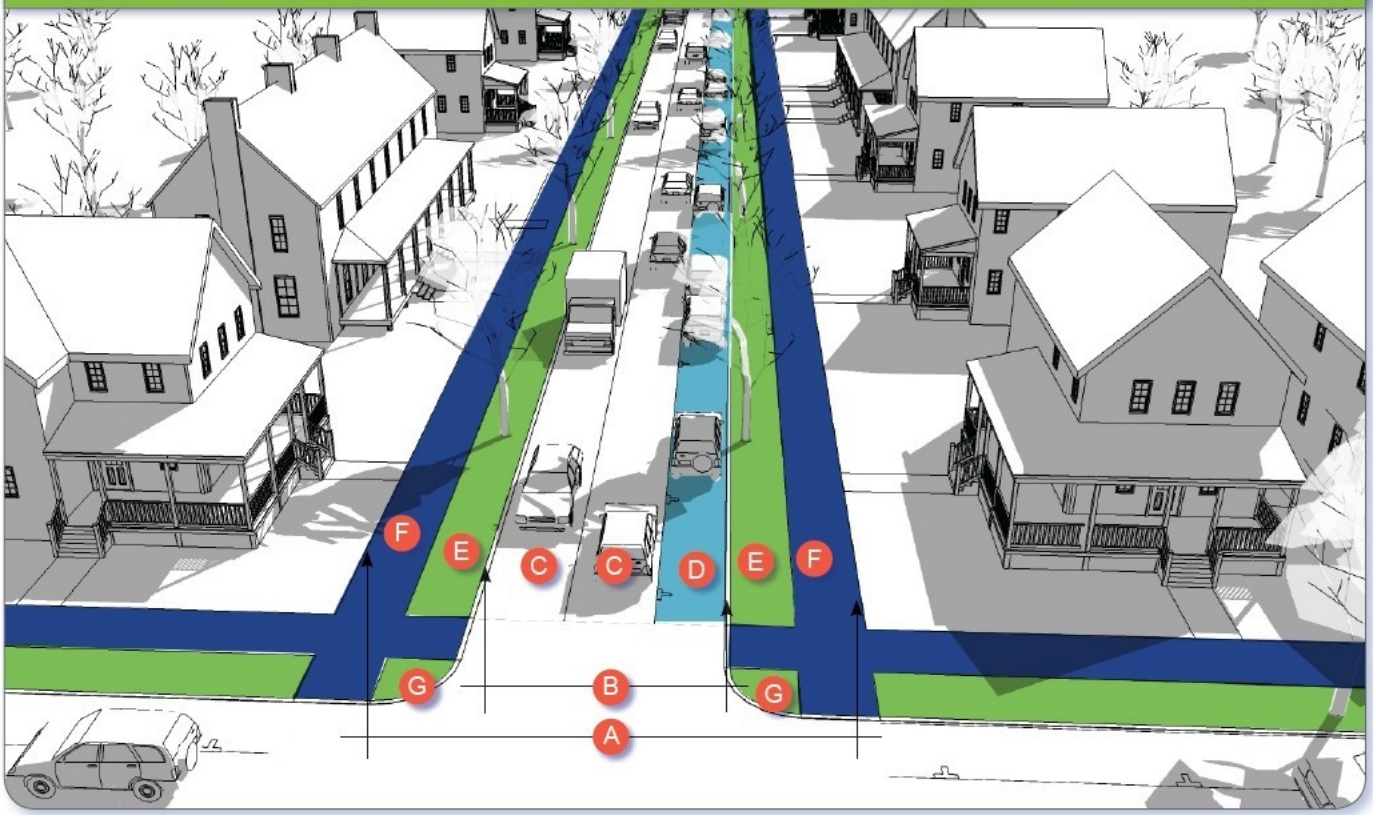
• Bikeways are optional. If bikeways are accommodated, right of way and pavement width may be increased by the aggregate width of bikeways provided, in accordance with **13.4.18.3**

PLANTER	
Planter Type	Continuous Planter
Planter Width	7 -10ft
Landscape Type	Clustered
Arrangement	Irregular
Species	See **Table 13.4.18.4A**
WALI&AY	
Walkway Type	none
Walkway Width	n/a
CURB	
Curb Radius	10ft
Curb Type	Swale, Flush or Raised Curb
LIGHTING	See **Table 13.4.18.48**

TABLE 13.4.18.2B THOROUGHFARE ASSEMBLIES AND STANDARDS

Neighborhood Street

CD3 CD4



THOROUGHFARE TYPE	NEIGHBORHOOD STREET
Right of Way Width	35 - 56 lt
Pavement Width	27 - 38 lt
Movement	Slow
ASSEMBLIES	
Traffic Lanes	2 lanes
Traffic Lane Width	10 -11 ft
Bikeway Type	Sharrow, Bike Lane, Cycle Track, Multi-Use Path. See **Table 13.4.18.2**
Parking Lanes	Parallel, 1 side or both sides
Parking Lane Width	7 - 8 lt, 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 13.4.18.2**

PLANTER	
Planter Type	Continuous Planter
Planter Width	2-8ft e
Landscape Type	Trees at 30" o.c. average
Arrangement	Regular, where planter width is greater than 6 lt
Species	See **Table 13.4.18.4A**
WAL AY	
Walkway Type	Sidewalk, 1 or both sides F
Walkway Width	6 - 10ft
CURB	
Curb Radius	15 lt
Curb Type	Swale, Flush or Raised Curb
LIGHTING	See **Table 13.4.18.48**

TABLE 13.4.18.2C THOROUGHFARE ASSEMBLIES AND STANDARDS

Park Street — Residential

CD3

THOROUGHFARE TYPE	PARK STREET-RES.
Right of Way Width	25 - 46 ft
Pavement Width	17 - 28 ft
Movement	Slow
ASSEMBLIES	
Traffic Lanes	1 or 2 lanes
Traffic Lane Width	9 - 10ft
Bikeway Type	Sharrow, Multi-Use Path. See **Table 13.4.18.2**
Parking Lanes	Parallel, 1 side
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 13.4.18.2.**

PLANTER	
Planter Type	Continuous Planter
Planter Width	2 - 8ft
Landscape Type	Trees at 30" o.c. average
Arrangement	Regular, where planter width is greater than 6ft
Species	See **Table 13.4.18.4A**
WALKWAY	
Walkway Type	Sidewalk
Walkway Width	6-10ft
CURB	
Curb Radius	10 ft
Curb Type	Swale, Flush or Raised Curb
LIGHTING	See **Table 13.4.18.4A**

Park Street—Mixed Use

CD4

TABLE 13.4.18.2E THOROUGHFARE ASSEMBLIES AND STANDARDS

Alley

CD3 CD4

THOROUGHFARE TYPE	ALLEY
Right of Way Width	21 lt min, 24 lt max
Pavement Width	9 -12ft ..
Movement	Yield
ASSEMBLIES	
Traffic Lanes	1 lane + shoulder
Traffic Lane Width	9 -12ft
Bikeway Type	none
Parking Lanes	none
Parking Lane Width	8 lt, marked

.. Gravel, crushed rock, or pavement allowed.

PLANTER	
Planter Type	none
Planter Width	none
Landscape Type	Naturalistic Tree Clusters
Arrangement	Irregular
Species	See **Table 13.4.18.4A**
WALKWAY	
Walkway Type	none
Walkway Width	none
CURB	
Curb Radius	Lane Apron
Curb Type	Swale, Flush Curb
LIGHTING	none

TABLE 13.4.18.3 BIKEWAY TYPES

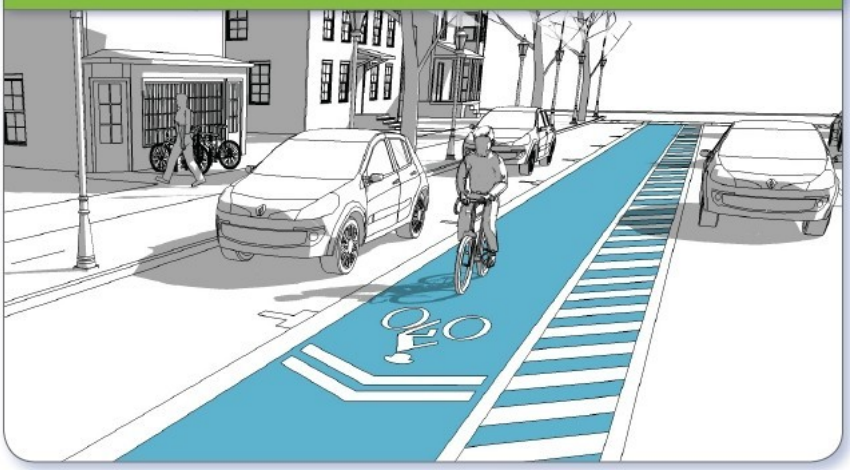
Shared-Use Path

Permitted Districts: CD3

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

Protected Bicycle Lane

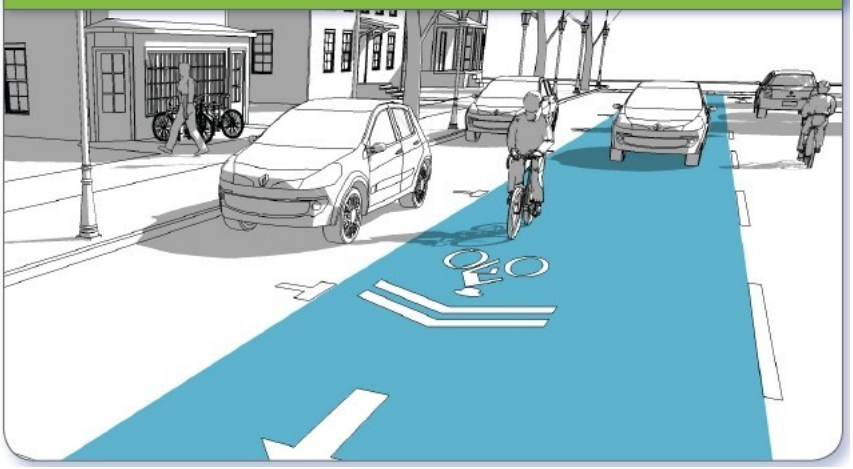
CD3 CD4



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

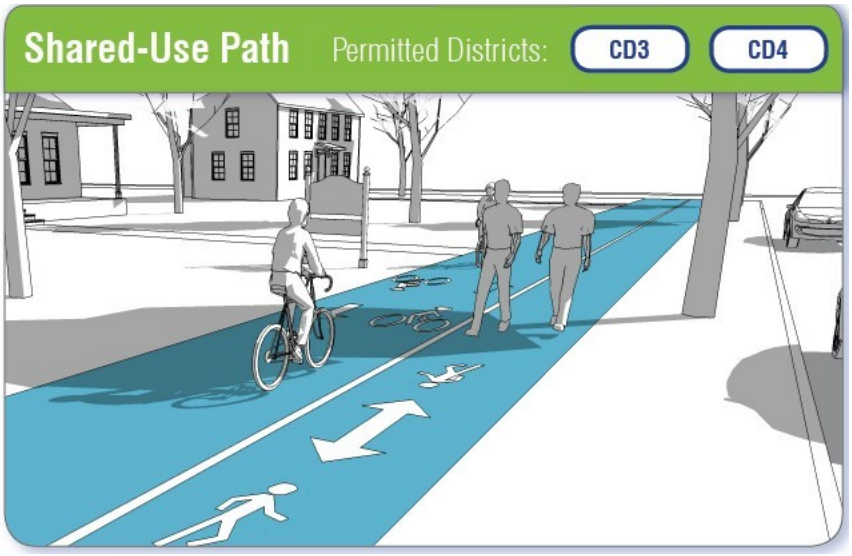
Sharrow

CD3 CD4



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

TABLE 13.4.18.3 BIKEWAY TYPES (CONTINUED]



Riding Surface Width	8ft 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

Table 13.4.18.4A Public Planting

TREE SHAPE	CD3	CD4	EXAMPLE SPECIES	
Columnar	y	y	American Arborvitae Atlantic White cedar Eastern Red Cedar	Thuja occidentalis MN (E) Chamaeyparis thyoides N (E) Juniperus virginiana N (E)
Oval	y	y	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 Ginko biloba (male species only)
Rounded / Ball	y	y	Cucumber Magnolia Red Oak River Birch 'Heritage' Shingle Oak Washington Hawthorn Katsuraree 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	y		American Larch Concolor Fir Fraser Fir Pin Oak Tamarack (Larch) Eastern Hemlock	Larix laricina MN (E) Abies concoler N (E) Abies fraseri N (E) Quercus palustris N Larix laricina Tsuga candensis
Spreading / Umbrella	y		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	y	y	American Elm 'Princeton'	Ulmus americana x N

y Permitted by Right

Table 13.4.18.4B Public Lighting

LIGHTING TYPE	CD3	CD4
Cobra Head		
Pipe	Y	Y
Post	Y	Y
Column	Y	Y
Double Column		

Y Permitted by Right

District may follow the alignment of the Thoroughfare to the depth of one Lot, retaining a single Public Frontage throughout its trajectory.

13.4.18.2.5 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.

13.4.18.2.6 Thoroughfares shall be designed to define Blocks not exceeding any applicable perimeter size prescribed in **Table 13.4.16 (Block Perimeter Standards)**, measured as the sum of Lot Frontage Lines and subject to adjustment at the edge of a development tract.

13.4.18.2.7 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 Variance as being necessary to accommodate specific site conditions.

13.4.18.2.8 Each Lot shall Enfront a vehicular Thoroughfare, except that 20% of the Lots within a development tract may Enfront a Passage.

13.4.18.2.9 Thoroughfares in each Character District shall conform to the Thoroughfare Standards of **Tables 13.4.18.2A - 13.4.18.2E (Thoroughfare Assemblies and Standards)**, as applicable to the Character District. See also **Illustration 13.4.18.2 (Turning Radius)**.

13.4.18.3 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 **Tables 13.4.18.9.A - 13.4.18.9.E (Thoroughfare Assemblies and Standards**).

13.4.18.4 Public Frontages.

13.4.18.4.1 The Public Frontage shall include the types of Sidewalk, Curb, planter, and street trees, allocated within Character Districts and designed in accordance with **Tables 13.4.18.9.A - 13.4.18.9.E (Thoroughfare Assemblies and Standards)**. Any Bicycle Accommodations shall comply with the applicable standards of **Table 13.4.8.3 (Bikeway Types).** Any Bicycle Accommodations shall comply with the applicable standards of **Table 13.4.18.3 (Bikeway Types)**.

13.4.18.4.2 Within the Public Frontages, the prescribed types of Public Planting and Public Lighting shall be as shown in **Table 13.4.18.9.A - 13.4.15.9.E (Thoroughfare Assemblies and Standards)**, **Table 13.4.18.4A (Public Planting)**, and **Table 13.4.18.4B (Public Lighting)**; provided that the spacing may be adjusted to as necessary to accommodate specific site conditions.

13.4.18.4.3 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.

13.4.18.4.4 Trees included in the Public Frontage shall be planted with shade canopies of a height that, at maturity, clears at least one Story.

Section 13.5 — ARCHITECTURAL STANDARDS & GUIDELINES

Except as otherwise specifically provided,these architectural standards shall not apply to Outbuildings.

13.5.1 Composition

The following Architectural Standards shall be applicable to the composition of Buildings, Improvements and Structures in the Riverside Flats Character-Based District:

i. Facades of Principal Buildings having three Stories shall be designed to have a base, comprised of the first one or two stories of the Building. If the Building Façade is higher than that of a two or three story Building on an Adjacent Lot, the number of stories comprising the base shall be equal to the number of stories of the Adjacent Building.

ii. In addition to the base, Buildings having three Stories shall have a middle section, comprised of the Story or Stories above the base, and a cap, which is comprised of an articulated cornice the height of which is 1/15-1/18 of the Facade height at the roof.

iii. The middle section of a Building shall be differentiated from the Base by a transition line.

iv. A transition line may consist of a continuous, shallow balcony, a short stepback, or a slightly articulated trim course.

v. The transition may be supported by a change of window rhythm or size and a change in material or color.

vi. Facades shall be designed using simple proportions such as the rational (such as 1:1, 2:1, 3:2, 4:3, etc.) or the irrational (such as 1: the square root of 2, which is 1.41421356237), or 1: the Golden Mean, which is 1.6180339887).

vii. Blank walls are prohibited at Frontages.

viii. The percentage of void area (windows and other openings) in a Facade shall be between 20% and 60%, except at street-level Shopfront Frontages, where it shall not be lower than 70%.

ix. The Facades of Buildings with continuous façades of 60' or greater in width shall be articulated on a scale comparable to that of the rest of the Buildings on the Block Face or designed with projecting or recessed offsets not less than 4' deep, and at intervals of not greater than 50'.

x. The first floor and all other floors shall have a coordinated composition, such as aligning the upper floor windows and other features with openings and features of the first floor. Entryways shall clearly be the main focus of the Façade.

xi. Principal Buildings shall have a Principal Entrance(s) facing the Principal Frontage.

xii. Residential finished floor level of the first floor shall be 2' to 6' above sidewalk level in the front, but may be on grade in the rear. The sill of Residential windows shall be 5' min. from the sidewalk. Retail first floors shall be located at sidewalk level.

13.5.2 Walls

The following Architectural Standards shall be applicable to walls of Buildings, Structures and other Improvements in the Riverside Flats Character-Based District:

i. Building wall materials may be combined on a Facade only horizontally and may change only along a horizontal line with the heavier below the lighter.

ii. RESERVED

iii. Building walls and gables of Principal Buildings shall be natural stone, painted or unpainted brick or painted or stained (on both sides) smooth-cut wood shingle, wood tongue and groove, wood clapboard siding, wood board-and-batten siding or smooth cementitious siding with all exposed surfaces painted.

iv. Building walls and gables of Outbuildings shall be designed to harmonize with the form, and details their associated Principal Building.

v. Board-and-batten siding shall have "boards" no more than 12" in width and "battens" no more than 2" in width. Board-and-batten siding shall be installed so there are no visible joints in the underlying board material.

vi. Siding shall be installed so there are no visible butt joints.

vii. Reflective wall materials are prohibited.

viii. Smooth-face concrete block is prohibited as an exterior material. Split-face block may be used on Elevations not exposed to a street.

ix. No more than two materials may be used on a Facade in addition to the foundation, basement or undercroft. Wood and cementitious siding shall be considered the same material for the purposes of this provision.

x. RESERVED

xi. RESERVED

xii. Brick shall be “standard” or Roman sized and shall have minimal color variation.

xiii. Brick shall be laid in a horizontal running bond, common bond, English bond or Flemish bond pattern with raked mortar joints of not greater than 5/8” wide.

xiv. Mortar color value (lightness/darkness) for natural brick or stone shall be in the tan or warm range, not white.

xv. Shingles and siding shall be 8“ maximum to the weather. Shingles shall be machine cut with the bottom edges aligned.

xvi. Facades and side Elevations of any one Building shall be made of the same materials and similarly detailed.

xvii. Arches and piers shall be natural stone, brick or stucco and no less than 12”x 12“. Arches shall be no less than 8” thick.

xviii. Posts shall be painted or opaque stained wood or painted synthetic or authentic wood no less than 6”x 6“.

xix. Columns shall be brick, natural stone, painted synthetic wood, painted or opaque stained wood, proportioned according to the standards set forth in S. Mouzon, Traditional Construction Patterns.

xx. Intercolumniation (distance between columns) on the ground floor shall be vertically proportioned.

xxi. Foundation walls, retaining walls, piers and pilings shall be block or poured concrete finished in natural stone, painted or unpainted brick. Foundation walls for the Principal Building shall be a minimum of 6” and a maximum of 36” above grade.

xxii. RESERVED

xxiii. RESERVED

xxiv. Material seams and expansion joints are prohibited on Facades.

xxv. Exterior trim shall be indistinguishable from wood when painted. Trim shall be pine graded better than number 2, fiber-reinforced cementitious trim, or PVC-based products and shall not exceed 5/4“ in depth or 6“ in width at corners and around openings, except at the front entrance, which may be any width or configuration.

xxvi. All exposed wood and synthetic wood products shall be painted or opaque stained.

xxvii. Walls materials of a single Building shall be installed in a consistent configuration. Wood clapboard siding and shingles shall be horizontal.

xxviii. An articulated cornice must be provided where the top Building wall meets the roof.

xxix. Any Streetscreens shall be constructed of a material matching the associated Facade.

xxx. The exterior finish material on all Facades shall be natural stone, stucco, brick, wood or cementitious siding.

13.5.3 Attachments & Elements

The following Architectural Standards shall be applicable to attachments and elements of Buildings, Structures and Improvements in the Riverside Flats Character-Based District:

i. Porches should be proportional to the scale of the rest of the Building.

ii. Balconies and porches shall be made of painted or opaque stained wood.

iii. Reserved

iv. Porch openings shall be vertical in proportion.

v. Porches shall be a minimum of 8' deep and 40 square feet in area.

vi. Porch railings shall be made of wood or metal. Porches may be enclosed with glass or screens. Porch ceilings may be enclosed.

vii. Stoops shall be finished in painted or opaque-stained wood, natural stone, stucco or brick.

viii. Stoops shall be 4' to 6' deep.

ix. Balconies shall be visibly supported by brackets or beams and shall be at least 4' deep.

x. Reserved

xi. Chimneys, chimney enclosures and fireplaces, shall be of masonry, finished with painted or natural brick, stucco, or natural stone in keeping with the architectural style of the Building to which it is attached and shall extend below the ground as true masonry structures.

xii. RESERVED

xiii. Chimneys, including vented gas fireplaces, shall be a minimum of 32" square in plan and capped to conceal spark arresters. Flues shall be tile or metal left to age naturally or painted black and shall be no taller than required by the Building Code. Chimney pots and expressive chimney cap details are encouraged.

xiv. Railings shall have top and bottom rails centered on the balusters, boards or pickets.

xv. Reserved

xvi. Reserved

xvii. Galleries and Arcades shall span over a pedestrian area or walkway which may or may not be part of the Public Frontage. Such pedestrian area shall be a minimum of 14' wide, with a minimum interior height of 14' to the top of the vault, or to the ceiling between visible beams or coffers.

xviii. There shall be between one and two Stories of enclosed Building space over an Arcade.

xix. Openings of Galleries and Arcade breezeways shall be vertically proportioned measured to the top of the arch or lintel.

xx. Colonnades shall be masonry finished in natural stone or natural or painted brick, painted or opaque stained wood or painted synthetic wood, and shall rest on pedestals to accommodate any grade changes.

xxi. Rooftop mechanical and telecommunication equipment shall be fully screened on all sides so as not to be visible from any street, path or walkway and to minimize the negative aesthetic impact upon the view from nearby Buildings. Screening shall be incorporated in a manner consistent with the overall architectural design

of the Building and may consist of parapets, penthouse screens or other similar methods.

xxii. Decks shall be permitted only in rear yards and on rear roof tops. In rear yards, decks shall be made of painted or opaque stained wood. On roof tops, decks shall be made of stained concrete, concrete pavers, bricks or brick pavers or stone or ceramic tile.

xxiii. Reserved

xxiv. Bay Windows shall not be cantilevered and shall extend all the way to the ground or be visually supported with brackets of appropriate size.

xxv. Bay windows shall be a maximum of 4' deep and shall be three-sided.

xxvi. Bay windows shall be built of wood or other material indistinguishable from wood when painted.

xxvii. Exterior Insulation and Finishing System (EIFS) shall be limited to architectural trim pieces used 8' above grade or higher.

13.5.4 Roofs

The following Architectural Standards shall be applicable to roofs of Buildings in the Character-Based District:

i. Buildings may have green roofs. Green roofs shall be considered pervious for purposes of Lot Coverage calculation.

ii. Solar shingles and panels are encouraged provided that they are installed on and parallel to the roof.

iii. Roofs shall be clad in one of the following materials, in its natural color, wood shingles, wood shakes, 5V crimp or standing seam galvanized metal, slate or synthetic slate, or dimensional asphalt shingles.

iv. Roofs shall be a symmetrical gable, hip, gabled hip, hipped gable, flared hipped or cross gable, as allowed for the applicable Character District and Building Type and shall be pitched as allowed for the applicable Character District and Building Type.

v. Shed roofs (roofs which pitch in one direction) shall be permitted as allowed for the applicable Character District and Building Type when the ridge is attached to an exterior wall of a Building and shall be pitched as allowed for the applicable Character District and Building Type.

vi. Except for shed roofs permitted under paragraph 13.5.4.v. above, roofs shall be pitched, as allowed in the applicable Character District.

vii. Reserved

viii. Reserved

ix. Roof penetrations, other than chimneys, shall be placed so as not to be visible from streets or paths and shall be black or match the color of the roof except those made of metal which may be left natural. Satellite dishes and cellular equipment shall be as small as feasible and placed in the least visible location on the property allowing adequate signal reception.

x. Flashing shall be galvanized metal or copper.

xi. Overlapping or "nested" gables are prohibited unless the smaller gable is part of a balcony or porch.

xii. RESERVED

xiii. Gutters, downspouts and projecting drain pipes shall be made of galvanized steel, painted aluminum to match the fascia, trim or wall material, or raw copper. Gutters shall be square, half-round or ogee in profile. Downspouts shall be arranged as an integral part of the Facade composition, and shall generally be placed at the corners of the Building least visible from Frontages. Splash blocks must be made of concrete, brick or gravel. Gutters are required where eaves extend over Adjacent private or public property line(s).

xiv. Eaves shall be continuous, unless overhanging a balcony or porch. Eaves shall have an overhang that is either shallow (12”-16”) or deep (32”-40”). Eaves may encroach into Adjacent private properties a maximum of 2’ provided that they have gutters which empty within the Lot of the Building on which they are installed.

xv. Rafter tails shall not exceed 6“ in height at their ends and shall have a unique design not to be repeated within two Buildings in sight of each other.

xvi. Gable ends shall have historically accurate and appropriately detailed rake and fascia trim.

xvii. Reserved

xviii. Dormers shall be roofed with a symmetrical gable, hip, or shed roof, and shall be placed flush with, or a minimum of 3‘ from, side Building walls.

xix. Dormers shall have at least one window.

xx. Natural roof ventilation using soffit vents, gable vents, ridge vents and/or dormer vents is required. Exposed roof vents such as turbines or power roof ventilators are not permitted.

xxi. Reserved

13.5.5. Openings, Windows & Doors:

The following Architectural Standards shall be applicable to openings, windows and doors of Buildings in the Character-Based District.

i. All openings, including porches, Galleries, Arcades and windows, with the exception of Shopfronts and Officefronts, shall be square or vertical in proportion.

ii. Reserved

iii. Windows shall be made of PVC, wood, or aluminum-clad or vinyl-clad wood.

iv. Windows in wood or cementitious sided houses shall have a flat casing, 5/4 inch in depth. Brickmold casing shall be used in masonry walls.

v. Except for Shopfront and Officefront windows, windows shall be double hung or operable casements or awnings.

vi. Multiple windows in the same rough opening shall be separated by a 4” min. Mullion.

vii. The centerline of the window sash shall align within the centerline of the wall or closer to the interior. Flush-mounted and projecting windows other than bay windows are prohibited.

viii. Windows in Facades shall be no closer than 2‘ from the corners of the Building.

ix. Muntins at Frontages, if any, shall be true divided lites or simulated divided lites fixed on the exterior surface with spacer bars to cast a shadow.

x. Window panes throughout the Building shall be uniform in size or proportion, provided that

openings may become proportionally smaller on the upper stories.

xi. Single glass panes shall be no larger than 20 square feet except for Shopfront and Officefront.

xii. Glass in windows shall be low-e, untinted and free of color.

xiii. Frosted glass and glass blocks are prohibited at Frontages.

xiv. Aluminum storm windows or doors are not allowed.

xv. Window screens, if provided, shall cover the entire window area and shall not be divided.

xvi. Walls along Frontages shall have windows or doors spaced no further apart than 20 feet.

xvii. First floor walls shall have at least one window per structural bay and exposed basement walls shall have at least one small window per structural bay as appropriate for an occupied foundation.

xviii. Building entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the architectural style and details of the Building as a whole.

xix. Transoms and sidelights are encouraged.

xx. Sidelights shall not exceed 12“ in width.

xxi. Lintels of stone or pre-cast concrete shall extend horizontally beyond the window opening dimension equal to the height of the lintel. Brick soldier lintels shall extend one brick beyond the opening.

xxii. Lintels and sills on Adjacent windows shall be aligned to create a harmonious facade. Window sills shall receive more emphasis than lintels generally.

xxiii. Shutters shall be louvered, planked or paneled and shall be applied to all or none of the typical windows on any given Faced or Elevation. Shutters, if provided, shall be made of painted wood or synthetic wood and shall be fully functional with all necessary hardware and shall be sized, shaped and proportioned to match the associated openings.

xxiv. Reserved

xxv. Windows shall be fully articulated with a lintel, face frame and drip mold provided that on stucco over masonry walls, the lintel may or may not be evident.

xxvi. Except on Shopfronts and Officefronts, windows shall be subdivided into lites by muntins, and the lites shall be square or vertical in proportion.

xxvii. If used, storm windows and screens shall be integral with the window. Screen frames shall not contrast greatly with surrounding window frame.

xxviii. Doors shall have a lintel, face frame and drip mold.

xxix. Doors shall have one or more windows and raised panels.

xxx. Reserved

xxxi. Reserved

xxxii. Garages in the Second Lot Layer shall have carriage style doors.

xxxiii. Reserved

xxxiv. Doors, with the exception of any windows therein, shall be stained or painted wood.

xxxv. Doors, except Garage doors, shall be constructed of planks or raised panels (not flush with applied trim) which express the construction technique.

xxxvi. Reserved

xxxvii. For Buildings with a masonry ground floor, undercroft openings for drainage and ventilation shall be a maximum of 1" tall and 3" wide and occur according to grade changes.

xxxviii. Openings above the first Story shall not exceed 50% of the total Building wall area, with each Facade or Elevation being calculated independently.

xxxix. Doors and windows that operate as sliders are prohibited along Frontages.

13.5.6 Shopfronts:

The following Architectural Standards shall be applicable to Shopfronts in the Riverside Flats Character-Based District.

i. For Principal Buildings located on a corner, the Primary Entrance shall either be oriented to the corner, or to face the Principal Frontage.

ii. Except for the window component, Shopfronts shall be made of wood, stone, metal natural or painted brick.

iii. Wood Shopfronts shall be painted or stained.

iv. Ceiling height of non-residential Stories shall be between 14' and 20'. Twenty feet (20') is recommended to accommodate a mezzanine level.

v. One continuous load-bearing steel beam shall carry the entire load of the Facade to the partition walls so that the Shopfront maybe changed without any structural impediment.

vi. Shopfronts shall have internal structural support to allow back-bolted installation of signs and awnings whether or not signs or awnings are installed at the time of initial construction.

vii. Awnings, lights and signs may encroach into setbacks and across right of way lines but not onto private properties. A minimum of eight feet clear must be maintained above any walkway or street.

viii. Shopfront doors, windows, awnings, signage and lighting shall be designed as a unified whole.

ix. Shopfront windows shall sit on a 12" to 36" high kneewall.

x. Windows and doors shall comprise a minimum of 70% of the Shopfront Facade.

xi. Mullions are encouraged.

xii. Muntins are discouraged.

xiii. Awnings are permitted provided they do not conceal architectural features (such as cornices, columns, pilasters, or decorative details).

xiv. Awnings shall be a minimum depth of 6'.

xv. Awnings shall have no side panels or soffit

xvi. Awnings shall be rectangular in elevation and triangular in cross-section and shall have a metal structure covered with non-translucent canvas, synthetic canvas or painted metal.

xvii. Awnings of the quarter-round or domed variety are prohibited.

xviii. Awnings shall not be backlit.

xix. Awnings may be retractable.

xx. Reserved

xxi. Businesses are encouraged to place tables, chairs and temporary displays on the public sidewalk provided a minimum 5' wide clear walkway is maintained for pedestrians.

xxii. Neither reflective, tinted, colored, nor spandrel glass shall be permitted on any Shopfront or windows above.

xxiii. Any security shutters shall be designed to be visually integrated with the Façade composition.

13.5 7 Miscellaneous:

The following additional miscellaneous Architectural Standards shall be applicable to all Buildings, Structures and improvements in the Riverside Flats Character-Based District.

i. The use of recycled and/or locally-sourced materials is strongly encouraged.

ii. Low-VOC (Volatile Organic Compound) paints, sealants, and stains are strongly encouraged on all surfaces requiring such treatment.

iii. Reserved

iv. The following items are prohibited at Frontages: garbage containers, synthetic fauna and flora, permanent grills, swimming pools, recreation and play equipment (except porch swings), dog houses and runs, hot tubs and spas, exterior fluorescent lights, other than compact fluorescent lights in the incandescent spectrum, colored light bulbs, stamped concrete, signs on private property except as otherwise provided herein.

v. Flagpoles less than 6' long may be mounted at an angle to porch columns or posts and Building walls.

vi. Walls of Buildings having an actual or potential Residential Principal Function shall not be flooded or washed with light.

vii. Reserved

viii. Reserved

ix. Utility boxes and gas meters shall be located at the rear of Buildings and if located Adjacent to Driveways, Parking Areas, Parking Lots, rear lanes, alleys or rear access easements, shall require (2) 48" ht. 6" x 6" wooden bollards set in concrete. The bollards must be painted a light color for visibility.

x. Reserved

xi. Reserved

xii. Trash collection sites shall be located in the Third Lot Layer and shall be fully enclosed on three sides and enclosed on the fourth side with a gate.

xiii. Architectural features required at a Terminated Vista shall intersect the centerline axis of the view to which they respond, and may encroach into the front setback if necessary.

xiv. A Terminated Vista feature may be comprised of a cupola, chimney, entry feature or habitable tower.

xv. Ground level mechanical/telecommunication equipment shall be designed so it does not encroach on walkways or parking areas, and shall not be visible from any Frontage.

xvi. Buildings that are stylized in an attempt to use the Building itself as advertising shall

be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

xvii. RESERVED

xviii. The same Facade may not be constructed more than once within a Block, or within ten surrounding Buildings, whichever is further; provided that for purposes of this provision, all units of a Rowhouse shall be considered to be a single Façade and mirror Facades may be built across the street from one another.

xix. In developments of Lots accommodating 24 or more Buildings, a minimum of four substantially different Facades and shall be provided per floor plan.

xx. Buildings should include visitability and universal design elements.

Section 13.6 — definitions

This Section provides definitions for certain capitalized terms in this Article 13. If a term used in this Article 13 is defined both in this Article 13 and elsewhere in these Development Regulations, the definition provided in this Article 13 shall control for purposes of this Article 13.

Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Structure or Accessory Use: is defined in Section 2.

Accessory Structures and Uses: the uses indicated as allowed (A), permitted (P), or conditional use (C) within the Village Center Zone appearing under Item 6.0 in Section 4.4 (Table of Uses), and allowed, permitted, or conditional uses in the Character-Based District by virtue of Section 13.4.11.1. Not synonymous with "Accessory Structure or Accessory Use".

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, easement, road or Thoroughfare.

Agricultural: the uses indicated as allowed (A), permitted (P), or conditional uses (C) within the Village Center Zone, as set forth under Item 1.0 in the Table appearing in Section 4.4 (Table of Uses), and allowed, permitted or conditional uses in the Character-Based District by virtue of Section 13.4.11.1.

Artisan Manufacturing: The small-scale manufacture of goods by use of hand tools

or light mechanical equipment, including the manufacture of food products. Artisan Manufacturing activities shall take place within an enclosed building or buildings totaling no more than 6,000 sq. ft, with no outside operations or unenclosed materials storage. These goods may be sold on-premises. Manufacturing activities shall remain sensitive to the character of the neighborhood, and noise, odors, etc. shall be governed by the Performance Standards in Section 11.14.

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

Balcony: A Balcony is a structure which is attached to and visually supported by brackets, or integrated within, a Building at an upper floor as a unified part of the Building composition, typically at the Frontage.

Backbuilding: a single-Story structure connecting a Principal Building to an Outbuilding. See **Illustration 13.4.8.3 (Principal Building/Backbuilding/ Outbuilding)**.

Balcony: A Balcony is a structure which is attached to and visually supported by brackets, or integrated within, a Building at an upper floor as a unified part of the Building composition, typically at the Frontage.

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

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

Building Element: any component or part of a Building.

Character District: one of several areas on the Regulating Plan to which certain development, lot and building standards, and other elements of the intended built environment are applicable.

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: a Building dedicated for Civic Use and operated by a town, municipal, state, or other not-for-profit or governmental or not-for profit organization or entity.

Civic Space: an open area dedicated for Civic use which is owned and operated by a town, city, state or other governmental or not-for-profit organization or entity. There are several Civic Space Types defined by the combination of certain physical constants, including the relationships among their intended use, their size, their landscaping and their Enfronting Buildings. The Civic Space Types are shown on **Table 13.4.5.2 (Civic Spaces**).

Civic Zone: an area that is owned or operated by a town, city, state, or other governmental or non-profit organization or entity and is dedicated for one or more Civic Buildings and/ or Civic Spaces.

Commercial: the uses indicated as allowed (A), permitted (P) or conditional use (C) within the Village Center Zone, as set forth under Item 3.0 in the Table appearing in Section 4.4 (Table of Uses), and allowed, permitted or conditional uses in the Character-Based District by virtue of Section 13.4.11.1 excluding, however, uses

under Item 3.1 (Lodging) of such table.

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 lineal 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.

Deck: an uncovered structure attached to a Building, typically at the rear, which is not part of the unified composition of the Building and may or may not be designed or finished with materials or colors that complement those of the Building. Decks are often not at the ground level of a Building and the area below the deck is often open, exposing the supporting posts.

Deck: an uncovered structure attached to a Building, typically at the rear, which is not part of the unified composition of the Building and may or may not be designed or finished with materials or colors that complement those of the Building. Decks are often not at the ground level of a Building and the area below the deck is often open, exposing the supporting posts

Development: activity directed toward making an improvement.

Driveway: a vehicular lane within a Lot, often leading to a Garage.

Edgeyard: a Yard Type that occupies the center of its Lot with Setbacks on all sides. See **Table 13.4.2 (Yard Types)**.

Elevation: an exterior wall of a Building not along a Frontage Line. See **Illustration 13.4.9.2 (Frontage and Lot Lines)**. An Elevation is not a 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 13.4.9.2 (Frontage and Lot Lines)**. A Facade is not an Elevation.

First Lot Layer: That portion of a Lot bounded by (a) the Side Lot Lines, (b) the Frontage Line, and (c) the Front Setback line. See Illustration 13.4.7.1 (Lot Layers)

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 (Thoroughfares &**

Frontages), Table 13.4.15.9A-13.4.15.9E (Thoroughfare Assemblies and Standards) and Table 13.4.9.1 (Private Frontage Types).

Frontage Line: a Lot Line bordering a Public Frontage. See also: **Illustration 13.4.9.2 (Frontages and Lot Lines).**.

Garage: an enclosed area integral to a non-municipal Principal Building or an Outbuilding that provides as an Accessory Use space for parking or storage of vehicles incidental to the Principal 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 13.4.5.2 (Civic Spaces).**

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

Industrial/Institutional: the uses indicated as allowed (A), permitted (P), or conditional use (C) within the Village Center Zone, as set forth under item 5.0 in the Table appearing in Section 4.4 (Table of Uses), and allowed, permitted or conditional uses in the Character-Based District by virtue of Section 13.4.11.1.

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.

Live/Work: A Mixed Use unit consisting of a Commercial and Residential Function. The Commercial Function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry.

Lodging: the uses indicated as allowed (A), permitted (P) or conditional (C) within the Village Center Zone, as set forth under item 3.1 in the Table appearing in Section 4.4 (Table of Uses), and allowed, permitted or conditional uses in the Character-Based District by virtue of Section 13.4.11.1.

Lot Layer: a range of depth of a Lot within which certain elements are permitted. See First Lot Layer, Second Lot Layer and Third Lot Layer. See also **Illustration 13.4.7.1 (Lot Layers)**.

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

Massing: the general shape and size of a building.

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

Outbuilding: an Accessory Building, usually located toward the rear of the same Lot as a Principal Building, sometimes connected to the Principal Building by a Backbuilding. An Outbuilding shall be subject to the limitations of §5.9.3. See **Illustration 13.4.8.3 (Principal Building/Backbuilding/ Outbuilding).**

Other: as related to uses under this Article 13, all uses allowed (A), permitted (P), or conditional use (C) in the Character-Based District, other than Agricultural, Residential,

Commercial, Lodging, Industrial and Institutional uses and Outbuildings, Accessory Apartments and Accessory Structures and Uses.

Park: a Civic Space type that is a natural preserve available for unstructured recreation. See **Table 13.4.5.2 (Civic Spaces)**.

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

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

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

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

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

Pedestrian Shed: an area that is an average 1/4 mile radius or 1320 feet, about the distance of a 5-minute walk at a leisurely pace and is centered on a Common Destination. See **Illustration 13.4.4.3 (Pedestrian Shed).**

Placement: the disposition of a Building on its Lot. See **Illustrations 13.4.8.7 (Setback Designations), Illustration 13.4.7.1 (Lot Layers) and Illustration 13.4.8.3 Principal Building/Backbuilding/Outbuilding).**

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

Porch: a covered structure which is attached to or integrated within a Building originating at the ground floor as a unified part of the Building composition, typically at the Frontage. Any open space under a porch is typically enclosed.

Porch: a covered structure which is attached to or integrated within a Building originating at the ground floor as a unified part of the Building composition, typically at the Frontage. Any open space under a porch is typically enclosed.

Principal Building: the main Building on a Lot which conforms to an allowed Building Type (Table 13.4.9.9. (Building Types)) and complies with an allowed Private Frontage type (Table 13.4.9.1 (Private Frontage Types)), and which is usually located toward the Frontage. See **Illustration 13.4.8.3 (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 13.4.9.2 (Frontage & Lot**

Lines).

Private Frontage: the privately held area between the Frontage Line and the Principal Building Facade. See **Table 13.4.9.1(Private Frontage Types) and Illustrations P.A.1 (Thoroughfares and Frontages) and Illustration 13.4.9.2 (Frontage and Lot Lines)**

Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line. **Illustration P.A.1 (Thoroughfares and Frontages)**.

Rear 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: 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 13.4.2 (Yard Types)**.

Regulating Plan: the zoning map or set of maps that shows the Character Districts, Municipal Civic Zones, Non-Municipal Civic Zones and Special Requirements, if any, of areas subject to, or potentially subject to, regulation by this Article 13.

Residential: the uses indicated as allowed (A), permitted (P) or conditional use (C) within the Village Center Zone, as set forth under Item 2.0 in the Table appearing in Section 4.4 (Table of Uses), and allowed, permitted or conditional uses in the Character-Based District by virtue of Section 13.4.11.1.

Rowhouse: a Building Type having a Rearyard Yard Type, initially intended for single-family dwelling, that shares a party wall with another of the same type and occupies the full Frontage Line.

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 13.4.9.2 (Frontage & Lot Lines).**

Second Lot Layer: that portion of a Lot bounded by (a) the Side Lot Lines, (b) the Front Setback line and (c) a line which is 20 feet from and parallel to the Front Setback Line See **Illustration 13.4.7.1 (Lot Layers).**

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 13.4.9.1 (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 Requirements: provisions of Sections 13.2.6 (Special Requirements) of this

Article 13 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 13.4.5.2 (Civic Spaces)**.

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 13.4.9.1 (Private Frontage Types)**.

Story: a habitable level of Building below the lowest point of its cornice or eave; habitable space within an Attic, a pitched roof or raised basement is not a Story. See T**ables 13.3.3.1A-.1B(Character District Standards)**.

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

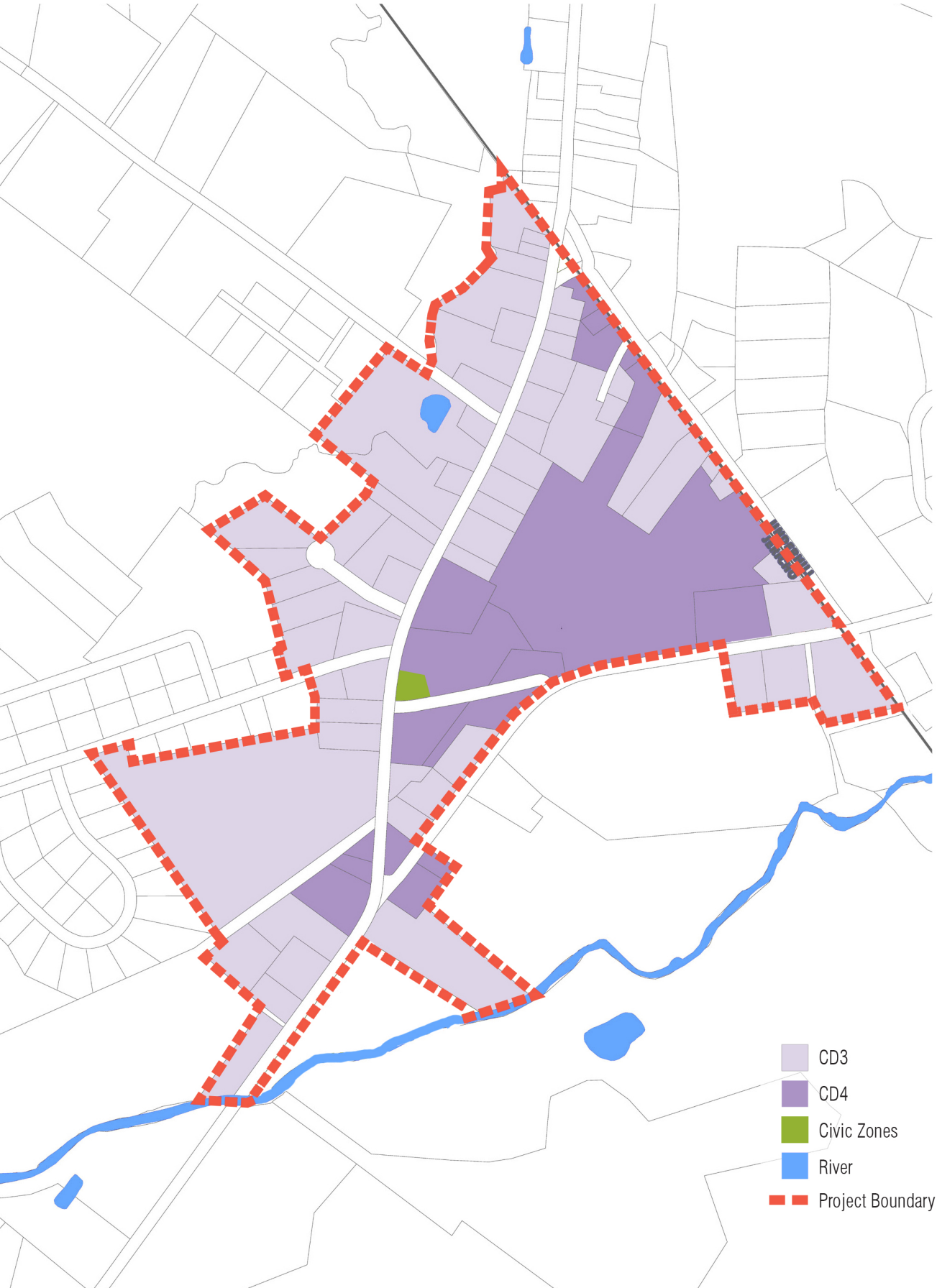
Streetscreen: a hedge or freestanding wall or fence built along the Frontage Line, on the same plane as a Facade, or at or along any Lot or boundary line, which masks a Parking Lot from the street, provides privacy to a side yard, and/or strengthens the spatial definition of the public realm.

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.

Third Lot Layer: that portion of a Lot bounded by (a) the Side Lot Lines, (b) the Rear Lot Line and (c) the line of the Second Lot Layer that is parallel to and furthest from the Frontage Line. See **Illustration 13.4.7.1 (Lot Layers)**.

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 **Illustration P.A.1 (Thoroughfares & Frontages**).

Variance: "Variance, Zoning", as defined In Section 2 (General Definitions).

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