



PlaceCode Beta 3.0

An open-source character-based template code

CNU SAVANNAH
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ARTICLE 1

GENERAL STANDARDS

PURPOSE

- To implement the Comprehensive Plan of the [NAME OF TOWN / CITY].
- To coordinate development and redevelopment according to plans collaboratively developed with community members from the [NAME OF TOWN / CITY].
- To equitably balance the regulation of real property with the interests of the community as a whole.
- To preserve and enhance the existing character of [NAME OF TOWN / CITY]'s traditional walkable villages, to continue to promote neighborly activity, respect the existing built form, and honor the historic development pattern inherent in the villages.
- To protect and enhance unique ecological habitats.
- To conserve and promote human access to [NAME OF TOWN / CITY]'s greatest amenities, the rivers, marshes, forests, farmland, and other natural areas.
- To require a strong connection and appropriate transition between the public realm (streets and sidewalks) and the private realm (yards and buildings).
- To promote the adaptive reuse and preservation of existing buildings.
- To permit redevelopment and infill construction that contributes to and preserves the character of [NAME OF TOWN / CITY].
- To provide a range of housing types, unit sizes, and price points to accommodate diverse household sizes, income levels, and stages of life, paying particular attention to affordable housing to individuals and families with low and moderate incomes.
- To capture a fiscal return on investments made in transportation and public utilities infrastructure by locating higher intensity development within walkable villages.
- To preserve and promote a full range of thoroughfare types, including narrow, low-impact, and inexpensive streets that promote [NAME OF TOWN / CITY]'s village and rural character.
- To resolve design conflicts between vehicular and pedestrian movement in favor of the pedestrian.
- To preserve and enhance the availability and design of

[NAME OF TOWN / CITY]'s public realm, including access to nature, parks, streets, and other civic space.

- To allow for a range of business activity that supports the local interest in promoting [NAME OF TOWN / CITY] as a center for entrepreneurial activity, both in the villages and rural areas.

APPLICABILITY

- Unless otherwise specified, this Code is applicable throughout the [NAME OF TOWN / CITY] as shown on the [NAME OF TOWN / CITY] Official District Map.
- All departments, boards, and authorities of the [NAME OF TOWN / CITY] must comply with the procedural requirements of this Code.
- Real property used or occupied by the [NAME OF TOWN / CITY] is exempt from the standards of this Code.
- Real property used or occupied by the [NAME OF STATE] is exempt from the standards of this Code.
- This Code must apply to each new use, structure, activity, or to an alteration, enlargement, or discontinued use of a nonconforming use, structure, or activity on or after effective date of this Code.
- If a permit or approval is required under this Code, no earth moving or construction may occur prior to obtaining that permit or approval.
- No activity, use, or structure contemplated by this Code may be undertaken unless in conformity with this Code.



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1. CODE INSTRUCTIONS

A. TITLE

1. This Code is known as the “[NAME OF TOWN / CITY] Character-Based Code” and may also be cited and referred to as “the Code.”

B. MEANING & PURPOSE

1. Words, phrases, and terms used in this Code are defined in Article 8 Definitions or within the Articles that contain standards associated with the term. [PLACEHOLDER UNTIL ALL TERMS ARE COPIED INTO THE DEFINITIONS]
2. Words, phrases, or terms not defined in this Code must be accorded their commonly accepted meanings as defined in the most recent edition of the Webster’s Unabridged Dictionary.
3. The terms “standards,” “regulations,” and “requirements” are used to mandate a specific course of action or built outcome.
4. The words “must,” “will”, and “may not” are mandatory and when used require compliance with standards, regulations, and requirements of the Ordinance.
5. The words “may” and “should” are permissive.
6. The words “building”, “building type”, “land”, “lot”, “building lot”, “parcel”, “premises”, “site”, “structure”, and “thoroughfare” also refer to any portion thereof.
7. The word “description” is synonymous with “definition” when used in this Code.

C. TEXT & GRAPHICS

1. Illustrations, graphics, pictures, and flowcharts are included in this Code to help illustrate the purpose and requirements of the text. In the case of a conflict between the text of this Code and any illustration, graphic, picture, or flowchart, the text must govern.
2. All metrics included in tables must be interpreted as text under this Code and must govern.

D. ORGANIZATIONAL STRUCTURE

1. The burden is on the applicant for complying with all the terms of this Code.
2. All of the terms in this Code are legally binding, whether or not they are numbered. Purpose and Applicability sections are binding regulations.
3. Descriptions provided within this Code are considered to be definitions and are legally binding.

2. DISTRICT MAP

A. GENERAL

1. The boundaries of districts are applied to real property as shown on the Official District Map of the [NAME OF TOWN / CITY], [NAME OF STATE].
2. This map may be cited and referred to as the “Official District Map” or “District Map.”
3. District boundary lines shown on the District Map should be interpreted to follow lot lines, theoretical lot lines, and centerlines of thoroughfares.
4. Where the District Map indicates a district boundary line that approximately coincides with a lot line, the lot line is the official boundary between districts.
5. Where the District Map indicates a district boundary line that divides a platted lot or undivided parcel of land, the boundary between districts must be determined using the scale of the District Map.
6. Special Requirements are shown on the District Map as a line that applies to abutting parcels, which are regulated according to the standards contained in this Code.

3. AUTHORITY & COMPLIANCE

A. AUTHORITY

1. This Code is adopted under the authority granted by Article [REFERENCE TO VOTE].

B. COMPLIANCE

1. No real property may be occupied or used, no use of an existing building or land may change, no building or structure may be constructed, altered, expanded, or enlarged in whole or in part for any purpose except as specifically authorized by this Code.
2. This Code allows waivers from the standards of this Code as explicitly authorized by the standards within this Code if the Permitting Authority determines that:
 - a. Allowance of the waiver is consistent with the purpose of this Code; and
 - b. The waiver does not exceed the allowed metric variations or qualitative criteria described in the section where the waiver is authorized.
3. Allowance of a waiver under this Code is considered an integral part of the application of this Code and is not considered the granting of a variance, as that term is defined under [NAME OF STATE] law.

C. RELATIONSHIP TO OTHER STANDARDS

1. This Code does not abrogate, annul, or otherwise interfere with any easement, covenant, and/or other private agreements.
2. Where the standards of this Code impose a greater restriction than required by other ordinances, regulations, resolutions, rules, easements, covenants, or agreements, the provision of this Code must apply.
3. The standards of this Code must take precedence over those of other codes, ordinances, regulations, and standards that may be in conflict with this Code.
4. All development activity must comply with relevant Federal and State law and regulations. Where there is a conflict between this Ordinance and the standards of a Federal or State Law, Federal or State Law supersedes the standards of this Ordinance.

4. ADOPTION & EFFECT

A. ADOPTION DATE

1. This Code is adopted under the Municipal Home Rule Powers of the [NAME OF STATE] Constitution, Article VIII-A and 30-A MRSA Chapter 141, and Chapter 187. Specific chapters of this Code are also adopted under specific statutory standards, including Mobile Home Parks, under 30-A MRSA Section 4358; Subdivisions, under 30-A MRSA Section 4404; Shoreland Standards, under 38 MRSA Sections 435449, and Floodplain Management, under PL. 90-488, the National Flood Insurance Act of 1968.

B. IN EFFECT

1. This Code must take effect upon its passage and supersedes the Zoning Ordinance of the [NAME OF TOWN / CITY] as enacted on March 27, 2001 and updated June 2013.

C. PREVIOUS APPROVALS

1. All valid permits issued on or before the date of adoption of this Code will remain valid.

D. SEVERABILITY & INVALIDITY

1. If any provision of this Code or the application of any provision to any person, partnership, corporation, or circumstance is declared unconstitutional or otherwise held invalid, the validity of the remaining standards of this Code and their application to any other person, partnership, corporation, or circumstance must not be affected.

EXHIBIT 1.1 DISTRICT MAP



A LOCALLY CALIBRATED ZONING MAP GOES HERE! THE MAP INCLUDES A RANGE OF CHARACTER DISTRICTS, SPECIAL DISTRICTS, AND OTHER SPECIAL MAP REQUIREMENTS, INCLUDING PEDESTRIAN SHEDS, RETAIL STREETS, ETC.

ARTICLE 2 DISTRICT STANDARDS

PURPOSE

- To support and protect the existing character of [NAME OF TOWN / CITY]'s villages.
- To provide for growth and investment within growth areas identified by the community.
- To allow for rural areas that support working and natural landscapes.

APPLICABILITY

- Applies to the land, improvements, development, construction, subdivision, re-subdivision, structures, buildings, and lots within each character districts or special district.
- Character Districts and Special Districts are assigned on the District Map. Standards related to each district are located Article 2 District Standards, Article 3 Building Standards, Article 4 Use Standards, Article 5 Site Standards, and Article 6 Neighborhood Standards.
- Properties that are designated on the District Map as having Special Requirements must comply with the Special Requirements standards found in this Article and in Article 6 Neighborhood Standards.
- Properties that are designated on the District Map as having Pedestrian Sheds must comply with applicable standards found in Article 6 Neighborhood Standards.

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1. LOTS

PURPOSE

- To provide a clear and flexible system for creating lots that reflect the character of a neighborhood.

APPLICABILITY

- Applies to all projects that create new lots with actual or theoretical lot lines.

A. GENERAL

1. All newly created lots must have a lot line or theoretical lot line abutting a thoroughfare, civic space, right-of-way, or easement. Driveways do not count as thoroughfare types and cannot be used to satisfy this provision.
2. Land may be platted to create new corner lots, interior lots through lots, or waterfront lots.
3. New flag lots and insular lots are prohibited, except by special permit.
4. Any lot type that has not been described by this Code should not be considered buildable except by special permit.
5. Lots must be platted as follows:
 - a. The front lot line must be located along the primary thoroughfare, civic space, or waterbody.
 - b. Side lot lines must be located perpendicular to the front lot line or to the tangent of a curved front lot line.
 - c. For corner lots or through lots that abut two thoroughfares, the primary lot line must be located along the primary thoroughfare.

B. NONCONFORMING LOTS

1. Nonconforming non-conforming lots may not be further subdivided.
2. A lot that is nonconforming due to insufficient lot width or insufficient lot area may be developed as long as any applicable setback standards are met.

C. THEORETICAL LOTS

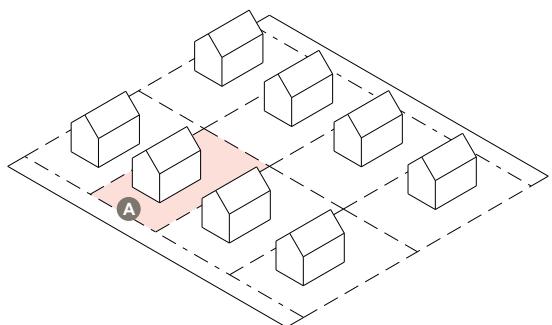
1. Lots divided by theoretical lot lines create building lots.
2. A lot of record may be divided by theoretical lot lines to create multiple building lots within one lot of record.
3. Building lots are required for the purpose of complying with lot and building standards.

4. The use of theoretical lot lines are permitted in building groups, CD4, CD5, SD-HWY, SD-Fab, SD-Campus, and SD-Civic.
5. A theoretical lot may not span multiple lots of record.

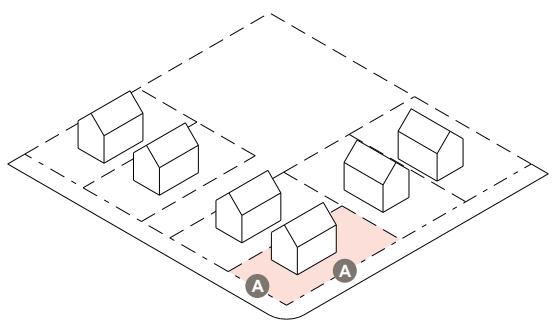
D. FRONTAGE

1. Lots must meet the building setback, Fenestration, parking placement, and all other standards of the code related to frontages.
2. Every lot and building lot has a primary along a primary thoroughfare, civic space, or waterbody.
3. Corner lots, through lots, waterfront lots, and flag lots have more than one frontage. In this case, each frontage must be evaluated to determine whether it qualifies as a primary or secondary frontage.
4. Shopfront streets and civic spaces must always be treated as a primary frontage.
5. No lot that fronts onto a thoroughfare, except an alley, may be treated as a rear lot line.
6. The width of a lot at the frontage must meet the lot requirements of the district where it is located.

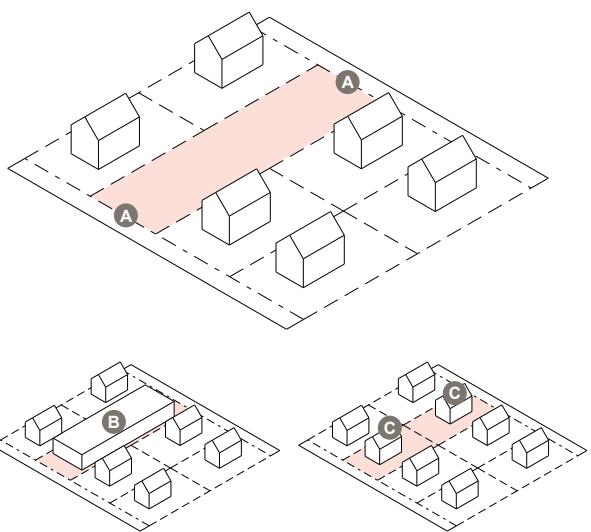
1. INTERIOR LOT



2. CORNER LOT



3. THROUGH LOT



a. DESCRIPTION

An interior lot is a building lot that has a frontage along a single thoroughfare.

b. DIMENSIONS

Frontages	1 max	Ⓐ
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c. STANDARDS

a. DESCRIPTION

A lot that has frontage on 2 thoroughfares, where the thoroughfares intersect.

b. DIMENSIONS

Frontages	2 min	Ⓐ
-----------	-------	---

c. STANDARDS

a. DESCRIPTION

A through lot is a building lot that has two or more, non intersecting frontages along one or more, thoroughfares (not including alleys) Ⓐ.

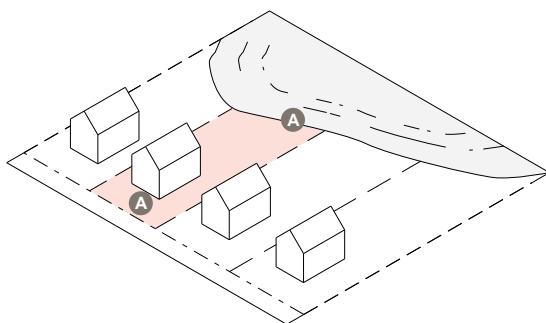
b. DIMENSIONS

Frontages	2 min	Ⓐ
-----------	-------	---

c. STANDARDS

- Buildings located on a through lot have two frontages and must front onto both thoroughfares (excluding alleys).
- If there is not a building type available that can span the entire distance between the two frontages and meet all setbacks, then the lot should be divided by hypothetical lot lines into two or more interior or corner building lots.

4. WATERFRONT LOT



a. DESCRIPTION

A waterfront lot has frontage on a body of water and/or on a thoroughfare.

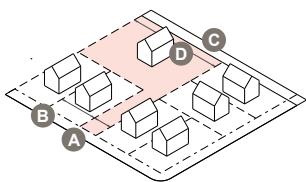
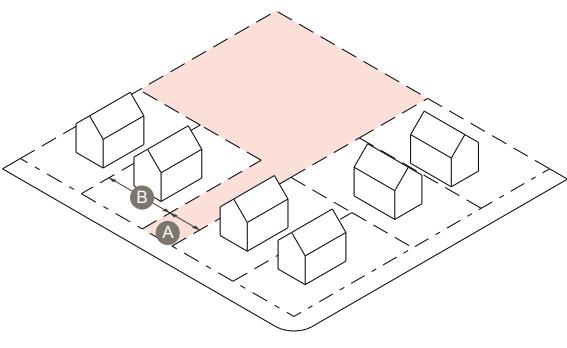
b. DIMENSIONS

Frontages	variable (1)	A
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c. STANDARDS

1. In CD2 and CD3, waterfront lots may ignore front setback requirements in order to locate the primary building near the water.

5. FLAG LOT



a. DESCRIPTION

A flag lot, or pork chop lot, is a building lot connected to a thoroughfare by a thin strip of land **A**, narrower than the minimum permitted lot width for the district in which it is located **B**.

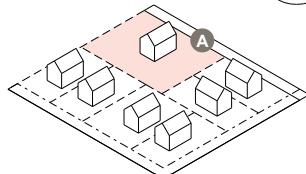
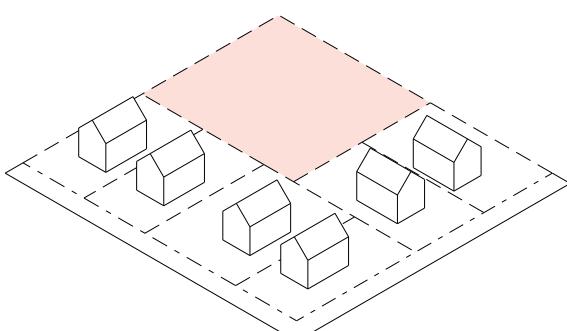
b. DIMENSIONS

Frontages	1 min (1)	C
-----------	-----------	---

c. STANDARDS

1. Flag lots are unbuildable unless they have frontage on an alley **C** which may serve as the primary thoroughfare for that lot, provided the length of frontage on the alley **C** is consistent with the lot width requirements **B** for the district the lot is located in.
2. Existing Flag lots within districts CD2 and CD3 may be buildable without an alley by special permit.

6. INSULAR LOT



a. DESCRIPTION

An insular lot is a lot with no frontage on either a thoroughfare or on a body of water.

b. DIMENSIONS

Frontages	1 min (1)	A
-----------	-----------	---

c. STANDARDS

1. An insular lot is unbuildable except by special permit or, when fronting on an alley, buildings permitted to front on alleys may be built.

2. SETBACKS

PURPOSE

- To enable and require building placement along a street that supports and reinforces the character of each District to produce a desired character.

APPLICABILITY

- Setback standards apply to primary buildings. Accessory buildings, components, and additional structures have unique setback requirements.
-

A. GENERAL

1. Primary building setbacks are provided in Article 2.B Character Districts.
2. Accessory building setbacks are provided in Article 3.C Accessory Building Types.
3. All primary buildings must be located within required front, side, and rear setback ranges.
4. Deviations to setbacks, including building articulation and encroachments are specified in Article 3 Building Standards.
5. Standards related to setbacks for components are specified in Article 3.D Components.
6. Where a lot has more than one side, front, or rear lot line, the setback must be observed in each instance.
7. When two lots that share a lot line are located within different districts, the side setback standards from the more intense district may be used.
8. For corner lots, the front setback is measured from the primary thoroughfare and the secondary setback is measured from the secondary thoroughfare.

3. LAND TYPES

PURPOSE

- To provide a vocabulary that describes the natural conditions of rural land.
- To provide a framework for regulating the character of parcels of land that considers the shape and scale of natural features of the land and their relationship to the public realm.
- To provide a flexible set of regulations that integrate natural rural conditions into the placement, construction, and renovation of buildings.
- To allow prominent natural features and their value to be preserved and contribute to the character of a place.

APPLICABILITY

- Land types may apply to the construction of new buildings and the renovation of existing buildings in CD2.
 - Land types are required for certain uses in Article 4 Use Standards.
-

A. GENERAL

1. Land types must abut the primary thoroughfare with no buildings between the land type and the thoroughfare, with the exception of the following:
 - a. Secondary thoroughfares and driveways may cross the land type.
 - b. Stone walls, cart paths, agricultural buildings, and barns may be located within or in front of the land type.
2. Land types must be rooted on private land.
3. Land types may be allowed to transition naturally from partial screening to full screening.
4. Property owners must maintain all land types necessary for the approval of their use. In cases of damage to a land type, the property owner must act reasonably to repair the damage within 6 months of the damage including planting replacement trees.

4. BUILDING GROUPS

PURPOSE

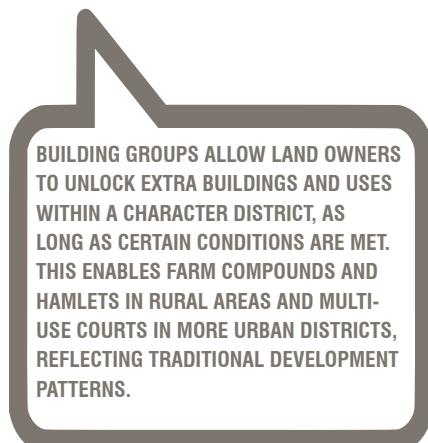
- To enable special combinations of buildings, including access to additional building types, that are otherwise not allowed within a District.
- To allow for special building arrangements without requiring zoning changes or additional districts.

APPLICABILITY

- Applies to lots, primary buildings, and accessory buildings that intend to take advantage of the unique characteristics conferred by building groups.

A. GENERAL

1. Specific standards for building groups are provided in Article 2.E Building Groups.
2. Where allowed within a given character district, building groups may be used as an alternative development pattern, with unique lot standards and setback standards defined by the building group.
3. Where allowed within a given character district, a building group may permit additional building types, with standards related to form and placement.
4. All buildings that are incorporated into a building group must be located on a building lot.



5. SPECIAL MAP REQUIREMENTS

PURPOSE

- To provide opportunities for standards that help reinforce or yield a specific character or condition.

APPLICABILITY

- Alley special requirements apply to all lots that abut an alley special requirements designation as shown on the District Map.
- Shopfront street special requirements apply to all lots that abut thoroughfares designated as storefront streets shown on the District Map.
- Pedestrian sheds special requirements apply to all lots that intersect with a pedestrian shed designation shown on the District Map.
- Scenic view requirements apply to all lots that intersect with a scenic view designation shown on the District Map.

A. REQUIRED THOROUGHFARES

1. Lots subject to thoroughfare special requirements must provide a thoroughfare connection as indicated on the District Map. New thoroughfares must be located on the lots over which the required thoroughfare line is drawn and provide the secondary network to connect existing streets, as shown on the District Map. The required thoroughfares must be constructed when the lots affected by the required thoroughfare is developed or redeveloped. New thoroughfares must comply with thoroughfare standards in Article 6.B Thoroughfares.

B. REQUIRED SHOPFRONT STREETS

1. Lots subject to required shopfronts as shown on the District Map must comply with storefront standards in Article 3.A.11 Shopfronts.

C. REQUIRED PEDESTRIAN SHEDS

1. Lots located within pedestrian sheds as shown on the District Map must comply with pedestrian shed standards as applicable in Article 6.A.10 Pedestrian Sheds.

6. RIGHT TO FARM

PURPOSE

- To provide opportunities for agricultural use of lands that have been designated for future development.
- To allow temporary agricultural uses on lands that may not otherwise permit them.
- To protect existing agricultural enterprises.

APPLICABILITY

- Right to farm applies to all existing active agricultural uses within any character district.
- Right to farm standards apply to any new agricultural use proposed for any character district, even if that district does not allow agricultural uses.



A. EXISTING AGRICULTURAL USE

1. Any agricultural use that is existing in operation at the time of the adoption of this ordinance may not be hindered from the free exercise of a continuation of that use.

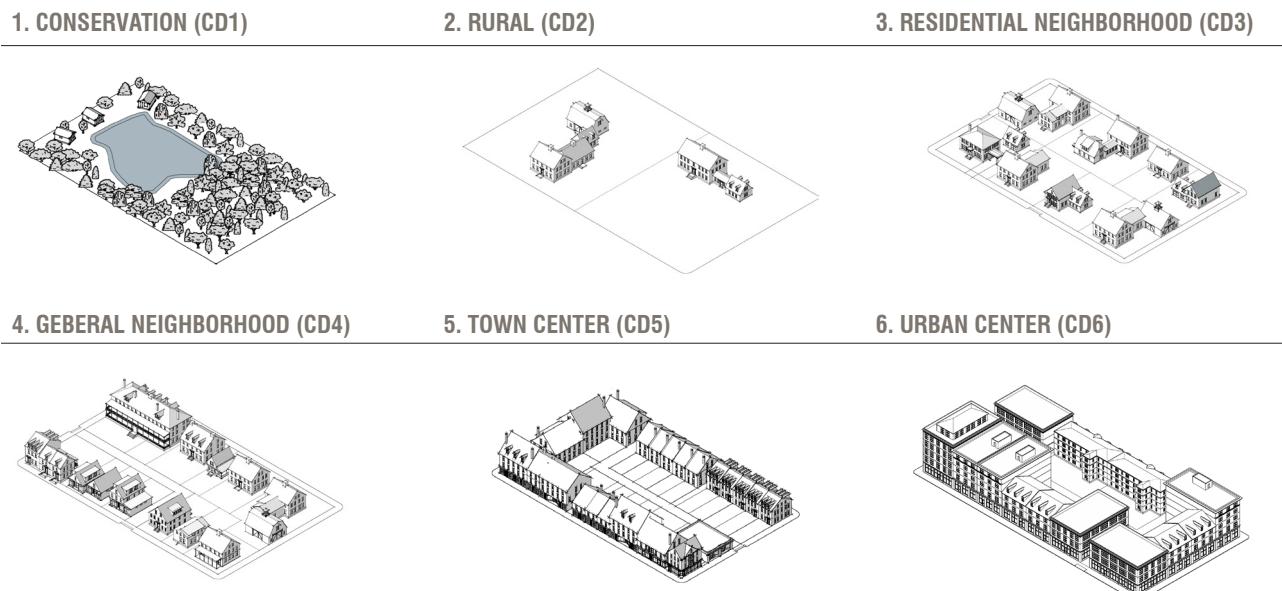
B. PROPOSED AGRICULTURAL USE

1. New agricultural uses may be permitted on land within any district.

C. ACCESS

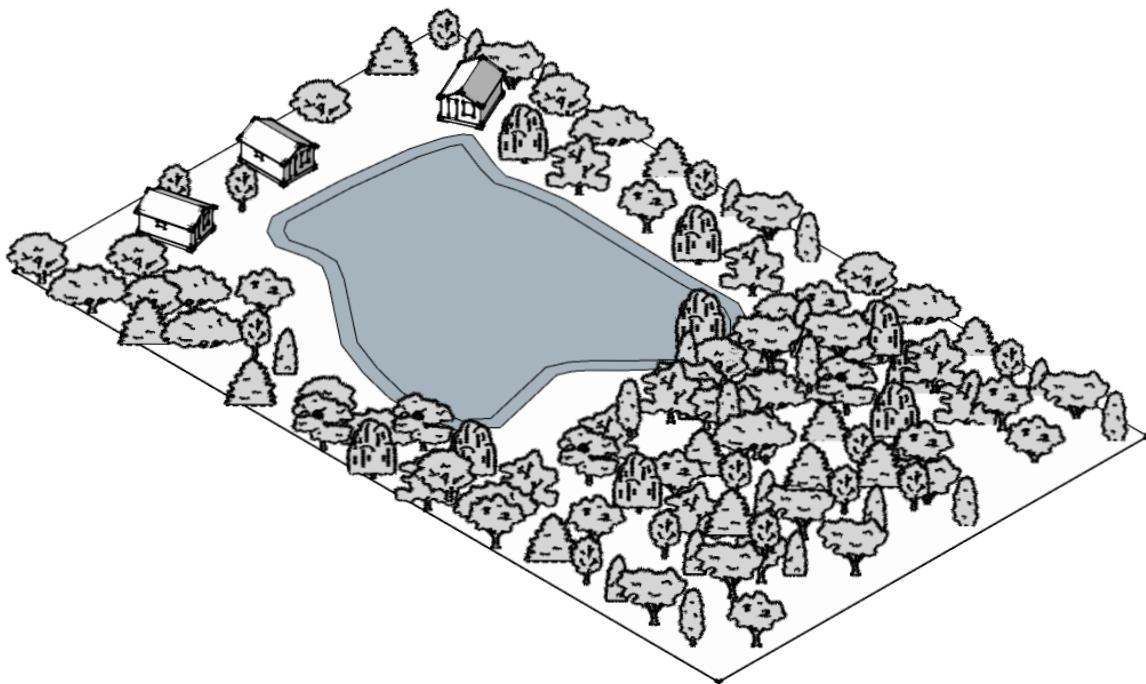
1. Access to agricultural lands and facilities may be provided along cart paths.

TABLE 2.1 CHARACTER DISTRICT SUMMARY TABLE



CHARACTER DISTRICTS MUST BE CALIBRATED LOCALLY TO REFLECT THE UNIQUE CONDITIONS OF A PLACE.

1. CONSERVATION DISTRICT (CD1)



a. DESCRIPTION

The CD1 Conservation Character district consists of lands that are under conservation through purchase or by easement only.

b. PURPOSE

1. To identify areas permanently protected from development by law, conservation easement or fee, ownership by land trust, or other similar means.
2. To reinforce areas permanently protected for recreational use or resource protection.
3. In cases in which property is subject to a conservation easement prior to enactment of this ordinance, a land owner must be permitted to place those structures allowed as identified in the conservation easement. The building must conform to the building types permitted in CD2.

c. BUILDING TYPES

Informal Buildings

Civic Building

d. ACCESSORY BUILDING TYPES

none

e. BUILDING GROUPS

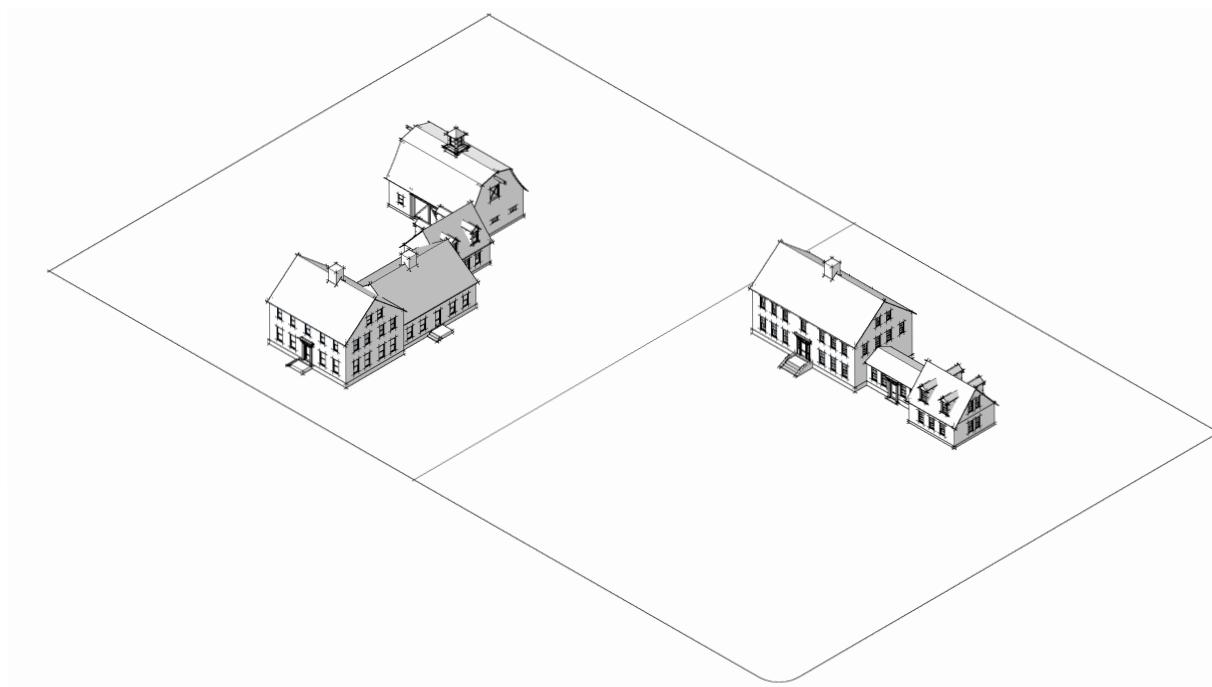
none

f. STANDARDS

Permitted

Permitted by special permit

2. RURAL (CD2)



a. DESCRIPTION

The CD2 character district consist of rolling pastoral fields and forested lands with approximately 7,300 acres in Tree Growth. Typical buildings include houses, farmhouses, agricultural buildings, and cabins.

b. PURPOSE

1. To identify areas of floodplains, resource protection, steep slopes, utility corridors, farmlands, and any lands either held in the tree growth, farmland, and tax exemption program.
2. To provide the community with a predictable outcome from development and redevelopment.
3. To protect and enhance rural character.
4. To provide opportunities for activities and development that support rural character, including agricultural uses, agrotourism, rural-based businesses, and residential uses.

c. LOT DIMENSIONS

Width	100 ft min
Depth	n/a
Lot Area	1 acre min

d. PRIMARY BUILDING PLACEMENT

Primary Front Setback	20 ft min
Secondary Front Setback	20 ft min
Side Setback	50 ft min
Rear Setback	0 ft min

2. RURAL (CD2)

e. BUILDING TYPES

Informal Building	●
Cottage	●
House	●
Bungalow	●
Duplex	●
Civic Building	●

f. ACCESSORY BUILDING TYPES

Barn	●
Farmstand	●
Back Cottage	●
Carriage House	●
Fabrication Shop	●
Accessory Shop	●

g. LAND TYPES

Dense Forest	●
Grove	●
Tree Row	●
Tree Canopy	●

h. BUILDING GROUPS

Connected Farm	●
Small Rural Compound	(1)
Large Rural Compound	(2)
Hamlet	(3)

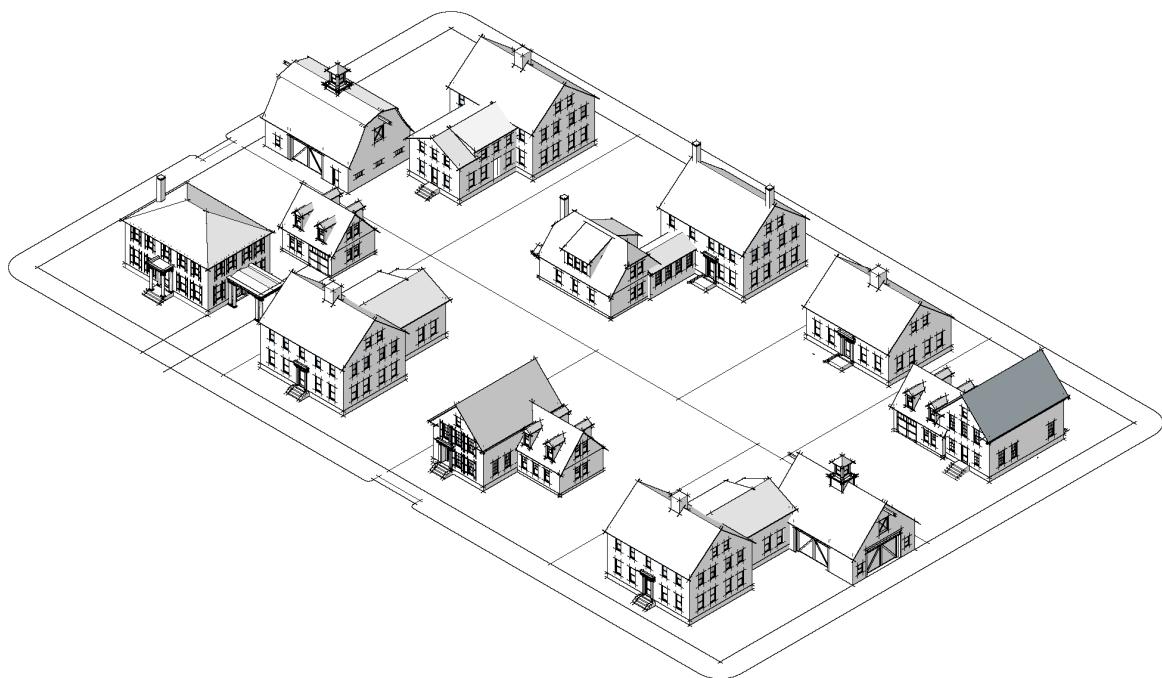
● Permitted

○ Permitted by special permit

i. STANDARDS

-
1. Permitted on lots 5 acres or greater in size.
 2. Permitted on lots 10 acres or greater in size.
 3. Permitted on lots, or groups of lots, between 100 and 200 acres in aggregate size.

5. RESIDENTIAL NEIGHBORHOOD (CD3)



a. DESCRIPTION

The CD3 Residential Neighborhood district has narrow, interconnected streets with a mix of small and large residential houses with barns and carriage houses connected to the principal house and sometimes detached. Lots in this district are generally smaller, with shallower lot depths, narrower lot widths, and shallower setbacks, giving this district a more dense character than the adjacent neighborhood district.

b. PURPOSE

1. To accommodate areas of tight-knit detached and attached residential homes.
2. To promote a mix of housing options on small to medium sized lots within the villages of [NAME OF TOWN / CITY].
3. To provide the community with a predictable outcome from development and redevelopment.
4. To enable residential companion uses.

c. LOT DIMENSIONS

Width	50 ft min, 150 ft max
Depth	n/a

d. PRIMARY BUILDING PLACEMENT

Primary Front Setback	14 ft min, 35 ft max
Secondary Front Setback	4 ft min
Side Setback	8 ft min
Rear Setback	8 ft min

e. STANDARDS

3. RESIDENTIAL NEIGHBORHOOD (CD3)

f. BUILDING TYPES

Cottage	●
House	●
Bungalow	●
Duplex	●
Apartment House	●
Civic Building	●

g. ACCESSORY BUILDING TYPES

Barn	●
Back cottage	●
Carriage House	●

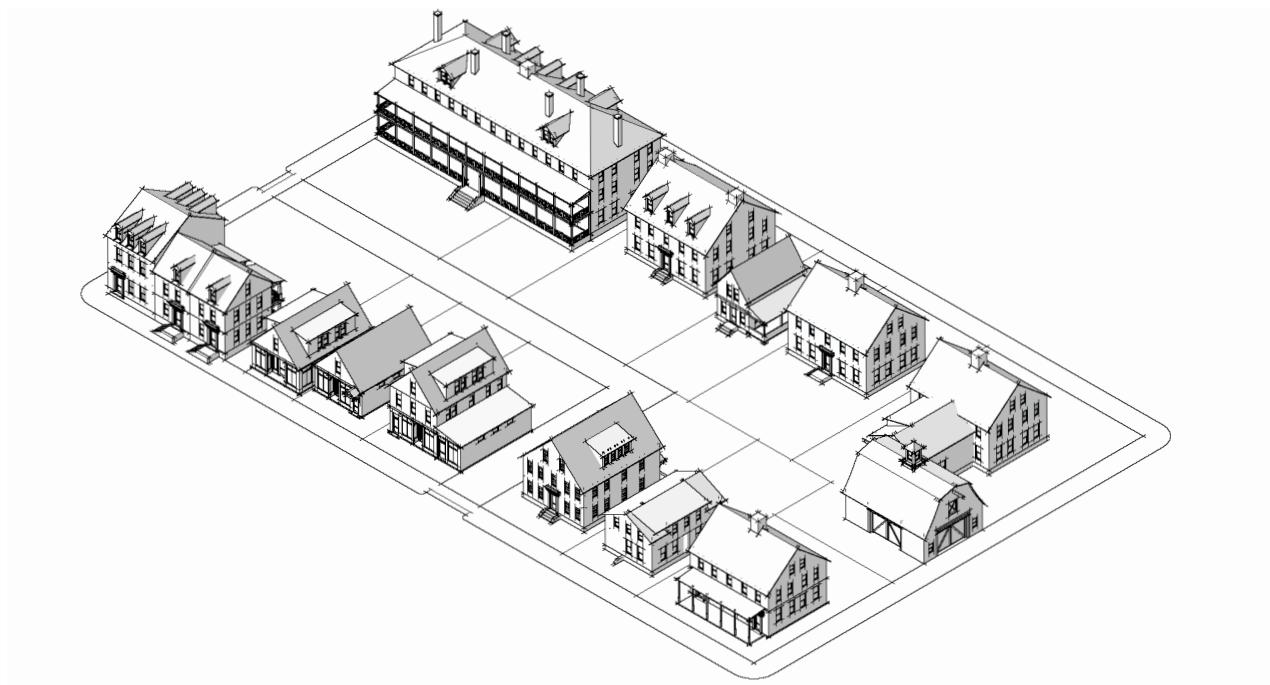
h. BUILDING GROUPS

Connected Farm	●
Multi-Unit Court	●

● Permitted

○ Permitted by special permit

4. GENERAL NEIGHBORHOOD (CD4)



a. DESCRIPTION

The CD4 Village Neighborhood district consists of a wide variety of building types within which a variety of uses and activities can occur. Building types include a range of housing types, addressing the need for missing-middle housing, including apartment buildings, stacked flats, single family homes, duplexes, live/works, and row houses. Setbacks and landscaping are variable. Streets may or may not have curbs and sidewalks, with medium-sized blocks.

b. PURPOSE

1. To accommodate fine-grained, diverse mixed-use areas that primarily occur in close proximity to the Town Center.
2. To promote a mix of housing options within the Town Center.
3. To provide the community with a predictable outcome from development and redevelopment.

c. LOT DIMENSIONS

Width	20 ft min, 100 ft max
Depth	n/a

d. PRIMARY BUILDING PLACEMENT

Primary Front Setback	0 ft min, 20 ft max
Secondary Front Setback	0 ft min, 15 ft max
Side Setback	25 ft max
Rear Setback	5 ft min

4. GENERAL NEIGHBORHOOD (CD4)

e. BUILDING TYPES

House	●
Duplex	●
Apartment House	●
Small Apartment Building	●
Townhouse	●
Shop	●
Shophouse	●
Live/Work Flex	●
Inn	●
Civic Building	●

f. ACCESSORY BUILDING TYPES

Farmstand	(3)
Back Cottage	●
Carriage House	●
Fabrication Shop	●
Accessory Shop	●

g. BUILDING GROUPS

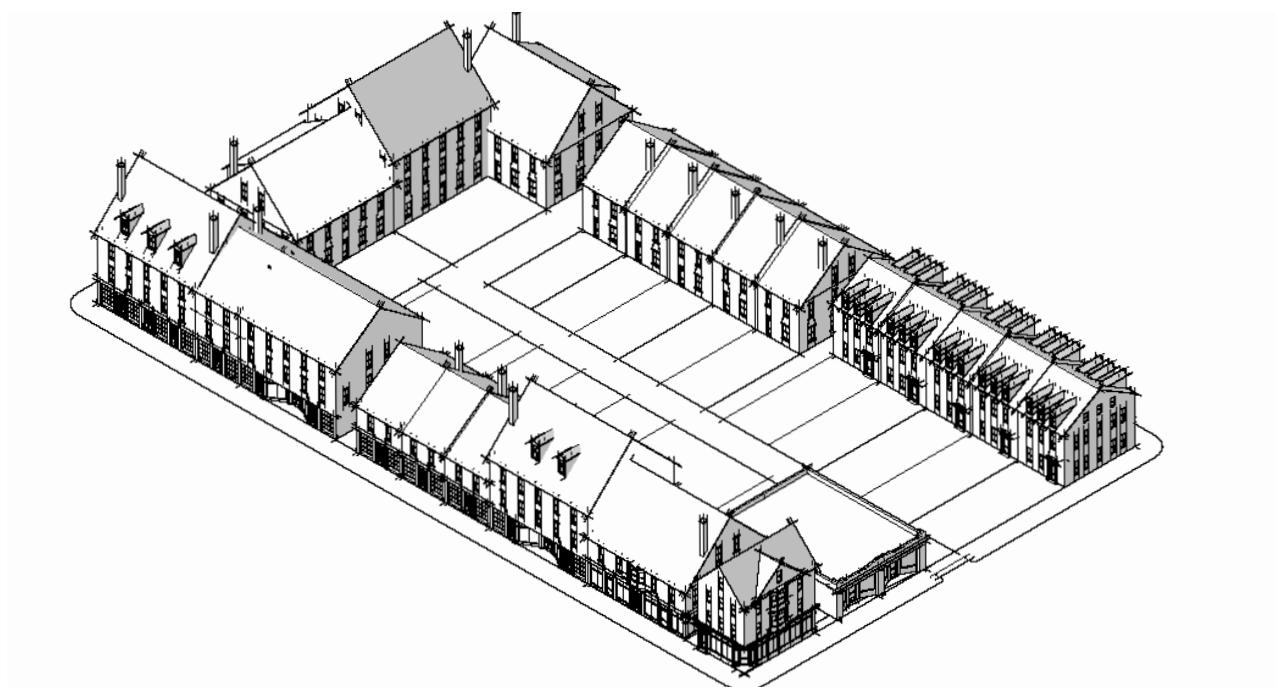
Connected Farm	○
Multi-Unit Court	●

- Permitted
- Permitted by special permit

h. STANDARDS

1. A grouping of attached buildings may not exceed 180 feet in aggregate length along a frontage, at which point the building must be interrupted by a thoroughfare, civic space, or a break of at least 3 ft in width and no greater than 12 feet in width. The break may accommodate pedestrian accessways or narrow side yards.
2. A building or group of attached buildings extending around a corner without a break must provide pedestrian access to the block interior at intervals of no greater than 180 ft. This access may be accommodated through the use of a publicly accessible lobby or a thoroughfare.
3. In this district the farmstand may only be used as a liner building on vacant lots.

5. TOWN CENTER (CD5)



a. DESCRIPTION

The CD5 Town Center district consists of higher density mixed use buildings that accommodates retail, offices, row houses, and apartments. It has a tight network of streets designed to accommodate all modes of travel, with wide sidewalks to encourage active ground-floor uses such as restaurants and cafes, steady street tree planting, on-street parking and buildings set close to the sidewalks. This district is dense, with 1 to 4 story buildings and full build out of lots. Buildings may or may not have off-street parking located behind them.

b. PURPOSE

1. To accommodate attached, mixed use buildings within the Town Center that provide local and regional access to commercial uses.
2. To promote housing on the upper floors of mixed-use buildings.
3. To provide the community with a predictable outcome from development and redevelopment.

c. LOT DIMENSIONS

Width	20 ft min, 100 ft max
Depth	n/a

d. PRIMARY BUILDING PLACEMENT

Primary Front Setback	0 ft max
Secondary Front Setback	0 ft max
Side Setback	5 ft max
Rear Setback	5 ft min

5. TOWN CENTER (CD5)

e. BUILDING TYPES

Live/Work Flex	●
Shophouse	●
Shop	●
Inn	●
Mixed-Use Building	●
Civic Building	●

f. ACCESSORY BUILDING TYPES

Farmstand	(4)
Carriage House	●
Fabrication Shop	●
Accessory Shop	●

g. BUILDING GROUPS

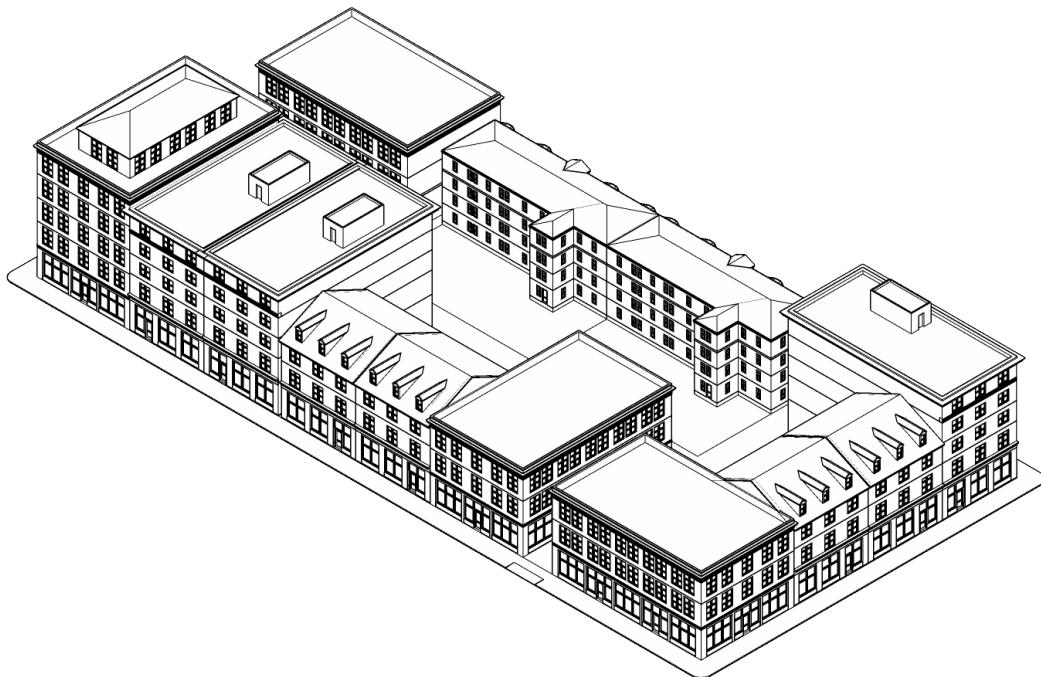
Multi-Unit Court	○
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- Permitted
- Permitted by special permit

h. STANDARDS

1. A grouping of attached buildings may not exceed 180 feet in aggregate length along a frontage, at which point the building must be interrupted by a thoroughfare, civic space, or a break of at least 3 ft in width and no greater than 12 feet in width. The break may accommodate pedestrian accessways or narrow side yards.
2. A building or group of attached buildings extending around a corner without a break must provide pedestrian access to the block interior at intervals of no greater than 180 ft. This access may be accommodated through the use of a publicly accessible lobby or a thoroughfare.
3. Where the grade of the thoroughfare at the frontage is greater than or equal to a 10% slope, buildings in this district may set back up to 10 ft in order to provide a sidewalk terrace.
4. In this district the farmstand may only be used as a liner building on vacant lots.

6. URBAN CENTER (CD6)



a. DESCRIPTION

The CD6 Urban Center district consists of high density mixed use buildings that accommodates retail, offices, and apartment buildings. It has a tight network of streets designed to accommodate all modes of travel, with wide sidewalks to encourage active ground-floor uses such as restaurants and cafes, steady street tree planting, on-street parking and buildings set close to the sidewalks. This district is the most dense of all character districts, with tall tower buildings and full build out of lots. Buildings may or may not have off-street parking located behind them.

b. PURPOSE

1. To accommodate attached, mixed use buildings within the city center that provide local and regional access to commercial uses.
2. To allow tall buildings within the most intense part of the city center.
3. To provide the city with a predictable outcome from development and redevelopment.

c. LOT DIMENSIONS

Width	20 ft min, 300 ft max
Depth	n/a

d. PRIMARY BUILDING PLACEMENT

Primary Front Setback	0 ft max
Secondary Front Setback	0 ft max
Side Setback	5 ft max
Rear Setback	5 ft min

6. URBAN CENTER (CD6)

e. BUILDING TYPES

Apartment Building	●
Mixed-Use Building	●
Lined Parking Garage	○
Civic Building	●
Mixed-Use Tower	○
Civic Building	●

f. ACCESSORY BUILDING TYPES

Fabrication Shop	●
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g. BUILDING GROUPS

Multi-Unit Court	○
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● Permitted

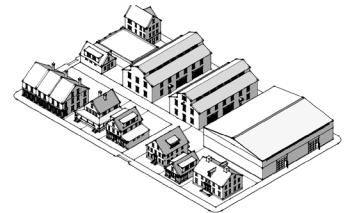
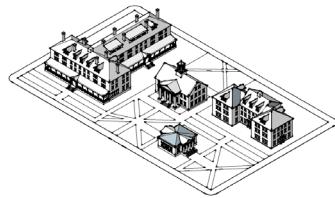
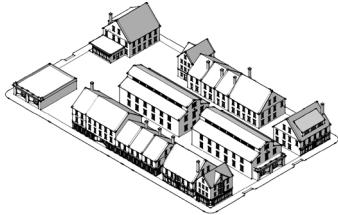
○ Permitted by special permit

h. STANDARDS

1. A grouping of attached buildings may not exceed 180 feet in aggregate length along a frontage, at which point the building must be interrupted by a thoroughfare, civic space, or a break of at least 3 ft in width and no greater than 12 feet in width. The break may accommodate pedestrian accessways or narrow side yards.
2. A building or group of attached buildings extending around a corner without a break must provide pedestrian access to the block interior at intervals of no greater than 180 ft. This access may be accommodated through the use of a publicly accessible lobby or a thoroughfare.
3. Where the grade of the thoroughfare at the frontage is greater than or equal to a 10% slope, buildings in this district may set back up to 10 ft in order to provide a sidewalk terrace.

TABLE 2.2 SPECIAL DISTRICT SUMMARY TABLE

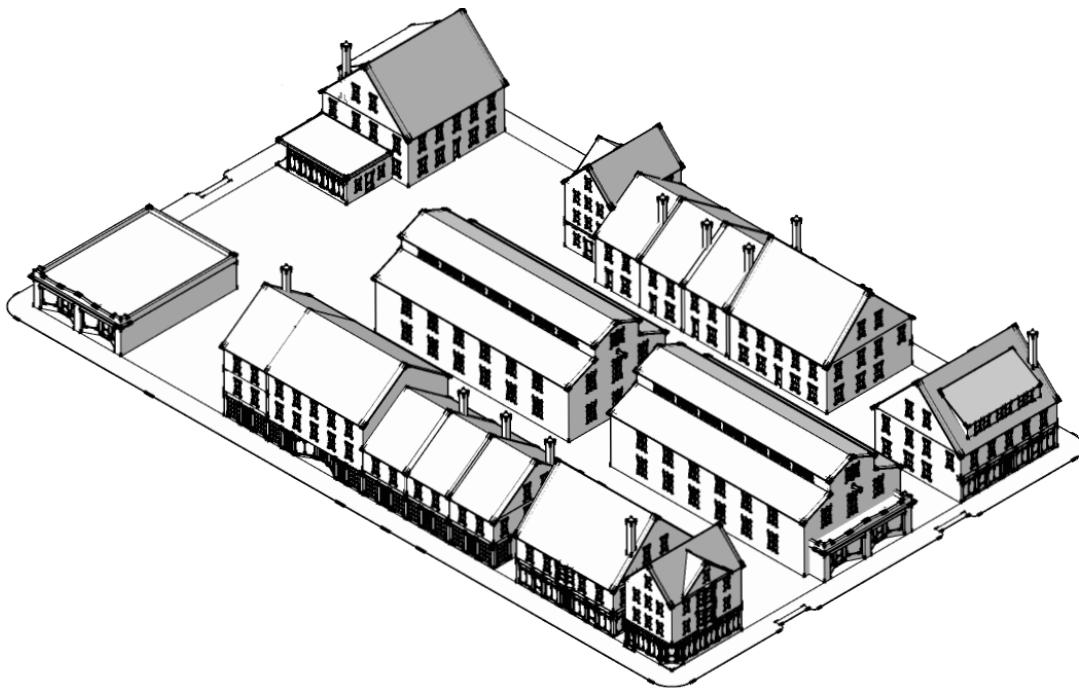
1. HIGHWAY COMMERCIAL DISTRICT (SD-HWY) 2. CAMPUS SPECIAL DISTRICT (SD-CAMPUS) 3. FABRICATION SPECIAL DISTRICT (SD-FAB)



4. CIVIC SPECIAL DISTRICT (SD-CIVIC)



1. HIGHWAY COMMERCIAL SPECIAL DISTRICT (SD-HWY)



a. DESCRIPTION

The Highway Commercial Special District accommodates the areas of Route 1 developed that has an auto-oriented suburban pattern and where there is a desire to change the pattern of development through infill and redevelopment of underutilized and vacant sites, and allow greater future commercial activity.

b. PURPOSE

1. To accommodate large highway oriented buildings in a predictable manner that reinforces a high-quality character.
2. To enable the continuation of existing highway commercial uses, while allowing new development that enables buildings to be closer together with opportunities for walking.

c. LOT DIMENSIONS

Width	20 ft min, 100 ft max (3)
Depth	n/a

d. PRIMARY BUILDING PLACEMENT

Primary Front Setback	0 ft max
Secondary Front Setback	3 ft max
Side Setback	5 ft max
Rear Setback	5 ft min

1. HIGHWAY COMMERCIAL SPECIAL DISTRICT (SD-HWY)

e. BUILDING TYPES

Shophouse	●
Shop	●
Mixed-Use Building	●
Fabrication Building	●
Lined Parking Garage	○
Civic Building	●

f. ACCESSORY BUILDING TYPES

Barn	●
Fabrication Shop	●
Accessory Shop	●

g. BUILDING GROUPS

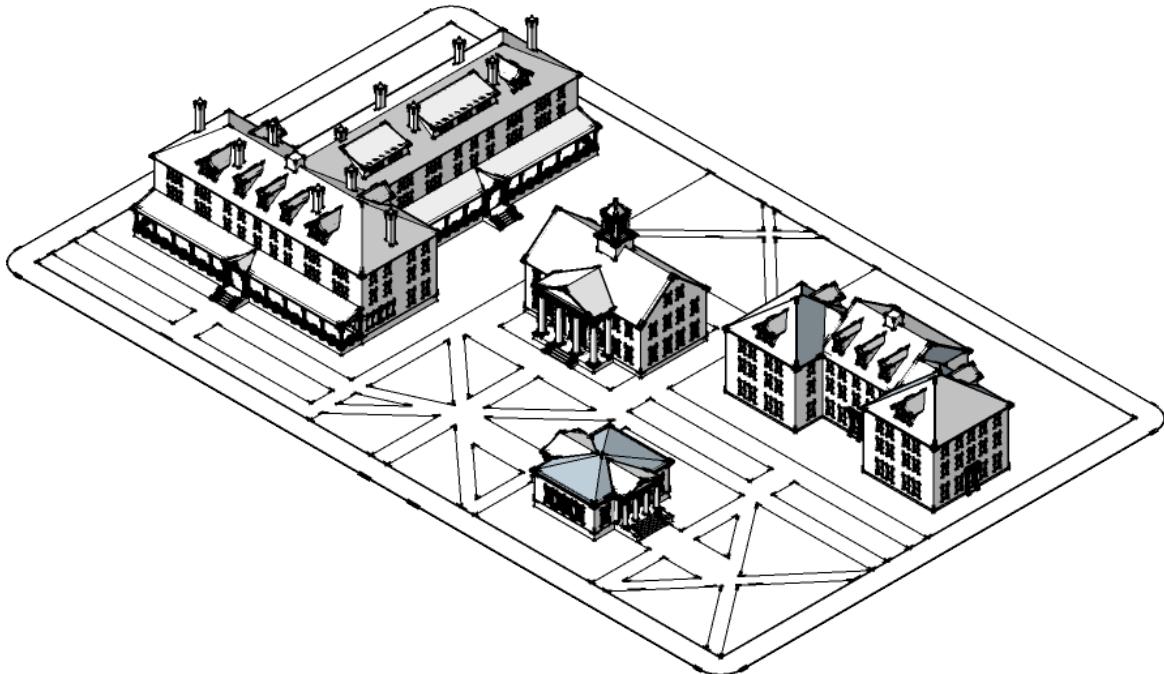
Connected Farm	○
Multi-Unit Court	(3)

- Permitted
- Permitted by special permit

h. STANDARDS

1. A grouping of attached buildings may not exceed 180 feet in aggregate length along a frontage, at which point the building must be interrupted by a thoroughfare, civic space, or a break of at least 3 ft in width and no greater than 12 feet in width. The break may accommodate pedestrian accessways or narrow side yards.
2. A building or group of attached buildings extending around a corner without a break must provide pedestrian access to the block interior at intervals of no greater than 180 ft. This access may be accommodated through the use of a publicly accessible lobby or a thoroughfare.
3. The maximum width of a building lot may be increased to 150 ft by special permit to accommodate a lined parking garage.
4. A multi-use court may only be comprised of shops, townhouses, or live/work flex buildings.
5. All thoroughfares within this district should provide on-street parking.
6. Fabrication buildings must be oriented perpendicular to the thoroughfare (excluding alleys).

2. CAMPUS SPECIAL DISTRICT (SD-CAMPUS)



a. DESCRIPTION

The Campus Special District accommodates the unique function and design of the Lincoln Academy campus. The campus has large detached buildings, buildings that face onto internal greens, large recreational spaces, lanes and access driveways, wayfinding and other unique qualities seen in a campus environment.

b. PURPOSE

1. To accommodate for large detached buildings, buildings that face onto internal greens, large recreational spaces, lanes and access driveways, wayfinding and other unique qualities seen in a campus environment.
2. To enable large institutional users to create campuses in a predictable fashion.

c. LOT DIMENSIONS

Width	60 ft min, 100 ft max (4)
Depth	n/a

d. PRIMARY BUILDING PLACEMENT

Primary Front Setback	0 ft min
Secondary Front Setback	0 ft min
Side Setback	5 ft min
Rear Setback	5 ft min

2. CAMPUS SPECIAL DISTRICT (SD-CAMPUS)

e. BUILDING TYPES

House	●
Inn	●
Fabrication	●
Apartment Building	●
Lined Parking Garage	○
Civic Building	●

f. ACCESSORY BUILDING TYPES

Barn	●
Carriage House	●
Fabrication Shop	●

g. BUILDING GROUPS

Connected Farm	○
Multi-Unit Court	●

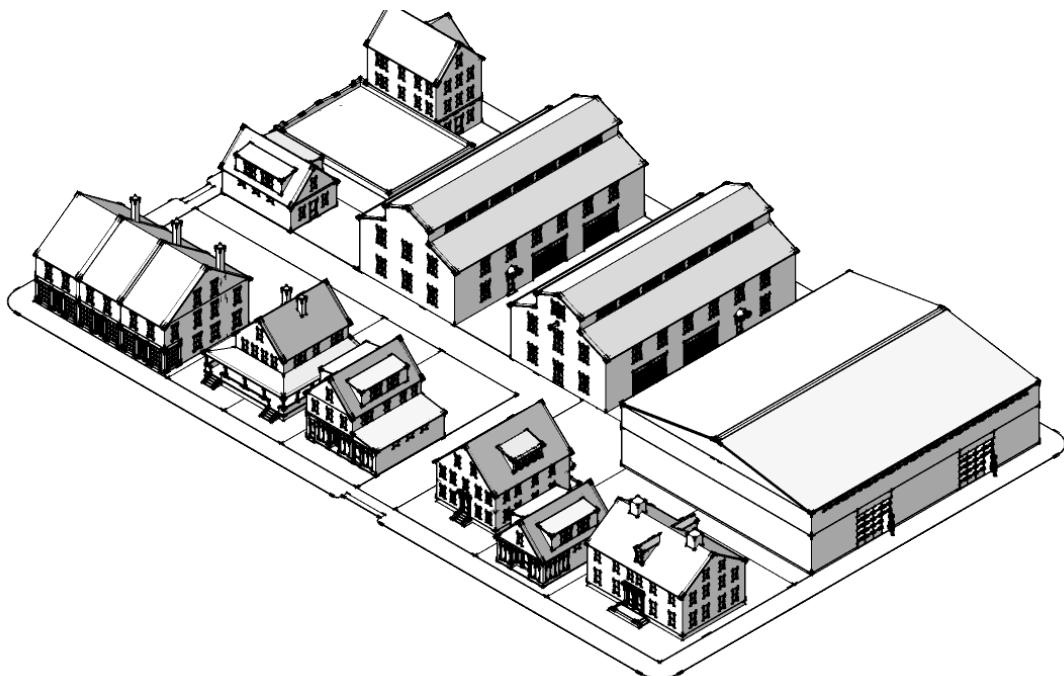
● Permitted

○ Permitted by special permit

h. STANDARDS

1. A campus is only permitted for use by a single major institutional user.
2. Building lots in a campus must abut a civic space on at least one lot line.
3. Lots in the campus special district may be comprised entirely of front lot lines.
4. The maximum width of a building lot may be increased to 150 ft by special permit to accommodate a lined parking garage.

4. FABRICATION SPECIAL DISTRICT (SD-FAB)



a. DESCRIPTION

The Fabrication Special District is envisioned as a self-sustaining fabrication village with a mix of industrial, office, retail, live-work flex spaces and other supporting development.

b. PURPOSE

1. To accommodate more intensive industrial uses in a way that is compatible with and in proximity to higher density residential areas.
2. To support existing industrial uses and provide an area for their expansion.
3. To allow for residential uses that are compatible with industrial activities.

c. LOT DIMENSIONS

Width	20 ft min, 100 ft max (1)
Depth	n/a

d. PRIMARY BUILDING PLACEMENT

Primary Front Setback	3 ft min
Secondary Front Setback	3 ft min
Side Setback	5 ft min
Rear Setback	5 ft min

4. FABRICATION SPECIAL DISTRICT (SD-FAB)

e. BUILDING TYPES

Duplex	●
Small Apartment Building	●
Shop	●
Shophouse	●
Live/Work Flex	●
Inn	●
Fabrication Building	●

f. ACCESSORY BUILDING TYPES

Farmstand	(1)
Carriage House	●
Fabrication Shop	●
Accessory Shop	●

g. BUILDING GROUPS

Connected Farm	○
Multi-Unit Court	●

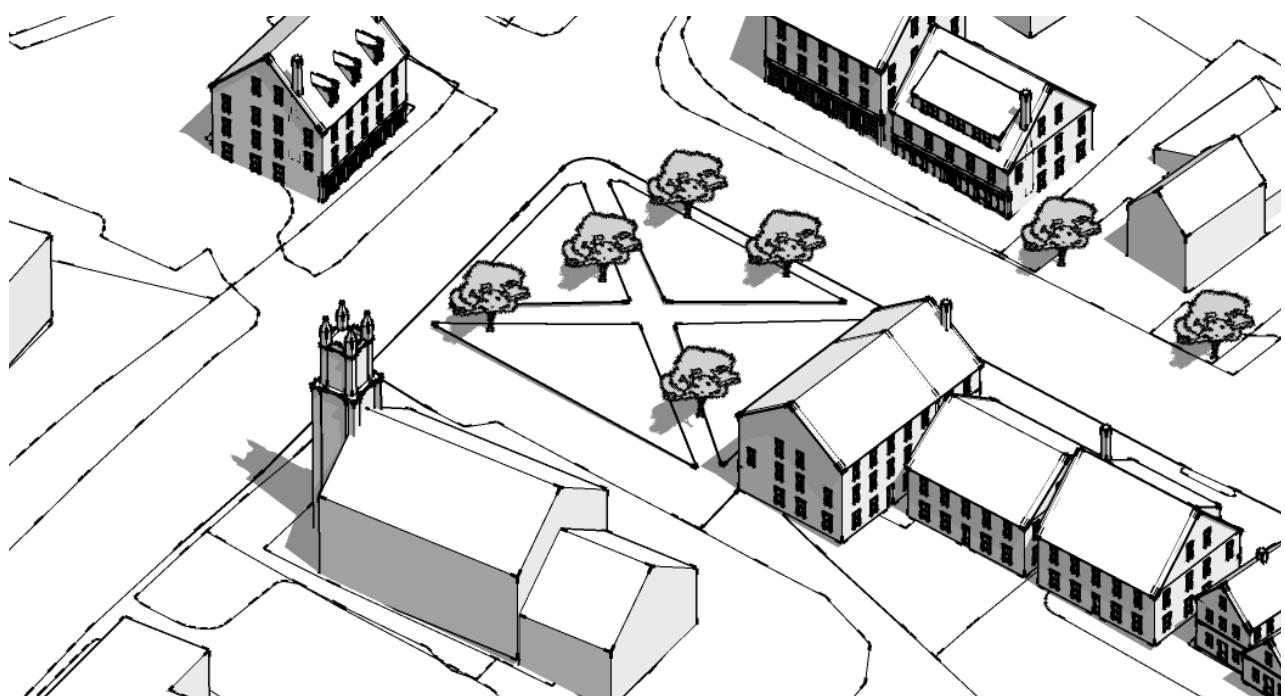
● Permitted

○ Permitted by special permit

h. STANDARDS

-
1. The maximum width of a building lot may be increased to 200 ft to accommodate a fabrication building.
 2. Farmstands are only on vacant lots.
 3. Connected farms are allowed by special permit on platted blocks that meet the standards of this District.

5. CIVIC SPECIAL DISTRICT (SD-CIVIC)



a. DESCRIPTION

The Civic Special District is for all land dedicated as civic space for public enjoyment.

b. PURPOSE

1. To identify lands permanently intended for public, civic use.
2. To ensure a predictable and flexible set of requirements for land set aside as civic spaces.

c. LOT DIMENSIONS

Width	0 ft min
Depth	0 ft min

d. PRIMARY BUILDING PLACEMENT

Primary Front Setback	0 fit min
Secondary Front Setback	0 ft min
Side Setback	0 ft min
Rear Setback	0 ft min

5. CIVIC SPECIAL DISTRICT (SD-CIVIC)

e. BUILDING TYPES

Civic Building



f. ACCESSORY BUILDING TYPES

none

g. BUILDING GROUPS

none

Permitted

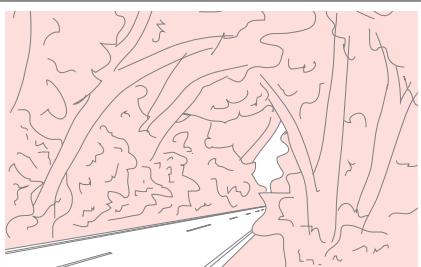
Permitted by special permit

h. STANDARDS

1. This district must be comprised of civic spaces permitted in Article 6 Neighborhood Standards.
2. Informal and temporary structures are permitted in this District provided they directly service, support, or enable the civic activity.

TABLE 2.3 LAND TYPE SUMMARY TABLE

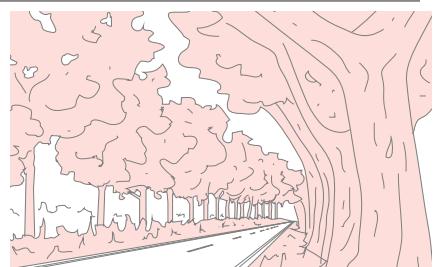
1. DENSE FOREST



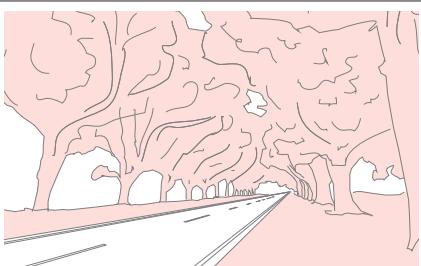
2. GROVE



3. TREE ROW



4. TREE CANOPY



LAND TYPES ARE A TOOL TO
PROTECT RURAL CHARACTER AND
PROVIDE ADDITIONAL FLEXIBILITY
FOR BUILDINGS THAT ARE VISUALLY
BLOCKED BY NATURAL FEATURES.

1. DENSE FOREST



a. DESCRIPTION

An area of private land along a thoroughfare, densely covered with trees and thick undergrowth that visually blocks development from the public realm.

b. PURPOSE

1. To provide flexibility with regard to building standards including:
 - a. Eliminate roof pitch standards.
 - b. Eliminate building orientation standards.
 - c. Eliminate window and door standards.
 - d. Eliminate non-enclosed massing building component dimensions.
 - e. Eliminate architectural component dimensions.

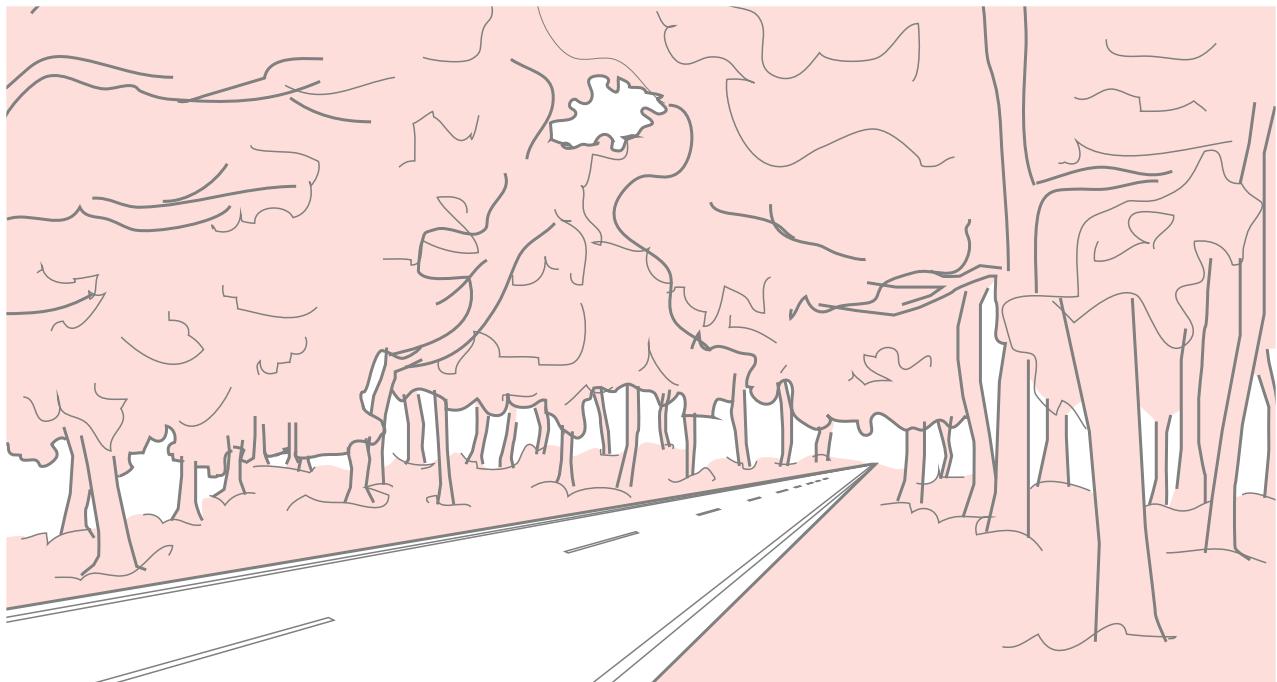
b. DIMENSIONS

Length	0 min (1)	A
Depth	50 ft min	B
Setback	0 ft min (2)	C
Tree Spacing	Close, irregular	
Tree Type	Round, spreading, oval, columnar, vase, columnar	
Screening	Full screening	

c. STANDARDS

1. Dense forest must extend along the frontage such that it fully screens the front and sides of all primary and accessory buildings.
2. Grove must be located between the primary thoroughfare and the primary building.

2. GROVE



a. DESCRIPTION

An area of private land covered by a small group of trees growing in close proximity and that has minimal or no undergrowth. Trees are close enough to form a sparse canopy, but spaced far apart enough to be easily walkable.

b. PURPOSE

1. To provide flexibility with regard to building standards including:
 - a. Reduce roof pitch requirements by up to 3 intervals.
 - b. Allow building orientation to turn 22.5 degrees in either direction from the primary thoroughfare.
 - c. Reduce fenestration requirements by up to 10%.
 - d. Alter, but not reduce to zero, non-enclosed massing building component dimensions.
 - e. Alter, but not reduce to zero, architectural component dimensions.

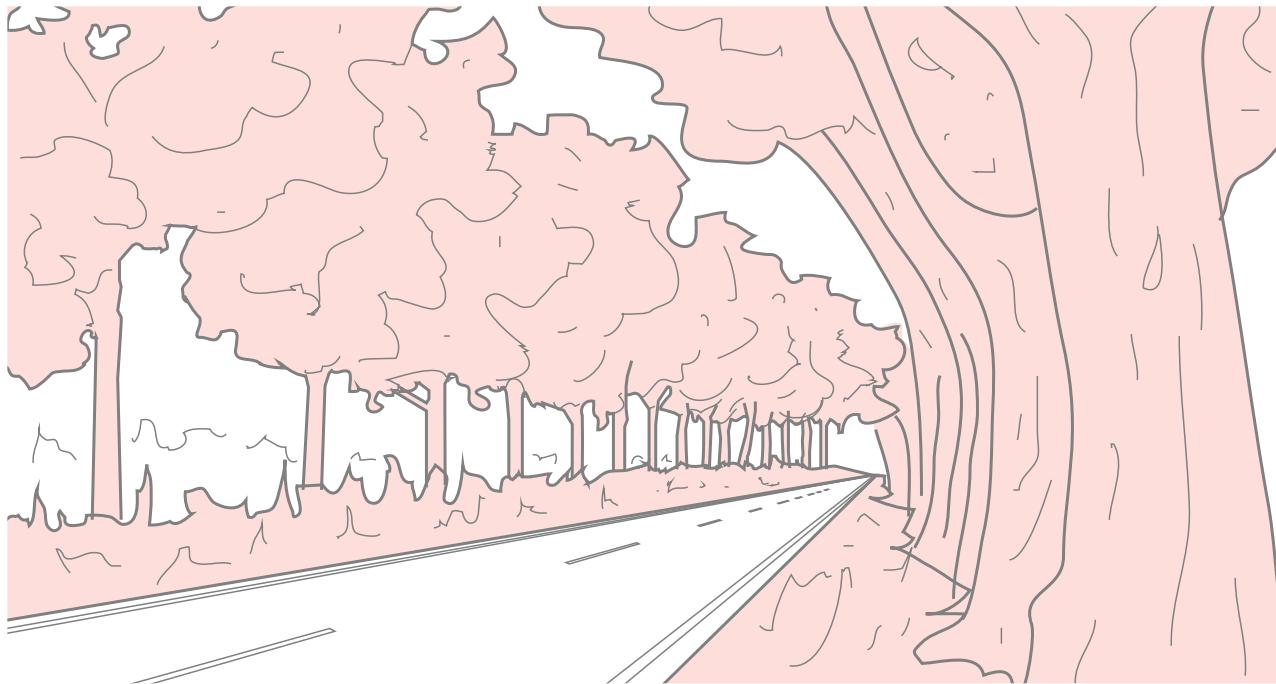
c. DIMENSIONS

Length	0 min (1)	A
Depth	25 ft min	B
Setback	50 ft max (2)	C
Tree Spacing	25 ft max (3)	
Tree Type	Round, spreading, oval, columnar, vase	
Screening	Partial screening	

d. STANDARDS

1. Grove must extend along the frontage such that it partially screens the front and sides of all primary and accessory buildings.
2. Grove must be located between the primary thoroughfare and the primary building.
3. Tree spacing is measured between tree trunks, measured on center.

3. TREE ROW



a. DESCRIPTION

A continuous line of mature trees alongside a thoroughfare or lot line that creates a sparse visual divide between private lands and the public realm.

b. PURPOSE

1. To provide flexibility with regard to building standards including:
 - a. Reduce roof pitch requirements by up to 3 intervals.
 - b. Allow building orientation to turn 22.5 degrees in either direction from the primary thoroughfare.
 - c. Reduce fenestration requirements by up to 10%.
 - d. Alter, but not reduce to zero, non-enclosed massing building component dimensions.
 - e. Alter, but not reduce to zero, architectural component dimensions.

c. DIMENSIONS

Length	0 min (1)	A
Depth	15 ft max	B
Setback	25 ft max (1)	C
Tree Spacing	50 ft max	
Tree Type	Round, spreading, oval, columnar, vase, columnar	
Screening	Partial screening	

d. STANDARDS

1. Tree row must extend along the frontage such that it partially screens the front and sides of all primary and accessory buildings.
2. Tree row must consist of at least 3 trees minimum.
3. Tree row must be located between the primary thoroughfare and the primary building.
4. Tree row may be used to meet the requirements of a landscape buffer.

4. TREE CANOPY



a. DESCRIPTION

A continuous line of mature deciduous trees along a thoroughfare, rooted on private land, with branches that extend above the road to create a canopy.

b. PURPOSE

1. To provide flexibility with regard to building standards including:
 - a. Reduce roof pitch requirements by up to 3 intervals.
 - b. Allow building orientation to turn 22.5 degrees in either direction from the primary thoroughfare.
 - c. Reduce fenestration requirements by up to 10%.
 - d. Alter, but not reduce to zero, non-enclosed massing building component dimensions.
 - e. Alter, but not reduce to zero, architectural component dimensions.

c. DIMENSIONS

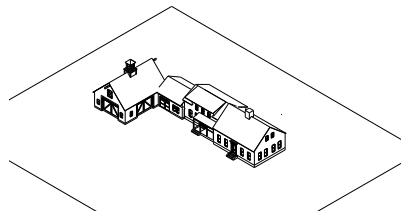
Length	0 min (1)	A
Thickness	5 ft max (2)	B
Setback	25 ft max (2)	C
Tree Spacing	50 ft max	
Tree Type	Spreading, vase	
Screening	Partial screening	

d. STANDARDS

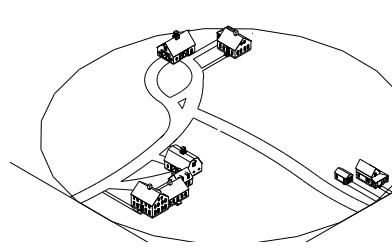
1. Tree canopy must extend along the frontage such that it partially screens the front and sides of all primary and accessory buildings.
2. Trees must align parallel to the thoroughfare and be evenly spaced.
3. Tree canopy must be located between the primary thoroughfare and the primary building.

TABLE 2.4 BUILDING GROUP SUMMARY TABLE

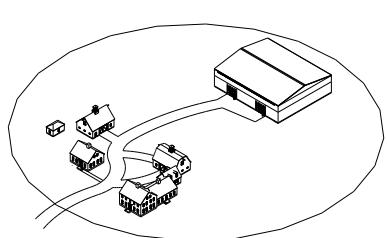
1. CONNECTED FARM



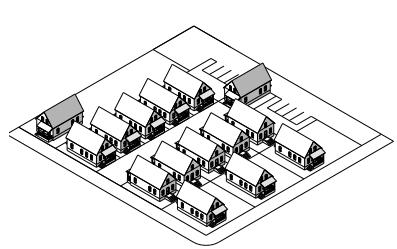
2. SMALL RURAL COMPOUND



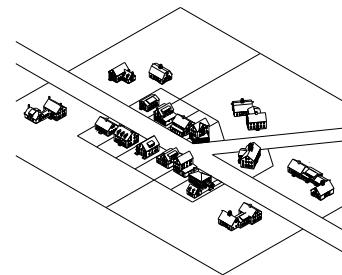
3. LARGE RURAL COMPOUND



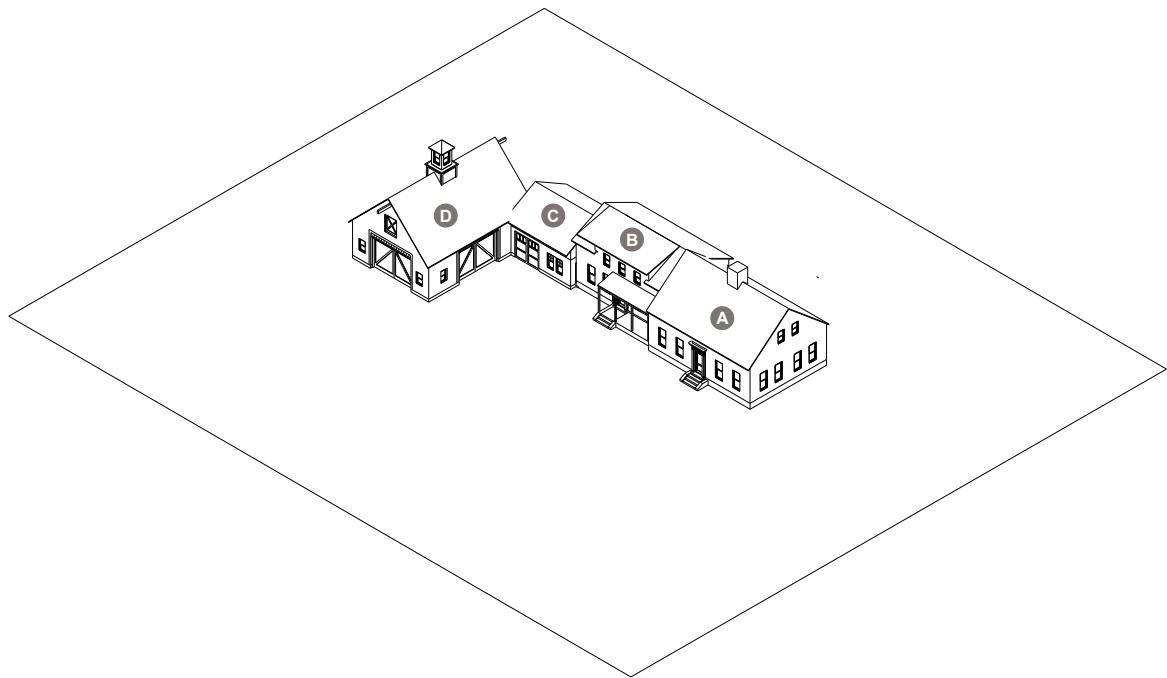
4. MULTI-UNIT COURT



5. HAMLET



1. CONNECTED FARM



a. DESCRIPTION

A building comprised of multiple elements, based on the common building tradition of big house, little house, back house, and barn.

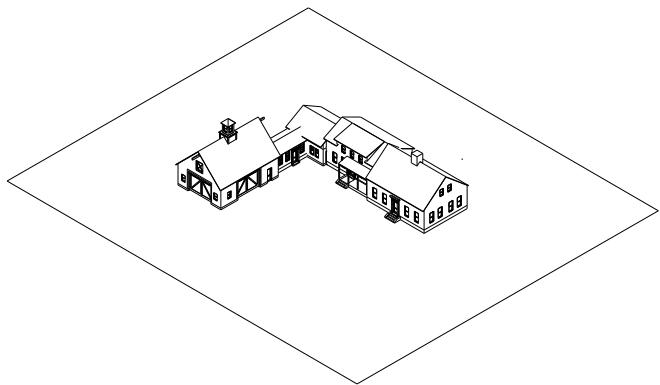
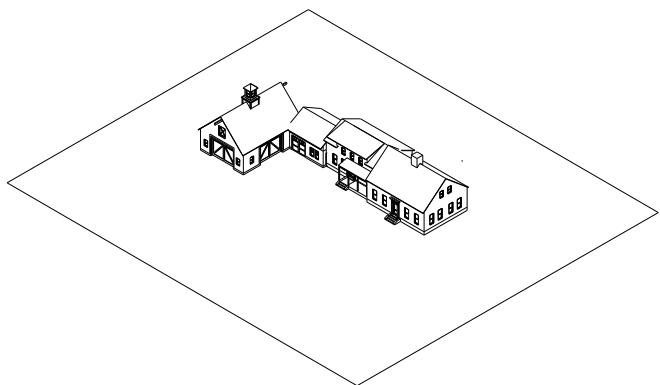
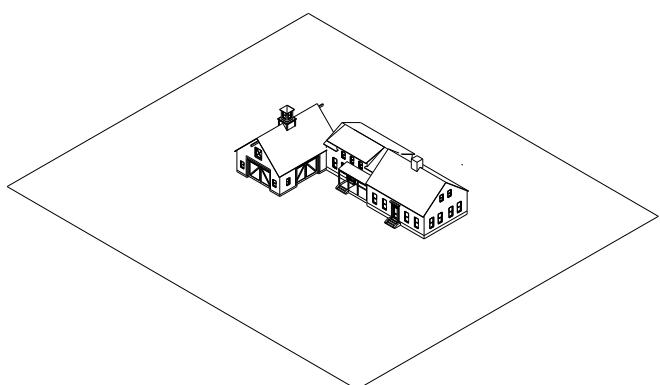
b. PURPOSE

1. To allow for a larger house through an optional series of attachments that might not otherwise be possible.
2. The connected farm is a traditional manner of deploying buildings with an agricultural character, so that they assume a predictable, sequenced series of forms.

c. BUILDING & COMPONENT TYPES

Primary Building (Big House)	House, Cottage, shophouse, apartment house, duplex, bungalow	A
Component (Little House)	Rear addition, side wing, porte-cochere	B
Accessory Building (Back House)	Carriage House, fabrication shop, back cottage, side shop, porte-cochere	C
Accessory Building (Barn)	Barn	D

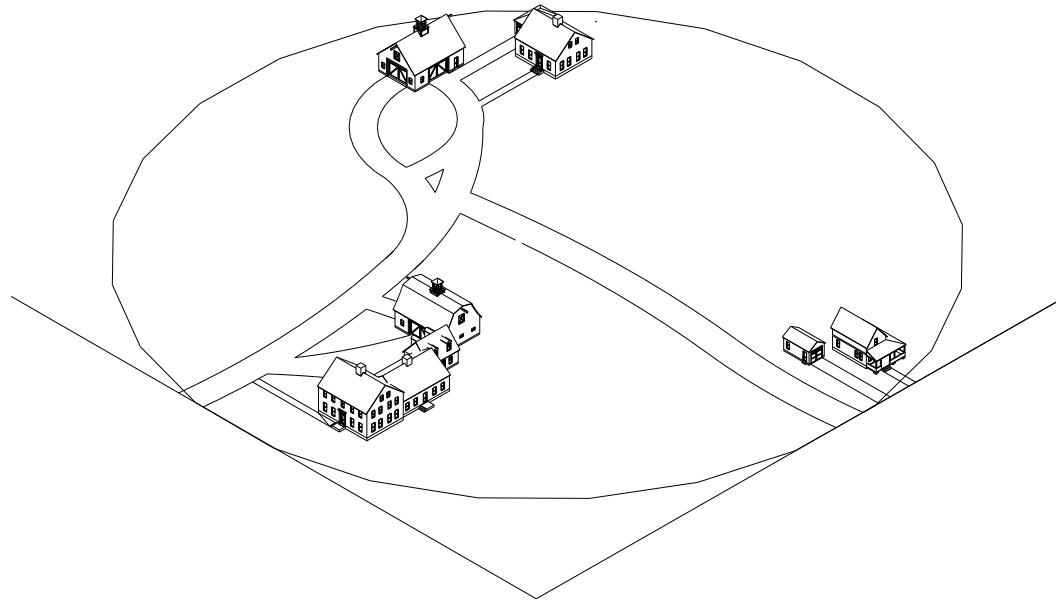
1. CONNECTED FARM



d. STANDARDS

-
1. A barn and house on the same lot separated from each other by no more than 100 feet may be linked together with a series of accessory buildings and components.
 2. The link may be comprised of many as 3 components or accessory buildings, distinct from the house or barn.
 3. Each massing component that forms part of the link, must attach to either the barn or the primary building.
 4. Each accessory building that forms part of the link must attach directly to the primary building or barn; or to massing components or accessory buildings that are attached to the primary building or barn.
 5. Architectural components may attach to any massing component or accessory building in the link subject to the standards for each respective component/ accessory building.
 6. No building may be located closer to the primary frontage than the primary building, with the exception of a barn.
 7. The primary entrance to the primary building may be located either on the buildings front, or on its side.
 8. A connected farm may be built as part of a farmstead or hamlet.

2. SMALL RURAL COMPOUND



a. DESCRIPTION

Medium-sized lots that allow for the more dense arrangement of buildings in the character of traditional rural farms, with buildings grouped together to efficiently meet residential and working needs.

b. PURPOSE

1. To allow increased density and uses without altering the underlying zoning.
2. To allow the creation of development that maintains a rural character while creating real estate value, economic activity, and housing opportunities.
3. To promote a long-term development pattern that keeps rural [NAME OF TOWN / CITY] rural.

c. PRIMARY BUILDING TYPES

Cottage	●
House	●
Bungalow	●
Duplex	●

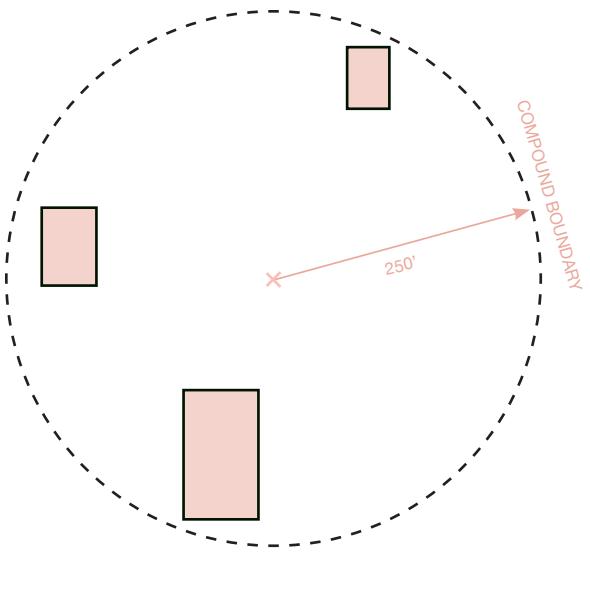
d. ACCESSORY BUILDING TYPES

Barn	●
Back Cottage	●
Fabrication Shop	●
Carriage House	●
Farmstand	●

● Permitted

○ Permitted by special permit

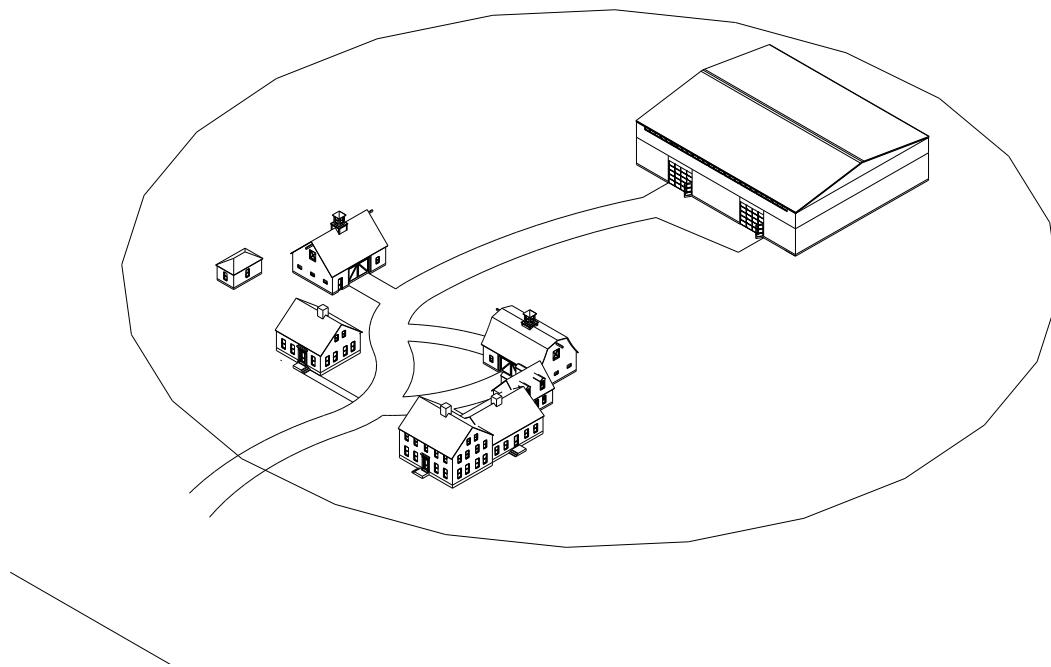
2. SMALL RURAL COMPOUND



e. STANDARDS

1. Small rural compounds are only allowed on lots that meet the following conditions:
 - a. Lot is 5 acres or greater.
 - b. Lot width is at least 250 feet along an existing thoroughfare.
2. A small rural compound may include up to 4 units, which may be located within a combination of permitted primary and accessory buildings, with a maximum of one house, duplex, or connected farm and a maximum of 2 Cottages or bungalows.
3. The small rural compound must designate a main primary building, behind which all additional buildings must be located, with the following exceptions:
 - a. When all buildings within the small rural compound are located 300 feet or more from the public thoroughfare.
 - b. Farmstands may always front on a thoroughfare.
4. All buildings within a small rural compound must be located entirely within a circle 250 feet in radius. This circle defines the boundary of the small rural compound and must meet all district setbacks.
5. All land within the boundary of a small rural compound must be divided into building lots comprised of theoretical lot lines, such that each building within the rural compound is located on a single building lot.
6. Theoretical building lots within a small rural compound must be a minimum of 20 ft in width and have 10 ft minimum front, side, and rear setbacks to enable buildings that are located in closer proximity to abutting thoroughfares and to each other.
7. Building lots within a small rural compound must have frontage on an existing thoroughfare or a new natural lane.
8. The main primary building within a small rural compound must front onto a public thoroughfare extant at the time of adoption of this Code unless the primary building is located more than 300 feet from the primary thoroughfare, in which case it may instead front on a new natural lane.
9. All additional buildings within the small rural compound must orient themselves perpendicular or parallel to the main primary building, except when located more than 300 ft from the primary thoroughfare, in which case they may front on a new natural lane.
10. Outdoor storage must be screened from any thoroughfare by buildings or a land type unless they are part of an active agricultural use.
11. Each small rural compound must have a maximum of one curb cut from a public thoroughfare extant at the time of adoption of this Code.
12. The curb cut for a small rural compound must be a minimum of 500 ft from any adjacent curb cut.

3. LARGE RURAL COMPOUND



a. DESCRIPTION

Large lots that allow for the more dense arrangement of buildings in the character of traditional rural farms, with buildings grouped together to efficiently meet residential and working needs.

b. PURPOSE

1. To allow increased density and uses without altering the underlying zoning.
2. To allow the creation of development that maintains a rural character while creating real estate value, economic activity, and housing opportunities.
3. To promote a long-term development pattern that keeps rural [NAME OF TOWN / CITY] rural.

c. PRIMARY BUILDING TYPES

Cottage	●
House	●
Bungalow	●
Duplex	●
Shop	●
Shophouse	●
Apartment House	●
Small Apartment Building	●
Inn Building	●
Fabrication Building	●

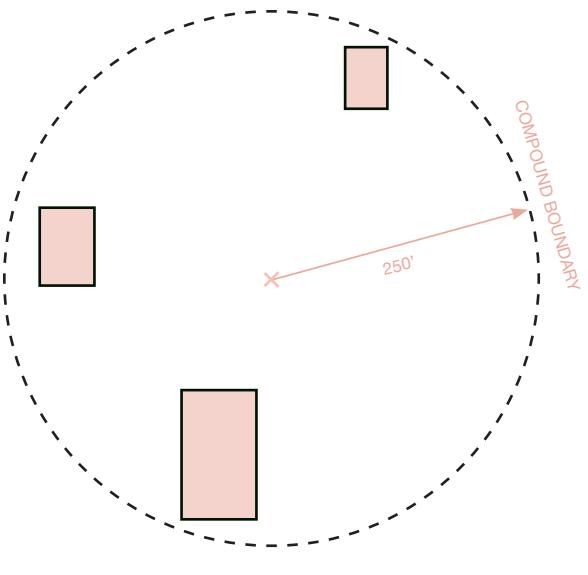
d. ACCESSORY BUILDING TYPES

Barn	●
Back Cottage	●
Fabrication Shop	●
Side Shop	●
Carriage House	●
Farmstand	●

● Permitted

○ Permitted by special permit

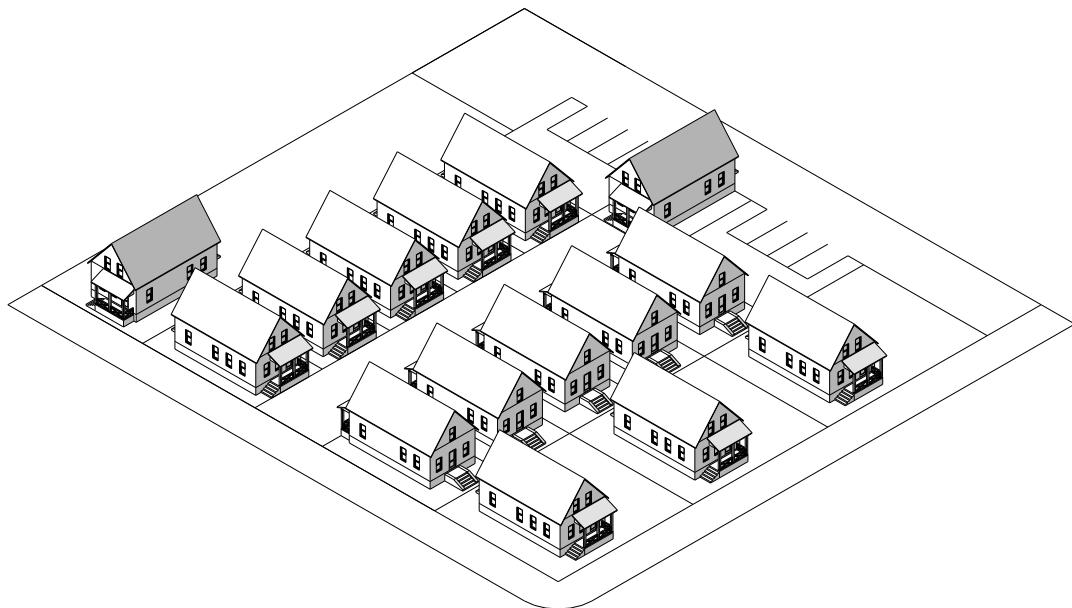
3. LARGE RURAL COMPOUND



e. STANDARDS

1. Large rural compounds are only allowed on lots that meet the following conditions:
 - a. Lot is 10 acres or greater.
 - b. Lot width is at least 500 feet along an existing thoroughfare.
2. A large rural compound may include up to 7 units, which may be located within any of the permitted building types or the connected farm.
3. The large rural compound must designate a main primary building, behind which all additional buildings must be located, with the following exceptions:
 - a. When all buildings within the large rural compound are located 300 feet or more from the public thoroughfare.
 - b. Farmstands may always front on a thoroughfare.
4. All buildings within a large rural compound must be located entirely within a circle 250 feet in radius. This circle defines the boundary of the large rural compound and must meet all district setbacks.
5. All land within the boundary of a large rural compound must be divided into building lots comprised of theoretical lot lines, such that each building within the rural compound is located on a single building lot.
6. Theoretical building lots within a large rural compound must be a minimum of 20 ft in width and have 10 ft minimum front, side, and rear setbacks to enable buildings that are located in closer proximity to abutting thoroughfares and to each other.
7. Building lots within a large rural compound must have frontage on an existing thoroughfare or a new natural lane.
8. The main primary building within a small rural compound must front onto a public thoroughfare extant at the time of adoption of this Code unless it is located more than 300 feet from the primary thoroughfare, in which case it may instead front on a new natural lane.
9. All additional buildings within the small rural compound must orient themselves perpendicular or parallel to the main primary building, except located more than 300 ft from the primary thoroughfare, in which case they may front on a new natural lane.
10. Fabrication and inn buildings must always be set back at least 500 ft from all property lines.
11. Work yards with material storage and long term equipment parking must be screened from any thoroughfare by buildings unless they are part of an active agricultural use.
12. Each large rural compound must have a maximum of one curb cut from a public thoroughfare extant at the time of adoption of this Code.
13. The curb cut for a large rural compound must be a minimum of 500 ft from any adjacent curb cut.

4. MULTI-UNIT COURT



a. DESCRIPTION

The arrangement of a single building type around a central common courtyard space to promote greater density than otherwise allowed with the base district and allow for an alternative lifestyle option.

b. PURPOSE

1. To allow increased density without altering the underlying zoning.
2. To allow the creation of fine-grained public urban courtyards surrounded by buildings of the same type.
3. To enable a close arrangement of buildings that would not otherwise be possible.

c. PRIMARY BUILDING TYPES

Cottage	<input checked="" type="checkbox"/>
Bungalow	<input checked="" type="checkbox"/>
Townhouse	<input checked="" type="checkbox"/>
Live-work/ Flex	<input checked="" type="checkbox"/>
Shop	<input checked="" type="checkbox"/>

d. ACCESSORY BUILDING TYPES

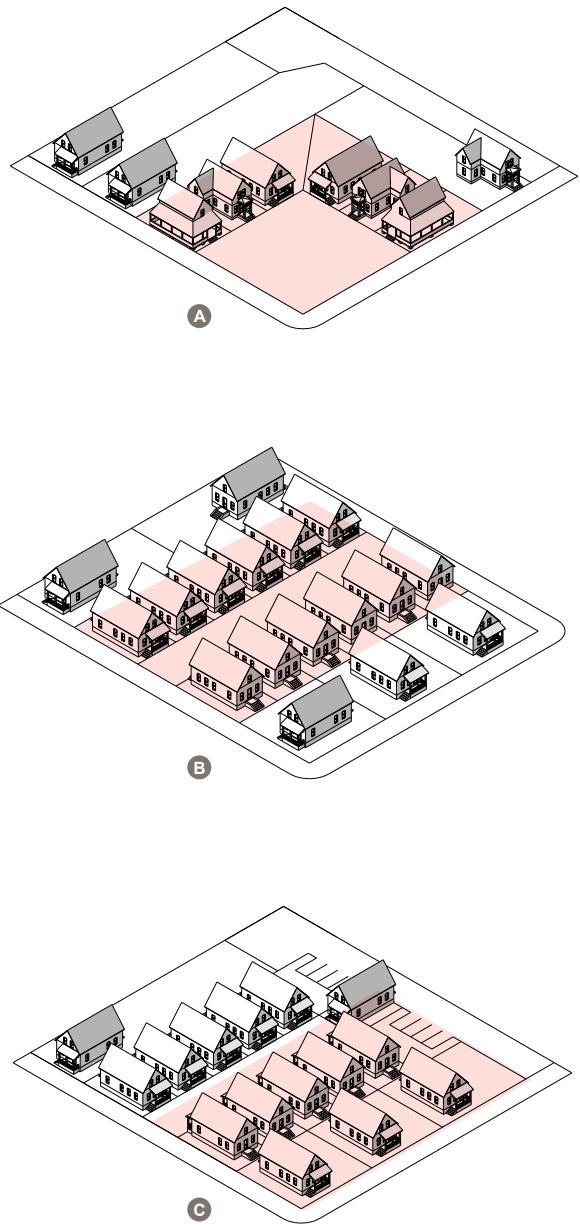
none

Permitted

Permitted by special permit

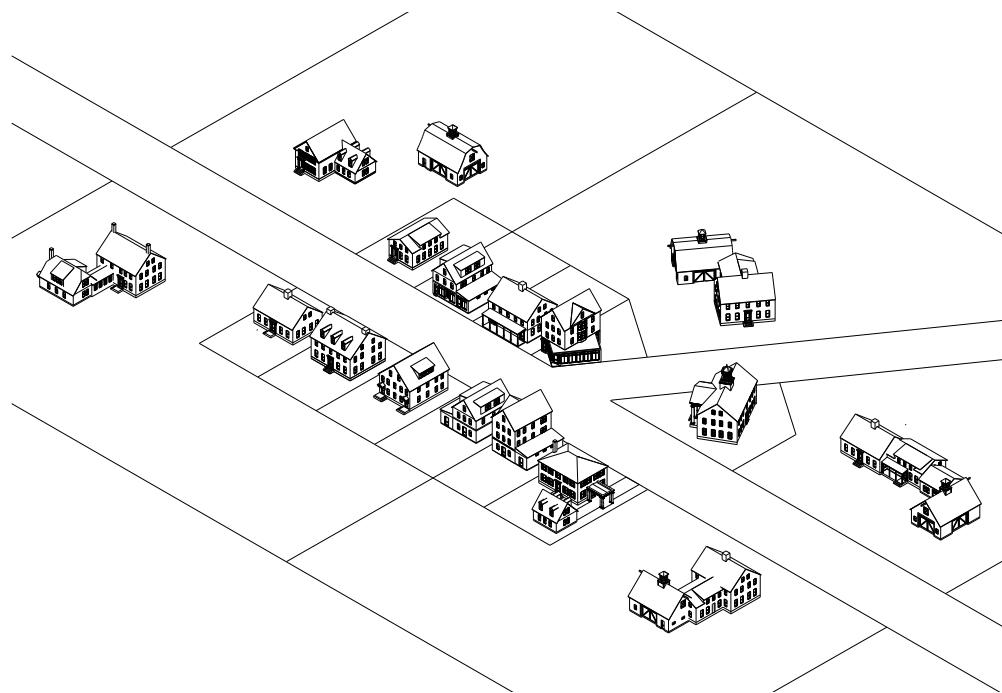
4. MULTI-UNIT COURT

e. STANDARDS



- a. Multi-unit courts consist of three elements; the building lots on which buildings are placed, the courtyard around which the building lots are arranged, and access areas which may or may not include driveways, parking lots, and pedestrian walks.
- b. The total frontage of a multi-unit court may not exceed 300 ft in aggregate length along any single thoroughfare.
- c. Multi-unit courts may not contain public or private thoroughfares.
- d. Multi-unit courts can be configured in one of three ways:
 - i. Corner-Courts are built entirely on a corner-lot or are assembled from lots with combined frontage on two intersecting thoroughfares. **A**
 - ii. Through-Courts are built entirely on a through-lot or are assembled from lots with combined frontage on two non-intersecting thoroughfares. **B**
 - iii. Interior-Courts are built entirely on an interior lot or are assembled from lots with combined frontage on only one thoroughfare. **C**
- e. Parking lots within any multi-unit court may provide no more than one parking space per unit constructed within the multi-unit court.
- f. Parking within a multi-use court must be set back from all abutting thoroughfares by no less than 30 ft with the exception of alleys.
- g. The courtyard at the center of a multi-unit court must be at least 20 ft wide on its shortest side, and have an area not smaller than 1000 sf and not larger than 10,890 sf (1/4 acre).
- h. The courtyard must be built to the standards of one of the following civic space types; common, park, or square.
- i. A courtyard with 4 or more sides must directly enfront a thoroughfare or alley on at least one side and no more than 2 sides.
- j. A courtyard with 3 sides must directly enfront a thoroughfare or alley on only one side.
- k. A multi-use court must consist of at least 4 and no more than 20 units of the same building type.
- l. No building may orient a rear wall towards the courtyard or any thoroughfare, except alleys.
- m. Building lots must meet the lot measurement and building setback standards for the multi-use court, rather than for the base character district.
- n. Pedestrian walkways and sidewalks providing access within a multi-use court may not exceed a width of 10 ft.

5. HAMLET



a. DESCRIPTION

A building group that allows greater density within a rural character district and the creation of fine grain urban form consistent with development found historically at crossroads in rural [NAME OF STATE].

b. PURPOSE

1. To allow increased density and uses without altering the underlying zoning.
2. To allow the creation of development that maintains a rural character while creating real estate value and economic activity.
3. To allow the creation of fine grain urban form consistent with development found historically at crossroads in rural [NAME OF STATE].

c. PRIMARY BUILDING TYPES

House	●
Cottage	●
Duplex	●
Shophouse	●
Inn Building	●
Apartment House	●
Shop	●

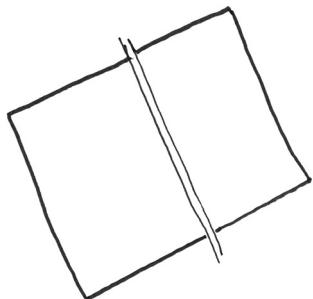
d. ACCESSORY BUILDING TYPES

Back cottage	●
Fabrication Shop	○
Carriage House	●
Farmstand	●
Accessory Shop	●

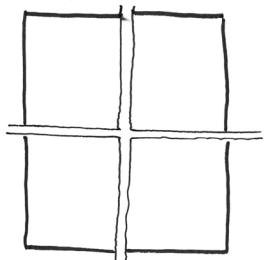
● Permitted

○ Permitted by special permit

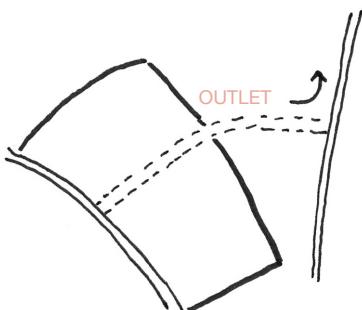
5. HAMLET



A



B



C

e. STANDARDS

1. Hamlets may be formed from a group of lots owned by a single owner or multiple owners and may range in size from 100-200 acres.
2. Hamlets are defined by the intersections around which they are organized.
3. A hamlet must be located (a) on more than one side of an existing thoroughfare, (b) across and on all sides of an intersection, or (c) on one side of an existing thoroughfare but crossed by a new thoroughfare with an outlet.
4. Within a hamlet, building lots must be no greater than 1/2 acre in area, be no wider than 100 feet, and front directly on the central thoroughfare around which they are organized.
5. Building lots may make up no more than 30% the total of the hamlet. Building lots should be concentrated at the center of a hamlet whenever possible and create a dense cluster of buildings along the central thoroughfare or intersection. When blocks are created, their total perimeter must be no greater than 1/4 mile.
6. Hamlets may not be located closer than 1 mile to non-rural character districts, or other hamlets.
7. Rural compounds and multi-use courts may not be constructed within a hamlet.
8. Connected farms may be constructed within a hamlet.
9. Hamlet building lots may reduce required front setbacks to 10 ft and side setbacks 5 ft.
10. Remaining land area not allocated to hamlet building lots must be built to the specifications of the base character district, with no reduction in setbacks, and no accessory dwelling units allowed.
11. A minimum of 50% of building lots within a hamlet must have a primary building that contains a dwelling unit.

ARTICLE 3

BUILDING STANDARDS

PURPOSE

- To provide buildings that reflect the scale and character of buildings within the community.
- To allow for flexible building expansion to increase floor area.
- To allow for attached or detached accessory buildings to provide additional usable space.
- To allow additional structures to be provided on a lot.

APPLICABILITY

- This Article applies to all new buildings, building additions, accessory buildings, and additional structures.

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1. NUMBER OF BUILDINGS

PURPOSE

- To be able to effectively regulate the number of buildings allowed on a lot.

APPLICABILITY

- Applies to all buildings and accessory buildings.

A. GENERAL

1. Only one primary building may be built on each lot.
2. Only one accessory building may be built on each lot except:
 - a. Within permitted buildings groups.
 - b. On lots actively used for agricultural uses, additional non-residential accessory buildings that support agricultural activities are permitted.
3. An accessory building may not permanently occupy a lot without a primary building except:
 - a. On lots actively used for agricultural uses, the barn accessory building may occupy a lot without a primary building.
 - b. An accessory building may be built on a lot prior to a primary building only if both the primary and accessory buildings have been permitted according to the standards of this Code.

2. NONCONFORMING BUILDINGS

PURPOSE

- To allow for the flexible modification, adaption, reuse, and expansion of buildings that existed prior to and were made non-conforming by this Code.

APPLICABILITY

- Applies to all buildings, accessory buildings, and additional structures that existed prior to the adoption of this Code, and that do not meet all the standards of this Article.

A. GENERAL

1. Routine repair and maintenance of nonconforming buildings is permitted.
2. Nonconforming buildings may be altered to eliminate or reduce a nonconformity or to create a conforming building type that meets the standards of this Code.
3. The width and length of the main building mass of a nonconforming building may be expanded within the allowed setbacks of the district and to the extent permitted by the assigned building type.
4. A nonconforming building may be increased in height to the extent permitted by the assigned building type, except when the floor to ceiling heights of the nonconforming building are greater than those allowed for the assigned building type.
5. Nonconforming buildings may be expanded by adding components that meet the standards of this Code, except when the main building mass exceeds the maximum square footage permitted by the assigned building type. In this case, the total square footage of the building may not exceed the sum of the square footage permitted for the main building mass, rear wing, and side wing.
6. When nonconforming buildings are expanded with permitted massing components, floor height standards may be waived to allow floor heights to match.
7. When nonconforming buildings are expanded, windows, doors, and roof shape may take the form of the nonconforming building.
8. A nonconforming building may not be moved in whole or part to another location unless the building conforms to the standards of the district to which the building is moved.
9. When the main building mass of a nonconforming building is destroyed and requires total replacement, the building must be rebuilt to meet the standards of this Code.
10. When any portion of a nonconforming building is damaged and does not require a total reconstruction, it may be repaired and rebuilt to its previous condition.
11. Where a nonconforming building, including the main

building mass or components, encroach into setbacks, the building may be expanded vertically so long as the additions and modifications otherwise meet the standards of this Code.

12. Abandoned buildings located within CD4, CD5, or any special district must meet the standards for primary entrances and shopfronts before any new permits or approvals may be issued.

3. BUILDING ASSEMBLY

PURPOSE

- To provide a clear and flexible system for enabling the construction of new buildings and the expansion and modification of existing buildings
- To allow for a broad range of building designs.

APPLICABILITY

- Applies to all buildings, including primary buildings (comprised of a main building mass and components) and accessory buildings (comprised of a main building mass and components).

A. GENERAL

1. All primary and accessory buildings must meet the standards for one of the building types provided within this Code.
2. Each primary building and accessory building must be comprised of a main building mass with a rectangular form and a single allowed roof type.
3. The following building types are not required to take a rectangular form but must meet standards for floor area, height, and setbacks: mixed-use building, apartment building, inn, civic building, parking garage, and fabrication building.
4. The outer wall of a main building mass must be located entirely in a single plane. Deviations to the wall plane are allowed only through permitted articulations.
5. For the purpose of measurement, building length and width standards apply only to the main building mass of primary and accessory buildings. Components have unique dimensions and standards.
6. Integral components may be used to cut away space within the boundaries of the roof or main building mass provided the eaves and ridge beam of the roof are not affected.

B. ATTACHMENTS

1. Primary buildings may only attach to other primary buildings (or to their components) the number of times indicated in Article 3.B Primary Building Types.
2. Accessory buildings may only attach to primary buildings or other accessory buildings (or to their components) the number of times indicated in Article 3.C Accessory Building Types.
3. Components may attach to primary and accessory buildings.
4. A building may not encroach on setbacks in order to attach to an adjacent building.

5. Primary buildings may attach to other primary buildings or to the components of other primary buildings on no more than two sides.
6. Primary buildings that are allowed to attach to other primary buildings may do so on side or rear walls only.
7. Where a building is allowed to attach to other buildings (or to its component), only one building or component may attach to each building face.
8. Permitted attachments may occur across a theoretical or legal lot lines.
9. All attached buildings in a single grouping of attached buildings must maintain the same front setback, except when part of a connected farm.
10. Where two primary buildings attach, the division between buildings must be apparent on the building's exterior through seams in materials, downspouts, pilasters, buttresses, or other vertical structural elements that are less than 6 horizontal inches from the surface of a building's facade.

C. INTERNAL CIRCULATION

1. Buildings must maintain an independent structural system, with the exception of party walls, which are shared.
2. Breaks in a party wall between two attached buildings may only occur:
 - a. In order to share circulation, corridors, stairwells, and elevators.
 - b. First floor commercial units may share a unit between two or more attached buildings by special permit.
3. Party walls must be structural, load bearing, and extend through the width of both buildings to form a continuous wall.
4. The soffit along the frontage of a building may not extend beyond the party wall.

D. NUMBER OF UNITS

1. Buildings have a maximum number of units as regulated in Article 3.B Primary Building Types and Article 3.C Accessory Building Types.
2. If a permitted accessory building cannot be constructed due to site restrictions or other design related concerns, the accessory unit associated with the accessory building may be incorporated into the primary building, provided the total area of the accessory unit does not exceed either 30% the area devoted to the buildings primary unit, or the maximum floor area of the permitted accessory building, whichever is smaller.

4. ROOFS

PURPOSE

- To provide for buildings that have identifiable roof shapes based on local character.

APPLICABILITY

- Roof standards apply to all primary and accessory building types and components, with the exception of the civic building, which may have more unique and complex assemblies.
-

A. GENERAL

1. Pitched roofs must converge, symmetrically, to a single ridge beam at their highest point.
2. Shed roofs are considered to be symmetrical provided the vertical separation between the base of the eaves and the top of the ridge beam is the same across the entire length of the roof.
3. Roof assemblies with multiple ridge beams are prohibited, except for mansard and gambrel roofs, which possess a secondary, lower beam (the chine) located between the ridge beam and the eaves at a consistent height.
4. The upper slope of mansard and gambrel roof profiles must always be less steep than the lower slope.
5. Roof assemblies with multiple ridge beams are prohibited.
6. Each primary building, accessory building, or component may only have a maximum of one roof.
7. The highest point of the roof of any component must be lower than or equal to the highest point of the roof of the primary building, unless specifically allowed to be taller.
8. Gable ends must be located on the narrowest building face or component face, except for townhouses, live-work/ flex buildings, and bungalows, which must orient the ridge beam parallel with the frontage.
9. Pitched roofs, if provided, must be clad with wood shingles, asphalt shingles, slate tile, metal, or other natural materials.
10. The eaves of gabled roofs may not have pork chop returns, except when buildings are located behind an approved land type.

B. NONCONFORMING ROOFS

1. Routine repair and maintenance of nonconforming roofs is permitted.
2. Nonconforming roofs may be altered to eliminate or reduce a nonconformity or to create a conforming roof that meets the standards of this Code.

3. When a nonconforming roof is damaged or destroyed, it may be repaired or rebuilt to its previous condition.
4. Accessory buildings and components added to nonconforming buildings may use a roof that takes the form and pitch of the nonconforming primary building.

5. COMPONENTS

PURPOSE

- To provide a clear and flexible system for enabling the construction of new buildings and the expansion and modification of existing buildings.

APPLICABILITY

- Applies to all buildings, including primary buildings (comprised of a main building mass and components) and accessory buildings (comprised of a main building mass and components).

A. GENERAL

1. At least one component is required per primary building except on the mixed-use building and lined parking garage.

B. ATTACHMENTS

1. All components may attach to other components, unless otherwise indicated.
2. All components are allowed to stack on top of one another, unless otherwise indicated.
3. Multiple components of the same type may be used more than once, unless otherwise indicated.
4. Multiple components of the same type may not attach to each other, unless specifically allowed, and must be separated horizontally by a distance of no less than 1 ft.
5. Two components may not occupy the same space (overlap), unless specifically allowed in Article 3.D Components.
6. Any enclosed component, that is permitted to extend flush with a side or rear lot line, is permitted to attach to a neighboring structure also built flush to the same lot line.

C. ENCROACHMENTS

1. Components may encroach their entire width and/or depth into all setbacks, unless specifically disallowed in Article 3.D Components.
2. Components may be allowed to encroach into the public right-of-way by special permit.

D. NONCONFORMING COMPONENTS

1. Routine repair and maintenance of nonconforming components is permitted.
2. Nonconforming components may be altered to eliminate

- or reduce a nonconformity or to create a conforming component that meets the standards of this Code.
3. The dimensions of a nonconforming component may be expanded within the allowed setbacks of the district and to the extent permitted by the assigned component type.
 4. When a nonconforming component is destroyed and requires total replacement, the component must be rebuilt to meet with the standards of this Code.
 5. When any portion of a nonconforming component is damaged and does not require a total reconstruction, it may be repaired and rebuilt to its previous condition.

E. FIRE ESCAPES

1. Fire escapes may be added to existing buildings when no other means of providing egress is possible or practical.
2. Exterior fire escapes may encroach upon all setbacks.
3. A fire escape may encroach upon a public right-of-way by special permit.
4. Sizing and location of fire escapes must be approved by the Fire Marshall.

6. HEIGHT

PURPOSE

- To create a predictable and clear approach to measuring and regulating height of buildings.

APPLICABILITY

- Applies to all new buildings or modifications to existing buildings that increase the overall height of the structure.

A. STORY HEIGHT

1. Building height in this Code is measured in stories.
2. Story height is measured from the surface of any floor to the surface of the floor above it or, if there is no floor above, from the surface of the floor to the top of the wall plate.
3. For buildings with pitched roofs, habitable space is allowed within the pitch and is not considered a story.
4. A building that has more than one floor contained within the structure of a pitched roof must count all but the top floor as a story.
5. A habitable floor within a pitched roof must be counted as a story if the roof rafters intersect the wall plate or top of the exterior wall frame at a height more than 2 feet above the finished floor of the space.
6. Basements are counted as a story when 5 feet or more of an exterior wall located within the frontage zone is exposed above the average ground level.
7. In the event that floor heights vary in different parts of the same building, such that multiple stories in one area equate in height to one story in another, the shorter floor-to-floor height should be used to determine number of stories, provided that none of the floors are mezzanines.

B. HEIGHT EXCEPTIONS

1. Maximum height standards do not apply to mechanical equipment; vents or exhausts; solar panels or skylights; flagpoles; chimneys; parapets; or other non-habitable architectural features.
2. The maximum heights of roof decks, towers, turrets, cupolas, and penthouses are regulated in Article 3.D Components.
3. Maximum height standards for Amateur (HAM) Radio Equipment are regulated in Article 3.A.17 Additional Structures.
4. Maximum height standards for all wireless telecommunications facilities are regulated in Article 9.D Tower, Steeple, or Similar Structures.
5. Maximum heights for windmills are regulated in Article 9.J Wind Energy.

7. BUILDING ORIENTATION

PURPOSE

- To ensure that buildings address the street in a way that reinforces or creates the character desired in a neighborhood.
- To enable people to access to fronts of buildings.
- To provide consistent placement of buildings within neighborhood centers.
- To provide flexible building arrangement in rural areas.

APPLICABILITY

- Applies to all new primary buildings, accessory buildings, and components.
- In CD2, buildings located behind a dense forest land type are exempt from all building orientation rules.

A. GENERAL

1. All primary buildings must front on a primary thoroughfare, with the exception of Cottages and townhouses, which may front on alleys.
2. The facade of all primary buildings and accessory buildings, and massing components must have the same orientation.
3. Buildings must be oriented parallel to the primary frontage line, with the following exceptions:
 - a. In the case where a thoroughfare bends, a building may take the orientation of adjacent buildings or orient toward the corner, at an angle determined by drawing an imaginary line between the endpoints of the two side lot lines along the frontage.
 - b. Buildings that are part of the multi-unit court building group must be oriented parallel to the civic space they face.
 - c. In CD2, buildings located behind a grove, tree row, or tree canopy land type may rotate by 22.5 degrees.
 - d. In CD2, where land types are infeasible, and in CD3, building orientation may rotate by 22.5 degrees by waiver, based on demonstrating that natural landscape features preclude meeting building orientation standards and that those features were not man-made, modified, or adjusted.

8. BUILDING ELEVATION

PURPOSE

- To ensure that buildings with first floor residential uses are raised above the level of the ground as a way to protect privacy in neighborhoods where buildings are located close to the street.
- To ensure that buildings with first floor commercial spaces are located at grade to the extent possible to provide accessible shopfronts.

APPLICABILITY

- Applies to all new primary buildings and accessory buildings with residential first floor units.
- In CD2, buildings located behind a land type are exempt from all building elevation rules.

A. GENERAL

1. Buildings must be elevated along their primary frontage to meet first floor elevation requirements of each primary and accessory building type.
2. Buildings that are located within 10 ft of a frontage line must have the first floor at the same grade or higher than the abutting sidewalk.
3. Primary buildings that contain dwelling units on the first floor must be elevated above grade a minimum of 2 ft along the frontage, except for the following which may be built at grade:
 - a. Any building located behind a land type.
 - b. Live/work flex buildings.
 - c. Accessory buildings.
4. First floor elevation is measured from the average ground level at the front of the building to the top of the finished floor of the first story of a building.

9. FENESTRATION

PURPOSE

- To ensure that buildings relate to the street by providing a rhythm of door and window openings.
- To minimize blank walls along thoroughfares to keep eyes on the street.

APPLICABILITY

- Applies to all new primary buildings, accessory buildings, and components, not including civic buildings.

A. GENERAL

1. Window and door requirements apply to all building facades, except where installation of windows along side or rear property lines is infeasible due to separation requirements mandated by the fire code.
2. The required window and door percentages apply to the total area of each story of each building facade as measured from the surface of the floor of that story, to the surface of the next floor above; or, if there is no floor above, to either the top of the wall plate, or the base of the buildings eaves, whichever is shorter.
3. Windows and doors must have clear, transparent glass that has a minimum VLT of 50% as indicated by the glass manufacturer.
4. All windows and doors on a building face must be square or vertical in proportion and must have center or edge alignment that is vertical and horizontal, except as follows:
 - a. Stairwell windows may be circular or take the shape of any regular polygon, other than a triangle, and may take the orientation of the roof pitch.
 - b. Shopfront windows are exempt.
5. Lifting, swinging, or sliding Carriage House doors are not permitted within the frontage zone, except for:
 - a. On commercial building facades, where doors must be comprised of 50% transparent glass, with multiple vertically proportioned windows or window lights combined to create horizontal compositions.
 - b. On accessory buildings.
 - c. Within the following districts: CD2 and SD-Fab.
6. Sliding doors and windows are prohibited along frontages, except in CD2.
7. Window and door openings must correspond to interior space and may not vertically span more than one story, including floor structures or mechanical systems.
8. Openings to basements may not be located within the frontage zone.

9. To the extent possible, window and door patterns and window configurations should be used that break the direct line of sight between neighboring properties to minimize privacy impacts.

B. NONCONFORMING FENESTRATION

1. Routine repair, maintenance, and replacement of nonconforming windows and doors is permitted.
2. Nonconforming windows and doors may be altered to eliminate or reduce a nonconformity or to create conforming windows and doors that meet the standards of this Code.
3. Accessory buildings and components added to nonconforming buildings may use Fenestration that take the form and rhythm of the nonconforming primary building.

10. PRIMARY ENTRANCES

PURPOSE

- To ensure that buildings are accessible from thoroughfares as a way to encourage pedestrian activity.
- To prevent extended blank walls that can cause a street to feel uncomfortable for pedestrians.

APPLICABILITY

- All new primary buildings and accessory buildings.
- Modifications to existing buildings that include a change in use to a commercial use.

A. GENERAL

1. At least one primary entrance must be located along the primary frontage of a primary building's main building mass.
2. Cottages, houses, apartment houses, and duplexes may have their primary entrance on the side of a primary building's main building mass, provided the side door is located within the frontage zone.
3. Primary entrances must provide both ingress and egress and be operable and permanently clear at all times.
4. On buildings that contain commercial uses, entrance doors must be provided at intervals of no greater than every 30 linear feet along first floor facades.
5. Primary entrance spacing requirements must be met for each building individually, in that doors on adjacent buildings may not be used to meet the spacing requirement.
6. Primary entrance spacing is measured as the distance between the center line of doors along a facade.

11. SHOPFRONTS

PURPOSE

- To ensure that areas intended for commercial activity have storefront treatment that supports business vitality.

APPLICABILITY

- The first floor facade of shophouses, mixed-use buildings, shops, accessory shops, and extended storefronts.

A. GENERAL

1. Shopfronts, where required, must provide doors and windows with a minimum of 70% glazing.
2. Shopfronts may include Carriage House doors that meet the glazing requirements.
3. Dwelling units are not permitted along storefront streets or within units that have storefront glazing or permitted Carriage House doors. Dwelling units may be located in portions of a building not directly facing onto a storefront street.
4. Buildings on corner lots that require storefronts must extend storefront fenestration a minimum of 12 feet along the secondary frontage.
5. On storefront streets, entrance doors into publicly-accessible commercial units must be provided at intervals of no greater than every 25 linear feet along first floor facades
6. Glazing percentage requirements are based on the surface area of the storefront. Shopfront surface area is the first floor height multiplied by the total width of the first floor of a building, measured at the frontage.
7. Where a storefront does not extend across a building's entire facade, the area of the storefront must be determined by the first floor height multiplied by the total width of the commercial unit.
8. The area of a commercial unit is determined by the first floor height multiplied by horizontal distance between the interior walls of the unit, measured at the frontage.

B. NONCONFORMING SHOPFRONTS

1. Routine repair and maintenance of nonconforming storefronts is permitted.
2. Nonconforming storefronts may only expand along a frontage if primary entrance, door and window, and building type standards are met.

12. BUILDING ARTICULATION

PURPOSE

- To enable buildings that contribute to the overall character of a street.
- To minimize exaggerated building articulations that can interrupt pedestrian movement and result in a disorienting built environment.

APPLICABILITY

- Applies to new buildings.

A. GENERAL

1. Architectural features and small articulations less than 6 horizontal inches from the surface of a building's facade are permitted.
2. Forecourts are permitted on mixed-use buildings, apartment buildings, fabrication buildings, and civic buildings, provided they meet the following standards:
 - a. Only one building facade may have a forecourt.
 - b. Forecourts must provide access to the first floor of a building with the same frequency of windows and doors as the facade it is associated with.
 - c. The width of a forecourt must be no greater than 1/3 of the building face to which it is associated.
 - d. The maximum depth of a forecourt must maintain a ratio of 1:1 with the height of the associated building face, measured from the surface of the forecourt to the base of the eaves or top of the parapet.
 - e. The average elevation of the floor of a forecourt must not exceed 1 ft above the abutting sidewalk.
 - f. Courtyards located away from the frontage are allowed for mixed-use buildings, apartment buildings, fabrication buildings, and civic buildings, but their dimensions, shape, and size are not regulated by this Code.
 - g. Arcades, may extend across the gap created by a forecourt to create a peristyle, provided they are not enclosed by glass, railings, or other physical obstructions.
3. Corner buildings with first floor shopfronts may have a chamfered corner, provided the length of the resulting chamfer face is less than 12 feet and that both edges of the chamfer are equidistant from the corner.
 - a. Chamfered corners must provide an entrance. This entrance may not be counted toward the primary entrance spacing requirement.
 - b. Mixed use buildings may extend the chamfer to upper stories as desired. All other building types must limit the chamfer to the first floor only.

13. MATERIALS

PURPOSE

- To allow for a range of building materials that reflect local character.

APPLICABILITY

- Applies to new buildings or to substantially modified buildings.

A. GENERAL

1. On building facades, the exterior finish material must be brick, wood clapboard, wood shingles, cement board siding, stone, or corrugated metal, and / or lime-based stucco.
2. On building facades, building wall materials must be combined horizontally, with the heavier masonry materials below the lighter wood, metal, vinyl siding, or cement board materials.
3. Painted concrete is allowed on foundations only.
4. No more than 5 materials may be used to clad a building including the siding, trim, roof, and foundation.

14. SLOPES & TERRACES

PURPOSE

- To ensure that buildings located in mixed-use areas meet the sidewalk.
- To allow terraces as a way to provide pedestrian circulation adjacent to Shopfronts on streets with steep slopes.

APPLICABILITY

- Applies to new buildings or existing buildings that want to construct a terrace.

A. GENERAL

1. Buildings with a 0 ft front setback must provide entrances at grade to the abutting sidewalk.
2. Shopfronts in CD4 and CD5 must step down entrances to meet the grade of the adjacent sidewalk along the frontage.
3. If a building with a 0 ft setback is located on a sloped frontage, the first floor of each commercial unit must match the average elevation of the abutting sidewalk along the frontage of each commercial unit.
4. When the grade of a thoroughfare at a primary or secondary frontage has a slope of 10% or greater, the adjacent buildings may provide a level terrace in their front setback.
5. The following standards apply to all buildings in CD5 and to buildings in CD4 that are set back less than 12 ft from the street:
 - a. The terrace must be paved to match the adjacent sidewalk.
 - b. A railing or low wall must be provided wherever the terrace is elevated more than 1 ft above grade.
 - c. Stairs may be provided between abutting terraces to promote pedestrian circulation along shopfronts.
 - d. When applied, terraces must extend along the entire frontage of the building.
6. The following standards apply to all buildings in CD2 and CD3, plus all buildings in CD4 with a setback greater than 12 ft:
 - a. The terrace must be surfaced with grass or other vegetation with the exception of permitted patios, or driveways, sidewalks, or walkways that cross the terrace.
 - b. The lot may be terraced for all, or a portion, of its frontage.
 - c. The terrace may provide steps to the adjacent sidewalk anywhere along the frontage.

15. LINER BUILDINGS

PURPOSE

- Liner buildings are a tool to help maintain an active and safe street.

APPLICABILITY

- Liner building standards apply to any building, use, or lot where a liner building is used to meet parking lot screening requirements.

A. GENERAL

1. Buildings that may be used as liner buildings include, the mixed use building, townhouse, and live/work flex, and the farmstand accessory building.
2. Liner buildings must be placed between the building, lot, or use being lined, and the abutting thoroughfare according to the following standards:
 - a. The total length of liner buildings along a facade being lined must be at least 50% the length of that facade.
 - b. Gaps in the liner may not exceed 20 ft in continuous length.
 - c. Liner buildings are only required along the ground floor frontage of the building, lot, or use being lined, but may extend taller.
3. Liner buildings may occupy the same lot as the building, lot, or use being lined, and may share internal circulation, structural system, and individual units between them in the manner of a single building.

16. MEZZANINES

PURPOSE

- To allow additional flexibility within building envelopes.
- To enable additional partial floors to encourage tall stories.

APPLICABILITY

- Applies to new buildings or existing buildings that want to add a mezzanine.

A. GENERAL

1. Publicly accessible mezzanines may be provided within a building story with the following standards:
 - a. A building story must be at least 18 ft in height to accommodate a public mezzanine.
 - b. A public mezzanine must have a ceiling height of at least 8 ft measured from the finished floor of the mezzanine to the surface of the finished ceiling or underside of the structural members of an unfinished ceiling.
 - c. The area of a public mezzanine may be no greater than 50% the area of the main floor beneath it.
2. Utility or mechanical mezzanines, intended only for access by repair personnel, may be provided within a full building story with the following standards:
 - a. A building story must be at least 15 ft in height to accommodate a mechanical mezzanine.
 - b. Mechanical mezzanines may be designed as a crawlspace, and have a minimum ceiling height of 4 ft.
 - c. Mechanical mezzanines may be no greater than 75% the area of the main floor beneath them.
3. From the exterior of the building, mezzanines should appear like part of the story they are associated with. A mezzanine may not appear like a complete building story from the outside.

17. ADDITIONAL STRUCTURES

PURPOSE

- To allow for additional structures that support activities associated with primary and accessory buildings.
- To minimize visual impacts from private and public spaces.

APPLICABILITY

- Applies to any structure on a lot, not including primary or accessory buildings.

A. GENERAL

1. Additional structures are permitted in conjunction with permitted primary or accessory buildings.
2. A structure is additional if it is:
 - a. Clearly incidental and subordinate to a permitted primary or accessory building in terms of area, size, function, and location.
 - b. Operated and maintained under the same ownership and on the same lot as the primary or accessory building.
 - c. When in the form of a building, it solely provides storage space associated with a primary building or accessory building.
3. Additional structures not expressly permitted are prohibited, except where a specific additional structure is customarily found in association with an allowed primary or accessory building and meets the character intent of this Code, a additional structure may be allowed by special permit.
4. Additional structures may be permitted on undeveloped lots, as long as the screening and setback standards are met.
5. Any enclosed additional structure may not exceed 144 sf.

B. SCREENING

1. Additional structures must be screened as required in Table 3.1 Additional Structures.
2. Screening is required only when the additional structures are visible from a thoroughfare (not including alleys)
3. Screening of additional structures is not required when located behind a land type.
4. Screening must be of a height equal to or greater than the height of the additional structure being screened.

C. SETBACKS

1. Additional structures must be setback if required in Table 3.1 Additional Structures.
2. Where an additional structure is required to have a setback, it may not be located within the frontage zone, except when located behind a land type.
3. All permitted additional structures must be located at least 18 inches from lot lines.

D. SPECIFIC STANDARDS

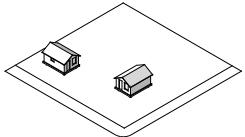
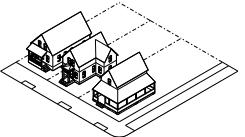
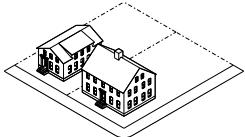
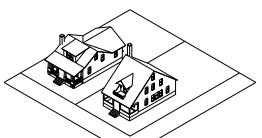
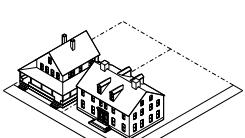
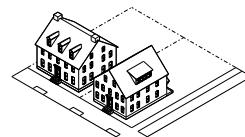
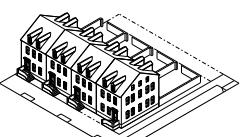
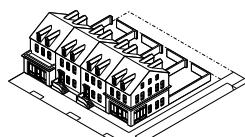
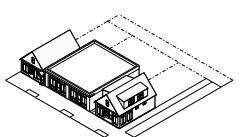
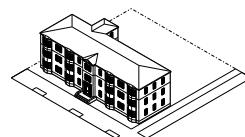
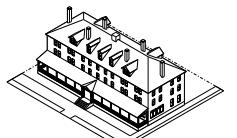
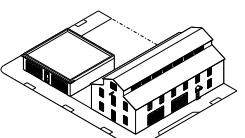
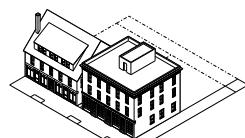
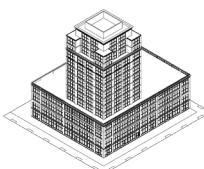
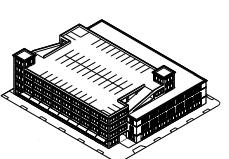
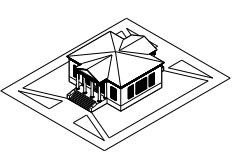
1. Above-Ground Storage Tank
 - a. Above-ground storage tanks are permitted within the frontage zone by special permit or if located behind a land type.
 - b. If permitted within the frontage zone, above-ground storage tanks must be screened from view from all thoroughfares.
2. Antenna Equipment
 - a. Ground-mounted towers must be located a minimum of 10 feet from any lot line and any overhead electric distribution or transmission lines.
 - b. Ground-mounted towers may not exceed 60 feet, measured from the base of the supporting tower to its tallest point. A roof-mounted antenna, when fully extended, is limited to a maximum height of 30 feet above the height of the structure to which it is mounted.
 - c. Additional height may be approved by the [PERMITTING AUTHORITY] if the applicant can demonstrate that such height is necessary to effectively engage in radio communications.
3. Alternative Energy
 - a. Solar panels may attach to the roofs of buildings and components and must be flush with the roof when visible from a thoroughfare (not including alleys).
 - b. Wind Turbines are regulated in Article 9.J Wind Energy.
4. Agricultural Structure
 - a. Agricultural structures used for active agricultural uses are exempt from all dimensional standards but may not exceed a height of 35 feet except by waiver.

TABLE 3.1 ADDITIONAL STRUCTURES

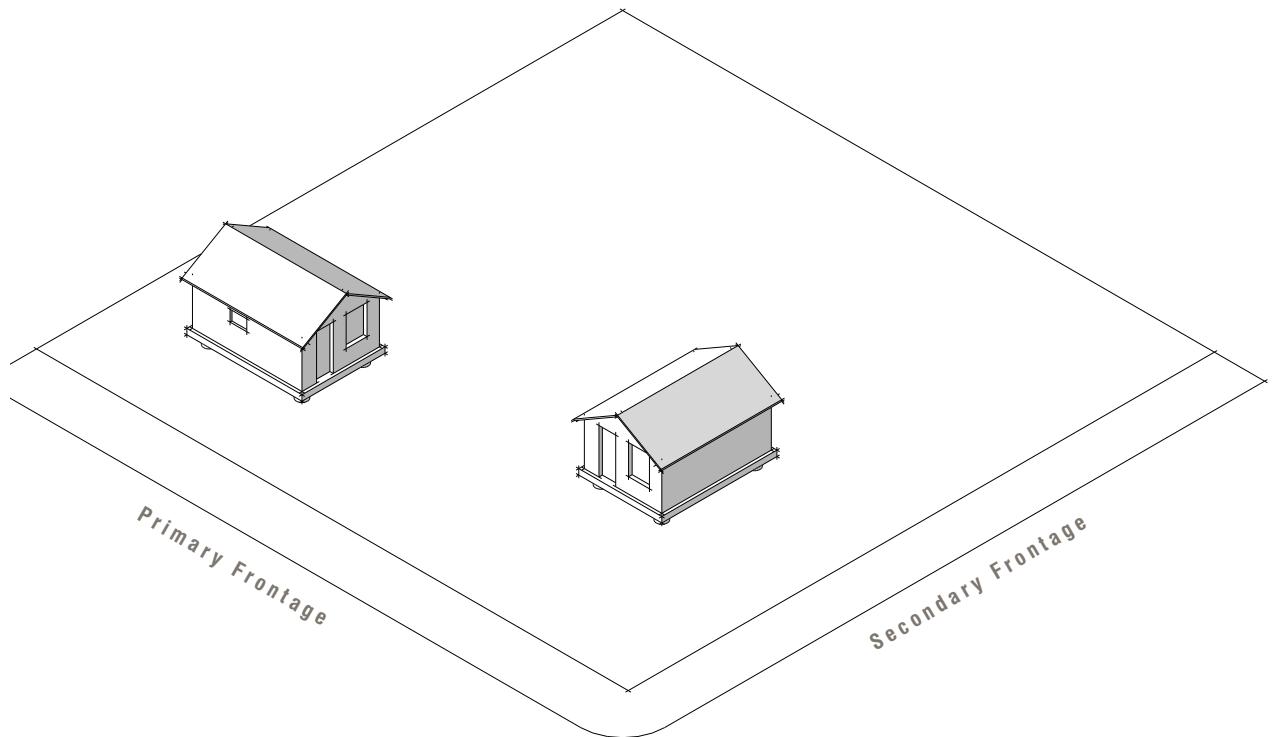
	SCREENING	SETBACK
Above-Ground Storage Tank	●	●
Agricultural Structures		
Antenna Equipment		●
Carport		●
Game Courts		●
Garden Structures		
Pools	●	●
Recreational Equipment		●
Sheds		●
Stationary Machines		●
Alternative Energy		●
Utility Equipment	●	●

● Permitted

TABLE 3.2 BUILDING TYPE SUMMARY

1. INFORMAL BUILDING	2. COTTAGE	3. HOUSE
		
4. BUNGALOW	5. DUPLEX	6. APARTMENT HOUSE
		
7. SMALL APARTMENT BUILDING	8. TOWNHOUSE	9. SHOPHOUSE
		
10. LIVE/WORK FLEX	11. SHOP	12. APARTMENT BUILDING
		
13. INN	14. FABRICATION BUILDING	15. MIXED-USE BUILDING
		
16. TOWER	17. LINED PARKING GARAGE	18. CIVIC BUILDING
		

1. INFORMAL BUILDING



a. DESCRIPTION

A light imprint, low impact, temporary, and informal building that enables creative use of property, including shacks, yurts, cabins, lean-tos, a-frames.

b. BUILDING FORM

Building Footprint	(3)	A
Total Stories	1 max	C
First Floor Height	12 ft max	D
First Floor Elevation	n/a	
Roof	see Article 3.E Roof Types	
Attachments	none	

c. ALLOWABLE UNITS

1 unit max

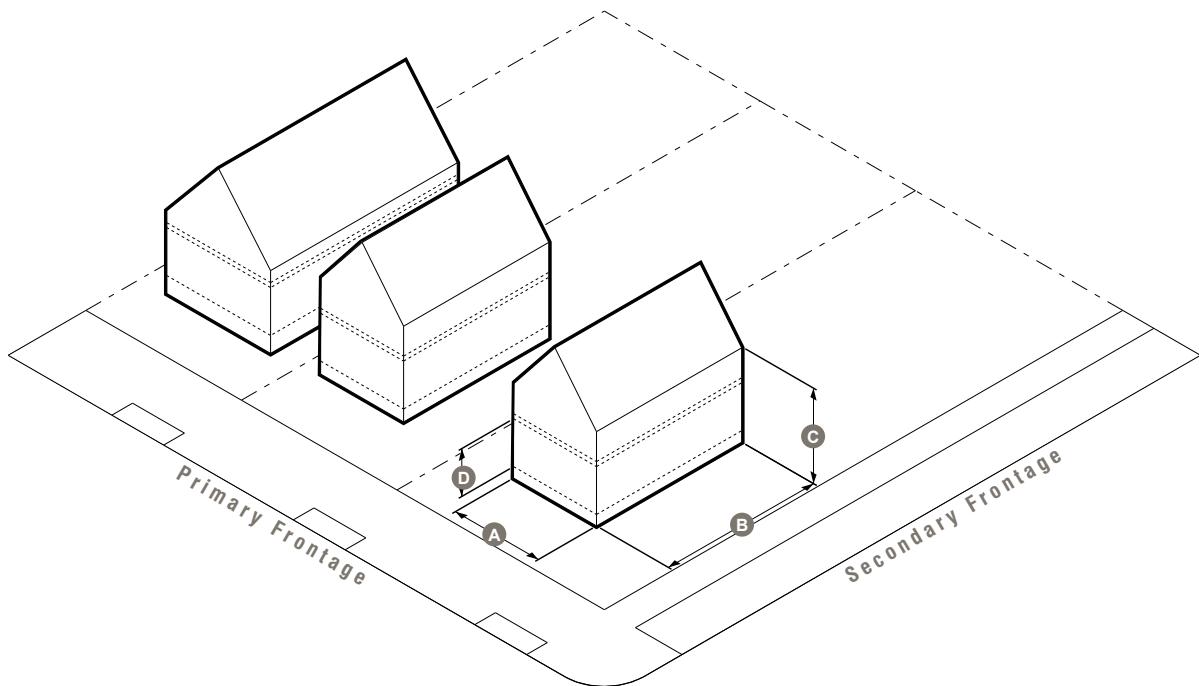
d. WINDOWS & DOORS

First Floor Fenestration	n/a
Upper Floor Fenestration	n/a

e. STANDARDS

1. Informal buildings may function as a primary or accessory building.
2. The total aggregate area of informal buildings on a single lot (or series of adjacent lots in common ownership) may not exceed 5,000 sf, except by special permit.
3. Informal buildings do not need to front onto a thoroughfare.
4. For a structure to be considered an informal building it must meet any three of the following four standards.
 - a. Building is less than 1,000 SF total.
 - b. Building has no permanent physical connection to off-site water, electrical, or sewage utilities.
 - c. Building has no insulation.
 - d. Building has no permanent foundation. Informal foundations may consist of:
 - i. Jacks, blocks, or piers that rest on the surface of the bare ground.
 - ii. A chassis with independent suspension and axles capable of free rotation.
 - iii. Any other type of foundation that may be de-constructed and removed with minimal site disturbance, and with little need for heavy machinery or invasive techniques.

2. COTTAGE



a. DESCRIPTION

A small detached building with one unit.

b. BUILDING FORM

Building Width	14 ft min, 20 ft max	A
Building Length	40 ft max	B
Total Stories	1 story max	C
First Floor Height	9 ft min, 10 ft max	D
Upper Floor Height	n/a	E
First Floor Elevation	2 ft min	
Components	see Article 3.D Components	
Roofs	see Article 3.E Roof Types	
Attachments	none	

c. ALLOWABLE UNITS

1 unit max

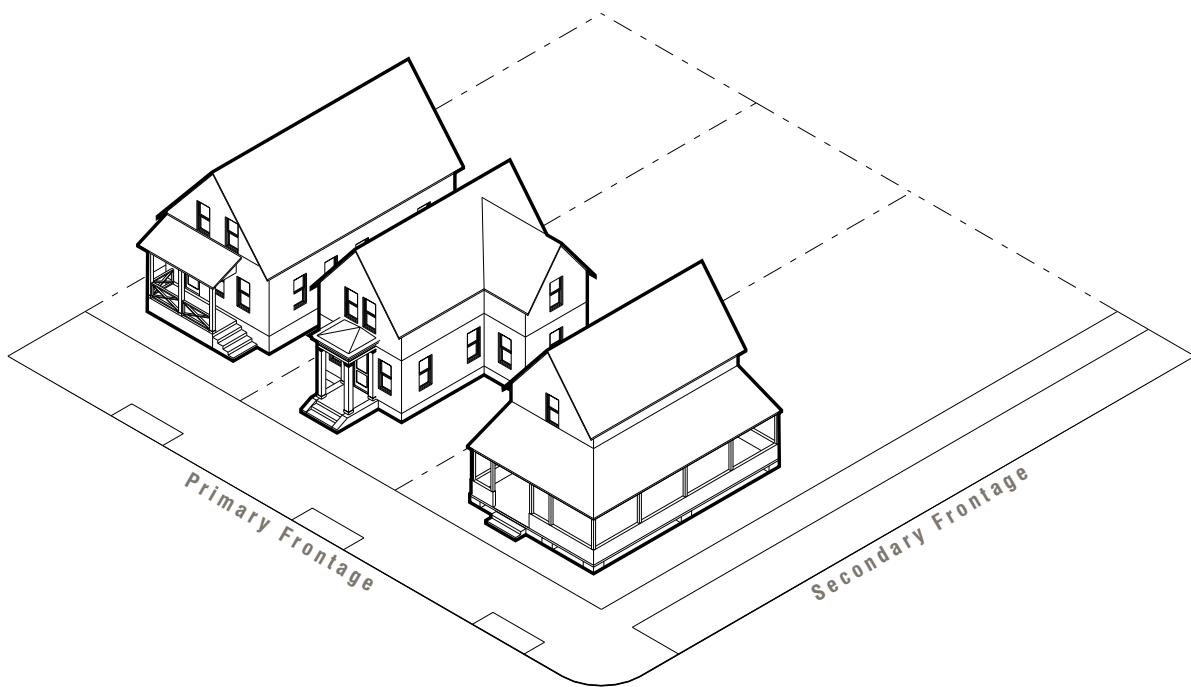
d. FENESTRATION

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

e. STANDARDS

1. A Cottage may possess a chassis with independent suspension and axles capable of free rotation, provided:
 - a. The back cottage has a permanent connection to water, sanitary, and power utilities.
 - b. The chassis is screened in such a way as to be indistinguishable from a traditional foundation.
 - c. The back cottage may not encroach on setbacks.
 - d. In CD2, a trailer with a maximum dimension of 15 ft by 72 ft may qualify as a Cottage and may take a flat roof.

2. COTTAGE



f. MASSING COMPONENTS

Rear Addition	●
Side Wing	●

g. ARCHITECTURAL COMPONENTS

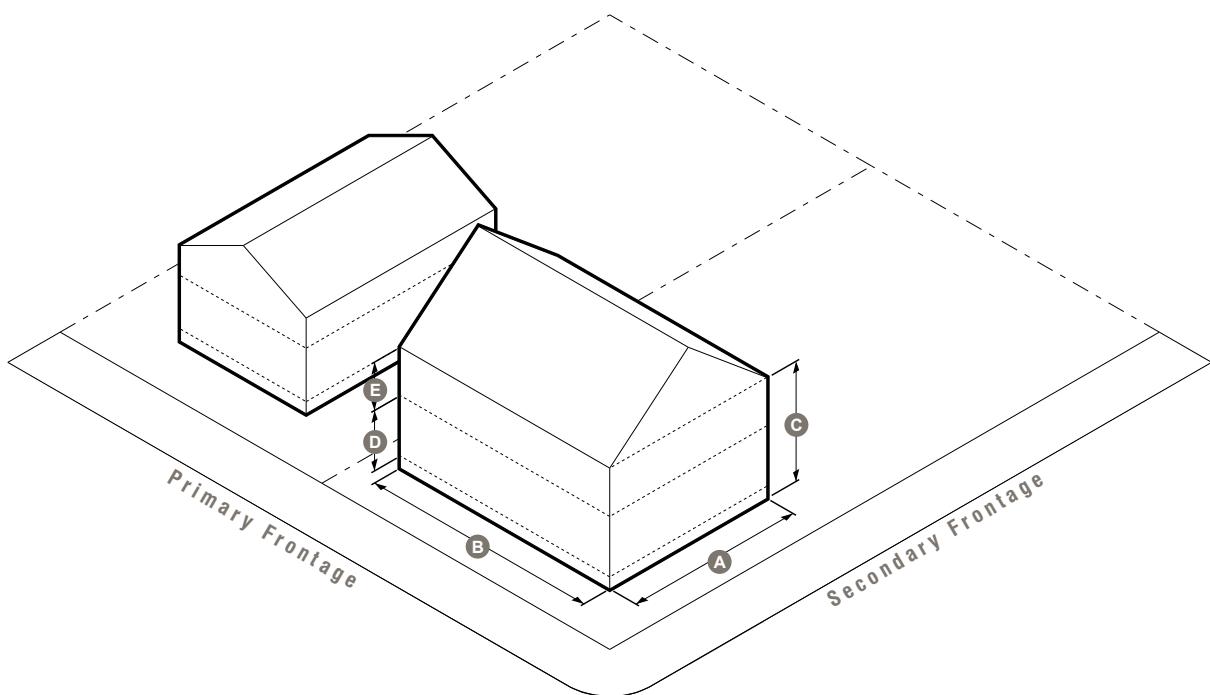
Porch	●
Gallery	●
Stoop	●
Cross Gable	●
Shed Dormer	●
Dormer Window	●
Bay Window	●
Balcony	●
Portico	●
Canopy	●
Deck	●
Roof Deck	●

h. ROOFS

Gable Roof	●
Hipped Roof	●
Mansard Roof	●
Gambrel Roof	●

- Permitted
- Permitted by special permit

3. HOUSE



a. DESCRIPTION

A detached building with one unit.

b. BUILDING FORM

Building Width	21 ft min, 36 ft max	A
Building Length	48 ft max	B
Total Stories	2 stories max	C
First Floor Height	9 ft min, 12 ft max	D
Upper Floor Height	9 ft min, 10 ft max	E
First Floor Elevation	2 ft min	
Components	see Article 3.D Components	
Roofs	see Article 3.E Roof Types	
Attachments	none	

c. ALLOWABLE UNITS

1 unit max

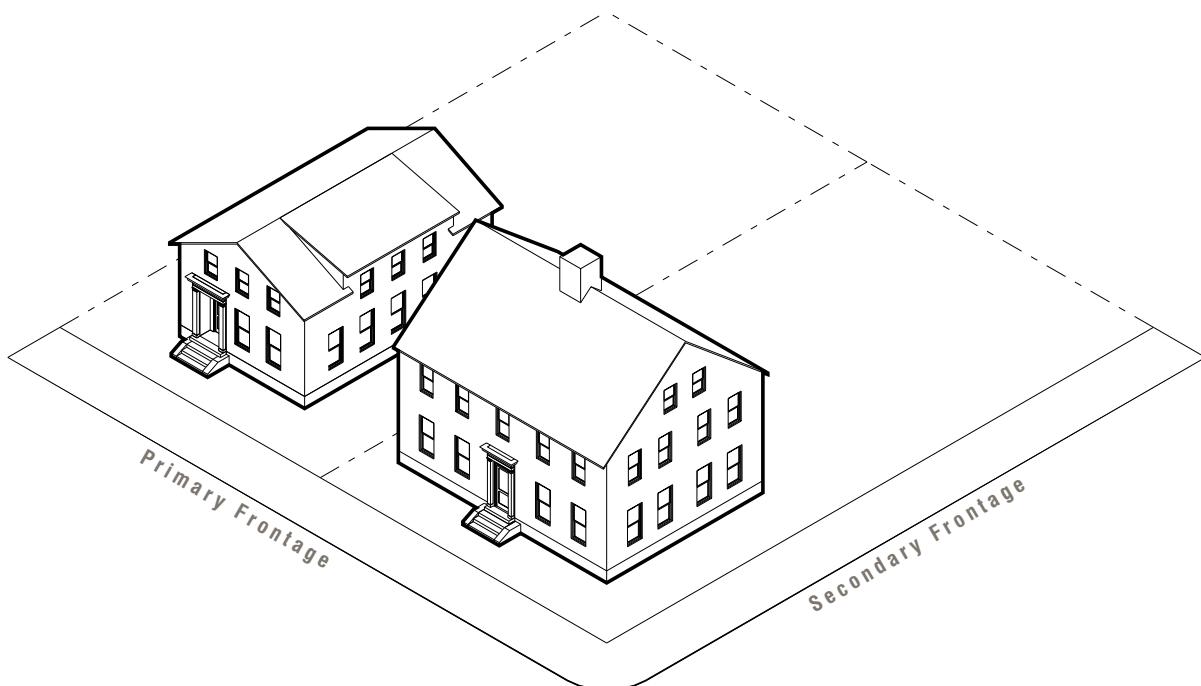
d. FENESTRATION

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

e. STANDARDS

1. A porch or gallery may be built on the third floor of a primary frontage provided that there is only one porch or gallery below it on either the first or second floor.

3. HOUSE



f. MASSING COMPONENTS

Rear Addition	●
Side Wing	●
Connector	●
Porte-Cochere	●
Tower	●

h. ROOFS

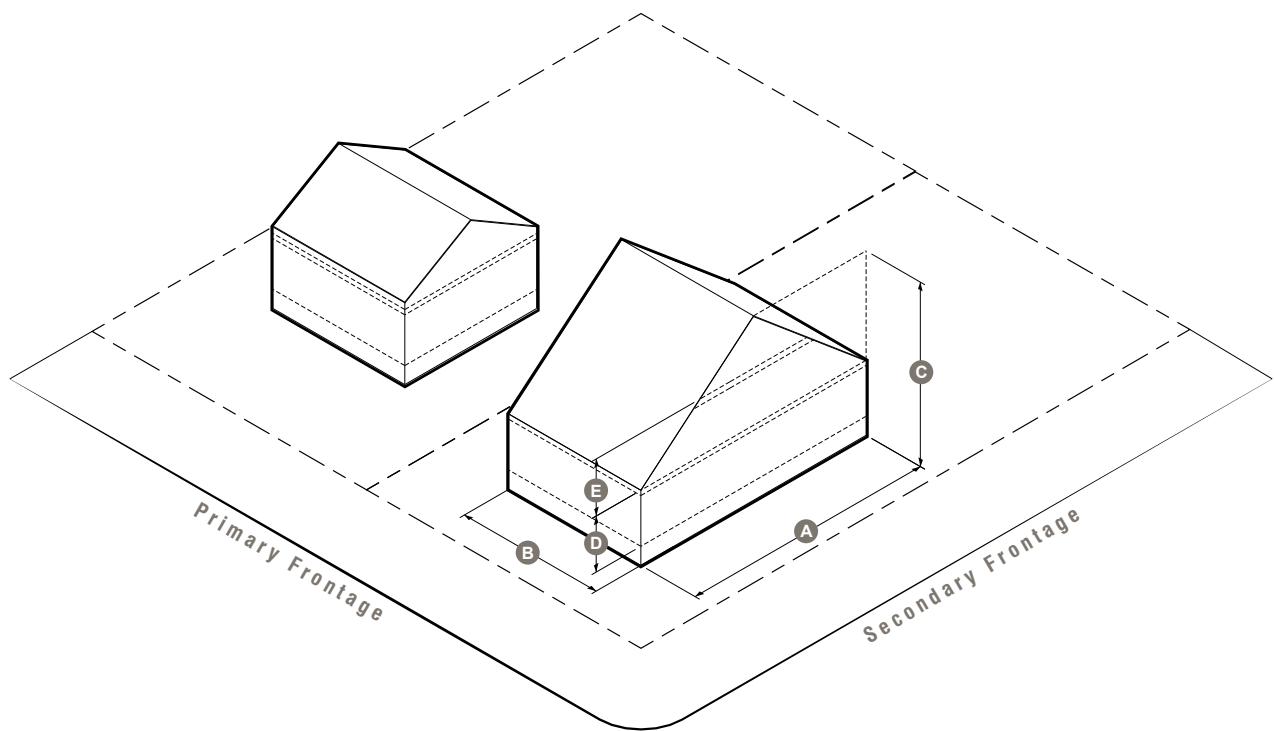
Gable Roof	●
Hipped Roof	●
Mansard Roof	●
Gambrel Roof	●

- Permitted
- Permitted by special permit

g. ARCHITECTURAL COMPONENTS

Porch	●
Gallery	●
Stoop	●
Cross Gable	●
Shed Dormer	●
Dormer Window	●
Bay Window	●
Balcony	●
Turret	●
Portico	●
Canopy	●
Deck	●
Roof Deck	●
Cupola	●

4. BUNGALOW



a. DESCRIPTION

A detached building with one unit and a front porch

b. BUILDING FORM

Building Width	36 ft max	A
Building Length	50 ft max	B
Total Stories	2 stories max (2)	C
First Floor Height	9 ft min, 12 ft max	D
Upper Floor Height	9 ft min, 10 ft max	E
First Floor Elevation	2 ft min	
Components	see Article 3.D Components	
Roofs	see Article 3.E Roof Types	
Attachments	none	

c. ALLOWABLE UNITS

1 unit max

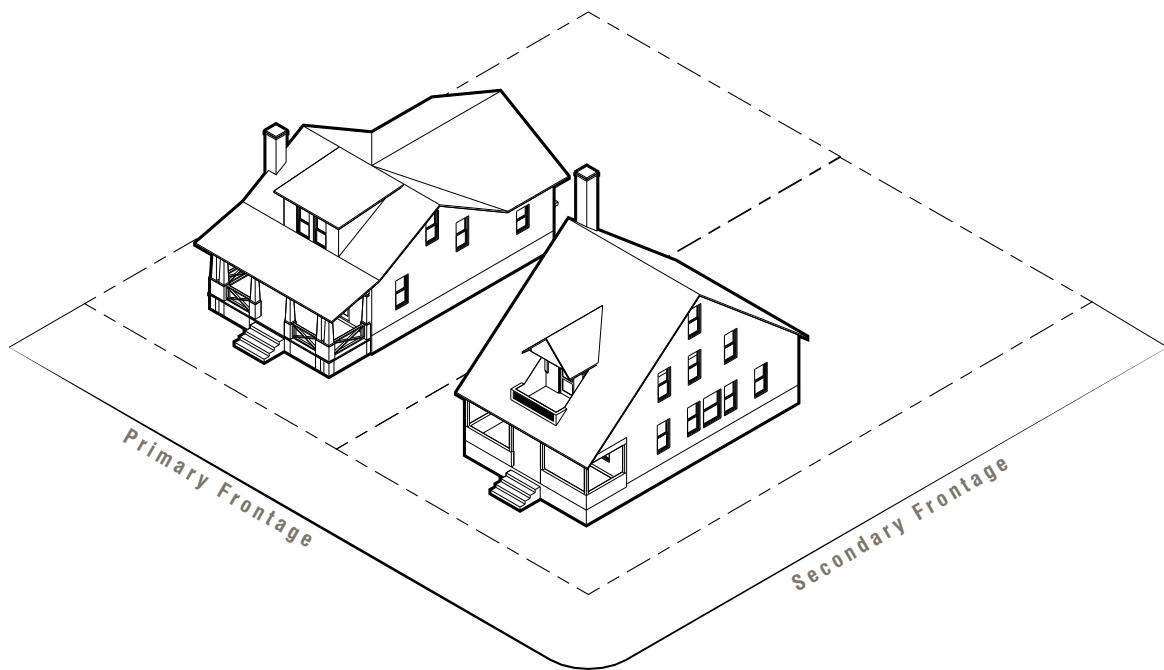
d. WINDOWS & DOORS

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

e. STANDARDS

1. The gable end of a bungalow must be oriented away from the primary frontage.
2. Upper stories must be contained within the roof structure.

4. BUNGALOW



f. MASSING COMPONENTS

Rear Addition	●
Side Wing	●
Connector	●
Porte-Cochere	●

h. ROOFS

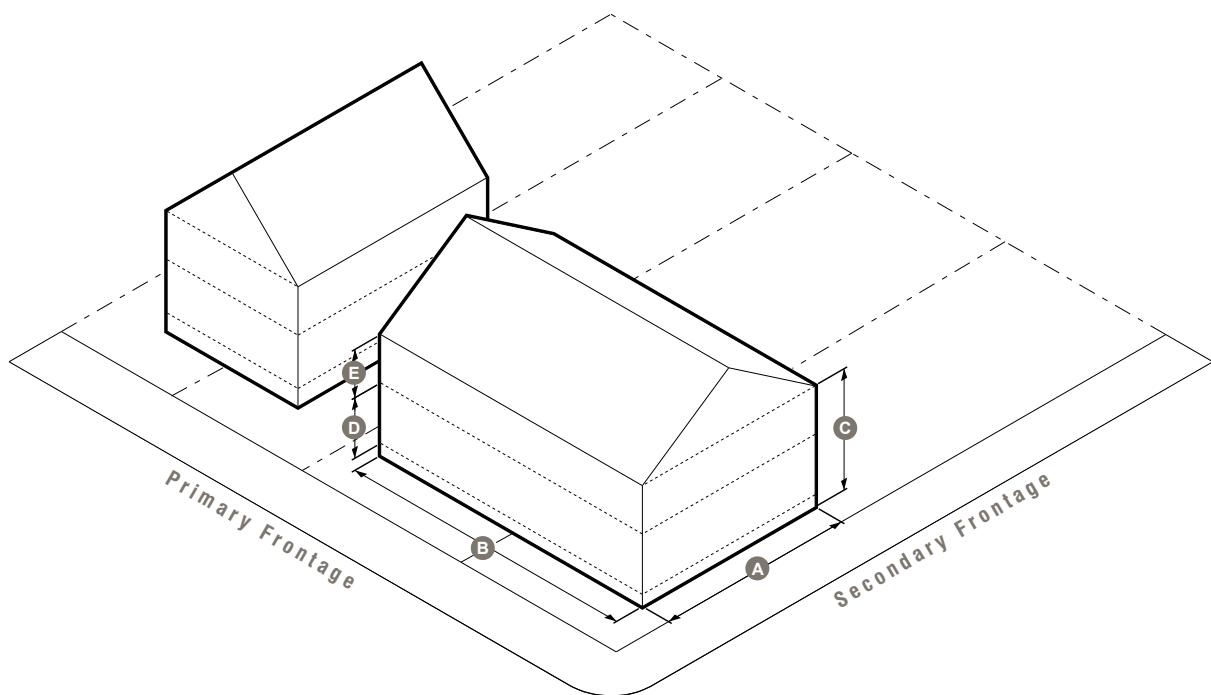
Gable Roof	●
Gambrel Roof	●

- Permitted
- Permitted by special permit

g. ARCHITECTURAL COMPONENTS

Porch	●
Gallery	●
Stoop	●
Cross Gable	●
Shed Dormer	●
Dormer Window	●
Bay Window	●
Balcony	●
Portico	●
Canopy	●
Deck	●
Roof Deck	●
Cupola	●

5. DUPLEX



a. DESCRIPTION

A moderately scaled building type comprised of 2 units arranged side by side, where the building spans two lots, with one unit on each lot.

b. BUILDING FORM

Building Width	36 ft max	A
Building Length	48 ft max	B
Total Stories	3 max	C
First Floor Height	9 ft min, 12 ft max	D
Upper Floor Height	9 ft min, 12 ft max	E
First Floor Elevation	2 ft min	
Components	see Article 3.D Components	
Roofs	see Article 3.E Roof Types	
Attachments	none (3)	

c. ALLOWABLE UNITS

2 units max

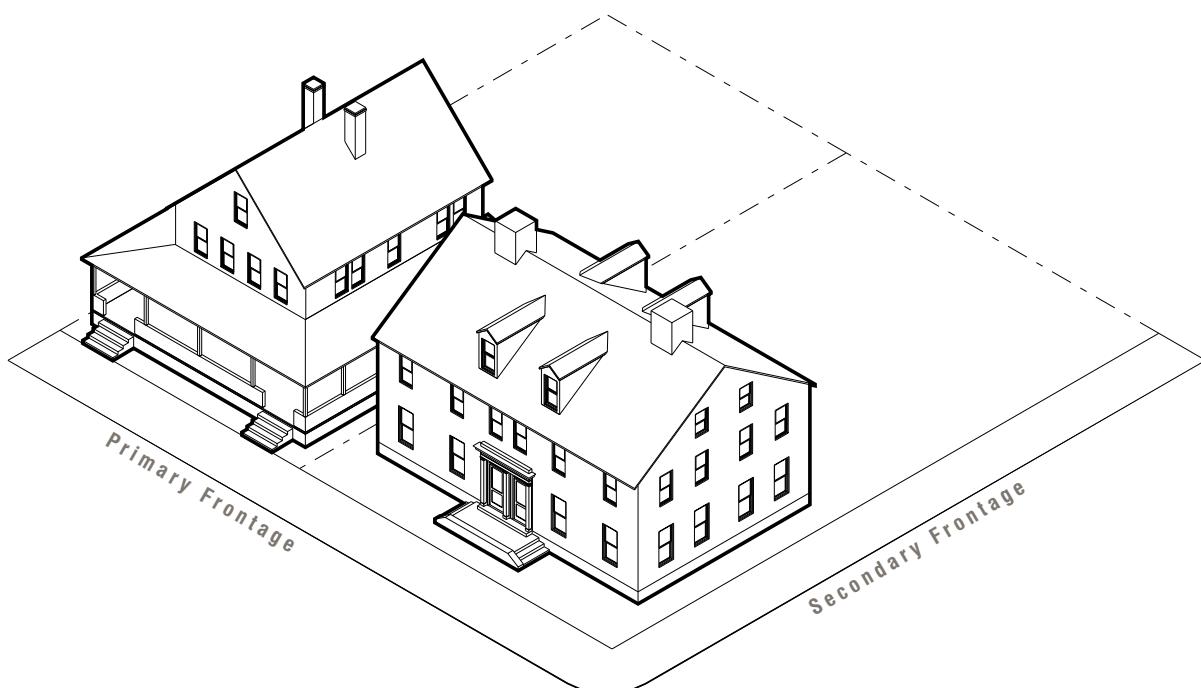
d. FENESTRATION

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

e. STANDARDS

1. A porch or gallery may be built on the third floor of a primary frontage provided that there is only one porch or gallery below it on either the first or second floor.
2. A duplex may not attach to adjacent buildings.
3. The duplex is a single building that extends across a lot line. The internal shared wall does not count as an attachment.

5. DUPLEX



f. MASSING COMPONENTS

Rear Addition	●
Side Wing	●
Connector	●
Porte-Cochere	●
Tower	●

h. ROOFS

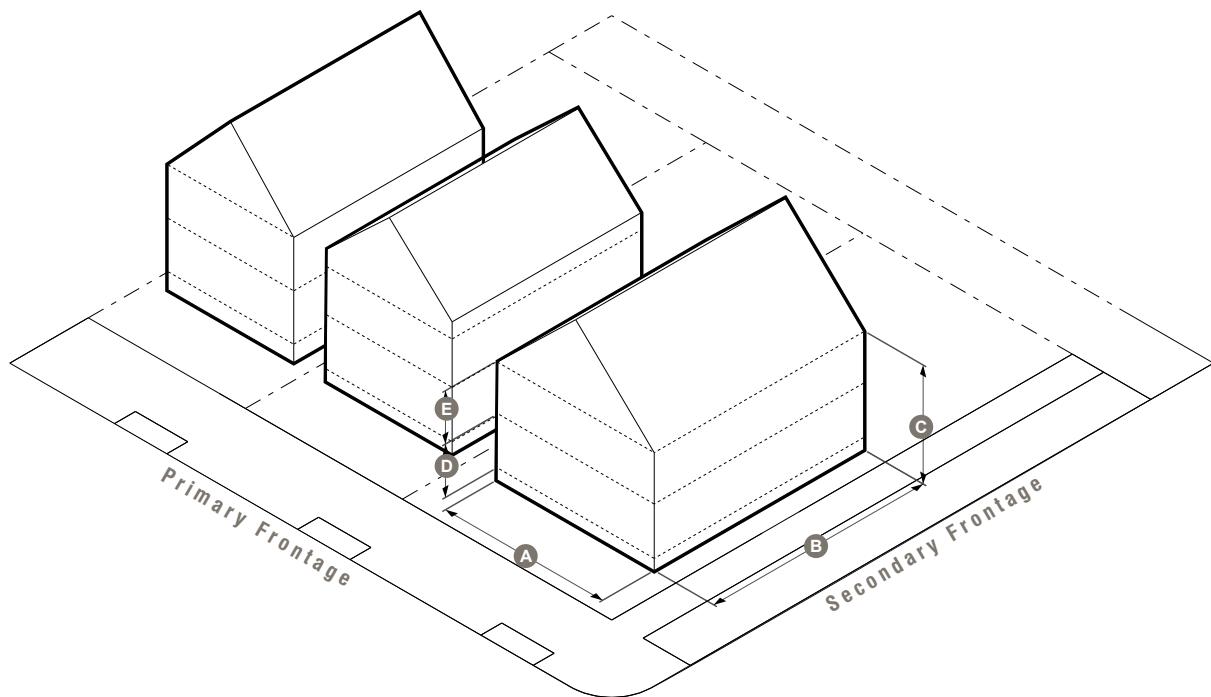
Gable Roof	●
Hipped Roof	●
Mansard Roof	●
Gambrel Roof	●

- Permitted
- Permitted by special permit

g. ARCHITECTURAL COMPONENTS

Porch	●
Gallery	●
Stoop	●
Cross Gable	●
Shed Dormer	●
Dormer Window	●
Bay Window	●
Balcony	●
Turret	●
Portico	●
Canopy	●
Deck	●
Roof Deck	●
Cupola	●

7. APARTMENT HOUSE



a. DESCRIPTION

A moderately scaled building type comprised of up to 5 units arranged side by side or stacked one above the other, yet occupying a single lot.

b. BUILDING FORM

Building Width	36 ft max	A
Building Length	75 ft max	B
Total Stories	3 max	C
First Floor Height	9 ft min, 12 ft max	D
Upper Floor Height	9 ft min, 12 ft max	E
First Floor Elevation	2 ft min	
Components	see Article 3.D Components	
Roofs	see Article 3.E Roof Types	
Attachments	none	

c. ALLOWABLE UNITS

5 units max

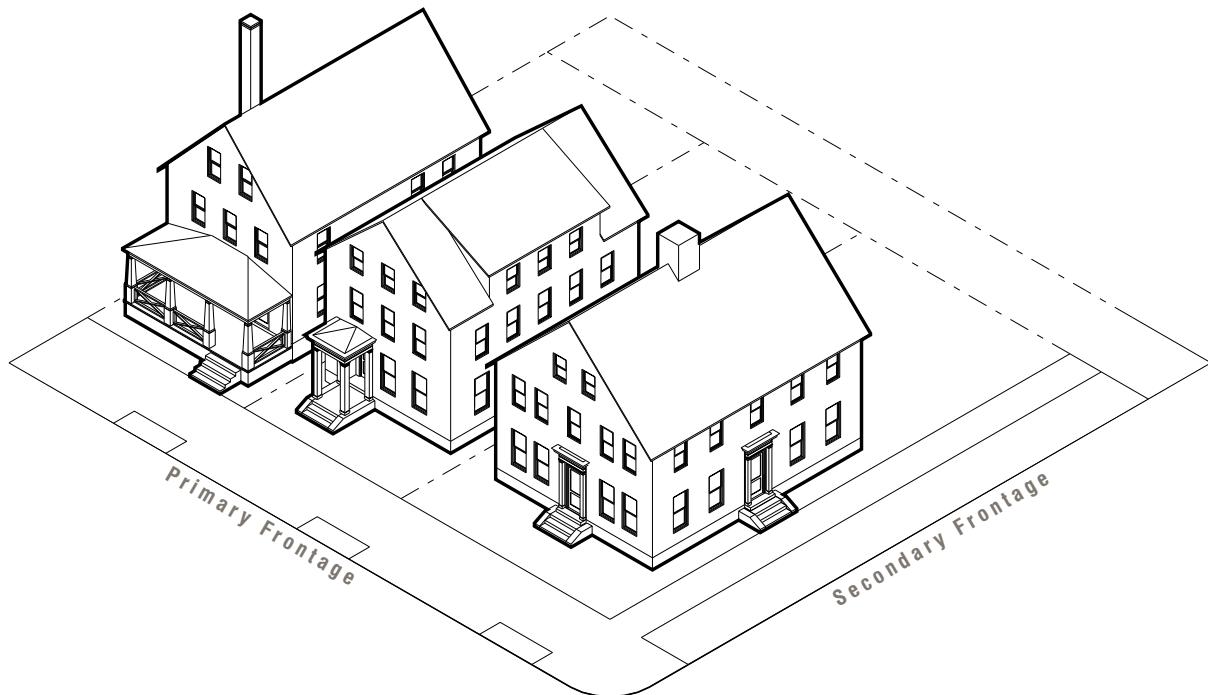
d. FENESTRATION

First Floor Fenestration	20% min
Upper Floor Windows & Doors	20% min

e. STANDARDS

1. A porch or gallery may be built on the third floor of a primary frontage provided that there is only one porch or gallery below it on either the first or second floor.

7. APARTMENT HOUSE



f. MASSING COMPONENTS

Rear Addition	●
Side Wing	●
Connector	●
Porte-Cochere	●
Tower	●

h. ROOFS

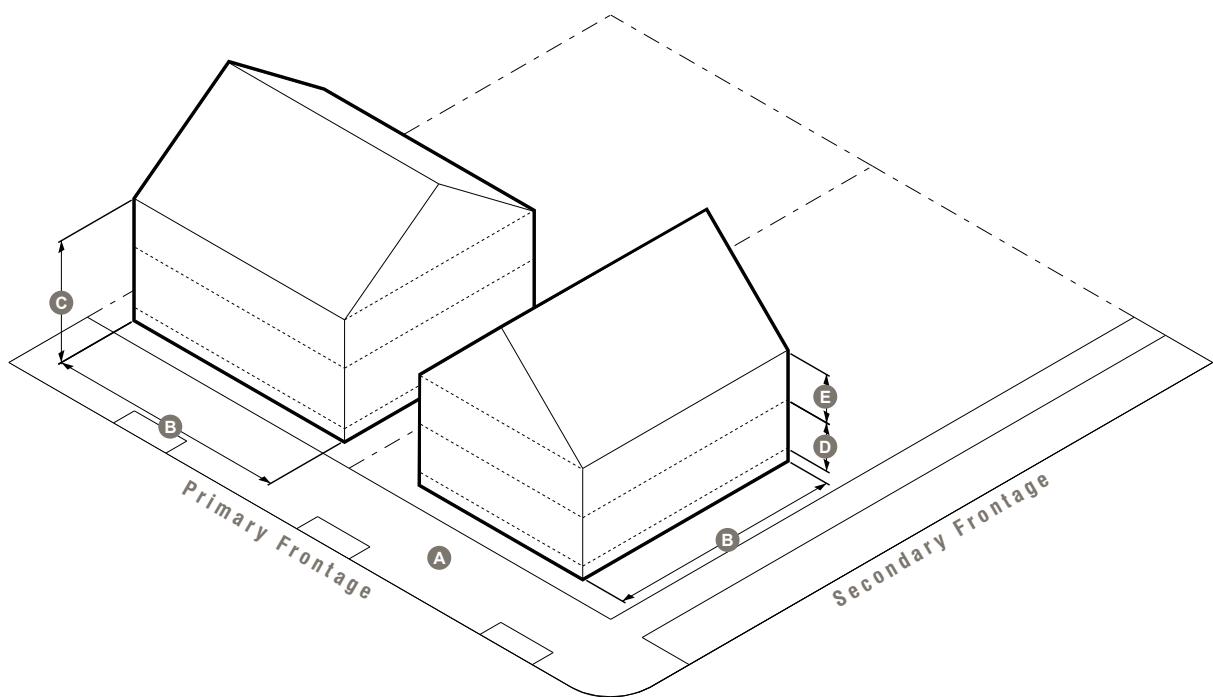
Gable Roof	●
Hipped Roof	●
Mansard Roof	●
Gambrel Roof	●

- Permitted
- Permitted by special permit

g. ARCHITECTURAL COMPONENTS

Porch	●
Gallery	●
Stoop	●
Cross Gable	●
Shed Dormer	●
Dormer Window	●
Bay Window	●
Balcony	●
Turret	●
Portico	●
Canopy	●
Deck	●
Roof Deck	●
Cupola	●

8. SMALL APARTMENT BUILDING



a. DESCRIPTION

A moderately scaled building type comprised of up to 12 units.

b. BUILDING FORM

Building Width	60 ft max	A
Building Length	75 ft max	B
Total Stories	3 stories max	C
First Floor Height	9 ft min, 15 ft max	D
Upper Floor Height	9 ft min, 12 ft max	E
First Floor Elevation	2 ft min	
Components	see Article 3.D Components	
Roofs	see Article 3.E Roof Types	
Attachments	none	

c. ALLOWABLE UNITS

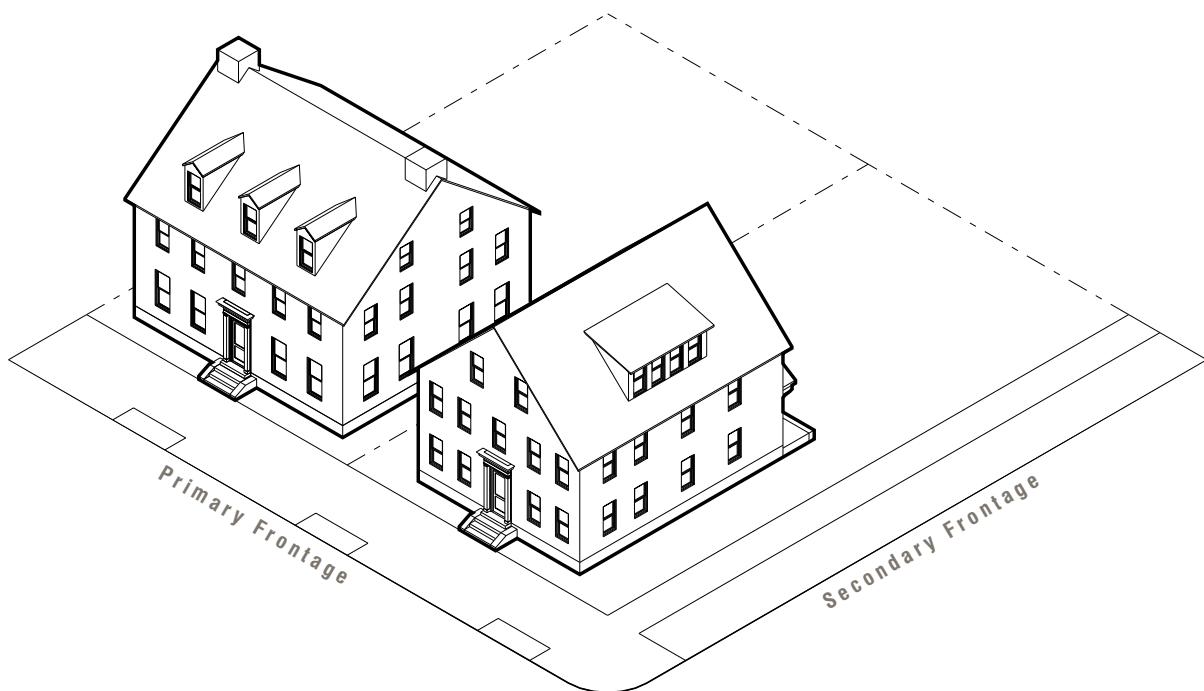
12 units max

d. FENESTRATION

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

e. STANDARDS

8. SMALL APARTMENT BUILDING



f. MASSING COMPONENTS

Rear Addition	●
Side Wing	●
Connector	●
Porte-Cochere	●
Tower	●

h. ROOFS

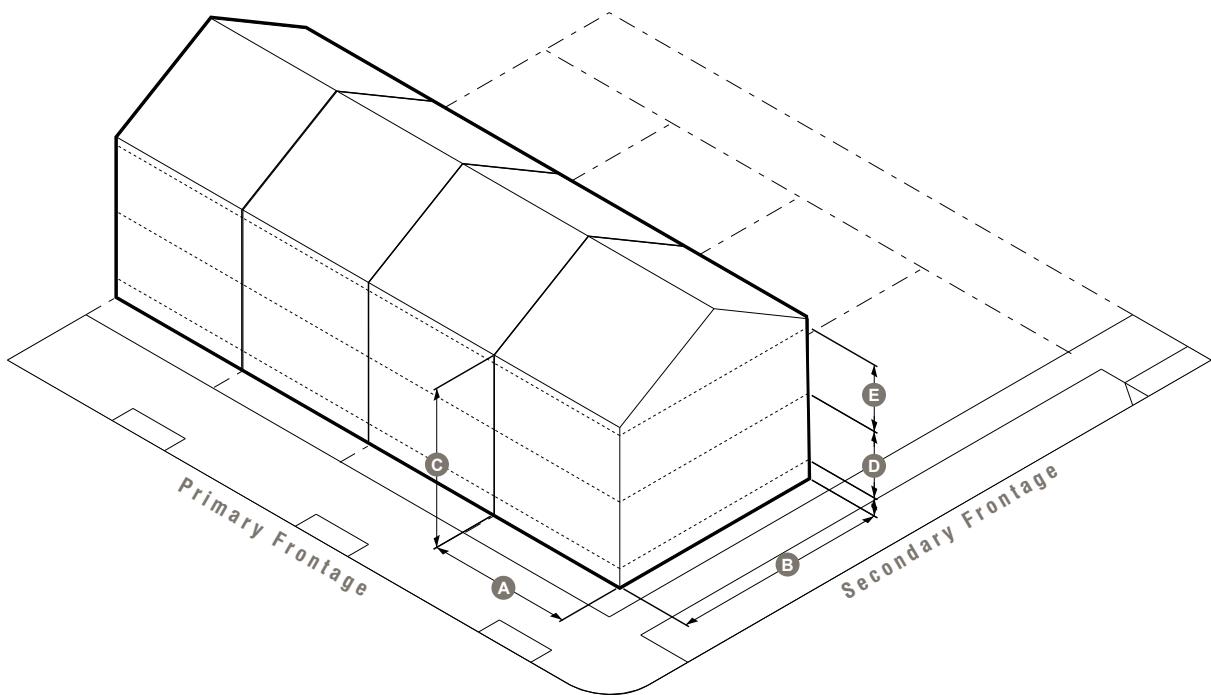
Gable Roof	●
Hipped Roof	●
Mansard Roof	●
Gambrel Roof	●

- Permitted
- Permitted by special permit

g. ARCHITECTURAL COMPONENTS

Porch	●
Gallery	●
Stoop	●
Cross Gable	●
Shed Dormer	●
Dormer Window	●
Bay Window	●
Balcony	●
Turret	●
Portico	●
Canopy	●
Deck	●
Roof Deck	●
Cupola	●

9. TOWNHOUSE



a. DESCRIPTION

A small- to medium-sized attached building type comprised of up to 3 units.

b. BUILDING FORM

Building Width	18 ft min, 36 ft max	A
Building Length	50 ft max	B
Total Stories	2 min, 3 max	C
First Floor Height	9 ft min, 12 ft max	D
Upper Floor Height	9 ft min, 12 ft max	E
First Floor Elevation	2 ft min	
Components	see Article 3.D Components	
Roofs	see Article 3.E Roof Types	
Attachments	1 side min	

c. ALLOWABLE UNITS

3 unit max

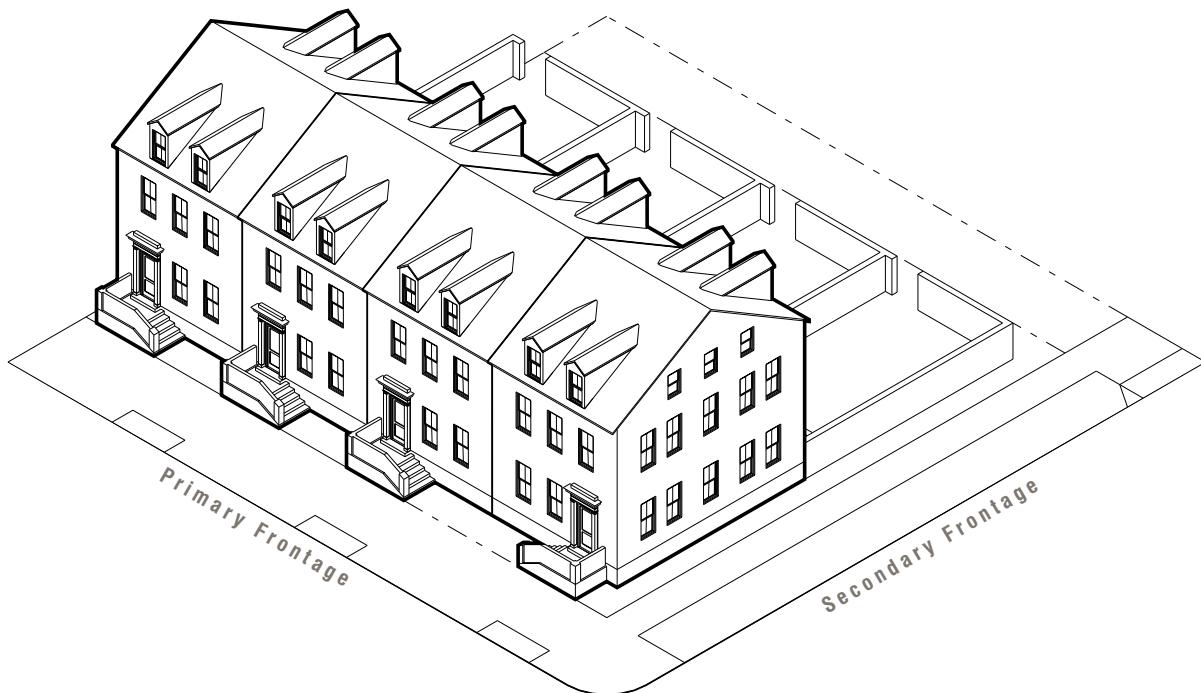
d. FENESTRATION

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

e. STANDARDS

1. Must attach to a townhouse or live/work flex on at least one side.
2. A maximum of 6 townhouses are allowed to attach.

9. TOWNHOUSE



f. MASSING COMPONENTS

Rear Addition	●
Side Wing	●
Connector	●
Penthouse	●
Porte-Cochere	●

g. ARCHITECTURAL COMPONENTS

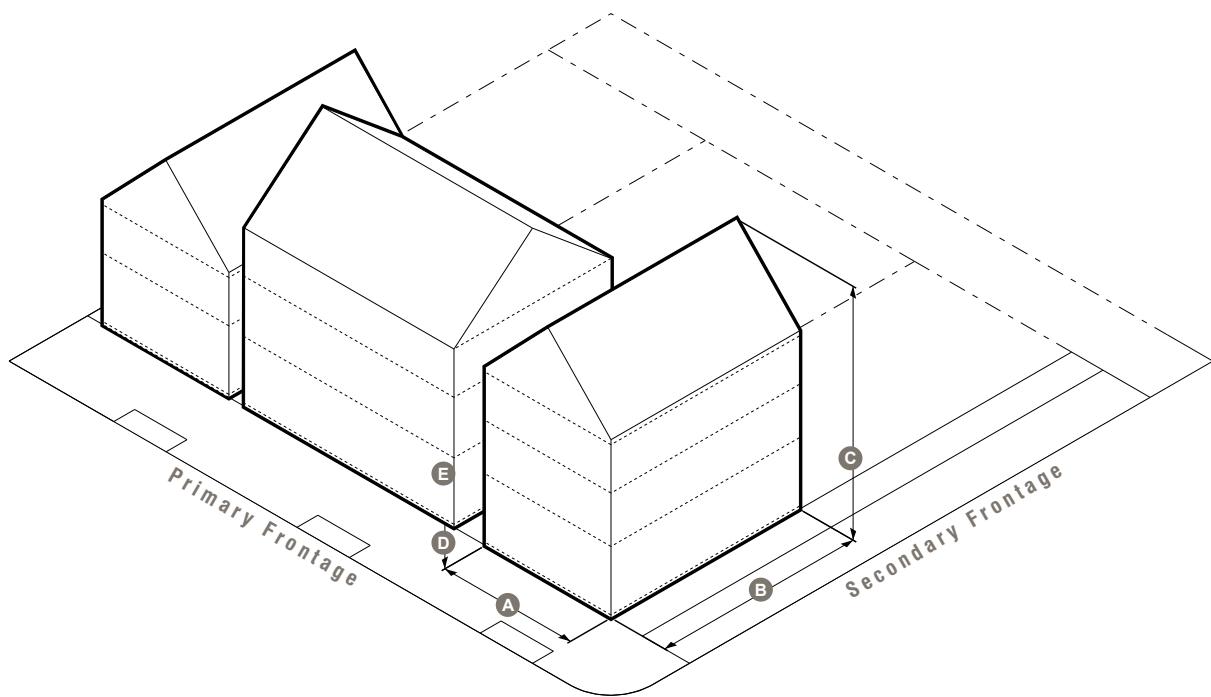
Porch	●
Gallery	●
Stoop	●
Cross Gable	●
Shed Dormer	●
Dormer Window	●
Bay Window	●
Balcony	●
Turret	●
Portico	●
Canopy	●
Deck	●
Root Deck	●

h. ROOFS

Gable Roof	●
Hipped Roof	●
Shed Roof	●
Flat Roof	●

- Permitted
- Permitted by special permit

10. SHOPHOUSE



a. DESCRIPTION

A small building with a shopfront and up to 5 units.

b. BUILDING FORM

Building Width	36 ft max	A
Building Length	60 ft max	B
Total Stories	3 max	C
First Floor Height	12 ft min, 18 ft max	D
Upper Floor Height	9 ft min, 12 ft max	E
First Floor Elevation	0 ft min	
Components	see Article 3.D Components	
Roof	see Article 3.E Roof Types	
Attachments	1 side max	

c. ALLOWABLE UNITS

5 units max

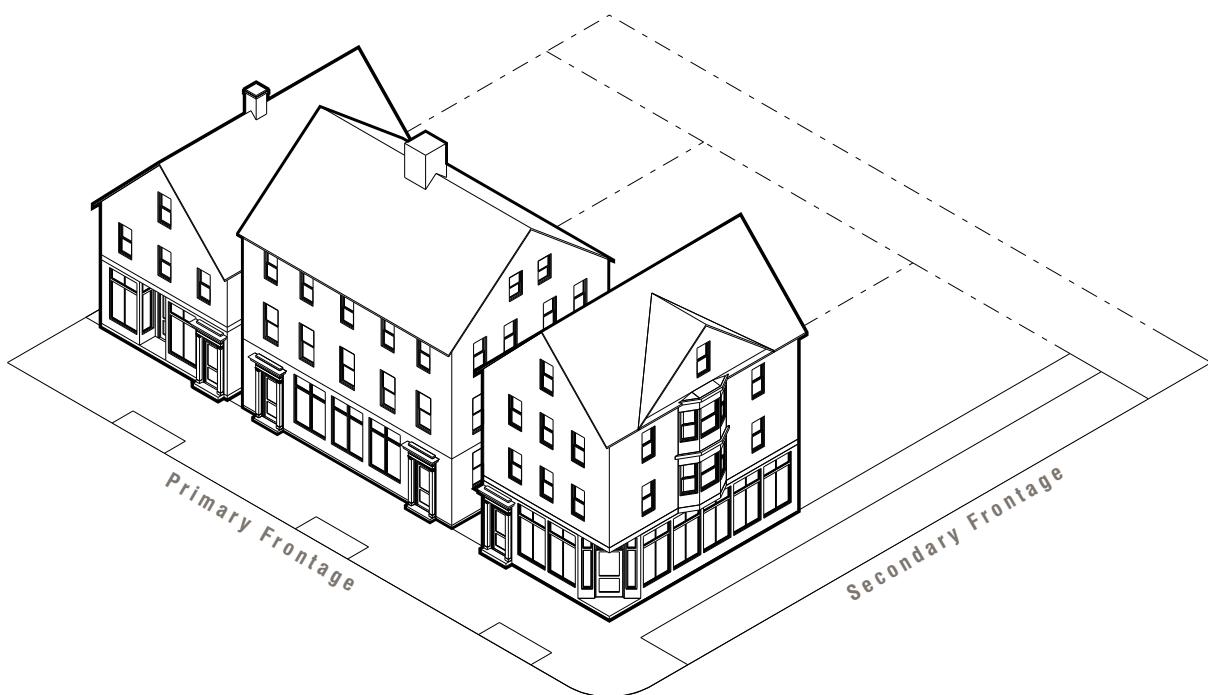
d. FENESTRATION

Shopfront	Required
First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

e. STANDARDS

1. Shopfront fenestration is required on the first floor facade of the primary frontage.
2. A porch or gallery may be built on the third floor of a primary frontage provided that there is only one porch or galley below it on either the first or second floor.

10. SHOPHOUSE



f. MASSING COMPONENTS

Rear Addition	●
Side Wing	●
Connector	●
Tower	●

g. ARCHITECTURAL COMPONENTS

Porch	●
Gallery	●
Stoop	●
Cross Gable	●
Shed Dormer	●
Dormer Window	●
Bay Window	●
Balcony	●
Turret	●
Arcade	●
Portico	●
Canopy	●
Deck	●
Roof Deck	●
Cupola	●

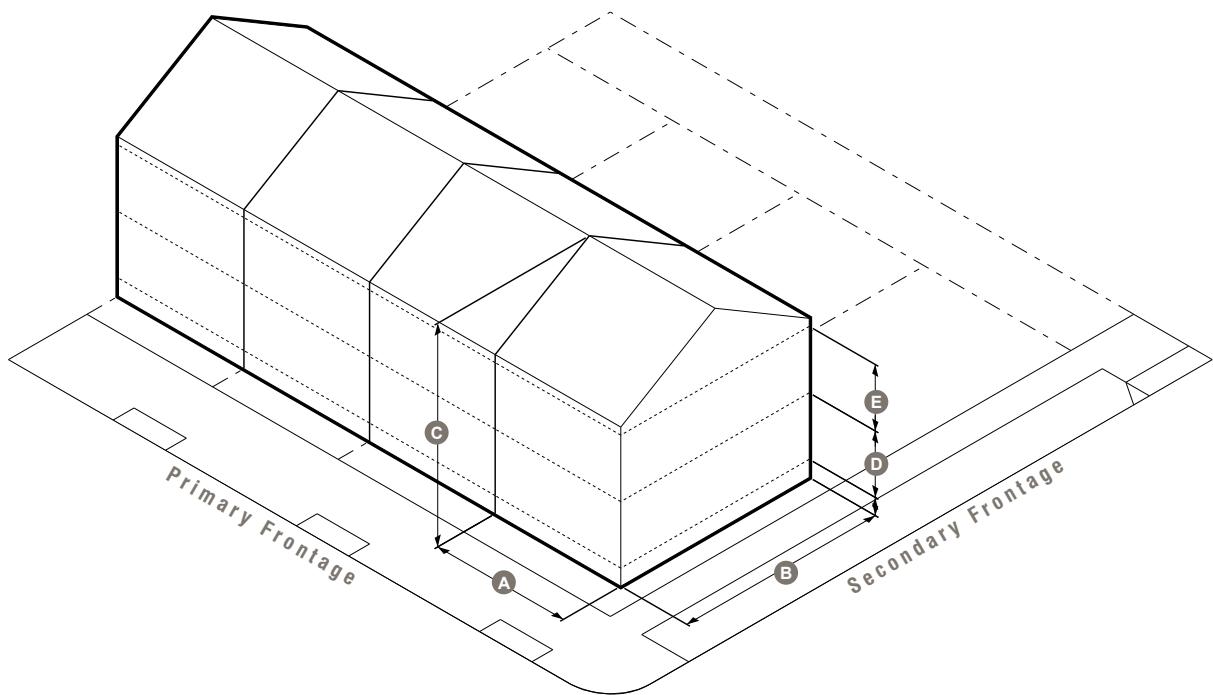
h. ROOFS

Gable Roof	●
Hipped Roof	●
Mansard Roof	●
Gambrel Roof	●

● Permitted

○ Permitted by special permit

11. LIVE/WORK FLEX



a. DESCRIPTION

A small attached building type with up to 3 units, including an optional storefront.

b. BUILDING FORM

Building Width	18 ft min, 30 ft max	A
Building Length	60 ft max	B
Total Stories	2 min, 3 max	C
First Floor Height	9 ft min, 14 ft max	D
Upper Floor Height	9 ft min, 12 ft max	E
First Floor Elevation	0 ft min	
Components	see Article 3.D Components	
Roofs	see Article 3.E Roof Types	
Attachments	1 side min	

c. ALLOWABLE UNITS

3 units max

d. FENESTRATION

Shopfront	Optional
First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

e. STANDARDS

1. Must attach to a townhouse or live/work flex on at least one side.
2. A maximum of 6 live/work flex buildings are allowed to attach.

11. LIVE/WORK FLEX



f. MASSING COMPONENTS

Rear Addition	●
Side Wing	●
Connector	●
Extended Shopfront	●

g. ARCHITECTURAL COMPONENTS

Porch	●
Gallery	●
Stoop	●
Cross Gable	●
Shed Dormer	●
Dormer Window	●
Bay Window	●
Balcony	●
Turret	●
Portico	●
Canopy	●
Deck	●
Roof Deck	●

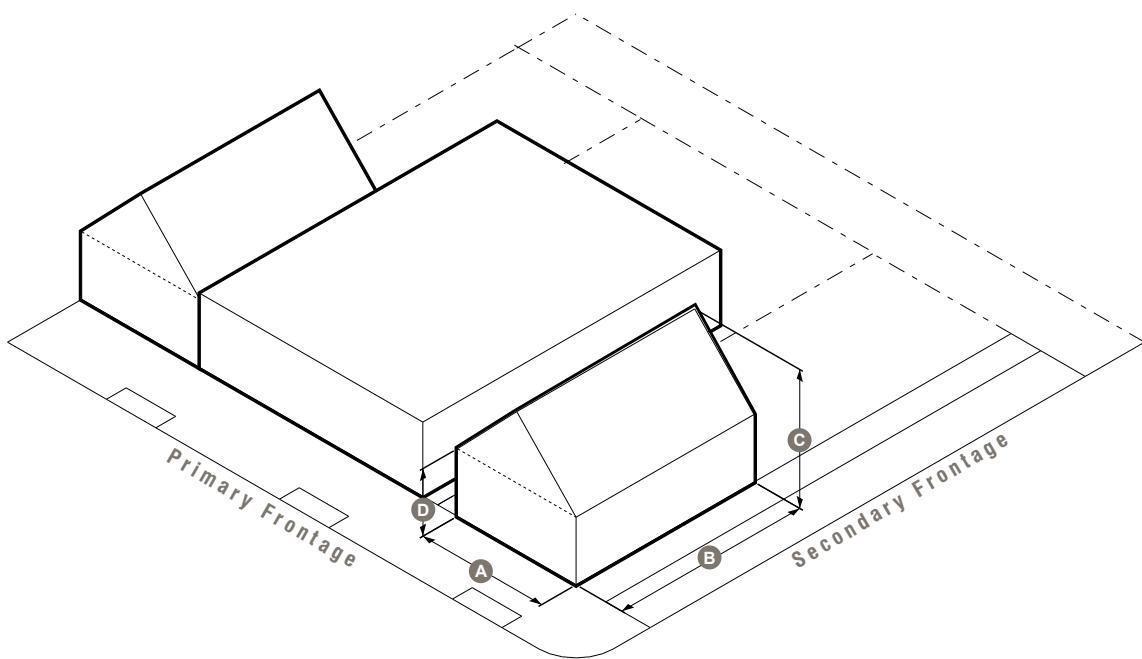
h. ROOFS

Gable Roof	●
Hipped Roof	●
Shed Roof	●
Flat Roof	●

● Permitted

○ Permitted by special permit

12. SHOP



a. DESCRIPTION

A single story building with 1 unit and a required shopfront.

b. BUILDING FORM

Building Width	18 ft min, 90 ft max	A
Building Length	60 ft max	B
Total Stories	1 max	C
First Floor Height	20 ft max	D
Upper Floor Height	n/a	E
First Floor Elevation	0 ft min	
Components	see Article 3.D Components	
Roofs	see Article 3.E Roof Types	
Attachments	1 side max	

c. ALLOWABLE UNITS

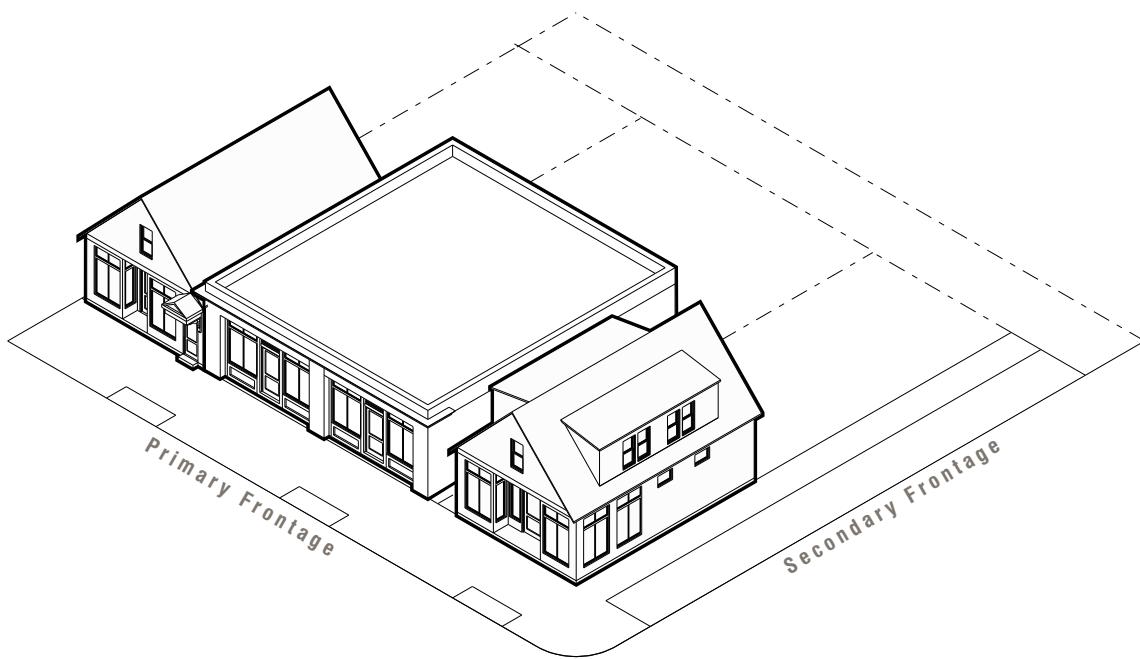
1 unit max

d. FENESTRATION

Shopfront	Required
First Floor Fenestration	20% min
Upper Floor Fenestration	n/a

e. STANDARDS

12. SHOP



f. MASSING COMPONENTS

Rear Addition	●
Side Wing	●

g. ARCHITECTURAL COMPONENTS

Porch	●
Stoop	●
Cross Gable	●
Shed Dormer	●
Dormer Window	●
Bay Window	●
Arcade	●
Portico	●
Canopy	●
Deck	●
Roof Deck	●
Cupola	●

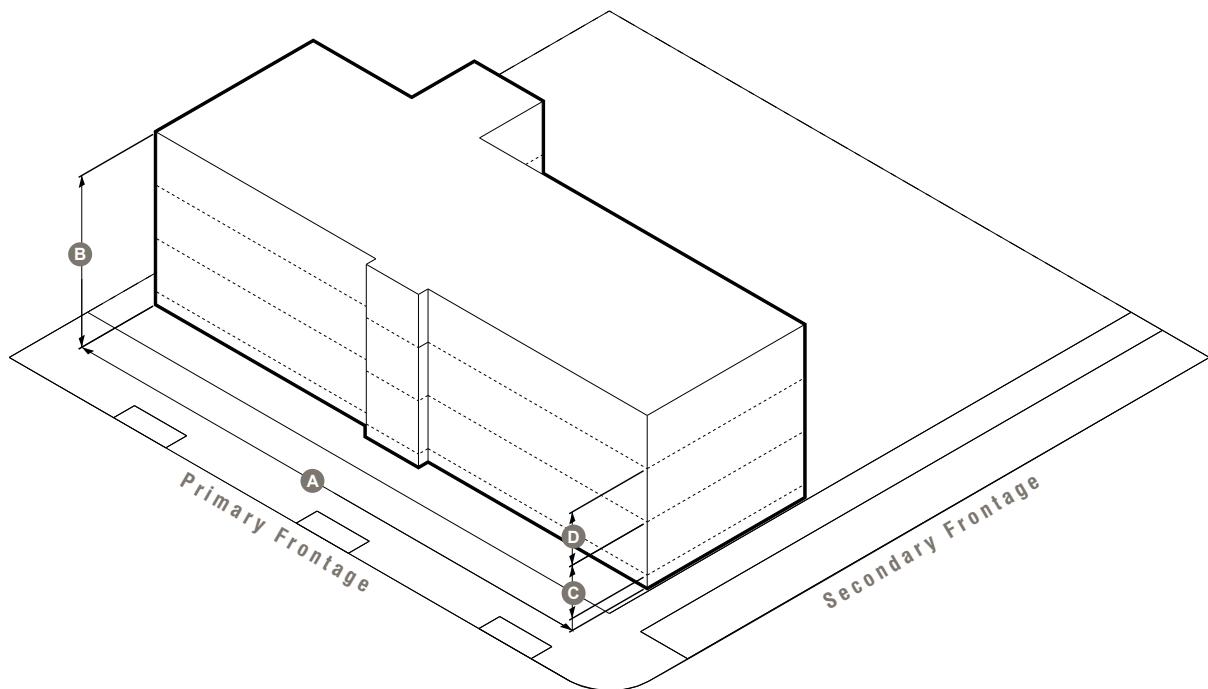
h. ROOFS

Gable Roof	●
Hipped Roof	●
Gambrel Roof	●
Shed Roof	●
Flat Roof	●

● Permitted

○ Permitted by special permit

13. APARTMENT BUILDING



a. DESCRIPTION

A large building providing multiple units.

b. BUILDING FORM

Building Length	100 ft max	A
Total Building Area	20,000 sf max	
Total Stories	3 max	B
First Floor Height	9 ft min, 15 ft max	C
Upper Floor Height	9 ft min, 12 ft max	D
First Floor Elevation	2 ft min	
Components	see Article 3.D Components	
Roofs	see Article 3.E Roof Types	
Attachments	2 sides max	

c. ALLOWABLE UNITS

40 units max

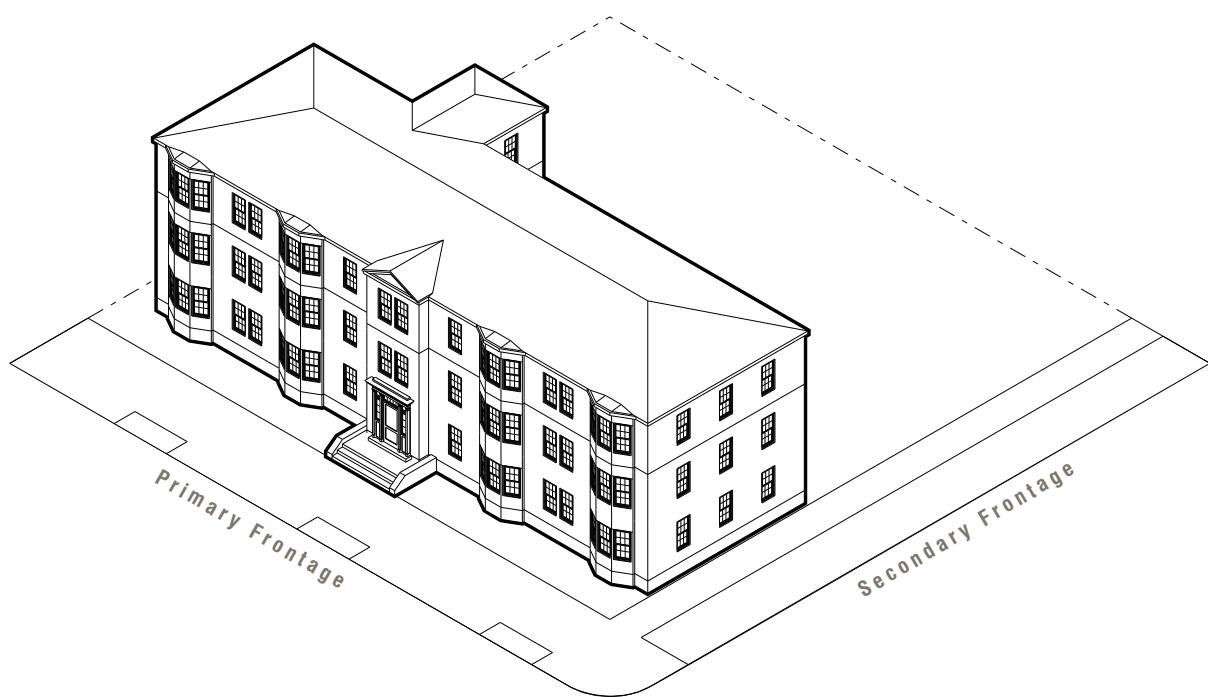
d. FENESTRATION

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

e. STANDARDS

1. The apartment building footprint may not exceed 10,000 sf.

13. APARTMENT BUILDING



f. MASSING COMPONENTS

Rear Addition	●
Side Wing	●
Connector	●
Porte-Cochere	●
Tower	●

g. ARCHITECTURAL COMPONENTS

Porch	●
Gallery	●
Stoop	●
Cross Gable	●
Shed Dormer	●
Dormer Window	●
Bay Window	●
Balcony	●
Turret	●
Portico	●
Canopy	●
Deck	●
Roof Deck	●
Cupola	●

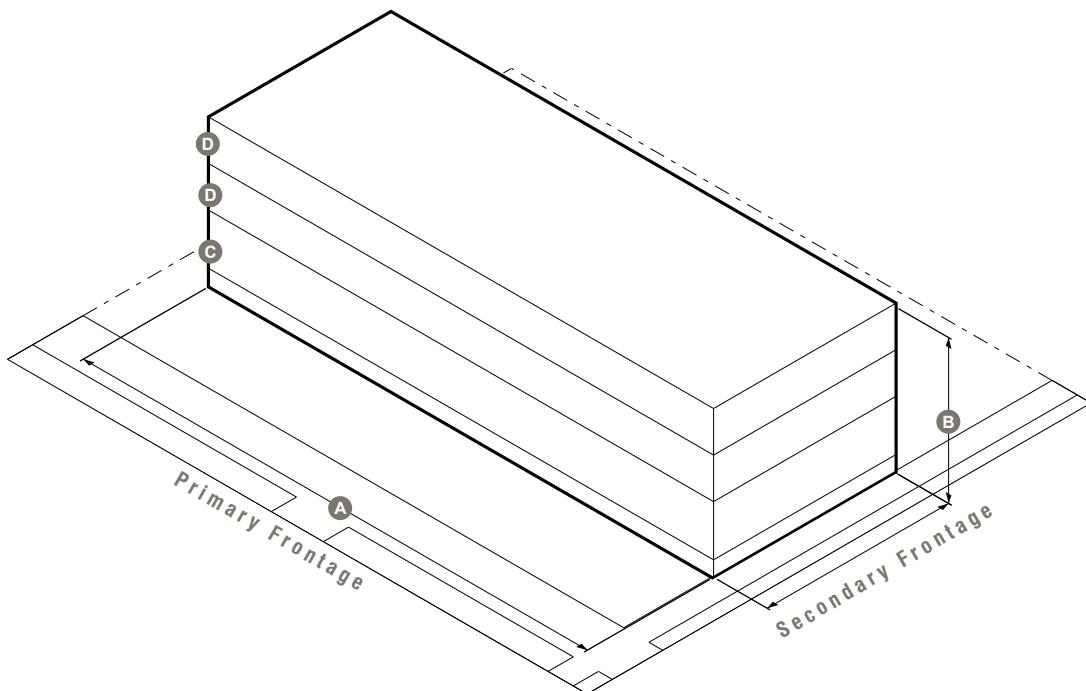
h. ROOFS

Gable Roof	●
Hipped Roof	●
Mansard Roof	●
Gambrel Roof	●
Flat Roof	●

● Permitted

○ Permitted by special permit

14. INN



a. DESCRIPTION

A large building with a continuous front porch providing multiple units.

b. BUILDING FORM

Building Length	120 ft max	A
Total Building Area	20,000 sf max	
Total Stories	3 max	B
First Floor Height	10 ft min, 15 ft max	C
Upper Floor Height	9 ft min, 12 ft max	D
First Floor Elevation	2 ft min	
Components	see Article 3.D Components	
Roofs	see Article 3.E Roof Types	
Attachments	none	

c. ALLOWABLE UNITS

varies

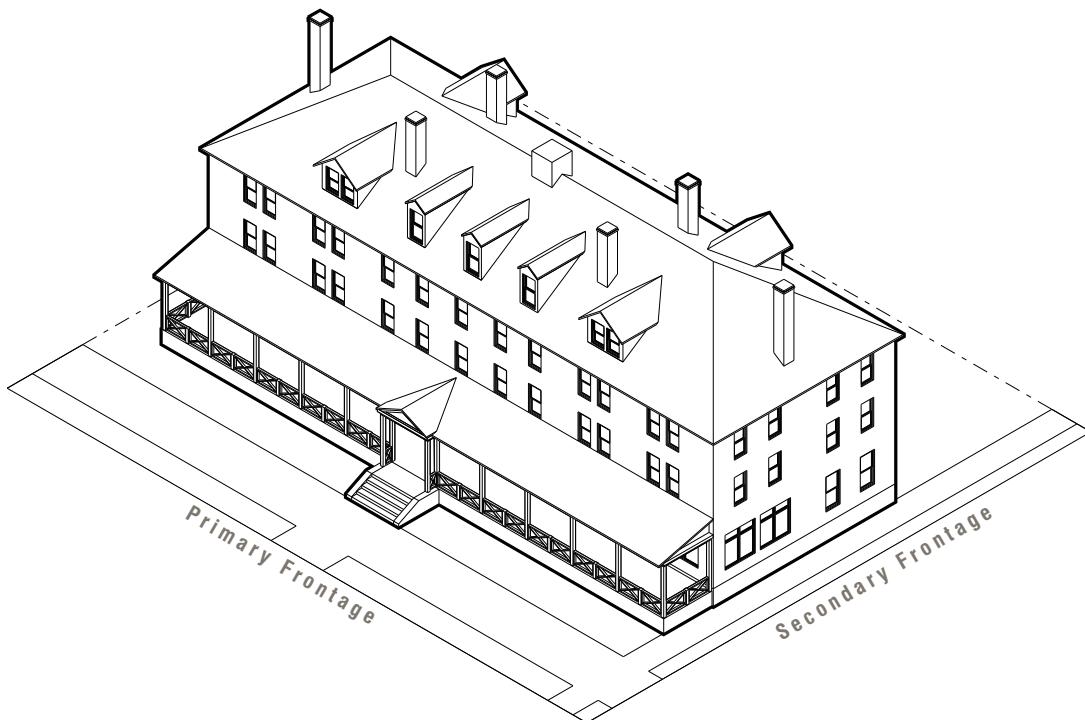
d. FENESTRATION

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

e. STANDARDS

1. The inn building footprint may not exceed 15,000 sf.
2. The inn building may front a shopfront street provided the front porch is continuous along the frontage and is not enclosed.

14. INN



f. MASSING COMPONENTS

Rear Addition	●
Side Wing	●
Connector	●
Penthouse	●
Extended Shopfront	●
Porte-Cochere	●
Tower	●

g. ARCHITECTURAL COMPONENTS

Porch	●
Gallery	●
Stoop	●
Cross Gable	●
Shed Dormer	●
Dormer Window	●
Bay Window	●
Balcony	●
Turret	●
Arcade	●
Portico	●
Canopy	●

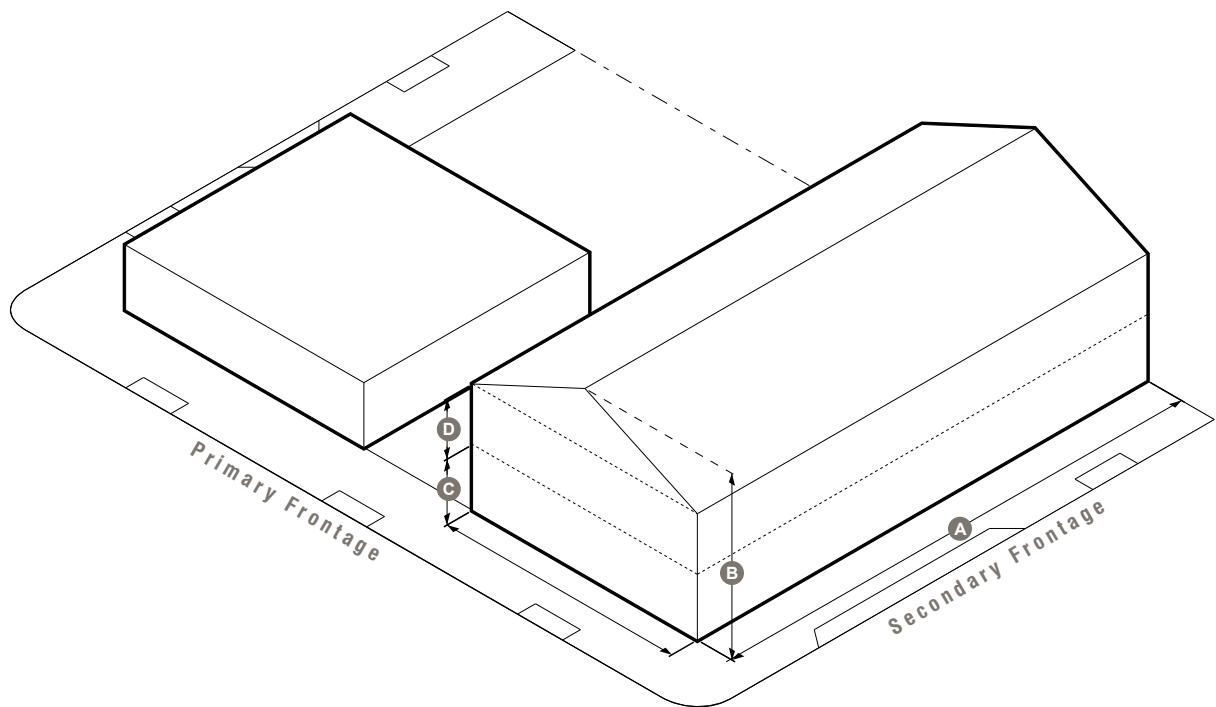
h. ROOFS

Gable Roof	●
Hipped Roof	●
Mansard Roof	●
Gambrel Roof	●
Flat Roof	●

● Permitted

○ Permitted by special permit

16. FABRICATION BUILDING



a. DESCRIPTION

A large footprint, building type with large open floor plans, and optional shopfronts, providing multiple units.

b. BUILDING FORM

Building Length	200 ft max	A
Building Area	50,000 sf max	
Total Stories	2 max	B
First Floor Height	9 ft min	C
Upper Floor Height	9 ft min	D
First Floor Elevation	0 ft min	
Components	see Article 3.D Components	
Roofs	see Article 3.E Roof Types	
Attachments	2 sides max	

c. ALLOWABLE UNITS

1 unit min

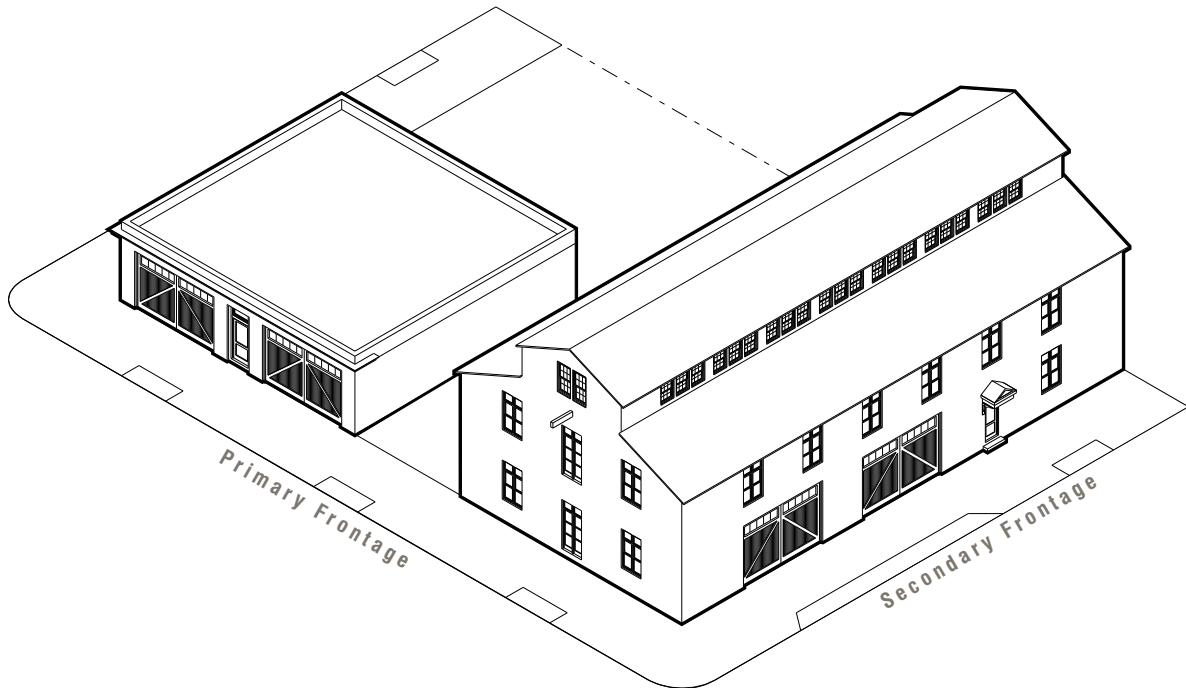
d. FENESTRATION

Shopfront	Optional
First Floor Fenestration	30%
Upper Floor Fenestration	30%

e. STANDARDS

1. Fabrication buildings must be oriented perpendicular to the primary thoroughfare (excluding alleys).
2. The fabrication building footprint may not exceed 20,000 sf.
3. Shed dormers may ignore the gable end and ridge line setback in order to form a continuous monitor style roof along the entirety of the ridge beam.

16. FABRICATION BUILDING



f. MASSING COMPONENTS

Rear Addition	●
Side Wing	●
Connector	●
Penthouse	●
Extended Shopfront	●
Porte-Cochere	●
Tower	●

g. ARCHITECTURAL COMPONENTS

Porch	●
Gallery	●
Stoop	●
Cross Gable	●
Shed Dormer	●
Dormer Window	●
Bay Window	●
Balcony	●
Arcade	●
Portico	●
Canopy	●
Deck	●

Cupola



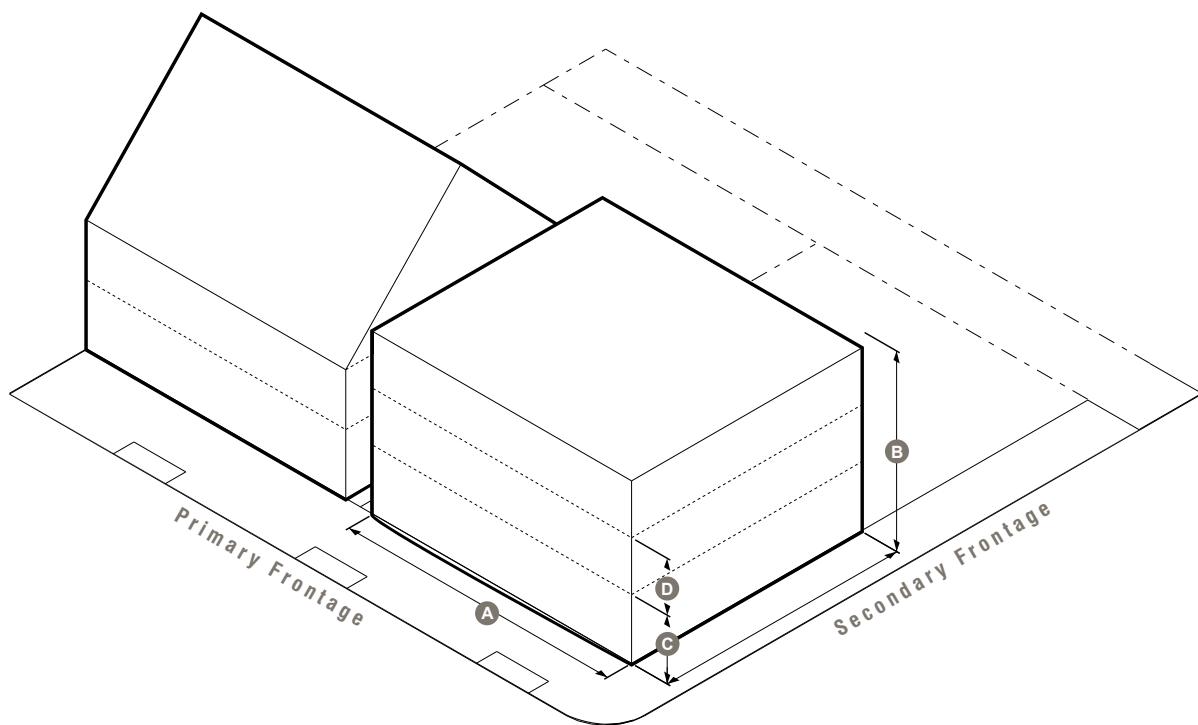
h. ROOFS

Gable Roof	●
Hipped Roof	●
Gambrel Roof	●
Shed Roof	●
Flat Roof	●

● Permitted

○ Permitted by special permit

15. MIXED-USE BUILDING



a. DESCRIPTION

A variably-sized building type with a required storefront providing multiple units.

b. BUILDING FORM

Building Length	100 ft max	A
Total Building Area	20,000 sf max	
Total Stories	3 max	B
First Floor Height	14 ft min, 20 ft max	C
Upper Floor Height	10 ft min, 12 ft max	D
First Floor Elevation	0 ft max	
Components	see Article 3.D Components	
Roofs	see Article 3.E Roof Types	
Attachments	2 sides max	

c. ALLOWABLE UNITS

40 units max

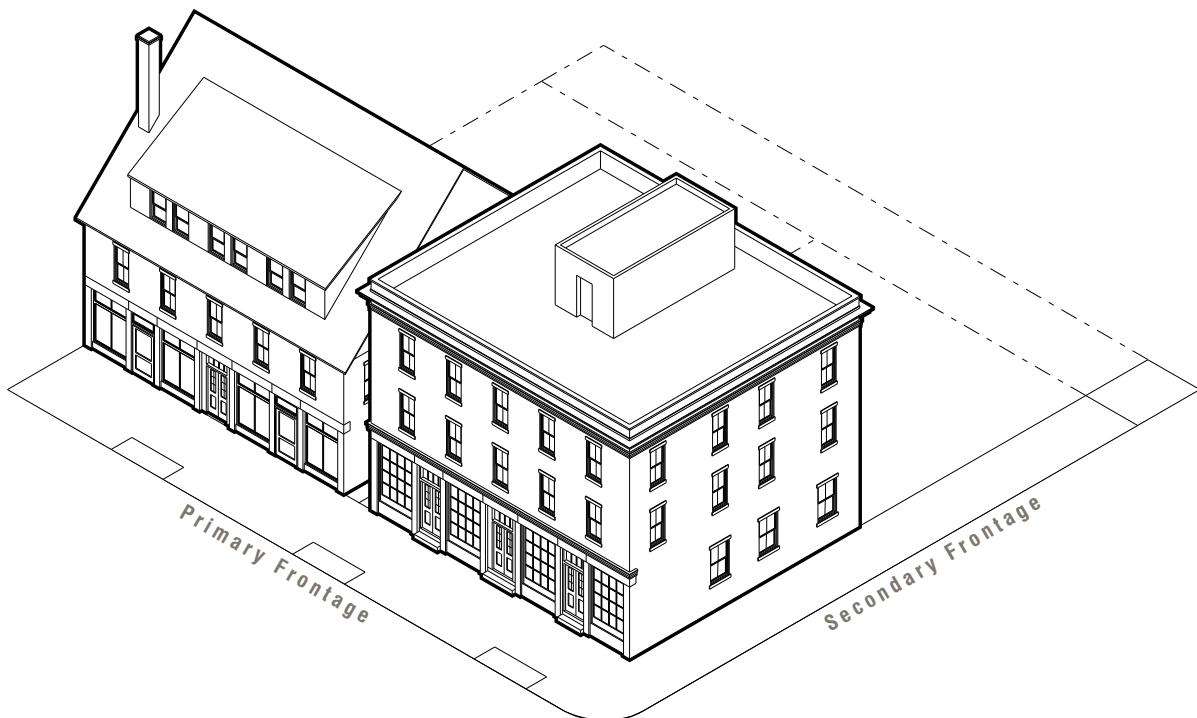
d. FENESTRATION

Shopfront	Required
First Floor Fenestration	30% min
Upper Floor Fenestration	20% min

e. STANDARDS

1. Shopfronts are required on the first floor of the primary frontage.
2. The mixed-use building footprint may not exceed 10,000 sf.

15. MIXED-USE BUILDING



f. MASSING COMPONENTS

Rear Addition	●
Side Wing	●
Connector	●
Penthouse	●
Extended Shopfront	●

g. ARCHITECTURAL COMPONENTS

Porch	●
Gallery	●
Stoop	●
Cross Gable	●
Shed Dormer	●
Dormer Window	●
Bay Window	●
Balcony	●
Turret	●
Arcade	●
Portico	●
Canopy	●
Deck	●
Roof Deck	●

Cupola



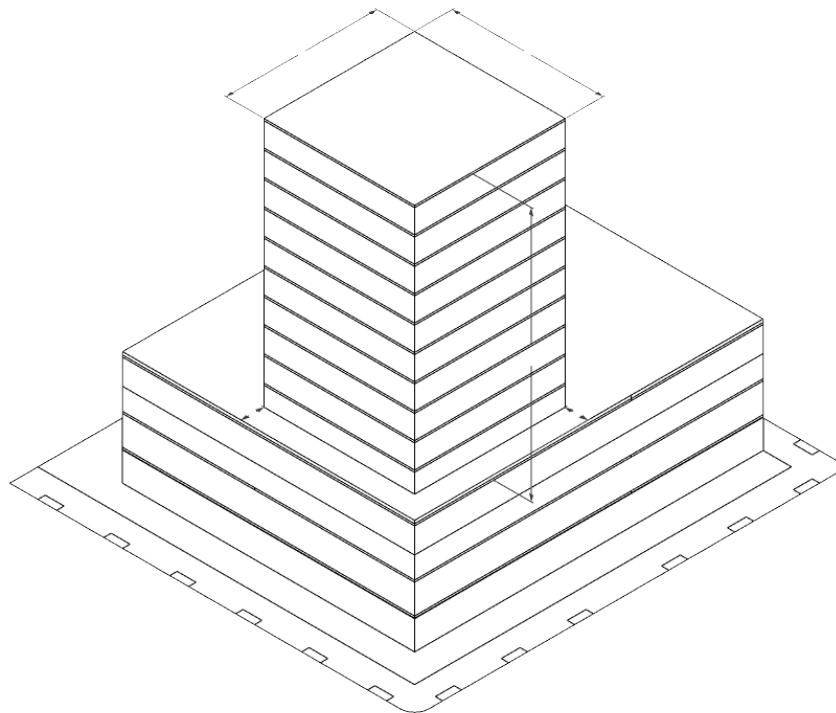
h. ROOFS

Gable Roof	●
Hipped Roof	●
Mansard Roof	●
Gambrel Roof	●
Shed Roof	●
Flat Roof	●

● Permitted

○ Permitted by special permit

16. MIXED-USE TOWER



a. DESCRIPTION

A tower building that extends upwards from a mixed-use base building and is much taller than it is wide.

b. BUILDING FORM (STANDARDS APPLY ONLY TO THE TOWER)

Building Length	100 ft max	A
Floor Area	8,000 sf max	
Total Stories	40 max	B
First Floor Height	n/a	C
Upper Floor Height	10 ft min, 15 ft max	D
First Floor Elevation	n/a	
Components	see Article 3.D Components	
Roof	see Article 3.E Roof Types	
Attachments	none	

c. ALLOWABLE UNITS (STANDARDS APPLY ONLY TO THE TOWER)

2 units min

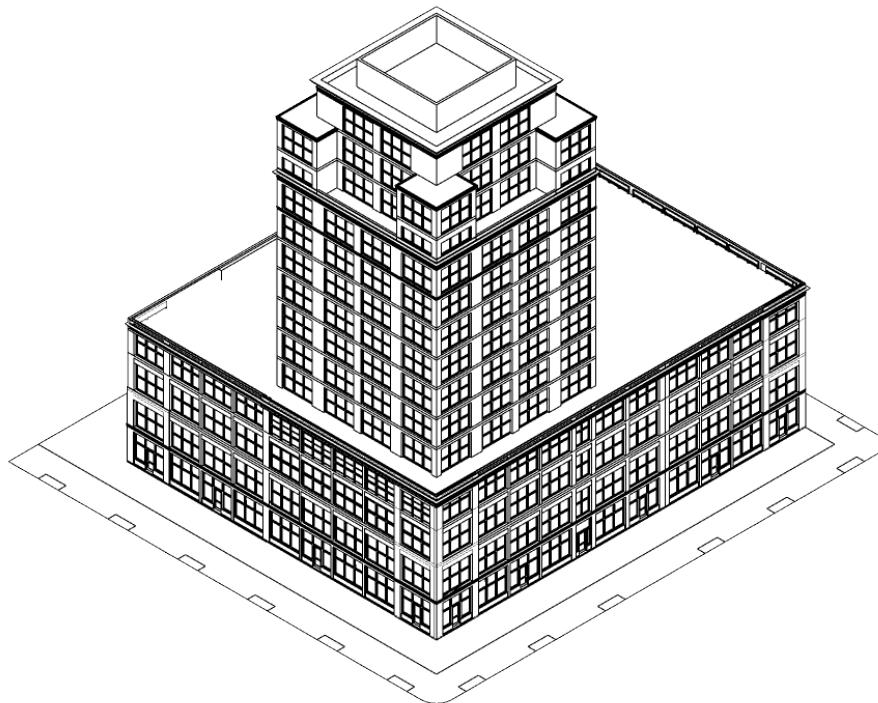
d. FENESTRATION (STANDARDS APPLY ONLY TO THE TOWER)

Shopfront	n/a
First Floor Fenestration	n/a
Upper Floor Fenestration	40% min

e. STANDARDS

1. A mixed use tower is comprised of three parts: the base building, the tower, and the building top.
2. A mixed use tower must use the standards of the mixed use building to proportion its base section and to promote harmony with adjacent low-rise context.
3. The standards for a mixed use tower control the tower element as it rises above the base building, and tapers to form the building top.
4. Mixed use towers must be set back at least 40 ft from side and rear lot lines.
5. Mixed use towers must step back at least 10 feet from the facades of the base building.
6. The uppermost 30% of a mixed use tower's height must be step back at least 10 feet from the tower faces below to form a building top.

16. MIXED-USE TOWER



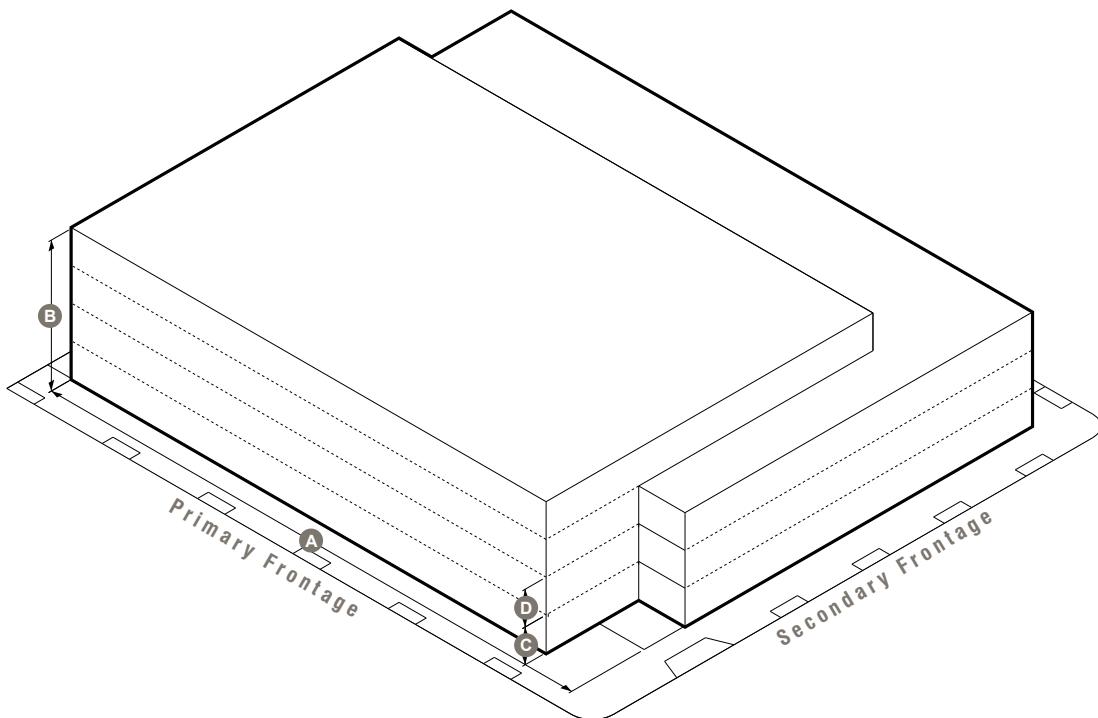
f. MASSING COMPONENTS

Porch	●
Gallery	●
Shed Dormer	●
Cross Gable	●
Arcade	●
Penthouse	●

g. ARCHITECTURAL COMPONENTS

Stoop	●
Canopy	●
Portico	●
Balcony	●
Bay Window	●
Turret	●
Dormer Window	●
Roofdeck	●
Cupola	●
Awning	●

17. LINED PARKING GARAGE



a. DESCRIPTION

A large building chiefly designed for the storage of cars, but providing multiple units of leasable space along its frontage.

b. BUILDING FORM

Building Length	250 ft max	A
Building Area	200,000 sf max	
Total Stories	3 max	B
First Floor Height	12 ft min, 24 ft max	C
Upper Floor Height	9 ft min	D
First Floor Elevation	0 ft min	
Components	see Article 3.D Components	
Roofs	see Article 3.E Roof Types	
Attachments	2 sides max	

c. ALLOWABLE UNITS

2 units min

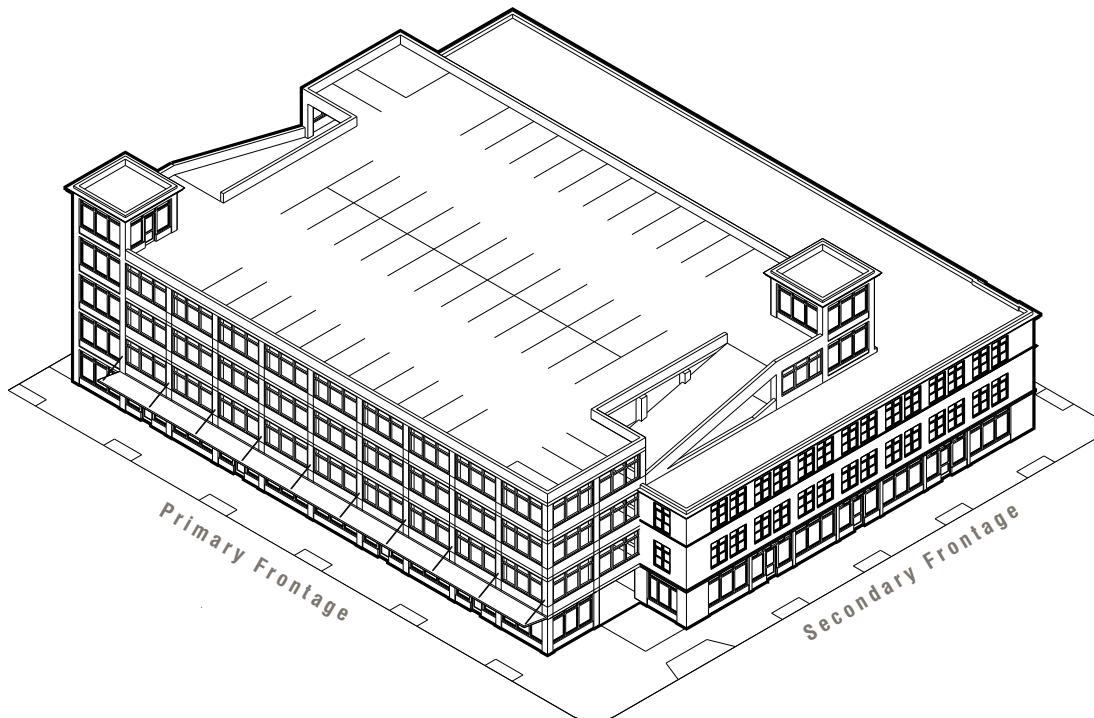
c. FENESTRATION

Shopfront	Required
First Floor Fenestration	50% min (2)
Upper Floor Fenestration	50% min (2)

d. STANDARDS

1. In CD5, 50% of the length of all facades are subject to storefront standards.
2. Window and door percentages can be met with any of the following to simulate window patterns:
 - a. Recessed panels.
 - b. Louvered or paneled shutters in a “closed” position.
 - c. Painted windows.
 - d. A trellis, grille, grate, or fretwork.
3. Liner buildings wrapping the exterior of a parking garage may use the less restrictive window and door requirements of the mixed use building.
4. Parking garage floors should be flat to enable possible re-use.
5. A parking garage footprint may not exceed 50,000 sf.

17. LINED PARKING GARAGE



f. MASSING COMPONENTS

Penthouse	●
Extended Shopfront	●
Porte-Cochere	●

h. ROOFS

Gable Roof	●
Hipped Roof	●
Shed Roof	●
Flat Roof	●

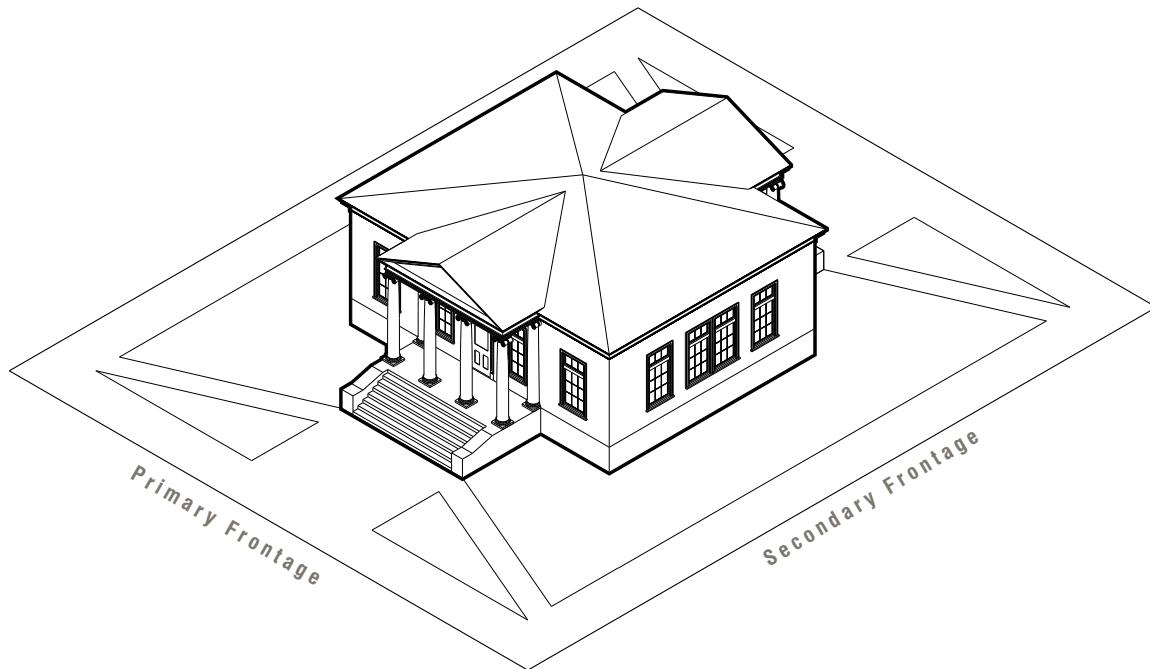
g. ARCHITECTURAL COMPONENTS

Gallery	●
Cross Gable	●
Bay Window	●
Balcony	●
Arcade	●
Portico	●
Deck	●

● Permitted

○ Permitted by special permit

18. CIVIC BUILDING



a. DESCRIPTION

A public building of high design and construction quality, usually a landmark.

b. BUILDING FORM

Building Length	100 ft max	A
Building Area	50,000 sf max	B
Total Stories	5 max	C
First Floor Height	15 ft min	D
Upper Floor Height	12 ft min	E
First Floor Elevation	0 ft min	
Components	see Article 3.D Components	
Roofs	see Article 3.E Roof Types	
Attachments	2 sides max	

c. ALLOWABLE UNITS

1 unit min

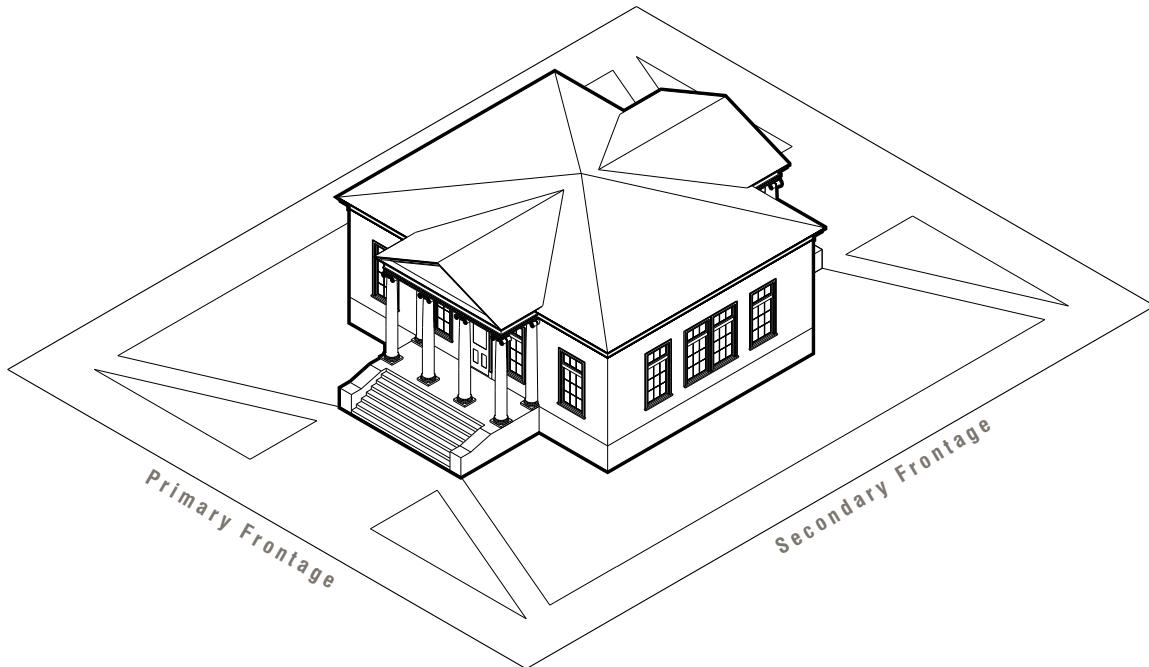
d. FENESTRATION

First Floor Fenestration	20% min (ii)
Upper Floor Fenestration	20% min (ii)

e. STANDARDS

- Uses in this building must be associated with tax-exempt organizations, such as museums, government, religious, educational institutions, etc. and provide a tangible civic benefit and be open to the public.
- The permitting authority may waive window and door requirements for civic uses that require no windows for much of their exterior (such as art museums).

18. CIVIC BUILDING



f. MASSING COMPONENTS

Rear Addition	●
Side Wing	●
Connector	●
Penthouse	●
Porte-Cochere	●
Tower	●

h. ROOFS

Gable Roof	●
Hipped Roof	●
Mansard Roof	●
Gambrel Roof	●
Shed Roof	●
Flat Roof	●

● Permitted

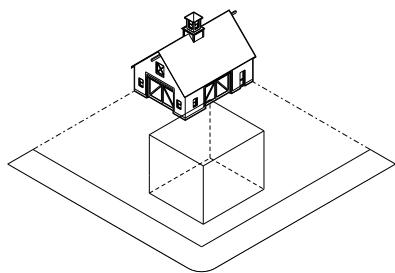
○ Permitted by special permit

g. ARCHITECTURAL COMPONENTS

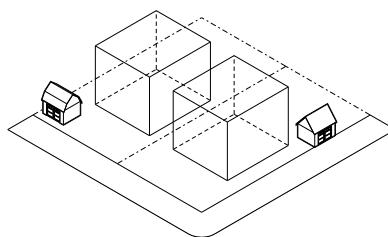
Porch	●
Gallery	●
Stoop	●
Cross Gable	●
Shed Dormer	●
Dormer Window	●
Bay Window	●
Balcony	●
Turret	●
Arcade	●
Portico	●
Canopy	●
Deck	●
Cupola	●

TABLE 3.3 ACCESSORY BUILDING TYPE SUMMARY TABLE

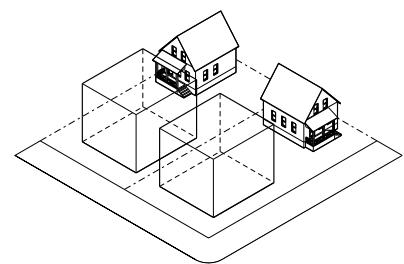
1. BARN



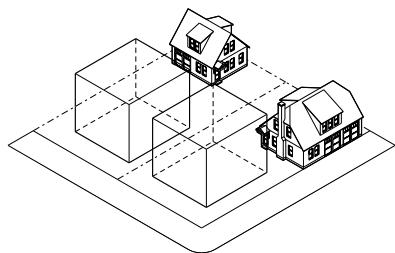
2. FARMSTAND



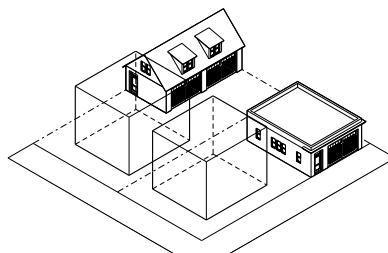
3. BACK COTTAGE



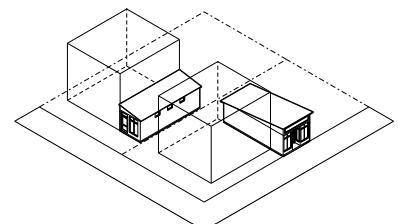
4. CARRIAGE HOUSE



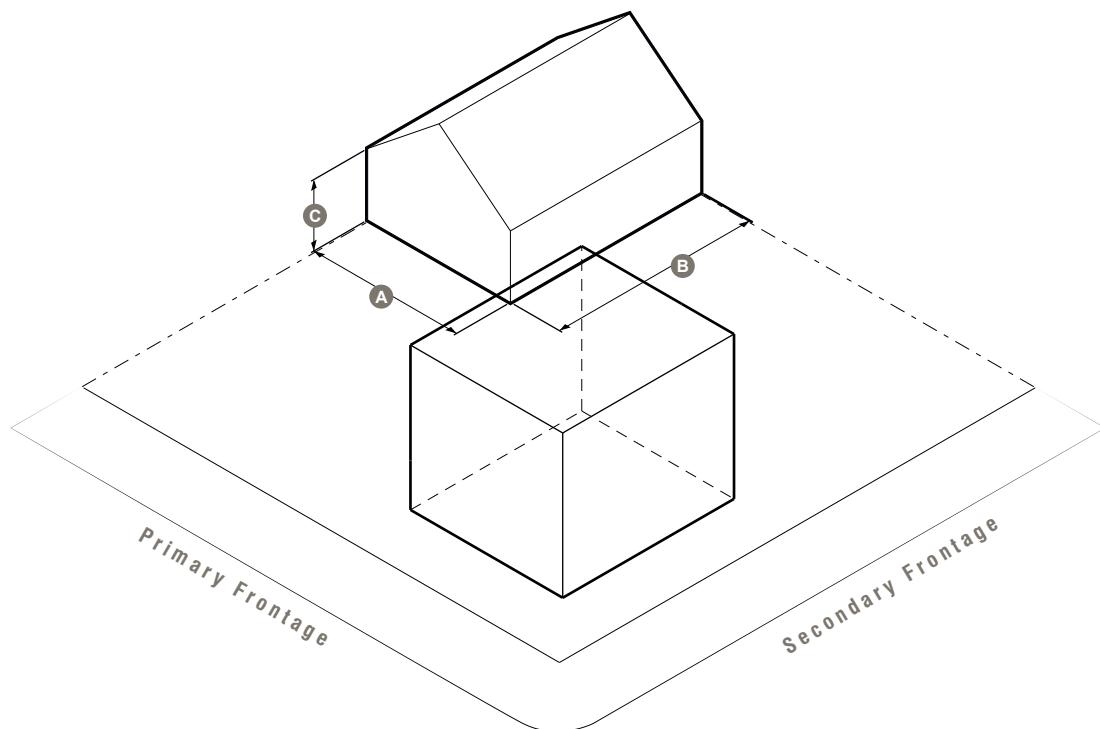
5. FABRICATION SHOP



6. ACCESSORY SHOP



1. BARN



a. DESCRIPTION

A large accessory building that provides space for agricultural, fabrication, storage, or other permitted non-residential uses.

b. ACCESSORY BUILDING PLACEMENT

Primary Front Setback	(1)
Secondary Front Setback	3 ft min
Side Setback	3 ft min
Rear Setback	3 ft min

c. BUILDING FORM

Building Width	30 ft max (2)	A
Building Length	40 ft max (2)	B
Building Area	10,000 sf max (2)	
Total Stories	2 stories max	C
First Floor Height	n/a	
Upper Floor Height	n/a	
First Floor Elevation	0 ft min	
Roofs	see Article 3.E Roof Types	
Attachments	none	

d. ALLOWABLE UNITS

1 unit max	varies
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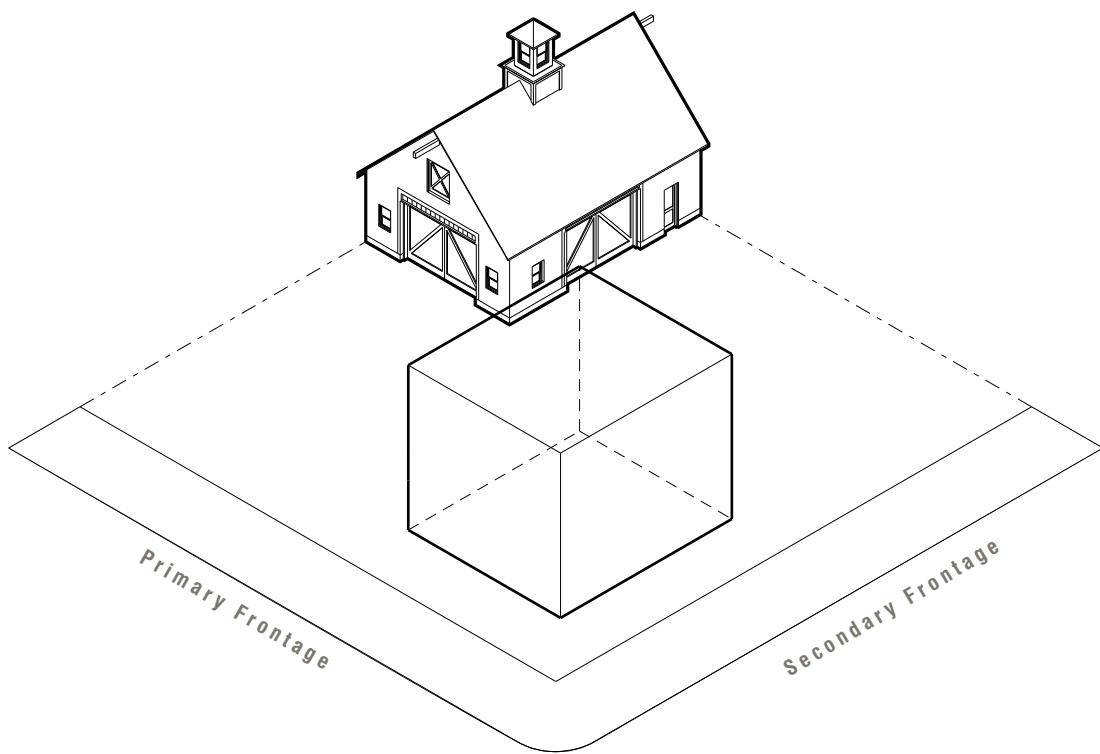
e. FENESTRATION

First Floor Fenestration	optional
Upper Floor Fenestration	optional

f. STANDARDS

1. Barns must be set back at least 20 ft from the front facade of the primary building, except in CD2.
2. Barns may exceed maximum measurements for length and width in CD2 when part of a working agricultural operation.
3. Barn doors located within the frontage zone must be sliding or swinging wooden doors.
4. Shed dormers may ignore the gable end and ridge line setback in order to form a continuous monitor style roof along the entirety of the ridge beam.

1. BARN



g. MASSING COMPONENTS

Rear Addition	●
Side Wing	●
Connector	●
Shed Dormer	●
Cross Gable	●
Tower	●

i. ROOFS

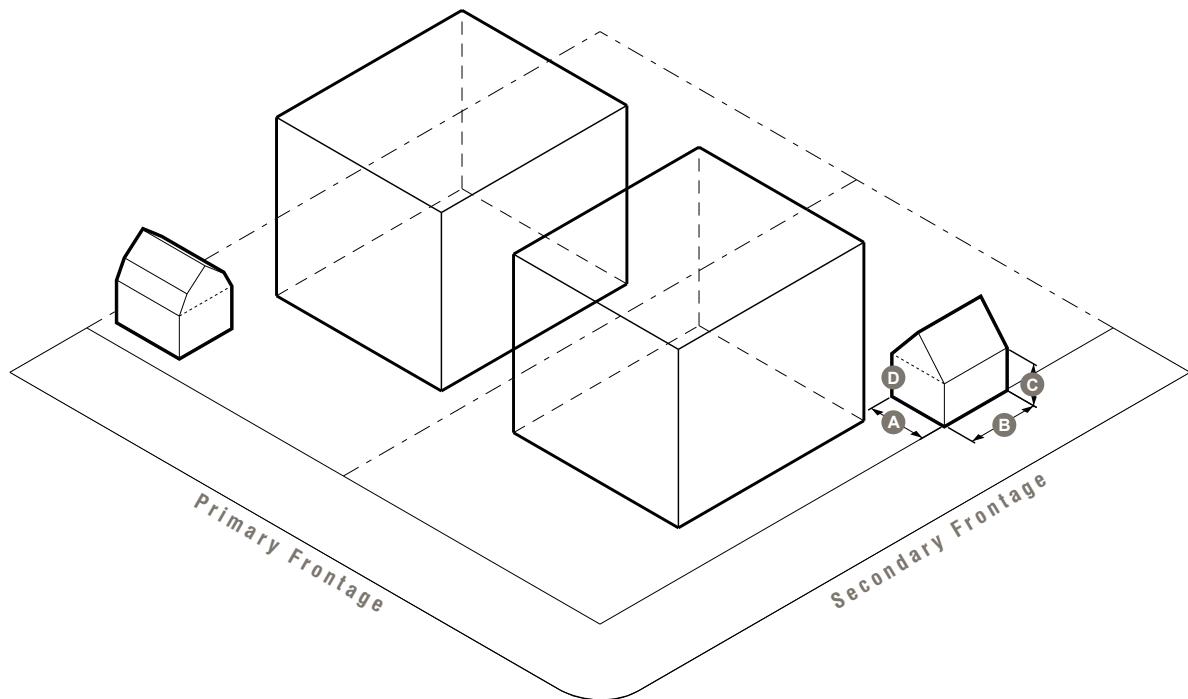
Gable Roof	●
Gambrel Roof	●

- Permitted
- Permitted by special permit

h. ARCHITECTURAL COMPONENTS

Stoop	●
Canopy	●
Dormer Window	●
Deck	●
Roof Deck	●
Cupola	●

2. FARMSTAND



a. DESCRIPTION

An accessory building that is temporary or modular that provides space to sell agricultural products, or that temporarily alleviates a gap in a streetwall with small commercial space.

b. ACCESSORY BUILDING PLACEMENT

Primary Front Setback	0 ft min
Secondary Front Setback	0 ft min
Side Setback	3 ft min
Rear Setback	3 ft min

c. BUILDING FORM

Building Width	12 ft max	A
Building Length	12 ft max	B
Total Stories	1 story max	C
First Floor Height	10 ft min, 15 ft max	D
Upper Floor Height	n/a	
First Floor Elevation	0 ft min	
Roofs	see Article 3.E Roof Types	
Attachments	none	

d. ALLOWABLE UNITS

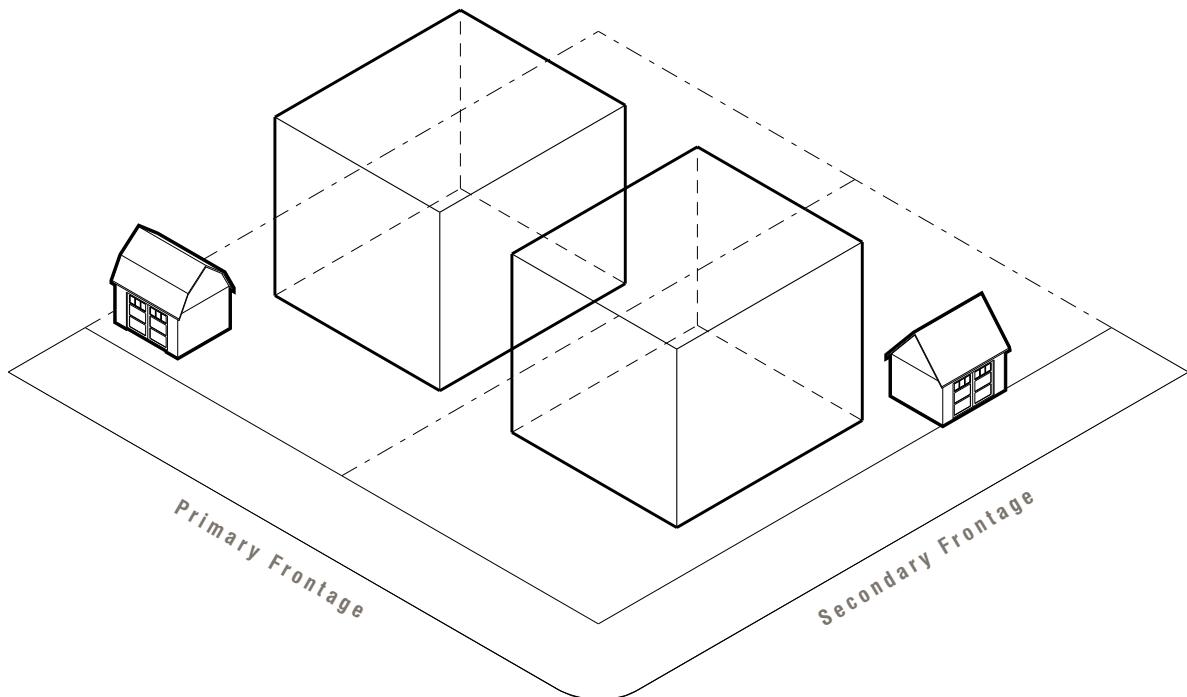
1 unit max	commercial
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e. FENESTRATION

First Floor Fenestration	0% min
Upper Floor Fenestration	0% min

f. STANDARDS

2. FARMSTAND



g. MASSING COMPONENTS

Porch	●
Shed Dormer	●
Cross Gable	●

h. ARCHITECTURAL COMPONENTS

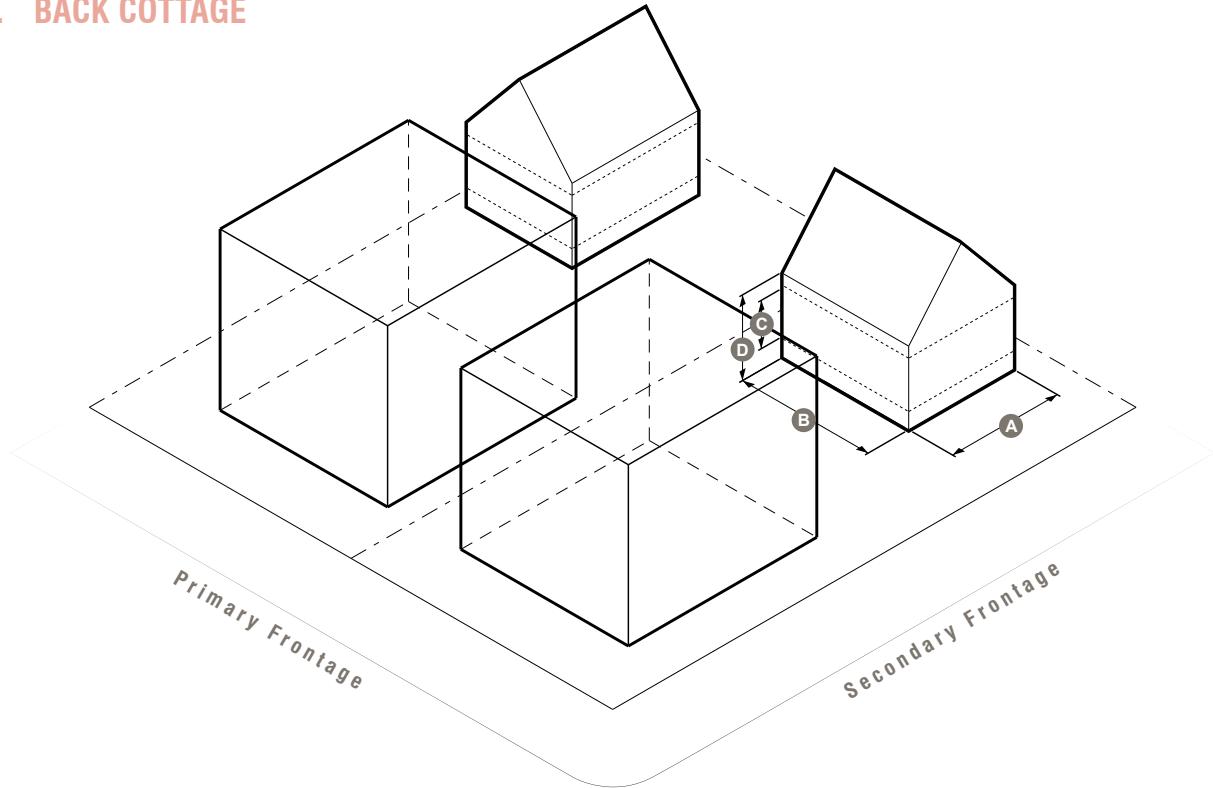
Dormer Window	●
---------------	---

i. ROOFS

Gable Roof	●
Hipped Roof	●
Gambrel Roof	●
Shed Roof	●
Flat Roof	●

- Permitted
○ Permitted by special permit

3. BACK COTTAGE



a. DESCRIPTION

An accessory building that provides space for an accessory dwelling unit.

b. ACCESSORY BUILDING PLACEMENT

Primary Front Setback	(1)
Secondary Front Setback	3 ft min
Side Setback	3 ft min
Rear Setback	3 ft min

c. BUILDING FORM

Building Width	24 ft max	A
Building Length	36 ft max	B
Total Stories	2 stories max	C
First Floor Height	9 ft min, 15 ft max	D
Upper Floor Height	9 ft min, 12 ft max	
First Floor Elevation	0 ft min	
Roofs	see Article 3.E Roof Types	
Attachments	none	

d. ALLOWABLE UNITS

1 unit max	residential
------------	-------------

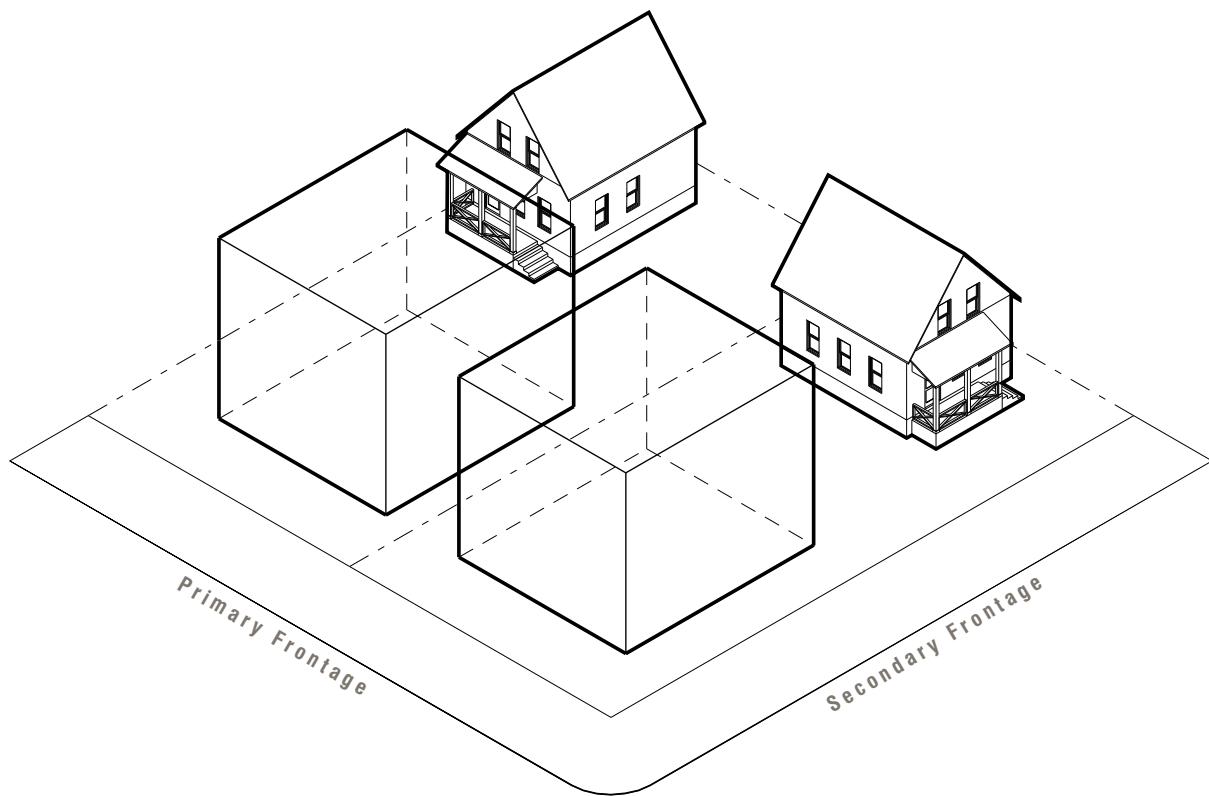
e. FENESTRATION

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

f. STANDARDS

1. The back cottage must be set back at least 20 ft from the front facade of the primary building.
2. A back cottage may possess a chassis with independent suspension and axles capable of free rotation, provided:
 - a. The back cottage has a permanent connection to water, sanitary, and power utilities.
 - b. The chassis is screened in such a way as to be indistinguishable from a traditional foundation.

3. BACK COTTAGE



g. MASSING COMPONENTS

Porch	●
Gallery	●
Connector	●
Shed Dormer	●
Cross Gable	●
Porte-Cochere	●

h. ARCHITECTURAL COMPONENTS

Stoop	●
Canopy	●
Portico	●
Balcony	●
Bay Window	●
Dormer Window	●
Deck	●
Roof deck	●

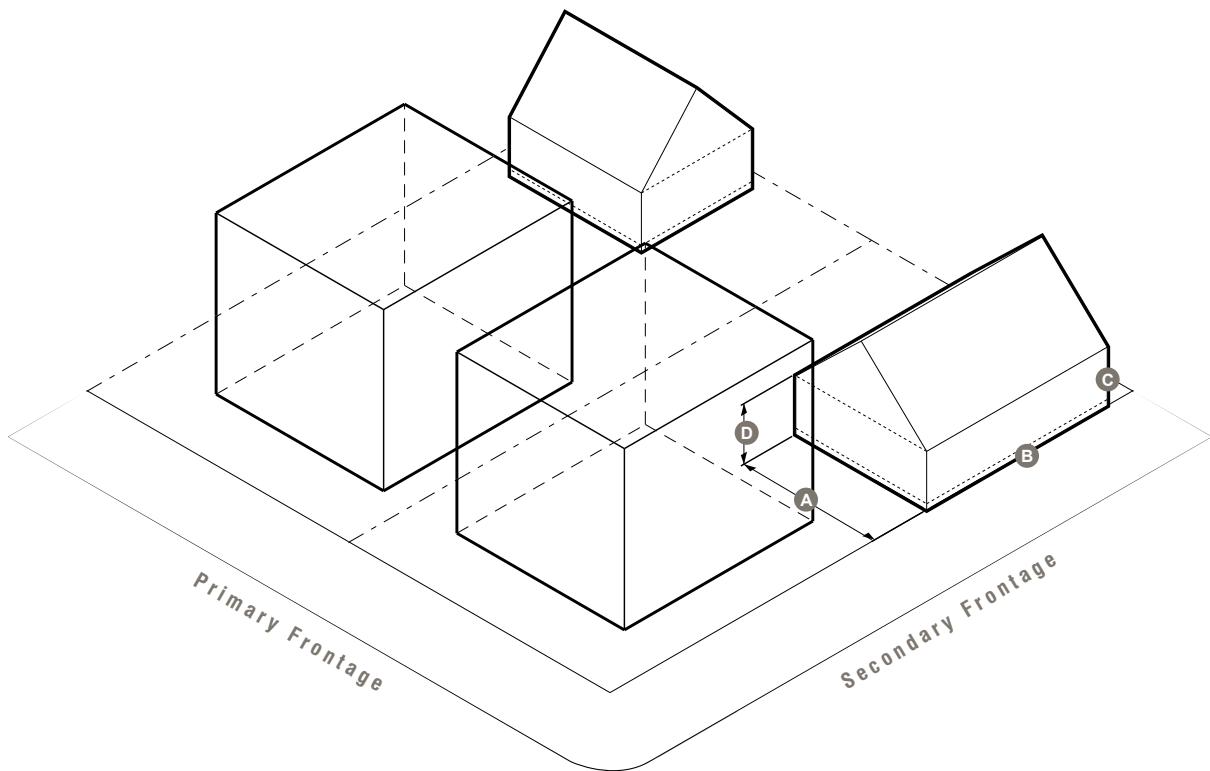
i. ROOFS

Gable Roof	●
Hipped Roof	●
Gambrel Roof	●
Shed Roof	●
Flat Roof	●

● Permitted

○ Permitted by special permit

4. CARRIAGE HOUSE



a. DESCRIPTION

An accessory building that provides space for parking, a workshop, an accessory unit, or a combination thereof.

b. ACCESSORY BUILDING PLACEMENT

Primary Front Setback	(1)
Secondary Front Setback	3 ft min
Side Setback	3 ft min
Rear Setback	3 ft min

c. BUILDING FORM

Building Width	24 ft max	A
Building Length	36 ft max	B
Total Stories	2 stories max	C
First Floor Height	9 ft min, 15 ft max	D
Upper Floor Height	9 ft min, 12 ft max	
First Floor Elevation	0 ft min	
Roofs	see Article 3.E Roof Types	
Attachments	1 max	

d. ALLOWABLE UNITS

1 unit max	varies
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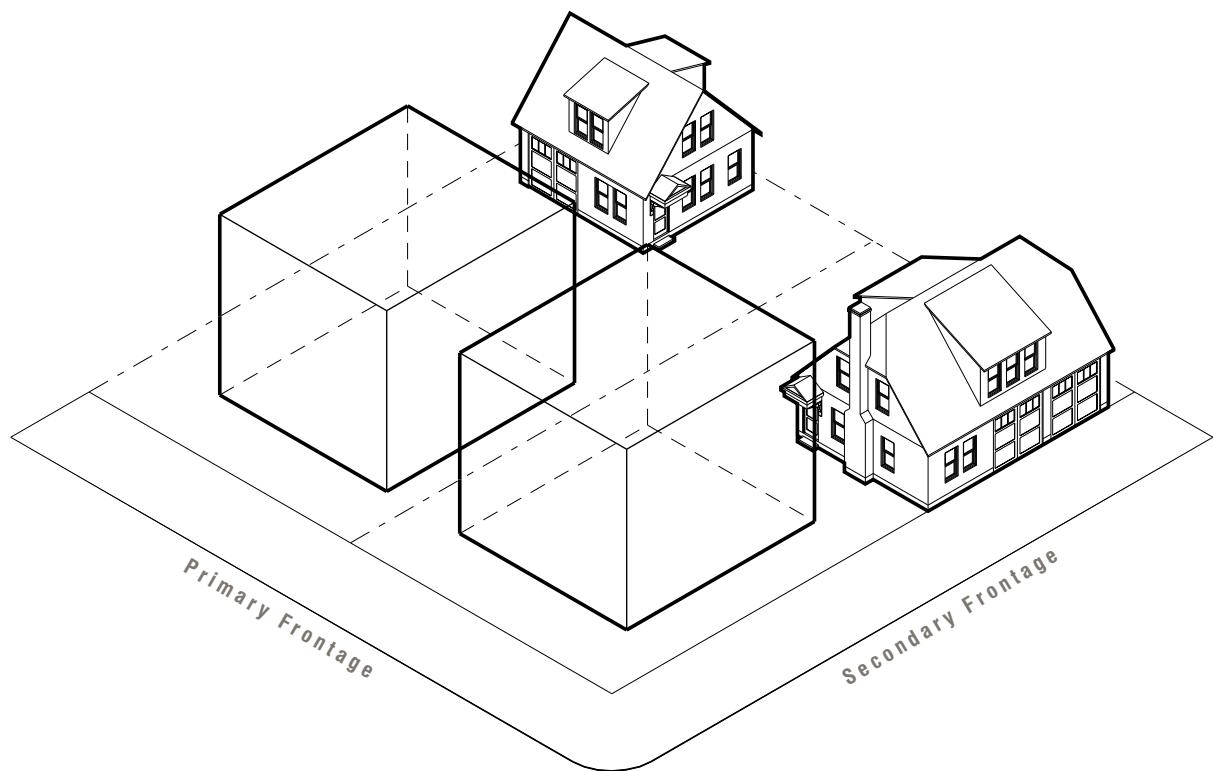
e. FENESTRATION

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

f. STANDARDS

- The Carriage House must be set back at least 20 ft from the front facade of the primary building.

4. CARRIAGE HOUSE



g. MASSING COMPONENTS

Porch	●
Gallery	●
Connector	●
Shed Dormer	●
Cross Gable	●
Porte-Cochere	●

i. ROOFS

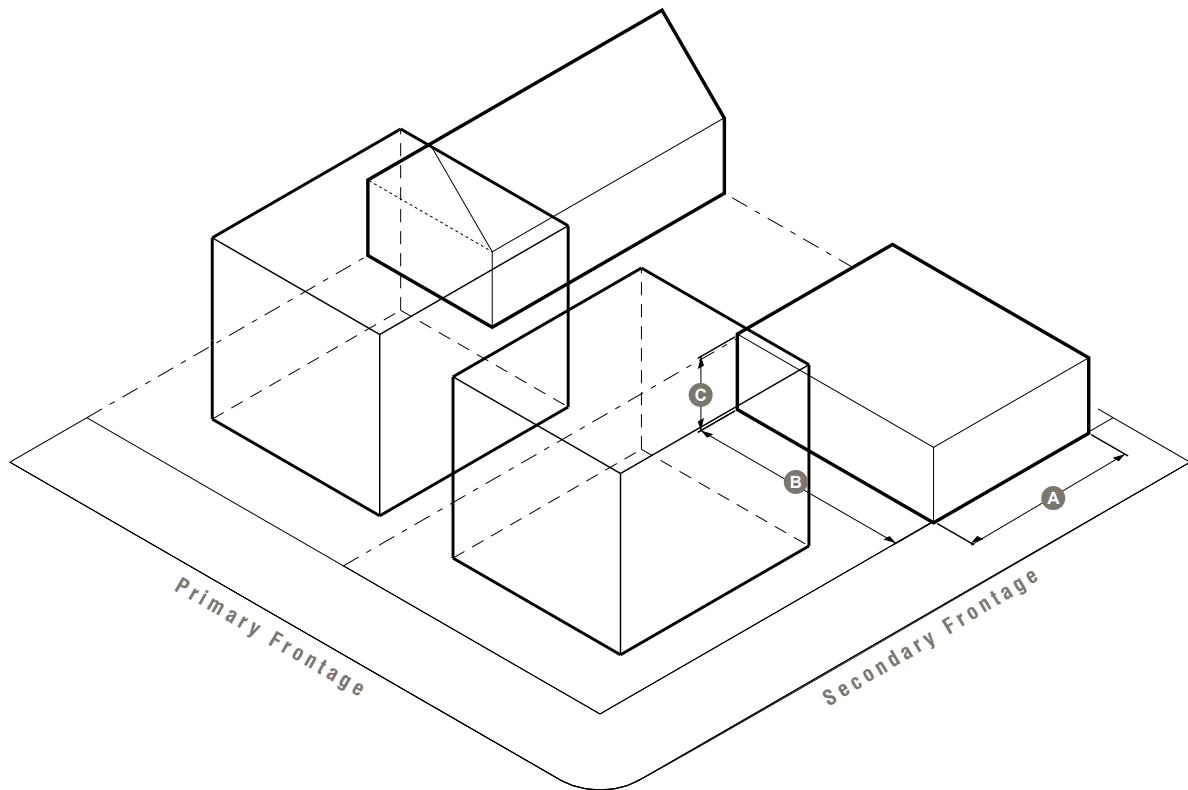
Hipped Roof	●
Gambrel Roof	●
Shed Roof	●
Flat Roof	●

- Permitted
- Permitted by special permit

h. ARCHITECTURAL COMPONENTS

Stoop	●
Canopy	●
Portico	●
Balcony	●
Bay Window	●
Dormer window	●
Deck	●
Roof Deck	●
Cupola	●

5. FABRICATION SHOP



a. DESCRIPTION

An accessory building that provides space for fabrication uses.

b. ACCESSORY BUILDING PLACEMENT

Primary Front Setback	(1)
Secondary Front Setback	3 ft min
Side Setback	3 ft min
Rear Setback	3 ft min

c. BUILDING FORM

Building Width	30 ft max	A
Building Length	30 ft max	B
Total Stories	2 stories max	C
First Floor Height	9 ft min, 15 ft max	
Upper Floor Height	9 ft min, 12 ft max	
First Floor Elevation	0 ft min	
Roofs	see Article 3.E Roof Types	
Attachments	1 max	

d. ALLOWABLE UNITS

1 unit max	varies
------------	--------

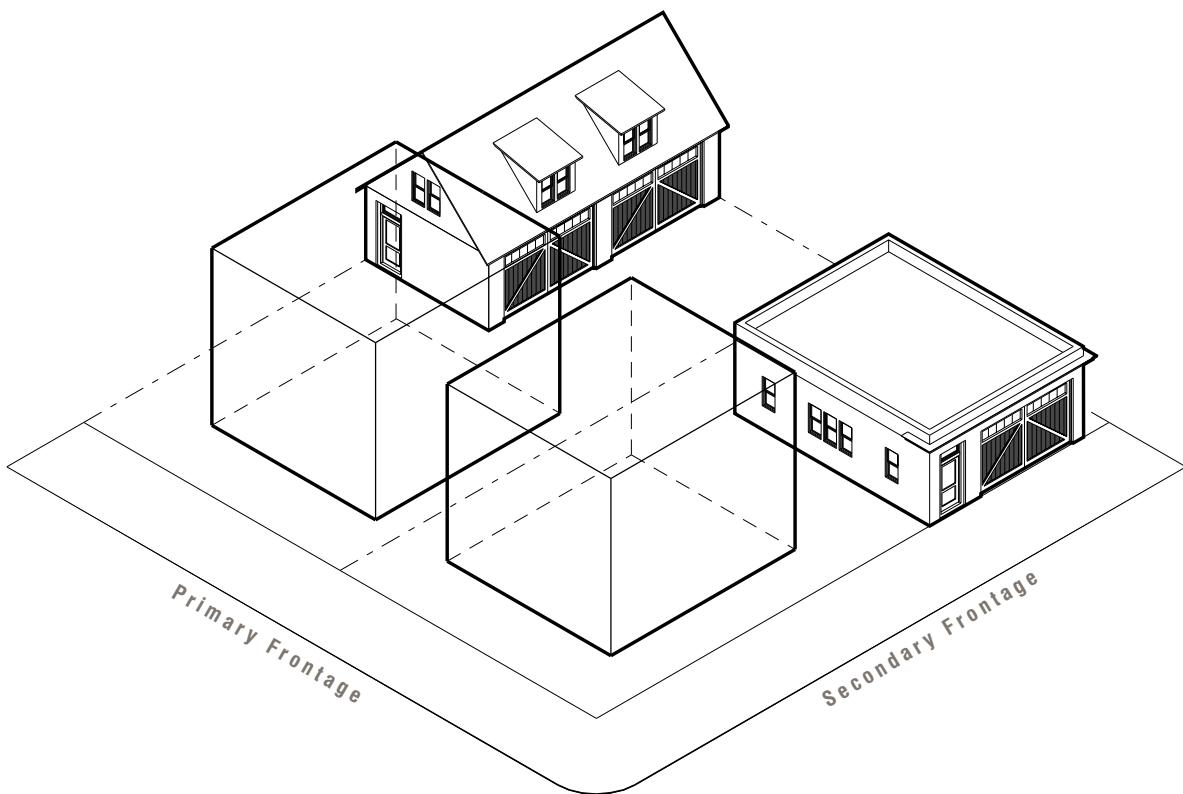
e. FENESTRATION

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

f. STANDARDS

- The fabrication shop must be setback at least 20 ft from the front facade of the primary building.

5. FABRICATION SHOP



g. MASSING COMPONENTS

Porch	●
Gallery	●
Connector	●
Shed Dormer	●
Cross Gable	●
Porte-Cochere	●

i. ROOFS

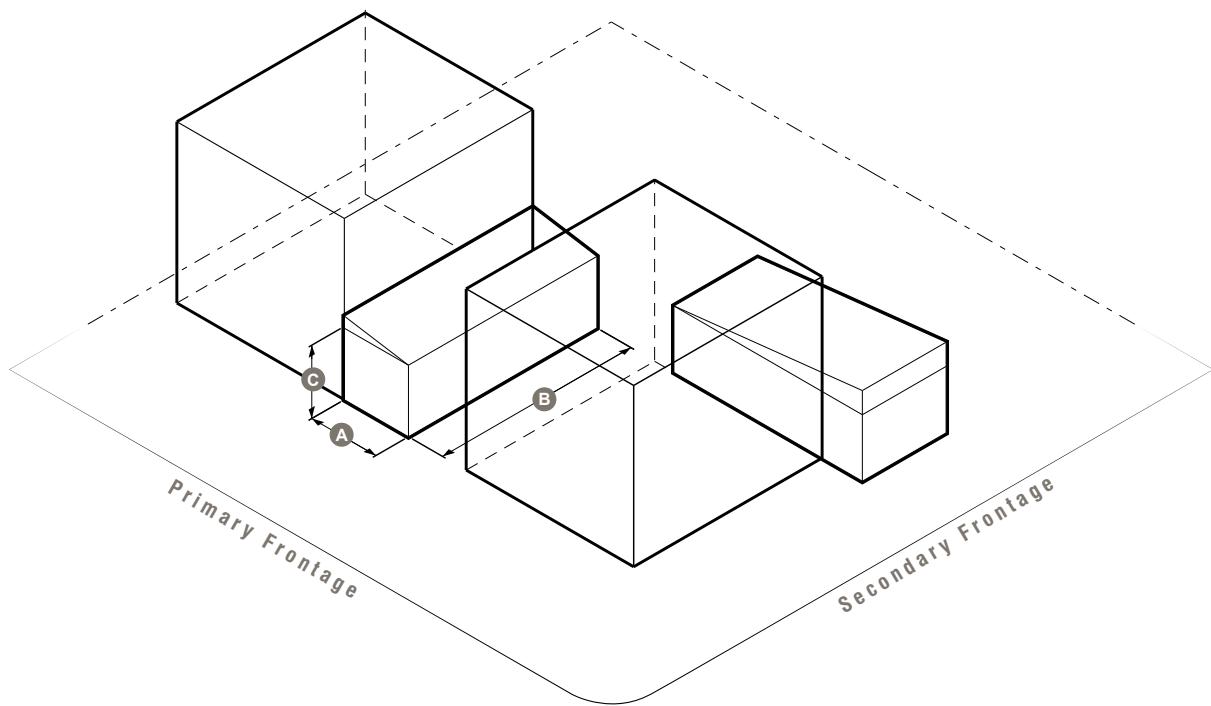
Gable Roof	●
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- Permitted
- Permitted by special permit

h. ARCHITECTURAL COMPONENTS

Stoop	●
Canopy	●
Portico	●
Balcony	●
Bay Window	●
Dormer window	●
Deck	●
Roof Deck	●
Cupola	●

6. ACCESSORY SHOP



a. DESCRIPTION

An accessory building that provides space for commercial uses.

b. ACCESSORY BUILDING PLACEMENT

Primary Front Setback	0 ft min
Secondary Front Setback	0 ft min
Side Setback	0 ft min
Rear Setback	0 ft min

c. BUILDING FORM

Building Width	16 ft max	A
Building Length	36 ft max	B
Total Stories	1 story max	C
First Floor Height	10 ft min, 15 ft max	
Upper Floor Height	n/a	
First Floor Elevation	0 ft min	
Roofs	see Article 3.E Roof Types	
Attachments	2 max	

d. ALLOWABLE UNITS

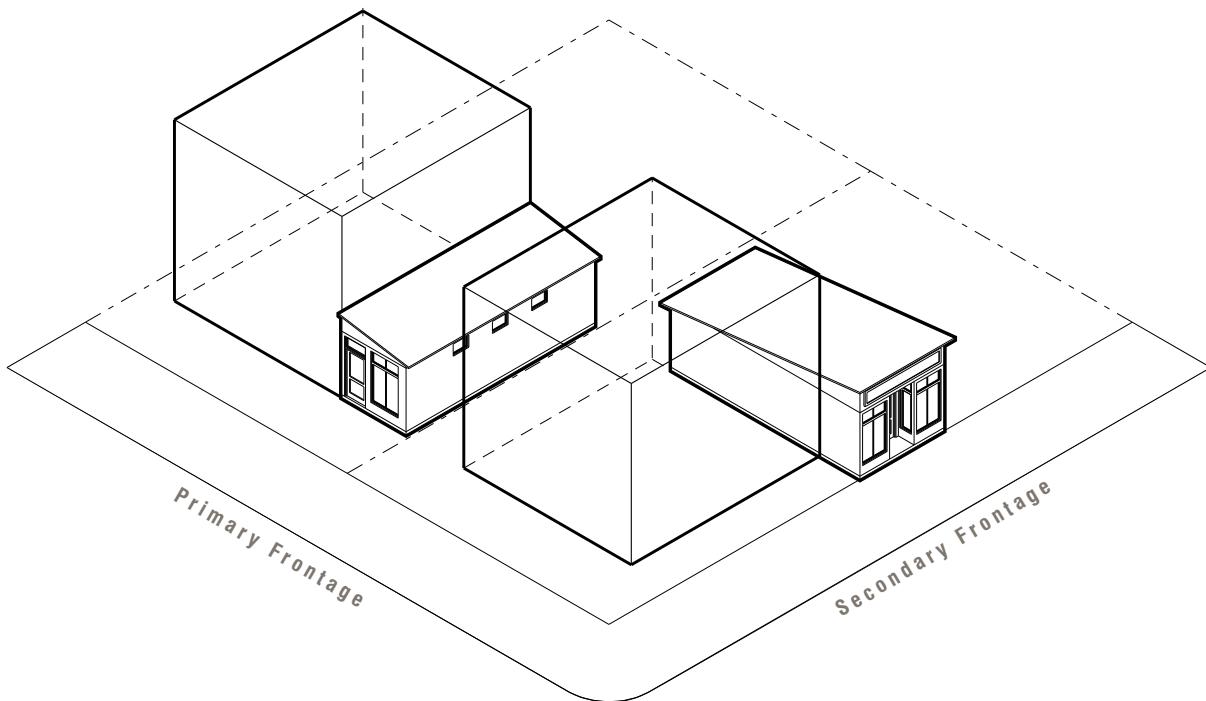
1 unit max	commercial
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e. FENESTRATION

Shopfront	required
First Floor Fenestration	20% min
Upper Floor Fenestration	n/a

f. STANDARDS

6. ACCESSORY SHOP



g. MASSING COMPONENTS

Porch	●
Gallery	●
Connector	●
Shed Dormer	●
Cross Gable	●
Arcade	●
Porte-Cochere	●
Extended Shopfront	●

i. ROOFS

Gable Roof	●
Hipped Roof	●
Gambrel Roof	●
Shed Roof	●
Flat Roof	●

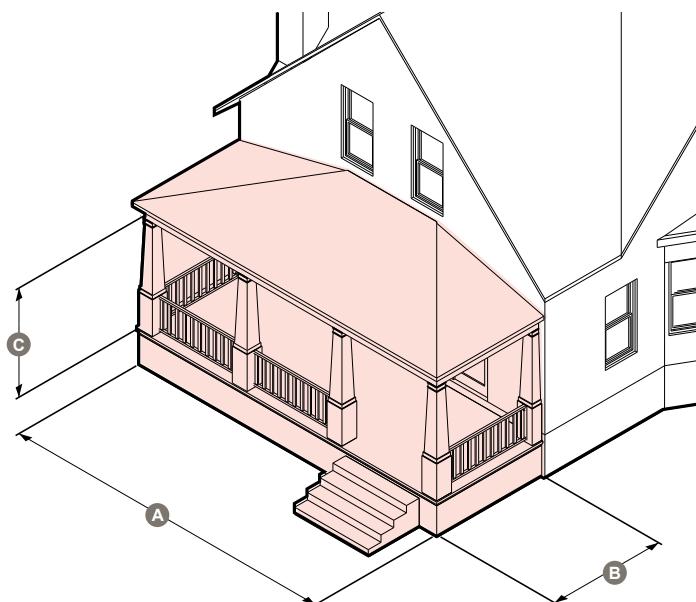
- Permitted
- Permitted by special permit

h. ARCHITECTURAL COMPONENTS

Stoop	●
Canopy	●
Portico	●
Bay Window	●
Dormer Window	●
Deck	●
Roof Deck	●

COMPONENTS ALLOW BUILDINGS TO EXPAND IN A PREDICTABLE WAY THAT IS EASY TO ADMINISTER WITH A CHECK-THE-BOX APPROACH.

1. PORCH



a. DESCRIPTION

A raised platform with stairs that provides access to a building entrance.

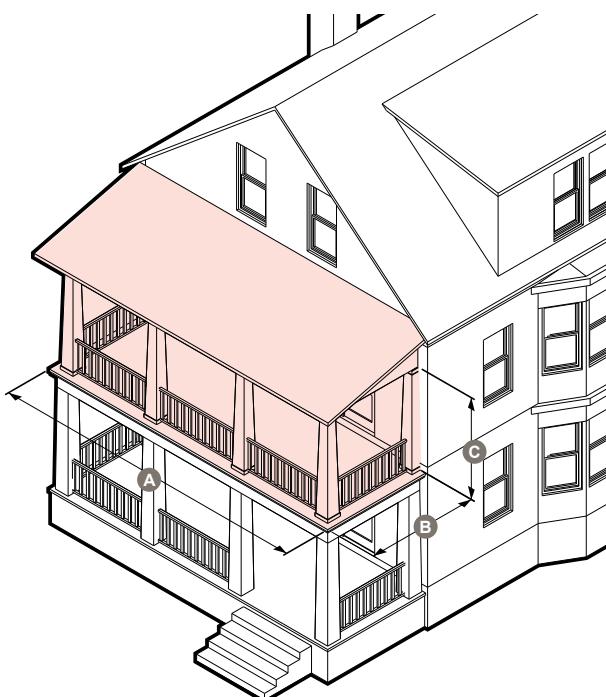
b. DIMENSIONS

Width	No more than the width of the adjoining building face	A
Projection	6 ft min, 12 ft max	B
Height	7 ft min	C
Fenestration	60% min when enclosed	

c. STANDARDS

1. Porches may be partially or fully enclosed.
2. Porches may be projecting, engaged, or integral.
3. Porches may wrap around corners to attach to porches, galleries, decks, or balconies on abutting building faces.
4. Stairs may extend off the front or side of the porch, except when a porch is located on an upper floor in which case the stairs cannot be located along the primary frontage.
5. When built on an upper floor, porches must be supported from below by a porch, arcade, or other supporting component; or visually supported by brackets, corbels, or beams along its full depth.
6. When built at the first floor, the space between piles or piers must be enclosed with latticework or similar material, or concealed visually by evergreen landscaping, on all sides.

2. GALLERY



a. DESCRIPTION

A raised, roofed platform that provides additional living space, with access solely from the interior of a building.

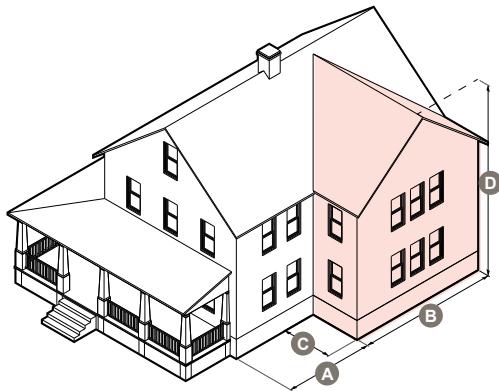
b. DIMENSIONS

Width	No more than the width of the building face to which it attaches	A
Projection	6 ft min, 12 ft max	B
Clear Height	7 ft min	C
Fenestration	60% min when enclosed	

c. STANDARDS

1. Galleries may be partially or fully enclosed.
2. Galleries may be projecting or integral.
3. Galleries may wrap around corners to attach to porches, decks, balconies, or other galleries on abutting building faces.
4. When built on an upper floor, galleries must be supported from below by a porch, arcade, or other supporting component; or visually supported by brackets, corbels, or beams along its full depth.
5. When built at the first floor, the platform must extend visually to the ground plane.

3. SIDE WING



a. DESCRIPTION

A multi-story extension from the side walls of a primary building or accessory building.

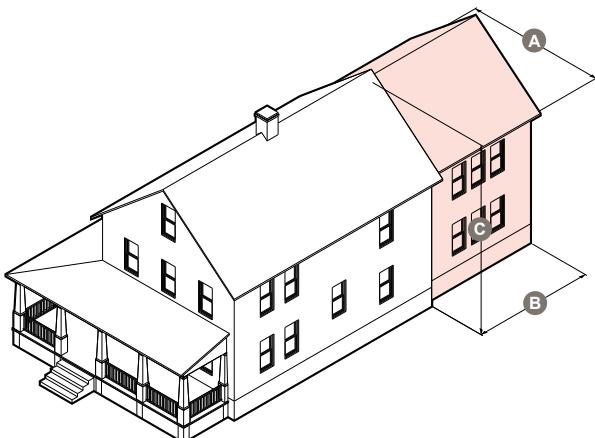
b. DIMENSIONS

Setback from Facade	8 ft min	A
Width	max 2/3 width of primary building	B
Projection	max 2/3 depth of primary building	C
Absolute Height	Equal to or less than height of primary building	D
Fenestration	20% min	

c. STANDARDS

1. Side wings may not encroach on setbacks.
2. The primary building may only have one side wing per side.
3. Side wings may be centered or offset at the side wall of the primary building, provided they share at least 6 ft with the common wall.
4. A side wing may only attach to a primary or accessory building, though other components may attach to it.
5. The side wing may be used for vehicular parking, provided the Carriage House doors are not within the frontage zone.

4. REAR ADDITION



a. DESCRIPTION

An extension from the rear wall of a primary building or accessory building.

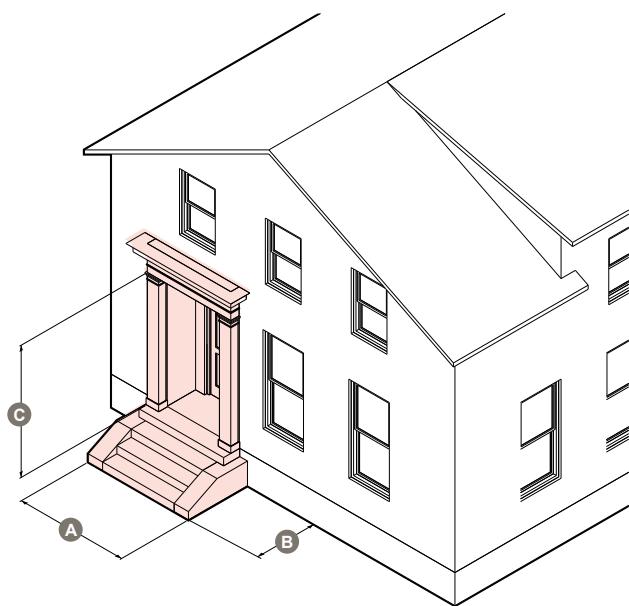
b. DIMENSIONS

Width	Max width of rear wall, less 2 ft	A
Projection	Less than or equal to the width of the main building mass	B
Height	Equal to or less than height of main building mass	C
Fenestration	20% min	

c. STANDARDS

1. Rear additions may not encroach on setbacks.
2. The primary building may only have one rear addition.
3. Rear additions may be centered or offset at the rear wall of the main building mass, provided they share at least 6 ft with the common wall.
4. The side wing may be used for vehicular parking, provided the Carriage House doors are not within the frontage zone.

5. STOOP



a. DESCRIPTION

A component type featuring set of stairs with a landing leading to the entrance of a building.

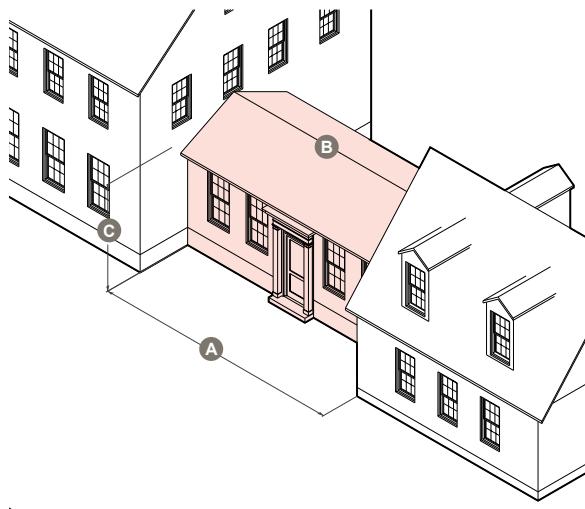
b. DIMENSIONS

Width	3 ft 6 in min	A
Projection	3 ft 6 in min	B
Height	7 ft min when recessed	C

c. STANDARDS

1. Stoops may be recessed into the building facade.
2. Stoop may be built perpendicular or parallel to the building face, but must lead directly to ground level or an abutting sidewalk from the building entrance.
3. A Recessed stoop may not be enclosed.
4. Stoops, when built as part of a townhouse or live/work flex building, may be configured as a split stair to access a below grade unit.
5. If a stoop is built encroaching onto a public sidewalk, it must provide at least 3 ft clear and unobstructed between its outermost face and the face of the curb.

6. CONNECTOR



a. DESCRIPTION

A narrow, roofed extension meant to link a main building mass to an accessory building or to a component of an accessory building.

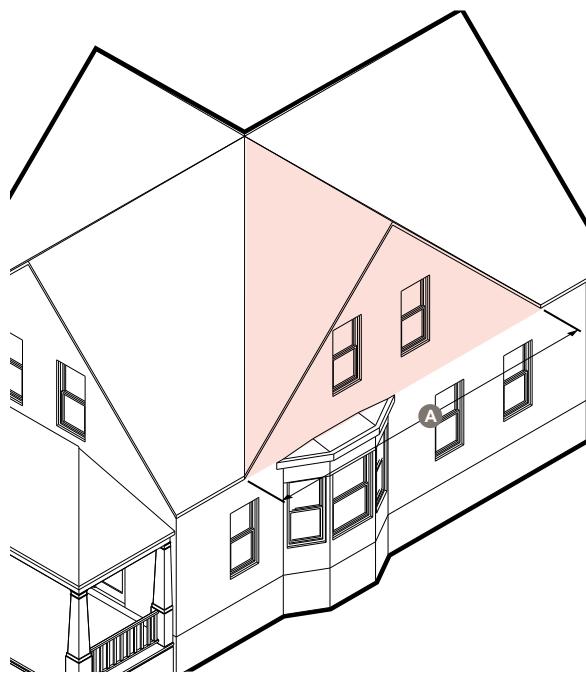
b. DIMENSIONS

Length	Equal to or less than the length of the primary building (1)	A
Width	8 ft min, max 2 feet less than the narrowest building face or component face to which it attaches.	B
Absolute Height	May be one or more stories in height, but may not exceed the eave height of the smallest building element to which it is linked.	C
Fenestration	10% min	

c. STANDARDS

1. In CD2, connector may be 50 ft max in length.
2. Must attach on at least one side to the primary building.
3. Connectors may not encroach on setbacks.

7. CROSS GABLE



a. DESCRIPTION

A gable or gambrel roof that projects perpendicular from the roof of the primary building to increase the habitable space within a roof.

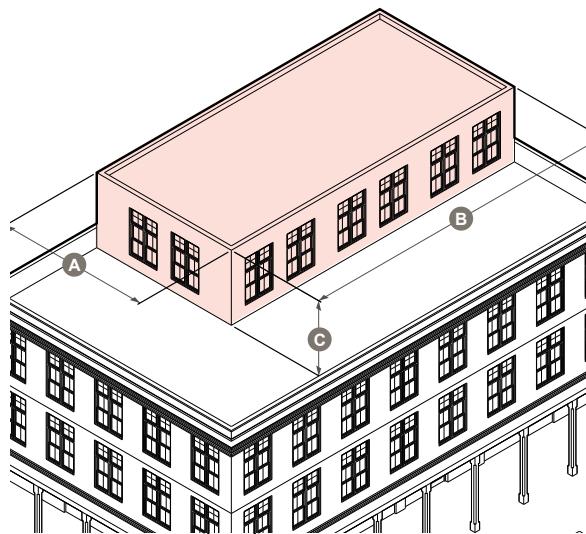
b. DIMENSIONS

Width	Equal to eave width of the narrowest face of the primary building.	A
Height	The ridge beam of the cross gable may not be higher than the ridge beam of the primary building.	B
Fenestration	20% min	

c. STANDARDS

1. Cross Gables may project outward from a building face (to a maximum of 12 ft) if supported from below by a component or visually supported by brackets, corbels, or a beam.
2. Two cross gables of equal size and roof pitch may be used together and may occupy the same space, with an overlap of no more than 1/2 the width of each.

8. PENTHOUSE



a. DESCRIPTION

A rooftop structure, constructed to provide recreational space, residential space, or mechanical storage space, of considerably smaller footprint than that of the primary building.

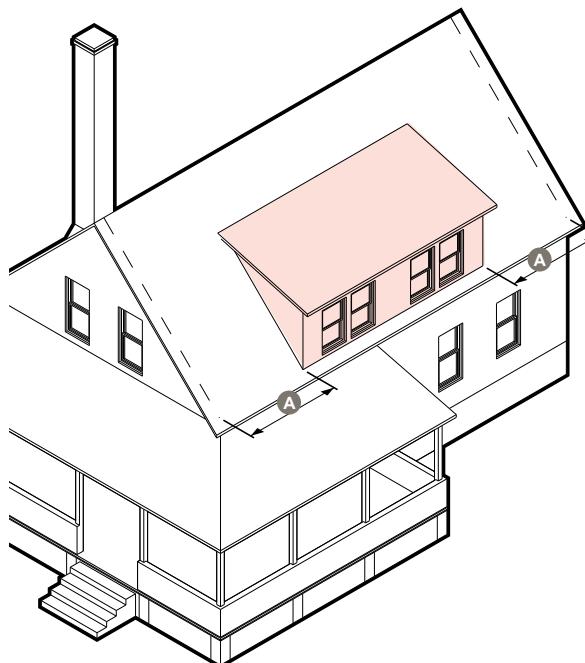
b. DIMENSIONS

Length	(3)	A
Width	(3)	B
Eave Height	12 ft max	C
Fenestration	20% min	

c. STANDARDS

1. Penthouses may only be attached to the mixed-use building, the apartment building, the Inn building and the fabrication building.
2. Penthouses should, wherever possible, be oriented away from frontage lines.
3. Penthouses must have a max floor area 40% less than the level below.
4. A penthouses may not extend beyond the face of the building to which it attaches.
5. Penthouses meant solely for the storage of mechanical equipment are exempt from window and door requirements.
6. The highest point of a penthouse may be higher than the highest point of the roof of the primary building.

9. SHED DORMER



a. DESCRIPTION

A room, or portion of a room with a shed roof that projects vertically from the roof a building element, designed to provide increased light and expand the habitable space under a roof.

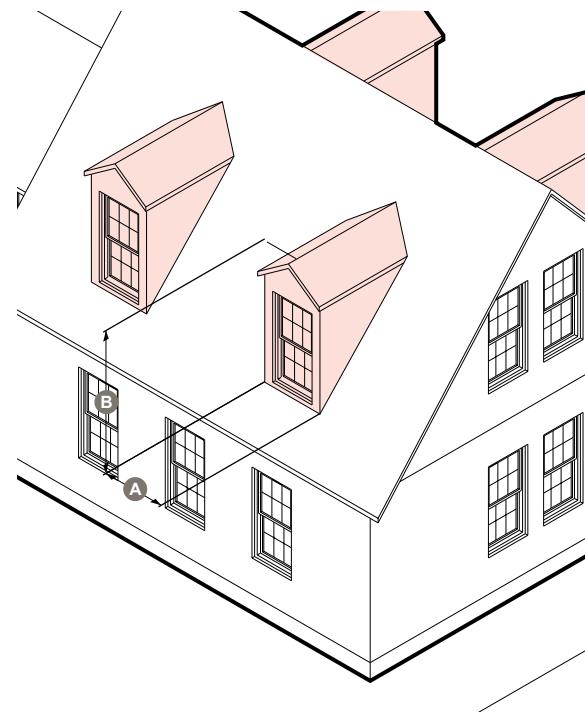
b. DIMENSIONS

Gable End Setback	1 ft min (3)	A
Fenestration	20% min	

c. STANDARDS

1. The windows in a shed dormer should be vertically proportioned and no more than 3 ft wide.
2. The face of the shed dormer must not project beyond the building eaves.
3. Gable end setbacks may be 0 ft from the building face when not visible from a thoroughfare (not including alleys).

10. DORMER WINDOW



a. DESCRIPTION

A window or group of up to 3 windows with a gable, hip, or shed roof that projects vertically from the roof a building element, designed to provide increased light and expand the habitable space within a roof.

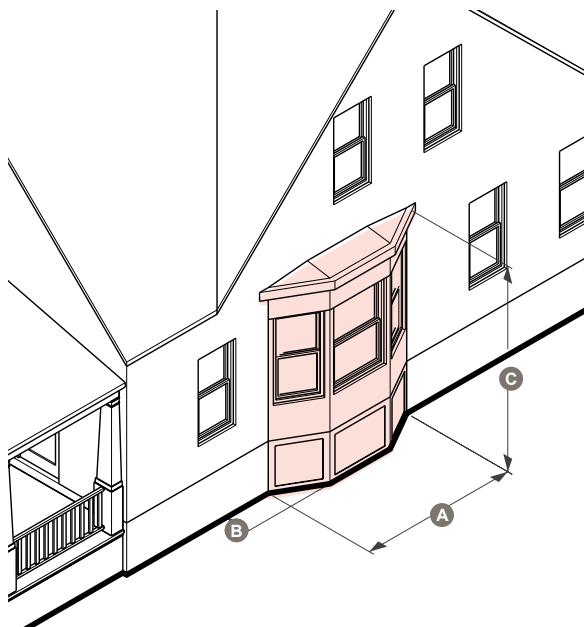
b. DIMENSIONS

Width	(2)	A
Height	(4)	B

c. STANDARDS

1. The window(s) in a dormer window should be vertically proportioned and no more than 3 ft wide.
2. The total width of a dormer window must be no more than 18 inches wider than the rough opening required for its' windows.
3. The face of the dormer window must not project beyond the building eaves.
4. When attached to a mansard or gambrel roof, the eave of the dormer may not pass above the chine of the roof.

11. BAY WINDOW



a. DESCRIPTION

A enclosed window assembly extending from the face of a building element to permit increased light, multi-directional views, and articulate a building facade.

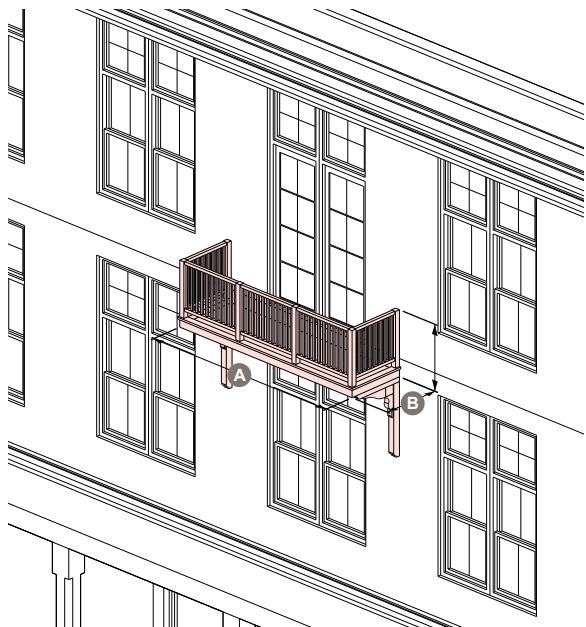
b. DIMENSIONS

Width	16 ft max	A
Projection	6 in min, 4 ft max	B
Top Plate Height	Max equal to total number of full building stories.	C
Fenestration	30% min	

c. STANDARDS

1. Bay windows must be visually supported by brackets, corbels, or a beam along their full depth or, when built at the first floor, may extend visually to the ground plane.
2. Bay windows may only attach to the main building mass, additions, accessory buildings, towers, porte-cochères, connectors, cross-gables, extended shopfronts, and penthouses.
3. Bay windows may intersect with and occupy the same space as porches, balconies, galleries, arcades, and decks.
4. Bay windows must attach to a single building face and may not wrap around corners.
5. Bay windows may be two sided, multi-sided, or curved.
6. Bay windows may provide openings for doorways or windows.

12. BALCONY



a. DESCRIPTION

An unroofed platform attached to a building face with a railing that provides outdoor space above the first floor.

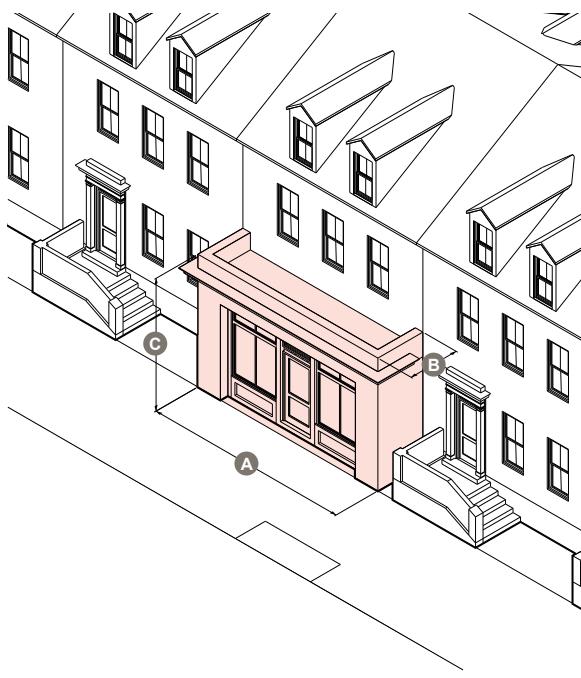
b. DIMENSIONS

Width	No more than the width of the adjoining building face.	A
Projection	8 ft max	B

c. STANDARDS

1. Balconies are only permitted on upper stories.
2. Balconies may not be enclosed and must be unroofed unless it is recessed into the envelope of the building or component to which it is attached.
3. Balconies may be projecting, integral, terraced, or a combination thereof.
4. Balconies may wrap around corners to attach to galleries, porches, decks, or balconies on abutting building faces.
5. A balcony must be visually supported by brackets, corbels, or beams along its full width, or physically supported by another component.
6. A projecting balcony must have a clear height above the ground of at least 10 ft.
7. The railing of any balcony oriented toward a frontage must have posts and railings with spacing, except when recessed into the envelope of the building to which it is attached.
8. When built on top of a porch, gallery, portico, or arcade, the balcony may extend to the boundaries of the component below.

13. EXTENDED SHOPFRONT



a. DESCRIPTION

An extension on the front of a building to provide new or expanded commercial space and a storefront.

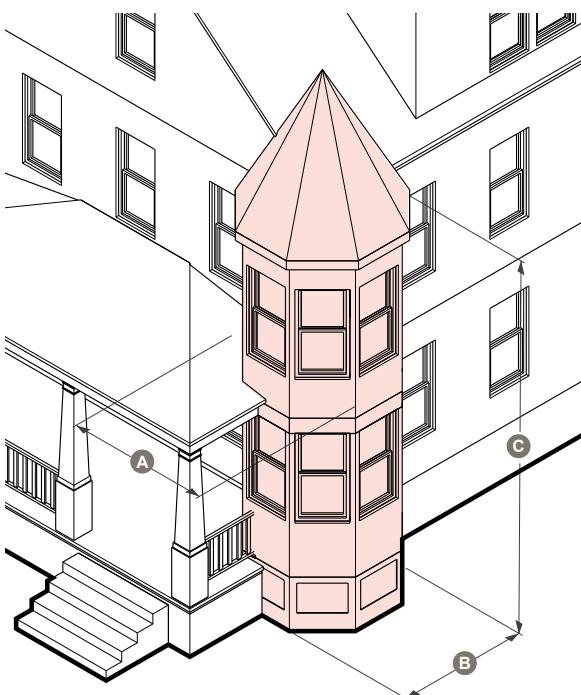
b. DIMENSIONS

Width	No more than the width of the building face to which it attaches.	A
Projection	0 ft min	B
Height	Max equal to total number of full building stories.	
Fenestration	70% min (Shopfront) 30% min (Upper Stories)	

c. STANDARDS

1. Extended shopfronts may wrap around corners to join with an accessory shop or another extended storefront on another building face.
2. Only allowed in Districts CD4, CD5, and SD-HWY.
3. Extended shopfronts may not attach to accessory buildings with the exception of an accessory shop.
4. Only 1 extended storefront allowed per building face.

14. TURRET



a. DESCRIPTION

A small, decorative, tower-like extension from the wall or corner of a building, meant to provide distinctive living space or to terminate an important axis.

b. DIMENSIONS

Length	8 ft max	A
Width	Must be equal to length	B
Height	The top plate of a turret may not exceed the height of the top plate of the adjoining building.	C
Fenestration	30% min	

c. STANDARDS

1. Turrets must be visually supported by brackets, corbels, or a beam along their full width, or physically supported by another component.
2. Turrets may be square, multi-sided, or curved, and must possess radial symmetry.
3. Turrets may wrap around corners.
4. Turrets may intersect with and occupy the same space as porches, balconies, galleries, arcades, and decks.
5. Turrets must extend beyond the building face(s) to which they are attached.
6. The highest point of the roof of a turret may be higher than the highest point of the roof of the primary building.

15. ARCADE



a. DESCRIPTION

A ground-level roofed structure that provides cover and is supported on regularly spaced pillars, columns, or archways.

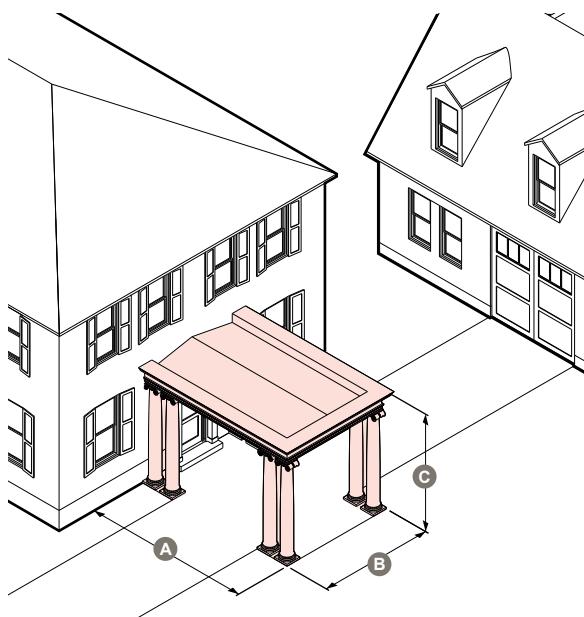
b. DIMENSIONS

Width	n/a
Projection	8 ft min and no more than the height of the first floor of the main building mass. A
Height	8 ft min B
Fenestration	70% min when enclosed

c. STANDARDS

1. Arcades may be projecting or integral.
2. Arcades may be partially or fully enclosed with windows, doors, or decorative ironwork provided they maintain at least 90% transparent openings.
3. When projecting over a sidewalk must extend the full width, less 2 ft.
4. Arcades located along a primary or secondary frontage, or within the town right-of-way may not be enclosed.
5. Arcades may wrap around corners to attach to other arcades on abutting building faces.

16. PORTE-COCHERE



a. DESCRIPTION

A roofed, building element through which a vehicle may pass, and that provides shelter from inclement weather.

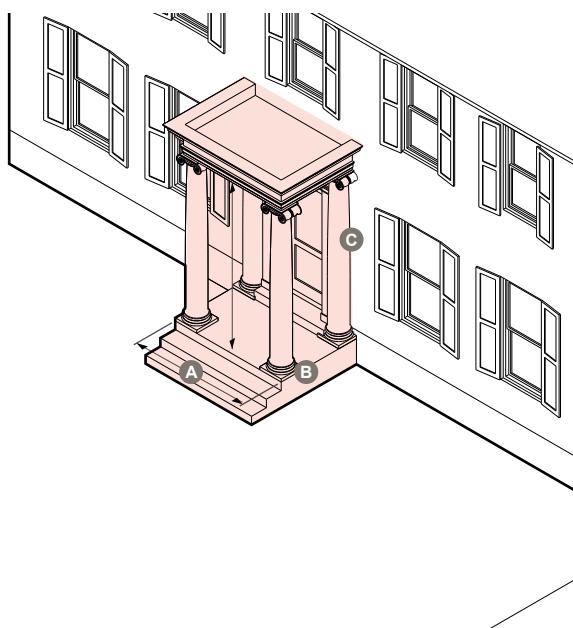
b. DIMENSIONS

Width	16 ft max (4)	A
Projection	9 ft min (4)	B
Height	1 Story (4)	C

c. STANDARDS

1. Porte-cocheres may link any two buildings or components.
2. Front and back faces of the porte-cochere must have openings of dimension sufficient to pass a vehicle through at the ground level.
3. Carriage House-style lifting doors are not permitted on a porte-cochere.
4. When associated with a commercial drive-through, the following standards apply, replacing any above standards as required:
 - a. When located on the side of a building, a porte-cochere must be attached to the primary building, must be shorter than the eave of the building or no more than 16 ft in absolute height (whichever is lesser), and may not project more than 12 ft.
 - b. When located on the side of a building, porte-cochere materials should match the materials used on the primary building.

17. PORTICO



a. DESCRIPTION

A roofed structure above a stoop or platform supported on columns or pillars, which shields occupants from inclement weather and provides access to a building entrance.

b. DIMENSIONS

Width	3 ft 6 in min	A
Projection	3 ft 6 in min, 8 ft max	B
Height	8 ft min	C
Fenestration	n/a	

c. STANDARDS

1. No span between columns or pillars may be larger than the height of adjacent columns or pillars.
2. A portico may not exceed the height of the primary ridge beam on the building element to which it attaches.
3. A portico must be elevated on a platform at least 1 foot from the surface of the ground.

18. CANOPY



a. DESCRIPTION

A fixed, wall mounted overhang extending from a building to provide shade and weather protection for pedestrians.

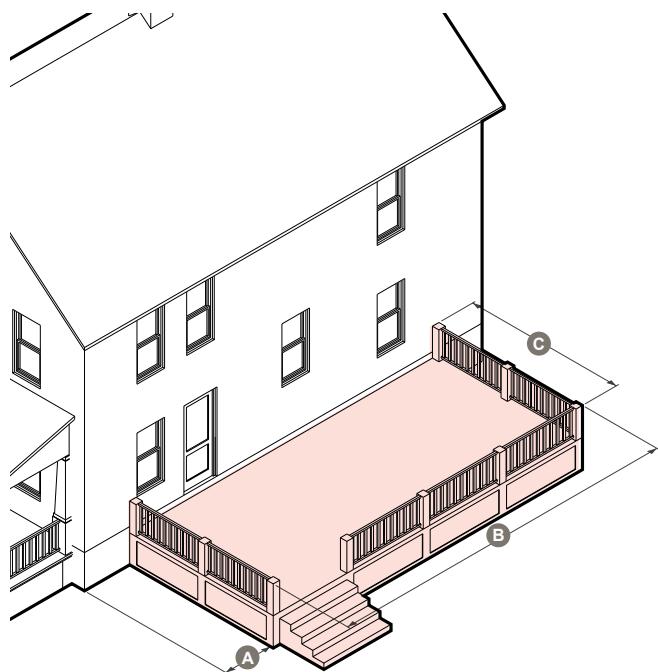
b. DIMENSIONS

Width	4 ft min	A
Projection	3 ft min	B
Height	8 ft min	C

c. STANDARDS

1. Canopies should be visually supported on wood or metal brackets, or suspended by cable or chain.
2. Canopies should be inset from the corners of the wall to which they are attached by at least 3 inches.

19. DECK



a. DESCRIPTION

A roofless, uncovered, raised platform accessible from a secondary entrance to a building that provides outdoor amenity space.

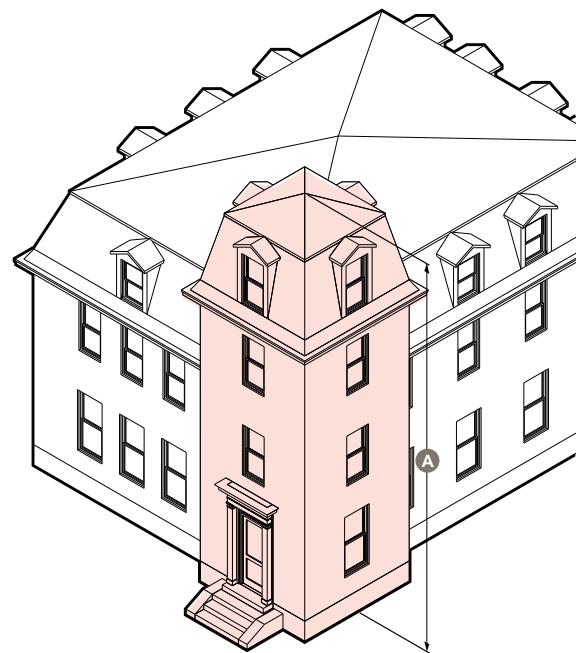
b. DIMENSIONS

Setback from Facade	2 ft min	A
Width	8 ft min	B
Projection	6 ft min	C
Height	none	
Fenestration	none	

c. STANDARDS

1. Decks are not permitted along frontages.
2. The space between piles or piers must be enclosed with latticework or similar material, or concealed visually by evergreen landscaping, on all sides, except for decks that are elevated more than 8 ft from the ground plane.
3. Decks may not be enclosed.

20. TOWER



a. DESCRIPTION

A building component that is significantly taller than it is wide as way to gain views and additional habitable space.

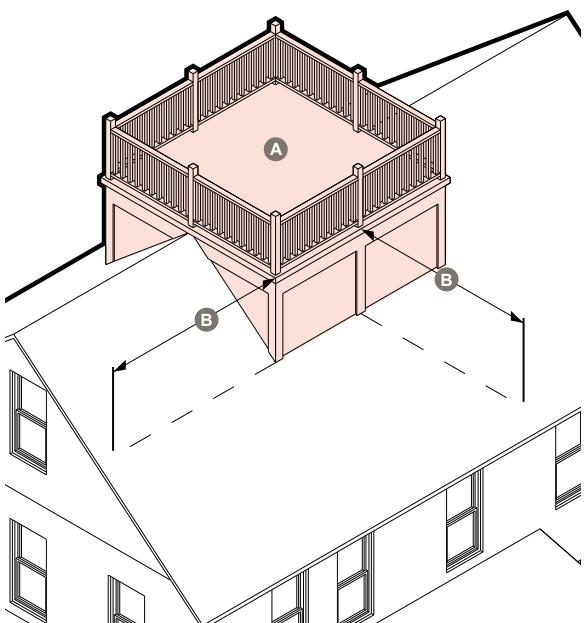
b. DIMENSIONS

Area	200 sf max	
Height	Maximum of one story above the highest story not contained within a roof.	A
Fenestration	30% min (8)	

c. STANDARDS

1. Towers must attach to the main building mass.
2. Towers must be constructed on a foundation that extends to the ground plane.
3. Towers may be square, multi-sided, or curved, but should possess radial symmetry.
4. Towers may intersect with and occupy the same space as porches, galleries, arcades, and decks.
5. Towers may extend horizontally beyond the building face(s) to which they are attached.
6. 1 tower per lot max.
7. The highest point of a tower may extend above the highest point of the roof of the primary building.
8. Towers built as silos on a barn may ignore widow and door requirements.

21. ROOF DECK



a. DESCRIPTION

A raised uncovered platform with a railing on the roof of a building that provides outdoor amenity space and access to views.

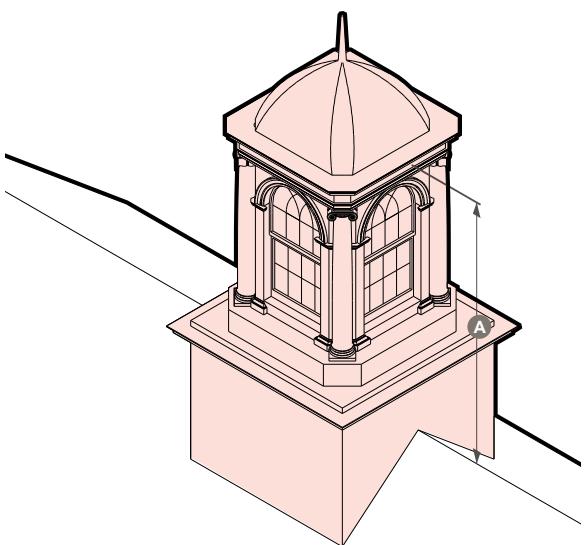
b. DIMENSIONS

Total Area	400 sq ft max	A
Setback from Building Faces	5 ft min from every building face (3)	B

c. STANDARDS

1. The width of roof decks may not exceed 50% of the building width, except on a flat roof they may extend to fill the entire roof.
2. The railing must be constructed with posts and rails with spacing such that it does not exceed 50% opacity, except when built on a flat roof.
3. Roof decks built on a flat roof may extend to the building parapet and use the parapet as a railing, provided it is of sufficient height.
4. Roof decks may only be built on the main roof of a primary, building accessory building, rear additions, side wings, connectors, galleries, and porches.
5. The highest point of a roof deck may be higher than the highest point of the roof of the primary building.

22. CUPOLA



a. DESCRIPTION

A small roof structure, possessing radial symmetry, used to provide light and ventilation to a building, or as a belfry, overlook, lantern, or additional habitable space.

b. DIMENSIONS

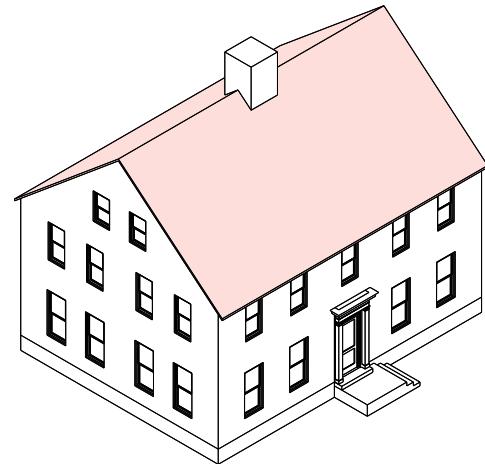
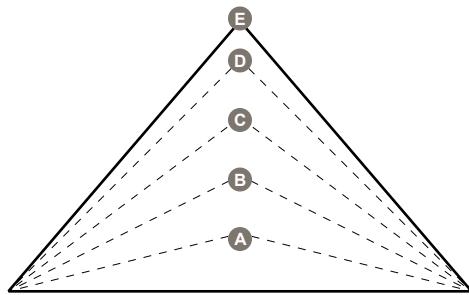
Length	A
Width	B
Height	C
Fenestration	40% min

c. STANDARDS

1. A cupola's maximum area must be no greater than 150 SF.
2. Cupolas may only attach to the main building mass, penthouses, roof decks, towers, porte-cochères, and accessory buildings.
3. The highest point of a cupola may be higher than the highest point of the roof of the primary building.

1. GABLE ROOF

ROOF TYPES HELP ENSURE THAT THE FORM OF THE ROOF CAN TAKE MANY FORMS THAT REFLECT THE CHARACTER OF A PLACE.



a. DESCRIPTION

A pitched roof with two sides of the same slope and length, meeting symmetrically at a single ridge-beam.

b. ROOF PITCH BY BUILDING TYPE

Cottage	6:12 Min, 14:12 Max	B E
House	8:12 Min, 14:12 Max	C E
Bungalow	6:12 Min, 14:12 Max	B E
Duplex	8:12 Min, 14:12 Max	C E
Apartment House	9:12 Min, 14:12 Max	C E
Small Apartment Building	9:12 Min, 14:12 Max	C E
Townhouse	6:12 Min, 12:12 Max	B D
Shophouse	9:12 Min, 14:12 Max	C E
Live-work/ Flex	6:12 Min, 12:12 Max	B D
Shop	9:12 Min, 14:12 Max	C E
Apartment building	6:12 Min, 12:12 Max	B D
Inn Building	6:12 Min, 12:12 Max	B D
Mixed-use Building	6:12 Min, 12:12 Max	B D
Fabrication Building	6:12 Min, 12:12 Max	B D
Lined Parking Garage	6:12 Min, 12:12 Max	B D
Civic Building	6:12 Min, 12:12 Max	B D

c. ROOF PITCH BY ACCESSORY BUILDING TYPE

Barn	9:12 Min, 14:12 Max	C E
Farmstand	9:12 Min, 14:12 Max	C E
Back Cottage	9:12 Min, 14:12 Max	C E
Carriage House	9:12 Min, 14:12 Max	C E
Fabrication Shop	9:12 Min, 14:12 Max	C E
Accessory Shop	9:12 Min, 14:12 Max	C E

d. ROOF PITCH BY COMPONENT TYPE

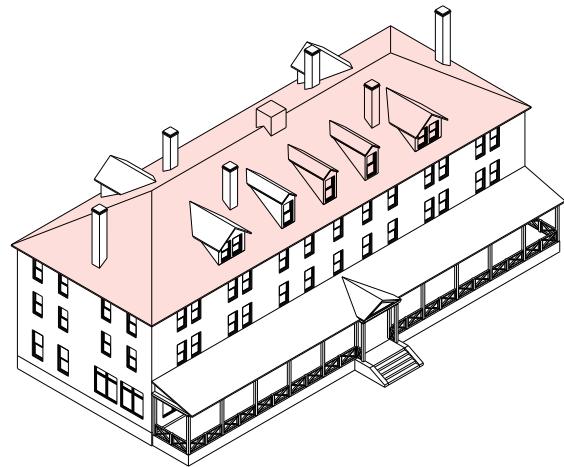
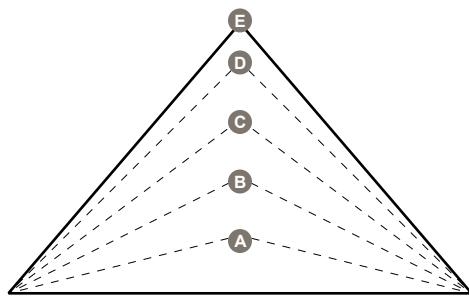
Porch	3:12 Min, 12:12 Max	A D
Gallery	3:12 Min, 12:12 Max	A D
Side Wing	9:12 Min, 14:12 Max	C E
Rear Addition	9:12 Min, 14:12 Max	C E
Stoop	-	
Connector	-	
Cross Gable	9:12 Min, 14:12 Max	C E
Penthouse	3:12 Min, 14:12 Max	A E
Shed Dormer	-	
Window Dormer	3:12 Min, 14:12 Max	A E
Bay Window	3:12 Min, 14:12 Max	A E
Balcony	-	
Extended Shopfront	-	C D
Turret	-	
Arcade	-	

Porte-Cochere	3:12 Min, 9:12 Max	A C
Portico	3:12 Min, 9:12 Max	A C
Deck	-	
Tower	-	
Roof Deck	-	
Cupola	-	
Canopy	3:12 Min, 9:12 Max	A C

e. STANDARDS

1. Civic buildings are exempt from roof system regulation, the values presented in this table are guidelines only.
2. Rear additions may not exceed the roof pitch of the primary building to which they attach.

2. HIPPED ROOF



a. DESCRIPTION

A pitched roof with all sides inclined at the same slope, such that they meet symmetrically at a shared ridge beam or a point.

b. ROOF PITCH BY BUILDING TYPE

Cottage	6:12 Min, 12:12 Max	B D
House	6:12 Min, 12:12 Max	B D
Bungalow	-	
Duplex	6:12 Min, 12:12 Max	B D
Apartment House	6:12 Min, 12:12 Max	B D
Small Apartment Building	6:12 Min, 12:12 Max	B D
Townhouse	3:12 Min, 12:12 Max	A D
Shophouse	6:12 Min, 12:12 Max	B D
Live-work/ Flex	3:12 Min, 12:12 Max	A D
Shop	6:12 Min, 12:12 Max	B D
Apartment building	3:12 Min, 12:12 Max	A D
Inn Building	3:12 Min, 12:12 Max	A D
Mixed-use Building	3:12 Min, 12:12 Max	A D
Fabrication Building	3:12 Min, 12:12 Max	A D
Lined Parking Garage	3:12 Min, 12:12 Max	A D
Civic Building (a)	3:12 Min, 12:12 Max	A D

c. ROOF PITCH BY ACCESSORY BUILDING TYPE

Barn	-	
Farmstand	3:12 Min, 12:12 Max	A D
Back Cottage	6:12 Min, 12:12 Max	B D
Carriage House	3:12 Min, 12:12 Max	A D
Carriage House	3:12 Min, 12:12 Max	A D
Accessory Shop	3:12 Min, 12:12 Max	A D

d. ROOF PITCH BY COMPONENT TYPE

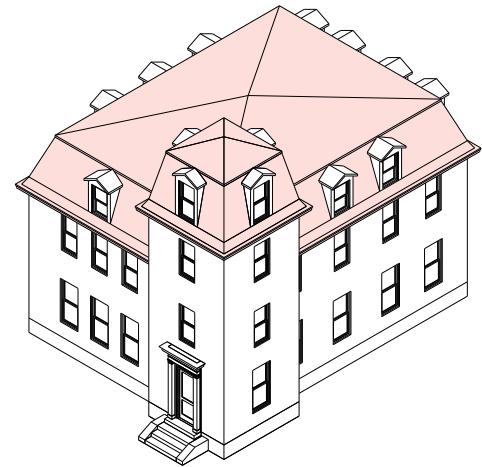
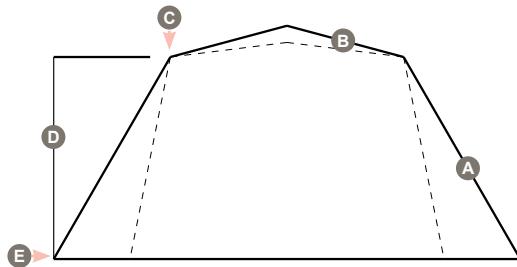
Porch	3:12 Min, 12:12 Max	A D
Gallery	3:12 Min, 12:12 Max	A D
Side Wing	3:12 Min, 12:12 Max	A D
Rear Addition	3:12 Min, 12:12 Max	A D
Stoop	-	
Connector	3:12 Min, 12:12 Max	A D
Cross Gable	-	
Penthouse	3:12 Min, 12:12 Max	A D
Shed Dormer	-	
Window Dormer	3:12 Min, 12:12 Max	A D
Bay Window	3:12 Min, 12:12 Max	A D
Balcony	-	
Extended Shopfront	-	A D
Turret	3:12 Min, 14:12 Max	A E
Arcade	3:12 Min, 12:12 Max	A D
Porte-Cochere	3:12 Min, 12:12 Max	A D

Portico	3:12 Min, 9:12 Max	A C
Deck	-	
Tower	3:12 Min, 12:12 Max	A D
Roof Deck	-	
Cupola	3:12 Min, 12:12 Max	A D
Canopy	3:12 Min, 12:12 Max	A D

e. STANDARDS

-
1. Civic buildings are exempt from roof system regulation, the values presented in this table are guidelines only.
 2. Rear additions may not exceed the roof pitch of the primary building to which they attach.

3. MANSARD ROOF



a. DESCRIPTION

A complex roof type consisting of a shallow sloped upper portion, and a steeper sloped lower portion.

b. ROOF PITCH BY BUILDING TYPE

Cottage	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	A B
House	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	A B
Bungalow	-	
Duplex	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	A B
Apartment House	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	A B
Small Apartment Building	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	A B
Townhouse	-	
Shophouse	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	A B
Live-work/ Flex	-	
Shop	-	
Apartment building	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	A B
Inn Building	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	A B
Mixed-use Building	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	A B

Fabrication Building

Lined Parking Garage

Civic Building (a) lower slope: 9:12 min, 60:12 max A
upper slope: 1.5:12 min, 3:12 max B

c. ROOF PITCH BY ACCESSORY BUILDING TYPE

Barn	-
Farmstand	-
Back Cottage	-
Carriage House	lower slope: 9:12 min, 60:12 max A upper slope: 1.5:12 min, 3:12 max B
Carriage House	-
Accessory Shop	-

d. ROOF PITCH BY COMPONENT TYPE

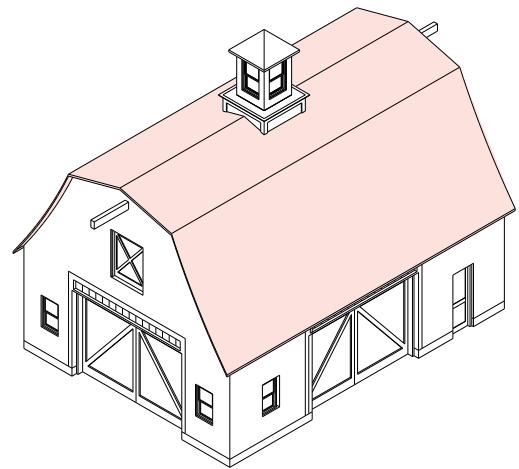
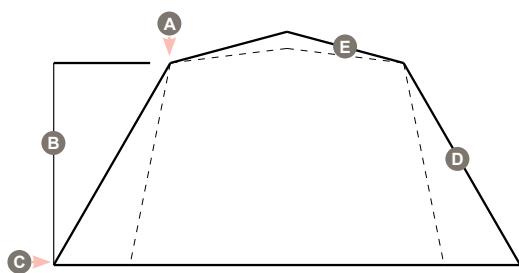
Porch	-
Gallery	-
Side Wing	lower slope: 9:12 min, 60:12 max A upper slope: 1.5:12 min, 3:12 max B
Rear Addition	lower slope: 9:12 min, 60:12 max A upper slope: 1.5:12 min, 3:12 max B
Stoop	-
Hyphen	-
Cross Gable	-

Penthouse	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	A B
Shed Dormer	-	
Window Dormer	-	
Bay Window	-	
Balcony	-	
Extended Shopfront	-	
Turret	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	A B
Arcade	-	
Porte-Cochere	-	
Portico	-	
Deck	-	
Tower	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	A B
Roof Deck	-	
Cupola	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	A B
Canopy	-	

e. STANDARDS

1. Civic buildings are exempt from roof system regulation, the values presented in this table are guidelines only.
2. Rear additions may not exceed the roof pitch of the primary building to which they attach.
3. Mansard roofs must always set the chine **C** to be at least 8 ft but no more than 12 ft **D** higher than the eaves **E**.

4. GAMBREL ROOF



a. DESCRIPTION

A complex pitched roof with two sides, each of which has a shallower slope above the steeper one.

b. ROOF PITCH BY BUILDING TYPE

Cottage	-
House	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max
Bungalow	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max
Duplex	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max
Apartment House	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max
Small Apartment Building	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max
Townhouse	-
Shophouse	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max
Live-work/ Flex	-
Shop	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max
Apartment building	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max
Inn Building	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max

Mixed-use Building	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	D E
Fabrication Building	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	D E
Lined Parking Garage	-	
Civic Building (a)	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	D E

c. ROOF PITCH BY ACCESSORY BUILDING TYPE

Barn	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	D E
Farmstand	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	D E
Back Cottage	-	
Carriage House	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	D E
Carriage House	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	D E
Accessory Shop	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	D E

d. ROOF PITCH BY COMPONENT TYPE

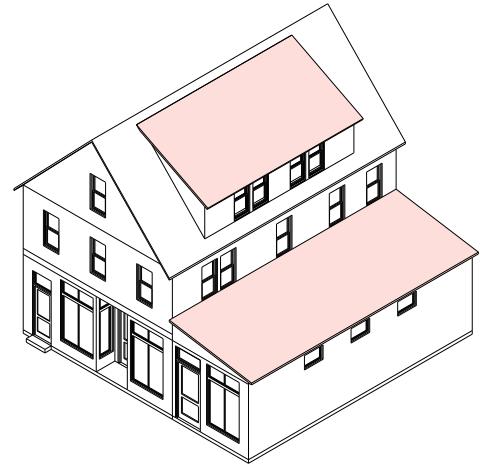
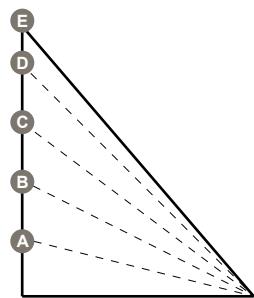
Porch	-
Gallery	-

Side Wing	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	D E
Rear Addition	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	D E
Stoop	-	
Hyphen	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	D E
Cross Gable	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	D E
Penthouse	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	D E
Shed Dormer	-	
Window Dormer	-	
Bay Window	-	
Balcony	-	
Extended Shopfront	-	
Turret	-	
Arcade	-	
Porte-Cochere	lower slope: 9:12 min, 60:12 max upper slope: 1.5:12 min, 3:12 max	D E
Portico	-	
Deck	-	
Tower	-	
Roof Deck	-	
Cupola	-	
Canopy	-	

e. STANDARDS

-
1. Civic building are exempt from roof system regulation, the values presented in this table are guidelines only.
 2. Rear additions may not exceed the roof pitch of the primary building to which they attach.
 3. Gambrel roofs must always set the chine **A** to be at least 8 ft but no more than 12 ft **B** higher than the eaves **C**.

5. SHED ROOF



a. DESCRIPTION

A simple roof pitched in only one direction.

b. ROOF PITCH BY BUILDING TYPE

Cottage	-
House	-
Bungalow	-
Duplex	-
Apartment House	-
Small Apartment Building	-
Townhouse	3:12 Min, 6:12 Max A B
Shophouse	-
Live-work/ Flex	3:12 Min, 6:12 Max A B
Shop	3:12 Min, 6:12 Max A B
Apartment building	-
Inn Building	-
Mixed-use Building	3:12 Min, 6:12 Max A B
Fabrication Building	3:12 Min, 6:12 Max A B
Lined Parking Garage	3:12 Min, 6:12 Max A B
Civic Building (a)	3:12 Min, 6:12 Max A B

c. ROOF PITCH BY ACCESSORY BUILDING TYPE

Barn	-
Farmstand	3:12 Min, 6:12 Max A B
Back Cottage	-
Carriage House	-
Carriage House	3:12 Min, 6:12 Max A B
Accessory Shop	3:12 Min, 6:12 Max A B

d. ROOF PITCH BY COMPONENT TYPE

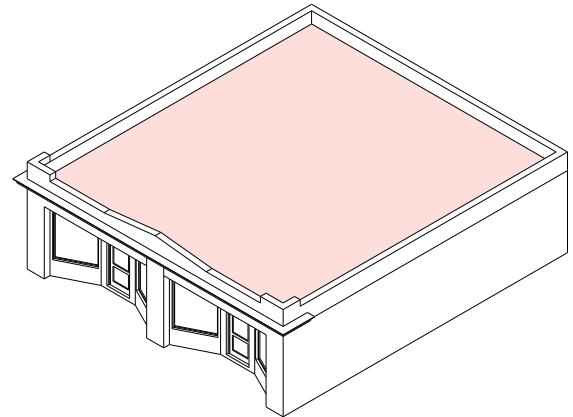
Porch	3:12 Min, 6:12 Max A B
Gallery	3:12 Min, 6:12 Max A B
Side Wing	3:12 Min, 6:12 Max A B
Rear Addition	3:12 Min, 6:12 Max A B
Stoop	3:12 Min, 6:12 Max A B
Hyphen	3:12 Min, 6:12 Max A B
Cross Gable	-
Penthouse	3:12 Min, 6:12 Max A B
Shed Dormer	3:12 Min, 6:12 Max A B
Window Dormer	3:12 Min, 6:12 Max A B
Bay Window	3:12 Min, 6:12 Max A B
Balcony	-
Extended Shopfront	3:12 Min, 6:12 Max A B
Turret	-
Arcade	3:12 Min, 6:12 Max A B

Porte-Cochere	3:12 Min, 6:12 Max	A B
Portico	3:12 Min, 6:12 Max	A B
Deck	-	
Tower	-	
Roof Deck	-	
Cupola	-	
Canopy	3:12 Min, 6:12 Max	A B

e. STANDARDS

1. Civic buildings are exempt from roof system regulation, the values presented in this table are guidelines only.
2. Rear additions may not exceed the roof pitch of the primary building to which they attach.
3. When used on a component that is attaching to a building, shed roofs must always orient the ridge beam to the wall or roof it is attaching to.

6. FLAT ROOF



a. DESCRIPTION

A simple roof pitched very slightly in one or more directions, approximating a flat surface.

b. ROOF PITCH BY BUILDING TYPE

Cottage	-
House	-
Bungalow	-
Duplex	-
Apartment House	-
Small Apartment Building	-
Townhouse	1.5:12 min, 3:12 max A B
Shophouse	-
Live-work/ Flex	1.5:12 min, 3:12 max A B
Shop	1.5:12 min, 3:12 max A B
Apartment building	1.5:12 min, 3:12 max A B
Inn Building	1.5:12 min, 3:12 max A B
Mixed-use Building	1.5:12 min, 3:12 max A B
Fabrication Building	1.5:12 min, 3:12 max A B
Lined Parking Garage	1.5:12 min, 3:12 max A B
Civic Building (a)	1.5:12 min, 3:12 max A B

c. ROOF PITCH BY ACCESSORY BUILDING TYPE

Barn	-
Farmstand	1.5:12 min, 3:12 max A B
Back Cottage	-
Carriage House	-
Carriage House	1.5:12 min, 3:12 max A B
Accessory Shop	1.5:12 min, 3:12 max A B

d. ROOF PITCH BY COMPONENT TYPE

Porch	1.5:12 min, 3:12 max A B
Gallery	1.5:12 min, 3:12 max A B
Side Wing	1.5:12 min, 3:12 max A B
Rear Addition	1.5:12 min, 3:12 max A B
Stoop	-
Connector	1.5:12 min, 3:12 max A B
Cross Gable	-
Penthouse	1.5:12 min, 3:12 max A B
Shed Dormer	-
Window Dormer	-
Bay Window	1.5:12 min, 3:12 max A B
Balcony	-
Extended Shopfront	1.5:12 min, 3:12 max A B
Turret	1.5:12 min, 3:12 max A B
Arcade	1.5:12 min, 3:12 max A B

Porte-Cochere	1.5:12 min, 3:12 max	A B
Portico	1.5:12 min, 3:12 max	A B
Deck	-	
Tower	1.5:12 min, 3:12 max	A B
Roof Deck	-	
Cupola	1.5:12 min, 3:12 max	A B
Canopy	1.5:12 min, 3:12 max	A B

e. STANDARDS

1. Civic buildings are exempt from roof system regulation, the values presented in this table are guidelines only.
2. Rear additions may not exceed the roof pitch of the primary building to which they attach.
3. All slopes for flat roofs should defer to local building code regarding minimum slopes for a specified roofing system.

THE USE TABLE MUST BE
CALIBRATED LOCALLY TO REFLECT
THE GOALS OF THE COMMUNITY.

ARTICLE 4 USE STANDARDS

PURPOSE

- To provide for a flexible range of uses while preventing negative impacts on adjacent property.

APPLICABILITY

- This Article applies to all new buildings or existing buildings seeking a change in use.

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1. UNDERSTANDING THE USE TABLE

PURPOSE

- To ensure the health, safety, and the welfare of the people living and working in [NAME OF TOWN / CITY].
- To minimize conflicts between neighboring activities and uses.
- To allow greater flexibility of uses that supports the character of the Town.

APPLICABILITY

- All activities and uses associated with buildings and lots.

A. GENERAL

1. Uses for character districts, special districts, and building groups are permitted according to this Article.
2. Uses in the tables are:
 - a. Permitted, indicated by ●;
 - b. Permitted by special permit, indicated by ○
 - c. Permitted residential companion use, indicated by ★
 - d. Permitted in building group ■
 - e. Permitted residential companion use and/or permitted in building group □
 - f. Permitted use and/or permitted residential companion use ◊
 - g. If a cell is blank, the use is not permitted in the district.
3. Lots, buildings, and units may contain more than one use, so long as each use is permitted.
4. Residential companion uses may only occur in any of the following cases:
 - a. When permitted uses are operated by either an owner or a renter of a dwelling unit, within the walls of their own unit.
 - b. When permitted uses are operated by the owner of a property who occupies a dwelling unit on the same lot. Uses may be operated by the owner within the primary building, accessory building, or elsewhere on the property.
 - c. When permitted uses are operated by someone who does not live on the lot but where the property owner occupies a dwelling unit within the primary building on the same lot.
5. Uses are defined within this Article.
6. Additional standards for each use are contained within this Article and must be met in order for a use to be permitted and to continue.

B. UNLISTED USES

1. The [PERMITTING AUTHORITY] must classify uses on the basis of the use category.
2. If a use is not listed but is similar in nature and impact to a use that is listed, the [PERMITTING AUTHORITY] must issue a written interpretation indicating which use category will be used.

C. NONCONFORMING USES

1. Routine repair and maintenance of nonconforming uses is permitted.
2. A nonconforming use may be expanded in square footage within a permitted building.
3. When a nonconforming use has been changed, in whole or part, to a conforming use, the part that has come into conformance may not be changed back to the nonconforming use.
4. Whenever the active and continuous operation of a nonconforming use is discontinued for 6 months or more, it constitutes an abandonment of the nonconforming use and the use may not be re-established.
5. When a structure containing a nonconforming use is damaged or destroyed, the use may be reestablished.

D. CHANGE OF USE

1. Any change of use within a building, structure, or unit requires a Change of Use certificate from the [PERMITTING AUTHORITY].

	CD1	CD2	CD3	CD4	CD5	SD-HWY	SD-CAMPUS	SD-FAB	SD-CIVIC	CONN. FARM	S. COMPOUND	L. COMPOUND	HAMLET	COURT	STANDARDS	
NATURAL RESOURCES	DISTRICTS										BUILDING GROUPS				STANDARDS	
1. Agriculture	●	●	●	●	●	●	●	●	●	●	●	●	●	●	Article 4.C.1	
2. Aquaculture	●	■				●	●	●	●		●				Article 4.C.2	
3. District Energy System		●	●	●		●	●	●	●		●	●	●		Article 4.C.3	
4. Resource Extraction	●	●	●								●	●	●		Article 4.C.4	
5. Utilities & Services	●	●				●			●						Article 4.C.5	
RESIDENTIAL																
1. Dormitory					●		●		●						Article 4.D.1	
2. Mobile Home Park		●									●	●	●		Article 9.I	
3. Residence	●	●	●	●	●	●	●	●	●	●	●	●	●		Article 4.D.2	
4. Residential Care Facility		■	●								●				Article 4.D.4	
LODGING																
1. Bed & Breakfast		★	★	★				★		●	★	★	★		Article 4.E.1	
2. Hotel & Hostel		■		●	●	●	●	●	●	●	●	●	●		Article 4.E.2	
3. Rooming House		■		●	●	●	●				●	●	●		Article 4.E.3	
4. Tourist Rental		❖	❖	❖	❖	❖	❖	❖	❖	●	●	●	●		Article 4.E.4	
OFFICE																
1. Office, Small		❖	★	❖	❖	❖	❖	❖	❖	●	❖	❖	❖	★	Article 4.F.1	
2. Office, Medium		■		●	●	●	●	●	●	●	●				Article 4.F.2	
3. Office, Large							●	●	●						Article 4.F.3	
4. Research/Laboratory Facility		■		●	●	●	●	●	●	●					Article 4.F.4	
RETAIL																
1. Adult Establishment		■									●					Article 4.G.1
2. Bar or Tavern		■			●	●	●	●		●	●	●	●		Article 4.G.2	
3. Farm/Vendor Market		●	★	●	●	●	●	●	●	●	●	●	●		Article 4.G.3	
4. Packaged Liquor		■		●	●	●	●	●		●					Article 4.G.4	
5. Restaurant & Café		■		●	●	●	●	●	●	●	●	●	●		Article 4.G.5	
6. Retail & Service, General		■	●	●	●	●	●	●	●	●	●	●	●		Article 4.G.6	
7. Retail & Service, Heavy		■		●	●	●	●	●		●					Article 4.G.7	
INDUSTRIAL																
1. Industrial, Artisan		❖	❖	●	●	●	●	●	●	●	●	●	●	★	Article 4.H.1	
2. Industrial, General		■					●			●					Article 4.H.2	
3. Industrial, Heavy		■									●				Article 4.H.3	
4. Junk/Salvage Yard		■								●					Article 4.H.4	
5. Recycling Facility		■									●				Article 4.H.6	
6. Self-Storage Facility		■					●				●				Article 4.H.7	
7. Outdoor Storage	●	❖	★	❖	★	❖	★	❖	★	●	●	●	●	★	Article 4.H.8	
8. Waste Transfer Station		■									●					

SERVICE	DISTRICTS								BUILDING GROUPS				STANDARDS		
	CD1	CD2	CD3	CD4	CD5	SD-HWY	SD-CAMPUS	SD-FAB	SD-CIVIC	CONN. FARM	S. COMPOUND	L. COMPOUND	HAMLET	COURT	
1. Amusement Facility, Indoor	■		●	●	●				●	●	●				Article 4.I.1
2. Amusement Facility, Outdoor	■									●	●				Article 4.I.2
3. Animal Care, Indoor	★	★	○	●	●	●	○	★							Article 4.I.3
4. Animal Care, Outdoor	■					●						●			Article 4.I.4
5. Banking Services			●	●	●										Article 4.I.5
6. Campground	●	■													Article 4.I.6
7. Commercial School	■		●	●	●				●	●					Article 4.I.7
8. Day Care Center	▣	★	★	★	★	★	★	★	★	★	★				Article 4.I.8
9. Day Care Facility	■	■	●	●	●	●	●	●							Article 4.I.9
10. Funeral Services	●	●	●	●	●							●			Article 4.I.10
11. Food Center/Supply Pantry	■		●	●	●	●			●						Article 4.I.11
12. Health Care Provider	★	★	○	○	○	○	○	○	★	●					Article 4.I.12
13. Health & Wellness Studio	★	★	○	○	○	○	○	○	○	○					Article 4.I.13
14. Human Service Facility	■		●	●							●				Article 4.I.14
15. Live Entertainment	■		●	●	●	●	●	●	●						Article 4.I.15
16. Marina, Dry Storage	■					●									Article 4.I.16
17. Marina, Recreation	●		●	●											Article 4.I.17
18. Private Club or Lodge	■		●	●	●										Article 4.I.18
19. Stables/Riding Center	●	●													Article 4.I.19
CIVIC															
1. Assembly	■	●	●	●	●	●	●	●	●	●	●				Article 4.J.1
2. College/University	■		●	●	●	●	●	●	●	●	●				Article 4.J.2
3. Cultural Facility	■		●	●	●	●	●	●	●	●	●				Article 4.J.3
4. Hospital			●	●	●	●	●	●			●				Article 4.J.4
5. Primary/Secondary School		●	●	●	●		●		●		●				Article 4.J.5
AUTO-ORIENTED															
6. Car Wash	■						●								Article 4.K.1
7. Dispatch Service	■						●								Article 4.K.2
8. Drive-Through Facility							●								Article 4.K.3
9. Gas Station	■						●								Article 4.K.4
10. Parking Lot, Commercial			●	●	●	●	●	●	●						Article 4.K.5
11. Vehicle Rental or Sales	■		●			●									Article 4.K.6
12. Vehicle Repair	▣														Article 4.K.7

● Permitted

○ Permitted by special permit

★ Permitted with residential companion use only

Empty cell indicates not permitted

■ Permitted in building group

▣ Permitted residential companion use and/or permitted in building group

○ Permitted use and/or permitted residential companion use

1. AGRICULTURE

A. DEFINITION

The planting, cultivating, producing, growing, and harvesting of agricultural or horticultural products, the raising of livestock and poultry, and any work performed in conjunction with the above farm operations, including the packing, drying, and storing of products produced on-premises.

B. STANDARDS

1. Roosters are not permitted in CD3.
2. Large animals are not permitted in CD5.
3. The proposed use may not adversely affect the use and quiet enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare, or other cause.

2. AQUACULTURE

A. DEFINITION

The commercial production of cultured fish, shellfish, seaweed, or other marine plants for human and animal consumption, including all cultivating activities occurring at hatcheries or nurseries, from the egg, larval or spore stages to the transfer of the product to a growing site and all cultivating activities occurring on water, from the receipt of fish, shellfish, seaweed or other marine plants from onshore facilities to the delivery of harvested products to onshore facilities for processing.

B. STANDARDS

1. All onshore aquaculture facilities must be located within fully enclosed structures designed for holding and rearing fish, and containing adequate space and shade.

3. DISTRICT ENERGY SYSTEM

A community-based energy system shared by property owners for common use, or managed by a homeowners' association, institution, or similar organization.

A. STANDARDS

1. A district energy system facility must be screened from all thoroughfares by buildings.
2. A landscape buffer or fence is required along all sides of the district energy system facility.
3. In CD4 and CD5, systems must be located on the roof.

4. RESOURCE EXTRACTION

A. DEFINITION

1. Any use that involves the removal of raw materials taken from the earth, such as soil, rock, timber, or water.

B. STANDARDS

1. See Article 9.A Shoreland Zoning.
2. A dense forest land type that is a minimum of 100 ft in depth is required between the primary thoroughfare and the resource extraction activity and associated buildings.
3. State-level environmental review is required.

5. UTILITIES & SERVICES

A. DEFINITION

Buildings and structures that provide or facilitate the transmission of services consumed by the public including electricity, Internet, natural gas, water, and sewage and including renewable energy production, such as solar or wind energy facility.

B. STANDARDS

1. Standards related to wind energy facilitates are located in Article 9.J Wind Energy.
2. Buildings required for the production and distribution of utility services must meet the following standards:
 - a. Utility buildings must be built to the standards of a permitted building type within the character district in which they are located.
 - b. Utility equipment that cannot be located indoors must utilize screening elements and walls to blend into the surrounding context.
3. Where real windows are impractical, a utility building may meet fenestration requirements with recessed panels and applying any of the following finishes to the panel to simulate window patterns:
 - a. Glass cladding.
 - b. Louvered or paneled shutters covering the panel in a "closed" position.
 - c. A trellis, grille, grate, or fretwork.
4. The proposed use may not adversely affect the use and quiet enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare, or other cause.

6. DORMITORY

A. DEFINITION

Residential housing exclusively occupied by full- or part-time students and/or educational staff and owned or operated by an educational institution.

B. STANDARDS

7. RESIDENCE

A. DEFINITION

A dwelling unit used, intended, or designed to be rented, leased, let, or hired out to be occupied for living purposes.

B. STANDARDS

1. Dwelling units are not permitted in first floor units that front shopfront streets identified on the District Map.

8. MOBILE HOME PARK

A. DEFINITION

See Article 9.I Mobile Home Parks.

B. STANDARDS

See Article 9.I Mobile Home Parks.

9. RESIDENTIAL CARE FACILITY

A. DEFINITION

A licensed care facility that provides 24-hour medical or non-medical care to persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. Residential care facilities include nursing homes, independent living, assisted living, continuum of care, and hospice facilities.

B. STANDARDS

1. Facilities for treatment of addiction, mental illness, or other similar conditions are not permitted in CD3.

1. BED & BREAKFAST

A. DEFINITION

When a permanent resident provides rooms within a house or Cottage for temporary, overnight lodging for compensation in guest rooms with no in-room cooking facilities. A bed and breakfast may include dining facilities and meeting rooms.

B. STANDARDS

1. No more than five guest rooms are permitted.
2. Hourly rate lodging is not permitted.
3. Guest stays are limited to a maximum of 30 consecutive days, with the exception of the winter months, when 3 month stays are permitted.

2. HOTEL & HOSTEL

A. DEFINITION

A commercial building(s) with guest rooms designed primarily for sleeping, and usually including a lobby, reception area, conference rooms, recreational amenities, and common kitchen cooking facilities providing meals for paying guests in a dining rooms or restaurants.

B. STANDARDS

1. Hourly rate lodging is not permitted.
2. Guest stays are limited to a maximum of 30 consecutive days.

3. ROOMING HOUSE

A. DEFINITION

A structure occupied, designed, or intended to be occupied by individuals who may share common areas and facilities, but do not form a single household, and do not provide compensation under a single lease for occupancy. A rooming unit provides sleeping accommodations, but no in-room cooking facilities.

B. STANDARDS

1. One on-site supervisor is required at all times for any rooming house with ten or more rooming units.
2. Hourly rate lodging is not permitted. Lodging must be arranged on a week-to-week or longer basis.

4. TOURIST RENTAL

A. DEFINITION

The rental of a dwelling unit, or a portion of a dwelling unit, on an overnight or short-term basis for less than 30 days at a time.

B. STANDARDS

1. Tourist rentals must be occupied by the property owner for at least 6 months out of the year.
2. Tourist rentals require an annual license from the [PERMITTING AUTHORITY] and may be approved or denied based on enforcement history at the location, whether or not the rental is unduly taxing public infrastructure, public services, has demonstrated a hazard to public safety, or otherwise disturbs the peace of neighbors and the community.

1. OFFICE, SMALL

A. DEFINITION

An small office use involves the conduct of business relating to administration, clerical work, and consulting activities, not including medical offices, retail, or service uses. May include single or multiple companies within one unit or building. A small office has up to 5 workers in a single building and 6 parking spaces per lot.

2. OFFICE, MEDIUM

A. DEFINITION

A medium office use involves the conduct of business relating to administration, clerical work, and consulting activities, not including medical offices, retail, or service uses. May include single or multiple companies within one unit or building. A medium office has up to 35 workers in a single building and no parking space limitations.

3. OFFICE, LARGE

A. DEFINITION

A medium office use involves the conduct of business relating to administration, clerical work, and consulting activities, not including medical offices, retail, or service uses. May include single or multiple companies within one unit or building. A large office has no maximum number of workers in a single building and no parking space limitations.

4. RESEARCH/LABORATORY FACILITY

A. DEFINITION

A facility for research and development that does not involve the use of human testing, animal husbandry, incinerators, heavy equipment, mass manufacturing, fabrication, processing, or sale of products.

B. STANDARDS

1. The proposed use may not adversely affect the use and quiet enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare or other cause.

1. ADULT ESTABLISHMENT

A. DEFINITION

A business that sells or disseminates explicit sexual material, and at which access to the public display of explicit sexual material is restricted by law to persons 18 years of age or older.

B. STANDARDS

1. An adult establishment must not be located: within 750 feet of any other adult establishment, within 750 feet of an SD-Campus, or within 750 feet of any assembly use established as a community center or place of worship, within 750 feet of any primary/secondary school, within 750 feet of any day care center which serves children under the age of 18, or within 750 feet of any public park.
2. An adult establishment may not be operated within: 1,500 feet of a building which is used primarily for religious worship and related religious activities; 1,500 feet of a public or private educational facility, including but not limited to child care facility, nursery schools, preschools, kindergartens, elementary schools, private schools, intermediate schools, junior high schools, middle schools, high schools, vocational schools, secondary schools, continuation schools, special education school, junior colleges, and universities; school includes the school ground, but does not include the facilities used primarily for another purpose and only incidentally as a school; 1,500 feet of a public park or recreational area which has been designated for park or recreational activities including but not limited to a park, playground, nature trails, swimming pool, reservoir, athletic field, basketball or tennis courts, skating rink, pedestrian/bicycle paths, wilderness areas, or other similar public land within the village which is under the control, operation, or management of the village park and recreation authorities; or 1,500 feet of another adult entertainment establishment.
3. An adult entertainment establishment may not be operated in the same building, structure, or portion thereof, containing another adult entertainment establishment. For the purpose of this Code, measurement must be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where a adult entertainment establishment is conducted, to the nearest property line of the premises of a church, synagogue, regular place of worship, or public or private elementary or secondary school, or to the nearest boundary of an affected public park, lot containing a residence, district not listed at the beginning of this section, or licensed child care facility.
4. The distance between any two adult entertainment establishment uses must be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which each business is located.
5. An adult establishment may be only one type of adult

establishment: adult bookstore, adult cabaret, adult massage parlor, or adult motion picture theater. An adult establishment may not combine these uses.

6. An adult establishment must not display obscene or indecent lights, posters, photographs, sketches, painted signs, laminated signs, or similar materials that are visible from the exterior of the building or visible through windows adjacent to a public right-of-way.

2. BAR OR TAVERN

A. DEFINITION

A business that serves food and alcoholic beverages for on-premises consumption.

B. STANDARDS

1. A bar or tavern may provide live entertainment under the following conditions:
 - a. No permanent space is dedicated for live entertainment;
 - b. No admission is charged for live entertainment;
 - c. When live entertainment is offered, is clear incidental and subordinate to the bar or tavern use.

3. FARM/VENDOR MARKET

A. DEFINITION

The direct sales of goods and/or products by multiple farmers or vendors from individual booths, tables, or stands, whether indoors or outdoors.

B. STANDARDS

1. Temporary markets may not operate more than three days per week for more than six hours per day.
2. If located on private property, must receive written permission from the property owner. If located on public property, must receive written permission from the governmental agency.
3. In CD3, farm / vendor markets may occur only in accessory buildings.

4. PACKAGED LIQUOR

A. DEFINITION

Any alcoholic beverage sales establishment primarily involving the sale of alcohol where beer, wine or distilled spirits are sold for off-sale consumption and where more than 5 percent of the floor area of the establishment is devoted to the sale, display or storage

of beer, wine, or distilled spirits.

B. STANDARDS

1. Where alcohol production is permitted on rural compounds and within the CD2 District on lots of 10 acres or more, the sale of packaged liquor produced on-site is permitted.
2. Any material stored that exceed the height of the screening must be located a minimum of 25 feet from any lot line.

5. RESTAURANT & CAFE

A. DEFINITION

A business where food and beverages are prepared and served to patrons for consumption either on-premises or off-premises.

B. STANDARDS

1. The sale of alcohol for on-premises consumption requires separate approval as a Bar or Tavern. Sale of alcohol for off-premises consumption requires separate approval for a Packaged Liquor.
2. A restaurant may include live entertainment without a separate approval, under the following conditions:
 - a. No permanent space is dedicated for live entertainment;
 - b. No admission is charged for live entertainment;
 - c. When live entertainment is offered incidental and subordinate to the restaurant use.
3. Ventilation systems may not be installed on the facade of any primary or secondary frontage unless the applicant can prove that no other feasible alternative is available. To the maximum extent feasible, ventilation systems must be directed away from adjacent residential properties.

6. RETAIL & SERVICE, GENERAL

A. DEFINITION

A business that provides goods or services directly to the consumer, and where such goods or services are available for immediate purchase on the premises by the purchaser.

B. STANDARDS

1. In CD3, residential companion uses must be approved by special permit and are limited to antique stores and galleries.

7. RETAIL & SERVICE, HEAVY

A. DEFINITION

A retail and service business with permanent outdoor display, service, and storage areas, such as vendors of lumber and building supplies, landscaping supplies and equipment, industrial equipment, commercial and recreational vehicles, watercraft, and outdoor structures such as prefabricated sheds, decks and patios, swimming pools, and play equipment.

B. STANDARDS

1. A landscape buffer or fence is required along all side and rear lot lines that abut residential uses.

1. INDUSTRIAL, ARTISAN

A. DEFINITION

A manufacturing use involving small-scale production or assembly with no noxious by-products, and which may include a showroom as well as incidental storage, sales, and distribution of products.

B. STANDARDS

1. The proposed use may not adversely affect the use and quiet enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare or other cause.
2. Deliveries or pick-ups in connection with the use are limited to parcel and small freight carriers, except in SD-Fab.
3. Parking lots are not permitted within the frontage zone and must not be visible from any thoroughfare, excluding alleys.

2. INDUSTRIAL, GENERAL

A. DEFINITION

Uses that include trucking associated with movement of materials or wholesale distribution, general traffic associated with retail sales, outdoor storage, or light manufacturing of finished or semi-finished products in multiple structures.

B. STANDARDS

1. The proposed use may not adversely affect the use and quiet enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare, or other cause.
2. A landscape buffer or fence is required along all side and rear lot lines that abut residential uses.

3. INDUSTRIAL, HEAVY

A. DEFINITION

The processing, manufacturing, compounding, or storage of materials, products, or energy, where the scale and method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odors, vibration, and that may result in external impacts detectable beyond the lot lines of the property. May regularly employ hazardous material or produce hazardous by-products.

B. STANDARDS

1. A minimum lot size of 10 acres is required.
2. State-level environmental review is required.

4. JUNK/SALVAGE YARD

A. DEFINITION

Outdoor establishments primarily engaged in assembling, breaking up, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap, and the incidental wholesale or retail sales of parts from those vehicles. An area or building where waste or scrap materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled for reclamation, disposal or other like purposes, including but not limited to scrap iron and other metals, paper, rags, rubber tires, and bottles. A junk or salvage yard or building includes an auto wrecking yard or building.

B. STANDARDS

1. Junk/salvage yards must be located at least 500 feet from any abutting residential use.
2. A fence and / or landscape buffer is required along the entire perimeter of any outdoor storage and/or operations of the junk/salvage yard. Outdoor storage or operations of any kind is prohibited outside the fenced or walled area.
3. Outside storage of motor vehicles, equipment, parts, junk, or other materials must not be visible from roadways or adjacent residential uses.
4. Burning of junk or vehicles in any junk or salvage yard is prohibited.

5. RECYCLING FACILITY

A. DEFINITION

A facility that accepts materials, such as dry paper, glass, cans, or plastics, for storage and processing by power-driven equipment for the subsequent reuse in the secondary materials market.

B. STANDARDS

1. Outdoor storage or operations of the recycling facility may not be located within the frontage zone and must be visually screened from any thoroughfare by a building, landscape buffer, fence, or wall. Outdoor storage or operations of any kind are prohibited outside the screened area.
2. Recycling drop-off facilities, manned or unmanned, must be located behind the frontage zone.

6. SELF-STORAGE FACILITY

A. DEFINITION

A facility where individual secured areas inside of a structure are rented for short-term storage of a variety of non-hazardous, non-perishable durable goods and where the lessee has direct access and responsibility for loading and unloading the storage.

B. STANDARDS

1. The individual storage units of a self-storage facility may be located in a fully-enclosed building, with access to individual storage units provided from common areas located indoors.
2. Where the individual storage units of a self-storage facility are accessed from outside a structure, a landscape buffer or fence is required along all side and rear lot lines that abut residential uses.
3. Carriage House doors serving individual storage units must be perpendicular to the primary thoroughfare.
4. Outdoor storage must be visually screened from any thoroughfare by a building, landscape buffer, fence, or wall. Outdoor storage of any kind are prohibited outside the screened area.

7. OUTDOOR STORAGE

A. DEFINITION

The outdoor keeping of equipment, vehicles, waste, and any materials associated with uses or activities occurring within buildings on the same lot for a period greater than 48 hours.

B. STANDARDS

1. The storage of refuse, recycling, or other materials is not permitted within the frontage zone.
2. Outdoor storage is not permitted within the frontage zone and must not be visible from any thoroughfare (excluding alleys) except when located behind a land type.
3. Storage areas must be located at least 20 feet, or to the extent practicable, away from any structure used for dwelling purposes.
4. In CD5 and SD-HWY, storage areas visible from a thoroughfare (not including alleys), must be fully enclosed by a wall or a fence at least 6 feet in height with self-closing doors constructed of natural materials.

1. AMUSEMENT FACILITY, INDOOR

A. DEFINITION

A commercial facility for spectator and participatory uses conducted within an enclosed building, such as movie theaters, sports arenas, bowling alleys, tumbling centers, skating centers, roller rinks, and pool halls.

prevent escape by digging beneath the fence.

5. Exterior exercise areas must be located 200 feet from any abutting residential use.
6. The proposed use may not adversely affect the use and quiet enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare or other cause.

2. AMUSEMENT FACILITY, OUTDOOR

A. DEFINITION

A commercial facility for spectator and participatory uses conducted outdoors or within partially enclosed structures, such as fairgrounds, campgrounds, batting cages, drive-in movie theater, recreational vehicle parks, petting zoos, golf courses, miniature golf courses, and amusement parks.

B. STANDARDS

No activities may occur that create noise detectable off the property.

5. BANKING & FINANCIAL SERVICES

A. DEFINITION

Uses related to the exchange, lending, borrowing, and safe-keeping of money.

B. STANDARDS

1. A freestanding Automated Teller Machine is not permitted, unless as part of a bank or financial building that shares the same site. An ATM must be integrated into the building if it is not housed inside the building in a lobby or vestibule.

3. ANIMAL CARE, INDOOR

A. DEFINITION

A facility where animals not owned by the proprietor are sheltered and fed, and where all activities are located indoors. Includes veterinarian offices, grooming services, or training services for dogs, cats, and other household pets.

B. STANDARDS

1. The proposed use may not adversely affect the use and quiet enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare or other cause.

6. CAMPGROUND

A. DEFINITION

A site where one or more lots are used, or are intended to be used, by campers with tents or recreational vehicles.

4. ANIMAL CARE, OUTDOOR

A. DEFINITION

A facility where animals not owned by the proprietor are sheltered and fed. Includes animal rescue shelters, boarding facilities, pet resorts/hotels, or training services for dogs, cats, and other household pets.

7. COMMERCIAL SCHOOL

A. DEFINITION

A school that teaches industrial, clerical, managerial, commercial, artistic, or other select skills; conducts a commercial enterprise, such as a driving school; or a privately operated school that does not offer a complete educational curriculum.

B. STANDARDS

1. Exterior exercise areas may not be located within the frontage zone.
2. Any exterior exercise areas must be designed to provide shelter against weather.
3. Fencing is required for exterior exercise areas and animal boarding quarters.
4. Fencing must be between 6 and 7 feet in height to prevent escape, and must be buried a minimum of one foot to

8. DAY CARE CENTER

A. DEFINITION

A facility where a permanent resident provides licensed care in a protective setting for children or elderly or disabled adults for less than 24 hours per day.

B. STANDARDS

1. Adult day care and child day care facilities must comply with all relevant state requirements.
2. Outdoor play areas must be provided, and must be safely segregated from parking, loading, or service areas.
3. If an accessible civic space is within 500 feet of the use no on-site civic space is required.

9. DAY CARE FACILITY

A. DEFINITION

A facility where licensed care, protection, and supervision is provided in a protective setting for children or adults, with or without compensation, on a regular basis away from a primary residence and for less than sixteen (16) hours per day.

B. STANDARDS

1. Adult day care and child day care facilities must comply with all relevant state requirements.
2. Outdoor play areas must be provided and must be safely segregated from parking, loading, or service areas.
3. If an accessible civic space is within 500 feet of the use no on-site outdoor space is required.

10. FOOD CENTER/SUPPLY PANTRY

A. DEFINITION

A not-for-profit use that distributes or facilitates the giving of food, clothing, and/or other essential items at no charge or for less than fair market value to persons in need of assistance.

B. STANDARDS

1. A food center or supply pantry is allowed within any place of worship or emergency shelter, regardless of district.
2. A food center or supply pantry must provide indoor, fully enclosed waiting areas, which are adequate to accommodate the maximum number of persons to be served at any one time. The owner/operator must ensure that persons receiving assistance do not block public access to sidewalks, rights-of-way, or private property, and that emergency access points are clearly identified and maintained.

11. FUNERAL SERVICES

A. DEFINITION

A facility where the deceased are prepared for burial display and for rituals before burial or cremation. Such facilities may include chapels, crematoriums, and showrooms for the display and sale of caskets, vaults, urns, and other items related to burial services.

B. STANDARDS

A crematorium is considered a light industrial use.

12. HEALTH & WELLNESS STUDIO

A. DEFINITION

A facility that provides interactive classes, personal or small group instruction, or other activities related to the improvement of the body, mind, and soul.

B. STANDARDS

Dance or exercise studios that involve loud music or jumping may not occur within a duplex, apartment house, small apartment building, townhouse, or apartment building.

13. HEALTH CARE PROVIDER

A. DEFINITION

An office providing outpatient health services involving the diagnosis and treatment of physical or mental ailments and disorders, including doctors, dentists, mental health practitioners, physical therapists, and their substantial equivalents.

14. HUMAN SERVICE FACILITY

A. DEFINITION

An establishment that provides services to persons in need of assistance due to age, physical or mental disability, addiction, illness, or injury.

B. STANDARDS

1. A special permit application for a human services facility must document the communities need for the proposed facility and provide a detailed description of the uses, including an estimation of the number of individuals to be served at the facility over a stated time period, activities and programs anticipate at the facility, hours of operations, degree of supervision at the facility, and any other information as may be reasonably be necessary to ascertain the impact of the proposal facility on public safety, health, and welfare.
2. A special permit for a human services facility may be granted only where the use is found to be consistent with the following criteria: The proposed use will not alter the essential nature and character of the community; The proposed use will not result in a duplication of services, in relation to need, cost, and service efficiency, that would hinder the community integration goals of the facility and create service capacity in excess of the overall need in the community. Considerations relevant for this determination are the distance between the proposed facility and to other facilities which offer the same services, the capacity of the proposed facility and the total capacity of all similar human service facilities in the community, the access or failure of other such facilities operated by the individual or group

seeking approval, and the ability of the community to meet the special needs, if any, of the applicant facility.

15. LIVE ENTERTAINMENT

A. DEFINITION

Any activity provided for pleasure, quiet enjoyment, recreation, relaxation, diversion or other similar purpose by a person or persons who are physically present when providing an activity to a patron or group of patrons who are physically present.

16. MARINA, DRY STORAGE

A. DEFINITION

A site used for the long-term dry storage of recreational watercraft in racks or other storage systems, and which may include ancillary repair facilities for watercraft.

17. MARINA, RECREATION

A. DEFINITION

A facility that has frontage on navigable water and allows for the short- or long-term docking and mooring of boats and that may provide supply, repair, and other services.

B. STANDARDS

1. State-level environmental review is required.
2. See Article 9.A Shoreland Zoning.

18. PRIVATE CLUB OR LODGE

A. DEFINITION

A facility operated for an organization, which is open to people upon invitation, nomination, or payment of fees or dues, for social, recreational, and/or entertainment activities.

B. STANDARDS

1. The proposed use may not adversely affect the use and quiet enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare or other cause.

19. STABLES / RIDING CENTER

A. DEFINITION

A structure or land used, designed, and arranged for the care and shelter of equines, or for rentals, riding, shows, or training, which may include horses not boarded on-site.

B. STANDARDS

1. A five foot high fence is required around all paddock areas.
2. Any structure housing horses must be located a minimum of 100 feet from any abutting residential use.

1. ASSEMBLY

A. DEFINITION

A facility that has organized services, meetings, events, or programs to benefit, educate, entertain, or promote discourse in a public or private setting. Examples include community centers, places of worship, meeting or lecture halls, exhibition rooms, or auditoria.

B. STANDARDS

1. Meeting facilities and places of worship may include functionally related internal facilities such as kitchens, multi-purpose rooms, and offices. Places of worship may establish schools, daycare centers, and on-site social programs such as health care clinics, and food banks.

2. COLLEGE/UNIVERSITY

A. DEFINITION

A post-secondary institution for higher learning that grants associate, bachelor, masters, or doctoral degrees, and theological schools. The institution often includes related ancillary facilities, such as cafeterias, restaurants, retail, indoor or outdoor recreational facilities, research facilities, and similar uses.

3. CULTURAL FACILITY

A. DEFINITION

A facility open to the public for cultural services and exhibitions including, but not limited to, museums, cultural centers, historical societies, and libraries operated by a government or non-profit establishment. A cultural facility may include ancillary assembly, retail, office, or restaurant uses.

4. HOSPITAL

A. DEFINITION

A facility that provides health, medical, or surgical care to the sick or injured. Hospitals include related ancillary facilities, such as laboratories, outpatient clinics, cafeterias, gift shops, training facilities, classrooms, central service facilities, and offices integral to function of the facility.

5. PRIMARY/SECONDARY SCHOOL

A. DEFINITION

A public, private, or parochial institution offering instruction at the elementary through high school levels with a full range of curricular programs.

1. CAR WASH

A. DEFINITION

An establishment for the washing of motor vehicles, which may employ production-line methods, mechanical devices, staffed hand wash facilities, or unstaffed self-wash facilities.

B. STANDARDS

1. For unstaffed self-wash facilities, a security system must be installed and maintained, including a security camera to monitor all areas of the car wash. The security camera must have a minimum recording capacity of 24 hours and must archive footage for a minimum of 30 days.

vibrations, fumes, odor, dust, glare or other cause.

2. DISPATCH SERVICE

A. DEFINITION

The storage and dispatch of ambulances, taxis, limousines, armored cars, tow trucks, buses, and similar vehicles for specialized transportation, including where ambulance crews not located at a hospital or fire department stand by for emergency calls, ancillary professional offices, and/or minor vehicle service and maintenance repair.

B. STANDARDS

1. The storage of vehicles must be within a fully-enclosed structure.
2. The proposed use may not adversely affect the use and quiet enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare or other cause.

3. DRIVE-THROUGH FACILITY

A. DEFINITION

A facility that dispenses goods through an attendant window or automated machine to persons remaining in vehicles in a designated drive aisle.

4. GAS STATION

A. DEFINITION

A facility engaged in the retail sales of personal or commercial vehicle fuels.

B. STANDARDS

1. Gas stations in CD2, CD3, and CD4 are limited to a maximum of six individual filling pumps.
2. The proposed use may not adversely affect the use and quiet enjoyment of abutting property as a result of noise,

5. PARKING LOT

A. DEFINITION

A non-accessory parking lot made available to the general public in exchange for a fee.

B. STANDARDS

1. Parking lots must be screened from all thoroughfares, excluding alleys, by a fence, wall, or landscape buffer.

6. VEHICLE RENTAL OR SALES

A. DEFINITION

A business that sells, leases, or rents automobiles, vans, three-wheelers, motorcycles, scooters, or other powered personal transportation or conveyance, and which may include on-site facilities for the repair and service of vehicles sold, leased, or rented. This does not include the sale, lease, or rental of recreational vehicles, commercial vehicles, or watercraft, which is considered a heavy retail and service use.

B. STANDARDS

1. Outdoor storage of vehicles undergoing repair or service may not be located within the frontage zone and must be visually screened from any thoroughfare by a building, landscape buffer, fence, or wall. Outdoor storage or operations of any kind are prohibited outside the screened area.
2. Any repair and service operations must be performed within a fully enclosed building. Carriage House doors may be open during hours of operation.
3. No partially dismantled, wrecked, or unregistered vehicle may be stored outdoors on the premises.
4. The proposed use may not adversely affect the use and quiet enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare or other cause.

7. VEHICLE REPAIR

A. DEFINITION

A business that repairs, installs, or maintains automobiles, small trucks or vans, motorcycles, motor homes, or recreational vehicles or that wash, clean, or otherwise protect the exterior or interior surfaces of these types of vehicles.

B. STANDARDS

1. Any repair and service operations must be performed within a fully enclosed building. Carriage House doors may be

- open during hours of operation.
2. No partially dismantled, wrecked, or unregistered vehicle may be stored outdoors for more than 30 days.
 3. Temporary storage of such vehicles may not be located within the frontage zone and must be visually screened from any thoroughfare by a building, landscape buffer, fence, or wall. Outdoor storage or operations of any kind are prohibited outside the screened area.
 4. The proposed use may not adversely affect the use and quiet enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare or other cause.
 5. In CD2, vehicle repair uses that are not part of a building group may occur only in accessory buildings.

ARTICLE 5

SITE STANDARDS

PURPOSE

- To provide clear standards for the development of a site.
- To ensure that private development contributes to the character along a public street or civic space.
- To minimize unnecessary regulations that don't directly impact the desired character along a street or civic space.
- To provide standards that relate to the operation of a business as related to elements that influence the character and function of a larger neighborhood.

APPLICABILITY

- This Article applies to alterations made to a site, including but not limited to parking, access to a site from a public thoroughfare, landscaping, buffers, loading, mechanical equipment, lighting, and signage.

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1. BICYCLE PARKING

PURPOSE

- To provide secure space for bicycle parking in order to support active lifestyles.

APPLICABILITY

- Applies to projects that involve:
 - New construction, expansion, or substantial renovation of a primary building that results in a total of 4 or more dwelling units.
 - Creation of new storefronts.
 - New construction of a civic building.

A. GENERAL

1. A single bicycle rack that is designed for parking two bicycles is counted as two bicycle parking spaces.

B. REQUIRED SPACES

1. A minimum of 2 bicycle parking spaces must be provided for each building type, except for mixed-use buildings, inns, and fabrication buildings, which require 4 spaces each.
2. A minimum of 2 bicycle parking spaces is required for every 24 ft of storefront.

C. DESIGN

1. A bicycle rack may be erected on a public sidewalk in the furnishing zone.
2. All bicycle racks must be:
 - a. Securely anchored, able to support the bicycle frame in at least two places to prevent the bicycle from falling over.
 - b. Configured to allow locking of the frame and at least one wheel with a U-lock.
 - c. Constructed of materials that resist cutting, rusting, bending, or deformation.

2. VEHICULAR PARKING

PURPOSE

- To allow for parking that supports the function of abutting land uses while preserving the walkability and character of neighborhoods.
- To set standards that enable parking lots that have a natural and informal treatment and ensure that parking lots not only maintain but enhance land values.

APPLICABILITY

- Parking lot standards apply to:
 - New parking lot construction.
 - Reconstruction of an existing parking lot.
 - Expansion of an existing parking lot by 10 or more spaces.
 - Resealing or re-striping of a parking lot, which does not entail paving, resurfacing, or replacement of the asphalt, concrete, or other surface paving material, is not considered reconstruction.

A. REQUIRED SPACES

1. Off-street vehicle parking is not required. Where provided, off-street vehicle parking must comply with the standards of this section.

B. PARKING LOCATION

1. All off-street parking must be located behind the frontage zone, with the following exceptions:
 - a. Parking permitted within accessory buildings that are located within the frontage zone.
 - b. Parking within the driveway of a cottage, house, bungalow, duplex, apartment house, and shophouse.
 - c. On waterfront lots, where the water is the primary frontage and the street is the secondary frontage, parking may occur in accessory buildings permitted to front on the secondary thoroughfare.
2. Parking may not be located on a lot that does not contain a primary building, except:
 - a. A municipal lot that is authorized by special permit.
 - b. An existing insular, flag, or otherwise unbuildable lot.
3. When located behind a dense forest land type, permitted parking lots and accessory buildings that allow parking may be located within the frontage zone.

C. SCREENING

1. Where any parking lot is visible or located within 50 feet of a civic space or a thoroughfare (other than an alley) the parking lot must be screened along the frontage line, not including across the thoroughfare or driveway by any of the following:
 - a. A dense evergreen hedge installed at the frontage line that is between two feet and three and one-half feet in height.
 - b. A solid masonry wall installed at the frontage line that is between two feet and three and one-half feet in height.
 - c. A liner building.
6. Parking lots surfaced in unit-based material, such as pavers, bricks, and stone, are required to plant at least 1 shade tree of a minimum caliper of 2 inches for every 8 parking spaces. Each parking space must be located within 50 feet of a tree. Parking lots located within the interior of a lot intended for flexible use may be exempted from this tree planting requirement.
7. An existing shade tree may satisfy a tree planting requirement in instances where the existing tree meets the spacing requirements, so long as the existing shade tree is located on the same property, is a minimum of four inches diameter at breast height, possesses a healthy and full canopy, has an unmolested critical root zone, and has incurred no damage that would undermine its long-term vitality and quality.
8. Loose surfacing materials, such as gravel and crushed stone, must be stabilized and compacted, and an edge must be installed to minimize the scatter of surfacing materials.
9. Vegetated surfacing material, such as vegetated grid pavers and lawn, must have proper maintenance and management to maintain healthy vegetation and root structure and to reduce exposure of bare soil.
10. Parking lots should consider and anticipate alternative activities and be designed for flexible use.
11. Terminal islands, where provided, must be designed as follows:
 - a. Flush with the parking lot with no curbs and landscaped with evergreen hedges, other evergreen plantings, and trees to facilitate stormwater management.
 - b. Depressed beds or swales with no curbs, designed as rain gardens with plantings to facilitate stormwater management.
 - c. Raised, curbed beds designed as rain gardens with plantings to facilitate stormwater management.

D. VEHICULAR ACCESS

1. Off-street parking must be accessed from an alley or secondary thoroughfare. When there is no abutting alley or secondary thoroughfare, parking may be accessed from the primary thoroughfare.
2. Parking lots should connect with existing abutting parking lots.
3. Shared parking agreements with neighboring properties are encouraged.

E. PEDESTRIAN ACCESS

1. Sidewalks, footpaths, or crossweaves must be provided to connect parking areas to on-site buildings, adjacent buildings, thoroughfares, existing sidewalks, and trails, or when appropriate, to amenities such as parks or open space on or adjacent to the site.
2. The location of sidewalks, footpaths, or crossweaves must follow pedestrian desire lines and the edges of buildings to the extent practical.

F. DESIGN

1. Surfacing materials for parking lots must be selected based upon the amount and type of use expected on the lot in order to maximize effectiveness of the materials and to minimize maintenance.
2. Parking lots may be surfaced using non-permeable materials, such as concrete, asphalt, bricks, pavers, stone, gravel, and crushed stone.
3. Parking lots may be surfaced with permeable materials such as permeable pavers, gravel- or crushed stone-filled grid pavers, vegetated grid pavers, and lawn.
4. Surfacing solutions may include any combination of permeable and non-permeable materials.
5. Parking lots surfaced in uniform, poured surfacing material, such as asphalt and concrete, are required to plant 1 shade

tree of a minimum caliper of 2 inches for every 2 parking spaces. Each parking space must be located within 10 feet of a tree.

6. Parking lots surfaced in unit-based material, such as pavers, bricks, and stone, are required to plant at least 1 shade tree of a minimum caliper of 2 inches for every 8 parking spaces. Each parking space must be located within 50 feet of a tree. Parking lots located within the interior of a lot intended for flexible use may be exempted from this tree planting requirement.
7. An existing shade tree may satisfy a tree planting requirement in instances where the existing tree meets the spacing requirements, so long as the existing shade tree is located on the same property, is a minimum of four inches diameter at breast height, possesses a healthy and full canopy, has an unmolested critical root zone, and has incurred no damage that would undermine its long-term vitality and quality.
8. Loose surfacing materials, such as gravel and crushed stone, must be stabilized and compacted, and an edge must be installed to minimize the scatter of surfacing materials.
9. Vegetated surfacing material, such as vegetated grid pavers and lawn, must have proper maintenance and management to maintain healthy vegetation and root structure and to reduce exposure of bare soil.
10. Parking lots should consider and anticipate alternative activities and be designed for flexible use.
11. Terminal islands, where provided, must be designed as follows:
 - a. Flush with the parking lot with no curbs and landscaped with evergreen hedges, other evergreen plantings, and trees to facilitate stormwater management.
 - b. Depressed beds or swales with no curbs, designed as rain gardens with plantings to facilitate stormwater management.
 - c. Raised, curbed beds designed as rain gardens with plantings to facilitate stormwater management.
- I. Parking lot landscaping must be integral, where possible, with on-site stormwater management facilities.

G. MAINTENANCE

1. All required plant materials must be maintained in a healthy growing condition over their lifetime and replaced as necessary.
2. All permeable surfacing materials should be maintained and tested periodically to ensure they are still functioning as intended.

H. NONCONFORMING VEHICULAR PARKING

1. Routine repair and maintenance of nonconforming parking lots is permitted, including grading, sealing, and repaving.
2. Nonconforming parking lots may be altered to eliminate or reduce a nonconformity or to create conforming parking lots that meet the standards of this Code.
3. If new parking lot area is added on a site that also contains nonconforming parking lots, the nonconforming parking lots must be removed.
4. New or modified entrance drives to access nonconforming parking lots must meet the standards of this Code.
5. Any nonconforming parking lot associated with a change of use or an abandoned building or business located within CD4, CD5, or any special district must remove parking from the frontage zone to the extent practical. If parking cannot be moved, it must be screened.

3. DRIVEWAYS

PURPOSE

- To provide vehicular access to lots.
- To support the rural and village character of [NAME OF TOWN / CITY] while minimizing impervious surfaces.

APPLICABILITY

- New driveways, driveway resurfacing, or driveway relocation.

A. GENERAL

1. Driveways are not thoroughfares and cannot be used to meet the frontage requirement for lots.
2. Driveways may only provide access to 1 primary building, with the exception of the following:
 - a. Driveways may be shared between two abutting primary buildings.
 - b. Shared driveways are permitted as part of farm compounds and multi-use courts.

B. LOCATION

1. Driveways may pass through required front, side, and rear setbacks to access permitted parking locations.
2. Driveways, or any portion of a driveway, may not be located between the front facade of a primary building and the primary thoroughfare, except in CD2.
3. On corner lots, driveways must access the parking lot or Carriage House from the secondary thoroughfare or along the side lot line.
4. One driveway is permitted per building lot.
5. Lots in CD2 and unpaved driveways in CD3 may have multiple driveways or driveways that connect at two points with the thoroughfare.

C. DESIGN

1. Within the frontage zone or in front of land types, driveways may not be wider than 10 ft when paved.
2. Driveways must have a curb radius of 1 ft max when crossing a sidewalk and 2 ft max otherwise.
3. In CD4 and CD5, a 12 ft max driveway is permitted by waiver to accommodate commercial vehicles. The driveway must have a curb radius of 12 ft maximum when crossing a sidewalk and 20 ft maximum otherwise.

4. A 24 ft maximum double lane driveway is permitted by waiver for commercial properties for exclusive use by employees and commercial vehicles accessing loading docks. Double lane driveways must have a curb radius of 12 ft maximum where they cross a sidewalk and 20 ft maximum where they do not cross a sidewalk.
5. When practical, driveways should be accessed off an alley or secondary thoroughfare.
6. A Carriage House apron may expand to the width of the Carriage House doors, plus 5 feet, for a depth of 25 from the face of the Carriage House doors, after which point the pavement may be no wider than the maximum permitted driveway width.
7. Where driveways on abutting lots are located next to each other, an effort should be made to provide vertical landscaping between the driveways to break up the visual width of the paved areas.

D. SHARED DRIVEWAYS

1. Driveways may provide access in whole or in part on or across from an abutting lot or lots, provided that an access easement exists between all owners.

E. MATERIALS

1. When possible, driveways should be constructed of natural materials, including crushed shell, gravel, pavers, dirt, or double-track driveways, to maintain [NAME OF TOWN / CITY]'s rural, small town character.
2. Asphalt and concrete driveways should be reserved for high traffic areas, such as access to parking lots in CD4, CD5, and special districts, as well as uses that involve trucking.

4. LANDSCAPING

PURPOSE

- To ensure that landscaping supports a clear transition between the street and adjacent buildings.
- To enable landscaping and hardscaping treatments that maintain the character of mixed-use neighborhoods.
- To minimize soil erosion and protect water quality.
- To minimize conflicts between landscaping and areas that require easy and safe human access.

APPLICABILITY

- Commercial properties.
 - Frontage zones in CD3, CD4, and CD5.
 - Parking lots.
 - Civic spaces.
-

A. DESIGN & INSTALLATION

1. On commercial properties, landscaping must consist primarily of native species requiring minimal irrigation, fertilization, and maintenance. Planting must be cold hardy, drought tolerant, and able to survive on natural rainfall once established with no loss of health.
2. Plant materials must be installed in soil of sufficient volume, composition, and nutrient balance to sustain healthy growth.
3. Plant materials installed adjacent to thoroughfares that are plowed and typically receive seasonal salt treatment should be non-woody and salt-tolerant to ensure survival.
4. Slopes which currently or are in danger of erosion should receive an erosion-mitigating treatment such as planting of densely-rooted vegetation suitable for its site condition, terracing of the landscape with retaining structures and planting, or similar solution, especially when abutting natural water, located on municipal sewer, or where the slopes of the land causes water to cross property boundaries.
5. Artificial plants and artificial turf are prohibited, excluding active recreation sports fields that are subject to intense use.
6. All portions of a lot not occupied by a building or permitted paved area must be planted with living vegetation, such as grass, groundcover, plants, shrubs, or trees.
7. Permitted paved areas include:
 - a. Pathways that lead to a building entrance.
 - b. Driveways and parking lots.
 - c. Pool decks and patios.
 - a. A pool deck may encompass a paved area extending from the lip of a pool 10 ft horizontally around

- its perimeter.
- b. Patios may not exceed 625 sf of impervious paved area and in CD2, CD3, and CD4 may not be located closer than 3 ft to any lot line.
- 8. Non-paved areas which do not require landscape improvements include:
 - a. Land area dedicated to agricultural activities.
 - b. Trails.
 - c. Naturally occurring stream beds, rock outcroppings, and similar natural features typically lacking in vegetation.
 - d. Recreation fields and facilities.
 - e. Water features.
- 9. Permitted non-paved groundcovers excluding vegetation include: rock or gravel, wood chips, bark, or other non-living material typically used in landscaping.
- 10. Ground vegetation or shrub plantings with spines, thorns, or needles that may present hazards to pedestrians or cyclists are prohibited within 2 feet of any front lot line within CD3, CD4, and CD5.
- 11. Within 3 feet of any fire protection system or when underground or overhead utility or drainage easements are present, ground cover less than 6 inches in height must be planted, unless other plantings are expressively permitted by the utility provider, easement holder, and the municipality.
- 12. Natural drainage areas must be preserved to the maximum extent. Development must include appropriate measures for protecting these resources, including but not limited to, modification of the proposed design of the site, timing of construction, and limiting the extent of excavation.

B. MAINTENANCE

- 1. Where installed, permanent irrigation systems must:
 - a. Utilize low-volume irrigation emitters such as bubbler, drip irrigation, and soaker hose emitters.
 - b. Be equipped with a meter, backflow preventer, and weather-based irrigation controller.
- 2. On commercial properties, any plant material that is significantly damaged, missing, disease-ridden, or dead must be abated by the property owner within one year or the next planting season, whichever occurs first.

C. NONCONFORMING LANDSCAPING

- 1. Routine repair and maintenance of nonconforming landscaping is permitted.
- 2. Nonconforming landscaping may be altered to eliminate or reduce a nonconformity or to create conforming landscaping that meets the standards of this Code.

5. LANDSCAPE BUFFERS

PURPOSE

- To provide clear standards for the use of buffers that mitigate visual, noise, and light conflicts between abutting properties.

APPLICABILITY

- Landscape buffers are required for specific uses in Article 4 Use Standards.

A. DESIGN

1. A required landscape buffer must provide a screen along 100% of the length of any shared lot lines.
2. A landscape buffer located within the frontage zone may be no more than 4 ft in height. A landscape buffer located behind the frontage zone must be a minimum of 6 ft in height.
3. The landscape buffer must be planted with dense evergreen hedges that will provide a solid visual barrier upon maturity.
4. A landscape buffer must be a minimum of 3 large canopy trees for every 100 feet of length along the lot line.
5. Preexisting vegetation that meets the spacing standards may substitute.
6. Accessory parking for motor vehicles is prohibited within a required landscape buffer.
7. Where a landscape buffer is required, it must be continuous, with the following exceptions:
 - a. Pedestrian and vehicle access, plus related signs, may cross a landscape buffer.
 - b. A building or other structure that better mitigates potential impacts between the proposed project and abutting properties may encroach upon the landscape buffer, as determined by the [PERMITTING AUTHORITY].
 - c. A natural, nonconforming grade separation may be conserved, in lieu of a fence or wall, to the extent that the height of the nonconforming grade separation meets the minimum required height of the fence or wall.

6. FENCES & WALLS

PURPOSE

- To ensure that fences allow for delineation of private yard space while allowing for a street that is visually transparent, safe, and interesting.
- To allow for rear yard fences that provide privacy.

APPLICABILITY

- The standards of this Article apply to any new fences or walls, including those required per use standards in Article 4 Use Standards, to minimize the trespass of undue sound and light between abutting properties.

A. FENCES & WALLS

1. Fences and walls installed directly onto a shared side or rear lot line require consent of the abutting property owner.
2. Fence posts or supporting rails must face inward toward the property being fenced and the finished face must be oriented towards the abutting property, thoroughfare, or civic space.
3. Fences and walls located within the frontage zone may be no more than 4 feet in height, and must be constructed of pickets or pickets set onto a low wall, where the pickets are no more than 50% opaque. Fence and gate posts may not be more than 4.5 feet in height.
4. Fences and walls located behind the frontage zone may be up to 8 feet in height. Fence and gate posts may not be more than 8.5 feet in height.
5. Fences within 4 feet of windows must be a minimum of 70% opaque.
6. Fences and walls must be constructed of durable, natural materials, such as wood, brick, stone, or painted metal. Plastic, vinyl, and chain link fences are prohibited within the frontage zone, except when located behind a land type. Barbed wire and concertina wire are prohibited.
7. When required for screening, fences, and walls must be a minimum of 6 feet in height and must provide a solid visual barrier.
8. Fences and walls may not cross thoroughfares, driveways, or parking lots, except where lots on both sides of a thoroughfare or driveway are used for agricultural activities.
9. The following are exempt from the above standards:
 - a. An open fence enclosing a tennis, basketball, pickleball, or other recreational court may be erected to a maximum of 12 feet in height and may be constructed of chain link fencing.
 - b. Fences made of plastic mesh, electrified wire,

galvanized steel mesh, chicken wire, metal rails, and PVC may be installed on lots used for agricultural activities.

- c. Split rail fences are permitted along any lot line in CD1 and CD2.

B. RETAINING WALLS

1. Projects should be designed in a way to reduce the need for retaining walls.
2. Retaining walls over 6 feet in height are prohibited, except in CD2 and by special permit.

C. NONCONFORMING FENCES & WALLS

1. Routine repair and maintenance of nonconforming fences and walls is permitted.
2. Nonconforming fences and walls may be altered to eliminate or reduce a nonconformity or to create conforming fences and walls that meet the standards of this Code.
3. When a nonconforming fence or wall is replaced in its entirety for any reason, the fence or wall may be rebuilt in the nonconforming location but must otherwise be rebuilt to meet the standards of this Code.
4. When any portion of a nonconforming fence or wall is damaged and does not require a total reconstruction, it may be repaired and rebuilt to its previous condition.

7. MECHANICAL EQUIPMENT

PURPOSE

- To allow for mechanical equipment while minimizing negative impacts of noise, blowing air, and smells on pedestrians and abutting properties.

APPLICABILITY

- Applies to all new buildings or substantial modifications to existing buildings.

A. ROOF-MOUNTED

1. Mechanical equipment must be screened from ground level view, thoroughfares (not including alleys), civic spaces, and abutting properties by a parapet or other screening structure at least one foot above the height of the mechanical equipment.
2. Screens must be of durable, permanent materials.

B. BUILDING OR GROUND MOUNTED

1. Mechanical equipment cannot be located within the frontage zone.
2. Mechanical equipment that is visible from a thoroughfare (not including alleys) or civic space must be screened by a fence, wall, or dense evergreen hedge.
3. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.
4. Screens must be of durable, permanent materials.

8. LOADING DOCKS

PURPOSE

- To provide design guidance for the design and orientation of loading docks.
- To ensure loading docks are properly screened when necessary.

APPLICABILITY

- The following standards apply to loading docks.

A. GENERAL

1. Loading docks are not permitted within the frontage zone.
2. Where any loading dock is located along, within 50 feet of, or visible from a thoroughfare (not including alleys), loading facilities, must be screened from view by a wall or fully closed fence between 6 and 12 feet in height.
3. Loading docks that are fully integrated into a building must be screened with a solid, opaque, self closing door or gate finished to coordinate with the materials and design of the building.
4. Loading dock doors are only permitted to be opened during loading and unloading activities.
5. Turning movements associated with loading docks may not impede the public right-of-way.

9. OUTDOOR CAFE SEATING

PURPOSE

- To allow outdoor cafe and seating areas in public spaces adjacent to shopfronts.
- To ensure that outdoor cafe areas do not hinder the free movement of pedestrians.

APPLICABILITY

- This Article is applicable to all outdoor cafe seating located on a primary or secondary frontage or on a public sidewalk.

A. GENERAL

1. The operator of the outdoor cafe seating is responsible for the proper maintenance of the cafe area at all times, including proper disposal of all trash generated.

B. CAFE AREA DIMENSIONS

1. Outdoor cafe seating areas may be located along the face of a building or freestanding within a sidewalk, civic space, or shared space provided a 42 inch clear walkway is maintained on any sidewalk, walkway, or thoroughfare.

C. FURNITURE

1. Furnishings may only consist of movable tables, movable chairs, movable umbrellas, required enclosures, and portable or mounted heaters.
2. All furnishing must be made of safe, sturdy, and durable materials, such as wood, steel, or wrought iron.
3. When not intended for use during the winter months, outdoor cafe furnishings must be removed and stored indoors.
4. Standing or stooled table ledges, if provided, must be at least 18 inches in depth.
5. Heaters are encouraged to extend the use of outdoor cafe seating during colder weather. The following standards apply:
 - a. Heating fixtures require approval by the Fire Department.
 - b. Heaters may be freestanding or mounted to the underside of an awning.
 - c. Portable heaters must be stored indoors when the business is closed.

D. ENCLOSURES

1. The perimeter of outdoor cafe seating areas must be defined and enclosed on all sides by any combination of metal fencing, bollards and chain, or planters.
2. Vertical wind breaks made from textile or other sheeting material may be provided on each end of a cafe area, provided that the wind break is attached to and fits completely under an awning.
3. Any necessary frames or supports for awnings or windbreaks are permitted.
4. Metal Fencing
 - a. Fencing must be 36 inches or less in height.
 - b. The maximum gap permitted between fence segments is 4 inches.
5. Bollards & Chain
 - a. Metal or wooden bollards must be 36 inches or less in height.
 - b. Bollards may be linked with rope or chain that hangs no less than 30 inches from the ground at its lowest point.
6. Planter Boxes
 - a. Planters or planter enclosures must be between 18 inches and 24 inches in height.
 - b. The combined height of planters and live plants must not exceed 4 feet from sidewalk grade.
 - c. Planters and flower boxes must be made of safe, durable materials.

10. DRIVE-THROUGHS

PURPOSE

- To permit auto-oriented drive-through services in a predictable manner.
- To reduce the negative impacts associated with drive-throughs on abutting properties, pedestrians, and bicycle traffic.

APPLICABILITY

- Applies to all new drive-throughs.
- Drive-through standards apply to all businesses that service customers directly from their vehicles through a window or electronic interface.
- Drive-through standards apply to all businesses where vehicles must queue in an on-site driveway while idling.
- Drive-through standards apply to all businesses where a vehicle must pass under a large illuminated porte-cochere in order to be serviced.



A. GENERAL

1. Drive-throughs, including their porte-cocheres, may not be located within the frontage zone.
2. Nonresidential projects that include drive-through services must be designed and have sufficient stacking capacity to avoid the queuing of vehicles on any public street.
3. Drive-throughs must be accessed from alleys or secondary thoroughfares, when available.
4. When necessary, drive-through porte-cocheres, vehicular access, and stacking may occur on driveways or private alleys.
5. The design of a drive-through porte-cochere must meet the porte-cochere standards in Article 3.D Components.

11. LIGHTING

PURPOSE

- To allow adequate night time lighting that provides safety, utility, and security while prohibiting excessive light trespass beyond property boundaries.
- To protect residential areas from the glare and ambient spillover of lighting in abutting commercial areas.
- To protect drivers from the glare caused by lighting on properties fronting onto thoroughfares (not including alleys).
- To reduce the consumption of electricity for lighting purposes.
- To require lighting fixtures and layout patterns that contribute to unified exterior lighting design of development.

APPLICABILITY

- Applies to all outdoor lighting fixtures except for the following:
 - Sign lighting (see Signage standards).
 - Holiday lighting.
 - Outdoor lighting used for emergency equipment and work conducted in the interest of law enforcement or for public health, safety, or welfare.
 - Ground mounted pedestrian lighting.

A. GENERAL

1. Lighting levels are regulated by District according to total permitted lumens per square foot, a unit of measurement related to light intensity.
2. The total lumens of all outdoor lighting may not exceed the total site lumen limit of Table 5.1 Total Site Lumens.
3. Light levels must be specified, calculated, and measured in lumens per square foot, as calculated by multiplying the square footage of the paved portion of the area to be lighted by the allowed lumens per district to determine a total maximum number of allowed lumens for that area.
4. Total allowed lighting for any given area should be evenly distributed across the paved portion of a site.
5. Lights may not have a color temperature in excess of 3,000 Kelvin.
6. All outdoor light fixtures must be energy efficient and produce at least 80 lumens per watt of energy consumed, as documented by manufacturer's specifications or the results of an independent testing laboratory.
7. The use of sensors, timers, or other means to activate outdoor light fixtures on demand and only when it is needed

is encouraged to conserve energy, provide safety, and promote compatibility between different land uses.

8. Motion sensor light fixtures must shut off after 10 minutes and must not be triggered by off-site activity.
9. Foot candles are measured at the lot line, with the light-reading sensor of a light meter held parallel to the ground and at ground level, facing up.
10. A special permit may be issued for lighting of sites with special requirements, such as hospitals and sports fields, which does not comply with the technical requirements of this Code, but is consistent with its intent. A special permit may be granted only where the lighting of such sites is found to be consistent with the general criteria of this Code, and the following additional criteria:
 - a. Every reasonable effort will be made to mitigate the effects of light on the environment and surrounding properties.
 - b. The proposed use or lighting will not create unnecessary glare, sky glow, or light trespass.

B. OFF-SITE IMPACTS

1. Light levels measured at the front lot line exceeding 1.0 foot candles are prohibited.
2. Light levels measured at any side or rear lot line of any property abutting a CD3 district exceeding 1.0 foot candles are prohibited.

C. NONCONFORMING LIGHTING

1. Routine repair and maintenance of nonconforming lighting is permitted so long as any changes to bulbs and lighting intensity are brought into compliance with this Code.
2. Nonconforming lighting may be altered to eliminate or reduce a nonconformity or to create conforming lighting that meets the standards of this Code.
3. When nonconforming light fixtures are destroyed and require total replacement, new light fixtures must meet the standards of this Code.
4. If a nonconforming light fixture is damaged and does not require a replacement of the fixture, it may be repaired to its previous condition.
5. Any nonconforming lighting associated with an abandoned building or business located within CD4, CD5, or any special district must meet the lighting standards before any new permits or approvals may be issued.

D. FIXTURE HEIGHT

1. Lighting intended to illuminate areas for pedestrian travel and/or seating must be mounted between 12 and 15 feet in height.
2. Lighting intended to illuminate areas for vehicular travel and

- parking are not permitted to be taller than 30 feet in height.
- 3. Lighting intended to illuminate areas for pedestrians are not permitted to be taller than 15 feet in height.
- 4. Light fixtures located within 50 feet of the side or rear lot line abutting any residential neighborhood are not permitted above 15 feet in height.

E. SHIELDING

- 1. All outdoor lighting fixtures must be placed and directed to prevent light trespass or glare onto abutting thoroughfares or properties in a manner that may distract or interfere with the vision of drivers or create a nuisance for abutting residential uses.
- 2. All outdoor light fixtures must be full cutoff or fully shielded to prevent light at or above horizontal 90° (above nadir) and limited to a value not exceeding 10% of lamp lumens at or above 80°, as defined by the Illuminating Engineering Society of North America (IESNA, or IES).
- 3. All outdoor light fixtures must be fitted so that no portion of the light source or drop lens is visible below the fixture when viewed directly from the side.

F. PROHIBITED LIGHTING

- 1. The following is prohibited:
 - a. Lighting that unnecessarily illuminates and substantially interferes with the use or quiet enjoyment of any other property.
 - b. Lighting that emits light in excess of 45,000 lumens.
 - c. Low pressure sodium and all mercury vapor gas-discharge lamps.
 - d. Cobra-head fixtures having dished or drop lenses or refractors.
 - e. Searchlights and other high-intensity narrow-beam fixtures.
 - f. Strobe lights and rotating lights.

G. SPECIFIC LIGHTING REQUIREMENTS

- 1. Vehicular Canopies
 - a. Lighting for any canopy area over fuel sales, drive-through lanes, automated teller machines, or similar structures must use recessed luminaire fixtures and be designed and located so as to prevent glare onto abutting properties.
 - b. Highly reflective material installed on the underside of the canopy is prohibited.
 - c. An additional 8 lumens are allowed per square foot of total illuminated impervious and semi-pervious surface of a gas station, not including building footprints or areas under canopies.

- d. An additional 4,000 lumens are allowed per drive-through window within 20 feet of the window.
- 2. Security Lighting
 - a. Building-mounted (wall pack) security light fixtures are not permitted to project above the fascia or roof line of a building.
 - b. Building-mounted (wall pack) security light fixtures are only permitted for loading, storage, or service areas and/or rear entrances to buildings and are not permitted as substitutes for appropriate lighting fixtures for parking areas or pedestrian walkways.
- 3. Accent Lighting
 - a. Only lighting used to accent architectural features, landscaping, or art may be directed upward, provided that light fixtures are located, aimed, or shielded to reflect the light off surfaces to emphasize form and texture and minimize light spill into the night sky.
 - b. Architectural accent lighting may use multiple light sources to emphasize important architectural features.
- 4. Entrances and Exits
 - a. All entrances and exits of non-residential buildings open to the general public and residential buildings with more than 6 dwelling units must be lit during nighttime hours to ensure the safety of persons and the security of the building.
 - b. An additional 2,000 lumens are allowed per door for building entrances or exits so long as the luminaries are within 20 feet of the door.
- 5. Parking Area Lighting
 - a. All commercial parking areas in CD5 and Special Districts are required to provide lighting during night time hours of operation.

TABLE 5.1 TOTAL SITE LUMENS

	TOTAL SITE LUMENS ALLOWED PER SF OF IMPERVIOUS/SEMI-PERVIOUS SURFACE AREA
CD1	0 max
CD2	0.5 max
CD3	0.5 max
CD4	0.5 max
CD5	2.5 max
SD-HWY	7.5 max
SD-CAMPUS	1.25 max
SD-FAB	2.5 max
SD-CIVIC	1.25 max

12. SIGNAGE

PURPOSE

- To provide reasonable and effective means for identifying street address, business name, goods sold or produced, and services provided to the public.
- To regulate the size, location, and physical design of temporary and permanent signs.
- To protect against the adverse impacts of sign clutter and excessive and/or confusing signs.
- To promote legibility within the Town.

APPLICABILITY

- All new, reconstructed, altered, or relocated signs must comply with the standards of this section.
- All sign types require Small Project review before they may be constructed, reconstructed, altered, or relocated, with the exception of the address sign, which requires no permit but must follow the applicable standards.
- Signs not expressly authorized are prohibited.

A. LOCATION

1. Permitted sign types are regulated by building type, as shown on Table 5.2 Permitted Signs.
2. No sign may be installed in a way that obstructs free and clear vision, or free use, of any public right-of-way, intersection, ingress or egress point, parking space, drive aisle, driveway, building entrance, fire escape, standpipe, or accessibility ramp.
3. No sign may be placed so as to obstruct any window or door, with the exception of window signs.
4. Signs must not be located so that they cover architectural features of the building, including, but not limited to, transoms, insignias, or any other architectural feature.
5. Any commercial sign must be located on the same site as the building, use, or service advertised by the sign.
6. Noncommercial signs are permitted under the same regulations as commercial signs.
7. The Board of Selectmen must designate Public Forum for the placement of signs by citizens. A sign placed in the a Public Forum must be removed after twenty four hours. No signs, other than signs placed by agencies of government with appropriate jurisdiction, or a sign whose placement is authorized by such agencies, may be erected or placed on public property not designated as a Public Forum.

B. NONCONFORMING SIGNS

1. Routine repair and maintenance of nonconforming signs is permitted.

2. Nonconforming signs may be altered to eliminate or reduce a nonconformity or to create a conforming sign type that meets the standards of this Code.
3. The sign face and sign message on nonconforming signs may be changed, so long as these alterations do not increase the size, height, or degree of illumination of the sign.
4. The size and shape of a nonconforming sign may be altered to the extent permitted by the assigned sign type.
5. A nonconforming sign may not be moved in whole or part to another location unless the sign meets the standards of the district to which it is moved.
6. When a nonconforming sign is destroyed and requires total replacement, the sign must be replaced with a sign that meets the standards of this Code.
7. When a nonconforming sign is damaged and does not require a total replacement, it may be repaired and rebuilt to its previous condition.
8. Any nonconforming sign associated with an abandoned building or business must be removed and replaced with a sign that meets the standards of this Code before any new permits or approvals may be issued.

C. ADDRESS SIGNS

1. A sign, individual numerals or letters, or a nonelectrical nameplate identifying the property address is required for all real property as follows:
 - a. Each first floor non-residential use must identify the street address either on the principal entrance door or above or beside the principal entrance of the use.
 - b. All residential building types must identify the street address either on the principal entrance door, above or beside the principal entrance, or on a mailbox.
2. Address signs must be made easily visible through the use of colors or materials that contrast with the background material they are attached to and must be conspicuously located to provide visibility from the thoroughfare that the building faces.
3. Address signs must be 12 inches in height or less and may include the name of the occupant.

D. EXEMPT SIGNS

1. The following signs are exempt from regulation under this Section:
 - a. A public notice or informational sign required by federal, state, or local law, regulation, or ordinance and any special event, directional, or other sign erected by a government agency or public utility in the performance of public duty.
 - b. Names of buildings, dates of erection, commemorative tablets and the like when carved into stone, made of cast metal, or other permanent type of material.
 - c. Credit card, trading stamp, or trade association signs

- not exceeding one-half square feet each and not exceeding 10 per establishment.
 - d. The flag of any nation, state, or Town if displayed in a manner conforming to the Flag Code (4 USC §5 (2011) et seq.).
 - e. Historic building identification.
 - f. Holiday signs and/or decorations, yard sale & Carriage House sale signs.
 - g. Elections signs.
 - h. In CD5, any sculpture, statue, relief, mosaic, or mural that is a work of art or otherwise decorative and does not include a commercial message or symbol.
- ii. One bank financing sign no greater than 32 sf per side is permitted per development site.
 - iii. A construction sign may be erected only after issuance of a zoning permit, and must be removed within 2 days of building occupation
- c. Real Estate Sign:
 - i. One real estate sign no greater than 12 square feet is permitted per lot frontage.
 - ii. A real estate sign that advertises property for lease or sale may be posted only for the duration the property is offered for lease or sale, and must be removed within fourteen days of lease or closing.

E. PROHIBITED SIGNS

- 1. The following signs are prohibited:
 - a. Any sign that flashes, moves, blinks, rotates, simulates motion, features electronic sign copy, or has illumination that changes intensity over time;
 - b. Signs that emit audible sounds, odors, or visible matter;
 - c. Signs attached to landscape elements, including trees, rocks, and fences;
 - d. The tacking, posting, or otherwise affixing of signs to the exterior of buildings and structures;
 - e. Billboards or signs advertising goods or services not provided on the premises;
 - f. Any sign and/or sign structure that imitates official traffic sign, signal, or device;
 - g. Inflatable signs, such as balloons and other gas inflated objects;
 - h. Sign structures that no longer contain signs;

F. TEMPORARY SIGNS

- 1. Unless otherwise specified, temporary signs are permitted for a maximum of 30 total days per year and do not require a Small Project permit, but are subject to the following standards:
 - a. Banner: A temporary sign that is printed or displayed upon flexible material with or without frames, that identifies a new business or advertises a special sale, event, or activity.
 - i. One banner sign no greater than 40 square feet is permitted per lot frontage.
 - ii. Banners must be secured to a building facade along all four sides at all times.
 - b. Construction Sign: A temporary sign intended to provide information about current construction on a site and the parties involved in the project.
 - i. One construction sign no greater than 32 square feet per side is permitted per development site.

G. SIGN MAINTENANCE & REMOVAL

- 1. All signs, including nonconforming signs, together with any supports, braces, anchors, and other supporting hardware, must be maintained in good condition. Any damage to or deterioration of a sign must be repaired within 30 days of receipt of notice from the [PERMITTING AUTHORITY].
- 2. Signs must be removed within 30 days of a user vacating a property.
- 3. When an existing sign is removed, replaced, or repaired, all supports, braces, anchors, and other supporting hardware that is not longer required must be removed, and any surfaces baring evidence of attachment must be repaired.

H. SIGN ILLUMINATION

- 1. Conforming signs may be illuminated according to the following:
 - a. Internally illuminated signs are prohibited with the exception of exposed neon, which is only permitted for wall signs or windows signs. External light sources must be shielded so that they illuminate only the face of the sign and do not shine directly onto a public right-of-way or onto abutting properties.
 - b. When externally illuminated signs mounted to a building are lit by light fixtures that project from the facade of a building, the fixtures should be simple and unobtrusive and not obscure the sign content.
 - c. Externally illuminated signs must use warm white light not more than 3,000 Kelvin.
 - d. Illuminated signs indicating if a business is open must be turned off except during the hours of operation.
 - e. The intensity of the illumination to light a sign must meet the standards in Table 5.1 Total Site Lumens.

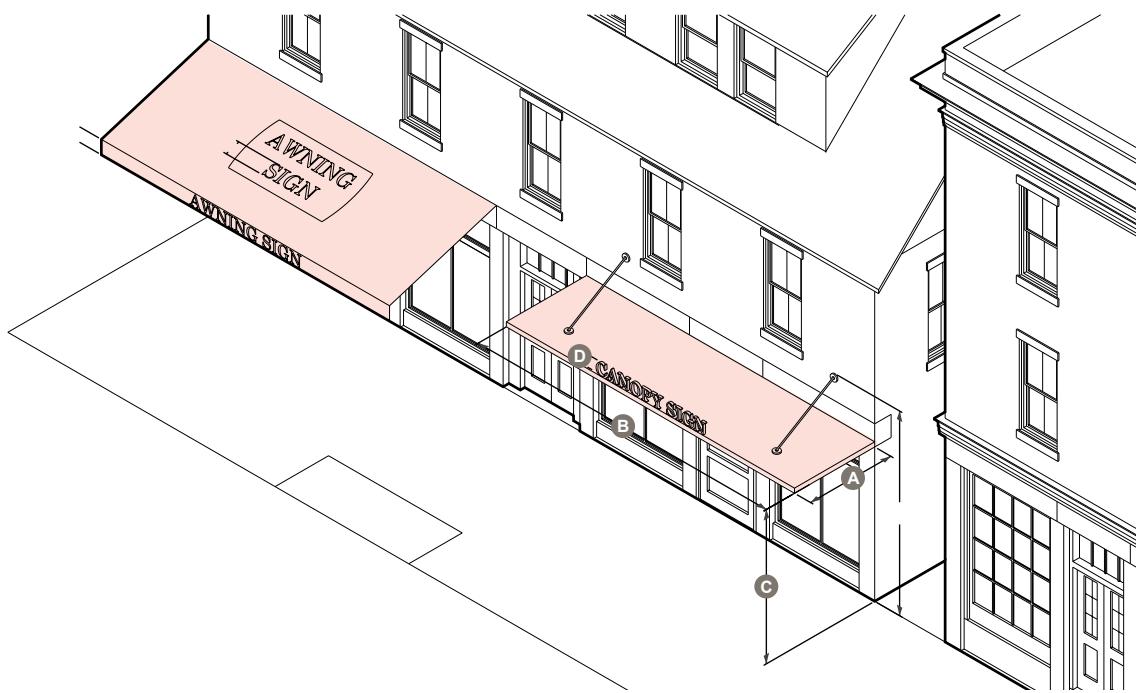
TABLE 5.2 PERMITTED SIGNS

	INFORMAL BUILDING	COTTAGE	HOUSE	BUNGALOW	DUPLEX	APARTMENT HOUSE	SMALL APT. BUILDING	TOWNHOUSE	SHOPHOUSE	LIVE/WORK FLEX	SHOP	APARTMENT BLD.	INN BUILDING	MIXED USE BUILDING	PARKING CARRIAGE	MIXED USE TOWER	FABRICATION BLD.	CIVIC BUILDING	BARN	RETAIL STAND	BACK COTTAGE	CARRIAGE HOUSE	FABRICATION SHOP	ACCESSORY SHOP
AWNING							●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
BAND	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
BANNER							●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
BLADE	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
CURIO	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
FREESTANDING	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
ICON	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
MARQUEE							●																	
MURAL	●						●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
PLAQUE	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
ROOF											●	●	●	●	●	●	●	●	●	●	●	●	●	●
SUSPENDED	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
WINDOW	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
YARD	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
POLE	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

● Permitted

○ Permitted by special permit

1. AWNING SIGN



a. DESCRIPTION

A sign that is painted, screen printed, sewn, or adhered onto the surface of an awning or attached above, below, or to the top of an entry canopy that identifies a commercial establishment. Awning signs are intended to be viewed by pedestrians on the opposite side of street.

b. DIMENSIONS

Quantity	One sign is allowed per each canopy and two signs per each awning, provided one of the signs is located on the awning's valance
Area	No greater than 25% the area of the awning's face
Width	12 ft min (A)
Projection	6 ft min (B)
Clearance	8 ft min (C)
Letter Height	Awning face - 18 in. max Awning valance - 10 in. max Letters projecting upward from an canopy - 12 in. max Letters affixed or painted to the face of a canopy - 10 in. max (D)

c. STANDARDS

1. Signs are not permitted on canopies and awnings that do not meet the standards dimensional standards.
2. Information displayed should be limited to business name, address and logo, additional information is prohibited.

2. BAND SIGN



a. DESCRIPTION

A sign attached flat or mounted parallel to the facade of a building that identifies a commercial establishment. Band signs are intended to be viewed by pedestrians on the opposite side of street

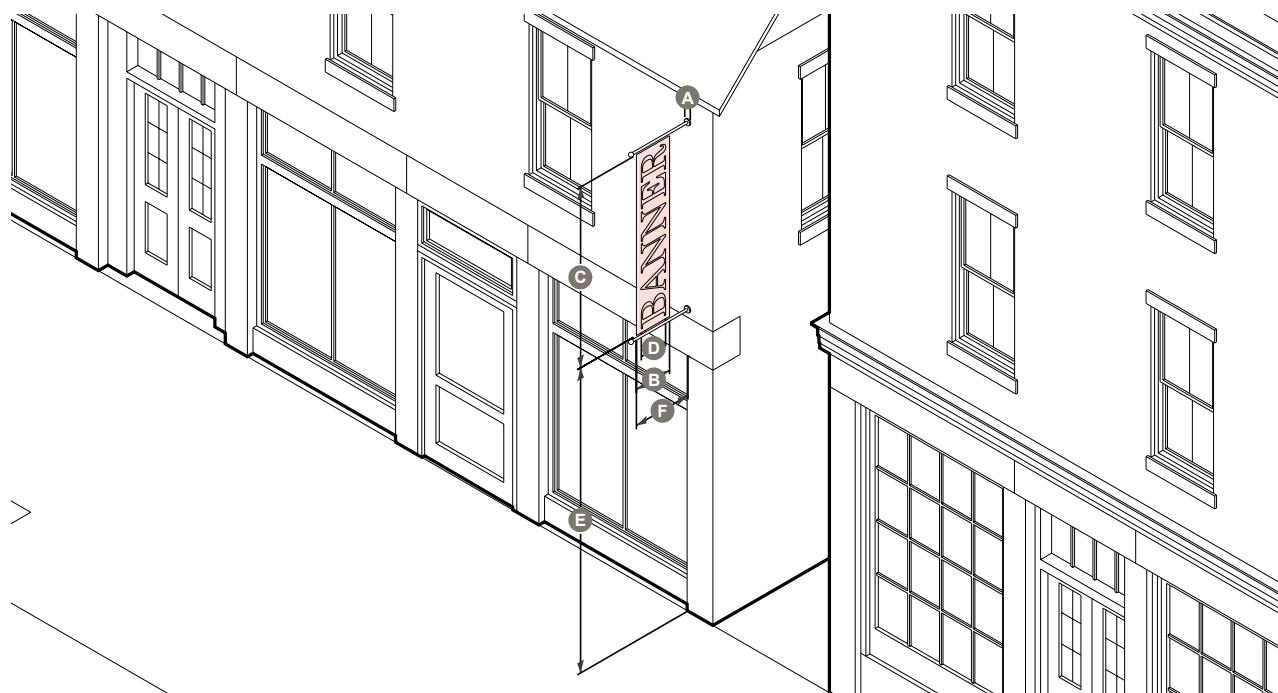
b. DIMENSIONS

Quantity	1 per facade
Area	1.5 sf per linear foot of facade
Length	90% facade length max
Width	3 ft max
Absolute Height	(2)
Letter Height	18 in
Clearance	8 ft min
Projection	7 in max

c. STANDARDS

1. Sign should align with a buildings entablature, and placed to fit harmoniously with horizontal molding, friezes, sills, or other ornament.
2. Band signs must generally be placed no higher than the window sills of the second floor.
3. Band signs may be placed under the window sills of upper stories by special permit.
4. Information displayed should be limited to business name, address and logo, additional information is prohibited.

3. BANNER SIGN



a. DESCRIPTION

A tall, narrow, two-sided sign that is attached to and projecting perpendicularly from the facade of a building that identifies a commercial establishment. Vertical blade/banner signs are intended to be viewed by pedestrians and motorists from a distance.

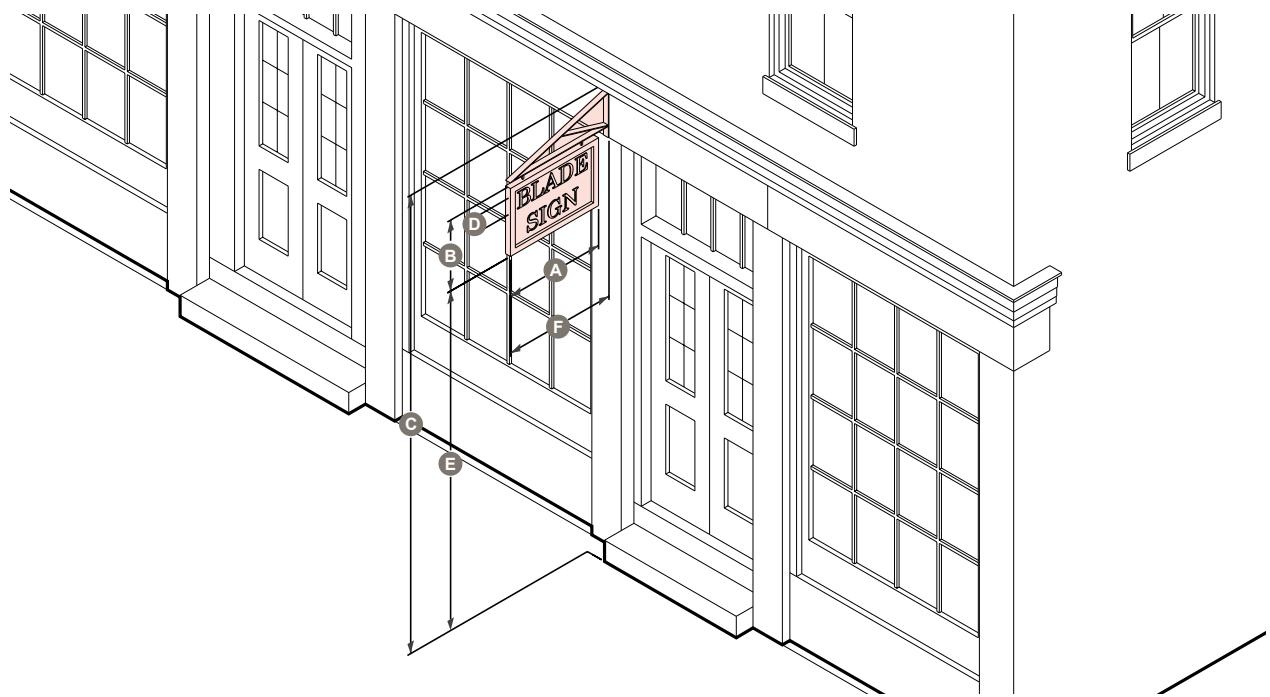
b. DIMENSIONS

Quantity	1 per commercial tenant
Area	30 sf max (3)
Thickness	10 in max A
Width	3 ft max B
Height	10 ft max (3) C
Letter Height	75% width of sign D
Clearance	8 ft min E
Projection	5 ft max F

c. STANDARDS

1. Sign may be oriented at a 45 degree angle from a building corner.
2. May be combined with the marquee sign by special permit.
3. When part of a marquee sign, this sign may exceed the height limit, provided it remains below the building's eaves or the highest part of a building's parapet.
4. Banner signs should occur above the first floor, above the line of the second floor window sills, except when part of a marquee sign.
5. Information displayed should be limited to business name, address and logo, additional information is prohibited.

4. BLADE SIGN



a. DESCRIPTION

A small, two-sided sign that is attached to and projecting perpendicularly from the facade of a building that identifies a commercial establishment. Blade signs are intended to be viewed by pedestrians on the same side of the street.

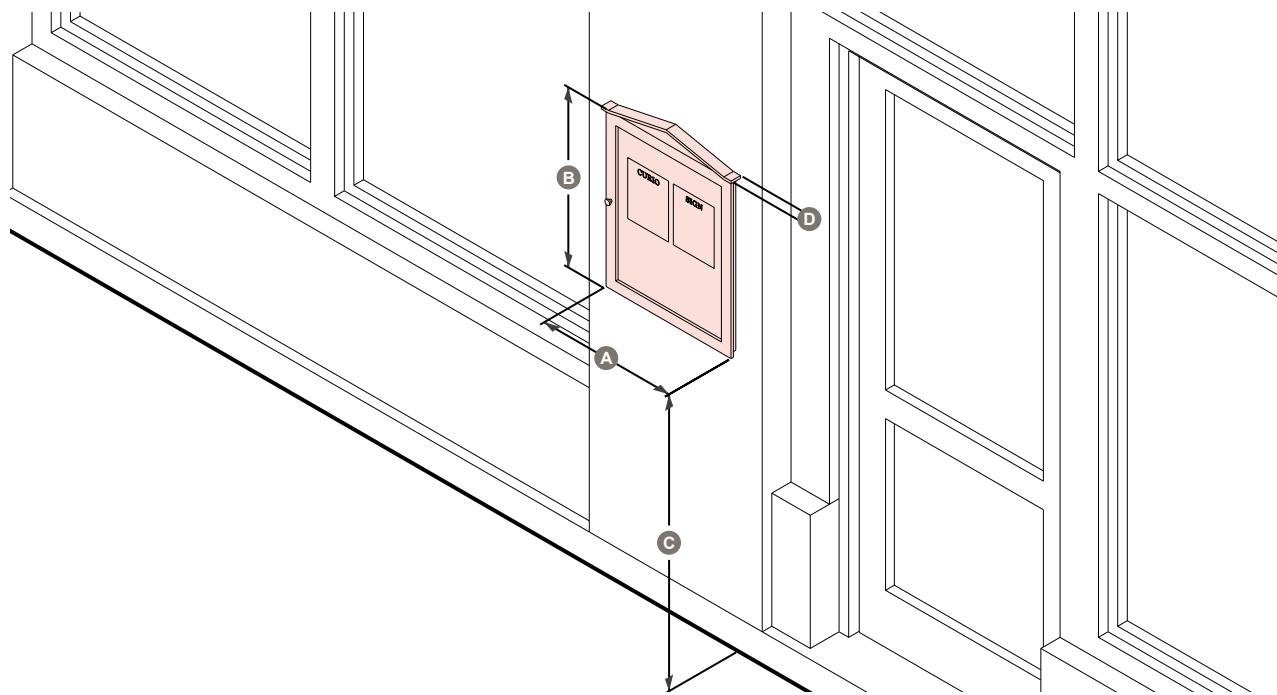
b. DIMENSIONS

Quantity	1 per commercial tenant
Area	6 sf max
Length	4 ft max
Width	4 ft max
Height	(2)
Letter Height	8 in max
Clearance	8 ft min
Projection	6 ft max

c. STANDARDS

1. Sign may be oriented at a 45 degree angle from a building corner.
2. Blade sign should be located no higher than the first building story.
3. Information displayed should be limited to business name, address and logo, additional information is prohibited.

5. CURIO SIGN



a. DESCRIPTION

A wall mounted, lockable, framed cabinet with a transparent window to display a changeable menu or list of event show times. Display cases are intended to be viewed at close range by pedestrians.

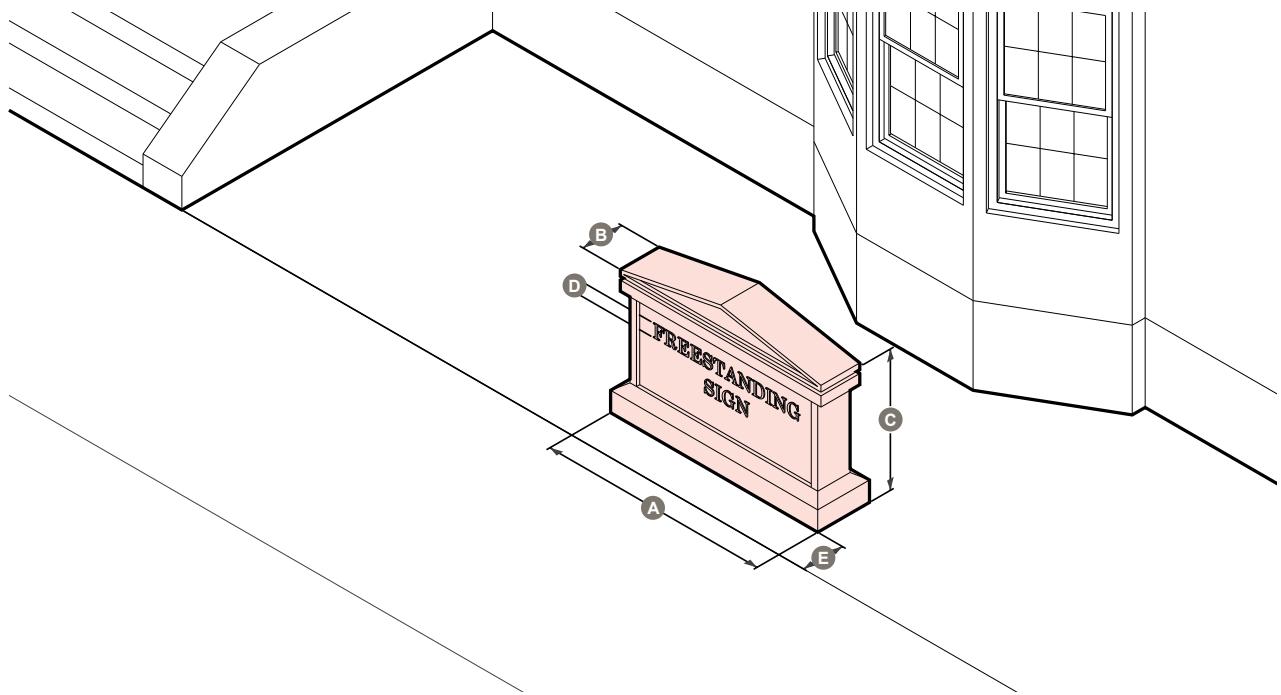
b. DIMENSIONS

Quantity	1 per facade
Area	6 sf max
Width	3 ft max
Height	3 ft max
Clearance	4 ft min (2)
Projection	8 in max

c. STANDARDS

1. Must be constructed of high quality durable materials.
2. The bottom edge of curio sign may be placed no higher than 6 ft from the ground, the sign is meant to be legible at close proximity by pedestrians and should not be significantly higher than eye-height.

6. FREESTANDING SIGN



a. DESCRIPTION

A sign attached to a pedestal or perimeter wall. Freestanding signs are intended to be viewed by motorists.

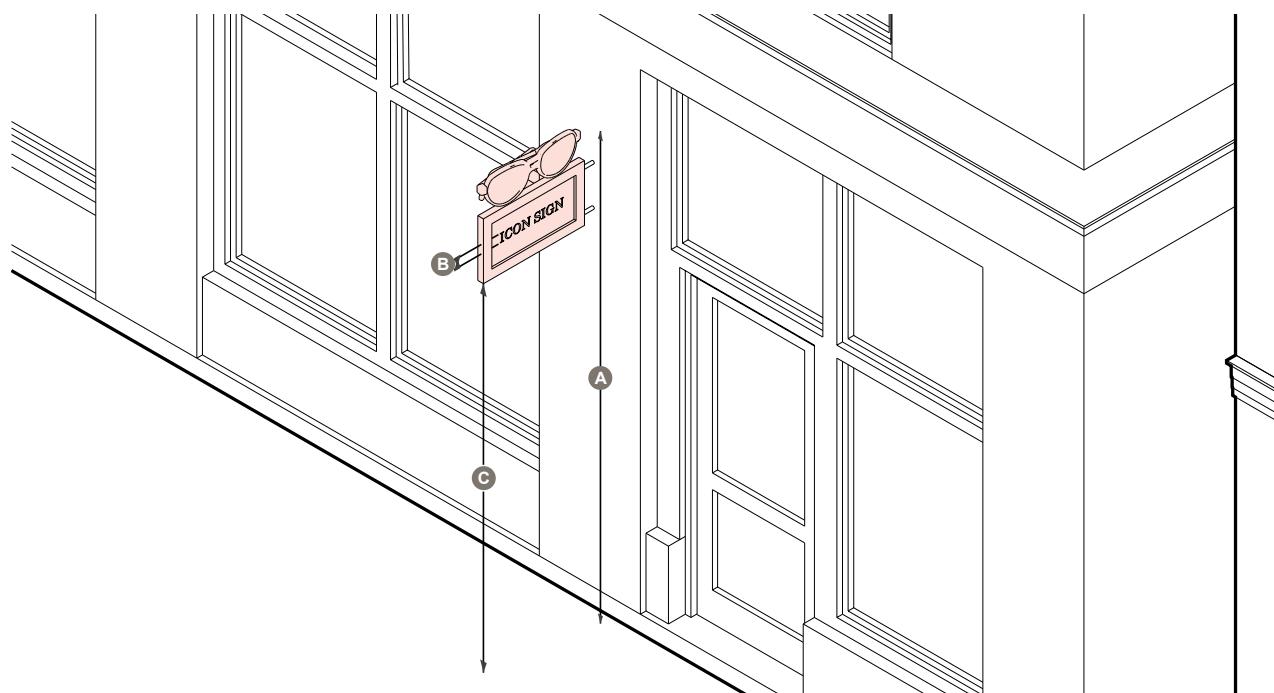
b. DIMENSIONS

Quantity	1 per facade	
Area	32 sf max	
Length	8 ft max	A
Thickness	8 in min, 2 ft max	B
Height	5 ft max	C
Letter Height	18 in max	D
Clearance	n/a	
Front Setback	1 ft min	E

c. STANDARDS

1. Sign may be oriented at a 90 degree angle from a building corner.
2. Freestanding sign may not encroach on side or rear building setbacks.
3. Information displayed should be limited to business name.
4. Address and logo, additional information is prohibited.

7. ICON SIGN



a. DESCRIPTION

A unique, three dimensional object representing the business or service provided within a building, and affixed to the building's exterior.

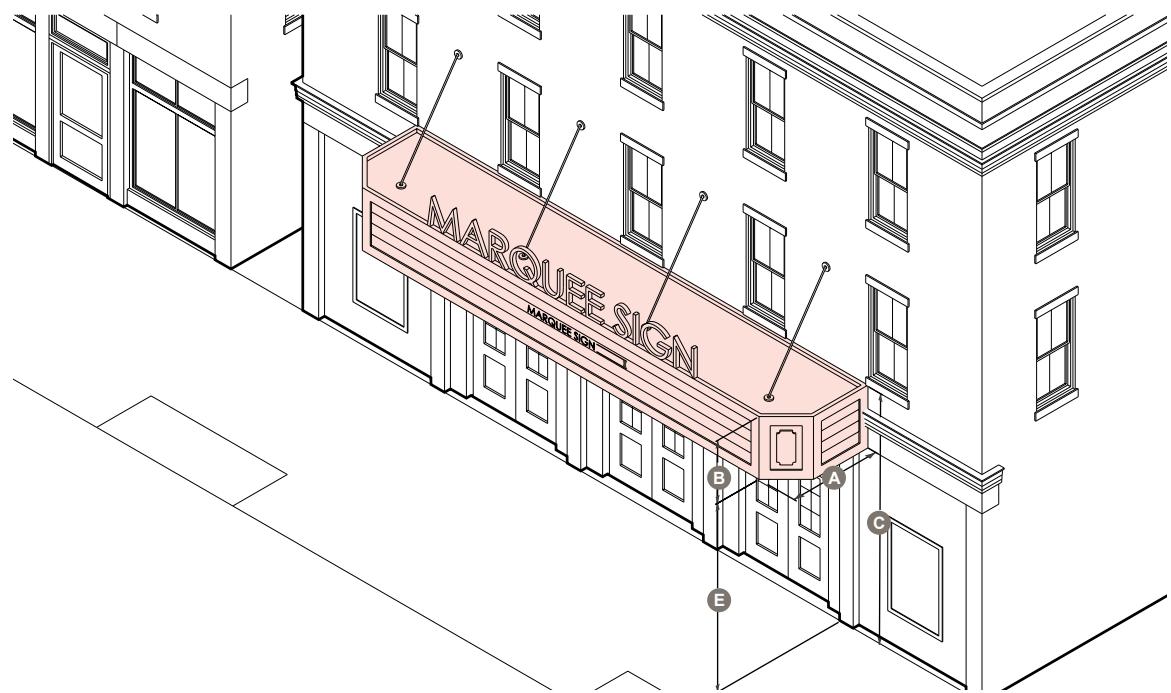
b. DIMENSIONS

Quantity	1 max per block face
Area	12 sf max
Projection	6 ft max
Extrusion	3 ft max
Absolute Height	(1) A
Letter Height	n/a B
Clearance	8 ft min C
Distance from Curb	n/a

c. STANDARDS

1. The apex of an icon sign may be no higher than the lower edge of a building's eaves or the highest part of a building's parapet.

8. MARQUEE SIGN



a. DESCRIPTION

A sign, taking the form of a large projecting canopy with tall faces on which show or event times are displayed.

b. DIMENSIONS

Quantity	1 max per building
Area	240 sf max
Projection	12 ft max
Height	6 ft max
Absolute Height	(3)
Letter Height	24 in max (5)
Clearance	8 ft min
Distance from Curb	n/a

c. STANDARDS

- This sign is intended to be viewed by pedestrians from across the street or the end of a terminated vista
- This sign can be combined with the vertical blade sign to produce a single ensemble that counts as one sign.
- A marquee sign should be located no higher than the first building story, except by special permit.
- When a marquee sign is supported by cables, those cables may not be considered to contribute to the height of the sign.
- A marquee sign may have projecting letters or decorative elements on top of its sign faces provided their letter height does not exceed 3 ft, these letters do not contribute to the measurement of the signs height.

9. MURAL SIGN



a. DESCRIPTION

A sign that is directly painted on to the exterior wall of a building or screen printed, sewn, or adhered onto a canvas-like material that is mounted flush with the facade of a building that identifies a commercial establishment. Wall murals are intended to be viewed by pedestrians and motor vehicles from a distance.

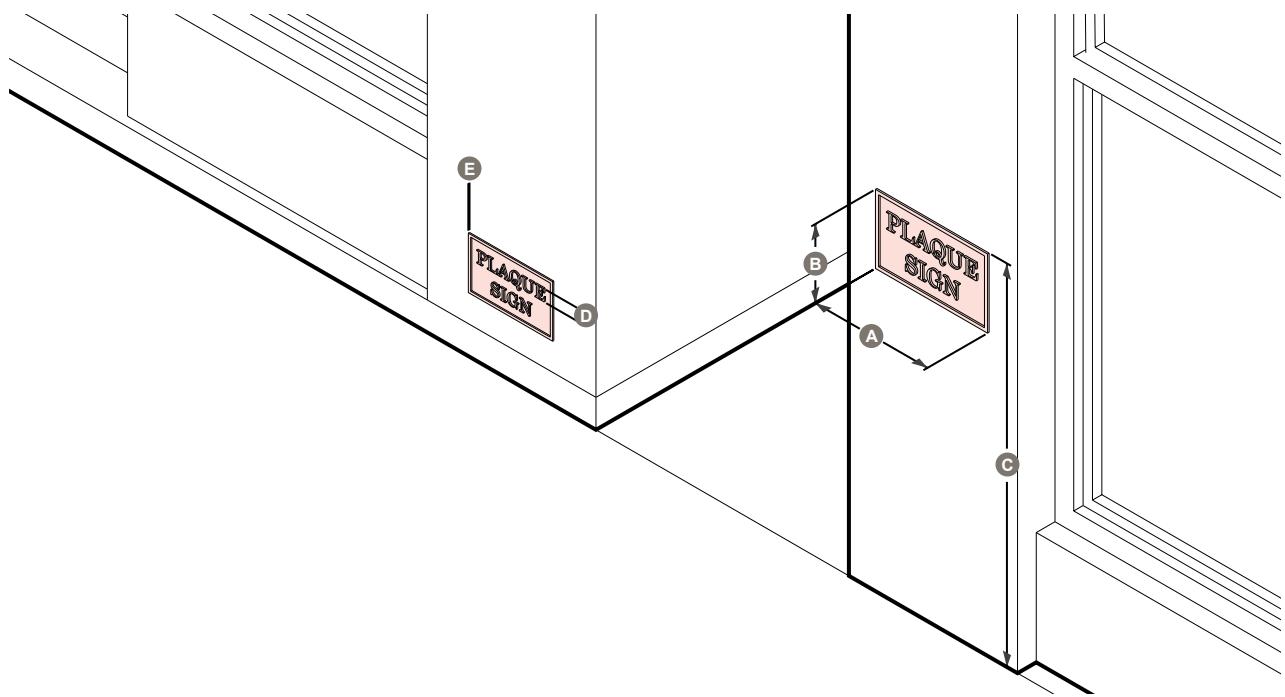
b. DIMENSIONS

Quantity	1 per business
Area	8 sf max (1)
Thickness	n/a
Width	n/a
Height	n/a
Letter Height	24 in max (2) A
Clearance	n/a
Projection	n/a

c. STANDARDS

- When located more than 12 ft above the ground a mural sign may have a maximum area of 144 sf.
- A mural sign may exceed the maximum letter height, and maximum area by special permit.

10. PLAQUE SIGN



a. DESCRIPTION

A sign that consists of either a panel, paint, metal plate, or individual letters applied to a Building wall.

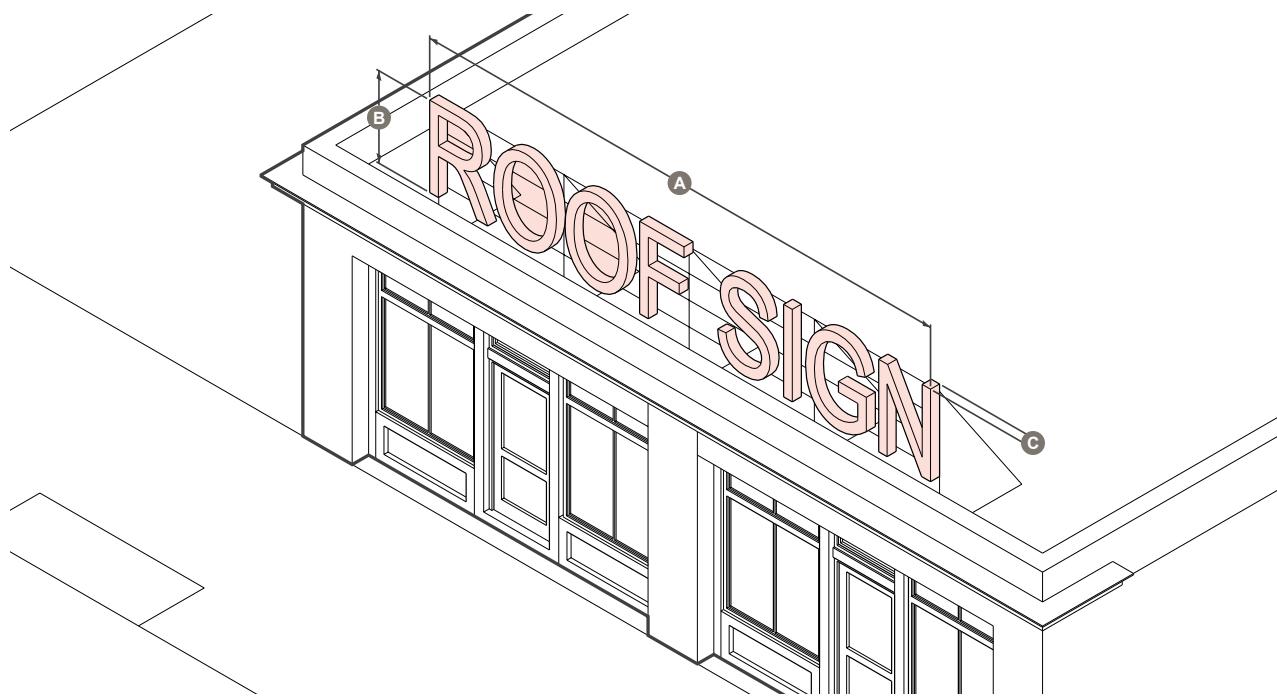
b. DIMENSIONS

Quantity	(1)
Area	3 sq sf max
Length	2 ft max
Width	18 inches max
Height	8 ft max
Letter Height	4 in min, 6 in max
Clearance	n/a
Projection	1 in max

c. STANDARDS

1. A building may have one plaque sign for each individual tenant, unit, or postal number, in addition to 2 plaque signs per building corner that indicate the names of the abutting thoroughfares.
2. When associated with a specific tenant or unit, Plaque sign must be located within 12 feet of the associated primary entrance.
3. Must be constructed of high quality durable materials.
4. The bottom edge of plaque sign may be placed no higher than 8 ft from the ground, the sign is meant to be legible at close proximity by pedestrians and should not be significantly higher than eye-height.

11. ROOF SIGN



a. DESCRIPTION

A sign erected on the roof or mounted to the uppermost horizontal architectural band of a building to identify the name of the building or primary tenant. Roof signs are intended to be viewed by pedestrians and motorists from a distance and serve as an icon for the building.

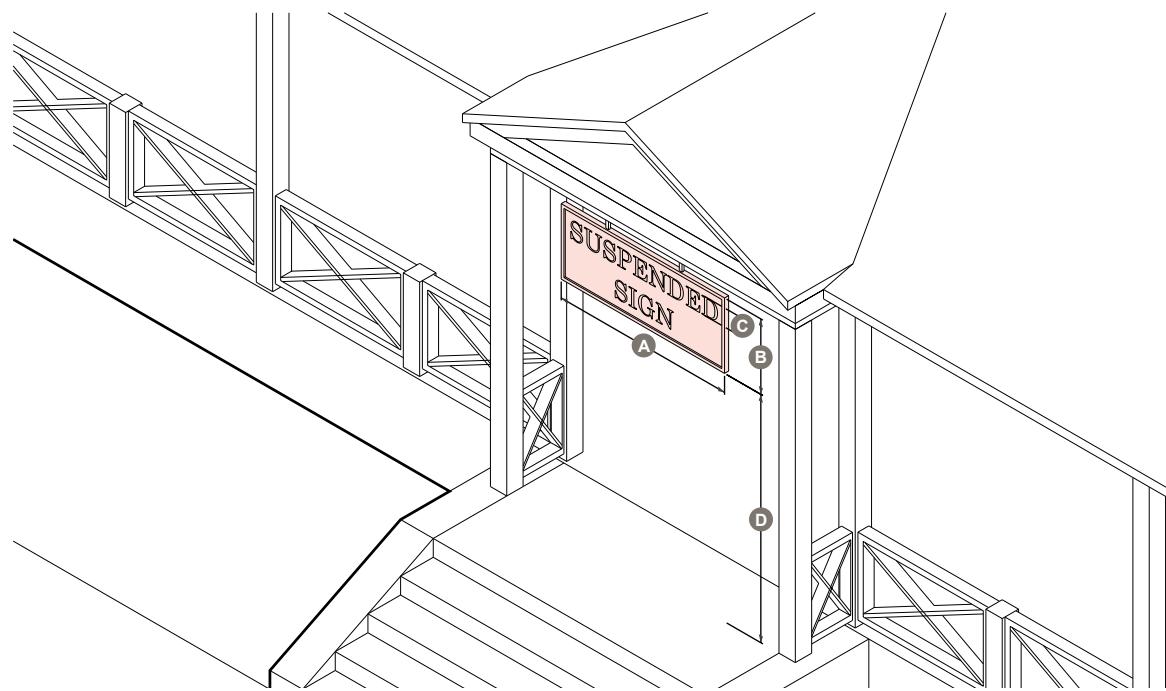
b. DIMENSIONS

Quantity	1 per building max
Area	250 sf max
Length	75% of facade A
Thickness	n/a
Height	15 ft max B
Letter Height	n/a
Clearance	n/a
Projection	1 ft max C
Distance from Curb	n/a

c. STANDARDS

1. No portion of a roof sign is permitted to extend below the upper lintel of the windows on a building's topmost story, excluding penthouses.
2. Information is limited to building or primary tenant name, additional information prohibited.

12. SUSPENDED SIGN



a. DESCRIPTION

A small, two-sided sign mounted to the underside of a component, or from the roof of a porch, gallery, or arcade that identifies a commercial establishment. Suspended signs are intended to be viewed by pedestrians at close range on the same side of the street.

b. DIMENSIONS

Quantity	1 per building facade
Area	6 sf max
Length	5 ft max
Width	2 ft max
Height	n/a
Letter Height	8 in max
Projection	n/a
Clearance	8 ft min
Distance from Curb	n/a

c. STANDARDS

1. May be hung above the entrance to a porch or elsewhere on the architrave (beam at top of columns).
2. Information displayed should be limited to business name, address and logo, additional information is prohibited.

13. WINDOW SIGN



a. DESCRIPTION

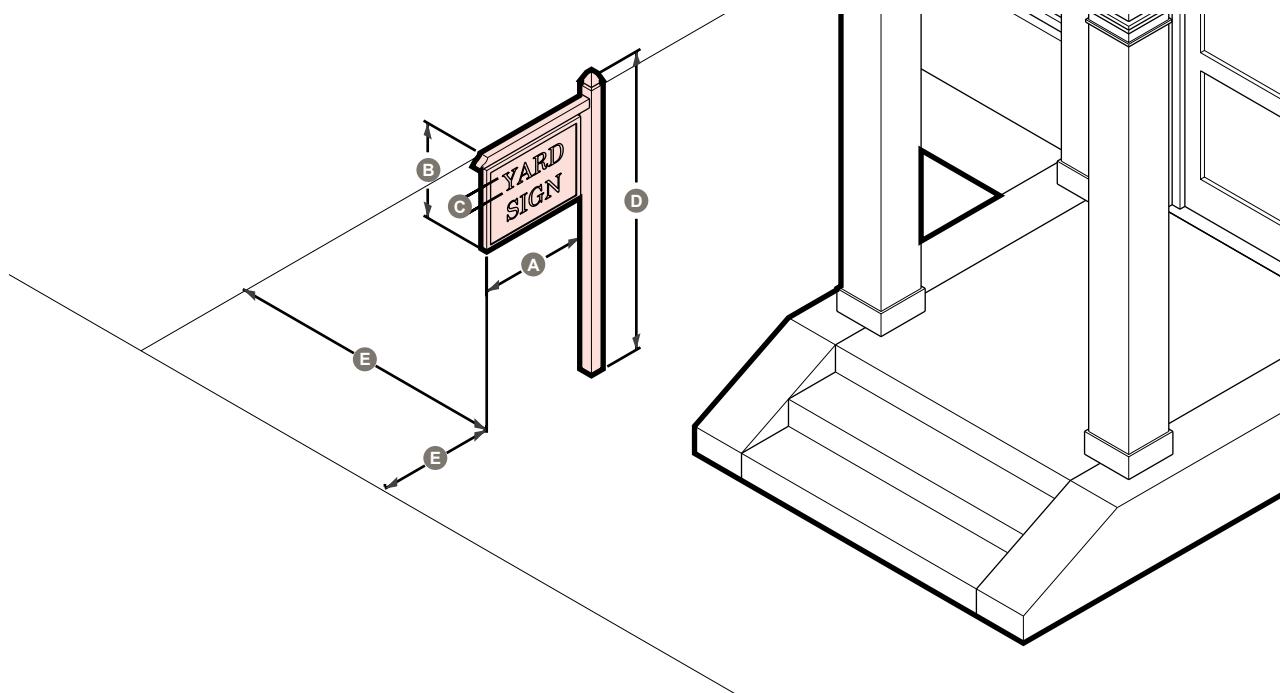
Individual letters, numerals, or a logo applied directly to the inside of a window or door to identify a commercial establishment. Window signs are intended to be viewed at close range by pedestrians.

b. DIMENSIONS

Quantity	1 per building facade
Area	6 sq ft max
Length	5 ft max
Width	2 ft max
Letter Height	8 in max
Projection	n/a
Clearance	n/a
Distance from Curb	n/a

c. STANDARDS

14. YARD SIGN



a. DESCRIPTION

A two-sided sign suspended from support hardware and mounted in the area between the front lot line and the building facade. Yard signs are intended to be viewed at close range by pedestrians on the same side of the street and motorists.

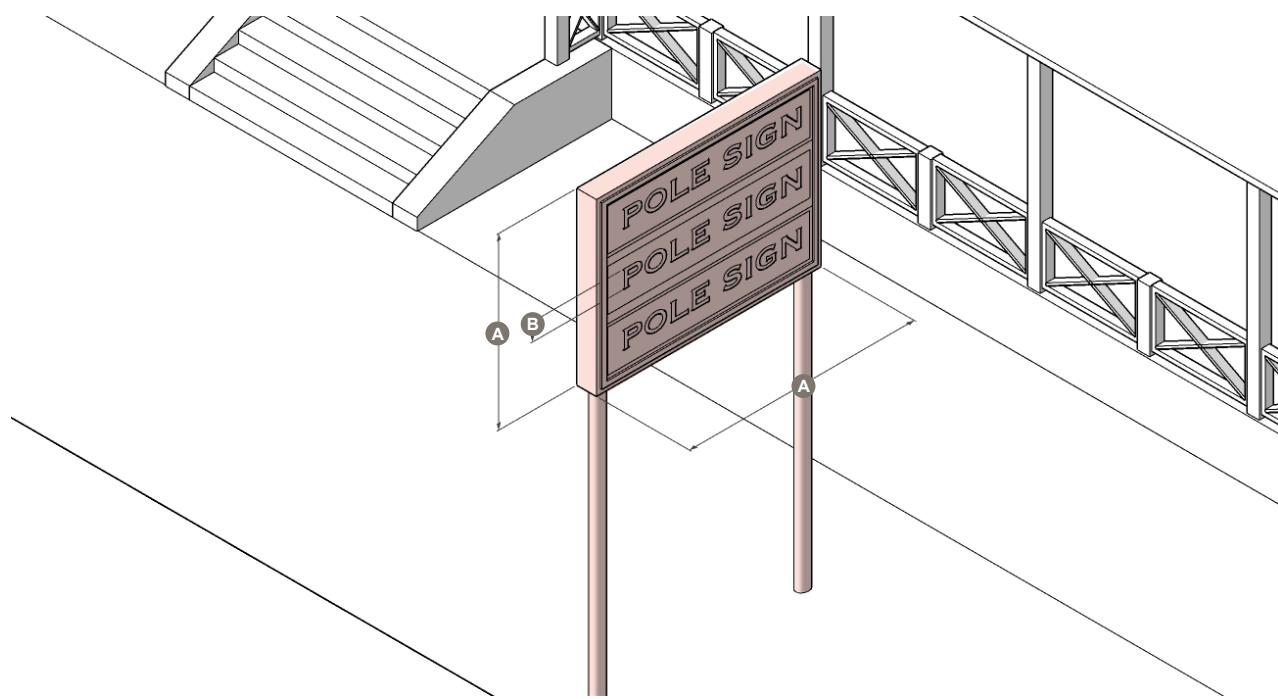
b. DIMENSIONS

Quantity	1 per lot
Area	5 sf max
Length of Panel	30 in max
Width of Panel	24 in max
Letter Height	12 in max
Projection	n/a
Height	5.5 ft
Clearance	n/a
Setbacks	min 2 ft

c. STANDARDS

1. May be externally illuminated, with lights that must be shielded to reduce glare.
2. Permitted only on lots where the primary building is setback at least 5 ft.
3. Panels can be supported by one or two posts.
4. May be set perpendicular or parallel to the frontage line.
5. Yard Signs should display only the names and logos of each tenant.
6. When providing signage for multiple building tenants, the following standards also apply:
 - a. This sign may add an additional 2 sf per listed tenant up to a maximum of 12 sf total.
 - b. Each tenant's sign should be located on its own panel.
 - c. Each tenant's sign should oriented horizontally and stacked vertically.
 - d. Each tenant's individual sign should not exceed 5 sf in total area.

15. POLE SIGN



a. DESCRIPTION

Pole signs are for buildings where multiple businesses are located in a location that is in the process of transitioning from a more auto-oriented to a more pedestrian-oriented environment.

b. DIMENSIONS

Quantity	1 per lot	
Sign Area	12 sq ft max (3)	A
Absolute Height	10 ft max	
Letter Height	10 in max	B
Projection	n/a	
Clearance	n/a	
Distance from Curb	2 ft min	

c. STANDARDS

1. Signs mounted in a yard must be placed parallel or perpendicular to the thoroughfare.
2. Pole signs are permitted only for lots with 4 or more businesses in a single building, where the primary building facade is located more than 35 ft away from the thoroughfare.
3. Signage for each business may not exceed 6 sq ft.
4. Pole signs may contain only the names of the businesses and logos.
5. Pole signs must be externally illuminated by lights shielded from direct view to reduce glare.

ARTICLE 6

NEIGHBORHOOD STANDARDS

PURPOSE

- To provide clear standards for private development that influences the function and character of a neighborhood.
- To ensure street connectivity where feasible.

APPLICABILITY

- This Article applies to alterations made to a site or to public thoroughfares or civic space adjacent to a site that have a neighborhood-wide effect.
- The Article applies to projects that create new blocks, thoroughfares, or civic space.
- This Article applies to projects of a scale that a conceptual master plan makes sense as a first step before applications are filed for site development.

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1. BLOCKS

PURPOSE

- To encourage walkable neighborhoods that provide numerous route options and connectivity.
- To provide a flexible framework for the creation of buildable land in a form that supports the creation of complete neighborhoods.

APPLICABILITY

- Applies to development sites that create new or reconfigured blocks.
- Block standards do not apply in CD2.

A. GENERAL

1. Land must be subdivided with thoroughfares to create blocks that meet the standards in Table 6.1 Block Perimeter.
2. A block may be bounded by thoroughfares (not including alleys) or by civic spaces.
3. If a block contains multiple character districts, the most intense character district must be used to establish the requirements for block size.
4. Blocks should be generally rectangular in shape, but are expected to respond to natural features and the block pattern of the surrounding urban fabric.
5. Blocks should be a minimum width so as to provide two rows of developable lots.
6. Portions of development sites abutting areas of undeveloped land, areas unsuitable for development, nonconforming incomplete blocks, or rail rights-of-way may be granted a waiver from the block size requirements.
7. Block perimeter may be increased in special districts by waiver to accommodate special buildings, civic spaces, or unique arrangements of these elements.

TABLE 6.1 BLOCK PERIMETER

CD3	2,640 ft max
CD4	1,760 ft max
CD5	1,320 ft max
SD-HWY	1,320 ft max
SD-FAB	1,760 ft max
SD-CAMPUS	1,320 ft max
SD-CIVIC	n/a

2. ALLEYS

PURPOSE

- To provide shared access, loading, and service to lots and blocks.
- To enable alley-loaded blocks that concentrate “back-of-house” elements to the rear of buildings, including utility infrastructure, refuse collection, and access to parking & loading in the block interior.
- To enable use of alleys for creative, artisan industrial, retail, or service uses associated with abutting buildings.

APPLICABILITY

- Applies to all newly platted property in CD4 and CD5 that is 1 block or more in size.
- Applies to any project that creates an alley.

A. GENERAL

1. Alleys cannot be used to meet the frontage requirement for lots, with the following exceptions:
 - a. Cottages, townhouses, and fabrication buildings may front on alleys.
 - b. Flag or insular lots, which would not otherwise be buildable, may front on alleys.
 - c. Where primary buildings front on alleys, frontage zone requirements do not apply.
2. Accessory buildings may front on alleys and are not subject to rear setback requirements.
3. The following thoroughfare types may be used as alleys: natural lane, paved lane, curbed lane, yield street, footpath, or crossweave.
4. Within blocks serviced by alleys that are less than 30 ft in width, a service court may be provided to facilitate changes in vehicular direction. Service courts may not exceed 30 ft in length or 1,200 sf in total area.

B. DESIGN

1. To the greatest extent possible, alleys should be aligned to run between opposite block faces and where possible provide connections to alleys on the opposite side of the street to allow for a continuous path of travel.

3. THOROUGHFARES

PURPOSE

- To ensure the development of a well-connected thoroughfare network, composed of direct & convenient routes that reinforce [NAME OF TOWN / CITY] as a walkable, human-scaled environment.
- To accommodate multiple modes of transportation.
- To minimize the use of one-way thoroughfares and infrequent intersections that limit connectivity, discourage walking, induce traffic congestion, and increase vehicular air pollutant emissions by reducing the number of possible routes of travel and add unnecessary distance between destinations.
- To provide a safe pedestrian environment including safe street crossings by avoiding turning lanes, minimizing lane widths, and providing adequate pedestrian space.
- To promote streets that increase economic value and attract private sector investment.
- To ensure safety & convenience for all users and to enhance the travel experience and options for pedestrians and bicyclists.

APPLICABILITY

- Any project that provides a thoroughfare, regardless of whether it will be under public or private ownership.
- Any project that involves the installation of 3 or more utility poles.
- Sidewalks must be constructed or reconstructed according to sidewalk standards any time a project proposes new buildings or new uses within existing buildings in CD4, CD5, or SD-HWY.

A. GENERAL

1. Thoroughfares must be permanently open and provide public access as part of an overall connected thoroughfare network.
2. All thoroughfares, both privately and publicly owned, must be open to the public, but may be maintained under either public or private ownership.
3. Gates or other obstacles may not temporarily or permanently impede public access along a thoroughfare, except for on lands actively used for large animal grazing.

B. DESIGN

1. All thoroughfares must intersect with other thoroughfares, forming a network.

2. To every extent practical, new thoroughfares must align with existing or anticipated thoroughfares on the opposite side of the street to allow for a continuous path of travel.
3. Where development is proposed abutting vacant land, or land that is planned to be redeveloped, new thoroughfares adjacent to the project perimeter must be extended to the abutting property boundaries and connect with any existing roadways, or provide a stub to enable future connection.
4. When required, stub thoroughfares must be provided at intervals no further apart than 1,500 ft.
5. Cul-de-sacs and other dead-end thoroughfares are prohibited unless granted a Waiver from the intersection requirement on a case-by-case basis to accommodate specific site conditions.
6. Rights-of-way narrower than 40 ft and verge assemblies narrower than 9 ft are exempt from all street planting and street furnishing requirements.

C. MOVEMENT

1. One-way streets are permitted by waiver and only when:
 - a. Available narrow thoroughfare types, including lanes or yield streets, cannot accommodate yield traffic, because of dimensional site constraints and on-street parking needs.
 - b. When other street types cannot be wide enough to accommodate two-way traffic, because of dimensional site constraints and on-street parking needs.
2. When one-way streets are authorized, the standards from the selected thoroughfare type must be met, with the exception of right-of-way and pavement width metrics, which may be adjusted to reflect the lane reduction.

D. SIDEWALKS

1. Sidewalks must be installed, widened, or modified according to Article 6.B Thoroughfares.
2. Sidewalks must be maintained in a state of good repair by the owner of the property fronting any thoroughfare.
3. Sidewalks must be paved with a fixed, non-slip material.
4. Sidewalks must be as straight and direct as possible, except to avoid established trees or unavoidable obstacles.
5. Where sidewalks cross driveways or alleys, the sidewalk must remain level, with no change in cross-slope. The appearance of the sidewalk where it crosses a driveway or alley, including sidewalk material, must be maintained.
6. In CD4 and CD5, where sidewalks do not exist within the public right-of-way, temporary sidewalks made from gravel or other bituminous materials laid on a stabilized base must be provided on private land to enable safe pedestrian travel.

E. CROSSWALKS

1. In [NAME OF STATE], pedestrians must yield to motor vehicles except at marked crosswalks, where vehicles must

- yield to pedestrians. For this reason, marked crosswalks are preferred at all intersections and are required at high priority pedestrian street crossing locations, such as at school crossings, or where other significant pedestrian desire lines cross streets, including midblocks.
2. Shared spaces must be treated as marked crosswalks, requiring vehicles to yield to pedestrians.
 3. A marked crosswalk must be at least six feet in width and may be signalized or unsignalized, but it must meet with the applicable standards of the Manual on Uniform Traffic Control Devices
 4. At intersections, ADA-compliant curb ramps must be installed to enable persons with special mobility needs to safely enter, cross, and exit a roadway.
 5. Curb ramps must align with the crosswalk, consistent with the direction of the user of the ramp.

F. ON-STREET PARKING

1. Parking stalls may be configured in one of five ways:
 - a. Parallel parking stalls located in a single-file line on pavement directly adjacent to the verge, parallel with the movement of the traffic lanes.
 - b. Perpendicular parking stalls located on pavement directly adjacent to the verge, perpendicular to the movement of the travel lanes.
 - c. Angled parking stalls located on pavement directly adjacent to the verge set at an angle relative to the direction of travel, usually 30,45, or 60 degrees.
 - d. Opportunistic parking unmarked and located partially or entirely within the verge on a stabilized shoulder.
2. When marked, parking lanes may be distinguished from adjacent travel lanes by painted lines, changes in materials, or a combination thereof.
3. Thoroughfares with required parking may drop one or both parking lanes for portions of their length as long as the resulting space is given to the adjacent verge assembly.
4. If perpendicular or angled parking are accommodated, right of way and pavement width may be increased by the additional width required by these parking configurations.
5. When parking meters are proposed, they must be located in the furnishing zone of the adjacent verge assembly.

G. ROAD CONSTRUCTION

1. There are no construction standards for driveways or cart paths.
2. The following standards apply to natural and paved lanes:
 - a. Stumps, rocks and all unsuitable materials must be removed within the roadway area to a depth of 24 inches below the finished grade surface.
 - b. The sub-grade must be prepared with [NAME OF

STATE] Department of Transportation (MDOT) Type D gravel a minimum of 12 inches in depth and with 18 inches or more in depth over ledges.

- c. The road base must be prepared with MDOT Type A gravel with a minimum of 6 inches in depth.
- d. The natural / non paved road surface must be prepared with MDOT Type A gravel with a minimum of 4 inches in depth, topped with 2 inches of stone dust.
- e. The paved road surface must be accomplished with a minimum 4" depth of pavement, placed in 2 courses, a 2" binder course of 19mm hot mix asphalt (HMA) and a 2" wearing course of 12.5 mm or 9.5mm HMA.
3. The following standards apply to all thoroughfare types, excluding those listed above:
 - a. Stumps, rocks and all unsuitable materials shall be removed within the roadway area to a depth of 24 inches below the finished grade surface.
 - b. The sub-grade must be prepared with MDOT Type D gravel a minimum of 12 inches in depth and with 18 inches or more in depth over ledges.
 - c. The road base must be prepared with MDOT Type A gravel with a minimum of 6 inches in depth.
 - d. The paved road surface shall be accomplished with a minimum 4" depth of pavement, placed in 2 courses, a 2" binder course of 19mm hot mix asphalt (HMA) and a 2" wearing course of 12.5 mm or 9.5mm HMA.
 - e. When ditches are provided, the elevation of flow line must be a minimum of 18" below the sub-grade elevation. Ditches and embankments shall be stabilized by seeding with conservation grass mix.
 - f. When culverts are provided, they must be a minimum of 12 inches in diameter and placed over a compacted prepared base and at grades to ensure positive flow of all storm water runoff away from the road infrastructure. All storm water shall be directed away from the roadway and not be allowed to pond or create any post development adverse detrimental impacts to abutting properties.
 - g. Thoroughfares may not exceed 10% slope on any portion of their length.
 - h. Owner road maintenance responsibilities must be included in the subdivision organizational charter.
4. The Town may only accept bituminous roads that meet the standards within this Article.

H. UTILITY POLES

1. Utility poles must be located along alleys or mid-block when feasible.

TABLE 6.2 THOROUGHFARES

	FOOTPATH	NATURAL LANE	PAVED LANE	CURBED LANE	CROSSWEAVE	YIELD STREET	NEIGHBORHOOD ST.	COMMERCIAL ST.	RURAL ROAD
CD1	●	●	●	●		○		●	
CD2	●	●	●	●	○	●	○	○	●
CD3	●	●	●	●	○	●	●	○	○
CD4	●	●	●	●	●	●	●	●	
CD5	○	○	●	●	●	●	●	●	
SD-HWY	○	○	●	●	●	●	●	●	○
SD-FAB	○	○	●	●	●	●	●	●	○
SD-CAMPUS	●	●	●	●	●	●	●	●	
SD-CIVIC	●	●	●	●	●	●	●	●	

● Permitted

○ Permitted by special permit

TABLE 6.3 BIKEWAYS

	FOOTPATH	NATURAL LANE	PAVED LANE	CURBED LANE	CROSSWEAVE	YIELD STREET	NEIGHBORHOOD ST.	COMMERCIAL ST.	RURAL ROAD
PROTECTED BIKE LANE		○	●	○	●	●	●	●	○
BUFFERED BIKE LANE		●	●	○	●	●	●	●	○
SHARED-USE LANE	●	●	●	●	○	●	●	●	
SHARED-USE PATH	●	○	○	○	○	○	○	○	●
GREENWAY		○	●	○	●	●	●	○	
PAVED SHOULDER					○		●		

● Permitted

○ Permitted by special permit

4. BIKEWAYS

PURPOSE

- To accommodate bicycle traffic on thoroughfares that don't otherwise allow vehicles and bicycles to safely share the road because of high vehicular speeds.
- To ensure safety & convenience for all users and to enhance the travel experience and options for pedestrians and bicyclists.

APPLICABILITY

- Applies to any project that provides a bikeway for use by the general public.
- Applies to any thoroughfare that contains a bikeway.

-
1. Bikeways must meet the standards in Article 6.C Bikeways.
 2. A 6 to 8 inch solid white lane line must be used to visually separate motor vehicle travel lanes from any abutting bike lane.
 3. A 4 inch solid white lane line must be used to visually separate any bike lane from an abutting motor vehicle parking lane, as applicable.
 4. Word, symbol, and arrow pavement markings must be used to define any bike lane as the portion of a thoroughfare dedicated for specific use by bicyclists.
 5. Through bike lanes must be located to the left of any dedicated motor vehicle right-turn only lane.
 6. Lane striping must be dashed through areas of merging and crossing vehicles.
 7. Colored paint is required to enhance the visibility of bikes lanes in locations determined to be necessary by the [PERMITTING AUTHORITY].
 8. Bikeways should be connected to existing or proposed regional networks wherever possible.

5. STREET TREES

PURPOSE

- To provide thoroughfares types that are shaded with street trees as a way to increase property values and slow vehicular traffic within existing and proposed neighborhoods and villages.

APPLICABILITY

- Street tree standards apply to any project that creates a thoroughfare longer than 300 ft (not including alleys).
-

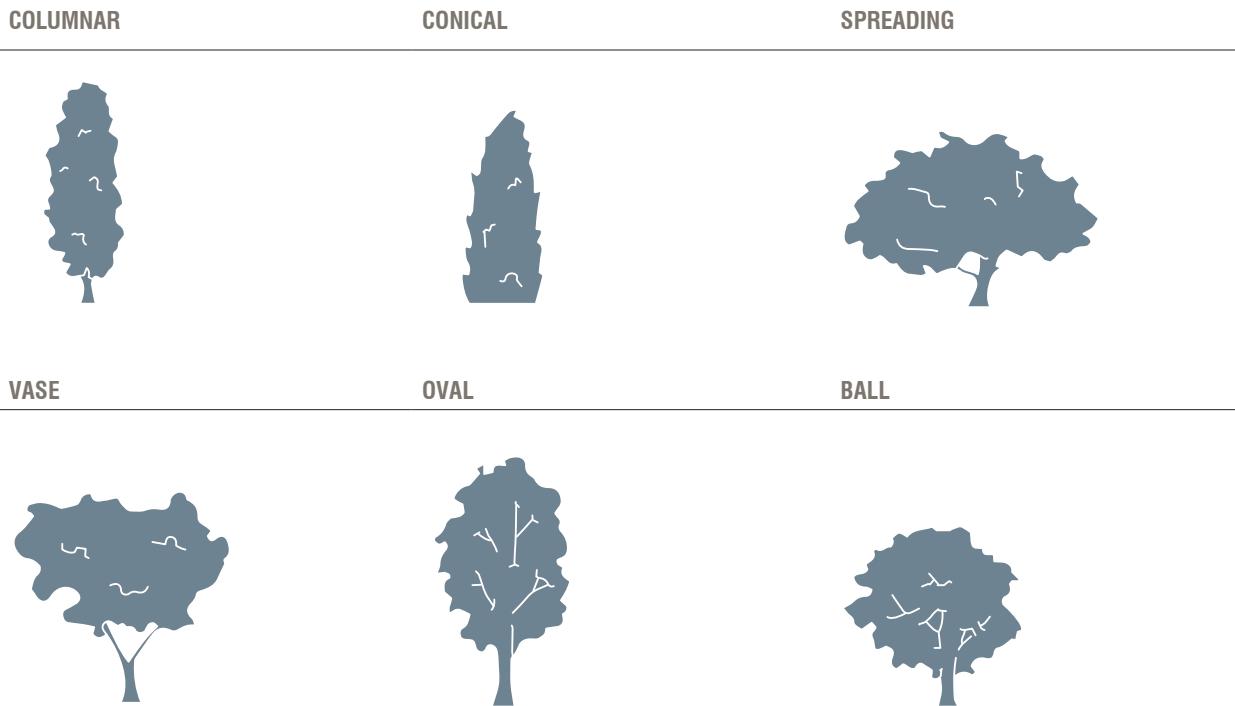
A. STANDARDS

1. Street trees must be planted according to the standards of Article 6.B Thoroughfares.
2. The required shape of street trees must be determined by the District as indicated in Table 6.4 Tree Planting.
3. The [PERMITTING AUTHORITY] may exempt applicants from the street tree requirement when:
 - a. The minimum number of required street trees already exist in the furnishing zone of the abutting thoroughfare.
 - b. One or more mature, healthy trees planted on-site in close proximity to the front lot line, with canopy reaching over the abutting thoroughfare, would cause overcrowding of new street trees.
 - c. The specific location of an existing curb cut, utility line, or other feature conflicts with the proper placement of a street tree.
 - d. When the abutting street has a right-of-way of less than 40 ft.
4. The [PERMITTING AUTHORITY] may require an in-lieu fee or street tree installation in alternative locations when installation cannot be accommodated within the furnishing zone of the abutting thoroughfare.
5. When tree pits are required, they must consist of a rectangle, no smaller than 36 sf in size, with a minimum width of 48 inches, and be spaced along the length of a thoroughfare by at least 35 feet.
6. Thoroughfares with a right-of-way of less than 40 ft, or a verge less than 9 ft, are not required to provide street trees.
7. Columnar and ornamental varieties of trees may not be used as street trees except by special permit.

TABLE 6.4 TREE PLANTINGS

	COLUMNAR	CONICAL	SPREADING	VASE	oval	BALL
DISTRICTS	●	●	●	●	●	●
SD-HWY				●	●	●
SD-FAB	●	●		●	●	●
SD-MARINE	●	●	●	●	●	●
SD-CAMPUS	●	●	●	●	●	●
SD-CIVIC	●	●	●	●	●	●
CIVIC SPACES						
COMMON	●	●	●	●	●	●
PARK	●	●	●	●	●	●
SQUARE	●	●	●	●	●	●
PLAZA	●	●	●	●	●	●

- Permitted
- Permitted by special permit



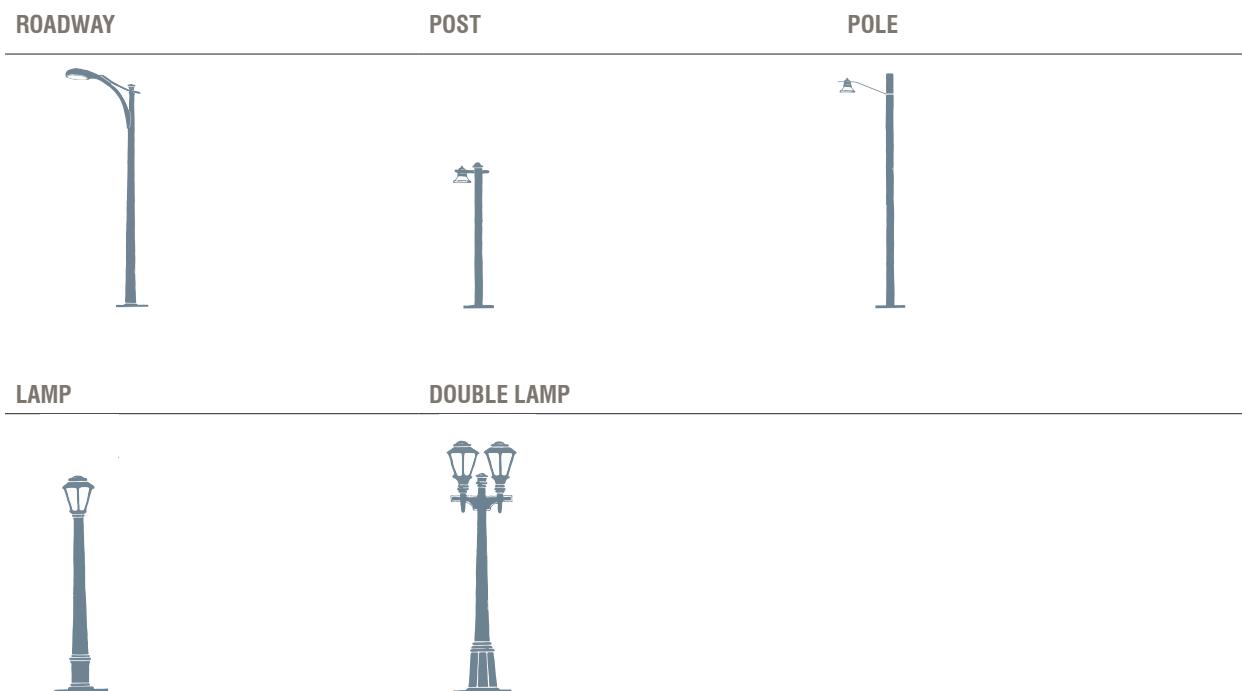
TREE SPECIES	
COLUMNAR	American arborvitae Atlantic white cedar Eastern red cedar <i>Thuja occidentalis</i> MN <i>Chamaeyparis Thyoides</i> N <i>Juniperus Virginiana</i> N
OVAL	Red Maple 'Red Sunset' Red/Norway Pine Sugar Maple 'Green Mountain' Swamp White Oak White Oak Maidenhair Tree <i>Acer Rubrum</i> x MN <i>Pinus resinosa</i> MN <i>Acer saccharum</i> x MN <i>Quercus bicolor</i> MN <i>Quercus alba</i> N Ginko biloba (male species only) Green Ash - <i>Fraxinus pennsylvanica</i> Paperbark Birch - <i>Betula papyrifera</i>
BALL	Cucumber Magnolia Red Oak River Birch 'Heritage' Shingle Oak Washington Hawthorn Katsuraree <i>Amur Maackia</i> 'Beurgerii' <i>Magnolia acuminata</i> N <i>Quercus rubra</i> MN <i>Betula nigra</i> x N <i>Quercus imbricaria</i> N <i>Crataegus phaenopyrum</i> N <i>Ceridiphyllum japonicum</i> <i>Maackia amurensis</i> x
CONICAL	American Larch Concolor Fir Fraser Fir Pin Oak <i>Larix laricina</i> MN (E) <i>Abies concolor</i> N (E) <i>Abies fraseri</i> N (E) <i>Quercus palustris</i> N Eastern White Pine - <i>Pinus strobus</i>
SPREADING	Apple Serviceberry Eastern White Pine Scarlet Oak Shadblow Serviceberry Kousa Dogwood <i>Amelanchier grandiflora</i> x N <i>Pinus strobus</i> MN (E) <i>Quercus coccinea</i> N <i>Amelanchier canadensis</i> MN Cornus kousa
VASE	American Elm 'Princeton' <i>Ulmus americana</i> x N Eastern Redbud - <i>Cercis canadensis</i>

TABLE 6.5 LIGHTING POSTS

	ROADWAY	POST	POLE	LAMP	DOUBLE LAMP
CD1	●	●	●		
CD2	●	●	●		
CD3	●	●	●		
CD4	●	●		●	
CD5	●			●	●
SD-HWY	●			●	●
SD-FAB	●	○		●	
SD-CAMPUS	●	●		●	
SD-CIVIC	●	●		●	
COMMON	●	○			
PARK	●	○			
SQUARE	●				
PLAZA		●			

● Permitted

○ Permitted by special permit



6. STREET LIGHTING

PURPOSE

- To provide streets that have appropriate lighting for their context.
- To maintain dark skies by limiting light pollution.

APPLICABILITY

- Any project that creates a new thoroughfare longer than 300 ft (not including alleys).

A. STANDARDS

1. Lighting post types are permitted in accordance with Table 6.5 Street Light Posts.
2. Street lighting must provide ambient illumination that meet the standards found in Article 5 Site Standards.
3. Street lighting should be controlled on a block by block basis.
4. Lighting included within thoroughfares must not exceed the ambient light level permitted within abutting character districts and civic spaces.
5. When a segment of a thoroughfare is fronted by multiple districts, the lowest ambient illumination level should be used.
6. Thoroughfares may provide higher illumination than their abutting context in high hazard areas at the discretion of the permitting authority.
7. Where a pole light is permitted, lights mounted onto utility poles is permitted.
8. Lighting for pedestrian areas may not be taller than 15 ft and lighting for vehicular areas may not be taller than 30 ft.

7. STREET FURNITURE

PURPOSE

- To provide public accommodations for seating, bicycle parking, and waste collection through the use of permanent outdoor fixtures.

APPLICABILITY

- Any project that creates a thoroughfare longer than 300 ft (not including alleys).

A. STANDARDS

1. Thoroughfares must provide street furniture in the furnishing zone accordance with Table 6.6 Required Street Furniture.
2. Thoroughfares with a right-of-way less than 40 ft or a verge less than 9 ft are not required to provide street furniture, except bicycle parking is still required.
3. Bicycle parking may be provided in the form of single posts or racks that can accommodate up to 6 bicycles.
4. Seating should consist of benches with room for no fewer than 3 people.
5. Benches should be constructed of long lasting durable materials such as stone, wood, concrete, and metal.
6. Benches designed in a manner that prevent people from lying down are prohibited.
7. Dustbins should be constructed of steel or cast concrete.

TABLE 6.6 STREET FURNITURE

RURAL ROAD	FOOTPATH	NATURAL LANE	PAVED LANE	CURBED LANE	CROSSWEAVE	YIELD STREET	NEIGHBORHOOD ST	COMMERCIAL ST
BICYCLE PARKING	6/1200 ft		6/1200 ft	6/900 ft	6/900 ft	6/900 ft	6/600 ft	
BENCHES	1/300 ft		1/300 ft	1/300 ft	1/300 ft	1/300 ft	1/300 ft	1/300 ft
DUSTBINS	1/1200 ft		1/1200 ft	1/300 ft	1/900 ft	1/900 ft	1/300 ft	

8. CIVIC SPACE

PURPOSE

- To ensure a variety of functional, well-designed civic and recreation spaces that complement the character of abutting properties, contribute to a range of civic spaces, and add vibrancy to the community.
- To provide opportunities for community gathering, access to nature, and public life through the provision of a variety of civic space types.
- To provide a range of civic space types within proximity to homes and business.
- To contribute to a finely grained network of publicly accessible civic spaces and address deficiencies in the public space network.

APPLICABILITY

- The standards in this section apply to:
 - Projects that create 24 or more new units.
 - Any project that elects to provide civic space.
 - The rural compound building groups are exempt from civic space standards.

A. GENERAL

1. Projects may be required to provide small, medium, or large civic spaces based on the district, the size of the project, and proximity to existing civic spaces.
2. Civic space types are grouped into 4 categories that range from more landscaped to more hardscaped, including common, park, square, and plaza. These 4 categories share common characteristics such as paving, landscaping, seating, and lighting.
3. All 4 civic space categories include 3 sizes - small, medium, and large - each with their own unique size requirements.
4. Each of the 3 civic space sizes has a unique geographic catchment area, which reflects the distance people are typically willing to walk to each park size. See Table 6.8 Parkshed Radius.
5. Each of the civic space types are permitted according to character district shown in Table 5.8 Permitted Civic Spaces.

B. CIVIC SPACE SELECTION

1. All building lots within a project area must be located in whole or in part within the parkshed of required civic space, or additional civic spaces must be provided to meet this requirement.
2. Projects with 24 or more new units must provide a small

civic space. If all lots within a project are located in whole or in part within the parkshed of an existing small civic space, the project is exempt from providing a small civic space.

3. Projects with 96 or more new units must provide a small and medium civic space. If all lots within a project are located in whole or in part within the parkshed of an existing small or medium civic space, then the project is exempt from providing whichever civic space size currently exists.
4. Projects with 192 or more new units must provide a small, medium, and large civic space. If all lots within a project are located in whole or in part within the parkshed of an existing small, medium, or large civic space, then the project is exempt from providing whichever civic space size currently exists.
5. A project in CD5 may opt to satisfy the small civic space requirement by designating 10% of the building lot as on-site civic space instead.
6. When calculating on-site civic space, percentages must be calculated after street rights-of-way are subtracted from the project area.
7. Plaza civic space types are permitted by special permit within hamlets.

C. OWNERSHIP

1. Civic spaces may be managed privately or publicly, but must be open to the public.
2. Civic spaces, even when maintained in privately ownership, must be placed into the Civic District.

D. DESIGN & CONSTRUCTION

1. Civic spaces must be engineered and constructed as required by the [PERMITTING AUTHORITY].
2. All landscaping within civic spaces must comply with Landscaping Standards found in Article 5 Site Standards.

E. LINEAR CIVIC SPACES

1. Any of the medium and large civic spaces in this section may be deployed in a linear fashion to follow a natural landform or thoroughfare, having a regular width and an undefined length, provided:
 - a. Any linear civic space over 10,000 sf in size must have a minimum width of 20 ft.
 - b. If a linear civic space incorporates an accessory civic space, its width must be greater than or equal to the smallest dimension required by that accessory civic space, if applicable.

F. ON-SITE CIVIC SPACE

1. On-site civic space provides site design flexibility by allowing additional paved areas and deeper building setbacks.
2. On site civic spaces must be publicly accessible during daytime hours.
3. On-site civic space may not satisfy the need for a required civic space, except where otherwise explicitly allowed.
4. A project providing on-site civic space must select and comply with all the standards of a permitted civic space type, except that the on-site civic space may be smaller in size.
5. On-site civic space must remain in private ownership, administered or maintained by the owner of the associated development.
6. On-site civic spaces remain private property and may be developed.
7. On-site civic spaces are only allowed by special permit.

TABLE 6.8 PARKSHED RADIUS

SMALL CIVIC SPACE	1,320 ft max
MEDIUM CIVIC SPACE	2,640 ft max
LARGE CIVIC SPACE	5,280 ft max

TABLE 6.7 PERMITTED CIVIC SPACES

	GREEN	TOWN COMMON	TOWN FARM	POCKET PARK	TOWN PARK	REGIONAL PARK	POCKET SQUARE	NEIGHBORHOOD SQ.	CENTRAL SQUARE	PIAZZETTA	PIAZZA	CENTRAL PLAZA	
	CD1	CD2	CD3	CD4	CD5	SD-HWY	SD-FAB	SD-CAMPUS	SD-CIVIC	COMMON	PARK	SQUARE	PLAZA
●	●	●	●	●	●	●	●	●	●	●	●	●	●
○	○	○	○	○	○	○	○	○	○	○	○	○	○
●	●	●	●	●	●	●	●	●	●	●	●	●	●
○	○	○	○	○	○	○	○	○	○	○	○	○	○
●	●	●	●	●	●	●	●	●	●	●	●	●	●
○	○	○	○	○	○	○	○	○	○	○	○	○	○
●	●	●	●	●	●	●	●	●	●	●	●	●	●
○	○	○	○	○	○	○	○	○	○	○	○	○	○
●	●	●	●	●	●	●	●	●	●	●	●	●	●
○	○	○	○	○	○	○	○	○	○	○	○	○	○

● Permitted

○ Permitted by special permit

9. ACCESSORY CIVIC SPACES

PURPOSE

- To ensure a variety of functional and beautiful civic spaces that complement local character, contribute to a range of civic spaces, and add vibrancy to the community.
- To provide opportunities for community gathering, access to nature, and public life through the provision of a variety of civic space types.

APPLICABILITY

- The standards in this section apply to:
 - Projects that contain 24 units or more.
 - Any project that elects to provide civic space.

A. GENERAL

1. Landscaping, lighting, and furnishing standards for the portion of a civic space occupied by an accessory civic space must be determined by the standards in this section.
2. The portion of a civic space occupied by an accessory civic space may not be counted as part of the total area of the civic space for the purposes of determining plantings, seating, and lighting.
3. All accessory civic spaces that do not possess a minimum dimension specified in their standards must be at least 50 ft in their narrowest dimension.

10. PEDESTRIAN SHEDS

PURPOSE

- To create pedestrian-scaled, walkable mixed-use neighborhoods that result in authentic places.
- To enable a process for property within pedestrian sheds to be reassigned a new character district.

APPLICABILITY

- Any project that involves a district reassignment within a pedestrian shed.

A. GENERAL

1. Each pedestrian shed is assigned a place type as delineated on the District Map.
2. The assignment of districts to lots should be contiguous, either by sharing lot lines or across a street or civic space, such that no individual lot is separated entirely from other lots in the same district.
3. A pedestrian shed defines a neighborhood located within a 1/4 mile radius from a point, centered on an important place central to a new or existing neighborhood. **(A)**
4. In order to control the quality and type of development in different areas of a pedestrian shed, each pedestrian shed will be comprised of three zones:
 - a. The Inner Zone: comprises the inner third of a pedestrian shed centered on the node. **(B)**
 - b. The Middle Zone: comprises the middle third of a pedestrian shed outside of the inner zone. **(C)**
 - c. The Outer Zone: comprises the outer third of a pedestrian shed extending to the edge and includes parcels that extend over the boundary, as long as part of the parcel is within the boundary of the pedestrian shed. **(D)**

5. When a project is located within two or more pedestrian sheds of the same size, the pedestrian shed with the highest required intensity must be used.

B. DISTRICT MIX

1. In order to control the allocation and density of development within a pedestrian shed, new projects must allocate character districts in accordance with Table 6.8 District Mix by Pedestrian Shed, and allocate lots and blocks consistent with district standards.
2. Table 6.8 District Mix by Pedestrian Shed provides target ranges for the assignment of character districts to land, which should be evaluated by taking into the surrounding urban context and the goals of the comprehensive plan and reviewed as part of a master plan.
3. When lots are reassigned to a new district, district boundaries should be contiguous, such that no individual lot is separated entirely from other lots in the same district, not including separations caused by thoroughfares or civic spaces.
4. Transitions between character districts are encouraged to occur within the center of a block or along an alley when present, but may occur along a thoroughfare.
5. Districts of higher intensity should always be clustered around important intersections, civic spaces, and thoroughfares.
6. Districts that do not allow building types with storefronts may not be designated along storefront streets.
7. Percentage values in Table 6.8 District Mix by Pedestrian Shed only apply to the portion of a project that occurs within the pedestrian shed boundary. All lots or portions of lots that fall outside the pedestrian shed boundary do not count towards the required percentage totals.

TABLE 6.8 DISTRICT MIX BY PEDESTRIAN SHED

	TOWN CENTER			COMMERCIAL CENTER		
	INNER	MIDDLE	OUTER	INNER	MIDDLE	OUTER
CD2			25-50%			0-75%
CD3		75-100%	50-75%		50-75%	25-100%
CD4	0-25%	0-25%		0-20%	25-50%	60%
CD5	80-100%					
SD-HWY				80-100%		

11. BUILDING MIX

PURPOSE

- To ensure a variety of building types along a street to reinforce neighborhood character.
- To provide neighborhoods with a variety of housing types to serve the needs of the population.
- To provide neighborhoods with a variety of commercial spaces, where permitted.

APPLICABILITY

- The addition of more than 6 new primary buildings or building lots within 5 years.
- The creation of 300 feet or more of new public or private thoroughfare within 5 years.
- Projects that result in extensive modification to any lot or combination of lots by a single property owner or agent with an aggregate area of 3 acres or more within 5 years.

A. GENERAL

1. Projects must provide at least 3 building types throughout the project area.

12. SHOPFRONT STREETS

PURPOSE

- To promote intensity of business and pedestrian activity by providing mandatory storefront windows along certain important thoroughfares, or civic spaces.

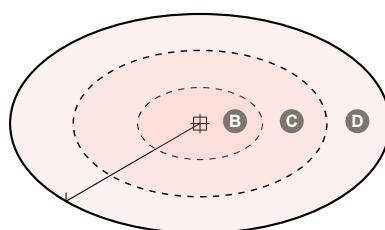
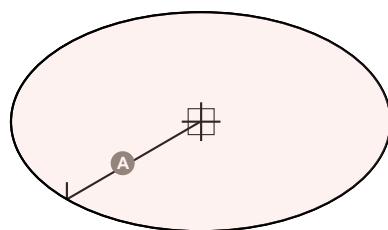
APPLICABILITY

- Projects located in the center zone of a pedestrian shed.

A. GENERAL

1. The inner zone of every pedestrian shed is required to provide an aggregate length of storefront street as determined in Table 5.10, Shopfront Street Length.
2. Any project may be required by the Planning [BOARD / COMMISSION] to designate a thoroughfare or a portion thereof as a storefront street.
3. Any project providing more than 1,200 feet of CD5 frontage within a pedestrian shed must designate at least 300 ft of continuous storefront street within the project.
4. Shopfront streets can be applied to any thoroughfare type (not including alleys).
5. Shopfront streets should be located along portions of thoroughfares that are envisioned as "main streets" and should take the following into account:
 - a. The thoroughfare must see sufficient traffic to make commercial uses viable.
 - b. The thoroughfare must be centrally located with regard to new and existing development.
 - c. The thoroughfare must be easily accessible to new

PEDESTRIAN SHED EXPLANATORY DIAGRAMS



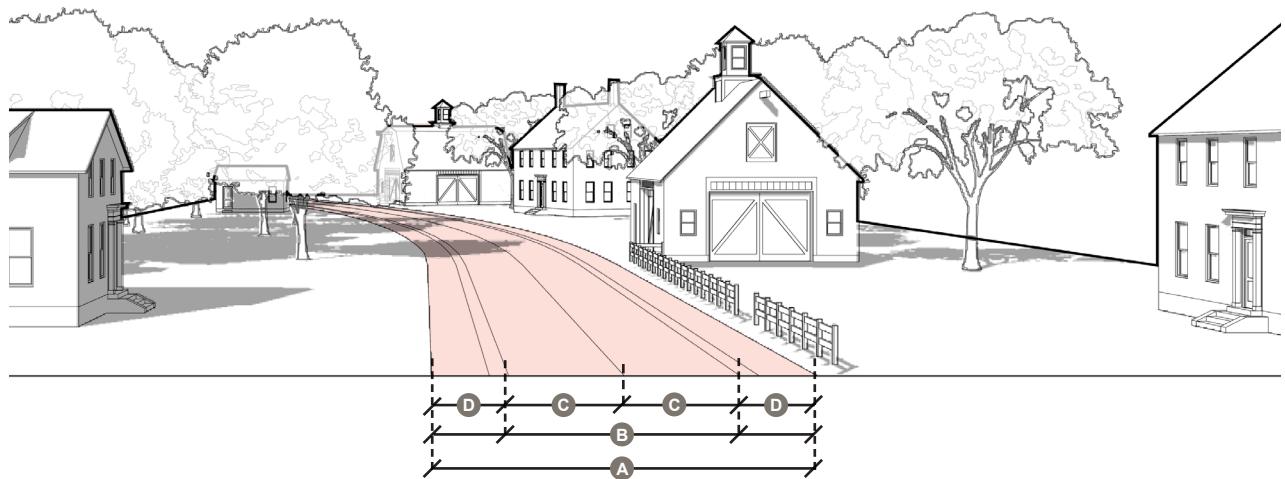
and/or existing residents.

- d. The thoroughfare must be designed in a manner that ensures pedestrian friendliness and safety.
- 6. Shopfront streets are required to be continuous for at least 100 ft.

TABLE 5.9 SHOPFRONT STREET LENGTH

FRONTAGE LENGTH		
	5 MINUTE WALK	10 MINUTE WALK
TOWN CENTER	300 FT	400 FT
COMMERCIAL CENTER	900 FT	1,200 FT

1. RURAL ROAD



a. DESCRIPTION

A higher speed road that occurs predominantly within rural areas.

b. ROADWAY

Right of Way Width	50 ft max	A
Pavement Width	26 ft max	B
Movement	Two-way	
No. of Traffic Lanes	2 lanes, marked or unmarked	
Traffic Lane Width	10 ft max (1)	C
Shoulder Width	3 ft min (1)	D
Parking Lanes	none	
Parking Lane Width	n/a	
Parking Stall Type	n/a	

c. CURB & DRAINAGE

Curb Type	none
Drainage Type	pervious or swale
Curb Radius	n/a

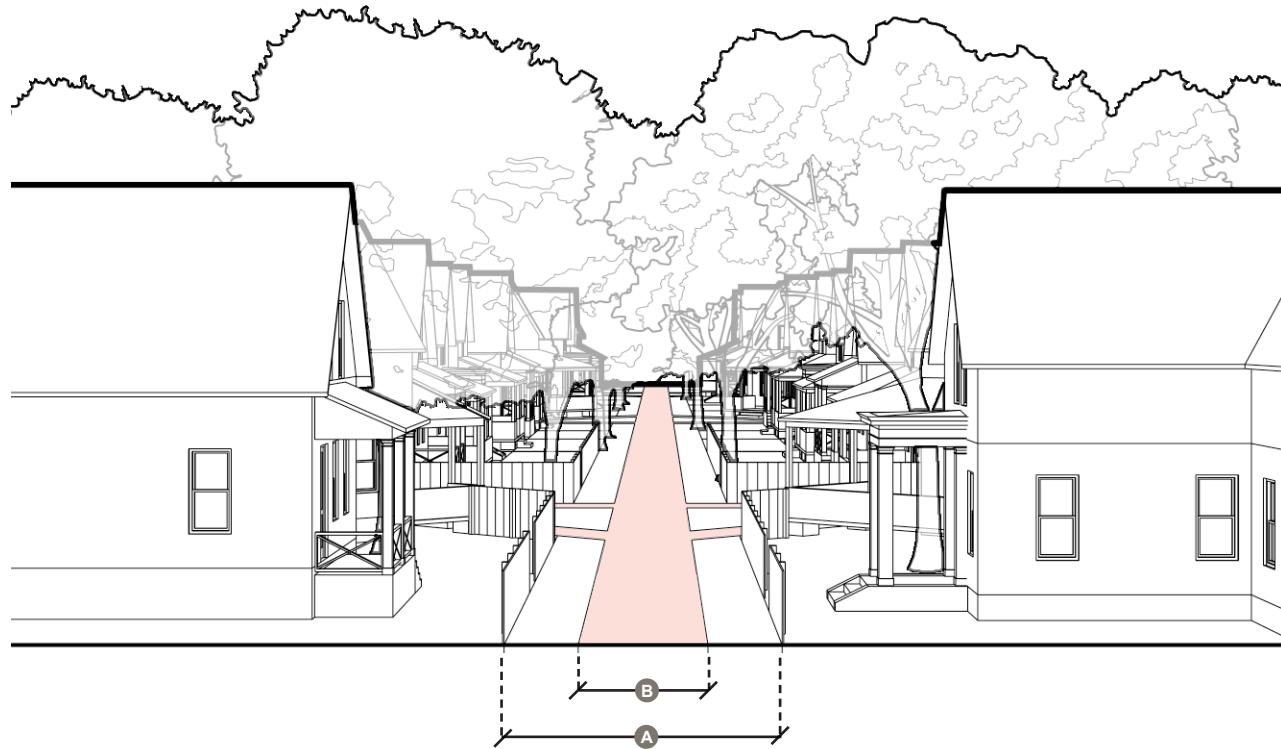
d. VERGE

Verge Width	n/a
Walkway Type	none
Walkway Width	n/a
Planter Type	none
Planter Width	n/a
Furnishing Zone	none

e. STANDARDS

- Where rural roads have 12 ft lanes, they should be restriped to allow sufficient space for a 1 ft min hatched buffer and a 3 ft min shoulder for walking and biking.

2. FOOTPATH



a. DESCRIPTION

An unpaved thoroughfare that provides pedestrian access through blocks.

b. ROADWAY

Right of Way Width	6 ft min, 15 ft max	A
Pavement Width	n/a (1)	
Movement	Pedestrian	
No. of Traffic Lanes	none	
Traffic Lane Width	n/a	
Parking Lanes	none	
Parking Lane Width	n/a	
Parking Stall Type	No parking	

c. CURB & DRAINAGE

Curb Type	None
Drainage Type	Center drain or gutter
Curb Radius	n/a

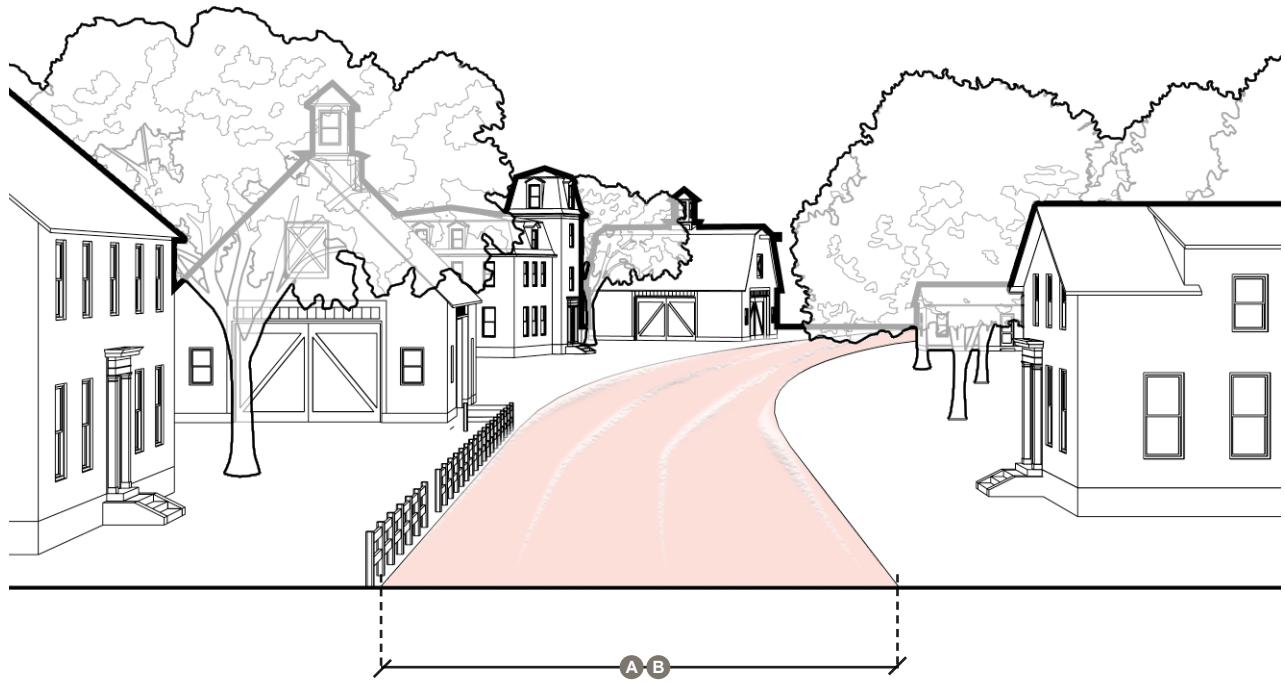
d. VERGE

Verge Width	n/a	
Walkway Type	6 ft min, 15 ft max	B
Walkway Width	n/a	
Planter Type	n/a	
Planter Width	n/a	
Furnishing Zone	n/a	

e. STANDARDS

1. Surface of the thoroughfare may consist of, grass, dirt, gravel, crushed shell, or other unconsolidated material.
2. Pedestrian thoroughfares without a furnishing zone may accommodate required street furnishings anywhere in the right-of-way.

3. NATURAL LANE



a. DESCRIPTION

An unpaved thoroughfare that provides access through blocks and to the front, sides, or backs of residential building types.

b. ROADWAY

Right of Way Width	8 ft min, 14 ft max	A
Pavement Width	n/a (1)	
Movement	Yielding	
No. of Traffic Lanes	1 lane, unmarked	
Traffic Lane Width	12 ft max with no shoulder 10 ft max with 2 ft shoulder	B
Parking Lanes	none	
Parking Lane Width	n/a	
Parking Stall Type	Opportunistic	

c. CURB & DRAINAGE

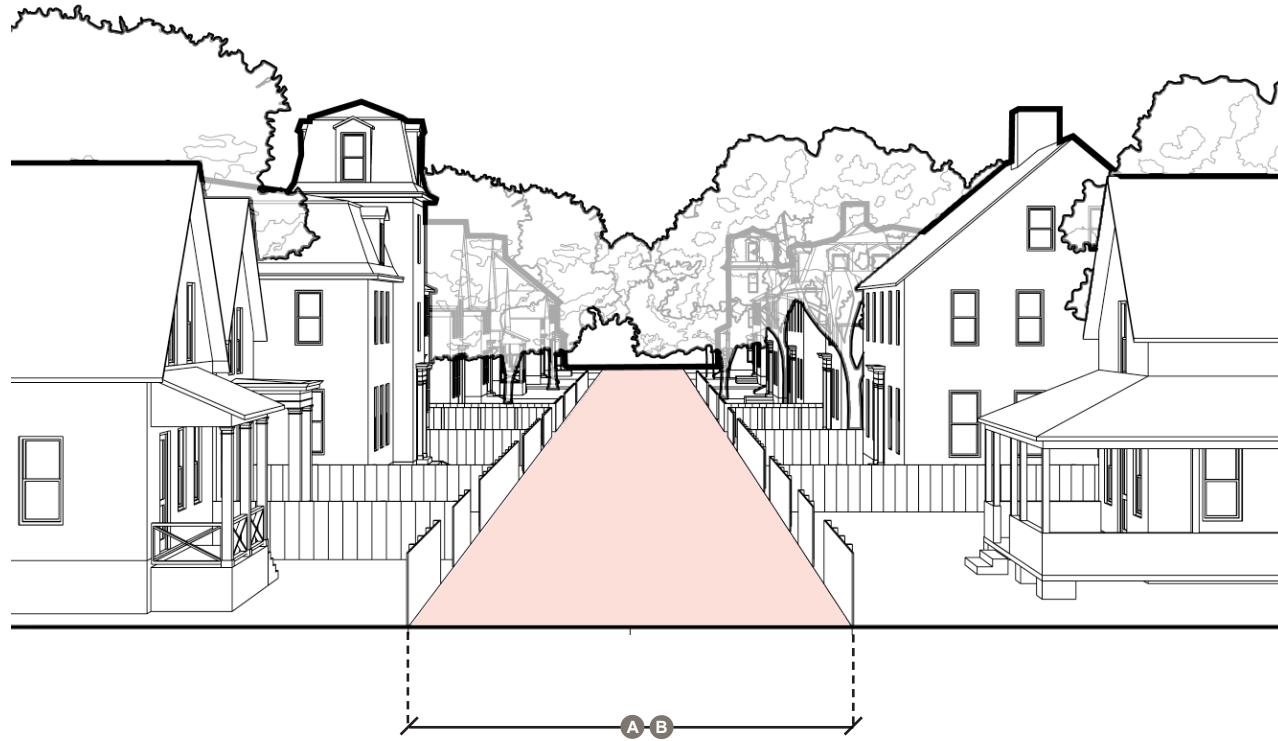
Curb Type	none
Drainage Type	pervious or swale
Curb Radius	n/a

d. VERGE

Verge Width	n/a
Walkway Type	none
Walkway Width	n/a
Planter Type	none
Planter Width	n/a
Furnishing Zone	none

e. STANDARDS

4. PAVED LANE



a. DESCRIPTION

A paved thoroughfare that provides access through blocks and to the front, sides, or backs of residential building types.

b. ROADWAY

Right of Way Width	14 ft min, 24 ft max	A
Pavement Width	24 ft max	B
Movement	Yielding or two-way	
No. of Traffic Lanes	2 lanes unmarked	
Traffic Lane Width	9 ft min, 18 ft max, unmarked	
Parking Lanes	1 side or none	
Parking Lane Width	unmarked	
Parking Stall Type	Parallel, Opportunistic	

c. CURB & DRAINAGE

Curb Type	None
Drainage Type	Center Drain or Gutter
Curb Radius	n/a

d. VERGE

Verge Width	none
Walkway Type	shared
Walkway Width	n/a
Planter Type	n/a
Planter Width	n/a
Furnishing Zone	n/a

e. STANDARDS

5. CURBED LANE



a. DESCRIPTION

A paved thoroughfare that provides access through blocks and to the front, sides, or backs of residential or mixed-use building types.

b. ROADWAY

Right of Way Width	18 ft min, 24 ft max	A
Pavement Width	24 ft max	B
Movement	Yielding	
No. of Traffic Lanes	1 lane	
Traffic Lane Width	9 ft min, 18 ft max, unmarked	C
Parking Lanes	1 side or none, unmarked	
Parking Lane Width	7 ft max	D
Parking Stall Type	Parallel	

c. CURB & DRAINAGE

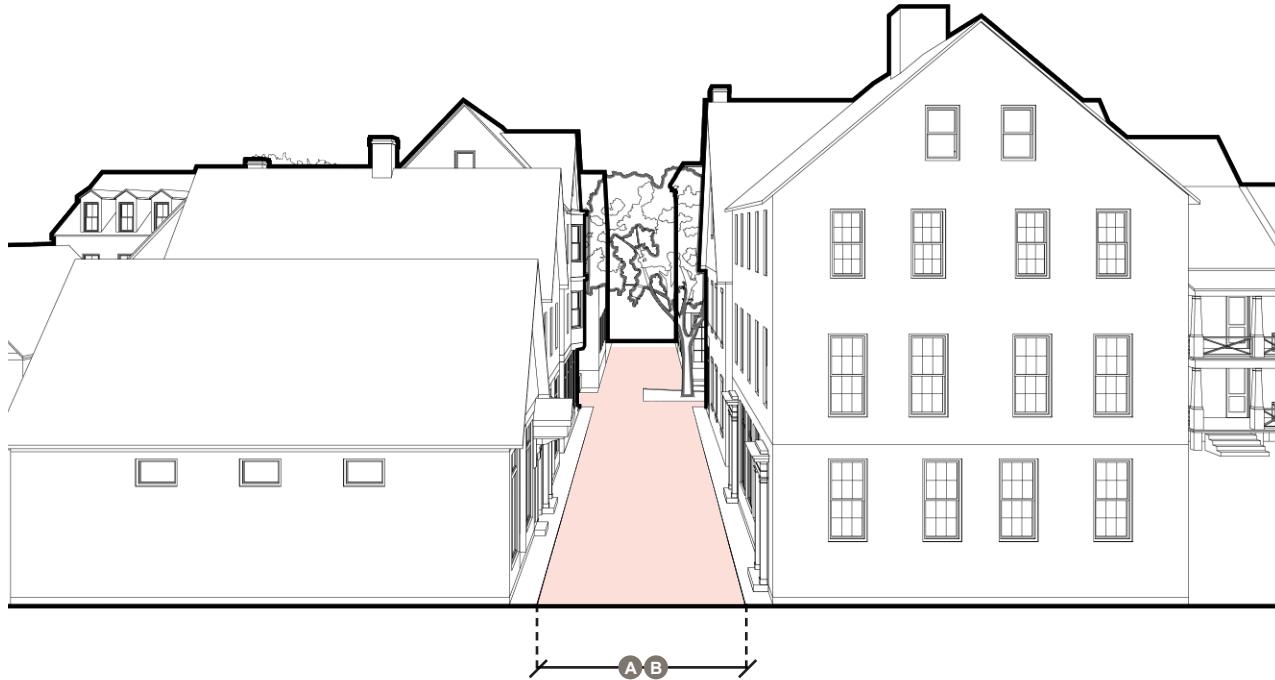
Curb Type	Granite
Drainage Type	Center Drain or Gutter
Curb Radius	4 ft max

d. VERGE

Verge Width	4 ft min on 1 or 2 sides	E
Walkway Type	none, or sidewalk on 1 or 2 sides	
Walkway Width	4 ft min	F
Planter Type	Tree Pits or continuous planter (2)	
Planter Width	3 ft min (2)	G
Furnishing Zone	0 ft min, 6 ft max	H

e. STANDARDS

6. CROSSWEAVE



a. DESCRIPTION

A paved thoroughfare that provides pedestrian access through blocks.

b. ROADWAY

Right of Way Width	12 ft min, 30 ft max	A
Pavement Width	n/a	
Movement	Pedestrian	
No. of Traffic Lanes	none	
Traffic Lane Width	n/a	
Parking Lanes	none	
Parking Lane Width	n/a	
Parking Stall Type	No parking	

c. CURB & DRAINAGE

Curb Type	None
Drainage Type	Center Drain or Gutter
Curb Radius	n/a

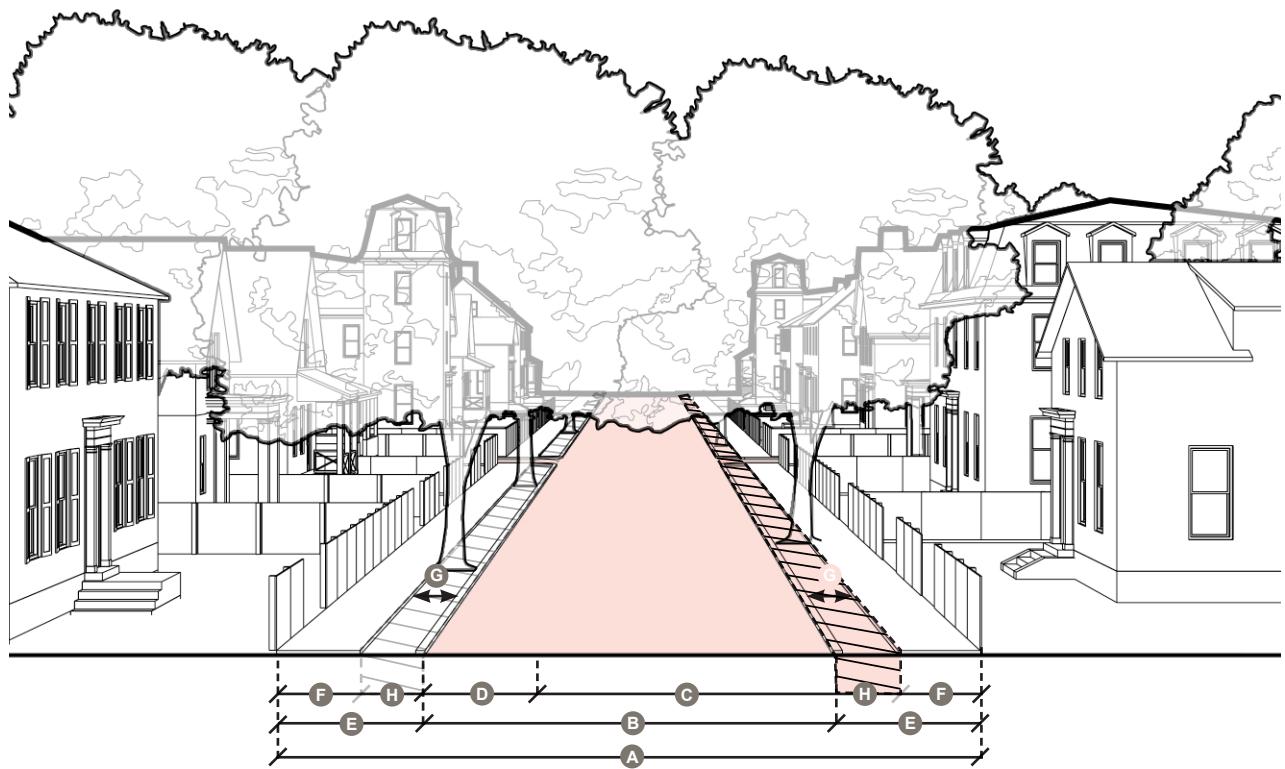
d. VERGE

Verge Width	none
Walkway Type	shared
Walkway Width	12 ft min, 30 ft max
Planter Type	none
Planter Width	none
Furnishing Zone	none

e. STANDARDS

1. Pedestrian thoroughfares without a furnishing zone may accommodate required street furnishings anywhere in the right-of-way.

7. YIELD STREET



a. DESCRIPTION

A paved thoroughfare that accommodates slow flow traffic for all modes through residential neighborhoods.

b. ROADWAY

Right of Way Width	21 ft min, 36 ft max	A
Pavement Width	14 ft min, 22 ft max	B
Movement	Yielding	
No. of Traffic Lanes	1 yield lane, unmarked	
Traffic Lane Width	18 ft max	C
Parking Lanes	1 or 2 sides, opportunistic	
Parking Lane Width	8 ft max unmarked	D
Parking Stall Type	Parallel, Opportunistic	

c. CURB & DRAINAGE

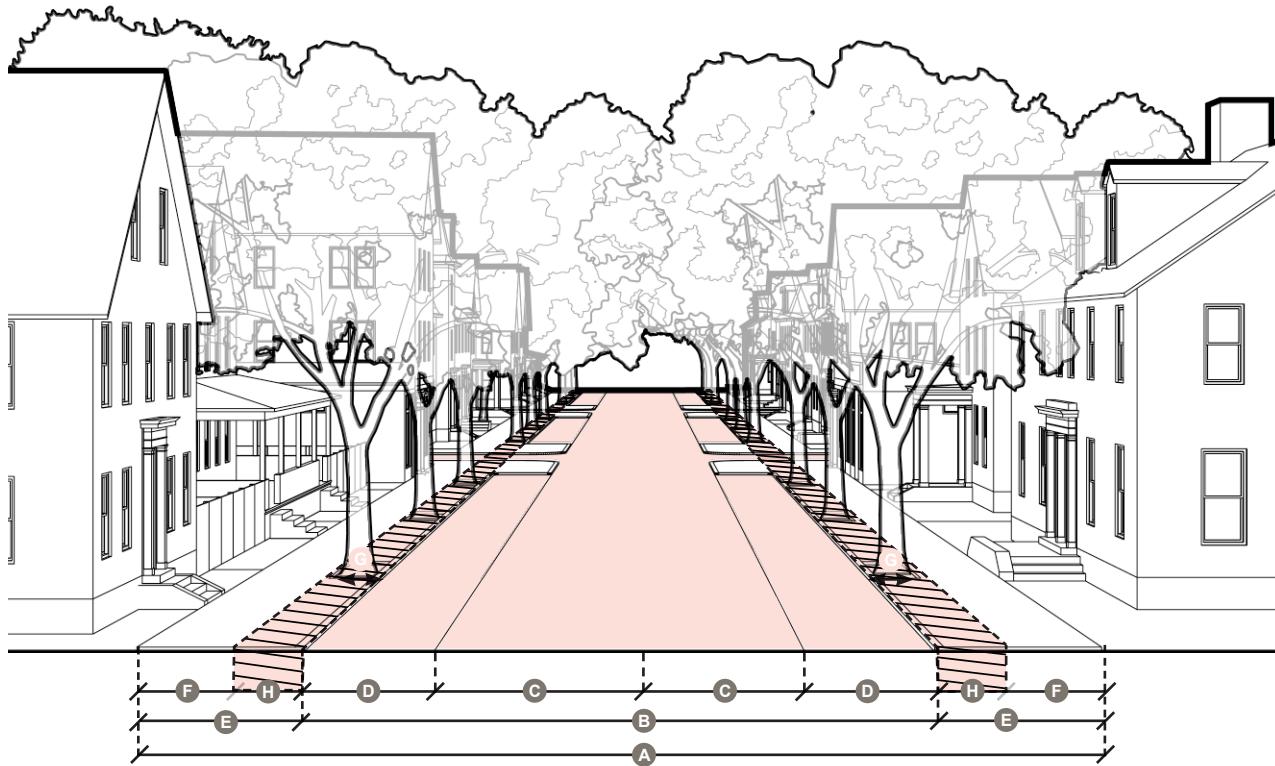
Curb Type	Granite or none
Drainage Type	Gutter or Swale
Curb Radius	6 ft max

d. VERGE

Verge Width	3 ft min, 1 or 2 sides, or none	E
Walkway Type	none, or Sidewalk on 1 or 2 sides	
Walkway Width	4 ft min	F
Planter Type	none or continuous planter or tree pits (ii)	
Planter Width	3 ft min (ii)	G
Furnishing Zone	1.5 ft min	

e. STANDARDS

8. NEIGHBORHOOD STREET



a. DESCRIPTION

A paved thoroughfare that accommodates slow flow traffic for all modes through mixed-use neighborhoods.

b. ROADWAY

Right of Way Width	44 ft min, 52 ft max	A
Pavement Width	24 ft min, 36 ft max	B
Movement	Two-way	
No. of Traffic Lanes	1 or 2 lanes unmarked	
Traffic Lane Width	10 ft max	C
Parking Lanes	1 or 2 sides	
Parking Lane Width	7 ft min, 8 ft max	D
Parking Stall Type	Parallel	

c. CURB & DRAINAGE

Curb Type	Granite
Drainage Type	Gutter
Curb Radius	12 ft max

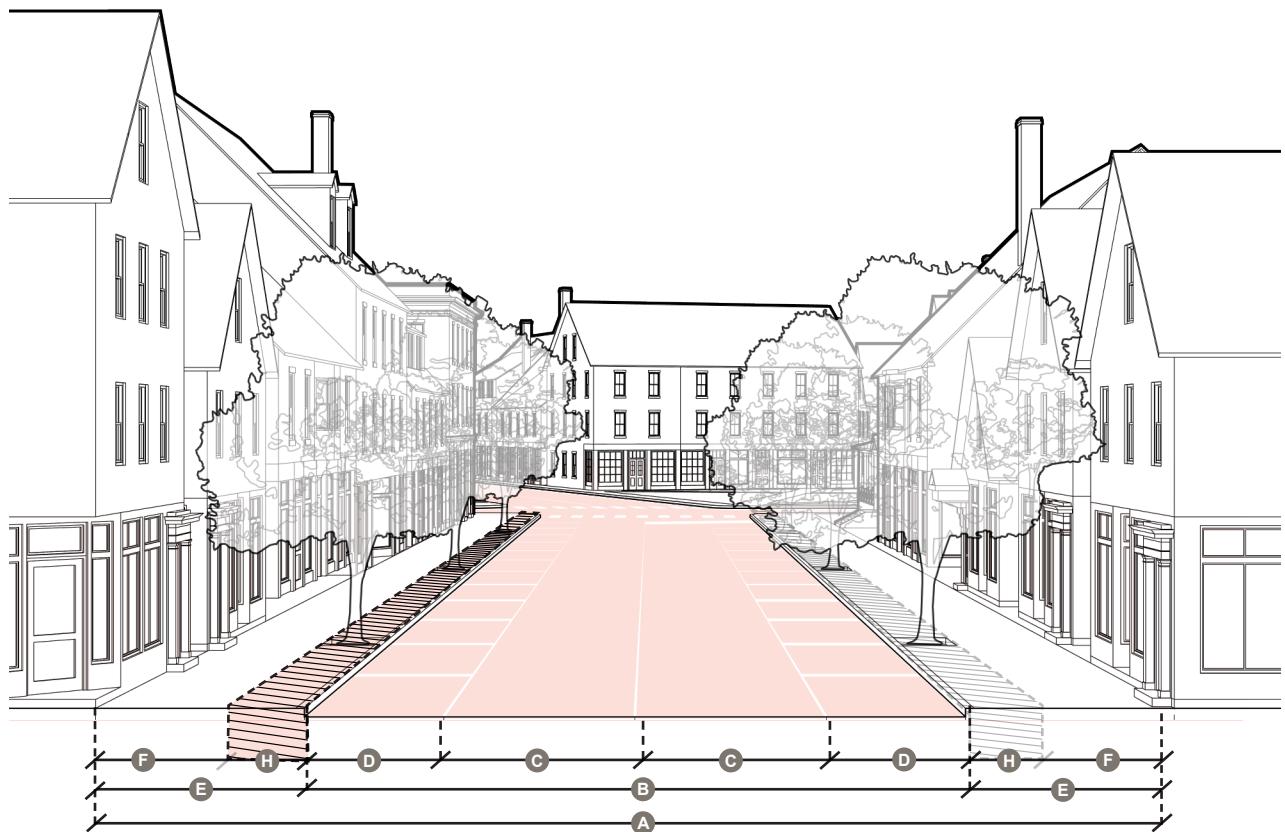
d. VERGE

Verge Width	8 ft min, 2 sides	E
Walkway Type	sidewalk, 2 sides	
Walkway Width	4 ft min	F
Planter Type	continuous planter or tree pits (2)	
Planter Width	3 ft min (2)	G
Furnishing Zone	1.5 ft min	H

e. STANDARDS

1. The thoroughfare may drop one or both parking lanes for portions of its length as long as the resulting space is given to the adjacent verge assembly.
2. Planters are optional on verges less than 9 ft wide, and on thoroughfares with a total ROW width narrower than 40 feet.

9. COMMERCIAL STREET



a. DESCRIPTION

A paved thoroughfare that accommodates slow flow traffic for all modes through commercial centers.

b. ROADWAY

Right of Way Width	50 min, 74 ft max	A
Pavement Width	38 ft max	B
Movement	Two-way	
No. of Traffic Lanes	2 lanes	
Traffic Lane Width	10 ft min, 11 ft max	C
Parking Lanes	2 Sides (1)	
Parking Lane Width	7 ft min, 8 ft max	D
Parking Stall Type	Parallel, Angled (1)	

c. CURB & DRAINAGE

Curb Type	Granite
Drainage Type	Gutter
Curb Radius	12 ft max

d. VERGE

Verge Width	8 ft min, 2 sides	E
Walkway Type	Sidewalk, 2 sides	
Walkway Width	4 ft min	F
Planter Type	Tree Pits (2)	
Planter Width	3 ft min (2)	G
Furnishing Zone	1.5 ft min, 6 ft max	H

e. STANDARDS

- Angled parking permitted by special permit only.

1. PROTECTED BIKE LANE



a. DESCRIPTION

A designated bicycle lane that is physically separated from adjacent motor vehicle travel lanes and parking lanes, and that is distinct from the sidewalk.

b. DIMENSIONS

Riding Surface Width	5 ft min
Lane Markings	Bicycle stencil
Buffer Width	2 ft min
Movement	One-way with traffic or two-way
Intersection Detailing	Signalized, Peg-a-Track, Bicycle Box

c. STANDARDS

1. Buffers may consist of parked cars, curb, bollards, planters, or other elements that create some physical separation.
2. Vehicular travel lanes should be marked with shared use lane stencils to indicate that cyclists may choose to ride in the travel lane.

2. BUFFERED BIKE LANE



a. DESCRIPTION

A designated bicycle lane separated from the adjacent motor vehicle travel lane and/or parking lane with a painted buffer space.

b. DIMENSIONS

Riding Surface Width	5 ft min
Lane Markings	Bicycle stencil
Buffer Width	2 ft min (2)
Movement	With traffic
Intersection Detailing	Signed

c. STANDARDS

1. Vehicular travel lanes should be marked with shared use lane stencils to indicate that cyclists may choose to ride in the travel lane.
2. Buffer should be hatched to clearly demarcate the space.

3. SHARED USE LANE



a. DESCRIPTION

A shared lane environment for bicycles and automobiles, identified as such by the use of shared lane markings, reinforcing the legitimacy of bicycle traffic on the street.

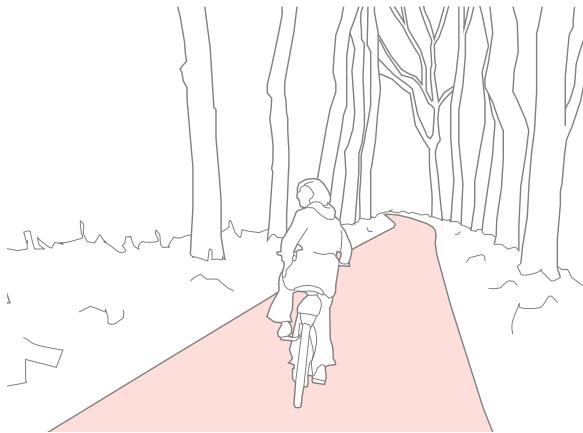
b. DIMENSIONS

Riding Surface Width	Same as vehicular lane
Lane Markings	Shared use lane stencil
Buffer Width	none
Movement	With traffic
Intersection Detailing	Signed

c. STANDARDS

1. Shared lane markings recommend proper bicyclist positioning on the street and may be configured to offer directional and wayfinding guidance.

4. SHARED USE PATH



a. DESCRIPTION

A shared, off-road surface that supports multiple non-motorized users.

b. DIMENSIONS

Riding Surface Width	8 ft min
Lane Markings	(1) (2)
Movement	Two-way
Intersection Detailing	Signed, Signalized, Peg-a-Track

c. STANDARDS

1. Apply dashed white lines on approach to street crossings for a length of approximately 50 to 100 ft.
2. Bicycle and pedestrian stencils may be applied.

5. NEIGHBORHOOD GREENWAY



a. DESCRIPTION

A signed and demarcated network of bicycle facilities that supports bicyclists of varying abilities.

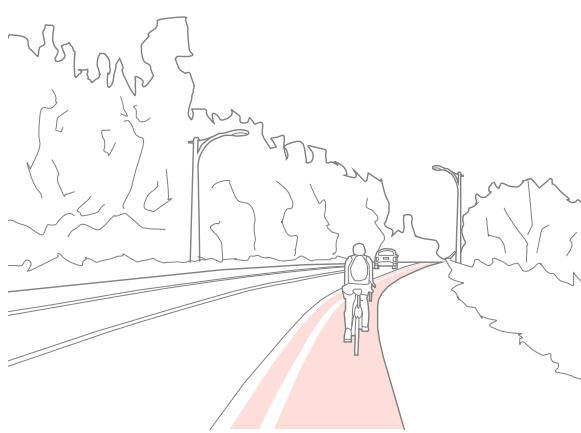
b. DIMENSIONS

Riding Surface Width	Same as vehicular lane
Lane Markings	Shared use lane stencil (1)
Buffer Width	none
Movement	With traffic
Intersection Detailing	Signed, chicane, roundabout

c. STANDARDS

1. Bicycle route signs should be present.

6. PAVED SHOULDER



a. DESCRIPTION

An area adjacent to the vehicular travel lane, often demarcated by a fog line and buffer, supporting multiple non-motorized users.

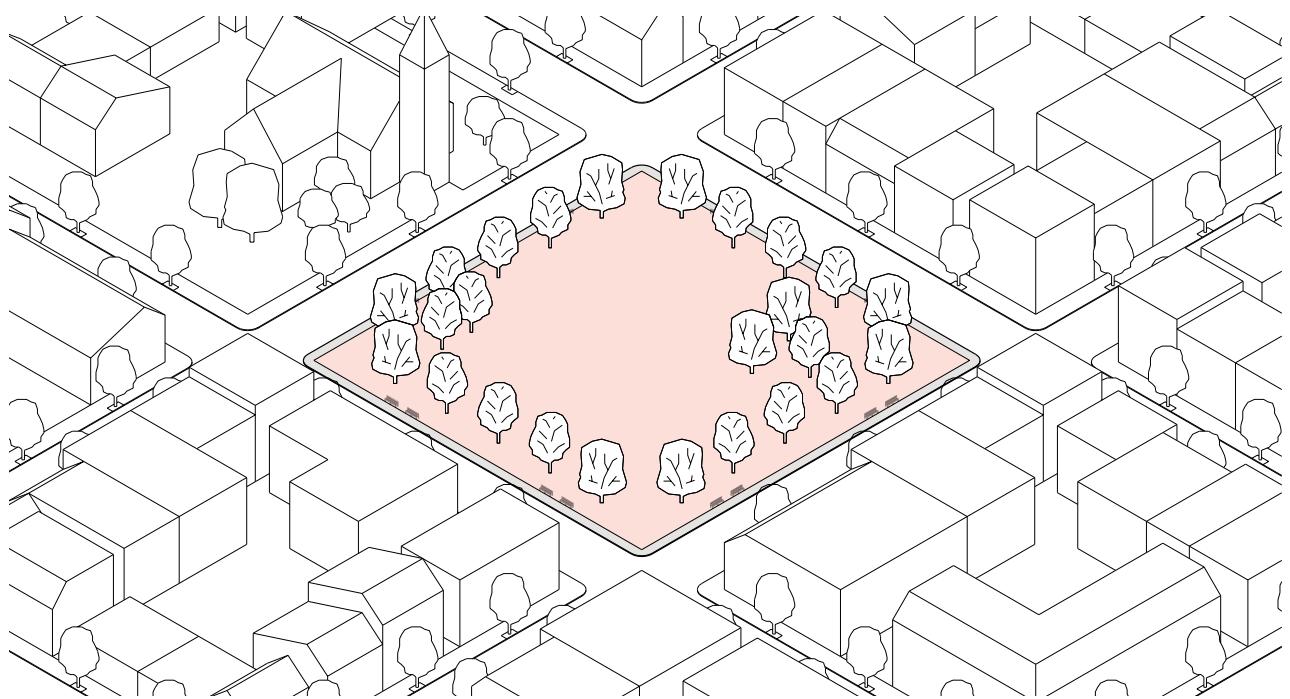
b. DIMENSIONS

Riding Surface Width	1 - 2 ft or 5 - 8 ft
Lane Markings	Optional bike stencil
Buffer Width	1 ft min
Movement	One-way with traffic
Intersection Detailing	Signed, Peg-a-Track

c. STANDARDS

1. Bicycle lane should be demarcated by double white fog lines with hatching.

1. COMMON



a. DESCRIPTION

An informal civic open space of a pastoral character, meant to provide unstructured public recreation space or public grazing land.

b. GROUND COVER

Hardscape	15% max
Landscape	85% min, 100% max
Permeable Surface	90% min

c. SIZE CLASSIFICATION

Green	500 sf min	S
Town Common	1/2 acre min	M
Town Farm	3 acres min	L

d. STANDARDS

1. A common should provide a substantially sized and uninterrupted open space that is landscaped with smooth ground covers, large trees, and little to no understory plants. Large canopy trees should be used in an informal manner to spatially define the perimeter while also framing views of neighboring buildings from within the green.
2. A common may be surrounded in a low wall or split rail fence in keeping with its rural character.

1. COMMON

e. PLANTING

Tree Shape see Table 6.4 Tree Plantings

Tree Plantings 1 tree per 2,500 sf min

f. FURNISHINGS

Seating 1 resting bench per 300 linear feet of walkway

g. LIGHTING

Illumination see Table 5.1 Illumination Levels

Post Type see Table 6.5 Lighting Post Shape

h. ACCESSORY CIVIC SPACES

Recreation Fields 

Landmark 

Swimming Pool 

Community Gardens 

Skating Rink 

Skate Park 

Dog Park 

Playground 

Botanical Garden 

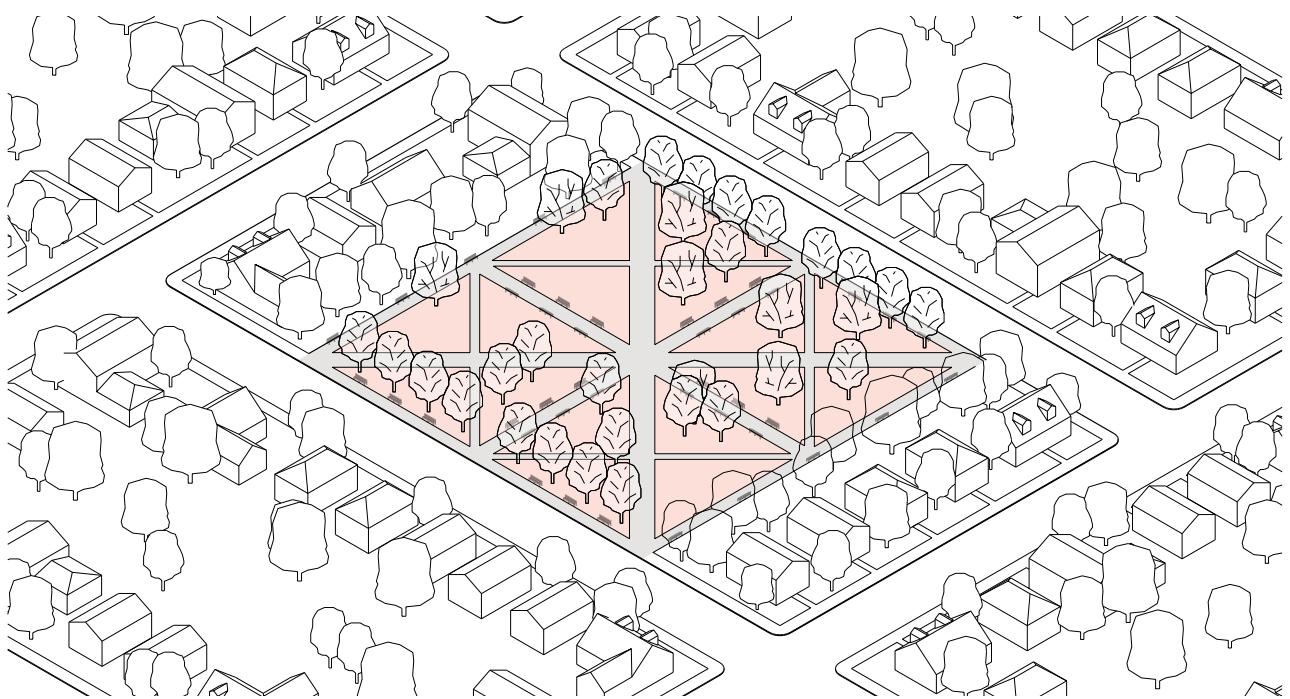
Burial Ground 

Band Shell 

 Permitted

 Permitted by special permit

2. PARK



a. DESCRIPTION

A civic space comprised of mostly planted area, but with a significant portion given over to areas outfitted and programmed for specific activities.

b. GROUND COVER

Hardscape	15% min, 50% max
Landscape	50% min, 85% max
Permeable Surface	85% min

c. SIZE CLASSIFICATION

Pocket Park	500 sf min	S
Town Park	1 acre min	M
Regional park	6 acres min	L

d. STANDARDS

1. Pocket parks must share at least one property line with an abutting lot unless occupied by a landmark.
2. Town parks must provide no fewer than 2 accessory civic spaces.
3. Regional parks must provide no fewer than 3 accessory civic spaces.
4. All permanent outbuildings greater in area than 144 square feet must meet the requirements set forth in Article 2 District Standards and Article 3 Building Standards for buildings within the civic district.

2. PARK

e. PLANTING

Tree Shape see Table 6.4 Tree Plantings

Tree Plantings 1 tree per 2,000 sf min

f. LIGHTING

Illumination see Table 5.1 Illumination Levels

Post Type see Table 6.5 Lighting Post Shape

g. FURNISHINGS

Seating 1 resting bench per 300 linear feet of walkway

h. ACCESSORY CIVIC SPACES

Recreation Fields ●

Landmark ●

Swimming Pool ●

Community Gardens ●

Skating Rink ●

Skate Park ●

Dog Park ●

Playground ●

Botanical Garden ●

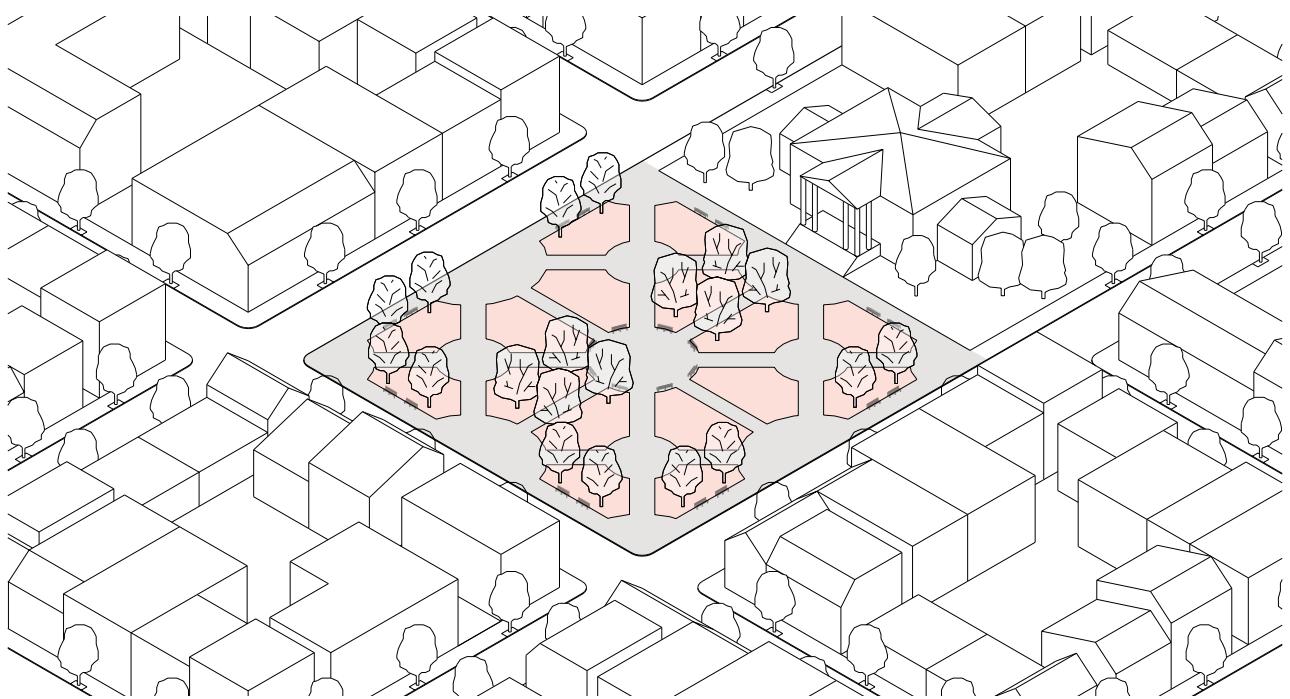
Burial Ground ●

Band Shell ●

● Permitted

○ Permitted by special permit

3. SQUARE



a. DESCRIPTION

A formal civic space comprised of paved and unpaved areas providing room for unstructured activities, and public gatherings.

b. GROUND COVER

Hardscape	36% min, 85% max
Landscape	15% min, 64% max
Permeable Surface	85% min

c. SIZE CLASSIFICATION

Pocket Square	500 sf min	S
Neighborhood Square	1/2 acre min	M
Central Square	3 acres min, 6 acres max	L

d. STANDARDS

1. Pocket squares must provide 1 linear foot of seating for every 50 sf of area, and 1 table for every 3 movable chairs.
2. Pocket squares must share at least one property line with an abutting lot unless occupied by a landmark.

3. SQUARE

e. PLANTING

Tree Shape see Table 6.4 Tree Plantings

Tree Plantings 1 tree per 2,000 sf min

f. LIGHTING

Illumination see Table 5.1 Illumination Levels

Post Type see Table 6.5 Lighting Post Shape

g. FURNISHINGS

Seating 1 resting bench per 300 linear feet of walkway

h. ACCESSORY CIVIC SPACES

Recreation Fields 

Landmark 

Swimming Pool 

Community Gardens 

Skating Rink 

Skate Park 

Dog Park 

Playground 

Botanical Garden 

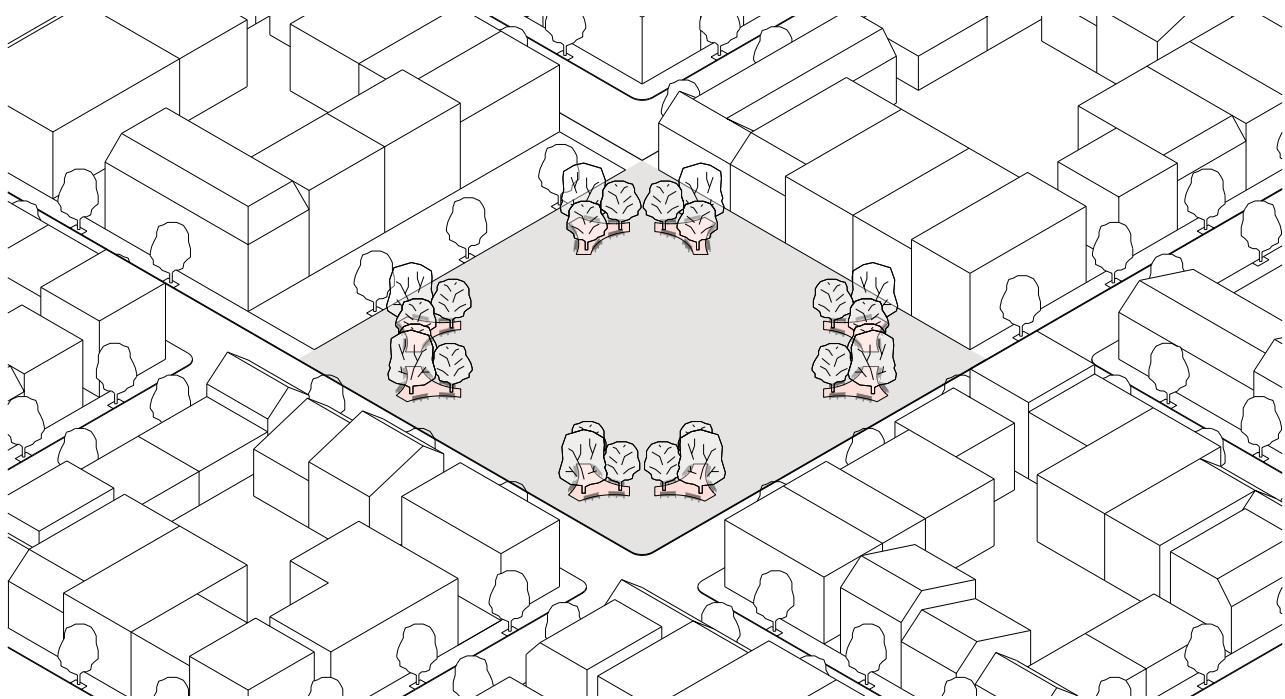
Burial Ground 

Band Shell 

 Permitted

 Permitted by special permit

4. PLAZA



a. DESCRIPTION

A civic space comprised mostly of pavement and open formal areas.

b. GROUND COVER

Hardscape	85% min, 100% max
Landscape	15% max
Permeable Surface	70% min

c. SIZE CLASSIFICATION

Piazzetta	500 sf min	S
Piazza	1/4 acre min	M
Central Plaza	1 acre min, 4 acres max	L

d. STANDARDS

1. The perimeter of a plaza should be well integrated into its surroundings and free from fences, hedges, and other barriers that would impede movement into the space and obscure visibility from abutting street or building frontages.
2. Piazzas and piazzettas must share at least one property line with an abutting lot unless occupied by a landmark.

4. PLAZA

e. PLANTING

Tree Shape see Table 6.4 Tree Plantings

Tree Plantings 1 tree per 8,000 sf min

f. LIGHTING

Ambient Illumination see Table 5.1 Illumination Levels

Post Type see Table 6.5 Lighting Post Shape

g. FURNISHINGS

Seating 1 resting bench per 300 linear feet of walkway

h. ACCESSORY CIVIC SPACES

Recreation Fields 

Landmark 

Swimming Pool 

Community Gardens 

Skating Rink 

Skate Park 

Dog Park 

Playground 

Botanical Garden 

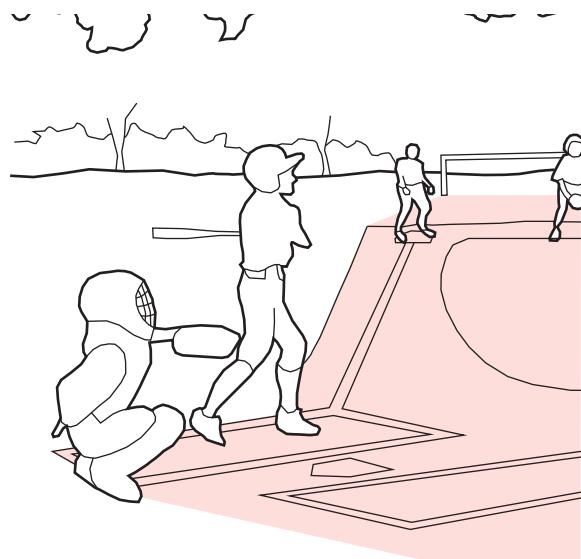
Burial Ground 

Band Shell 

 Permitted

 Permitted by special permit

1. RECREATION FIELDS



a. DESCRIPTION

An accessory civic space designed for active recreation, athletic activity, and competitive sports.

b. DIMENSIONS

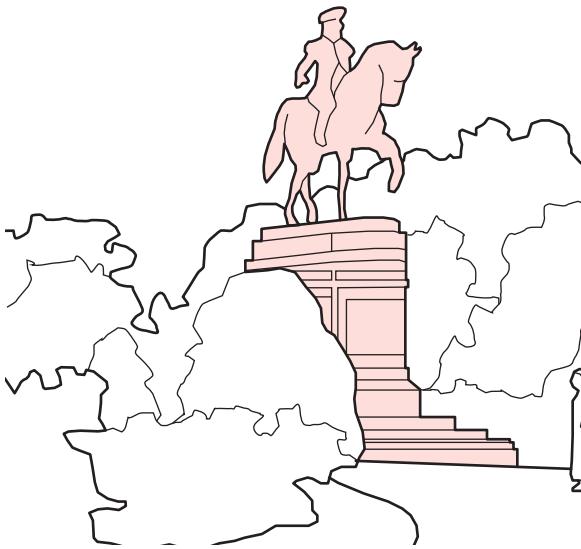
Contiguous Size

7,500 sf min, 20 acres max

c. STANDARDS

1. Recreation fields must provide regulation field and courts sizes tailored to the needs of the specific user groups the space is intended to serve.
2. The materials and construction methods of any recreation field including the choice of natural turf or synthetic fields must be designed to accommodate the projected carrying capacity of the field. Particular attention must be paid to permeability of subsurface materials, soil compaction, and drainage.
3. Playing fields ambient lighting may exceed illuminations limits if night time use is anticipated.

2. LANDMARK



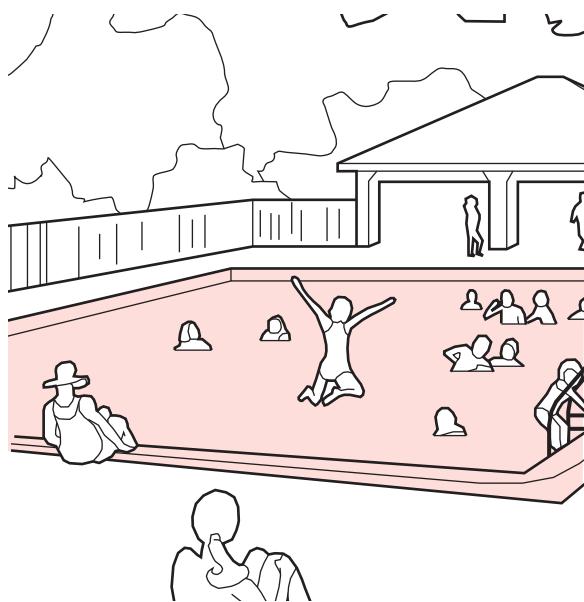
a. DESCRIPTION

An accessory civic space designed to commemorate an important event or important person.

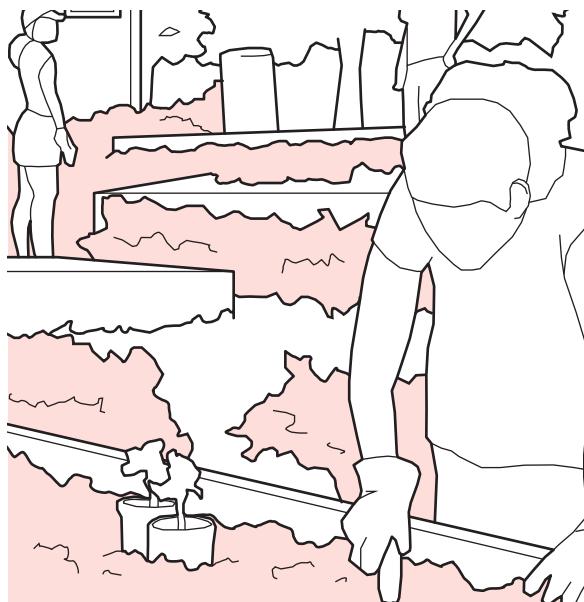
b. STANDARDS

1. Landmarks can take many forms including stone or metal memorials and monuments, statues, plaques, signage, or landscape designs.
2. Landmarks must be designed as permanent fixtures and made of materials that will withstand all weather conditions and the test of time.
3. Landmark design, size, and placement should be appropriate for the site.
4. Maintenance of landmarks, including any associated lighting should be considered in the design.

3. SWIMMING POOL



4. COMMUNITY GARDEN



a. DESCRIPTION

An accessory civic space to accommodate facilities for swimming.

b. STANDARDS

1. The design of public swimming facilities is required to meet the standards set forth in state statute.
 2. Swimming pools must provide facilities tailored to the needs of the specific user groups the space is intended to serve.
 3. Swimming pools must always be encircled by a fence or wall of at least 3 ft in height.
 4. Swimming pool ambient lighting may exceed illumination limits if night time swimming is anticipated.

a. DESCRIPTION

An accessory civic space designed as a collection of individual garden plots available to residents for agriculture purposes, including storage facilities for necessary equipment.

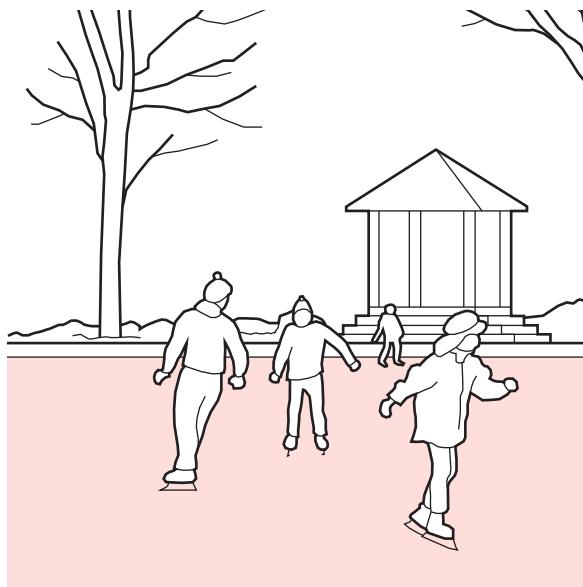
b. GROUND COVER

Permeable Surface 90% min

c. STANDARDS

1. At least 12 individual garden plots should be provided.
 2. A minimum of one accessible plot should be provided for every 12 plots.
 3. The minimum size of individual garden plots should be 25 square feet.
 4. Informal buildings, water hook-ups, compost bins, and other related structures are allowed.

5. SKATING RINK



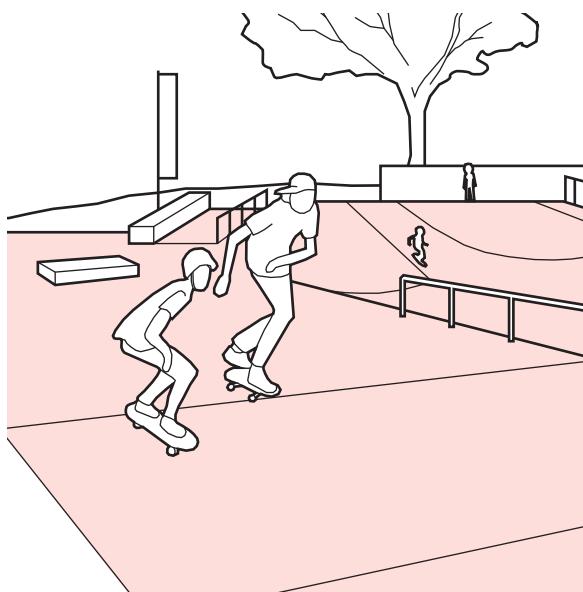
a. DESCRIPTION

An accessory civic space characterized by a large smooth level paved area intended for use with ice or roller skates.

b. STANDARDS

1. Skating Rink ambient lighting may exceed illumination limits if night time skating is anticipated.

6. SKATE PARK



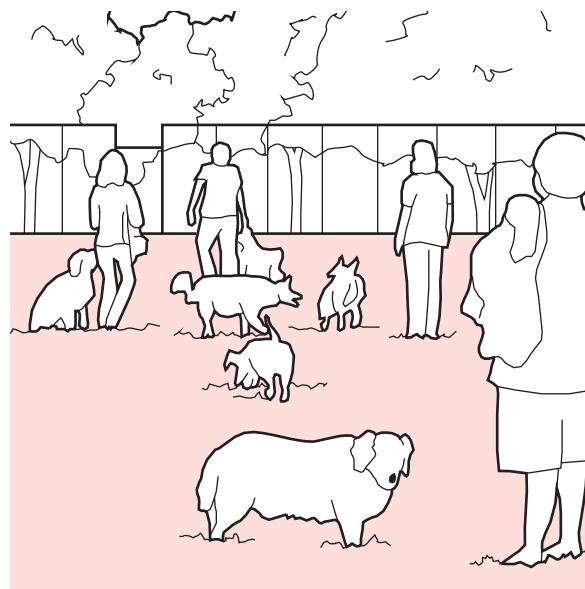
a. DESCRIPTION

An accessory civic space characterized by a collection of ramps and other obstacles intended for use by skateboarders.

b. STANDARDS

1. Skate park ambient lighting may exceed illumination limits if night time skating is anticipated.
2. Each Skate Park must have a permanent sign, stating the hours of operation, rules, and regulations for the skate park.

7. DOG PARK



a. DESCRIPTION

An accessory civic space designed for the active recreation of dogs and their owners.

b. GROUND COVER

Permeable Surface	100% min
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c. STANDARDS

1. A dog park is not permitted to be less than 15 feet in any dimension, with contiguous area being no less than 10,000 sf.
2. Dog parks may be fenced to a minimum height of 60 inches. Fence footings must be buried to a depth of 1 foot and fence panels must be buried to a depth of 6 inches at all locations except at entrances/exits.
3. One litter receptacle and 1 dog valet must be provided near each entrance/exit.
4. One tree must be planted every 30 feet along the perimeter of a dog park, outside of the fence.
5. Each dog park must have a permanent sign, stating the hours of operation, rules, and regulations for the dog park.
6. One linear foot of seating must be provided, per 275 sf.
7. No person may bring more than 3 dogs.

8. PLAYGROUND



a. DESCRIPTION

An accessory civic space primarily designed as a play area for children.

b. GROUND COVER

Permeable Surface	85% min
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c. DIMENSIONS

Contiguous Size	2,500 sf min; 25,000 sf max
-----------------	-----------------------------

d. STANDARDS

1. One tree must be planted every 500 sf.
2. One linear foot of seating must be provided, per 300 sf.

9. BOTANICAL GARDEN



a. DESCRIPTION

An accessory civic space designed specifically for the cultivation of specimen plants

b. GROUND COVER

Hardscape	50% max
Landscape	50% min
Permeable Surface	85% min

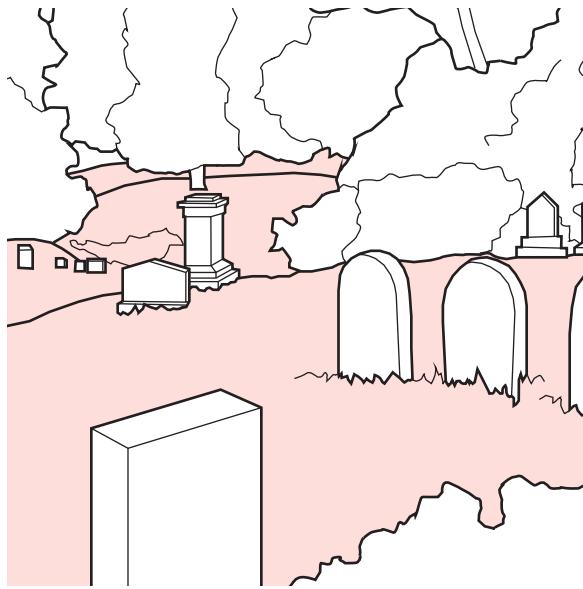
c. DIMENSIONS

Contiguous Size	2 ac min
-----------------	----------

d. STANDARDS

1. Botanical gardens should be curated by an institution with experience managing collections of plants, or associated with a school, public committee, or private club.
2. One linear foot of seating must be provided, per 275 sf.

10. BURIAL GROUND



a. DESCRIPTION

An accessory civic space primarily designed for the interring and memorialization of the deceased.

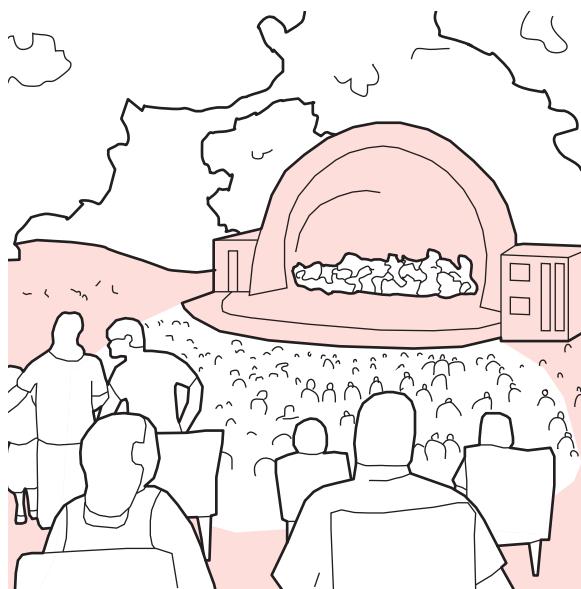
b. GROUND COVER

Permeable Surface	85% min
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c. STANDARDS

1. Burial grounds may be independently separated by gates, walls, fences, hedges, or other barriers from abutting uses.
2. One tree must be planted for every 500 sf.

11. BAND SHELL / AMPHITHEATER



a. DESCRIPTION

An accessory civic space designed to provide an outdoor venue for musical recitals and plays.

b. STANDARDS

1. Deciduous tree canopy recommended to provide shade for viewers of the band shell or amphitheater, as long as trees do not obstruct the view.

THE ADMINISTRATION SECTION
MUST BE CALIBRATED TO MEET
STATE ENABLING RULES AND LOCAL
PROCEDURAL PREFERENCES.

ARTICLE 7

ADMINISTRATION

PURPOSE

- To describes the powers and duties of the review bodies and ordinance administrator, and the different kinds of applications required to be submitted to the Town prior to subdivision of land or construction of buildings or site improvements.
- To describe detailed procedures for each application type, including what information an applicant is required to submit, how long a permitting process may take, how a project might be noticed, and the standards a review body or administrator will consider when granting approval.
- To describe procedures for seeking zoning relief, appeals, and for seeking District Map or text amendments.

APPLICABILITY

- This Article applies all projects within the [NAME OF TOWN / CITY].

CONTENTS

A. PRE-APPLICATION PROCEDURES	F. REVIEW BOARDS & OFFICIALS
1. General Procedures	1. Code Enforcement Officer
2. Pre-Submittal Meeting	2. Development Administrator
3. Optional Neighborhood Meeting	3. Planning Board
4. Public Notice	4. Board of Appeals
5. Public Hearings	
6. Written Interpretation	
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B. DEVELOPMENT REVIEW	
1. Application Types	1. Code Enforcement Officer
2. Small Project Plan	2. Development Administrator
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4. Subdivision Plan	4. Board of Appeals
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1. Land Conveyance	1. Code Enforcement Officer
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D. APPEALS	
1. Administrative Appeal	3. Planning Board
2. Judicial Appeal	4. Board of Appeals
E. NONCONFORMANCE	
1. Nonconformity	

1. GENERAL PROCEDURES

A. GENERAL

1. Applications must be approved by the Permitting Authority, following the procedures outlined in this Code.
2. Applications must include all necessary information and plan contents for the Permitting Authority to determine compliance with this Code.
3. The applicant can obtain an application packet including all submission requirements from the Town Office.
4. When a project requires multiple types of permit review, those applications may, at the discretion of the Permitting Authority, be processed simultaneously.

B. COMPLETENESS

1. An application for development review is not considered complete until all necessary information has been supplied by the applicant, all fees have been paid, required pre-submittal meetings have been held, and until such time as the Permitting Authority determines completeness.
2. Upon written request by an applicant, the Permitting Authority may waive any of the application requirements required for submission, provided the requirement is not needed to determine full compliance with this Code.
3. For any application requiring a public hearing, the [PERMITTING AUTHORITY] may make initial determination of completeness and schedule the application for a public hearing.
4. At the public hearing, the Permitting Authority may vote to determine if an application is complete and may do one of the following:
 - a. Determine the application is complete and ready for review.
 - b. Determine the application is incomplete and deny the application.
 - c. Determine the application is incomplete and allow the applicant to withdraw the application without prejudice according to Article 7.A.9.B Withdrawal.
 - d. Table the application to a date and time specific according to Article 7.A.7.C, Continuance.

C. FEES

1. Upon formal submission of an application, any applicable fees must be paid in accordance with the fee schedule established by the Board of Selectmen and posted at the Town Office.

D. TECHNICAL REVIEW

1. Where a Permitting Authority finds that the scale or complexity of a project necessitates third party professional or technical services to assist with project review and determination of compliance with this Code and any modules, the applicant may be required to escrow funds prior to the commencement of project review.
2. Funds will be held by the Town Treasurer and any balance of funds remaining at the conclusion of project review will be returned to the applicant.
3. In the instance where an applicant disagrees with the amount of funds to be escrowed, an applicant may appeal a decision of the Permitting Authority in accordance with Article 7.F.1 Administrative Appeals.

E. RECORDING

1. Plans containing lots, theoretical lot lines, or building groups must be recorded in the [NAME OF COUNTY] Registry of Deeds within 90 days of the granting of an approval, variance, or a permit.
2. Permits for uses or massing components must be recorded in the [NAME OF COUNTY] Registry of Deeds within 90 day of the granting of an approval.

2. PRE-SUBMITTAL MEETING

PURPOSE

- To provide an opportunity to inform an applicant of relevant development review application criteria, standards, and procedure.
- To examine previous development review applications and permits for the site.
- To identify potential concerns by the applicant and the Permitting Authority at the earliest opportunity in the development process.

APPLICABILITY

- At the discretion of the [PERMITTING AUTHORITY], an applicant may be required to have a pre-submittal meeting with the Permitting Authority. Conversely, an applicant may request a pre-submittal meeting with the Permitting Authority.

A. APPLICABILITY

1. A pre-submittal meeting is mandatory for the following applications: Large Project Plan, Subdivision Plan, Master Plan, Special Permit, and Variance.
2. A pre-submittal meeting is optional, but recommended for a Small Project Plan application.
3. The [PERMITTING AUTHORITY] conducts pre-submittal meetings.
4. Pre-submittal meetings are advisory only, and not intended as an exhaustive review of all potential issues. Participation in a pre-submittal meeting does not absolve an applicant of any responsibility for legal or technical due diligence investigation.

A. PROCEDURE

1. A pre-submittal meeting with the [PERMITTING AUTHORITY] should occur at least 3 days prior to formal submission of an application for development review.
2. A pre-submittal meeting with the Planning [BOARD / COMMISSION] must be requested in writing to the Office of the [PERMITTING AUTHORITY], and the Office of the [PERMITTING AUTHORITY] must schedule the meeting for the next regular meeting of the Planning [BOARD / COMMISSION].
3. Applicants or their representatives are required to attend a pre-submittal meeting.

3. OPTIONAL NEIGHBORHOOD MEETING

PURPOSE

- To facilitate appropriate community participation in the development review process; to provide an applicant with an opportunity to present a development proposal to the public during the conceptual design phase; and to allow the public to identify and discuss issues and potential impacts of the development proposal with the applicant.
- To promote submittal of applications for development review that are more responsive to neighborhood concerns and to expedite and lessen the expense of the review process by reducing continuances and appeals.

APPLICABILITY

- Neighborhood meetings are optional.

B. PROCEDURE

1. A neighborhood meeting should occur at least 10 days before formal submittal of an application for development review.
2. Neighborhood meetings should be held at a location in close proximity to the subject property on a weekday evening after 6:00 p.m. or on weekends at any reasonable time and should not occur on a local, state, or national holiday.
3. Applicants or their representatives must attend a neighborhood meeting.
4. The Applicant is responsible for coordinating a neighborhood meeting.
5. The format and agenda of the neighborhood meeting is at the discretion of the applicant and may consist of:
 - a. Formal presentation
 - b. On-site walk through
 - c. A drop-in, open house style informational session
6. Opportunity must be provided for attendees to ask questions regarding the development review application.
7. The Applicant is encouraged to submit a report and minutes of the neighborhood meeting to the [PERMITTING AUTHORITY] at the time of application submittal, including the following:
 - a. A list of those persons and organizations contacted about the meeting, and manner and date of contact;
 - b. The date, time, and location of the meeting;
 - c. A roster or signature sheet of attendees at the meeting;
 - d. A summary of issues discussed at the meeting;
 - e. Copies of all materials provided by the applicant at the meeting; and
 - f. A description of any changes to the application made as a result of the meeting.

4. PUBLIC NOTICE

PURPOSE

- To inform the general public of the public hearing or meeting and to inform neighboring landowners of any potential development impacts.

APPLICABILITY

- All projects.

C. MAILED NOTICE

- Table 7.2 Notices & Public Hearings summarizes which types of applications require notice.
- Notice of a development review or legislative procedure public hearing must be mailed by USPS Return Receipt to abutters located:
 - Within 1,000 feet of the subject property, if the property is in CD2.
 - Within 250 feet of the subject property located in all other districts.
- The applicant must develop a notice containing pertinent information about the project including: application type, project location and description, and if applicable, time, date and location of first scheduled meeting of the Permitting Authority, contact information for the [NAME OF TOWN / CITY]. Notices must be mailed within 2 business days of submission of an application.
- Applicant must provide copy of mailing receipt to the Office of the [PERMITTING AUTHORITY].

D. PUBLISHED NOTICE

- When published notice is required, notice of a development review or legislative procedure public hearing must be published on the [NAME OF TOWN / CITY]'s web page and in a newspaper of general circulation.

E. POSTED NOTICE

- When posted notice is required, the [PERMITTING AUTHORITY] must post notice of a development review or legislative procedure public hearing in a conspicuous public location at the [NAME OF TOWN / CITY] Office.
- The posted notice must include a description of application type and brief summary as well as contact information for the [NAME OF TOWN / CITY].

F. NOTICE DEFECTS

- Minor defects in notice do not impair the notice or invalidate proceedings if a bona fide attempt has been made to comply with applicable notice requirements.

TABLE 7.1 NOTICES & PUBLIC HEARINGS

	NOTICE	PUBLIC HEARING
SMALL PROJECT PLAN		
LARGE PROJECT PLAN	●	
SUBDIVISION PLAN	●	●
MASTER PLAN	●	●
PLAN REVISION	○	○
SPECIAL PERMIT	●	●
VARIANCE	●	●
LAND CONVEYANCE		
ZONING AMENDMENT	●	●

● Required

○ May be required

5. PUBLIC HEARINGS

PURPOSE

- To provide an opportunity for the public to review and comment on project applications, revisions, appeals, and/or proposed zoning text or map amendments.

APPLICABILITY

- Table 7.1 Required Notice & Public Hearing summarizes which types of applications require a public hearing. If an application is not listed, no public hearing is required.

A. ACCESS TO DOCUMENTS

1. Physical copies of application information, plans, and other related correspondence are available to inspect during normal [NAME OF TOWN / CITY] office business hours. Copies of materials may be requested by any party, subject to payment of a reasonable fee to cover the cost of such copies.

B. CONDUCT OF THE PUBLIC HEARING

1. The public hearing will be conducted in accordance with any and all applicable requirements of this Code and any adopted rules and regulations of the Permitting Authority conducting the hearing.

C. CONTINUANCE

1. Upon mutual agreement by the applicant and the Permitting Authority, the following procedural requirements may be extended:
 - a. The time limit required for commencement of a public hearing;
 - b. The time limit required to make a decision.
2. Mutual agreement of extended time limits will be recorded in writing.

6. WRITTEN INTERPRETATION

PURPOSE

- To provide a formal explanation or clarification of the regulations of this Code as applied to specific cases.

APPLICABILITY

- A written interpretation may be requested by any party.
- The [PERMITTING AUTHORITY] may issue a written interpretation of any specific standard(s) of this Code as applied to any specific property or development proposal under development review at their own initiative, without petition from the public.

A. GENERAL

1. The [PERMITTING AUTHORITY] may issue written interpretations.
2. A written interpretation does not require the [PERMITTING AUTHORITY] to reach a particular decision for any application for development review if the facts of the application, property, location, or character of the development proposal differ from those stated or assumed in a previously issued written interpretation.
3. Written interpretations must be consistent with the purpose and purpose of this Code and cannot contradict or override any standards of this or any other Ordinance.

B. PROCEDURE

1. Within 30 days after receiving a petition for a written interpretation, the [PERMITTING AUTHORITY] must:
 - a. Review the specific standard or standards to be interpreted and the facts of the specific situation concerning the request for an interpretation;
 - b. Issue, in writing, meaningful explanation or clarification of the standard in question; and,
 - c. File the written interpretation with the Town Clerk.
2. The [PERMITTING AUTHORITY] may require further facts and information as are, in their judgment, necessary to provide a meaningful interpretation of the standard in question.

7. MISC PROCEDURES

A. INSPECTION

1. Submittal of an application provides consent, by the applicant, for the [PERMITTING AUTHORITY] to enter upon private real property to conduct routine inspections as needed.

B. WITHDRAWAL

1. An application may be withdrawn without prejudice at any time prior to the issuance of the public notice advertising the development review public hearing where the application will be reviewed.
2. Once the public notice advertising a development review public hearing has been issued, a request to withdraw an application can only be granted by the Permitting Authority. Upon request to withdraw without prejudice, the Permitting Authority has the option to do one of the following:
 - a. Approve a request to withdraw without prejudice; or
 - b. Deny the request and proceed to evaluate the application based on the merits of the information submitted.
 - c. Withdrawn applications are not eligible for a refund of fees, unless explicitly authorized by the Town Administrator.

C. REPETITIVE APPLICATIONS

1. A denied application will not be reconsidered for a minimum of 2 years from the date that final action was taken by the Permitting Authority unless the Permitting Authority determines that substantial new evidence is available, or a significant mistake of law or of fact was made in the prior denial, that justifies reconsideration of the application.
2. If the application is resubmitted earlier than 2 years from the date of final action, the subsequent application must include a detailed statement of the evidence justifying its reconsideration.
3. Re-submittal of applications withdrawn without prejudice must not be considered a repetitive application.

D. FAILURE TO ACT

1. Failure by a Permitting Authority to hold a public hearing or take final action on an application within the maximum time requirement or permitted extensions, as applicable, must result in the approval of the application at the expiration of said time periods.

E. FINDINGS

1. Decisions must include a detailed record of proceedings indicating the vote of each member, the reason for its decisions, its official actions and any conditions of approval.

F. CERTIFICATION & RECORDING OF DECISION

1. Filing of the Decision. Decisions will be filed by the Permitting Authority as indicated for each type of development review with the Town Clerk within five business days after the decision is made. The Town Clerk will date stamp the decision, beginning the time period for which an appeal may be filed.
2. Notice of the Decision. Notification of the decision must be mailed to the petitioner, applicant, and appellant, as applicable.
3. Certification. The applicant must take a copy of the decision provided by the Office of the [PERMITTING AUTHORITY] to the Town Clerk for certification that no appeals have been filed.
4. Archiving of Decision. Once the Town Clerk has certified that the decision has not been appealed, the applicant must archive the decision in accordance with this Code. No Zoning Permit will be issued without physical evidence that a required or requested waiver, special permit, and/or variance granted by a Permitting Authority has been properly filed with the [NAME OF COUNTY] Registry of Deeds.
5. Recording of Plans. Plans approved and signed by the Planning [BOARD / COMMISSION] must be recorded at the [NAME OF COUNTY] Registry of Deeds within six months. Failure to record plan may be construed by the Planning [BOARD / COMMISSION] as abandonment of the plan and may cause the Planning [BOARD / COMMISSION] to take action to repeal its decision.
6. Validity. A Zoning Permit remains valid for 1 year. A Subdivision Plan approval remains valid for 2 years.

1. APPLICATION TYPES

PURPOSE

- To provide a clear and effective set of rules for gaining approvals for development within the [NAME OF TOWN / CITY].

APPLICABILITY

- All projects.

A. DEVELOPMENT REVIEW

1. Applications are required for the following types of projects:
 - a. Small Project Plan
 - b. Large Project Plan
 - c. Subdivision Plan
 - d. Master Plan
 - e. Plan Revision
 - f. Special Permit
 - g. Variance

B. ADDITIONAL PERMIT APPLICATIONS

1. Additional permit applications may be required as outlined in Article 9 Modules, based on conditions of subject property and/or the proposed project, including:
 - a. Shoreland Zoning
 - b. Resource Protection
 - c. Floodplain
 - d. Demolition Delay
 - e. Wireless Communications
 - f. Timber Harvesting
 - g. Earth Filling, Grading, Excavation
 - h. Erosion Sedimentation Control
 - i. Seasonal Conversion
 - j. Mobile Home Park

2. SMALL PROJECT PLAN

PURPOSE

- To provide for the administrative review of projects including the development of individual buildings, modifications to buildings, changes or alterations made to a site, or other projects that do not create significant off-site impacts, according to the applicability standards below.

APPLICABILITY

- All new buildings and accessory buildings up to 10,000 sf in gross floor area.
- Building renovations up to 10,000 sf in gross floor area.
- Additions of building components.
- Site improvements.
- Changes to a nonconforming lot, use, structure, site improvement, if the subject property is up to 10 acres in lot area.

A. AUTHORITY

1. The [PERMITTING AUTHORITY] administratively reviews applications for all Small Project Plan applications.
2. Upon approval of a Small Project Plan, the [PERMITTING AUTHORITY] issues a Zoning Permit to the applicant.

B. PROCEDURE

1. A Small Project Plan application must be filed, including payment of the applicable fee, with the Office of the [PERMITTING AUTHORITY], in accordance with Article 7.A.1 General Procedures.
2. The [PERMITTING AUTHORITY] must forward applications for a Small Project Plan that require any additional type of development review to the appropriate Permitting Authority, subject to the applicable procedural requirements of this Article.
3. Within 10 days after receiving a completed application for a Small Project Plan that does not require any further type of development review, the [PERMITTING AUTHORITY] must issue a Zoning Permit or transmit in writing to the Applicant the reasons for failure to issue such permit.
4. Zoning Permits for Small Project Plans will not be issued for applications that require any additional development review until that review has been completed in accordance with the standards of this Article.

C. APPROVAL STANDARDS

1. The [PERMITTING AUTHORITY] must approve a Small Project Plan application and issue findings of fact upon verifying consistency to the following:
 - a. The standards of this Code;
 - b. The adopted Comprehensive Plan of the [NAME OF TOWN / CITY];
 - c. Any/all prior approvals for the subject property;
 - d. Any additional type of development review required by this Code has been completed in accordance with the standards of this Article; and,
 - e. Considerations indicated elsewhere in this Code for the required Small Project Plan approval.

D. CONDITIONS

1. The [PERMITTING AUTHORITY] may grant Small Project Plan approval with conditions only to the extent that conditions specify the actions necessary to bring the application into complete compliance with applicable standards of this Code or where additional conditions have been agreed to by the applicant.

E. AMENDMENTS

1. Amendments to approved Small Project Plan applications may be approved as follows:
 - a. Amendments must be submitted to the Office of the [PERMITTING AUTHORITY], including a written description of the proposed change, the reason for such change, and a revised plan with notation of changes to the approved plan.
 - b. When considering a revision to a previously approved application for a Small Project Plan, the [PERMITTING AUTHORITY] must limit their review to the proposed changes to the previously approved application.
 - c. Within 10 days of determination of completeness, the [PERMITTING AUTHORITY] must issue a Zoning Permit or transmit in writing the reasons for failure to issue such permit.

3. LARGE PROJECT PLAN

PURPOSE

- To provide for the review of projects including the development of individual buildings, modifications to buildings, changes or alterations made to a site, or other projects that may have the potential to create significant off-site impacts, according to the applicability standards below.
- The Large Project Plan approval process provides an applicant with the opportunity to submit architectural, site, landscaping, or engineering plans so that compliance to the standards of this Code can be determined.

APPLICABILITY

- Projects that create significant on- or off-site impact.
 - On-site significant impacts may include but are not limited to excavation, grading, or blasting; noise, glare, or smell; and,
 - Off-site significant impacts may include but are not limited to existing utilities, stormwater infrastructure or alterations within the thoroughfare right-of-way.
- All new buildings and accessory buildings over 10,000 sf in gross floor area.
- Building renovations over 10,000 sf in gross floor area.
- Site improvements creating more than 50 parking spaces.
- Changes to a nonconforming lot, use, structure, site improvement, if the subject property is over 10 acres in lot area.
- Building groups that do not trigger subdivision.

A. AUTHORITY

1. The [PERMITTING AUTHORITY] reviews and approves applications that require Large Project Plan approval.
2. Upon approval of a Large Project Plan, the [PERMITTING AUTHORITY] issues a Zoning Permit to the applicant.
3. The [PERMITTING AUTHORITY] may, upon consideration of the complexity of the application, forward the application to the Planning [BOARD / COMMISSION] for review and approval at a public hearing.

B. PROCEDURE

1. A Large Project Plan application must be filed, including payment of the applicable fee, with the Office of the [PERMITTING AUTHORITY], in accordance with Article 7.A.1 General Procedures.

2. Within 45 days after receiving a completed application for a Large Project Plan that does not require any further type of development review, the [PERMITTING AUTHORITY] must issue a Zoning Permit or transmit in writing to the Applicant the reasons for failure to issue such permit.
3. If the [PERMITTING AUTHORITY] forwards the application to the Planning [BOARD / COMMISSION], the Planning [BOARD / COMMISSION] will proceed as follows:
 - a. Within 30 days after receiving an application for Large Project Plan approval, the Planning [BOARD / COMMISSION] must review the application for completeness and hold a public hearing.
 - b. Within thirty 30 days of the closing of the public hearing, the Planning [BOARD / COMMISSION] must make a decision to approve, approve with conditions, deny, or grant withdrawal of the application in accordance with this section.
4. Zoning permits for large project plans will not be issued for applications that require any additional development review until that review has been completed in accordance with the standards of this Article.

C. APPROVAL STANDARDS

1. The [PERMITTING AUTHORITY] must approve a Large Project Plan application and issue findings of fact upon verifying consistency to the following:
 - a. The standards of this Code.
 - b. The adopted Comprehensive Plan of the [NAME OF TOWN / CITY].
 - c. Any/all prior approvals for the subject property.
 - d. Any additional type of development review required by this Code has been completed in accordance with the standards of this Article.
 - e. Considerations indicated elsewhere in this Code for the required Large Project Plan approval.

D. CONDITIONS

1. The [PERMITTING AUTHORITY] may grant Large Project Plan approval with conditions only to the extent that conditions specify the actions necessary to bring the application into complete compliance with applicable standards of this Code or where additional conditions have been agreed to by the applicant.

E. AMENDMENTS

1. Amendments to approved Large Project Plan applications may be approved as follows:
 - a. Amendments must be submitted to the Office of the [PERMITTING AUTHORITY], including a written description of the proposed change, the reason for

- such change, and a revised plan with notation of changes to the approved plan.
- b. When considering a revision to a previously approved application for a Large Project Plan, the [PERMITTING AUTHORITY] must limit their review to the proposed changes to the previously approved application.
 - c. Within 30 days of submission, the [PERMITTING AUTHORITY] must issue revised findings and issue a Zoning Permit or transmit in writing the reasons for failure to issue such permit.

F. COMPLIANCE

- 1. The [PERMITTING AUTHORITY] may require the posting of a bond or other performance guarantee to assure compliance with the Large Project Plan and/or conditions, as approved.

4. SUBDIVISION PLAN

PURPOSE

- To allow for the orderly development of a parcel of land into new dwelling units and lots, and thoroughfares that provide access to them.
- To comply with MRSA, Title 30-A, Chapter 187, Section 4401 et.seq.

APPLICABILITY

- The division of a parcel of land into 3 or more lots within any 5 year period that begins on or after September 23, 1971.
 - The division of structures into 3 or more dwelling units.
 - The construction or placement of 3 or more dwelling units.
 - The division of an existing structure used for commercial or industrial use into 3 or more dwelling units.
 - Construction of thoroughfares.
 - Installation of utility services.
-

A. AUTHORITY

1. The Planning [BOARD / COMMISSION] reviews and approves all applications for Subdivision Plan approval and enforces this Article.
2. The Office of the [PERMITTING AUTHORITY] administers the Subdivision Plan approval review process.
3. The Road Commissioner and [PERMITTING AUTHORITY] oversees the subdivision construction phase.
4. When a Subdivision Plan application requires review and approval of the [NAME OF STATE] Department of Environmental Protection, each review may be conducted simultaneously.
5. Upon approval of a Subdivision Plan, the [PERMITTING AUTHORITY] issues a Zoning Permit for the installation of all required site improvements.
6. Upon approval of a Subdivision Plan, the Office of the [PERMITTING AUTHORITY] may accept applications for development, including but not limited to Small and Large Project Plans for new buildings.

B. PHASING

1. The Planning [BOARD / COMMISSION] may permit a subdivision to be completed in phases. The Planning [BOARD / COMMISSION] may include any requirements or conditions on such phasing plan it deems necessary to ensure orderly development.

C. PROCEDURE

1. The review and approval of an application for Subdivision Plan approval is conducted at a public hearing of the Planning [BOARD / COMMISSION].
2. Applicants are required to attend a pre-submittal meeting with the Planning [BOARD / COMMISSION].
3. Within 30 days after receiving an application for Subdivision Plan approval, the Planning [BOARD / COMMISSION] must determine if the application is complete and ready for review at a public hearing.
4. A copy of the application for Subdivision Plan approval will be circulated to the following departments for review and comment. Each entity must forward any comments to the Planning [BOARD / COMMISSION] in a timely manner for consideration during the public hearing process:
 - a. Road Commissioner
 - b. Fire Chief
 - c. Great Salt Bay Sewer and Water District
5. Within 30 days after determining application completeness, the Planning [BOARD / COMMISSION] must hold a public hearing and make a decision to approve, approve with modifications, deny, or grant withdrawal without prejudice the application for final plat plan approval.
6. Within 30 days, the Planning [BOARD / COMMISSION] must issue findings of fact and provide a copy to the applicant and the Office of the [PERMITTING AUTHORITY].
7. The applicant must submit 3 mylar copies of the final plat plan for Planning [BOARD / COMMISSION] signatures.

D. APPROVAL STANDARDS

1. The Planning [BOARD / COMMISSION] must approve a Subdivision Plan application and issue findings of fact upon verifying consistency to the following:
 - a. The standards of this Code.
 - b. The adopted Comprehensive Plan of the [NAME OF TOWN / CITY].
 - c. Pollution: The proposed subdivision will not result in undue water or air pollution. In making this determination, it will at least consider:
 - i. The elevation of the land above sea level and its relation to the flood plains;
 - ii. The nature of soils and subsoils and their ability to adequately support waste disposal;
 - iii. The slope of the land and its effect on effluents;
 - iv. The availability of streams for disposal of effluents; and
 - v. The applicable state and local health and water

- resource rules and regulations.
- d. Sufficient Water: The proposed subdivision has sufficient water available for the reasonably foreseeable needs of the subdivision.
 - e. Municipal water supply: The proposed subdivision will not cause an unreasonable burden on an existing water supply and the project can be served as planned, if one is to be used.
 - f. Erosion: The proposed subdivision will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.
 - g. Traffic: The proposed subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed. If the proposed subdivision requires driveways or entrances onto a state or state aid highway, the Department of Transportation has provided documentation indicating that the driveways or entrances meet Title 23, Section 704.
 - h. Sewage Disposal: The proposed subdivision will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized.
 - i. Municipal Solid Waste Disposal: The proposed subdivision will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be utilized.
 - j. Aesthetic, cultural, and Natural Values: The proposed subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.
 - k. Financial and Technical Capacity: The subdivider has adequate financial and technical capacity to meet the standards of this section.
 - l. Surface Waters: Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond, or river as defined in Title 38, Chapter 3, Subchapter I, Article 2-B, the proposed subdivision will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.
 - m. Ground Water: The proposed subdivision will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
 - n. Flood Areas: Based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, if the subdivision, or any part of it, is in such an area, the subdivider will determine the 100-year flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan must include a condition of plan approval requiring that principal structures in the subdivision will be constructed with their lowest floor, including the basement, at least one foot above the 100-year flood elevation.
 - o. Freshwater Wetlands: All freshwater wetlands within the proposed subdivision have been identified on any maps submitted as part of the application.
 - p. River, Stream, or Brook: Any river, stream or brook within or abutting the proposed subdivision has been identified on any maps submitted as part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in Title 38, Section 480-B, subsection 9.
 - q. Storm Water: The proposed subdivision will provide for adequate storm water management and comply with State Stormwater Management Law 38 M.R.S.A. Section 420-D.
 - r. Spaghetti-Lots: If any lots in the proposed subdivision have shore frontage on a river, stream, brook, great pond or coastal wetland as these features are defined in Title 38, Section 480-B, none of the lots created within the subdivision may have a lot depth to shore frontage ratio greater than 5 to 1.
 - s. Lake Phosphorus Concentration: The long-term cumulative effects of the proposed subdivision will not unreasonably increase the phosphorus concentration in a Great Pond, (as defined in MRS Title 38 Section 480-B), during the construction phase and life of the proposed subdivision, or in the absence of a Great Pond, otherwise cause phosphorous concentration in fresh water bodies.
 - t. Impact on Adjoining Municipality: For any proposed subdivision that crosses municipal boundaries, the proposed subdivision will not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality in which part of the subdivision is located.
 - u. Lands Subject to Liquidation Harvesting: Timber on the parcel being subdivided has not been harvested in violation of rules adopted pursuant to Title 12, Section 8869, subsection 14. If a violation of rules adopted by the [NAME OF STATE] Forest Service to substantially eliminate liquidation harvesting has occurred, the Planning [BOARD / COMMISSION] must determine prior to granting approval for the subdivision that 5 years have elapsed from the date the landowner under whose ownership the harvest occurred acquired the parcel.

E. CONDITIONS

1. The Planning [BOARD / COMMISSION] may attach conditions and/or limitations that it deems necessary in order to ensure compliance to the findings and/or standards applicable to development requiring Subdivision Plan approval.

F. AMENDMENTS AND MODIFICATION

1. The [PERMITTING AUTHORITY] may determine that the following modifications to an approved plat are de minimis in nature, and do not constitute an amendment to the approved final plat:
 - a. Moving of lot lines and rearrangement of easements, provided that the lots meet the minimum requirements of this Code and all other applicable regulations, and the number of lots remains the same; and,
 - b. Modification of design of improvements as result of unforeseen conditions or field adjustments during construction, as recommended by the Road Commissioner.
2. All other modifications to an approved plat will constitute a new application to the Planning [BOARD / COMMISSION], subject to the procedures of Article 7.B.4.C Procedure.
3. Where a revision causes need for a new plan mylar to be signed by the Planning [BOARD / COMMISSION] for recording at the [NAME OF COUNTY] Registry of Deeds, the Planning [BOARD / COMMISSION] must make itself available as a board or as individuals to sign mylars in a timely manner. After obtaining necessary signatures, the applicant must file the signed mylar with the [NAME OF COUNTY] Registry of Deeds in accordance with the standards of this Code.

G. COMPLIANCE

1. The Planning [BOARD / COMMISSION] may require the posting of a security agreement (performance bond, irrevocable letter of credit or other performance guarantee), plus inspection fees made payable to the Treasurer of the [NAME OF TOWN / CITY] to assure compliance with the Subdivision plan and/or conditions, as approved, within 2 years from the date of approval of the final plat.
2. The Planning [BOARD / COMMISSION] may recommend to the Board of Selectmen an extension of the performance guarantee period up to twelve months where the applicant can demonstrate good cause for extension.

H. RECORDING OF PLAT

1. The applicant will file a copy of the approved subdivision plat at the [NAME OF COUNTY] Registry of Deeds within 6 months of approval by the Planning [BOARD / COMMISSION].

I. MONUMENTS

1. Following final plat approval, survey monuments and markers must be laid out as indicated in the final plat as

follows:

- a. Monuments must be made of granite or concrete cylinders covered with suitably marked bronze plates;
- b. The tops of monuments and their location and grade must be set as established by the Road Commissioner;
- c. The monuments must be of sufficient depth to reach below the frost line;
- d. The Road Commissioner may modify or exempt the installation of monuments based on the nature of the proposed subdivision.

J. CIVIC SPACE

1. Prior to approval of the final plat containing dwelling units, the subdivision plat must also show location of civic spaces as required by Article 6.D Civic Spaces.
2. If the Planning [BOARD / COMMISSION] determines a suitable civic space or spaces cannot be located on the subdivision plat, or the Planning [BOARD / COMMISSION] determines there is a need for additional facilities in the immediate neighborhood, the Planning [BOARD / COMMISSION] may require a sum of money in lieu thereof. Any money required in lieu of civic space must be deposited with the Treasurer of the [NAME OF TOWN / CITY] into a trust fund to be used by the Town exclusively for civic space purposes, including acquisition of property.

K. REQUIRED IMPROVEMENTS

1. Installation of Improvements must be made in accordance with the final plat, within 2 years from the date of approval of the final plat. Improvements may include, but are not limited to: site grading, streets (including any street trees, sidewalks, curb and gutter), sanitary sewers, water mains and services, stormwater management facilities, fire services, street lighting, and signage.
2. Prior to start of construction of any required improvements, the applicant must provide the Road Commissioner with a copy of specifications included in any contract entered into by the applicant for construction. The applicant must notify the Town at least five days prior to the start of construction or installation of any improvements and at least 24 hours prior to the completion of these improvements.

L. INSPECTION OF IMPROVEMENTS

1. The construction of all required improvements must be supervised by a [NAME OF STATE] State licensed engineer, contracted by the [NAME OF TOWN / CITY] at the expense of the applicant. After completion of construction, the supervising engineer must certify to the Road Commissioner that all required improvements have been constructed as required.
2. The Road Commissioner must inspect required

- improvements during and at the completion of construction to ensure their satisfactory completion.
3. If the Road Commissioner finds, upon inspection, that any of the required improvements have not been constructed per the approved plans and specifications, he/she must instruct the applicant to correct any discrepancies or deficiencies.
- place in the subdivision is not sufficient to warrant all the improvements covered in the security agreement, and the amount of security agreement should be increased; or,
- b. That the required improvements have been installed in accordance with the approved final plat in sufficient amount to warrant reduction in the amount of security agreement.

M. CONVEYANCE OF IMPROVEMENTS

1. If any plat contains public rights-of-way, parks, or easements which are to be dedicated as such, the approval of the plat does not constitute an acceptance by the [NAME OF TOWN / CITY] of the improvements constructed or installed in the subdivision, irrespective of any acts by an officer, agent, or employee of the [NAME OF TOWN / CITY] with respect to these improvements.
2. Every right-of-way, park, or easement shown on a plat filed or recorded in the [NAME OF COUNTY] Registry of Deeds will be deemed to be a private improvement until it has been formally dedicated and accepted by the [NAME OF TOWN / CITY]. Until such dedication and acceptance, the [NAME OF TOWN / CITY] is not responsible for maintenance.
3. The acceptance of improvements may be made only by the adoption of a Board of Selectmen resolution after the Department of Public Works files a certificate with the Office of the [PERMITTING AUTHORITY] certifying that all improvements have been constructed or installed as required. All accepted easements must be filed with the plat and copies forwarded to the Commissioner of Public Works, Parks, and Streets.

N. DEFAULT OF SECURITY AGREEMENT

1. If any required improvements have not been installed as provided in this section within the terms of the security agreement, the Board of Selectmen may declare the security agreement to be in default and collect the sum remaining payable thereunder; and upon receipt of the proceeds, the [NAME OF TOWN / CITY] must install the improvements as are covered by the security, and as commensurate with the extent of building development that has taken place in the subdivision but not exceeding in cost the amount of such proceeds.

O. MODIFICATION OF SECURITY

1. The Road Commissioner may decide at any time during the term of the security agreement the following:
 - a. That the extent of building development that has taken

P. ISSUANCE OF ZONING PERMITS FOR NEW BUILDINGS

1. No Zoning Permit will be issued for a new building until the final plat is recorded with the [NAME OF COUNTY] Registry of Deeds, and a copy provided to the Office of the [PERMITTING AUTHORITY].
2. If any declarations, covenants and restrictions are associated with any land in the subdivision, no Zoning Permit will be issued until all declarations, covenants and restrictions have been executed and filed with the [NAME OF COUNTY] Registry of Deeds, and a copy provided to the Office of the [PERMITTING AUTHORITY].

5. MASTER PLAN

PURPOSE

- To provide a development review process that applies to a conceptual plan coordinating the development of blocks, thoroughfares, civic space, and other neighborhood level design.
- To show mandatory compliance standards for blocks, storefront streets, alleys, thoroughfares, pedestrian sheds, district mix, and building mix, as applicable.
- To allow an applicant to gain conceptual-level approval for a project without preparing detailed site plans or architectural and engineering drawings for thoroughfares, civic spaces, lots, or buildings.
- To authorize the Code Enforcement Office to accept applications for subsequent development review in accordance with this Code, as project phases and individual lots are built out.

APPLICABILITY

- Parcels under single ownership that involve the potential for significant or phased development.
 - Any proposed reassignment of character districts to land located within a pedestrian shed on the District Map.
-

A. AUTHORITY

1. The Planning [BOARD / COMMISSION] reviews and approves all applications for master plan approval.

B. PROCEDURE

1. The review and approval of an application for Master Plan application is conducted at a public hearing.
2. Within 30 days of receiving an application for Master Plan approval, the Planning [BOARD / COMMISSION] must review the application for completeness and hold a public hearing.
3. Within 30 days of the closing of the public hearing, the Planning [BOARD / COMMISSION] must make a decision to approve, approve with conditions, deny, or grant withdrawal of the application.
4. When considering a revision to a previously approved application for Master Plan approval, the Planning [BOARD / COMMISSION] must limit its review to the proposed

changes to the previously approved application.

5. Plans for project phases under a Master Plan may be submitted as Large Project Plans, Small Project plans, or Subdivision Plans, as appropriate.

C. APPROVAL STANDARDS

1. The Planning [BOARD / COMMISSION] must approve a Master Plan application and issue findings of fact upon verifying consistency to the following:
 - a. The purpose and purpose of this Code.
 - b. The purpose of the District(s) where the property is located.
 - c. The applicable neighborhood-level standards, including Blocks, Alleys, Thoroughfares, Civic Space, Pedestrian Sheds, District Mix, and Shopfront Streets.
 - d. The adopted Comprehensive Plan of the [NAME OF TOWN / CITY].
 - e. Considerations indicated elsewhere in this Code for the required Master Plan approval.

D. COMPLIANCE

1. The Planning [BOARD / COMMISSION] may require the posting of a bond or other performance guarantee to assure compliance with the Master Plan and/or conditions, as approved.

E. CONDITIONS

1. The Planning [BOARD / COMMISSION] may attach conditions and/or limitations that it deems necessary in order to ensure compliance to the standards applicable to development requiring Master Plan approval.

6. PLAN REVISION

PURPOSE

- To request to make changes to a previously approved application for development review.

APPLICABILITY

- Plan amendments that are not de minimis in nature are subject to review by the [PERMITTING AUTHORITY].

5. When considering a revision to a previously approved plan, the review must be limited to the proposed changes to the previously approved plan.
6. Where an approved revision causes need for a new plan mylar to be signed by the Planning [BOARD / COMMISSION] and recorded at the [NAME OF COUNTY] Registry of Deeds, the Planning [BOARD / COMMISSION] must make itself available as a board or as individuals to sign mylars within 14 days. After obtaining signatures, the applicant must file said mylars in accordance with the standards of this Code.



A. AUTHORITY

1. The [PERMITTING AUTHORITY] must determine whether a plan revision is de minimis in nature and therefore review said revision administratively or determine if the Permitting Authority should review the petition based on the nature of the request and initial plan approval.
2. In accordance with Article 7.B.4.F Amendments and Modifications, the [PERMITTING AUTHORITY] may determine whether a Subdivision Plan revision is de minimis or requires action by the Planning [BOARD / COMMISSION].

B. PROCEDURES

1. Within 14 days after receiving a completed application for a plan revision, the [PERMITTING AUTHORITY] must review the application and determine if the proposed revision is de minimis or significant enough to be considered a major amendment to the plan.
2. The [PERMITTING AUTHORITY] may determine the proposed revision is de minimis upon finding that the revised plan:
 - a. Does not contravene the previously published public notice, any finding, or attached condition made by the Permitting Authority for the original application;
 - b. Does not detrimentally impact matters of substance identified in the meeting minutes of the original public meetings or public hearings;
 - c. Insignificant changes to the original application that do not constitute a substantial change in operational or built outcome, in that persons familiar with the plan would not notice the change.
3. Upon a determination that the proposed revision is de minimis, the [PERMITTING AUTHORITY] will approve or deny the proposed revision in writing.
4. Upon a determination that the proposed revision is not de minimis, the [PERMITTING AUTHORITY] must notify, in writing, the applicant and the designated Permitting Authority of the determination and the applicant must submit the proposed revisions to the designated Permitting Authority as a revision to a previously approved plan in accordance with this Code.

7. SPECIAL PERMIT

PURPOSE

- To authorize a predetermined type of exception from the standards in this Code, within specific limitations and subject to performance measures.

APPLICABILITY

- Special permits may only be requested as specifically authorized by this Code.
- No Zoning Permit must be issued for development that requires or requests a special permit until the discretionary review process for a special permit has been completed in accordance with the standards of this Article.
- The approval or denial of an application for a special permit is in the reasonable discretion of the Planning [BOARD / COMMISSION].

A. AUTHORITY

1. The Planning [BOARD / COMMISSION] reviews and decides all applications that require a Special Permit.
2. The granting of a special permit authorizes the [PERMITTING AUTHORITY] to issue a Zoning Permit.

B. PROCEDURE

1. Within 30 days after receiving a completed application for development review that requires a special permit, the Planning [BOARD / COMMISSION] must review the application and hold a public hearing.
2. Within 45 days after closing of the public hearing, the Planning [BOARD / COMMISSION] must make a decision to approve, approve with modifications, deny, or grant withdrawal the application for a special permit, and file said decision with the Town Clerk.
3. When considering a revision to a previously approved application for a special permit, the Planning [BOARD / COMMISSION] must limit its review to the proposed changes to the previously approved application.

C. APPROVAL STANDARDS

1. When determining whether to approve or deny an application, the Planning [BOARD / COMMISSION] must consider the following:
 - a. The adopted Comprehensive Plan of the [NAME OF TOWN / CITY];
 - b. The purpose and intent of this Code;

- c. The purpose of the District(s) where the property is located;
- d. The proposed use or activity will be established, maintained, and operated so as to be harmonious with the surrounding area and will not impede the development, use, and quiet enjoyment of abutting property in any foreseeable manner;
- e. The proposed use or activity will be of a character that does not produce excessive noise, heat, glare, dust, smoke, fumes, odors, or vibration detectable off the property or that adversely affects the surrounding area;
- f. The proposed use or activity will not result in the destruction, loss, or damage of any feature determined to be of significant natural, scenic or historic importance; and,
- g. Considerations indicated elsewhere in this Code for special permit approval.

D. CONDITIONS

1. In granting a special permit, the Planning [BOARD / COMMISSION] may attach conditions and/or limitations that it deems necessary in order to ensure compliance to the findings and/or standards for the specific special permit requested. Such conditions may include, but are not limited to, vegetated buffers and screening, limits on location, scale, intensity, design, lighting, signs and hours of operation.
2. Failure to comply with any condition or restriction constitutes a violation of this Code and, in addition to any civil or criminal remedy or enforcement procedure, is grounds for modification, suspension, or revocation of the special permit.

E. VALIDITY

1. Special permit approvals must be acted upon within 2 years from the date the decision is filed with the Town Clerk, excluding any time required awaiting the decision of an appeal. If a special permit is not acted upon with 2 years, the approval expires.
2. The Planning [BOARD / COMMISSION] may reduce the time period that a special permit remains valid to a shorter time period as a condition attached to the special permit.
3. The Planning [BOARD / COMMISSION] may extend the duration of validity for a special permit upon making a finding that a demonstrated hardship has prevented utilization of the rights authorized by the special permit.
4. Requests for extension of the duration of validity must be submitted to the Office of the [PERMITTING AUTHORITY] in a timely manner so as to be scheduled and heard by the Planning [BOARD / COMMISSION] prior to expiration of the special permit.

8. VARIANCE

PURPOSE

- To allow a deviation from certain dimensional standards in this Code only when strict application of the Ordinance to the applicant or applicant's property would cause undue hardship.

APPLICABILITY

- In accordance with Title 30-A SS.4353(4), an Undue Hardship Variance may not be granted for uses.
- In accordance with Title 30-A SS.4353(4-C), a Practical Difficulty variance of the following dimensional standards may be granted: lot area, lot coverage, frontage, and setback requirements, and may not be granted for uses.
- In accordance with Title 30-A SS.4353.4-a Disability Variance, a variance may be granted for the installation of equipment or construction of structures necessary for access to or egress from a dwelling by a person with a disability, or the construction of non-commercial vehicle storage.



F. GENERAL

1. No Zoning Permit may be issued for development that requests a variance until the review process for a variance has been completed in accordance with the standards of this Article.

G. AUTHORITY

1. The Board of Appeals reviews and decides all applications for a zoning variance.

H. PROCEDURE

1. Within 30 days after receiving a completed application for a Zoning Permit that requires a variance, the Board of Appeals must review the application and hold a public hearing.
2. Within 45 days of the closing of the public hearing, the Board of Appeals must make a decision to approve, approve with conditions, deny, or grant withdrawal of the application for a variance and issue a certificate to the applicant stating the following:
 - a. Current property owner and identifying the property by reference to the last recorded deed in its chain of title.
 - b. What the variance has been granted for, including any conditions on the variance.
 - c. Date of decision.

3. Within 90 days of issuance of a certificate, the applicant must file a copy of the decision with the [NAME OF COUNTY] Registry of Deeds.

I. APPROVAL STANDARDS

1. The granting of a variance is based upon demonstrated need, not convenience, and when no other feasible alternative is available.
2. In addition to the Disability Variance in Title 30-A SS.4353.4-a, the Board of Appeals may only grant two types of Variance:
 - a. Undue Hardship Variance; and
 - b. Practical Difficulty Variance.
3. The Board may grant an Undue Hardship Variance when it finds that all of the following conditions exist:
 - a. The land in question cannot yield a reasonable return unless a variance is granted;
 - b. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;
 - c. The granting of a variance will not alter the essential character of the locality; and
 - d. The hardship is not the result of action taken by the applicant or a prior owner.
4. The Board may grant a Practical Difficulty Variance when it finds that all of the following conditions exist:
 - a. The need for a variance is due to the unique circumstances of the property and not to the general condition of the neighborhood;
 - b. The granting of a variance will not produce an undesirable change in the character of the neighborhood and will not unreasonably detrimentally affect the use or market value of abutting properties;
 - c. The practical difficulty is not the result of action taken by the petitioner or a prior owner;
 - d. No other feasible alternative to a variance is available to the petitioner;
 - e. The granting of a variance will not unreasonably adversely affect the natural environment;
 - f. The property is not located in whole or in part within shoreland areas as described in Title 38, Section 435.; and,
 - g. Desirable relief could be granted without causing substantial detriment to the public good and without nullifying or substantially derogating from the purpose and purpose of a specific district in this Code or the Ordinance in general.

J. CONDITIONS

1. The Board of Appeals may attach conditions and/or limitations it deems necessary in order to ensure

compliance to the findings and/or standards for the specific variance requested.

2. Failure to comply with any condition or restriction constitutes a violation of this Code and, in addition to any civil or criminal remedy or enforcement procedure, is grounds for modification, suspension, or revocation of the variance.

K. DURATION AND EXTENSION

1. Projects benefiting from a variance must be completed within two years of the granting of the variance.
2. For projects not completed within two years, the variance will be revoked.
3. Upon written request by an applicant, the Board of Appeals may, in its discretion, extend the time period that a variance remains valid for up to 6 months.
4. Requests for extension of the duration of validity must be submitted to the Office of the [PERMITTING AUTHORITY] in a timely manner so as to be scheduled and heard by the Board of Appeals prior to expiration of the special permit.

1. LAND CONVEYANCE

PURPOSE

- To request the Town to accept a voluntary offering of a building, thoroughfare, property easement, or civic space for public dedication.

APPLICABILITY

- Any project that contains a building, thoroughfare, property easement, or civic space.

A. AUTHORITY

1. The Board of Selectmen review all land conveyance petitions on behalf of the Town. The Board of Selectmen may elect to place a land conveyance petition on the warrant of an Annual or Special Town Meeting, where by acceptance would be determined by a majority vote at Town Meeting.
2. The approval or denial of a land conveyance petition is a discretionary legislative act, subject to a majority vote of the Board of Selectmen.

B. PROCEDURE

1. Within 60 days after receiving a land conveyance petition, the Board of Selectmen must review the petition at a regular scheduled meeting, and take action to accept the conveyance, deny the conveyance, or place it on the warrant of the next occurring Town Meeting.
2. The Board of Selectmen may elect to hold a public hearing.
3. The Board of Selectmen may decide to consult the [PERMITTING AUTHORITY] or the Planning [BOARD / COMMISSION] prior to taking action.
4. A majority vote of the Board of Selectmen is required to accept a voluntary offering of land for public dedication.

C. RECOMMENDATION

1. In developing its recommendation to the Board of Selectmen, the [PERMITTING AUTHORITY] or Planning [BOARD / COMMISSION] may consider the following:
 - a. The adopted Comprehensive Plan of the [NAME OF TOWN / CITY].
 - b. The purpose of the District where the property is located.
 - c. Any demonstrated public interest in ownership and the assumption of maintenance responsibility for the land in question.

D. CONDITIONS

1. The [PERMITTING AUTHORITY] or Planning [BOARD / COMMISSION] may make recommendations to the Board of Selectmen when it deems that accepting a petition to convey land to the [NAME OF TOWN / CITY] is within the public interest.

2. ZONING AMENDMENT

PURPOSE

- To provide an applicant a way to change zoning regulations in response to changes in [NAME OF TOWN / CITY] policy or factors or conditions that may be affecting real property.

APPLICABILITY

- Any project within the [NAME OF TOWN / CITY].

hold a public hearing, and vote to place it on the warrant of the next occurring Town Meeting or Special Town Meeting.

A. AUTHORITY

1. The Board of Selectmen process all requests for zoning text or map amendments and place requests for amendments on the Annual or Special Town Meeting.
2. The approval or denial of a zoning text or map amendment is a discretionary legislative act, by majority vote at an Annual or Special Town Meeting.

B. PROCEDURE

1. Petitions may be submitted by any of the following:
 - a. Any member(s) of the Board of Selectmen.
 - b. The [PERMITTING AUTHORITY].
 - c. The Board of Appeals.
 - d. The Planning [BOARD / COMMISSION].
 - e. A property owner seeking to change the entitlement of his/her own property.
 - f. 10% of the number of voters who voted in the [NAME OF TOWN / CITY] in the last gubernatorial election.
2. Within 14 days of receiving a petition to amend the zoning text or map, the Board of Selectmen must submit the petition and the proposed changes, additions, or repeal of language to the Planning [BOARD / COMMISSION] for review.
3. Within 30 days after receiving a petition to amend the zoning text or map, the Planning [BOARD / COMMISSION] must review the petition and accompanying documentation at a regular meeting of the Planning [BOARD / COMMISSION]. The Planning [BOARD / COMMISSION] will consider the petition and must provide a written recommendation to the Board of Selectmen, considering the following:
 - a. The adopted Comprehensive Plan of the [NAME OF TOWN / CITY].
 - b. The purpose of this Code, in general.
 - c. The purpose of the district(s) that would be applied to the properties in question.
4. Within 45 days after submittal to the Board of Selectmen, the Board of Selectmen must review the petition and any recommendations of the Planning [BOARD / COMMISSION],

1. ADMINISTRATIVE APPEAL

PURPOSE

- To provide an applicant a way to petition the Town to rectify a failure to act, denial of a permit, decision made, or enforcement action taken by the [PERMITTING AUTHORITY] or Planning [BOARD / COMMISSION] when an alleged error or misinterpretation has been made in the enforcement or application of the standards of this Code.

APPLICABILITY

- Any aggrieved party may appeal an interpretation, order, requirement, direction, or failure to act by a [PERMITTING AUTHORITY] within 30 days of such action or failure to act.
- An appeal of a Variance constitutes a judicial appeal.
- An appeal of written interpretations, development plans, special permits, plan revisions constitute an administrative appeal.

A. AUTHORITY

1. The Board of Appeals holds a "de novo" hearing to review and decide appeals of decisions of the [PERMITTING AUTHORITY] as applicable in this Code.
2. The Board of Appeals holds an appellate hearing to review and decides appeals of decisions of the Planning [BOARD / COMMISSION] as applicable in this Code.

B. PROCEDURE

1. Within 30 days of an action or failure to act, any aggrieved party may file an appeal with the Appellate Authority.
2. Within 30 days of receiving an appeal, the Appellate Authority must review the application and hold a public hearing.
3. Within 45 days after the closing of the public hearing, the Appellate Authority must make a decision to uphold or reverse the decision of the [PERMITTING AUTHORITY], and file said decision with the Town Clerk.

C. RECONSIDERATION

1. In accordance with MRSA Title 30 Section 2691, an applicant may file a request to the Board of Appeals to reconsider its decision within 10 days of the decision.
2. The Board of Appeals will hold a public hearing, and vote to reconsider its decision.
3. If a majority of Board members who originally voted on the decision vote to reconsider, the Board of Appeals may

conduct additional hearings, and receive additional evidence and testimony before taking action.

4. If the Board of Appeals reconsiders its original decision, the Board must conclude its deliberations and vote within 45 days of the original decision.
5. Decisions of the Planning [BOARD / COMMISSION] may not be reconsidered.

2. JUDICIAL APPEAL

PURPOSE

- To provide an applicant a way to petition the Town to rectify the failure to act, denial of a permit, decision made, or enforcement action taken by a [PERMITTING AUTHORITY] or the Planning [BOARD / COMMISSION] when an alleged error or misinterpretation has been made in the enforcement or application of the standards of this Code.

APPLICABILITY

- Any aggrieved party may appeal a decision or action of the Board of Appeals to the [NAME OF STATE] Superior Court.
- An appeal of a Variance constitutes a judicial appeal.

A. PROCEDURE

1. An aggrieved party may file an appeal at the [NAME OF STATE] Superior Court pursuant to the [NAME OF STATE] Rules of Civil Procedure.

1. NONCONFORMITY

PURPOSE

- To provide for the continuation of uses, structures, building lots, site characteristics, or signs that were established prior to the adoption of this Code and were made nonconforming in result of the adoption of this Code.
- To provide clear and fair rules for when nonconforming conditions should come into conformance with the standards contained within this Code.

APPLICABILITY

- All building lots, uses, buildings, components, roofs, site characteristics, signs, thoroughfares or other items that were established prior to the adoption of this Code.

D. RESTORATION OF NONCONFORMING CONDITIONS

- a. A Zoning Permit is required for the rebuilding, restoration, repair, or reconstruction of a nonconforming condition within one year of the date of damage or destruction.
- b. The [PERMITTING AUTHORITY] may grant a one-year extension of this period.
- c. In the event that a Zoning Permit is not obtained within one year of the date of damage or destruction, and no extension is requested, then the nonconforming condition may not be reestablished unless it conforms to all regulations of this Code.

A. CONTINUATION

1. Nonconforming conditions may continue to operate until such a time as the owner of the property, building, or features makes an alteration that requires conformity, as described in related sections of this Code.

B. PROOF OF NONCONFORMING CONDITIONS

1. The applicant has the burden of establishing the existence of a nonconforming condition that was in effect prior to the adoption of this Code.
2. When applying for any permit or approval related to a nonconforming condition, the applicant may be required to submit evidence of a prior permit or other documentation showing that the nonconformity existed prior to the adoption of this Code.

C. DETERMINATIONS

1. The [PERMITTING AUTHORITY] will determine all questions as to whether a nonconforming condition exists, and prepare a written interpretation in accordance with Article 7.A.6 Written Interpretation.
2. The written interpretation must assign a building type, components, roof type, and any other features to the nonconforming building, to set the baseline for modifications that can be legally made to the nonconforming building.

1. [PERMITTING AUTHORITY]

A. RESPONSIBILITIES

1. The [PERMITTING AUTHORITY] is appointed by the Board of Selectmen.
2. The [PERMITTING AUTHORITY] is the enforcement authority for this Code. The [PERMITTING AUTHORITY] may seek the advice of the Development Administrator on an as needed basis.
3. The [PERMITTING AUTHORITY] may issue any enforcement order, violation notice, request for compliance, or other correspondence as necessary and institute any appropriate inspection, action, or proceeding in the name of the [NAME OF TOWN / CITY] to:
 - a. Prevent the unlawful erection, relocation, extension, enlargement, or alteration of any structure or sign;
 - b. Prevent the unlawful use or occupancy of real property;
 - c. Prevent any illegal act, business, or use in or about any premises; and
 - d. Prevent, correct, restrain, or abate violations of this Code.
4. The [PERMITTING AUTHORITY] establishes application forms and requirements for application review in collaboration with the Development Administrator.
5. The [PERMITTING AUTHORITY] reviews and approves applications for:
 - a. Small Project Plan
 - b. Large Project Plan
 - c. De minimis changes to previously approved plans
6. The [PERMITTING AUTHORITY] may grant waivers of standards as explicitly permitted by this Code.
7. The [PERMITTING AUTHORITY] prepares recommendations for Master Plan and Special Permit and Subdivision applications reviewed by the Planning [BOARD / COMMISSION].
8. The [PERMITTING AUTHORITY] performs site inspections as needed.
9. The [PERMITTING AUTHORITY], from time to time, provides written reports and recommendations to other Permitting Authorities and to the Board of Selectmen.

B. ENFORCEMENT ACTIONS

1. The [PERMITTING AUTHORITY] must not issue any written interpretation or Zoning Permit in violation of this Code.
2. Any written interpretation or Zoning Permit may be revoked upon finding any material misstatement of fact or misrepresentation in plans or specifications by the applicant.
3. The [PERMITTING AUTHORITY], upon finding evidence of violation of this Code will give written notice to the property owner and/or occupant of said property demanding such violation be corrected or abated within such time as the

[PERMITTING AUTHORITY] deems appropriate.

4. Nothing in this Code will restrict the Town from seeking immediate equitable relief for a violation of this Code from a court of competent jurisdiction without prior notice.

C. FINES AND PENALTIES

1. Any person who violates the standards of this Code will be fined in accordance to a schedule of fines established by the Board of Selectmen and posted in the Town Office or pursuant to the terms of Title 30-A Section 4452.

2. DEVELOPMENT ADMINISTRATOR

A. RESPONSIBILITIES

1. The Development Administrator is appointed by the Board of Selectmen, and serves in an advisory capacity to the [PERMITTING AUTHORITY].
2. The Development Administrator provides assistance coordinating public notice as required by the standards of this Code.
3. The Development Administrator provides assistance establishing application forms for development review.
4. The Development Administrator provides assistance to the [PERMITTING AUTHORITY] in the review and approval of projects.
5. The Development Administrator, from time to time, provides written reports and recommendations to other Permitting Authorities and to the Board of Selectmen.

3. PLANNING [BOARD / COMMISSION]

A. RESPONSIBILITIES

1. The Planning [BOARD / COMMISSION] must consist of a minimum 5 members, all legal residents of the [NAME OF TOWN / CITY], appointed by the Board of Selectmen to serve staggered terms of 3 years.
2. The Planning [BOARD / COMMISSION] reviews and approves all applications for:
 - a. Master Plan
 - b. Subdivision Plan
 - c. Special Permit
3. The Planning [BOARD / COMMISSION] may grant waivers of standards as explicitly permitted by this Code.
4. The Planning [BOARD / COMMISSION] reviews and approves applications in accordance with the Article 9 Modules.
5. The Planning [BOARD / COMMISSION] hears Administrative Appeals of decisions of the [PERMITTING AUTHORITY].
6. The Planning [BOARD / COMMISSION] provides advice and recommendations to the Board of Selectmen concerning the following:
 - a. Proposed amendments to zoning text or maps of this Code.
 - b. The laying out, alteration, relocation, or discontinuance of public ways and statutory private ways.
 - c. The proposed conveyance of land to the Town.
7. The Planning [BOARD / COMMISSION], or its designee, is responsible for the authoring and periodical update of the Comprehensive Plan for the [NAME OF TOWN / CITY], and its subsequent adoption.
8. The Planning [BOARD / COMMISSION], or its designee, drafts the official map of the [NAME OF TOWN / CITY].

B. BOARD RULES

1. The Planning [BOARD / COMMISSION] may adopt rules of procedure and policy as it may deem necessary to conduct its affairs, including but not limited to the following subjects:
 - a. Rules and procedures governing applications, including required written and graphical information;
 - b. Rules and procedures pertaining to the development review process;
 - c. Rules and procedures governing the administrative compliance of zoning requirements;
 - d. Rules and procedures for subdivision
 - e. The adoption or amendment of rules of procedure and policy is conducted administratively at a public meeting.

4. BOARD OF APPEALS

A. RESPONSIBILITIES

1. The Board of Appeals will consist of 5 members, all legal residents of the [NAME OF TOWN / CITY], appointed by the Board of Selectmen to serve staggering terms of 3 years.
 - a. The Board of Selectmen may appoint alternate members as deemed appropriate, which members may vote in the absence of a regular member.
2. The Board of Appeals reviews and decides:
 - a. Applications for a Variance; and,
 - b. Administrative Appeals of decisions of the [PERMITTING AUTHORITY] and the Planning [BOARD / COMMISSION].
 - c. Waivers of standards as explicitly permitted by this Code.

B. BOARD RULES

1. The Board of Appeals may adopt rules of procedure and policy as it may deem necessary to conduct its affairs, including but not limited to the following subjects:
 - a. Rules and procedures governing applications, including required written and graphical information; and,
 - b. Rules and procedures governing the administrative compliance of zoning requirements.
2. The adoption or amendment of rules of procedure and policy is conducted administratively at a public meeting.

ARTICLE 8 DEFINITIONS

PURPOSE

- To provide a set of clear definitions to clarify the standards contained within this Code.

APPLICABILITY

- This Article applies all defined terms included within this Code.

Article 8 Definitions

Abandoned:

When a building, commercial unit, or property becomes vacant and unoccupied for a period of one year or more is deemed abandoned.

Above-Ground Storage Tank:

The storage of flammable liquids or gases in a container at or above ground level.

Absolute Height:

Height as measured from the surface of the ground to the highest point on a building.

Abutting:

Having any segment of a real property boundary in common, or separated by a right-of-way, alley, or easement.

Abutter, Direct:

An owner of property located within a certain distance of a subject property considered for development.

Access:

The way or means to enter and leave property or structure.

Accessory Building:

See Building, Accessory.

Accessory Dwelling Unit:

An additional permitted dwelling unit located in a component of a primary building or in an accessory building.

Accessory Unit:

An additional permitted residential or commercial unit located in a component of a primary building or in an accessory building.

Additional Structure:

Any item constructed or erected, not including a primary or accessory buildings, the use of which requires more or less permanent location on the ground, or attached to something having permanent location on the ground.

Adjacent:

To be located in close proximity, or the closest instance of a referenced element, but not directly touching.

Agent:

A person who acts on behalf of another person or group.

Agricultural Buildings:

Buildings associated with the planting, cultivating, producing, growing, and harvesting of agricultural or horticultural products, the raising of livestock and poultry, and any work performed in conjunction with the above farm operations, including the packing, drying, and storing of products produced on-premises. Includes buildings for equine, or horse-related activities, including boarding, lessons, rides, breeding, veterinary care, races, events, and shows.

Agricultural Structures:

Includes storage sheds, apiaries, hoop houses, chicken coops, cold frames, compost bin, greenhouses, silos, rain barrels.

Agricultural Use:

The planting, cultivating, producing, growing, and harvesting of agricultural or horticultural products, the raising of livestock and poultry, and any work performed in conjunction with the above farm operations, including the packing, drying, and storing of products produced on-premises. Agriculture also includes all equine, or horse-related activities, including boarding, lessons, rides, breeding, veterinary care, races, events, and shows.

Alley:

A thoroughfare typically located internal to a block that provides access to the side or rear of lots and onto which no lot directly fronts. Alleys typically provide access to service areas, parking, and accessory buildings and may contain utility easements.

Alteration:

As applied to a building or structure, a change or rearrangement in the exterior structural parts or in the exit facilities; also an enlargement or addition where new construction is connected to an existing structure, whether by extending on a side or by increasing in height, or the moving from 1 location or position to another.

Antenna Equipment:

Equipment for wireless communication, including but not limited to panel antennas, whip antennas, and satellite dish antennas, which may be located on ground-mounted towers and roof-mounted support structures used to broadcast an amateur (HAM) radio station licensed by the Federal Communication Commission.

Applicant:

A person or entity who has submitted an application for review under applicable standards of this Code.

Assigned:

The process of determining the closest reasonable district, building type, component, roof type, use category or other feature of this Code to a nonconforming condition.

Attached:

An object may be said to be attached to another when their outer surfaces are permanently in direct contact, or when they share part of their structural system.

Attic:

The non-habitable interior space located directly under a pitched roof of a building.

Auto-Oriented:

Businesses that relate to vehicular sales and service. All auto-oriented uses, definitions, and standards may be found in Article 4 Use Standards.

Average Ground Level:

The mean (average) ground level at the corners of the main body of a building type.

Article 8 Definitions

Awning:

A wall mounted, pitched, fabric covering extending from a building to provide shade and weather protection for pedestrians.

Basement:

A story of a building that is, in whole or in part, below the first story.

Bay:

An area of a facade between two buttresses, pilasters, columns, piers, or other equivalent architectural features.

Beam:

A large structural framing member.

Bedroom:

A private room for sleeping, however named, planned, intended or used, which is separated and can be closed off from other parts of the dwelling by walls and a door.

Bench:

A long seat for more than one person, typically made of wood, metal, or stone.

Bench (Resting):

Resting benches are used primarily to rest from walking a distance and are provided throughout a city or residential area. Benches should be comfortable to sit on for a period of time.

Blank Wall:

A portion of any facade of a building that does not include windows, doors, columns, pilasters, or other architectural features.

Block:

The aggregate land area, including alleys, crossweaves, and footpaths, circumscribed by thoroughfares.

Block Face:

The aggregate length of one side of a Block, including all lots and alleys.

Block Perimeter:

The aggregate of all Block Face lengths of an individual block.

Bracket:

A visual and/or structural support, typically made of metal or wood, projecting from a building face to bear the weight or visually support a building element.

Building:

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

Building, Accessory:

A second, and typically smaller building, typically located on a lot with a primary building, often times toward the rear of the lot, and sometimes connected to the primary building.

Building, Primary:

A permitted building capable of occupying a lot as the sole structure, as distinct from accessory buildings and additional structures which are dependent on a primary building.

Building Element:

Any part of a building, including the main building mass, components, and accessory buildings.

Building Face:

Any exterior wall of a Building.

Building Height:

The measurement of building height by stories, where each full story above average ground level is counted as 1 story. For buildings with a pitched roofs, habitable space is allowed within the pitch and is not considered a full story.

Building Mass:

See Main Building Mass.

Building Type:

A classification or kind of structure characterized and differentiated by its massing, composition, use, features, and placement on a lot.

Caliper:

A measurement of the diameter of a tree trunk. For trees less than 4 inches in diameter, caliper is measured 6 inches from the ground. For trees between 4 inches and 12 inches in diameter, caliper is measured 12 inches from the ground.

Carport:

A roofed structure covered on 2 or more sides with fabric, vinyl, plastic, or other similar sheeting material that provides protection from the elements for vehicles or other items.

Cart Path:

An informal farm road distinct from a driveway that provides access across fields, pastureland, and forest, and generally takes the form a rutted trackway. A cart path does not qualify as a thoroughfare and is not required to meet road construction standards.

Cellar:

See Basement.

Center Drain:

A street that is designed to slope toward the middle as opposed to sloping toward the edge, to keep water away from buildings in areas where there are shallow or no front setbacks.

Syn: Reverse Crowns

Change of Use:

Article 8 Definitions

The act of changing the categorization of activity within a building, structure, or portion thereof from one primary use to another.

Chicane:

An artificial turn or narrowing of a roadway created by use of planters or extensions of the sidewalk, meant to slow traffic.

Chine:

The break-point or horizontal plane formed where two differently sloped portions of a complex roof system meet.

Civic Space:

An outdoor open space designed to support social and recreational activities.

Civic Use, Accessory:

The portion of a larger civic space given over to a particular function or activity with its own standards for construction.

Civic Space Types:

Categories of civic space defined by the combination of certain characteristics, including the interrelationship between intended use, size, landscaping, and abutting uses.

Civic District:

An area protected from development and designated for use as civic space on the District Map.

Character District:

An area that shares common characteristics with other land in the same zoning designation, or is an area that is intended to transition toward a character that has been determined by the community. Character Districts span a range of development intensity from most rural, CD1, to most urban, CD5.

Civic Use:

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. All civic and institutional uses must serve and be open to the public and operate as a non-profit or otherwise be tax exempt. All civic and institutional uses, definitions, and standards may be found in Article 4 Use Standards.

Clearance:

The height above the sidewalk or other surface, to the bottom edge of an object or building component.

Clear Height:

The vertical distance between the underside of an overhanging building element and the horizontal surface below, free from obstruction.

Close:

A thoroughfare that permits free passage of pedestrians and bicycles but is open to vehicles at only one end, distinct from a cul-de-sac which permits no through passage.

Commercial:

Any retail, service, or auto-oriented use that deals with transactions with the public either directly or through remote communication.

Component:

One of the elements that make up a building, the other being the main building mass. Components are comprised of smaller attachments to the main building mass and provide architectural articulation and additional usable space.

Context:

The condition and qualities of the surrounding spaces and structures.

Corbel:

Any bracket, especially one of brick or stone, that typically protrudes only slightly from the face of a building.

Crosswalk:

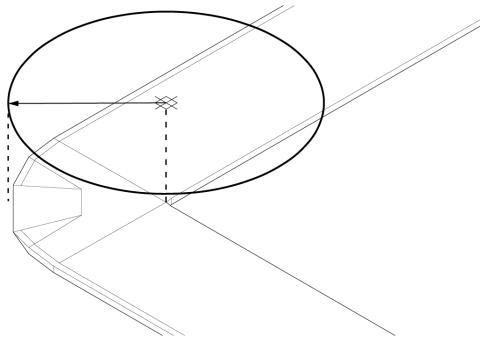
A lateral extension of a sidewalk through an intersection.

Curb:

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

Curb Radius:

The distance between the edge and center point of a curved section of curbing at the corner of two intersecting thoroughfares. This distance is determined by measuring the radius of a circle that approximates the size of the arc formed by the outside face of the curb.



Depth:

The perpendicular, horizontal distance from the primary facade of a building into the lot.

Depth, Lot:

See Lot Depth.

Desire Line:

An instinctual trajectory one prefers to walk from origin to destination.

Article 8 Definitions

Detached:

A dwelling that is physically separated from any other structure or structures except accessory buildings.

Development:

The construction, reconstruction, alteration, expansion, extension, or relocation of any building or structure; excavation, earth filling, grading, or mining; any use or change in use of any building or structure or land; any change in building type; or, any expansion in the use of land.

Development Site:

The land area encompassed in a development proposal irrespective of the number or configuration of lots, land ownership, and/or municipal boundaries.

District Map:

The map or set of maps that shows all land areas subject to, or potentially subject to, regulation by this Code and including Character Districts, Special Districts, Civic Districts, and any special requirements.

Dooryard:

The outside area abutting the door of a primary building, barns, and other accessory buildings, and which may include the driveway, lawn, and informal work area.

Double-Track Driveway:

Driveways that have two wheel strips of at least 18 inches in width made from gravel, crushed rocks, or other similar material and landscaped with living groundcover between the wheel strips.

Syn: Wheel Strip Driveway

Driveway:

An unimproved vehicular way providing access from a thoroughfare to the interior of a lot, including homes, parking lots, or loading docks. Driveways are not subject to construction specifications required for thoroughfares. Driveways include farm roads and cart paths.

Dwelling Unit:

A single unit providing complete, independent, living facilities containing 1 or more rooms arranged for use by no more than 4 unrelated individuals living together as a single housekeeping unit with cooking, living, sanitary, and sleeping facilities.

Dwelling Unit, Accessory:

See Accessory Dwelling Unit.

Easement:

A liberty, privilege, or advantage without profit, which a person(s) may have in the lands of another person(s).

Eave:

The soffit resulting from the junction of a building wall and an overhanging roof.

Elevation:

The vertical distance between the average ground plane and the top of the finished first floor of a building.

Enclose(d):

To fill in the spaces between structural supports with latticework, walls, windows, or other non-structural wall covering to increase the usability of an outdoor space.

Energy Structures:

Include wind turbines and solar panels installed to generate energy in association with and for use by a primary building.

Farm:

The land, plants, animals, buildings, structures, ponds and machinery used in the commercial production of agricultural products.

First Floor Elevation:

The height from the average ground level to the surface of the first full floor, measured at the primary front facade of the building.

Fully Enclose(d):

To fill the space between structural supports with walls or windows.

Element:

See Building Element.

Encroach:

To break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, above a height limit, or over the sidewalk of a public right-of-way.

Encroachment:

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

Engage:

To incorporate within a larger volume; in whole or in part.

Erect:

To construct, reconstruct, excavate, fill, drain, or conduct physical operations of any kind in preparation for or in pursuance of construction or reconstruction, or to move a building or structure upon a lot.

Externally Illuminated:

When an element is lighted by a light source as opposed to being lighten from within.

Facade:

The exterior wall of a building oriented in whole or in part toward a thoroughfare, civic space, or on-site civic space (not including alleys).

Face:

Article 8 Definitions

Façade:
The surface of a structure or element, especially one that is presented to the view.

First Floor:
The lowest floor of a building that is not considered a basement.

First Floor Elevation
The height from the average ground level to the surface of the first full floor, measured at the primary front facade of the building.

Flat Roof:
see Roof, Flat.

Floor Area, Gross:
The sum area of all floors or accessible levels of a building as measured to the perimeter of the exterior faces of the walls with no deduction for corridors, stairs, closets, thickness of walls, columns or other features.

Floor Area, Net:
The sum area of all floors or accessible levels of a building as measured to the perimeter of the exterior faces of the walls, including enclosed porches, but excluding areas used for accessory Carriage House purposes, basement and cellar areas devoted exclusively to storage and mechanical uses accessory to the operation of the building, off-street loading facilities, malls, plazas, elevator shafts, escalators, stairways and stair landings, and those areas used for the storage, operation, or maintenance of mechanical equipment such as air conditioning and heating apparatus.

Footprint:
The total gross floor area of a single story of a building, excluding all unenclosed components of a building.

Forecourt:
A landscaped, semi-public area, open to the sky, formed by a recess in a portion of a building facade.

Front (noun):
A condition in which a building is required to be parallel or perpendicular with a frontage line.

Front (verb):
A condition in which a building is required to be parallel or perpendicular with a frontage line.

Front Setback:
The distance from the front lot line to the point where any structure may be constructed.

Frontage:
The land that lies adjacent to a thoroughfare, right-of-way, easement, civic space, or waterbody, or the space between a building. Building facades that face onto primary and secondary frontages define the public realm and are therefore more regulated

than the buildings oriented toward side and rear lot lines.

Frontage Line:
A lot line bordering a thoroughfare, right-of-way, easement, civic space, or waterbody.

Frontage Line, Primary:
The property line along the primary thoroughfare.

Frontage, Primary:
The primary frontage is the frontage that abuts the primary thoroughfare or, if there is no thoroughfare, it is the frontage that abuts a civic space, right-of-way, or easement.

Frontage, Secondary:
On corner lots, the frontage that is oriented toward the thoroughfare that is not the primary thoroughfare.

Front Setback, Primary:
The setback required along a primary frontage.

Front Setback, Secondary:
The setback required along a secondary frontage.

Frontage Zone:
The area between the front lot line of a property and the first 20 ft of a primary building. The frontage zone applies along both the primary and secondary frontages, and does not apply to alleys. In the case that a lot is undeveloped, the frontage zone is the area between the front lot line of a property and 30 ft into the site.

Furnishing Zone:
An area of space that allows for the placement of furniture without impeding the 4 ft of clear width required for pedestrian movement.

Game Courts:
Includes tennis, pickleball, and basketball courts.

Carriage House:
An enclosed area integral to a primary building or accessory building that provides space for parking or storage of vehicles. Not synonymous with the parking garage building type.

Carriage House Doors:
Lifting, sliding, or swinging doors that open into an interior space used for vehicular parking, storage, retail sales, fabrication, or other uses.

Garden Structures:
Includes arbors, gazebos, pergolas, trellis.

Grade:
The natural finished ground level of land ground level, or the elevation, at any given point.

Green Roof:

Article 8 Definitions

A vegetated roof design that is explicitly designed to absorb rainfall or snowmelt, typically to help manage stormwater, mitigate the heat island effect, provide habitat for urban wildlife, or offer leisure and recreational space for building occupants.

Ground Plane:

The surface of the ground.

Gutter:

A channel at the side or in the middle of street, for leading off surface water.

Hardscape:

Ground that has been altered with pavers, crushed materials, or compacted earth, with the intention to be used for pedestrian or vehicular travel.

Height:

The distance between two points along a vertical plane.

Height, Absolute:

See Absolute Height.

Improvements:

Any man-made alteration of land, a lot, a building or a structure.

Industrial:

The processing or manufacturing of materials, and activities associated with this work. All industrial uses, definitions, and standards may be found in Article 4 Use Standards.

Informal Building:

Informal buildings are light-impact, temporary, or small buildings, that are typically not connected to utilities and oftentimes don't have a permanent foundation.

Intersect:

A condition where one element touches and/or overlaps with another element.

Integral:

A condition that refers to one element being located within another.

Integrated:

See Integral.

Lamp:

The source of illumination in a lighting fixture.

Landscaping:

Landscaping includes areas of arranged plant materials.

Large Animals:

Large domestic animals including cows, sheep, pigs, and horses raised for home use or for profit.

Length:

In a three-dimensional measurement system, length is a horizontal measurement, distinct and longer than width.

Light Source:

The lamp and all refractive, reflective, and translucent light transmitting parts of an outdoor light fixture.

Liner Building:

A standalone building or a portion of a building located along a frontage that is meant to shield a storage, parking, or utility area from view and create an active, habitable space to make a street or public space feel more safe and inviting.

Loading Dock:

An off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, which abuts a street, alley, or other means of access.

Lodging:

Premises available for daily and weekly renting of bedrooms. All lodging uses, definitions, and standards may be found in Article 4 Use Standards.

Lot:

A designated parcel, tract, or area of land established by a deed or plat, or as otherwise permitted by law.

Syn: Parcel or Lot of Record.

Lot, Building:

A lot created using theoretical lot lines for the purpose of meeting the dimensional requirements of the code, necessary in situations where the overall lot size is larger than that permitted within a district, and where legal subdivision is impractical or undesirable.

Lot, Theoretical:

A potential lot created by theoretical lot lines demarcated on a plan

Article 8 Definitions

to show and determine conformance with this Code, without the act of legal subdivision. Syn: Potential Lot Lines

Lot Area:

The total area contained within the boundary lines of a lot, excluding publicly dedicated and accepted rights-of-way.

Lot Depth:

Lot depth is defined as **C** the perpendicular distance from the front lot line to the rear lot line; or, if the front and rear lot lines are not parallel, **D** the distance from the midpoint of the front lot line to the mid point of the rear lot line.

[see Diagram 2 Lot Width & Depth](#)

Lot Line

The boundary that legally and geometrically demarcates a lot.
[see Diagram 1 Lot Lines](#)

Lot Lines, Multiple:

The condition where the boundaries of a lot take an irregular form and more than one front, side, or rear lot line may exist for a single lot.

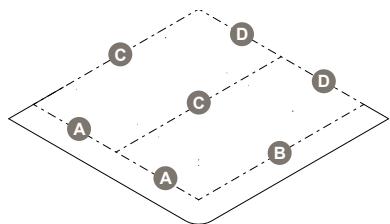
[see Diagram 1 Lot Lines](#)

Lot Line, Theoretical:

Potential lot lines demarcated on a plan to show and determine

DIAGRAM 1 LOT LINES

LOT LINES



MULTIPLE LOT LINES

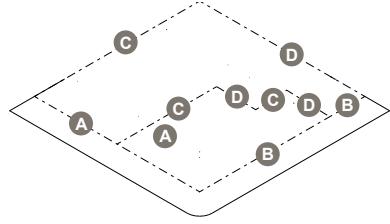
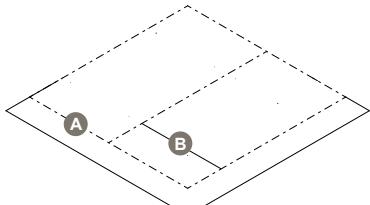
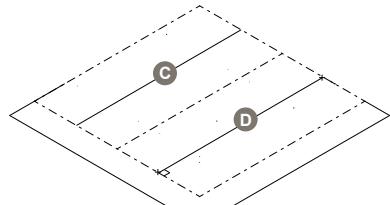


DIAGRAM 2 LOT WIDTH & DEPTH

LOT WIDTH



LOT DEPTH



Article 8 Definitions

Lot Width:

Lot width is defined the total length of the front lot line **A** or the distance between side lot lines at the maximum front setback **B**, whichever is greater.

see [Diagram 2 Lot Width & Depth](#)

Lumens:

The amount of light energy generated by a light source.

Main Building Mass:

The volume of a primary or accessory building as defined by the dimensional standards for building type and onto which components and roofs may attach.

Master Plan:

A development plan and supporting illustrations and documents providing a framework for future development of a site. A Master Plan provides guidance to the applicant and Town regarding applicable permitting and decision making processes.

Mechanical Equipment:

Equipment, devices, and accessories used for water supply, drainage, heating, ventilating, air conditioning, including elevator shafts, heating and cooling units, utility cabinets, and other visible structures that are located on or near a building or structure.

Natural Materials:

Includes wood, metal, brick, stone, or composites from any of the aforementioned materials.

Natural Resources:

The processing or manufacturing of materials, and activities associated with this work. All natural resources uses, definitions, and standards may be found in Article 4 Use Standards.

Neighborhood Type:

A neighborhood that has certain characteristics in terms of District arrangement and intensity.

Nonconformity:

An existing use, structure, lot, site characteristics or sign that, at the time of its legal establishment, was in compliance with the zoning regulations, but after the adoption date of this Code has been made wholly or partially nonconforming.

Office:

The transaction of general business, including administrative, professional, and clerical activities, but excluding retail. All office uses, definitions, and standards may be found in Article 4 Use Standards.

On-Site Civic Space:

Civic space owned, maintained, and administered by a private entity, provided on the same lot as a building or on a lot associated with a building group, for the purpose of adding publicly accessible amenity space to a development project.

Opening:

A void space in between the expanse of two solid structures or piers.

Outbuilding:

See Accessory Building.

Outdoor Cafe Seating:

Outdoor seating, with or without table service, located in a frontage or on a public sidewalk.

Outdoor Display:

The outdoor exhibition or presentation of products and merchandise available for sale.

Outdoor Storage:

The storage of merchandise or material in boxes, crates, on pallets or other kinds of shipping containers; and, garden supplies, building supplies, materials, plants, vehicles and other similar equipment, inventory, merchandise, or supplies not normally brought indoors overnight.

Parcel:

See lot.

Parking Lot:

An uncovered area used or designed for the off-street parking of 2 or more motor vehicles, excluding a driveway.

Parkshed:

The pedestrian catchment area associated with a particular civic space type.

Patio:

A hard-surfaced, landscaped space constructed at ground level, usually directly adjacent to a building. A patio is constructed with a finished walking surface laid or poured directly on finished grade. A patio has no permanent roof coverings.

Pedestrian Shed, 5-Minute:

A neighborhood area that has a discernible center and is used as a way to think about the structure of communities and neighborhoods. A 5-minute pedestrian shed is an average 1/4 mile radius or 1,320 feet, approximately the distance of a five-minute walk at a leisurely pace.

Pedestrian Shed, 10-Minute:

A pedestrian shed that is an average 1/2 mile radius or 2,640 feet. A long pedestrian shed represents approximately a ten-minute walk at a leisurely pace.

Pedestrian Shed, Linear:

A pedestrian shed that is elongated along an important corridor. A linear pedestrian shed extends approximately 1/4 mile or 1,320 feet from each side of the corridor. Syn: elongated pedestrian shed.

Permeable:

A condition in which the ground is covered by previous or porous surfaces or materials, such as through soil, mulch, vegetation, and pavers that allow for the movement or passage of water back into the ground.

Permitting Authority:

A person or board granted the authority to conduct project review and approval, in accordance with this Code.

Pier:

A solid support designed to sustain vertical pressure, such as used in a section of a wall between windows or other adjacent openings or as structural member used in the construction of building foundations.

Planter:

A soil bed bordering on a pathway, sidewalk, civic space, or thoroughfare, kept open to air and water flow.

Platform:

An elevated flat structure meant to support the weight of people at or above the plane of the ground.

Podium:

The lower portion(s) of certain high-rise buildings, limited in height and designed to minimize the impact of wind flows redirected by adjoining towers and to spatially define the public realm of nearby thoroughfares, private-owned public spaces, and civic spaces.

Pork Chop Return:

A condition on the eave of a roof, where the rake extends horizontally downward to form a triangular box on the gable end.

Nonconforming Conditions:

Any use, structure, building lot, site characteristics, or sign that was lawfully established prior to the adoption of this Ordinance and has been made nonconforming in result of the adoption of this Ordinance or subsequent amendments, may continue so long as the nonconformity remains otherwise lawful and complies with this section.

Primary Building:

See Building, Primary.

Primary Entrance:

The main point of access for pedestrians into a building, upper story use, or first floor tenant space.

Primary Frontage:

See Frontage, Primary

Primary Front Lot Line:

See Lot Line, Primary Front.

Primary Front Setback:

See Setback, Primary Front.

Primary Ridge Beam:

The highest framing member of a pitched roof to which all rafters attach.

Primary Thoroughfare:

See Thoroughfare, Primary.

Project(ed):

When a building element extends perpendicular and away from the building face to which it is attached.

Property:

Any land, building, or other structure, or part thereof.

Radial Symmetry:**Rafter:**

One of several internal beams extending from the eaves to the peak of the roof and constituting its frame.

Rear Lot Line:

See Lot Line, Rear.

Rear Setback:

The horizontal distance from a rear lot line to the location of structures or use on a lot, measured perpendicularly from the lot line. This area must be maintained clear of permanent structures with the exception of permitted encroachments. See Setback, Rear.

Recreational Equipment:

Includes swing sets and slides, sandboxes, picnic tables.

Regional:

Uses catering to patrons originating from locations both within the local municipality and elsewhere in the broader area.

Residential:

Use characterizing premises available for long-term human dwelling. All residential uses, definitions, and standards may be found in Article 4 Use Standards.

Retail:

Use characterizing premises available for the sale of merchandise and food service. All retail uses, definitions, and standards may be found in Article 4 Use Standards.

Retaining Wall:

A wall that holds the earth at one side at a higher elevation than the earth on the other side.

Rezoning:

An amendment to the Official District Map.

Right-of-Way:

The total width of any land reserved or dedicated as a thoroughfare, alley, pedestrian or bicycle way, railway, waterway, or utility line.

Article 8 Definitions

Ridge Beam:

See Primary Ridge Beam.

Roll Curbs:

See Mountable Curb.

Roof Line:

The highest point on any building or structure where an exterior wall or parapet wall encloses roof or floor area, including floor area provided for housing mechanical equipment.

ROW:

See Right-of-Way

Screen:

A physical barrier that can be comprised of vegetation, a structure, or other space-filling element that obscures a view between two adjacent lots, buildings, or other features.

Shed:

An enclosed, non-insulated building intended for storage.

Seating (Primary):

Primary Seating includes very formal fixtures, such as benches and chairs. These fixtures are provided for demanding users and for situations where the need for seating is limited.

Seating (Recreational):

Recreational Seating is provided for people to participate in a space. Recreational Seating is used for activities such as: observation of activities in the space, refuge, eating, reading, sleeping, knitting, playing chess, sunbathing, watching people, talking, etc. It can take two forms: Primary Seating and Secondary Seating.

Seating (Secondary):

Secondary Seating includes less formal objects such as stairways, pedestals, steps, low walls, boxes, etc. which are used casually and out of necessity. Secondary Seating elements are needed for times when demand for seating is particularly great.

Secondary Frontage:

See Frontage, Secondary.

Secondary Front Lot Line:

See Lot Line, Secondary Front.

Secondary Front Setback:

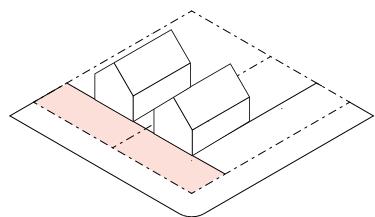
See Setback, Secondary Front.

Service:

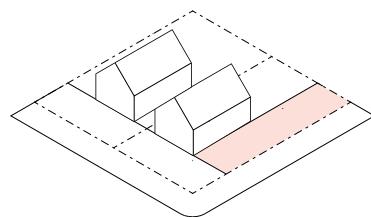
Service uses include any enterprise that provides work performed in an expert manner by an individual or team for the benefit of its customers. The typical service business provides intangible products. Auto-oriented service uses are listed under a separate use category. All service uses, definitions, and standards may be found in Article 4 Use Standards.

DIAGRAM 3 SETBACKS

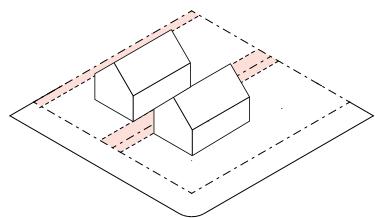
PRIMARY FRONT SETBACK



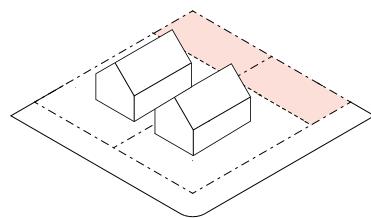
SECONDARY FRONT SETBACK



SIDE SETBACK



REAR SETBACK



Setback:

The horizontal distance required between the closest exterior wall of a building or parking and a specified element, such as a lot line, easement, or waterbody, measured perpendicularly. This area must be maintained clear of permanent structures with the exception of allowed encroachments.

Setback, Primary Front:

The distance from a primary lot line bordering a primary thoroughfare maintained clear from buildings with the exception of encroachments.

[see Diagram 3 Setbacks](#)

Setback, Secondary Front:

The distance from a secondary lot line, bordering a secondary thoroughfare, maintained clear from buildings with the exception of encroachments.

[see Diagram 3 Setbacks](#)

Setback, Side:

The distance from a side lot line, maintained clear from buildings with the exception of encroachments.

[see Diagram 3 Setbacks](#)

Setback, Rear:

The distance from a rear lot line, maintained clear from buildings with the exception of encroachments.

[see Diagram 3 Setbacks](#)

Shade Tree:

Any tree grown specifically for its shade, specifically large trees with spreading canopies. Species can include oaks, maples, ashes, lindens, sycamores, and elms.

Shopfront:

A first floor building facade, where substantial glazing is required, and the building entrance is located at the grade of the sidewalk or adjacent walkway.

Side Lot Line:

See Lot Line, Side.

Side Setback:

See Setback, Side.

Sidewalk:

The paved section of the public right-of-way dedicated exclusively to pedestrian activity.

Sign:

Any permanent or temporary name, identification, description, emblem, logo, structure, or device, that is illuminated or non-illuminated; visible or intended to be visible from any public place; and directs attention to a person, product, place, activity, institution, business, organization, activity, or service including any letter, numeral, character, figure, emblem, painting, illustration, banner, pennant, placard, or temporary sign designed to advertise, identify, solicit, or convey information. Signs include devices designed to attract the eye by intermittent or repeated motion and

any permanently installed or situated merchandise, including any banner, pennant, placard, or temporary sign, with the exception of window displays.

Sign Band:

A wall area of a building built along the entire width of a principal or secondary frontage allocated for the placement of a sign above a shopfront.

Site:

A lot or parcel occupied or planned for occupation by a use, including structures and other improvements to the land.

Slope:

The ratio of vertical to horizontal distance.

Small Animals:

Small domestic animals including rabbits, chickens, goats, ducks, alpaca, emu, and other similarly sized animals raised for home use or for profit.

Solar Farm:

A site at which photovoltaic modules are used to generate and produce electric power for distribution to consumers, typically managed by a single entity.

Soffit:

The flat underside of an overhanging building element such as eaves or cornices.

Special District:

An area that due to its intrinsic size, arrangement of buildings, or other unique characteristics cannot meet the standards of an existing character district and is therefore established as a discrete district with a customized set of standards, building standards, site standards, and civic space standards.

Special Requirements:

Designations on the [NAME OF TOWN / CITY] Official District Map that indicate the to additional standards.

Stallriser:

A section of wall below a storefront display window.

Stationary Machines:

Includes ATM machines, automobile charging stations.

Step-back:

A condition where an upper story facade is recessed a set distance behind the facade of the story below.

Story:

An occupiable floor of a building as distinct from the area contained under the pitch of a roof or a basement.

Street Tree:

A tree planted within the furnishing zone as an element of a thoroughfare.

Article 8 Definitions

Streetwall:

A condition where buildings, through their consistent arrangement along a street, create the impression of forming a wall. While the buildings can be separated, a streetwall is predicated on the buildings all having a similar front setback that is in close proximity to the street or civic space.

Streetwall, Continuous:

A streetwall condition comprised by buildings that are predominantly attached on the sides and that all have a consistent front setback directly on the property line.

Structure:

Anything constructed or erected, the use of which requires more or less permanent location on the ground, or attached to something having permanent location on the ground.

Substantial Modification:

Alteration of a primary building in such a way as to cause an expansion in the footprint of the main building mass.

Swale:

A low or slightly depressed natural area for drainage.

Swimming Pool:

Any structure that is intended for recreational bathing or swimming that contains water deeper than 24 inches. This includes in-ground swimming pools, above-ground or on-ground pools, hot tub, spa, and inflatable pools.

Terraced:

An area of sloped land that has been made into a series of level areas, resembling steps.

Thoroughfare:

A public or private way for use by vehicular and pedestrian traffic and providing access to a lot, access to abutting properties, and which may also be used to provide space for bicycle facilities, stormwater management facilities, shade trees, and utilities. Driveways are not thoroughfares.

Thoroughfare, Primary:

For corner lots or through lots that abut two thoroughfares, the primary thoroughfare is designated by one or more of the following conditions:

- The thoroughfare that existed first.
- The widest thoroughfare.
- The thoroughfare that carries the greatest amount of traffic.

When a lot fronts on more than one thoroughfare, and multiple thoroughfares meet the above criteria, all such thoroughfares must be treated as primary thoroughfares.

Thoroughfare, Secondary:

For corner lots or through lots that abut two thoroughfares, the secondary thoroughfare is the thoroughfare determined not to be the primary thoroughfare.

Top Plate:

The topmost horizontal, load-bearing member in a framed wall system.

Tree Pit:

A hole filled with soil for the planting and growth of a street tree. Tree pits have surface area open to air and water flow.

Tree, Shade:

See Shade Tree.

Tree Shape:

Refers to 6 unique categories of trees, defined by a unique shape and used as a way to regulate trees along thoroughfares or within or civic space.

Tree Plantings:

The required numbers of trees that must be planted per square foot of ground.

Unit:

A single, internally connected space that comprises a building or a part of a building that can be occupied by any one of the use categories included in this Code.

Upper Story:

Syn: Upper Floor

Use:

Any actual or intended occupation, business, operation, function, or activity carried out on a lot, within a structure, or within part of a structure.

Use, Temporary:

A use established for a fixed period of time with the intent to discontinue such use upon expiration of the time period.

Use Category:

A group of uses collapsed into a category of similar types for the purpose of simplifying the regulation of uses.

Utility Equipment:

Utility equipment includes vents, exhaust, and utility boxes.

Variance:

A departure from the strict terms or expressed standards of this Code, where such departure is authorized in accordance with Section 10 of Chapter 40A of the [NAME OF STATE] General Laws.

Verge:

The strip of grass or plants and sometimes also street trees located between a thoroughfare and a sidewalk.

Vertical Plane:

A flat surface perpendicular to the ground or horizontal plane.

Waiver:

A predetermined type of deviation, within specific limitations, from the block, lot, and/or thoroughfare standards for a specific district in this Code.

Wall:

A low structure typically built of masonry that defines an area or a boundary.

Width:

In a three-dimensional measurement system, width is a horizontal measurement, distinct and shorter than length.

Wind Farm:

A group of wind turbines in the same location used to produce electricity.

Fenestration:

The arrangement, proportioning, and design of openings on every exterior wall of a building, including windows and doors but excluding entrances and doors for parking, loading, and service facilities. If a Carriage House door is more than 50% glass, it is counted as a window and door.

[see Diagram 4 Fenestration](#)

Fenestration, Ground Story

The percentage of openings present on a building's ground floor.
[see Diagram 4 Fenestration](#)

Fenestration, Ground Story

The percentage of openings on the upper stories, each considered independently.

[see Diagram 4 Fenestration](#)

Worker:

Workers include all people engaged in labor and who are either full-time, part-time, temporary, contract, or self-employed.

Yard:

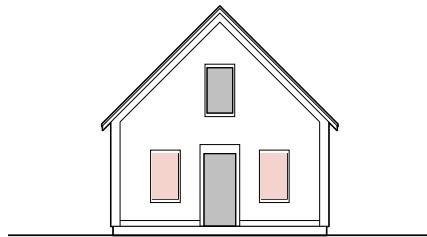
A privately-owned area that is adjacent to a building and often times described in relation to the building, such as front yard, side yard, or rear yard.

Zoning Permit:

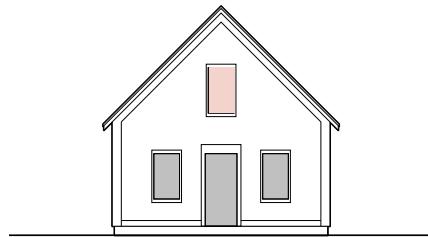
An approval that certifies that a project complies with all applicable municipal ordinances.

DIAGRAM 4 FENESTRATION

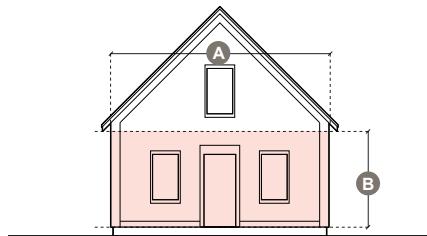
GROUND STORY FENESTRATION



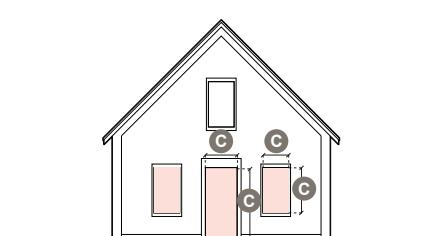
UPPER STORY FENESTRATION



AREA OF FAÇADE AT GROUND STORY



WINDOW & DOOR AREA AT GROUND STORY



1. The area of a facade is determined by multiplying the facade's width and height.
2. The width of a facade **A** is taken to be the outer distance from corner to corner across the buildings face.
3. The height of a facade **B** for a particular story is measured from the surface of the floor, to the surface of the next floor above; or, if there is no floor above, to either the top of the wall plate, or the base of the buildings eaves, whichever is shorter.
4. The area occupied by fenestration **C**, or windows and doors, must be measured as the area within the jambs of the window or door being measured, not including casing, molding, or the jambs themselves; and including all moving parts of the window or door, (sashes) and all parts of a fixed window joining the glass to the casing (stiles).