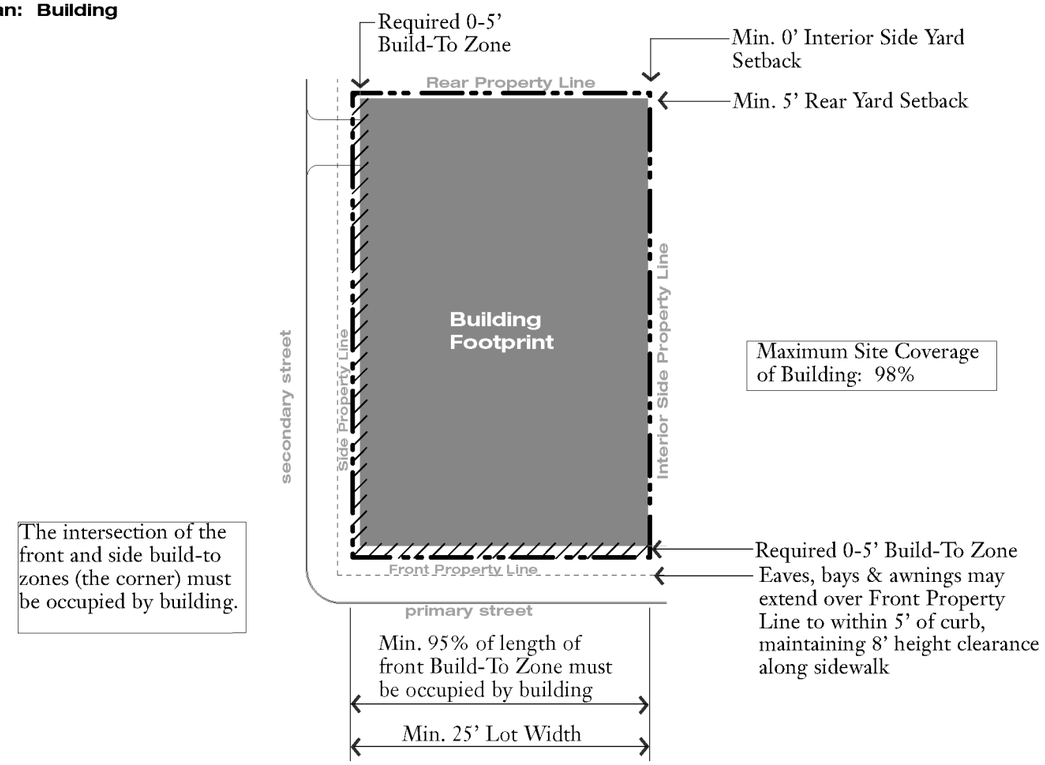
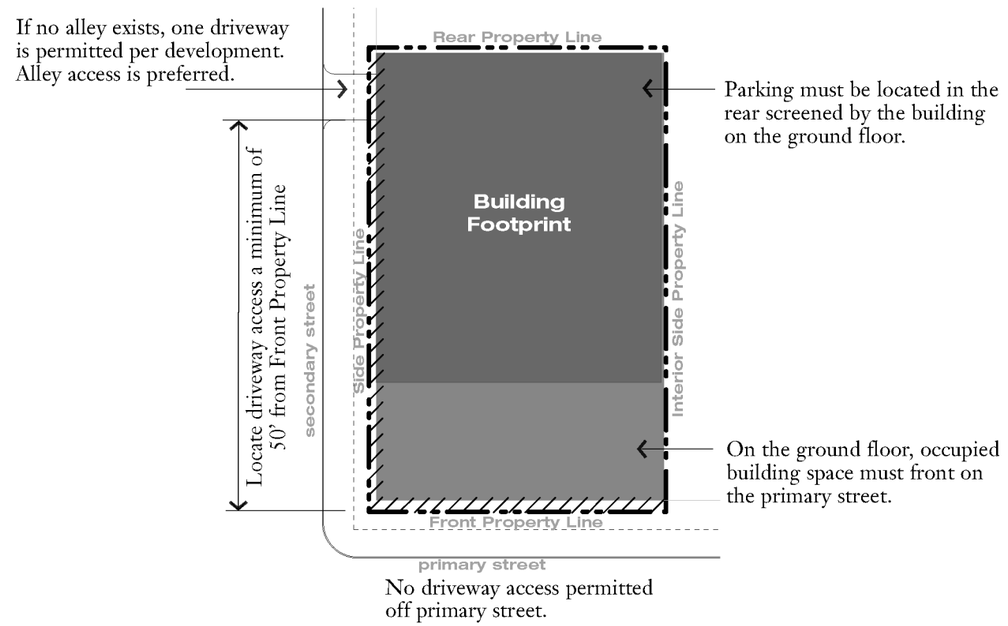
Form-Based Code Template

Building Type Standards: Downtown Site

Site Plan: Building



Site Plan: Parking



1.0 BUILDING SITING

1.1 Street Frontage

1.1.1 On primary streets, a minimum of 95% of the length of the Front build-to zone must be occupied by building.

1.1.2 The intersection of the front and side build-to zones (the corner) must be occupied by building.

1.1.3 Front and side building facades must be constructed within a build-to zone, located from the property line 5' into the site.

1.1.4 Eaves and upper floor bays, balconies & awnings are permitted to extend over the front property line to within 5' of the curb, maintaining a minimum of 8' height clearance along public sidewalk.

1.1.5 Areas located between the building and the front or side property lines must be paved for pedestrians.

1.2 Buildable Area

1.2.1 Buildings may cover a maximum of 98% of the site.

1.2.2 Minimum lot width is 25'.

1.3 Interior Side Yard Setback

1.3.1 No interior side yard setback is required.

1.4 Rear Yard Setback

1.4.1 The rear of the building must be set back a minimum of 5' from the rear property line.

2.0 OFF-STREET PARKING

2.1 Location

2.1.1 Surface parking lots are permitted in the rear of the lot, fully screened from the front property line by building.

2.1.2 Structured parking is permitted internally, but must be located behind occupied uses on the ground floor of the primary street.

2.2 Driveways & Access

2.2.1 If no alley exists, one driveway per development is permitted, located off the secondary street; alley access is preferred. Driveway access is not permitted off the primary street.

2.2.2 Driveway access from the secondary street must be located 50' from the front property line on the primary frontage.

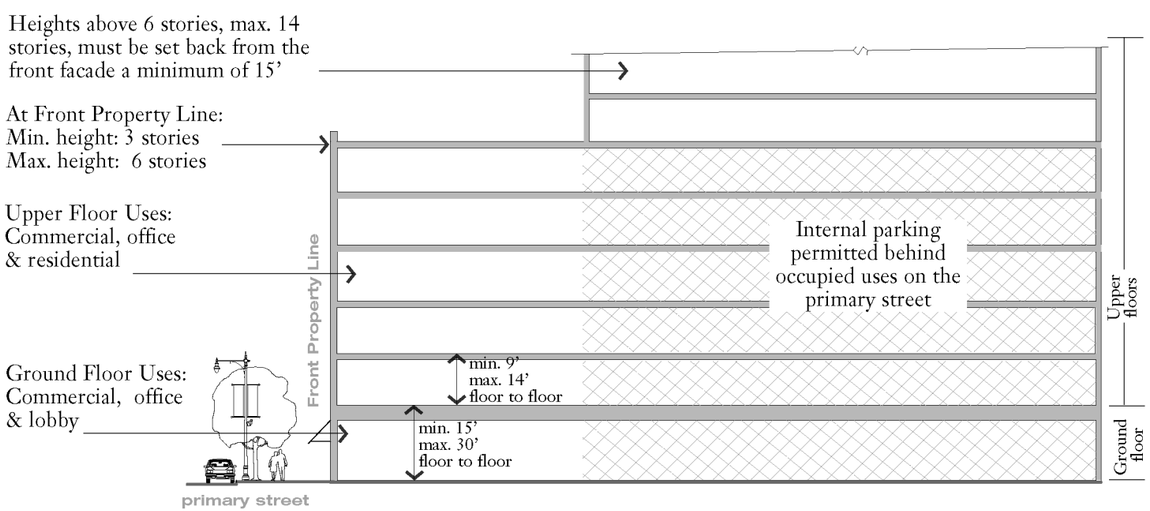
2.3 Screening & Landscaping

2.3.1 Parking facilities adjacent to the right-of-way shall be screened with a combination of landscaping and ornamental metal fencing. This will only occur on the secondary streets.

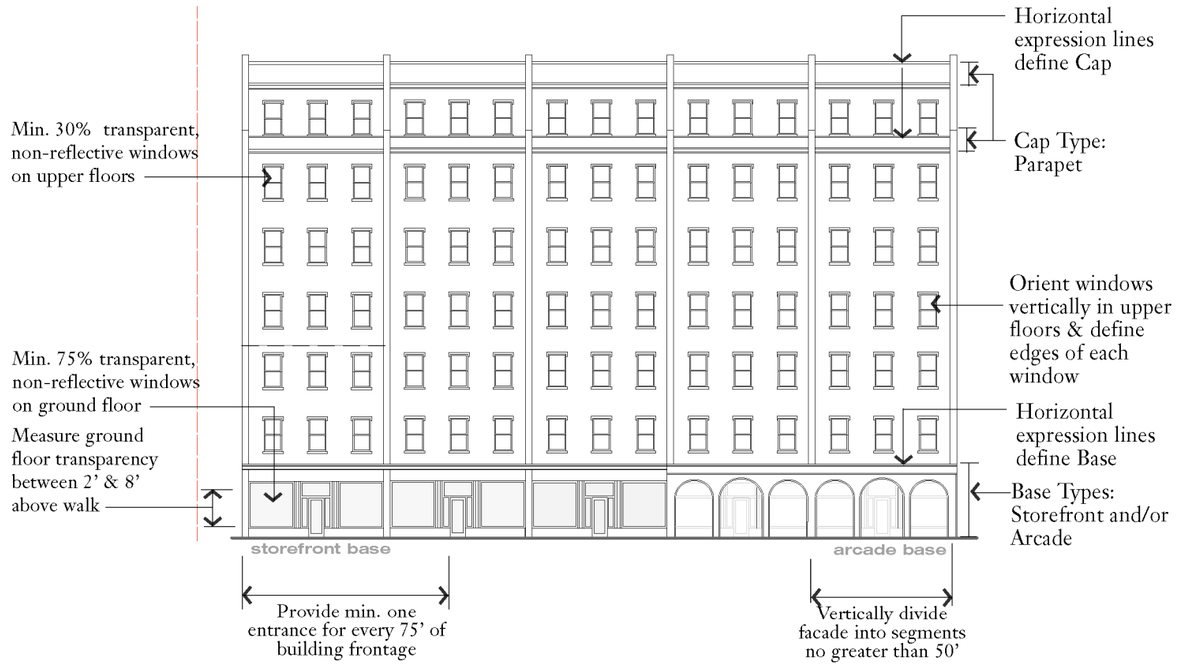
2.3.2 Surface parking lots must be landscaped with a minimum of 1 shade tree per 10 parking spaces; minimum 1 tree.

2.3.3 Screen structured parking visible from the primary or secondary streets with facade treatments.

Site Section



Primary street Elevation



3.0 HEIGHT REQUIREMENTS

3.1 Building Height

3.1.1 Building height is measured in stories.
3.1.2 Buildings shall be a minimum of three stories and a maximum of six stories in height at the build-to zone. Above six stories, an additional eight stories is permitted for a total of 14 stories if setback from the Front Property Line a minimum of 15'.

3.2 Floor Heights

3.2.1 Allowable ground floor height is a minimum of 15', maximum 30', as measured from floor to floor.
3.2.2 Allowable upper floor height is a minimum of 9', maximum of 14', as measured from floor to floor.

3.3 Parking Garage Height

3.3.1 Parking garages shall be no taller than the building at the front build-to zone nor the eave height of the adjacent buildings to the sides and rear.

3.4 Cap Type Height

3.4.1 Parapets must be a minimum of 2' in height.

4.0 USES

4.1 Ground floor Uses

4.1.1 Commercial, office, and lobby uses are permitted on the ground floor.
4.1.2 Internal parking is permitted behind occupied uses on the primary street.

4.2 Upper Story Uses

4.2.1 Commercial, office, and residential uses are permitted on the upper floors.

4.2.2 Internal parking facilities are permitted behind occupied uses on the primary street.

5.0 FACADE REQUIREMENTS

5.1 Transparency

5.1.1 A minimum of 75% of the ground story front facade between 2' and 8' above the sidewalk must be comprised of transparent, non-reflective windows into the commercial space.

5.1.2 A minimum of 30% of the upper story front facade measured floor to floor shall have transparent, non-reflective, vertically-oriented windows.

5.2 Building Entrance

5.2.1 The building's main entrance must be off the primary street. Entrances at the corner of a building satisfy this requirement.

5.2.2 Provide minimum one entrance for every 75 of building frontage.

6.0 FACADE ELEMENTS

6.1 Allowable Base Types

6.1.1 Arcade and Storefront are allowable base types. (See Definitions for descriptions.)

6.2 Allowable Cap Types

6.2.1 Parapet is the allowable cap type, screening the roof and roof appurtenances beyond. (See Definitions for description.)

6.3 Facade Proportions

6.3.1 The facade shall be vertically divided into segments no larger than 50'.

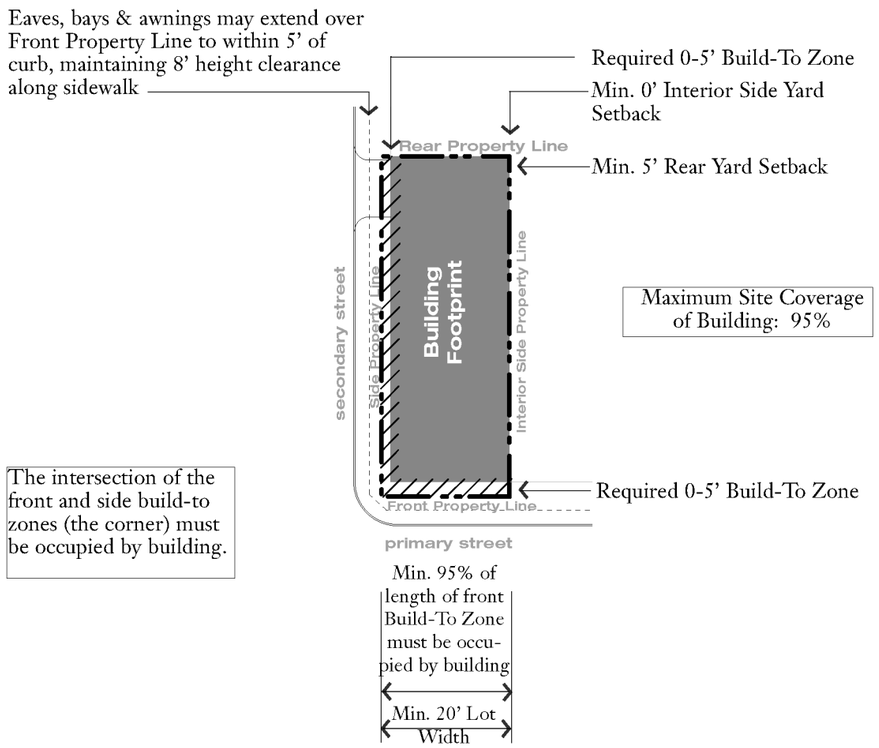
6.3.2 Upper floor windows must be oriented vertically.

6.3.3 Horizontal expression lines should define the Base and Cap, especially on buildings over 3 floors.

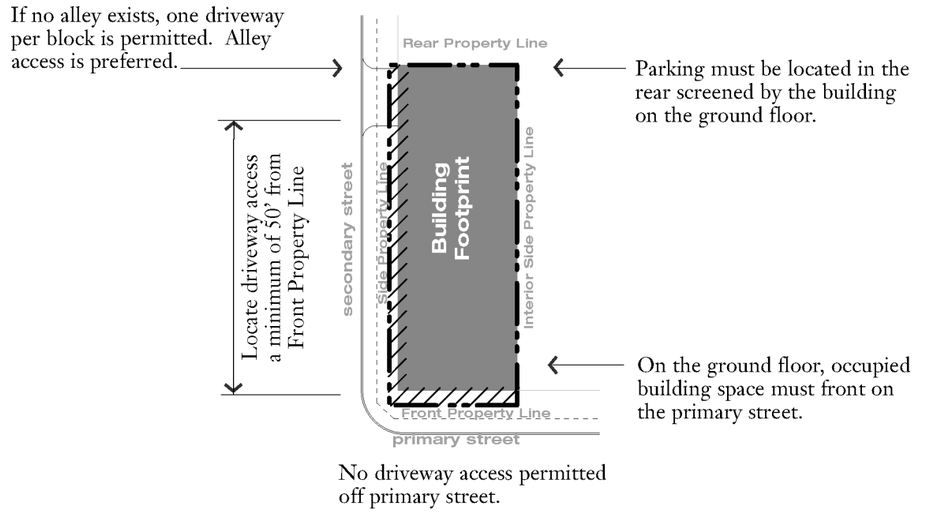
Form-Based Code Template

Building Type Standards: Storefront Site

Site Plan: Building



Site Plan: Parking



1.0 BUILDING SITING

1.1 Street Frontage

1.1.1 On primary streets, a minimum of 95% of the length of the Front build-to zone must be occupied by building.

1.1.2 The intersection of the front and side build-to zones (the corner) must be occupied by building.

1.1.3 Front and side building facades must be constructed within a build-to zone, located from the property line 5' into the site.

1.1.4 Eaves and upper floor bays, balconies & awnings are permitted to extend over the front property line to within 5' of the curb, maintaining a minimum of 8' height clearance along public sidewalk.

1.1.5 Areas located between the building and the front or side property lines must be paved for pedestrians.

1.2 Buildable Area

1.2.1 Buildings may cover a maximum of 95% of the site.

1.2.2 Minimum lot width is 20'.

1.3 Interior Side Yard Setback

1.3.1 No interior side yard setback is required.

1.4 Rear Yard Setback

1.4.1 The rear of the building must be set back a minimum of 5' from the rear property line.

2.0 OFF-STREET PARKING

2.1 Location

2.1.1 Surface parking lots are permitted in the rear of the lot, fully screened from the front property line by building.

2.1.2 Structured parking is permitted internally, but must be located behind occupied uses on the ground floor of the primary street.

2.2 Driveways & Access

2.2.1 If no alley exists, one driveway per development is permitted, located off the secondary street; alley access is preferred. Driveway access is not permitted off the primary street.

2.2.2 Driveway access from the secondary street must be located 50' from the front property line on the primary street.

2.2.3 Shared driveways and parking are encouraged.

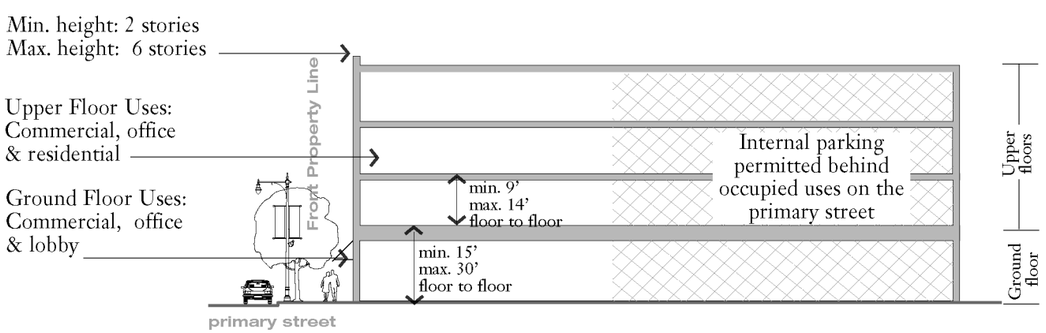
2.3 Screening & Landscaping

2.2.1 Parking facilities adjacent to the right-of-way shall be screened with a combination of landscaping and ornamental metal fencing. This will only occur on the secondary streets.

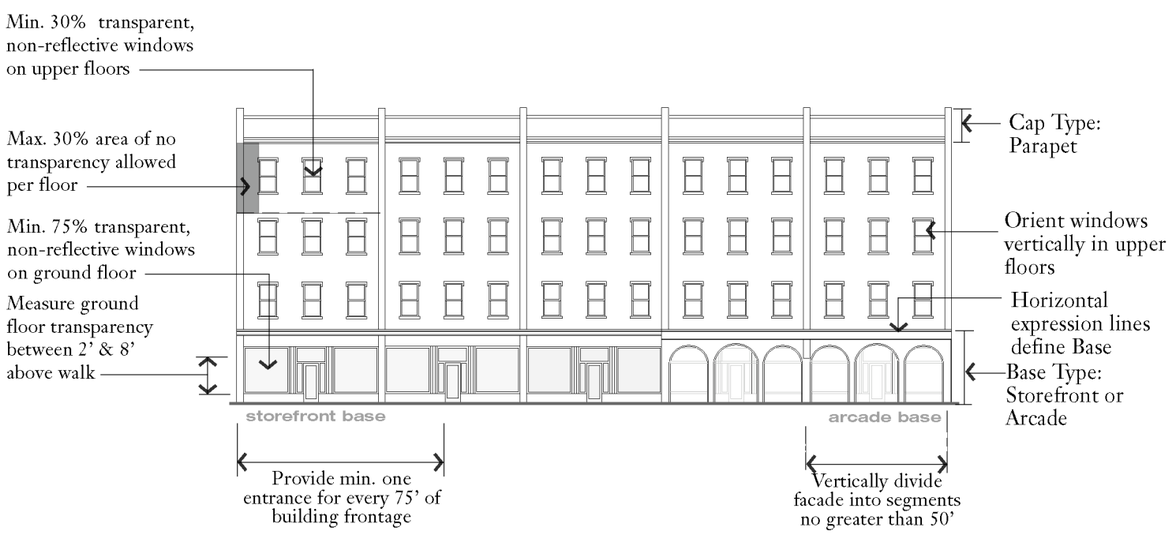
2.2.2 Surface parking lots must be landscaped with a minimum of 1 shade tree per 10 parking spaces; minimum 1 tree.

2.2.3 Screen structured parking visible from the primary or secondary street with facade treatments.

Site Section



Primary street Elevation



3.0 HEIGHT REQUIREMENTS

3.1 Building Height

3.1.1 Building height is measured in stories.

3.1.2 Buildings shall be a minimum of two stories and a maximum of six stories in height.

3.2 Floor Heights

3.2.1 Allowable ground floor height is a minimum of 15', maximum 30', as measured from floor to floor.

3.2.2 Allowable upper floor height is a minimum of 9', maximum of 14', as measured from floor to floor.

3.3 Parking Garage Height

3.3.1 Parking garages shall be no taller than the building at the front build-to zone nor the eave height of the adjacent buildings to the sides and rear.

3.4 Cap Type Height

3.4.1 Parapets must be a minimum of 2' in height.

4.0 USES

4.1 Ground Floor Uses

4.1.1 Commercial, office, and lobby uses are permitted on the ground floor.
4.1.2 Internal parking is permitted behind occupied uses on the primary street.

4.2 Upper Story Uses

4.2.1 Commercial office, and residential uses are permitted on the upper floors.
4.2.2 Internal parking facilities are permitted behind occupied uses on the primary street.

5.0 FACADE REQUIREMENTS

5.1 Transparency

5.1.1 A minimum of 75% of the ground story front facade between 2' and 8' above the finished floor must be comprised of transparent, non-reflective windows.

5.1.2 A minimum of 30% of the upper story front facade measured floor to floor shall have transparent, non-reflective, vertically-oriented windows.

5.1.3 A maximum area of 30% of the facade per floor may have no transparency.

5.2 Building Entrance

5.2.1 The building's main entrance must be on the primary street. Entrances at the corner of a building satisfy this requirement.

5.2.2 Provide minimum one entrance for every 75' of building frontage.

6.0 FACADE ELEMENTS

6.1 Allowable Base Types

6.1.1 Arcade and Storefront are allowable base types. (See Definitions for descriptions.)

6.2 Allowable Cap Types

6.2.1 Parapet is the allowable cap type, screening the roof and roof appurtenances beyond. (See Definitions for description.)

6.3 Facade Proportions

6.3.1 The facade shall be vertically divided into segments no larger than 50'.

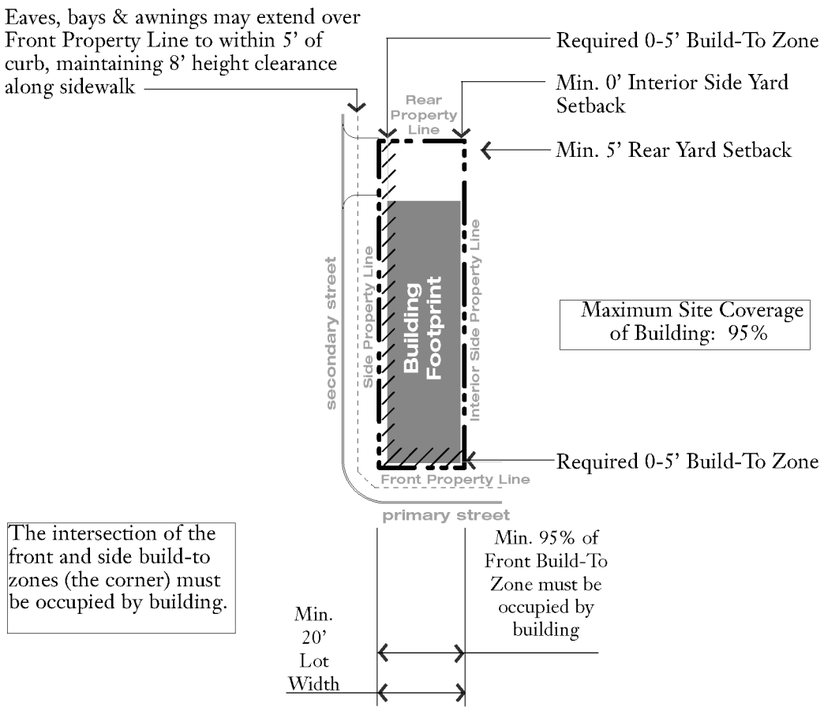
6.3.2 Upper floor windows must be oriented vertically.

6.3.3 Horizontal expression lines should define the Base and Cap, especially on buildings over 3 floors.

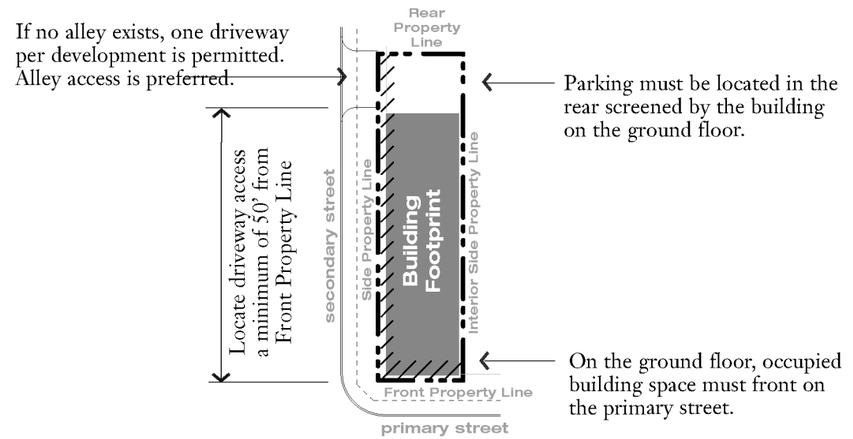
Form-Based Code Template

Building Type Standards: Main Street Site

Site Plan: Building



Site Plan: Parking



1.0 BUILDING SITING

1.1 Street Frontage

1.1.1 On primary streets, a minimum of 95% of the length of the Front build-to zone must be occupied by building.

1.1.2 The intersection of the front and side build-to zones (the corner) must be occupied by building.

1.1.3 Front and side building facades must be constructed within a build-to zone, located from the property line 5' into the site.

1.1.4 Eaves and upper floor bays, balconies & awnings are permitted to extend over the front property line to within 5' of the curb, maintaining a minimum of 8' height clearance along public sidewalk.

1.1.5 Areas located between the building and the front or side property lines must be paved for pedestrians.

1.2 Buildable Area

1.2.1 Buildings may cover a maximum of 95% of the site.

1.2.2 Minimum lot width is 20'.

1.3 Interior Side Yard Setback

1.3.1 No interior side yard setback is required.

1.4 Rear Yard Setback

1.4.1 The rear of the building must be set back a minimum of 5' from the rear property line.

2.0 OFF-STREET PARKING

2.1 Location

2.1.1 Surface parking lots are permitted in the rear of the lot, fully screened from the front property line by building.

2.1.2 Structured parking is permitted internally, but must be located behind occupied uses on the ground floor of the primary street.

2.2 Driveways & Access

2.2.1 If no alley exists, one driveway per development is permitted, located off the secondary street; alley access is preferred. Driveway access is not permitted off the primary street.

2.2.2 Driveway access from the secondary street must be located 50' from the front property line on the primary street.

2.2.3 Shared driveways and parking are encouraged.

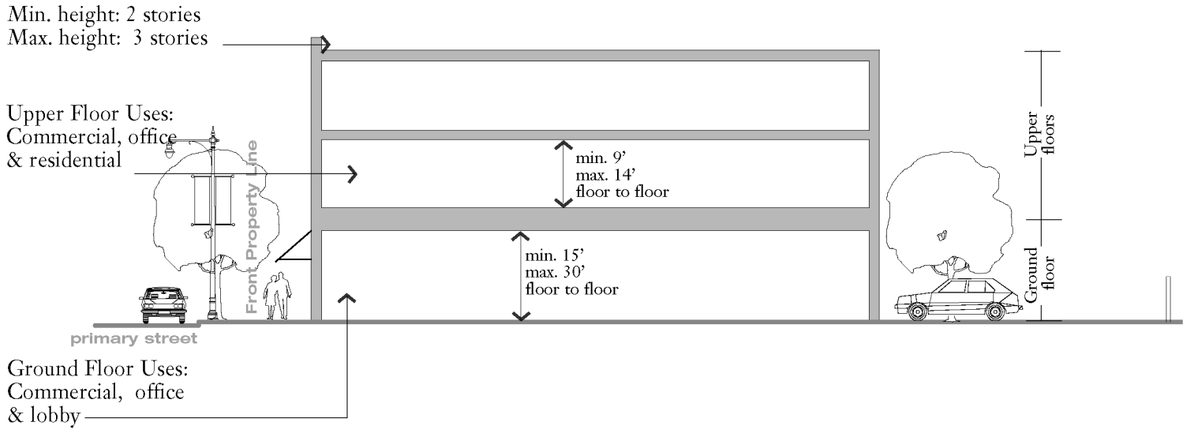
2.3 Screening & Landscaping

2.2.1 Parking facilities adjacent to the right-of-way shall be screened with a combination of landscaping and ornamental metal fencing. This will only occur on the secondary streets.

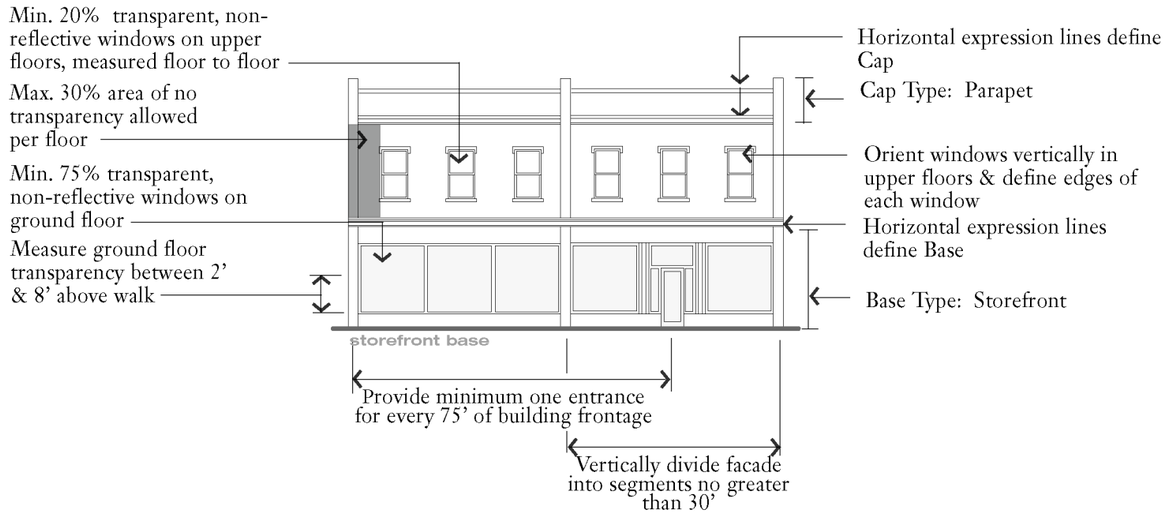
2.2.2 Surface parking lots must be landscaped with a minimum of 1 shade tree per 10 parking spaces; minimum 1 tree.

2.2.3 Screen structured parking visible from the primary or secondary street with facade treatments.

Site Section



Primary street Elevation



3.0 HEIGHT REQUIREMENTS

3.1 Building Height

3.1.1 Building height is measured in stories.

3.1.2 Buildings shall be a minimum of two stories and a maximum of three stories in height.

3.2 Floor Heights

3.2.1 Allowable ground floor height is a minimum of 15', maximum 30', as measured from floor to floor.

3.2.2 Allowable upper floor height is a minimum of 9', maximum of 14', as measured from floor to floor.

3.3 Parking Garage Height

3.3.1 Parking garages shall be no taller than the building at the front build-to zone nor the eave height of the adjacent buildings to the sides and rear.

3.4 Cap Type Height

3.4.1 Parapets must be a minimum of 2' in height.

4.0 USES

4.1 Ground Floor Uses

4.1.1 Commercial, office, and lobby uses are permitted on the ground floor.

4.2 Upper Story Uses

4.2.1 Commercial office, and residential uses are permitted on the upper floors.

5.0 FACADE REQUIREMENTS

5.1 Transparency

5.1.1 A minimum of 75% of the ground story front facade between 2' and 8' above the sidewalk must be comprised of transparent, non-reflective windows into the commercial space.

5.1.2 A minimum of 20% of the upper story front facade measured floor to floor shall have transparent, non-reflective, vertically-oriented windows.

5.1.3 A maximum area of 30% of the facade per floor may have no transparency.

5.2 Building Entrance

5.2.1 The building's main entrance must be off the primary street. Entrances at the corner of a building satisfy this requirement.

5.2.2 Provide minimum one entrance for every 75' of building frontage.

6.0 FACADE ELEMENTS

6.1 Allowable Base Types

6.1.1 Storefront is the allowable base type. (See Definitions for descriptions.)

6.2 Allowable Cap Types

6.2.1 Parapet is the allowable cap type, screening the roof and roof appurtenances beyond. (See Definitions for description.)

6.3 Facade Proportions

6.3.1 The facade shall be vertically divided into segments no larger than 30'.

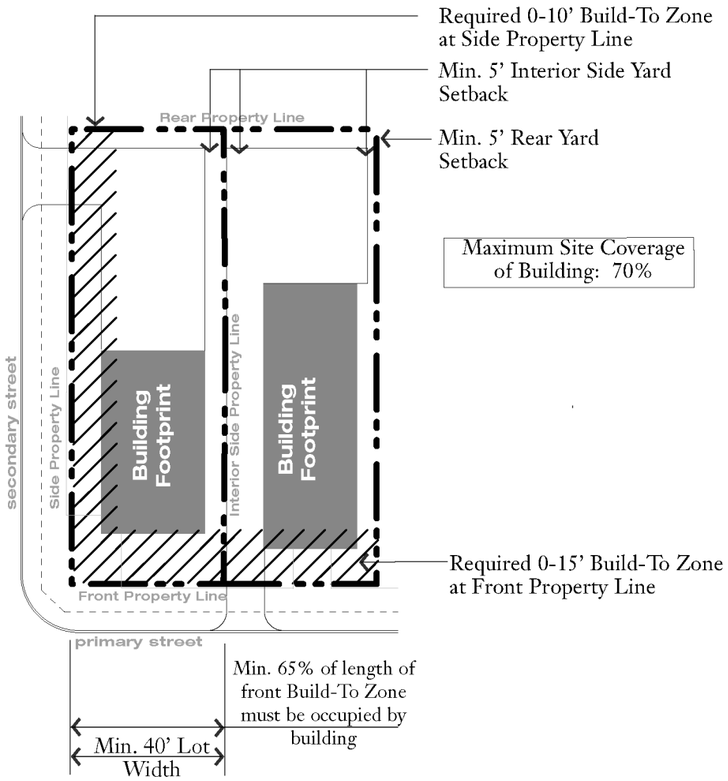
6.3.2 Upper floor windows must be oriented vertically.

6.3.3 Horizontal expression lines should define the Base and Cap.

Form-Based Code Template

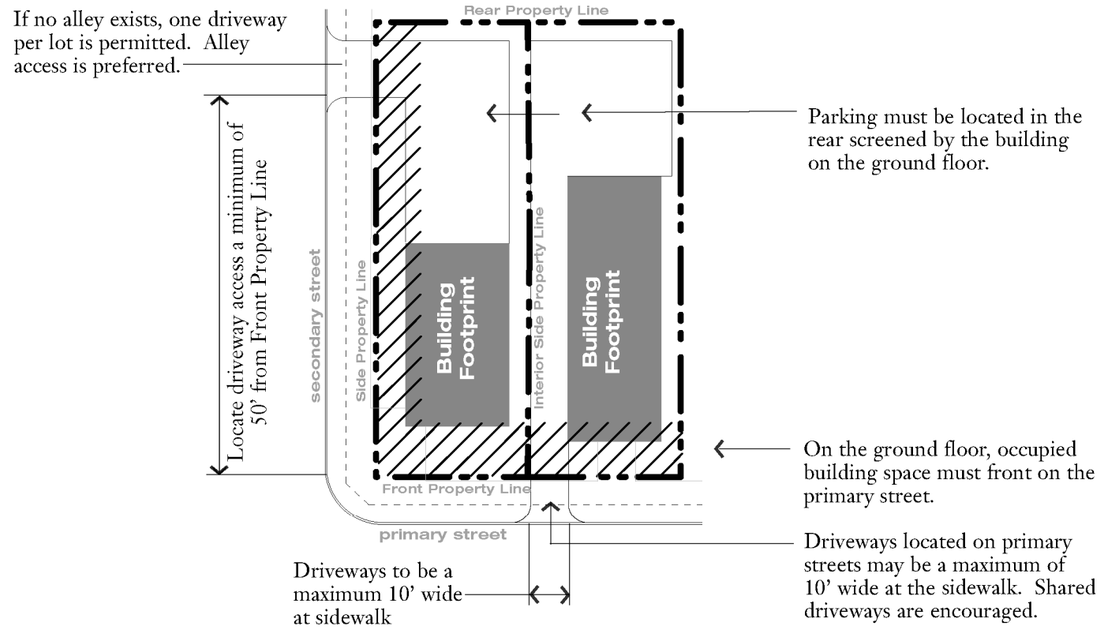
Building Type Standards: Cottage Shop Site

Site Plan: Building



The intersection of the front and side build-to zones (the corner) must be occupied by building.

Site Plan: Parking



1.0 BUILDING SITING

1.1 Street Frontage

1.1.1 On primary streets, a minimum of 65% of the length of the Front build-to zone must be occupied by building.

1.1.2 The intersection of the front and side build-to zones (the corner) must be occupied by building.

1.1.3 Front building facades must be constructed within a build-to zone, located from the property line 15' into the site.

1.1.4 Side building facades must be constructed within a build-to zone, located from the property line 10' into the site.

1.2 Buildable Area

1.2.1 Buildings must cover a maximum of 70% of the site.

1.2.2 Areas located between the building and the front or side property lines must be landscaped or paved for pedestrians.

1.2.3 Minimum lot width is 40'.

1.3 Interior Side Yard Setback

1.3.1 The interior side of the building must be set back a minimum of 5' from the interior side property line.

1.4 Rear Yard Setback

1.4.1 The rear of the building must be set back a minimum of 5' from the rear property line.

2.0 OFF-STREET PARKING

2.1 Location

2.1.1 Surface parking lots are permitted in the rear of the lot, fully screened from the front property line by building.

2.1.2 Structured parking is not permitted.

2.2 Driveways & Access

2.2.1 If no alley exists, one driveway per lot is permitted. Alley access is preferred; secondary street access is permitted; primary street access is allowed only if no other access is available.

2.2.2 Driveway access from the secondary street must be located 50' from the front property line.

2.2.3 Driveways located off the primary street must be a maximum 10' wide at the sidewalk.

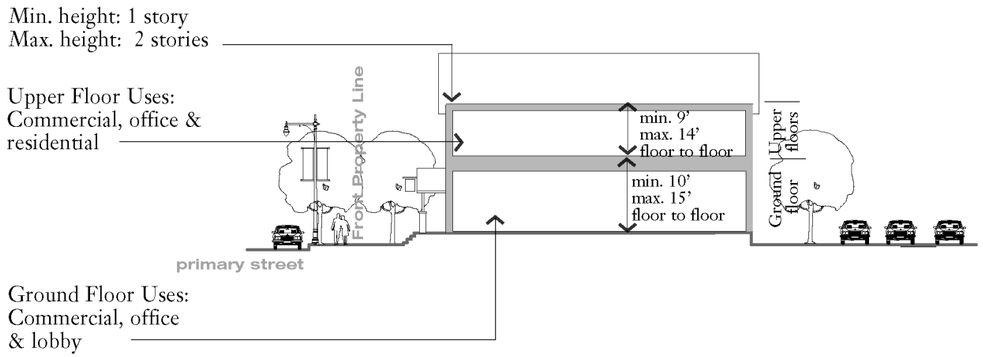
2.2.4 Shared driveways are encouraged.

2.3 Screening & Landscaping

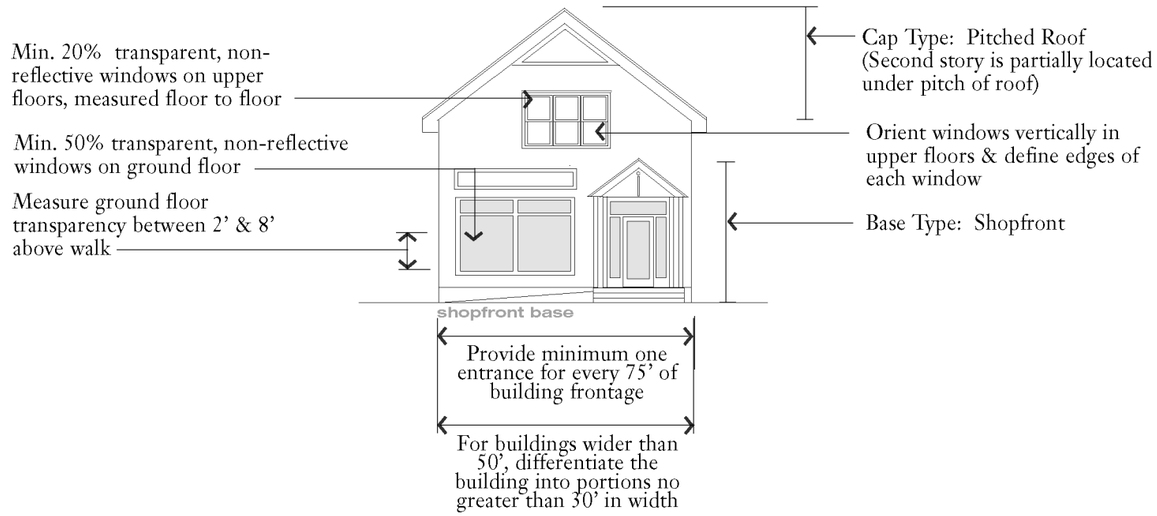
2.3.1 Parking facilities adjacent to the right-of-way shall be screened with a combination of landscaping and ornamental metal fencing. This will only occur on the secondary streets.

2.3.2 Surface parking lots must be landscaped with a minimum of 1 shade tree per 10 parking spaces.

Site Section



Primary street Elevation



3.0 HEIGHT REQUIREMENTS

3.1 Building Height

3.1.1 Building height is measured in stories.

3.1.2 Buildings shall be a minimum of one story and a maximum of two stories in height.

3.1.3 Second story should be partially located under the roof.

3.2 Floor Heights

3.2.1 Allowable ground floor height is a minimum of 10', maximum 15', as measured from floor to floor.

3.2.2 Allowable upper floor height is a minimum of 9', maximum of 14', as measured from floor to floor.

3.3 Cap Type Height

3.3.1 Pitched Roofs may not be less than 6:12 (rise:run); an approximately 12:12 pitch is preferred.

4.0 USES

4.1 Ground Floor Uses

4.1.1 Commercial, office, and lobby uses are permitted on the first floor.

4.2 Upper Story Uses

4.2.1 Commercial, office, and residential uses are permitted on the upper floors.

5.0 FACADE REQUIREMENTS

5.1 Transparency

5.1.1 A minimum of 50% of the ground story front facade between 2' and 8' above the sidewalk must be comprised of transparent, non-reflective windows into the commercial space.

5.1.2 A minimum of 20% of the upper story front facade shall have transparent, non-reflective, vertically-oriented windows, measured floor to floor.

5.2 Building Entrance

5.2.1 The building's main entrance must be off the primary street. Entrances at the corner of a building satisfy this requirement.

5.2.2 Entrances to buildings along a primary street shall be spaced at a maximum distance of 75'.

6.0 FACADE ELEMENTS

6.1 Allowable Base Types

6.1.1 Shopfront is the permitted base type. (See Definitions for description.)

6.2 Allowable Cap Types

6.2.1 Pitched roof is the permitted cap type. (See Definitions for description.)

6.3 Facade Proportions

6.3.1 For buildings wider than 50', differentiate the building into portions no great than 30' in width.

6.3.2 Upper floors must have vertically hung windows.