

SOUTH CLARKSVILLE MIXED-USE ZONING UPDATE

ADOPTED

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amended

September 15, 2020

TOWN OF CLARKSVILLE

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CODAMETRICS

CONTENTS

70-1. OVERVIEW.....	5
A. Intent.....	5
B. Code oversight.....	5
C. Organization of Code.....	5
D. Mapping.....	5
E. District Development Plan Process	8
F. Minor Waivers	11
G. Design Waivers.....	12
H. Nonconforming Structures	14
70-2. MASTER PLAN SITES	15
A. Intent.....	15
B. District Development Plan - Master Plan Site	15
C. Subdivision and Dedication.....	15
D. Blocks	15
E. Streets.....	16
F. Alleys, Lanes, or Service Drives	18
G. Primary Street Designation.....	18
H. Civic Space.....	18
I. Layout & Location of Building Type Sites	20
70-3. BUILDING TYPES.....	23
A. Introduction.....	23
B. General Building Type Requirements.....	23
C. Storefront Building Type	25
D. Commercial Manor Building Type	29
E. General Building Type	33
F. Row Building Type	37
G. Workshop Building Type.....	41
H. Civic Building Type.....	45
I. Cap Types	49
70-4. USES.....	52
A. General Provisions.....	52
B. Table of Principal Uses	52
C. Prohibited Uses.....	53
D. Temporary Uses.....	54
E. Accessory Uses.....	54
F. Specific Use Definitions & Standards.....	54
70-5. GENERAL BUILDING DESIGN	59
A. Applicability.....	59
B. Intent.....	59
C. Major Facade Materials	59
D. Minor Facade Materials	63
E. Pitched Roof Materials.....	63
F. Materials Installation Quality	63
G. Windows	64
H. Shutters	65
I. Awnings, Canopies, & Light Shelves.....	65
J. Balconies	66

K. Principal Entryway.....	67
L. Building Articulation.....	68
M. Arcade Design.....	68
N. Vistas.....	69
O. Garage Doors	69
P. Ground Story at Sloping Facades	70
Q. Mechanical Equipment & Appurtenances	71

70-6. GENERAL SITE DESIGN76

A. Signs.....	76
B. Lighting.....	76
C. Streetscape	76
D. Landscape Requirements	78
E. Screening of Refuse & Recycling Areas.....	79
F. Parking	80

70-7. DEFINITIONS & MEASURING 84

A. General Definitions	84
B. Measuring.....	87

70-8. MASTER PLAN SITES - APPROVED DISTRICT DEVELOPMENT PLANS 92

A. Master Plan Site A.....	92
B. Master Plan Site B.....	92
C. Master Plan Site C	92

70-1. OVERVIEW

A. INTENT

The regulations of the South Clarksville Mixed-Use (SCMU) district are intended to support appropriately scaled redevelopment in the South Clarksville area based upon the goals of the Town's planning documents. Further, these districts are intended to achieve the following:

1. **Sense of Place.** A sense of place defined by human-scaled development consisting of a variety of high quality buildings and civic spaces with well-designed landscape and streetscapes
2. **Walkable Development.** Walkable development that is comfortable, safe, and interesting for the pedestrian through the use of appropriately scaled blocks, an interconnected system with multiple choices for routes, and prioritization of streets for pedestrians and vehicles.
3. **Mixed-Use.** Vibrant places with a "live-work-play" atmosphere, accommodated through a required mix of uses that activate internal streets and civic spaces during the day and into the evenings, and multi-story development that define the public spaces and create "eyes on the street."
4. **Healthy People.** Provision of outdoor space and activities and connectivity to regional trails and pathways to encourage physical health and well-being, as well as access to "third places" and social gathering places to encourage interaction and mental health support.
5. **Sustainable.** Development that promotes environmental sustainability goals, such as reductions in vehicle miles traveled (VMT) and greenhouse gas (GHG) emissions through pedestrian- and bicycle-friendly design and a low impact on stormwater quality.

B. CODE OVERSIGHT

1. **Presentations to Plan Commission.** Staff shall provide a report to the plan commission at least every quarter on approved and disapproved projects with the intent of making recommendations for code revisions and/or interpretations.
2. **Five-Year Review.** Every 5 years this Division 70 shall be reviewed in conjunction with a report of built and proposed projects to

make recommendations for revisions and/or interpretations of the code.

C. ORGANIZATION OF CODE

1. **Overview.** [Sec. 70-1](#) provides the introductory provisions for the SCMU district regulations, including such items as mapping and procedures.
2. **Master Plan Sites.** [Sec. 70-2](#) provides requirements for the introduction of new streets and open space, and the use of multiple building types on larger developments
3. **Building Types.** [Sec. 70-3](#) outlines the permitted building forms within the districts. Allowable building form is established by a series of building types that contain regulations for locating the buildings and parking on the site, the height of the buildings, the uses located within the building, and facade and roof requirements. Permitted uses within each district are also defined in this section.
4. **Uses.** [Sec. 70-4](#) outlines the uses permitted within the building types. This section also includes definitions of the uses.
5. **General Building Design.** Design requirements applicable to all building types are defined in [Sec. 70-5](#). Building materials, balcony design, and window design are examples of regulations included in this section.
6. **General Site Design.** Design requirements applicable to the site are included in [Sec. 70-6](#). Landscape requirements, parking lot design, and signs are examples of regulations established in this section.
7. **Definitions & Measuring.** Definitions and methods for measuring requirements in this Division 70 are included in [Sec. 70-7](#).

D. MAPPING

1. **Town Zoning Map.** These regulations apply to the SCMU district as mapped on the Town's official zoning map.
2. **Regulating Map.** The regulating map in [Figure 70.1.G-1](#) provides a key to the development regulations in this Division 70 as follows:

70-1. Overview Mapping

KEY

- STOREFRONT BUILDING TYPE
- STOREFRONT, GENERAL - OFFICE, OR GENERAL-RESIDENTIAL BUILDING TYPES
- COMMERCIAL MANOR BUILDING TYPE
- GENERAL-OFFICE, OR ROW-OFFICE BUILDING TYPE
- WORKSHOP BUILDING TYPE
- GENERAL-RESIDENTIAL OR ROW-RESIDENTIAL BUILDING TYPE
- GENERAL RIVERFRONT BUILDING TYPE

- MASTER PLAN SITE
- OPEN SPACE TYPES, RIVERFRONT PARK
- WOERNER AVE UPPER STORY STEP-BACK
- FLOOD WALL UPPER STORY STEP-BACK AT COMMERCIAL MANORS
- ADDITIONAL HEIGHT PERMITTED ON PERMITTED BUILDING TYPES
- NEW ALLEY, GARAGE ACCESS, SERVICE DRIVE

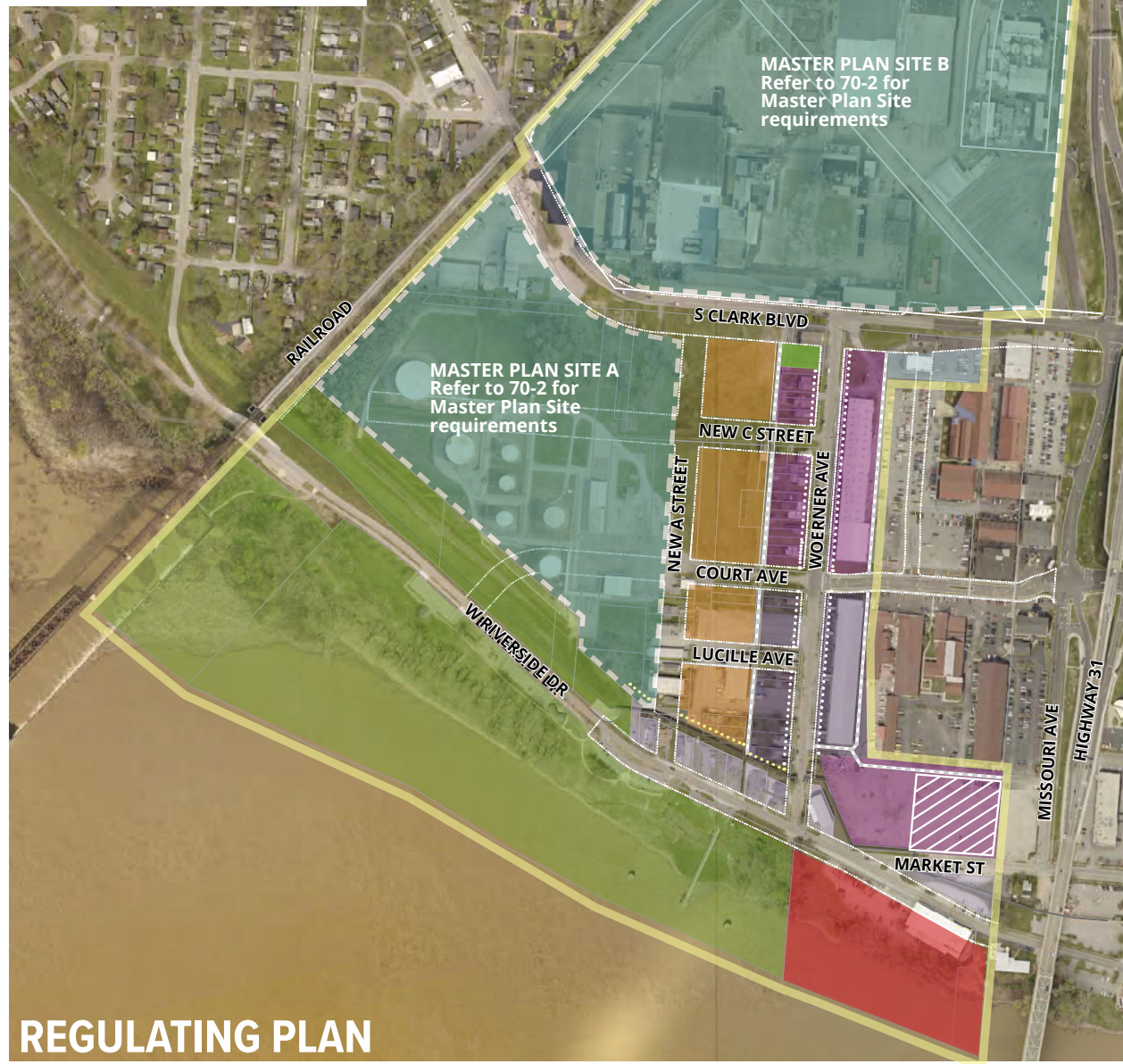


Figure 70.1.G-1. South Clarksville Mixed-Use District Regulating Plan

KEY




-  PRIMARY STREET
-  NON-PRIMARY STREET
-  NEW ALLEY, GARAGE ACCESS, SERVICE DRIVE



Figure 70.1.G-2. **South Clarksville Mixed-Use District Primary Street Map**

District Development Plan Process

- a. **Building Types.** Building types are defined and regulated in [Sec. 70-3](#). Permitted locations for each building type is shown on the regulating map, [Figure 70.1.G-1](#).
 - b. **Civic Building Type.** The Civic building type may be located anywhere in the SCMU district. Refer to [Sec. 70-3](#) for Civic building type regulations.
 - c. **Required Step-backs.** Upper story step-backs are shown on the regulating plan for geographic referenced. Specific requirements for step-backs are included by building type in [Sec. 70-3](#).
 - d. **Additional Height.** Additional building height allowed per the building type regulations in [Sec. 70-3](#) is shown on the regulating plan for specific geographic reference.
 - e. **Master Plan Sites.** Three areas are required to be master planned per [Sec. 70-2](#). Each Master Plan Site A, B, and C shall be planned fully within the outlines shown.
3. **Primary Streets Map.** In the SCMU district, the front lot line is determined by the primary street designation primary streets map in [Figure 70.1.G-2](#). Some requirements for building types are specific to these frontages. For example, these designations prioritize the street frontages for locating the front facade of the building and limit vehicular access to parking off these streets.
 - a. **Master Plan Site Primary Streets.** For areas designated on the regulating map as a master plan district, refer to [Sec. 70-2](#) for requirements for designating new primary streets in the developments.
 - b. **Two Primary Streets.** When multiple primary streets abut a parcel, the planning director shall determine which frontages shall serve as the primary, unless otherwise specified. A minimum of 50 percent of lot frontage is required to be treated as primary frontage.
 - c. **Alley, Garage Access, Service Drives.** Locations of proposed alleys, garage access, or service drives is shown, to illustrate potential locations off non-primary or primary streets. Refer to the building types for driveway access locations.

- d. **Civic Space.** Frontages on civic open space shown on the Primary Streets Map, provided through the Master Plan Sites requirements, or otherwise determined by the planning director shall be treated as primary frontages.

E. DISTRICT DEVELOPMENT PLAN PROCESS

An approved District Development Plan is required prior to approval of any building permit within the SCMU district as designated on the Town's zoning map.

1. **Pre-Submittal Meeting.** A pre-submittal meeting is required with the planning director and his/her recommended staff.
2. **District Development Plan Approval - MASTER PLAN SITE.** For developments within the master plan subdistrict per the regulating plan ([Figure 70.1.G-1](#)), an application shall be submitted for review and approval of the District Development Plan - master plan site. Refer to [Figure 70.1.G-3](#) for a flow chart of the process.
 - a. **Applicable Area.** The master development plan shall include all properties in the mapped outline per [Figure 70.1.G-1](#); however, the project implementation may be phased.
 - b. **Submittals Required.** The following list of submittals is required to accompany the application, unless otherwise determined by the planning director..
 - (1) Narrative Information. A project narrative shall be provided including the following:
 - (a) Total area in development project including legal description.
 - (b) Ownership and contact information.
 - (c) Intent of development
 - (2) Project Phasing. Description and mapping of project timing and phasing, including all components (such as utilities, streets, parking, civic spaces, landscaping, uses, building types). Phasing shall consider the following:
 - (a) Streets or portions of streets abutting a new building shall be constructed during the same phase as the building. Half-streets are not permitted.
 - (b) Civic space required for a building shall be constructed during the same phase as the building.
 - (c) At least two points of access are required for construction on the interior of any master plan site.

DISTRICT DEVELOPMENT PLAN PROCESS

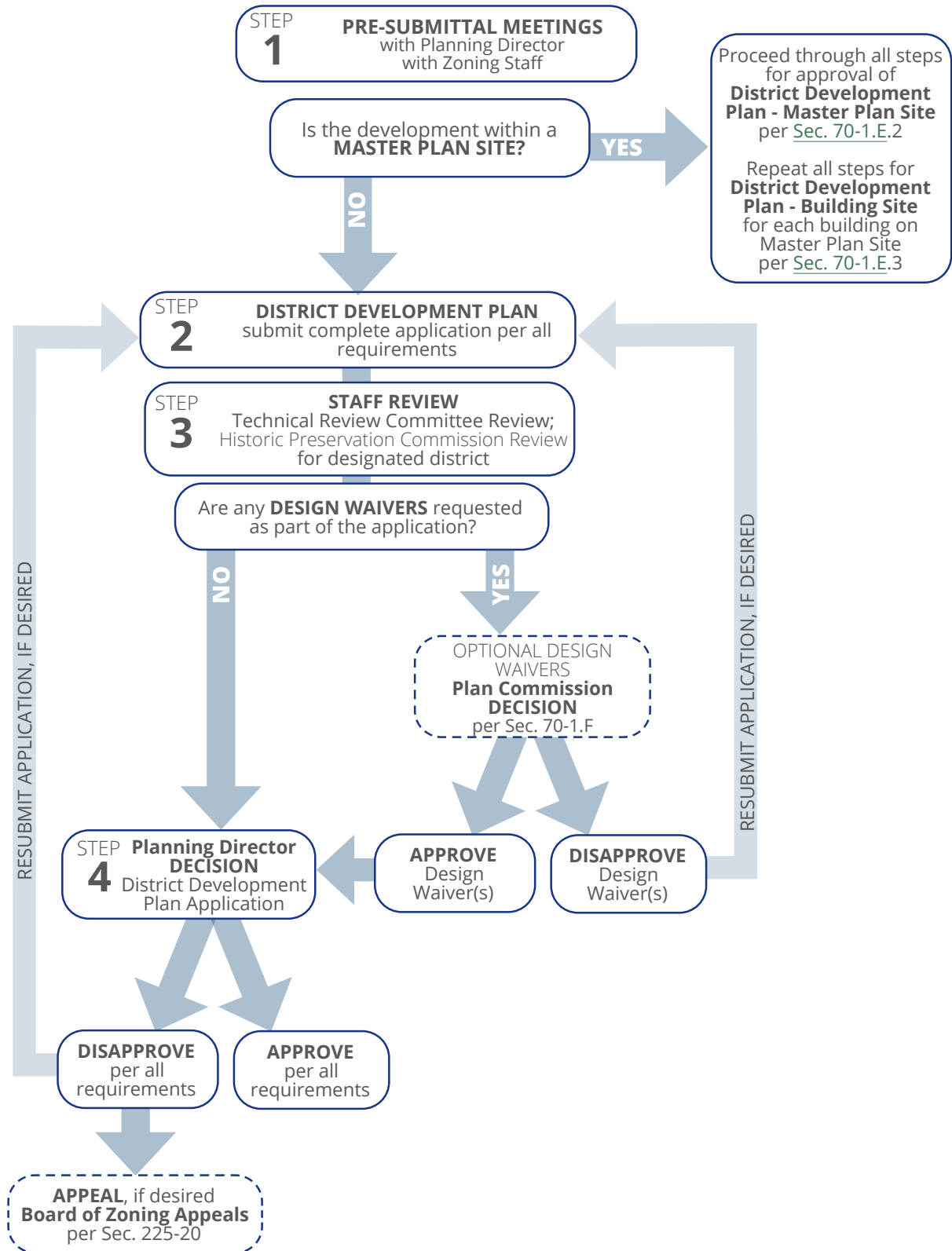


Figure 70.1.G-3. Master Development Plan Process Flow Chart

District Development Plan Process

- (3) Plans and Details. Plans and details illustrating compliance are required. A list is available at Town Hall. Additional detail may be requested by the planning director to facilitate review. All drawings shall include the date of preparation, north arrow, and scale.
 - (4) Waiver Requests. Any minor or design waivers requested by the applicant shall be clearly defined in the narrative and any supporting information provided.
 - (5) Other plans, information. The planning director may request additional information at the pre-submittal conference, at the time of application, or during the review and approval process.
 - c. **Planning Director Approval.** The planning director shall review the complete application for concurrence with applicable ordinances, and approve, approve with conditions, or disapprove the submittal.
 - d. **Development Agreement.** A written development agreement is required between the developer and the Town, committing the developer to and ensuring the implementation of all new streets, whether publicly dedicated or privately held, all civic space, and any other item as determined by the planning director.
 - (1) The Town Manager shall draft, coordinate, and execute the development agreement.
 - (2) The development agreement shall be recorded in the office of the county recorder and takes effect upon the approval of the district development plan.
 - (3) The development agreement is binding even if the agreement is not recorded.
 - (4) All development agreements are binding on any subsequent owners or partial owners of the parcels.
 - (5) The signed agreement is required for approval of the District Development Plan - Master Plan Site.
 - e. **Building Site Approvals.** Upon approval of the master plan site, the applicant may submit an application for a District Development Plan - building site.
 - f. **Infrastructure Approvals.** Construction of any new streets, utilities, and other infrastructure shall be constructed and approved per Chapter 152 of the Town's code of ordinances.
3. **District Development Plan Approval - BUILDING SITE.** For developments not located within the master plan subdistrict per the regulating plan ([Figure 70.1.G-1](#)) or developments with an approved District Development Plan - Master Plan, an application shall be submitted for review and approval of the District Development Plan - building site. Refer to [Figure 70.1.G-3](#) for a flow chart of the process.
 - a. **Submittals Required.** The following list of submittals is required to accompany the application, unless otherwise determined by the planning director.
 - (1) Narrative Information. A project narrative shall be provided including the following:
 - (a) Total area in development project including legal description.
 - (b) Ownership and contact information.
 - (c) Intent of development
 - (2) Project Phasing. Description and mapping of project timing and phasing, including all components (such as utilities, streets, parking, civic spaces, landscaping, uses, building types).
 - (3) Plans and Details. Plans and details illustrating compliance are required. A list is available at Town Hall. Additional detail may be requested by the planning director to facilitate review. All drawings shall include the date of preparation, north arrow, and scale.
 - (4) Waiver Requests. Any minor or design waivers requested by the applicant shall be clearly defined in the narrative and any supporting information provided.
 - (5) Commitment Letters. Any commitment letters for any agreed upon items deferred to a later date.
 - (6) Other plans, information. The planning director may request additional information at the pre-submittal conference, at the time of application, or during the review process.
 - b. **Planning Director Approval.** The planning director shall review the complete application for concurrence with applicable ordinances, and approve, approve with conditions, or disapprove the submittal.
 4. **Subdivision.** Any subdivision of land or provision of new public or private streets requires subdivision plat approval per the following:

- a. The process established in Chapter 152 of the Town's code of ordinances is required.
 - b. Regulations for anticipated building types shall be considered when setting block depth and width to avoid the need for future variances or waivers.
 - c. Private streets, where permitted by the Town, require parcels per the street type defined in [Sec. 70-6.E](#).
 - d. Civic open space shall meet the requirements of [Sec. 70-2.H](#). Open space shall either be dedicated or an easement/deed restriction established.
5. **Infrastructure Implementation.** The process for grading plan and approval of improvements is required per Chapter 152, Subdivision Regulations.
 6. **Conditional Uses or Special Waivers for Uses.** Conditional uses or special waivers for uses per [Sec. 70-4](#) shall follow the process defined in Sec. 225-120 of the zoning ordinance.
 7. **Appeals.** Appeals shall follow the process defined in Sec. 225-20 of the zoning ordinance.

F. MINOR WAIVERS

A discreet set of minor waivers from the regulations are defined and may be requested for approval by the planning director.

1. **Application.** An application for minor waiver shall accompany the associated District Development Plan application, i.e. Master Plan Site minor waivers allowed in [Sec. 70-2](#) shall be submitted with the District Development Plan - Master Plan Site application and building type minor waivers allowed in [Sec. 70-3](#) shall be submitted with the District Development Plan - Building Site application. The application shall define the requested waiver, reference the applicable code section, and provide supporting material for approval, in the opinion of the applicant.
2. **Conditions.** Waivers, outlined below, are permitted under the following conditions:
 - a. The waiver fulfills the intent defined for this Division 70 of the zoning regulations. Refer to [Sec. 70-1.A. Intent](#).
 - b. The resulting form is consistent or compatible with the surrounding context and the vision defined in the comprehensive plan and other planning documents approved by the Town.
3. **Permitted Minor Waivers.** The following are permitted minor waivers, if the above conditions are met.
 - a. Up to 10% increase or decrease of any required dimension in building type regulations, except as otherwise defined in this subsection and provided the intent of the regulation is met.
 - b. The location of the building within up to 3 foot from any minimum yard requirement or build-to district width/location.
 - c. Up to 10 percent increase in total impervious coverage, not to exceed the total amount of permitted impervious plus semi-pervious coverage. (Compliance with stormwater regulations is required.)
 - d. Up to 10 percent decrease in front lot line coverage.
 - e. Additional height of any story up to 2 feet, as long as the overall building height does not exceed the allowable height of all floors at their maximum permitted height.

70-1. Overview

Design Waivers

- f. Up to 10 percent decrease in transparency or a 10 percent increase in blank wall limitation for corner side facades.
- g. A reduction of up to 5 percent in major material.
- h. Additional minor waivers are noted throughout this Division 70.

G. DESIGN WAIVERS

Design waivers are noted specifically throughout the regulations and require approval by the plan commission.

1. **Application.** An application for design waiver shall accompany the associated District Development Plan application, i.e. Master Plan Site design waivers allowed in [Sec. 70-2](#) shall be submitted with the District Development Plan - Master Plan Site application and General Building Design design waivers allowed in [Sec. 70-5](#) shall be submitted with the District Development Plan - Building Site application. The application shall define the requested waiver, reference the applicable code section, and provide supporting material for approval, in the opinion of the applicant.
2. **Approval.** Approval of the design waiver must be obtained by:
 - a. Review by the planning director with recommendation for consideration by the Plan Commission.
 - b. The Plan Commission may request additional information from the applicant, hear testimony of the applicant, and hear public comments.
 - c. The Plan Commission shall consider the application, the zoning ordinance, any testimony, and additional facts to approve, approve with conditions, or disapprove the design waiver application.
3. **Conditions.** Design waivers allowed by this Division 70 are permitted under the following conditions:
 - a. The waiver fulfills the intent defined for this Division 70 of the zoning regulations. Refer to [Sec. 70-1.A. Intent](#).
 - b. The resulting development is consistent or compatible with the surrounding context or the vision defined in the master plan, Town's comprehensive plan, and/or other planning documents approved by the Town.
4. **Appeals.** Appeals are processed in accordance with Sec. 225 of the zoning ordinance.
 - a. The Board of Zoning Appeals shall only determine if the Plan Commission followed the procedures defined in this Division 70 in making its determination.
 - b. The Board of Zoning Appeals shall make its decision based on the facts considered by the Plan Commission in making its decision by reviewing the record of the Plan Commission decision, including the minutes, the zoning ordinance, and any facts or testimony presented as part of the design waiver application. No additional testimony or new information may be considered.
 - c. Should new information or testimony become available, the application is referred back through the approval process defined in [Sec. 70-1.G.](#)
5. **Master Site Design Waivers.** Design waivers to the requirements are defined throughout [Sec. 70-2](#).
6. **Building Type Design Waivers.** Design waivers to the requirements are defined throughout [70-3](#). Additionally, the following apply:
 - a. **Existing Building Waivers.** The following waivers are permitted when applied to the renovation of an existing building(s):
 - (1) For renovation of existing buildings, the maximum front lot line coverage may be waived with an existing coverage of 60%; however, any expansion on the ground story shall contribute to the extension of the front lot line coverage.
 - (2) For renovation of existing buildings, the location of the building within up to 5 feet from any minimum yard requirement or build-to district width/location.
 - (3) For renovation of existing buildings, the minimum height of the ground story and upper story may be increased or decreased by up to two feet for existing stories.
 - (4) For renovation of existing buildings, other required dimensions may be modified up

to five feet or 10 percent, whichever is less, unless otherwise modified by this section.

7. **General Building Design Waivers.** Design waivers to requirements are defined throughout Sec. 70-5.
 - a. **Alternative Building Materials.** Alternative building materials may be approved in lieu of those defined Sec. 70-4.C. and Sec. 70-4.D., with the exception of materials expressly prohibited. For approval, the following shall be met:
 - (1) The Applicant shall submit samples and examples of the material installed in a similar building form located within 100 miles from the site. The submittal shall be provided a minimum of four weeks prior to the review, to allow site visits to the location.
 - (2) The submitted application meets the intent of the materials requirements and the material will maintain its structure, color, and appearance for a minimum period of 20 years with little or no maintenance.

Nonconforming Structures

H. NONCONFORMING STRUCTURES

All building type standards apply to all new construction and renovation of existing structures. The following exception for nonconforming buildings in the SCMU district is in addition to the requirements of Sec. 150-170. Where conflicts exist, this section [Sec. 70-1.H](#) shall rule.

1. **General Building Design Requirements.** The General Building Design Requirements in [Sec. 70-5](#) shall be met for any expansion that adds more than 200 square feet or exterior renovation of an existing building that incorporates any of the following:
 - a. New exterior facades are being added as a result of the addition of floor area;
 - b. More than 30% of the facade material is replaced;
 - c. More than 30% of the windows on any exterior street facade are being replaced;
 - d. Doors or balconies located on any exterior street facade are being replaced.
2. **General Site Design Requirements.** [Sec. 70-6](#) General Site Design Requirements shall be met for any of the following site renovations:
 - a. Expansion of any nonconforming parking lot by more than 200 square feet.
 - b. Renovation of more than 200 square feet of existing landscaping.
 - c. Relocation of or replacement of fencing/walls of an existing refuse or recycling area.
3. **Significant Renovations.** Where any renovation includes an addition of more than 50 percent in gross building square footage within a 5 year period, all requirements of the zoning ordinance shall be met.
4. **Facade Renovations.** If the building's façade exists or will exist within the required build-to district of these regulations, the Facade Requirements of the applicable building type (per [Sec. 70-3. Building Types](#)) shall be met, if the renovation includes any one of the following:
 - a. Expansion or change in location of 50 percent or more of the windows on any street façade of

the building. Refer to [Sec. 70-7.A](#) for definition of "street facade."

- b. Replacement of 50 percent or more of facade materials on any street facade of the building with a different facade material.
5. **Roof Renovations.** If the renovation of the shape or style of more than 50 percent of the roof occurs and 30 percent of the street-facing façade exists within the build-to district, the Roof Type Requirements of the applicable building type (per [Sec. 70-3. Building Types](#)) shall be met.

70-2. MASTER PLAN SITES

For all development sites designated on the SCMU regulating plan, [Figure 70.1.G-2](#), with an outline requiring a district development plan - master plan site, the requirements of this [Sec. 70-2](#), shall be met.

A. INTENT

In addition to the intent defined for the SCMU zone regulations (refer to [Sec. 70-1.A](#)), these regulations are intended to require larger parcels to provide a system of streets, blocks and open space, and a mix of building types within new, walkable districts.

B. DISTRICT DEVELOPMENT PLAN - MASTER PLAN SITE

1. A district development plan - master plan site shall be submitted during the approval process to illustrate compliance with the regulations in this [Sec. 70-2](#) and those sections referenced, and to provide guidance throughout all phases of the project.
2. The master plan shall include all areas within the outline on the SCMU regulating plan, [Figure 70.1.G-2](#), whether under the same ownership or not. The intent is to anticipate connectivity and other interactions potential between adjacent sites.

C. SUBDIVISION AND DEDICATION

Refer to Title XV, Land Usage, of the Town's code of ordinances for all requirements related to development.

1. All street rights-of-way shall be located on a separate parcel and platted per the Subdivision Regulations, Chapter 152.
 - a. Streets may be dedicated to the Town or held privately and maintained by the applicant/owner, subject to any development agreements with the Town.
 - b. Public access easement are required for all street held privately.
2. All civic space required by this Div. 70 shall be located on a separate parcel and platted per the Subdivision Regulations, Chapter 152. Civic space may be dedicated to the Town or held privately and maintained by the applicant/owner, subject to any development agreements with the Town.

3. Alleys, drives, or service lanes are not required to be located on a separate parcel, unless they are dedicated to the Town.

D. BLOCKS

An interconnected system of streets and blocks is required for all development sites. Refer to [Figure 70.2.I-5](#) and [Figure 70.2.I-6](#) for illustrations of example layouts of these regulations. Note that other configurations that meet the regulations are possible.

1. **Block Size.** Block length shall be no more than 600 feet, with a maximum perimeter of 1800 feet. Deviations from these dimensions for sites with natural or existing constraints may be approved with a design waiver per [Sec. 70-1.G](#).
2. **Access Points.** A minimum of two access points shall be provided for the development, with a minimum of one per every 1,500 feet of boundary, except along the levee, rail corridors, or limited access highways. An access point is a new street connecting to an existing street.
3. **Extend Existing Streets.** Streets shall connect and continue existing streets from adjoining areas. Future connections shall be considered and temporary dead end streets may be supplied for future extension with planning director approval.
4. **Shape of Blocks.** The shape of a block shall be generally rectangular in order to accommodate typically rectilinear buildings, but may vary due to natural features or site constraints.
5. **Lot Configuration.** All lots shall have frontage along a street per the building type requirements, unless otherwise specified. Refer to [Sec. 70-3](#).
 - a. With the exception of blocks containing open space, blocks shall typically be fronted with lots or buildings on at least two faces, preferably on the longest street faces.
 - b. Flag lots are prohibited.
 - c. The configuration of the blocks shall consider alley and service drive inclusion per [Sec. 70-2.F](#).
 - d. Blocks may be established including already existing lots and those lots may retain their existing zone designation.
6. Consider lot and block orientation for maximum energy efficiency, depending on the building type. For example, block orientation along an east-west

70-2. Master Plan Sites Streets

longitudinal axis will encourage development of long mixed-use buildings oriented along an east-west axis, with smaller east and west facing facades, able to take advantage of passive solar technology.

E. STREETS

Complete streets provide for multiple modes of access throughout the town. All streets, whether publicly dedicated or privately held, shall meet the following requirements. Refer to [Figure 70.2.I-5](#) and [Figure 70.2.I-6](#) for illustrations of these regulations.

1. **Cul-de-Sacs and Dead End Streets.** Cul-de-sac and temporary dead end streets are permitted only when necessitated by natural features or site constraints, including but not limited to the levee, railroad rights-of-way, waterways, or highways. A design waiver may be requested for dead end streets in situations other than those listed. If allowed, pedestrian connections and landscape plantings may be required.
2. **Civic Space.** Refer to [Sec. 70-2.H](#) for open space requirements, including street frontage requirements. Open space, existing and new, shall be fronted with streets to provide more visibility and access.
3. **Base Street Requirements.** The base street type is illustrated in [Figure 70.2.I-1](#). The planning director may require additional street right-of-way or configuration based on existing context and circulation needs. The base street defines the minimum components of any new street on the interior of the development and includes the following:
 - a. **On-Street Parking.** On-street parallel parking shall be provided on both sides of all new streets through SCMU district. Back-in or head-in, angled parking is acceptable in lieu of parallel parking. On-street parking on one side of the street may be approved by the planning director, though parking on both sides is encouraged.
 - b. **Streetscape.**
 - (1) The minimum dimension required for streetscapes along non-residential ground stories is 14 feet, with a clear sidewalk width of at least 6 feet and an 8-foot street tree and furnishings zone.
 - (2) Along residential ground stories, the minimum is 13 feet with a clear sidewalk of at least 5 feet and a 8-foot landscape zone (parkway).
 - (3) See [Sec. 70-6.B](#) in landscape for streetscape requirements.
 - (4) A minor waiver may be approved the planning director for up to 2 feet less of any dimension per [Sec. 70-1.F](#).
- c. **Maximum Pavement Width.** The maximum pavement width for all streets internal to the development is 38 feet. Pavement widths wider must include a median in the middle to provide pedestrian refuge and/or bulb-outs to reduce the crossing widths to less than 38 feet.
- d. **Reduced Minimum Pavement.** When only one lane of on-street parking is approved, the minimum pavement width for a two-way street is 28 feet and the minimum right-of-way width is 54 feet.
- e. **Waivers.** A design waiver may be approved for other street configurations per [Sec. 70-1.G](#).
4. **Mid-Block Pedestrian Paths.** Mid-block pedestrian paths may be located on blocks within the development that are longer than the maximum block sizes, approved by the planning director during the district development approval process.
5. **Street Crosswalks.** Crossings at all street intersections shall include a clear pedestrian path across streets (crosswalks) with accessibility ramps at curbs, demarcated by paint, stamped patterns, or pavers. Raised crosswalks are encouraged.
6. **Curb Radii.** Intersections shall be designed for actual turning radius of the typical design vehicle as opposed to the maximum design vehicle. Small curb radii at intersections shorten pedestrian crossing distances and reduce vehicle turning speeds, increasing pedestrian safety. See [Figure 70.2.I-3. Illustration of Actual Turning Radius vs. Curb Radius](#).
 - a. Where on-street parking is provided with no bulb-out, a radius no greater than 5 feet is required.
 - b. Where on-street parking is provided with a bulb-out or where no on-street parking is provided, a radius no greater than 10 feet is required.

**NON-COMMERCIAL STREETSCAPE
LANDSCAPE ZONE
ILLUSTRATED**

**COMMERCIAL STREETSCAPE
FURNISHINGS ZONE
ILLUSTRATED**

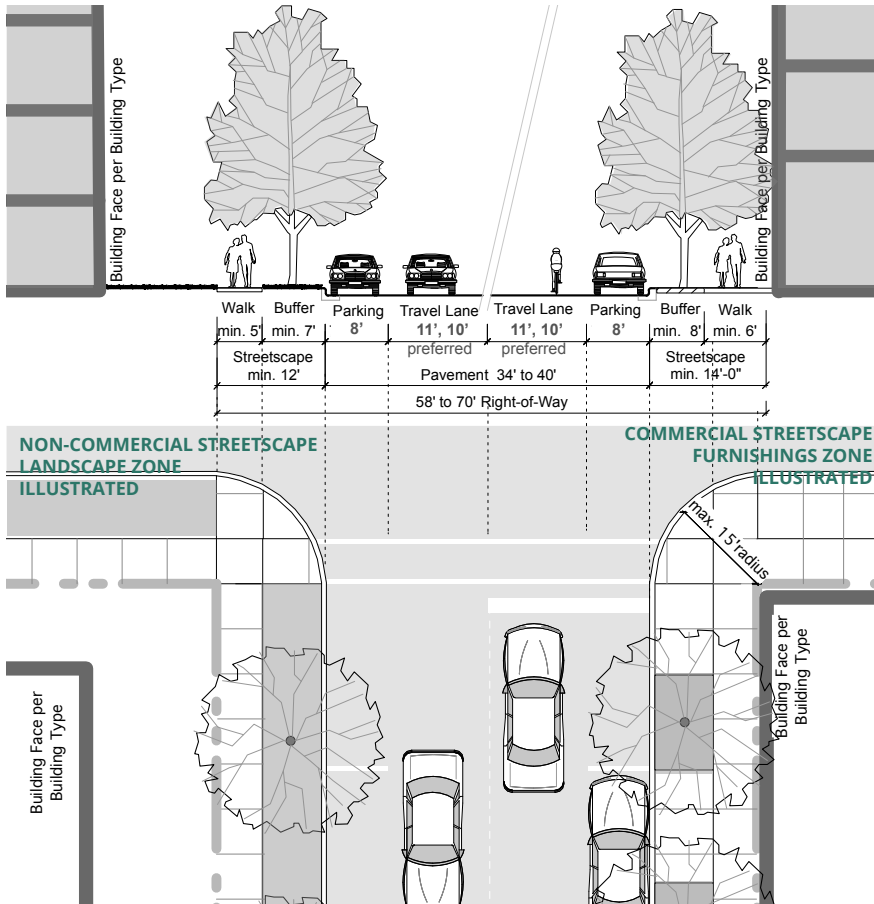


Figure 70.2.I-1. **Typical Base Street**

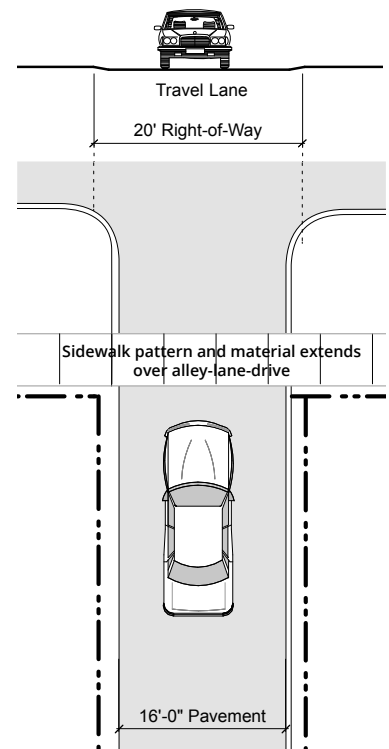


Figure 70.2.I-2. **Typical Alley, Lane, or Service Drive**

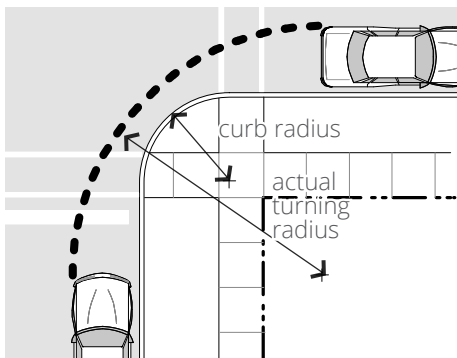


Figure 70.2.I-3. **Illustration of Actual Turning Radius vs. Curb Radius**

70-2. Master Plan Sites

Alleys, Lanes, or Service Drives

7. **Bicycle Accommodations.** New streets within the development shall accommodate bicycle access per the Town's most recent bicycle policy. Bicycle accommodations shall be included on through streets and higher activity streets. On non-commercial and lower activity streets, bicycles may share vehicular lanes.

primary street, except when the parcel is fronted by more than two primary streets and/or there is no other alternative access.

F. ALLEYS, LANES, OR SERVICE DRIVES

Alleys, lanes, or service drives (see [Figure 70.2.I-2](#)) shall be provided through all blocks to provide vehicular access to all lots, except as follows:

1. Parking drives and parking structure drives may serve as alleys/lanes if the drive is continuous through the block with at least 2 access points and serves all lots on the block.
2. Waiver. A design waiver per [Sec. 70-1.G](#) may be approved per block with one of the following conditions:
 - a. A single point of access is all that is required and a non-primary street is available for access.
 - b. Natural or existing constraints limit the block depth and no more than 2 vehicular access points are required for the lots on the block.

G. PRIMARY STREET DESIGNATION

The orientation and location of buildings on lots is determined by the primary street designation. Some building type requirements are specific to the primary street frontage. Primary street frontages are treated as the front of the building.

1. **Minimum Designation.** A minimum of 50 percent of a combination of the new streets on the master plan site and existing streets fronting the development shall be designated as primary streets. A design waiver may be approved for up to a 20 percent reduction in the minimum requirement for streets treated as primary. Refer to [Sec. 70-1.G](#) for the design waiver process.
2. **Building Frontage.** Primary streets shall be designated so that all building lots front at least one primary street, except for up to 20 percent of the lots may front a non-primary street.
3. **Open Space Frontage.** Where practicable, streets along open space shall be designated as primary streets to ensure buildings front the open space.
4. **Driveways and Alleys/Lanes.** Driveways and alleys/lanes to lots shall not be located off a

H. CIVIC SPACE

All developments where a district development plan - master plan site is required shall provide the following open space.

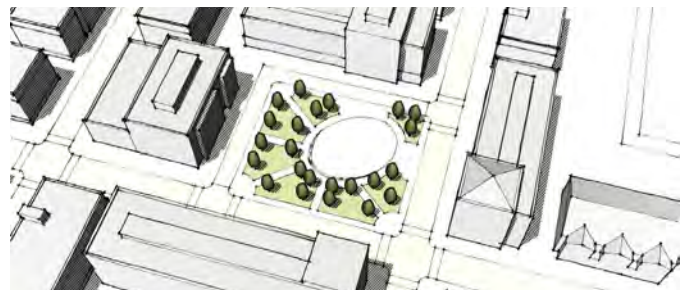
1. **Required Amount.** The following minimum amount of open space shall be provided:
 - a. A minimum of 10% of the total master plan site shall be provided as one of the civic space types, and
 - b. One type of civic space is required within a 500-foot distance, as measured continuously along a sidewalk, from the principal entrance of all residential and live-work units and all other buildings. The intent is to provide usable open space within a short walkable distance for all occupants and visitors.
 - c. A minor waiver may be requested for up to an additional 50 feet in distance to required civic space from principal entrances.

2. **Types of Civic Space.** The following types of civic space are permitted. A mix of types is required, with not more than 3 of any one type utilized. Refer to [Figure 70.2.I-4](#) for example images.

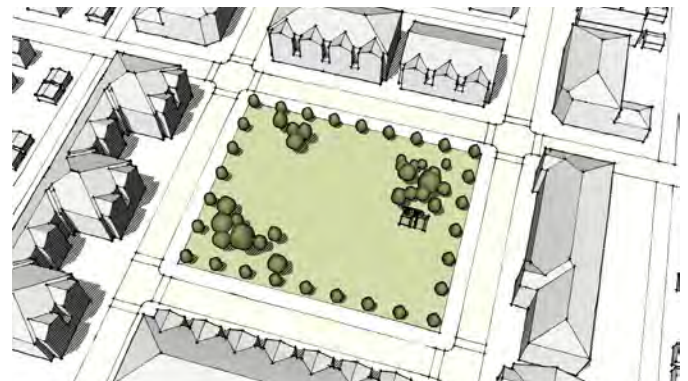
- a. **Plaza.** A plaza is a generally hardscaped area (minimum 60 percent coverage), minimum 1/8 acre in size, with either street, pedestrian, or river right-of-way or building frontage on all sides and at least one side the equivalent of 25 percent of the perimeter fronting a primary street. A single plaza may not fulfill the minimum open space requirements; if a plaza is utilized to meet the distance requirement, another open space shall be incorporated in another location on the site.
- b. **Square.** A square is a combination of hardscape and landscape (approximately 50% and 50% respectively), minimum 1/4 acre in size, and surrounded by street frontage on all sides.
- c. **Green.** A green is a generally landscaped space (minimum 70 percent), minimum 1/2 acre with street right-of-way on at least 50 percent of the perimeter.
- d. **Greenway.** A greenway is a linear landscape space, minimum 2 acres in total with minimum 30 feet wide and minimum average 60 feet

wide, and with street right-of-way on at least 30 percent of the perimeter.

- e. **Park.** A park is a larger, generally landscaped space, a minimum of 2 acres in size, with at least 25 percent of the perimeter on street right-of-way.
3. **Trails.** Refer to any town open space and/or trail plans, and any existing trails surrounding the site, to provide connections through and within the site for continuous trails.



Example of a PLAZA



Example of a GREEN



Example of a GREENWAY

Figure 70.2.I-4. Examples of Civic Space Types

70-2. Master Plan Sites

Layout & Location of Building Type Sites

I. LAYOUT & LOCATION OF BUILDING TYPE SITES

The master development plan shall define locations of building types to meet the following requirements. Refer to [Figure 70.2.I-5](#) and [Figure 70.2.I-6](#) for illustrations of site layouts fulfilling these regulations.

1. **Permitted Building Types.**
 - a. Permitted building types include the Storefront building, the General-Office building, General-Residential building, Row-Office building, Row-Residential building, and the Workshop building.
 - b. Refer to [Sec. 70-3](#) for permitted building types and descriptions and regulations.
 - c. Buildings located within a local historic district are not required to meet the building types.
 - d. The Civic building type is permitted only with an approved design waiver per [Sec. 70-1.G](#)
2. **Master Plan.** The general location of all building types proposed for the master plan site shall be located within boundary lines or lot lines on the plan and shall fulfill the requirements of this [Sec. 70-2.I](#).
3. **General Layout of Building Type.** The following general layout requirements apply:
 - a. The same building types shall generally face each other across streets, including existing buildings.
 - b. More intense buildings and uses located on blocks with less intense buildings and uses should be located on block ends.
 - c. Changes in building type shall generally occur at a rear boundary line, at an alley, or at corner parcels.
 - d. A design waiver per [Sec. 70-1.G](#) may be requested for changes to the general layout of building types.
4. **Specific Layout of Building Types.** The following layout requirements are applicable to any Storefront buildings applied to a site.
 - a. Storefront building sites should be clustered into areas of at least 10,000 square feet of net lot area or located linearly along a corridor.
 - b. Storefront building sites shall be uninterrupted and continuous.
 - c. General-Office and Row-Office buildings may be used as transition buildings, located between Storefront or Workshop buildings and General-Residential and Row-Residential buildings.
 - d. Workshop buildings are not permitted on South Clark Boulevard, on civic space frontage, or adjacent or across from residential uses.
5. **Minimum Number of Building Types.** In addition to any historic district buildings, at least 2 different building types are required on any master plan site.
6. **Additional Building Height.** Locations of additional allowable General building height up to 10 stories may be designated on the regulating plan for the Master Plan Site per the following:
 - a. **Adjacent to the Levee.** The locations of additional allowable building height must be located within 250 feet of the levee with the intent of supplying views of the river.
 - b. **Woerner Avenue Setback.** The locations of additional allowable building height must be located a minimum of 400 feet from the closest right-of-way for Woerner Avenue with the intent of maintaining views of the Colgate clock from across the river.
 - c. **Size.** Locations of additional allowable building height may not exceed 300 feet of footprint, width, depth, or length. Footprint is the maximum outline of the additional stories.
 - d. **Spacing.** Multiple locations of additional allowable height may be designated; however, each location must be located a minimum of 500 feet from any other location. The intent is to allow views from the river of the Colgate clock.

70-2. Master Plan Sites Layout & Location of Building Type Sites

KEY

- STOREFRONT BUILDING TYPE
- GENERAL-OFFICE, ROW-OFFICE, OR WORKSHOP BUILDING TYPE
- GENERAL-RESIDENTIAL OR ROW-RESIDENTIAL BUILDING TYPE
- GENERAL-RESIDENTIAL OR ROW-RESIDENTIAL BUILDING TYPE

- OPEN SPACE TYPES, RIVERFRONT PARK
- PRIMARY STREET
- NON-PRIMARY STREET
- NEW ALLEY, GARAGE ACCESS, SERVICE DRIVE

NOTE: This diagram illustrates one example of application of the Master Plan Site requirements. Other site layouts are possible.



Figure 70.2.I-5. Example Regulating Plan for Master Plan Sites illustrating requirements.

70-2. Master Plan Sites Layout & Location of Building Type Sites

KEY

- STOREFRONT BUILDING TYPE
- GENERAL-OFFICE, ROW-OFFICE, OR WORKSHOP BUILDING TYPE
- GENERAL-RESIDENTIAL OR ROW-RESIDENTIAL BUILDING TYPE
- GENERAL-RESIDENTIAL OR ROW-RESIDENTIAL BUILDING TYPE

- OPEN SPACE TYPES, RIVERFRONT PARK
- PRIMARY STREET
- NON-PRIMARY STREET
- NEW ALLEY, GARAGE ACCESS, SERVICE DRIVE

NOTE: This diagram illustrates one example of application of the Master Plan Site requirements. Other site layouts are possible.

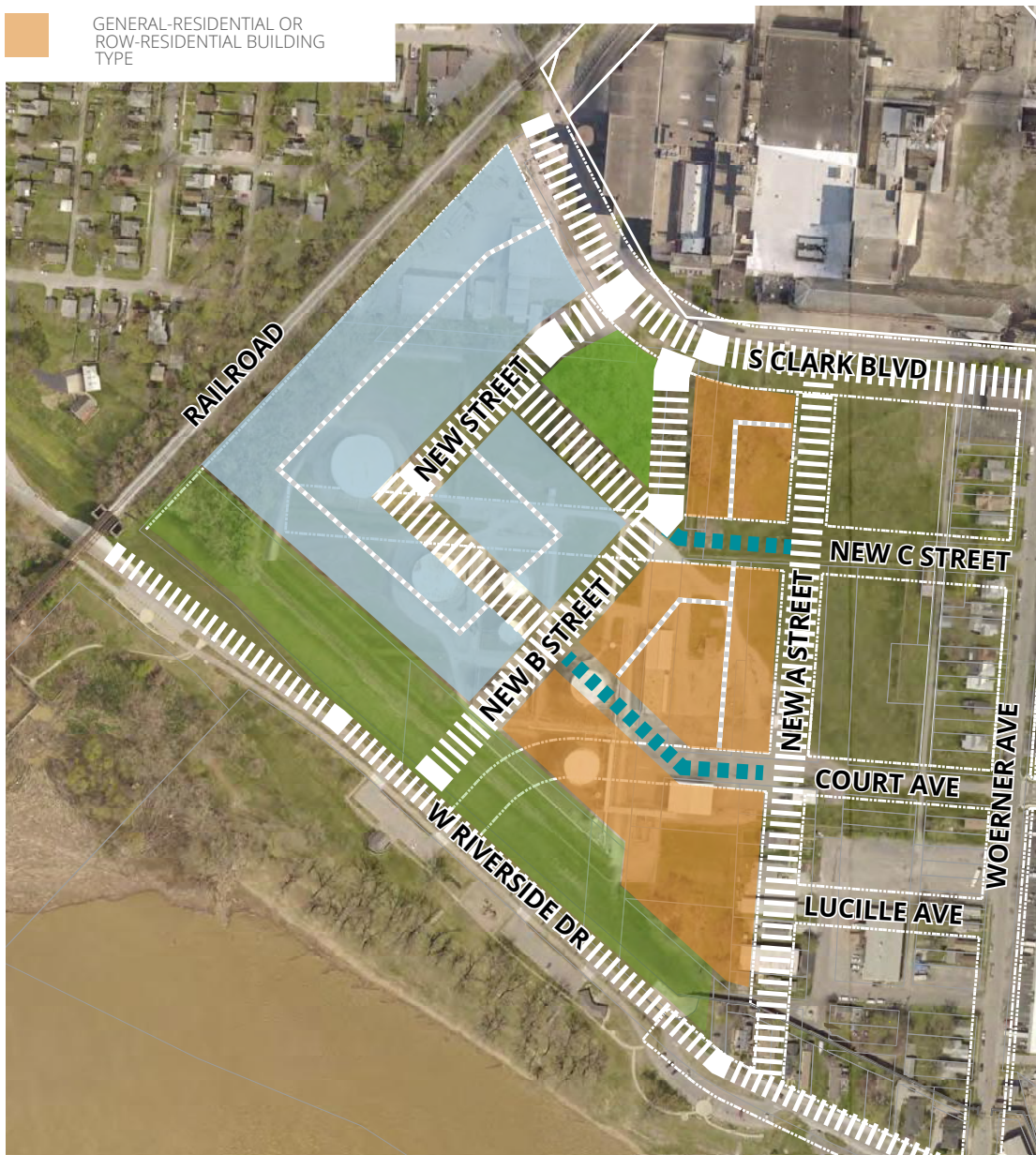


Figure 70.2.I-6. Example Regulating Plan for a Master Plan Site illustrating requirements.

70-3. BUILDING TYPES

A. INTRODUCTION

1. **Applicability.** This section establishes the building form regulations for new buildings, additions, and exterior renovations within the South Clarksville Mixed-Use (SCMU) district.
2. **Permitted Building Types.** Each building type shall be constructed only within its designated location per the regulating map ([Figure 70.1.G-1](#)).
 - a. **No Other Building Types.** All principal buildings constructed shall meet the standards of one of the permitted building types within the zone of the lot.
 - b. **Multiple Principal Buildings on One Lot.** For all building types, multiple principal buildings are permitted on all lots; however, each building must meet the requirements of the building type, unless otherwise noted.
 - c. **Permanent Structures.** All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.

- d. **Historic District Buildings.** Existing buildings located within a local, state, or federal historic district are not required to fulfill the building type requirements; however, any significant redevelopment as defined in Sec. 70-1.G.3 of these buildings triggers compliance.
 - e. **Utility Structures.** Minor utility structures not located within buildings and permitted in the district are exempted from the building type standards, but are subject to all other standards. Refer to [Sec. 70-6.E](#) for landscape screening requirements.
3. **Uses by Building Type.** Refer to [Sec. 70-4](#) for uses permitted per building type. Some building types have additional standards on permitted uses.

B. GENERAL BUILDING TYPE REQUIREMENTS

The following applies to all building types.

1. **General Design Requirements.** Refer to [Sec. 70-5](#) for General Building Design requirements and [Sec. 70-6](#) for General Site Design requirements.
2. **Build to the Corner.** The intersections of two build-to zones at a corner shall be occupied by building. Refer to [Figure 70.3.B-1. Build-to Corner and Build-to Zones](#).

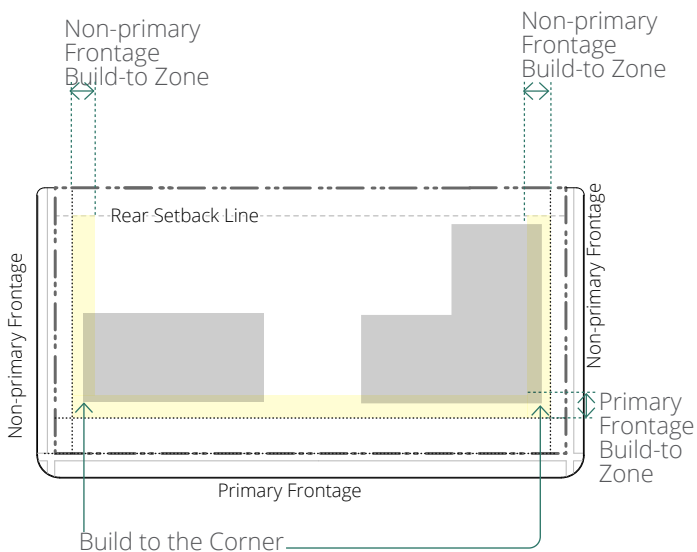


Figure 70.3.B-1. **Build-to Corner and Build-to Zones**

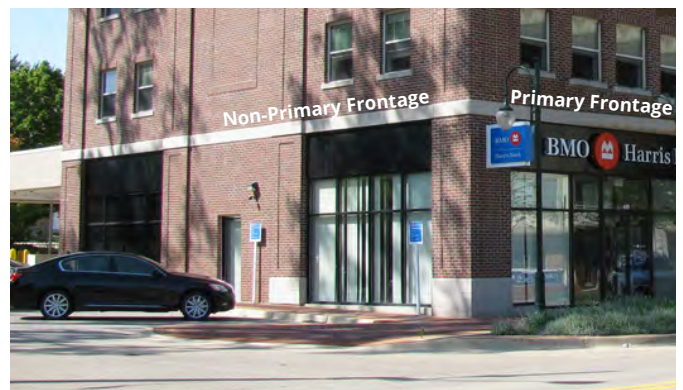


Figure 70.3.B-2. **Example of Primary Frontage Treatment Turning Street Corner**

70-3. Building Types

General Building Type Requirements

3. **Primary and Non-Primary Street Frontages.** A hierarchy of frontages is established for the SCMU district by the definition of primary streets. Refer to the regulating map ([Figure 70.1.G-1](#)) and any approved district development plan for the master plan site for the location of primary and non-primary frontages.
 - a. **Frontages along Civic or Open Space.** Lots containing or abutting civic spaces or public open space shall treat frontages abutting that space as primary frontages, unless a design waiver is approved per [Sec. 70-1.G](#).
 - b. **Corners.** At all intersections of primary and non-primary streets, primary frontage facade treatments shall extend along the facade of the non-primary street from the corner a minimum of 30 feet along the non-primary facade. Refer to [Figure 70.3.B-2](#) for an example of this regulation.
 - c. **Non-Primary Frontages.** Non-primary frontages allow for a lower level of facade treatment as well as permit locations for garage and parking lot driveways entrances. Non-primary frontages may always be treated at the higher level of a primary frontage.
4. **Driveways off Streets.** If no alley exists or is required, one driveway or garage entrance is permitted off a non-primary street or facade for every 150 feet of non-primary street frontage.
5. **Landscape and Hardscape Areas.** The following establishes the required landscape and hardscape treatments permitted in all locations except building footprints for all sites:
 - a. **Landscape Areas.** All front yards, build-to zones, courtyards, side yards, corner side yards, and rear yards not covered by buildings, parking, or driveway shall contain either landscape, patio space, or sidewalk space. Maximum impervious and semi-pervious site requirements for each building type apply, unless otherwise stated.
 - (1) Landscape includes trees and ground plane vegetation per [Sec. 70-6.D](#).
 - (2) Patio space is outdoor living space that includes seating, outdoor eating, or outdoor display.
 - (3) Sidewalk is any prepared, defined walking surface.
 - b. **Permitted Parking and Driveway Locations.** Parking areas and driveway locations are permitted in specific locations by building type. Generally, parking is not permitted in front or corner side yards, unless specifically noted in the building type regulations.
 - c. **Build-to Zones and Setbacks.** Parking and driveways are not permitted in build-to zones or setbacks except as follows:
 - (1) Where driveway access is permitted off streets, driveways may cross perpendicularly through the build-to zone or setback with a maximum width of 22 feet for two way driveways and 14 feet for one way and residential driveways.
6. **Accessory Structures.** Refer to Division 157 for permitted accessory structures. The following applies to detached accessory sheds and garages in the SCMU district.
 - a. Use of accessory structures other than parking structures requires a design waiver.
 - b. Drive-through structures are expressly prohibited.
 - c. Detached accessory sheds and enclosed garages are permitted without a design waiver on the General-Residential and Row-Residential buildings, provided the following:
 - (1) Refer to the Row building for locations of detached garages.
 - (2) The footprint of the accessory structures on General-Residential buildings shall be less than 50 percent of the principal building.
 - (3) Detached accessory structures are permitted only in the rear yard. See definition of rear yard in [Sec. 70-7.A](#)
 - (4) Detached accessory structures shall be no taller than 1.5 stories in height, utilizing the floor to floor heights for the building
 - d. Accessory parking structures are permitted in the rear yard, subject to all applicable building type requirements and screened from all streets and civic spaces by building. Parking structures attached to the building are addressed by the building type.

70-3. Building Types

Storefront Building Type

C. STOREFRONT BUILDING TYPE

The regulating plan in [Figure 70.1.G-1](#) shows permitted locations for this building type. Refer to [Sec.70-2](#) for information on locations for this building type on Master Plan sites.

1. **Storefront Building Type.** The Storefront building type is a highly pedestrian-oriented, mixed-use building. Ground story storefront is required along all primary streets with retail sales, eating and drinking establishments, and a variety of service uses to provide activity. Upper story uses are flexible. Parking is located in the rear, screened from the primary street by the building.



Figure 70.3.C-1. **Illustrative Examples of Storefront Building.** Each building image may not exhibit all of the requirements of the building type.



70-3. Building Types

Storefront Building Type

2. **Regulations.** The following defines the requirements specific to this building type. Refer to [Sec. 70-3.A](#) through C for requirements applicable to all building types and [Sec. 70-5](#) for general building design applicable to all building types. Refer to [Sec. 70-7](#) for definitions and measuring table requirements.

		STOREFRONT Building Type	RIVERFRONT Building Type	REFERENCES/ADDITIONAL REQUIREMENTS	
BUILDING SITING Refer to Figure 70.3.C-4 .					
1	Primary Frontage Coverage		Minimum 95% required	Maximum 45%	Refer to Sec. 70-3.C.3 for courtyards and Riverfront coverage.
2	Primary Frontage Build-to Zone		0 ft. to 10 ft.	0 ft. to 30 ft.	Refer to Sec. 70-3.C.3 for Build-to Zone exceptions Refer to Sec. 70-3.B for explanation of primary and non-primary frontages.
3	Non-Primary Frontage Build-to Zone		0 ft. to 10 ft.	Not applicable	
4	Minimum Side Setback		0 ft.; or minimum 5 ft. if abutting other building type	0 ft. east side lot line	
5	Minimum Rear Setback		10 ft.; 0 ft. if abutting an alley	100 feet	Refer to Sec. 70-3.C.3 for Riverfront building rear setback
6	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage		90% 10%	15% 15%	
7	Surface or Accessory Parking		Rear yard only	Limited side yard parking on east side of building within 200 feet of east lot line	Refer to Sec. 70-7.B.4 for explanation of limited side yard parking..
8	Refuse & Recycling, Utilities, & Loading Location		Rear yard only	East side yard only within 200 feet of east lot line	Refer to Sec. 70-6.D for screening requirements.
9	Permitted Driveway Location Permitted Garage Entrance Location		Alley only Rear facade	One off Riverside Drive Side facade only	Refer to Sec. 70-3.B.4 for driveway access exception where there is no alley.
HEIGHT Refer to Figure 70.3.C-3 .					
10	Overall: Minimum Height Maximum Height		2 stories 5 stories; step-backs required	1 stories 2 stories	Refer to Sec. 70-3.C.3 for step-back requirements and additional height
11	Ground Story:	Minimum Height Maximum Height	14 ft. 18 ft.	14 ft. 18 ft.	Stories are measured floor to floor. .
12	Upper Stories:	Minimum Height Maximum Height	10 ft. 12 ft.	10 ft. 12 ft.	
USES Refer to Figure 70.3.C-3 .					
13	Primary Frontage Ground Story		All uses permitted on the ground floor per Table 70.4-A. Permitted Uses .		Refer to Sec. 70-4 . for use definitions.
14	Non-primary Frontage, All Upper Stories, & Basement		All permitted uses per Table 70.4-A. Permitted Uses ..		
15	Parking within Building		Permitted fully in any basement and in rear of all other stories	Permitted fully in any basement only	Refer to Sec. 70-3.C.3 for parking facades at the flood wall.
16	Required Occupied Building Space		Minimum 20 ft. deep on all full height floors from any primary street and riverfront facade; not required in any basement		Refer to Sec. 70-7.A . for definition for Occupied Building Space.
FACADE & CAP REQUIREMENTS Refer to Figure 70.3.C-4 .					
17	Transparency: Ground Story Primary Frontage and River Frontage Facades		Minimum 70% measured between 2 and 8 feet above sidewalk.	Minimum 40% measured between 2 and 8 feet above sidewalk.	Note that Sec. 70-3.B.3 requires primary frontage treatment to turn corners. Blank wall limitations apply to primary street facades per Sec. 70-7.B.7 .
18	Transparency: All Street Facades & Facades Visible from the Street & River		Minimum 15%, measured per story of all stories.	Minimum 15%, measured per story of all stories.	
19	Primary Frontage and River Frontage Entrance Location & Number		Principal entrances required a minimum of one per every 60 ft. of facade		Refer to Sec. 70-5.K . for Principal Entryway requirements.
20	Entryway Configuration		Recessed between 3 ft. and 8 ft., maximum 8 ft. wide		
21	Entrance/Ground Story Elevation		80% of the ground story shall be within 1.5 ft. of adjacent sidewalk grade	50% of the ground story shall be within 1.5 ft. of adjacent sidewalk grade	
22	Ground Story Vertical Facade Divisions		One 2" deep shadow line per every 30 ft. of street facade width		Refer to Sec. 70-5.L for building articulation, including building variety.
23	Horizontal Facade Divisions		2" deep shadow line within 3 ft. of the top of the ground story on any street facade	None required	
24	Permitted Cap Types		Parapet, flat; tower permitted	Parapet, flat; tower permitted	Refer to Sec. 70-3.I . for definition of Cap Types and waiver for other cap types.

70-3. Building Types

Storefront Building Type

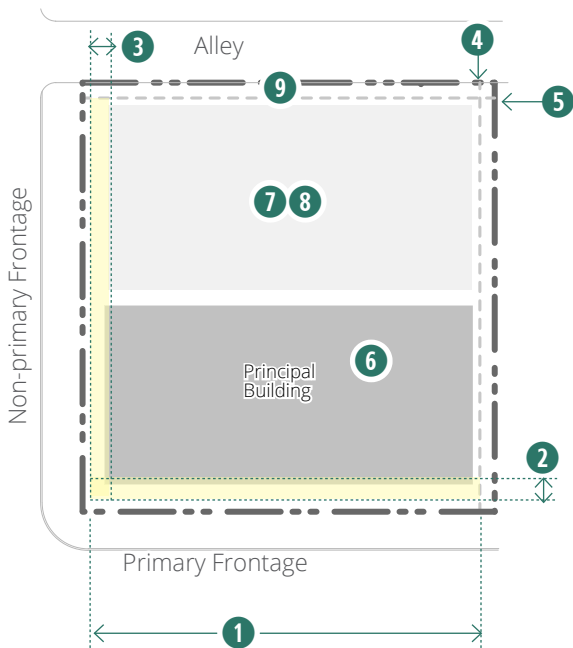


Figure 70.3.C-2. **Storefront Building: Building Siting**

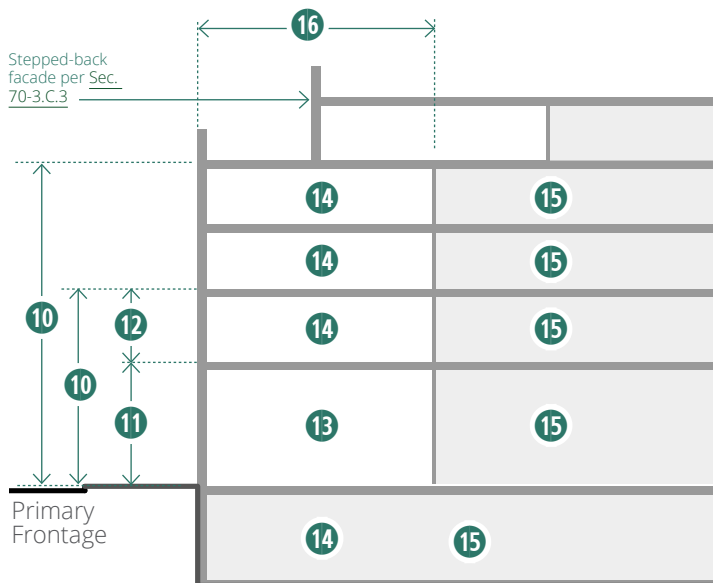


Figure 70.3.C-3. **Storefront Building Section: Height & Use Requirements**

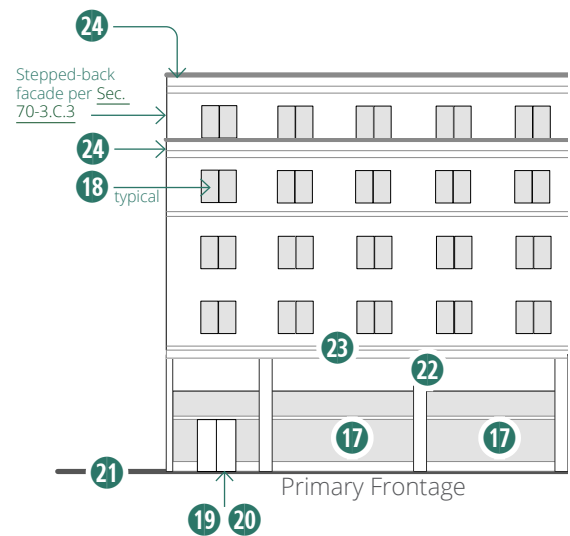


Figure 70.3.C-4. **Storefront Building Elevation: Facade Design Requirements**

70-3. Building Types

Storefront Building Type

3. **Supplemental Regulations and Explanations.** The following supplements the table regulations for this building type.
- Courtyards.** One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards the minimum primary frontage coverage for the Storefront building. Does not apply to Riverfront building.
 - Primary Frontage Coverage for Riverfront Building.** The primary frontage coverage for the Riverfront building is a maximum number, intended to be measured within 75 feet of the easternmost lot line, with the goal of creating open space and view to the river on the westernmost half of the property.
 - Build-to Zone Exceptions.**
 - For the Storefront building, the primary street build-to zone may expand to between 0 and 25 feet for a maximum of 15 percent of the frontage to allow for additional seating or sidewalk.
 - For the Storefront building, the non-primary street build-to zone may be fully expanded to between 0 and 20 feet when a permanent patio for outdoor seating/dining is constructed.
 - Required Stepped-Back Upper Stories.** Refer to [Figure 70.1.G-1](#) Regulating Plan for the SCMU districts locations where buildings are required to step-back upper stories.
 - Along Woerner Avenue, stories above the 4th shall be stepped back a minimum of 12 feet from the front facade located in the build-to zone.
 - At the floodwall, where building facades overlook a commercial manor building type site, building facades above the 3rd story shall be stepped back a minimum of 12 feet for the 4th story and 24 feet for the 5th story, measured from the 1st through 3rd story facades facing the floodwall. See [Figure 70.3.C-5](#).
 - Lower stories shall be capped with permitted cap type.
 - The roofs of the lower stories may be utilized for terraces.
 - Parking Facades at Floodwall.** Where building facades face the floodwall, stories located fully below the top of the floodwall may be utilized for parking without fulfilling the requirement for occupied space. Those facades must not be visible from the street.
 - Additional Height at Market Street.** Refer to [Figure 70.1.G-1](#) Regulating Plan for the location on Market Street at Missouri Avenue, where an additional 3 stories of height above the maximum 5 stories is permitted. All stories above 5 stories shall be setback from Woerner Ave a minimum of 300 feet and a minimum of 12 feet from Market Street.

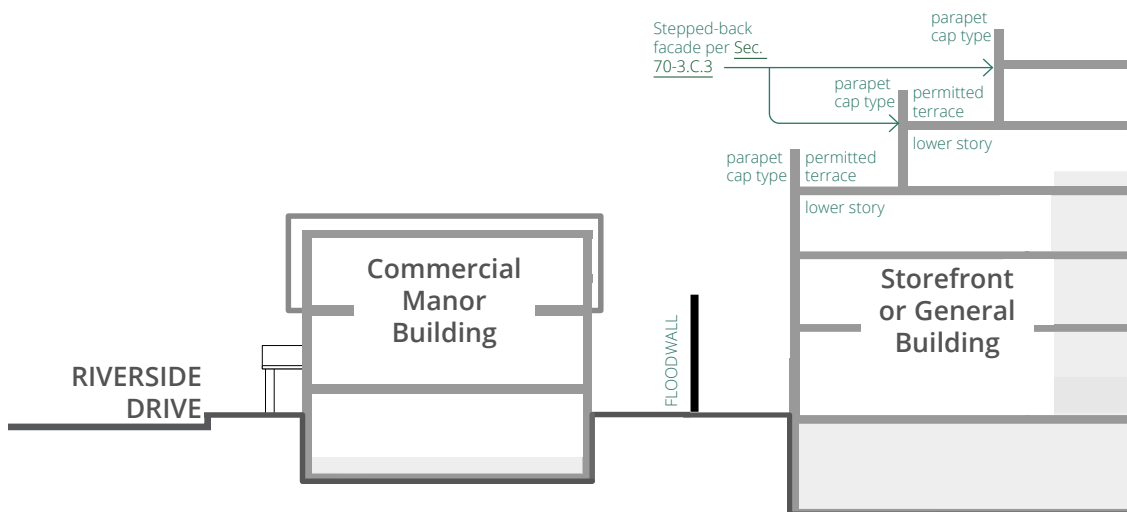


Figure 70.3.C-5. Illustration of Required Stepped-Back Upper Stories at Floodwall and Commercial Manor Building Type.

70-3. Building Types

Commercial Manor Building Type

D. COMMERCIAL MANOR BUILDING TYPE

The regulating plan in [Figure 70.1.G-1](#) shows permitted locations for this building type. Refer to [Sec.70-2](#) for information on locations for this building type on Master Plan sites.

1. **Intent and Description.** The Commercial Manor is a smaller scaled building type with characteristics similar to residential houses, such as a pitched roof and front stoop or porch, to allow it to fit into an existing specific context. Uses in this building type are specifically set to function adjacent to residential.



Figure 70.3.D-1. **Illustrative Examples of Commercial Manor Building.** Each building image may not exhibit all of the requirements of the building type.



70-3. Building Types

Commercial Manor Building Type

2. **Regulations.** The following defines the requirements specific to this building type. Refer to [Sec. 70-3.A](#) through [C](#) for requirements applicable to all building types and [Sec. 70-5](#) for general building design applicable to all building types. Refer to [Sec. 70-7](#) for definitions and measuring table requirements.

		COMMERCIAL MANOR Building Type	REFERENCES/ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to Figure 70.3.E-4 .			
1	Building Width	26 ft. minimum, 60 ft. maximum	Refer to Sec. 70-3.D.3 for permitted connections between buildings
2	Primary Frontage Setback	15 ft.	Refer to Sec. 70-3.B for explanation of primary and non-primary frontages.
3	Non-Primary Frontage Setback	12 ft.	
4	Minimum Side Setback	7.5 ft.; minimum 15 ft. between buildings	
5	Minimum Rear Setback	15 ft.	
6	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	65% 15%	
7	Surface or Accessory Parking	Rear, limited side yard parking	
8	Refuse & Recycling, Utilities, & Loading Location	Rear yard only	Refer to Sec. 70-6.D for screening requirements.
9	Permitted Driveway Location Permitted Garage Entrance Location	One driveway permitted off a non-primary street Rear or side facade	Refer to Sec. 70-3.D.3 for other driveway options.
HEIGHT Refer to Figure 70.3.E-2 .			
10	Overall: Minimum Height Maximum Height	1 story 2.5 stories	
11	All Stories: Minimum Height Maximum Height	9 ft. 12 ft.	Stories are measured floor to floor. .
USES Refer to Figure 70.3.E-2 .			
12	All Frontages & Stories	All permitted uses per Table 70.4-A. Permitted Uses .	Refer to Sec. 70-4 for use definitions.
13	Parking within Building	Permitted fully in any basement and in rear of all other stories	Refer to Occupied Building Space requirement below.
14	Required Occupied Building Space	Minimum 30 ft. deep on all full height floors from any primary street facade; not required in any basement	
FACADE & CAP REQUIREMENTS Refer to Figure 70.3.E-3 .			
15	Required Transparency Street Facades & Facades Visible from the Street	Minimum 12%, measured per story of all stories. Blank wall limitations apply to primary facades only.	Note that Sec. 70-3.B.3 requires primary frontage treatment to turn corners. Blank wall limitations apply per Sec. 70-7.B.7 .
16	Entrance Location & Number	Principal entrance required on primary frontage facade, at corner of building, or on non-primary frontage facade	Refer to Sec. 70-5.K for Principal Entryway requirements. Refer to Sec. 70-7.A for definition of stoop.
17	Entryway Configuration	Entry doors shall be off a stoop, minimum 4 ft. wide and 3 ft. deep	
18	Entrance/Ground Story Elevation	Principal entrance and the ground story shall be within 30" of adjacent street sidewalk average elevation OR between 30" and 5 ft. with visible basement (transparency required)	.
19	Ground Story Vertical Facade Divisions	none required	Refer to Sec. 70-5.L for building articulation, including building variety.
20	Horizontal Facade Divisions	none required	
21	Permitted Cap Types	Pitched; one tower permitted	Refer to Sec. 70-3.I for definition of Cap Types and waiver for other cap types.

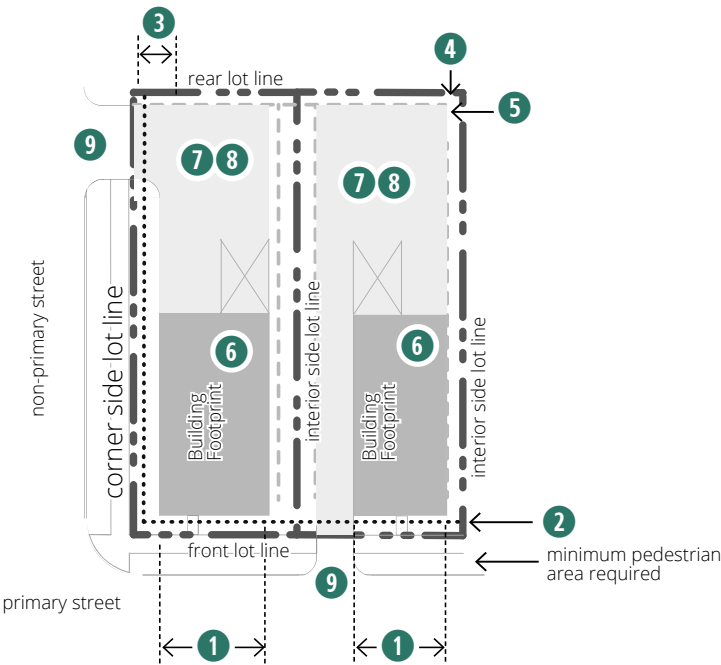


Figure 70.3.D-4. **Commercial Manor Building: Building Siting**

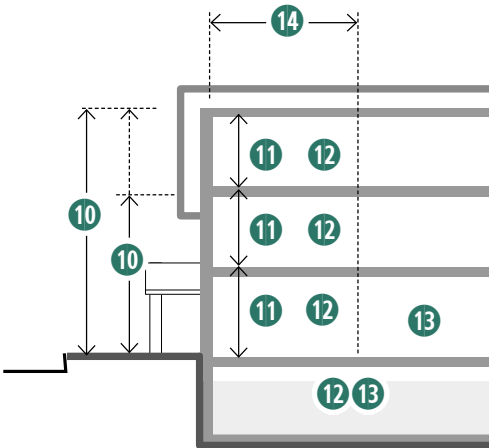


Figure 70.3.D-2. **Commercial Manor Building: Height & Use Requirements**

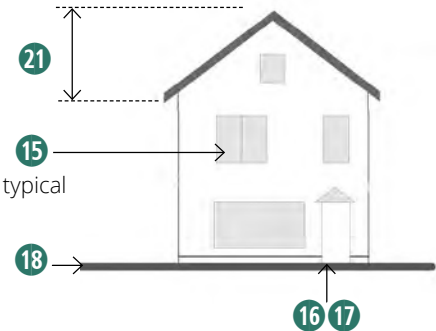


Figure 70.3.D-3. **Commercial Manor Building: Facade Design Requirements**

70-3. Building Types

Commercial Manor Building Type

3. **Supplemental Regulations and Explanations.** The following supplements the table regulations for this building type.
- a. **Permitted Connections between Buildings.** Multiple Commercial Manor buildings may be connected by a single story enclosed building segment, maximum 15 feet in depth, setback from the front facade a minimum of 12 feet. See [Figure 70.3.D-5](#).
 - b. **Shared Driveways/Alley.** For lots without access to a non-primary street, one driveway per lot is permitted off the primary street. If multiple abutting lots are owned by the same or similar ownership, shared driveways shall be utilized: one driveway off a primary street is permitted for two lots and 2 driveways off a primary street is permitted for three or more lots.

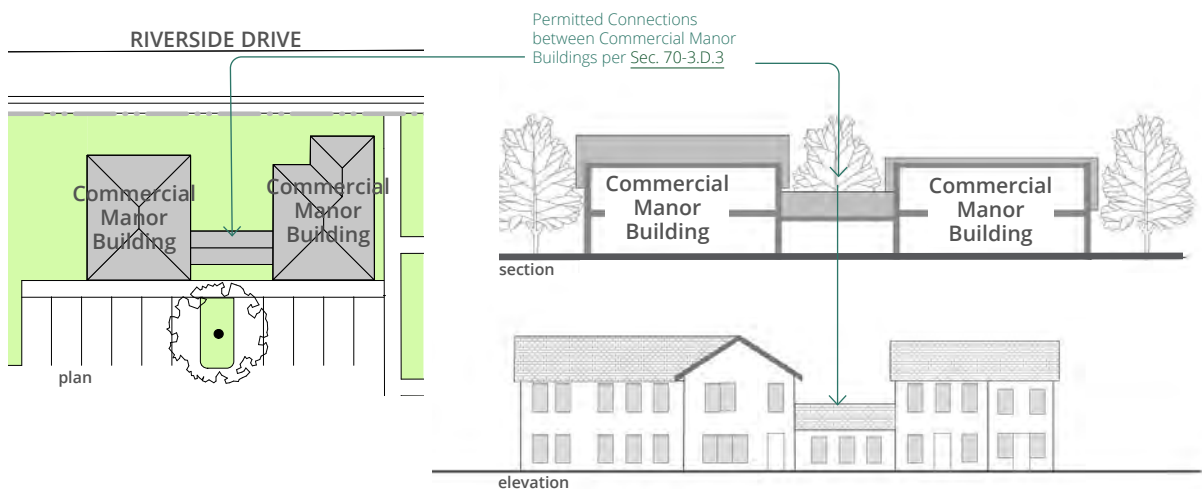


Figure 70.3.D-5. **Commercial Manor Building: Connections**

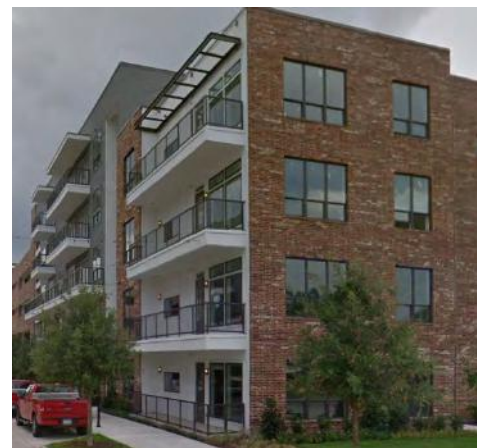
E. GENERAL BUILDING TYPE

The regulating plan in [Figure 70.1.G-1](#) shows permitted locations for this building type. Refer to [Sec.70-2](#) for information on locations for this building type on Master Plan sites.

1. **Intent and Description.** The General building type is a basic building that can accommodate a wide range of uses, from residential for apartment and/or condominium buildings to office buildings. The General building type does not call for groundfloor storefront glass, but requires the same minimum level of transparency on the ground and upper stories. Additionally, unlike the Storefront building type, the ground story may be elevated above the sidewalk level.



Figure 70.3.E-1. **Illustrative Examples of General Building.** Each building image may not exhibit all of the requirements of the building type.



70-3. Building Types

General Building Type

2. **Regulations.** The following defines the requirements specific to this building type. Refer to [Sec. 70-3.A](#) through C for requirements applicable to all building types and [Sec. 70-5](#) for general building design applicable to all building types. Refer to [Sec. 70-7](#) for definitions and measuring table requirements.

		GENERAL-OFFICE Building Type	GENERAL-RESIDENTIAL Building Type	REFERENCES/ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to Figure 70.3.E-4 .				
1	Minimum Primary Frontage Coverage	80% required; one courtyard permitted	75% required; one courtyard permitted	Refer to Sec. 70-3.E.3 for courtyards
2	Primary Frontage Build-to Zone	5 ft. to 15 ft.	10 ft. to 15 ft.	Refer to Sec. 70-3.E.3 for Build-to Zone exceptions Refer to Sec. 70-3.E.3 for explanation of primary and non-primary frontages.
3	Non-Primary Frontage Build-to Zone	5 ft. to 15 ft.	5 ft. to 15 ft.	
4	Minimum Side Setback	5 ft.; or minimum 10 ft. if abutting another building type		
5	Minimum Rear Setback	10 ft.	10 ft.	
6	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	75% 15%	65% 25%	
7	Surface or Accessory Parking	Rear, limited side yard parking	Rear yard only	
8	Refuse & Recycling, Utilities, & Loading Location	Rear yard only		Refer to Sec. 70-6.D for screening requirements.
9	Permitted Driveway Location Permitted Garage Entrance Location	Alley only Rear or side facade		Refer to Sec. 70-3.B.4 for driveway access exception where there is no alley.
HEIGHT Refer to Figure 70.3.E-2 .				
10	Overall: Minimum Height Maximum Height	2 stories 5 stories; step-backs required		Refer to Sec. 70-3.E.3 for step-back requirements and additional height
11	All Stories: Minimum Height Maximum Height	9 ft. 14 ft.	9 ft. 14 ft.	Stories are measured floor to floor.
USES Refer to Figure 70.3.E-2 .				
12	All Frontages & Stories	All permitted uses per Table 70.4-A. Permitted Uses .		Refer to Sec. 70-4 , for use definitions.
13	Parking within Building	Permitted fully in any basement and in rear of all other stories		Refer to Sec. 70-3.C.3 for parking facades at the flood wall.
14	Required Occupied Building Space	Minimum 20 ft. deep on all full height floors from any primary street facade; not required in any basement		Refer to Sec. 70-7.A , for definition for Occupied Building Space.
FACADE & CAP REQUIREMENTS Refer to Figure 70.3.E-3 .				
15	Required Transparency Street Facades & Facades Visible from the Street	Minimum 15%, measured per story of all stories. Blank wall limitations apply to primary facades only.		Note that Sec. 70-3.B.3 requires primary frontage treatment to turn corners. Blank wall limitations apply per Sec. 70-7.B.7 .
16	Primary Facade Entrance Location & Number	Principal entrance required on primary frontage facade; entrances required a minimum of one per every 90 ft. of building facade		Refer to Sec. 70-5.K , for Principal Entryway requirements.. Refer to Sec. 70-7.A , for definition of stoop.
17	Entryway Configuration	Entry doors shall be off a stoop, minimum 6 ft. wide and 3 ft. deep		
18	Entrance/Ground Story Elevation	80% of entrances and the ground story shall be within 30" of adjacent street sidewalk average elevation OR between 30" and 5 ft. with visible basement (transparency required)		
19	Ground Story Vertical Facade Divisions	One minimum 2" deep shadow line per every 100 ft. of street facade width		Refer to Sec. 70-5.L for building articulation, including building variety.
20	Horizontal Facade Divisions	One minimum 2" deep shadow line within 3 ft. of the top of the ground story on any street facade		
21	Permitted Cap Types	Parapet, flat; tower permitted; pitched with approved design waiver		Refer to Sec. 70-3.I , for definition of Cap Types and waiver for other cap types.

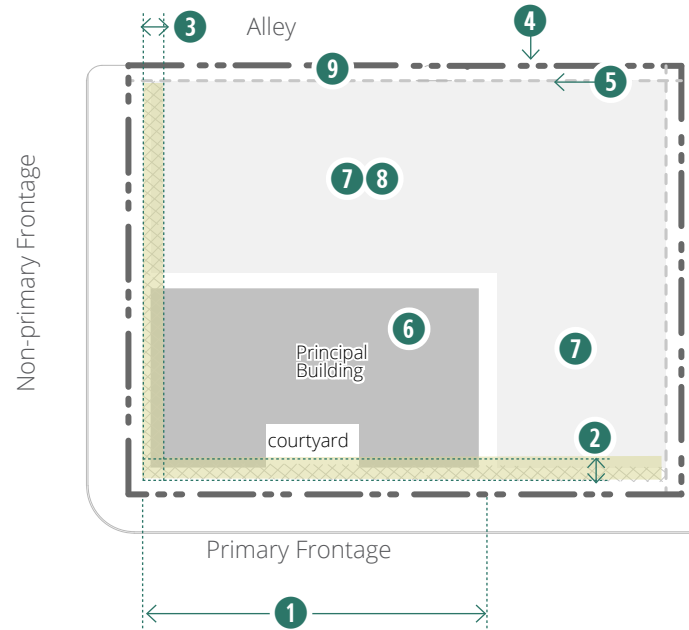


Figure 70.3.E-4. General Building: Building Siting

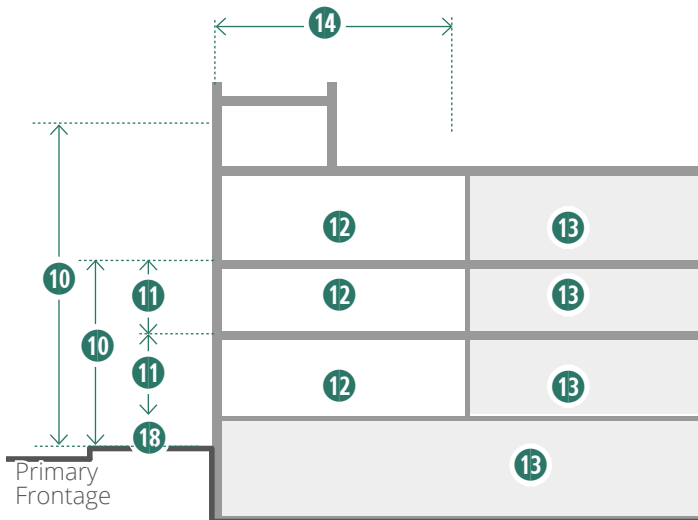


Figure 70.3.E-2. General Building: Height & Use Requirements

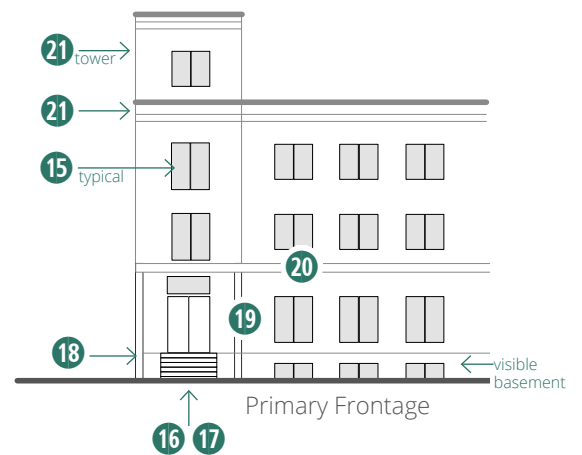


Figure 70.3.E-3. General Building: Facade Design Requirements

70-3. Building Types

General Building Type

3. **Supplemental Regulations and Explanations.** The following supplements the table regulations for this building type.
- a. **Courtyards.** One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards the minimum primary frontage coverage for the General building.
 - b. **Build-to Zone Exceptions.** For the General building, the primary street or the non-primary street build-to zone may expand to between 5 and 25 feet for a maximum of 15 percent of the frontage to allow for additional seating, plaza, or landscape area.
 - c. **Required Stepped-Back Upper Stories.** Refer to [Figure 70.1.G-1](#) Regulating Plan for the SCMU districts for locations where buildings are required to step-back upper stories.
 - (1) Along Woerner Avenue, stories above the 4th shall be stepped back a minimum of 12 feet from the front facade located in the build-to zone. See [Figure 70.3.C-3](#), section of the Storefront building, for an illustration of this setback.
 - (2) At the floodwall, where building facades overlook a commercial manor building type site, building facades above the 3rd story shall be stepped back a minimum of 12 feet for the 4th story and 24 feet for the 5th story, measured from the 1st through 3rd story facades facing the floodwall. See [Figure 70.3.C-5](#) in Storefront building supplemental regulations for an illustration of these step-backs.
 - (3) Lower stories shall be capped with permitted cap type.
 - (4) The roofs of the lower stories may be utilized for terraces.
 - d. **Parking Facades at Floodwall.** Where building facades face the floodwall, stories located fully below the top of the floodwall may be utilized for parking without fulfilling the requirement for occupied space. Those facades must not be visible from the street.
 - e. **Additional Height at Market Street.** Refer to [Figure 70.1.G-1](#) Regulating Plan for the location on Market Street at Missouri Avenue, where an additional 3 stories of height above the maximum 5 stories is permitted. All stories above 5 stories shall be setback from Woerner Ave a minimum of 300 feet and a minimum of 12 feet from Market Street.

F. ROW BUILDING TYPE

The regulating plan in [Figure 70.1.G-1](#) shows permitted locations for this building type. Refer to [Sec.70-2](#) for information on locations for this building type on Master Plan sites.

1. **Intent and Description.** The Row building type is similar to the General building, but is smaller in scale and divided into a series of vertical units each with separate entrances. Townhouses, rowhouses, or live-work units exemplify this building type.



Figure 70.3.F-1. **Illustrative Examples of Row Building.** Each building image may not exhibit all of the requirements of the building type.



70-3. Building Types

Row Building Type

2. **Regulations.** The following defines the requirements specific to this building type. Refer to [Sec. 70-3.A](#) through C for requirements applicable to all building types and [Sec. 70-5](#) for general building design applicable to all building types. Refer to [Sec. 70-7](#) for definitions and measuring table requirements.

		ROW-OFFICE Building Type	ROW-RESIDENTIAL Building Type	REFERENCES/ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to Figure 70.3.F-4 .				
For the purposes of the Row building type, a building consists of multiple units.				Refer to Sec. 70-3.F.3 for courtyards Refer to Sec. 70-3.B for explanation of primary and non-primary frontages.
1	Minimum Primary Frontage Coverage	80% required; courtyards permitted	70% required; courtyards permitted	
2	Primary Frontage Build-to Zone	5 ft. to 20 ft.	10 ft. to 15 ft.	
3	Non-Primary Frontage Build-to Zone	5 ft. to 15 ft.	5 ft. to 15 ft.	
4	Minimum Side Setback Minimum Space between Buildings	5 ft. from side lot line 15 ft.	10 ft. from side lot line 15 ft.	Building length is measured along street faces.
5	Minimum Rear Setback	15 ft.; 5 ft. adjacent to alley	15 ft.; 5 ft. adjacent to alley	
6	Building Length per Street Face	Maximum 8 units or 160 ft., whichever is less		
7	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	75% 20%	70% 15%	
8	Surface or Accessory Parking, Refuse & Recycling, Utilities, & Loading Location	Rear yard only		Refer to Sec. 70-6.D for screening requirements.
9	Permitted Driveway Location Permitted Garage Entrance Location	Alley only Rear facade only of principal building		Refer to Sec. 70-3.B.4 for driveway access exception where there is no alley. Refer to Sec. 70-5.M for garage door requirements.
HEIGHT Refer to Figure 70.3.F-2 .				
10	Overall: Minimum Height Maximum Height	2 stories 3.5 stories	2 stories 3 stories	Stories are measured floor to floor.
11	All Stories: Minimum Height Maximum Height	9 ft. 14 ft.		
USES Refer to Figure 70.3.F-2 .				
12	All Stories	All permitted uses per Table 70.4-A. Permitted Uses .		Refer to Sec. 70-4 , for use definitions.
13	Parking within Building	Permitted fully in any basement and in rear of ground story		Refer to Occupied Building Space requirement below.
14	Required Occupied Building Space	Minimum 20 ft. deep on all full height floors from any primary street facade. Not required in any basement.		Refer to Sec. 70-7.A , for definition for Occupied Building Space.
FACADE & CAP REQUIREMENTS Refer to Figure 70.3.F-3 .				
15	Transparency: Street Facades & Facades Visible from the Street	Minimum 15%, measured per story of all stories. Blank wall limitations apply to primary street facades.		Blank wall limitations apply per Sec. 70-7.B.7 .
16	Entrance Location & Number	Each unit requires one principal entrance on a street, courtyard, or open space facade. Minimum of one principal entrance required per 30 ft. of primary street facade.		Refer to Sec. 70-5.K , for Principal Entryway requirements.
17	Entrance Configuration	Entry doors shall be off a stoop, minimum 4 ft. wide and 3 ft. deep, OR a porch, minimum 8 ft. wide & 5 ft. deep. No more than 2 entry doors may be located off each stoop or porch.		
18	Entrance/Ground Story Elevation on Primary Frontage Facade	80% of entrances and the ground story shall be within 30" of adjacent street sidewalk average elevation OR between 30" and 5 ft. with a visible basement (transparency required)		Refer to Sec. 70-5.L for building articulation, including building variety.
19	Ground Story Vertical Facade Divisions	One 2" deep shadow line per every 60 ft. of street facade width or every 2 units, whichever is less		
20	Horizontal Facade Divisions	One 2" deep shadow line within 3 ft. of any visible basement on any street facade		
21	Permitted Cap Types	Parapet, pitched, flat; one tower is permitted per building		

70-3. Building Types Row Building Type

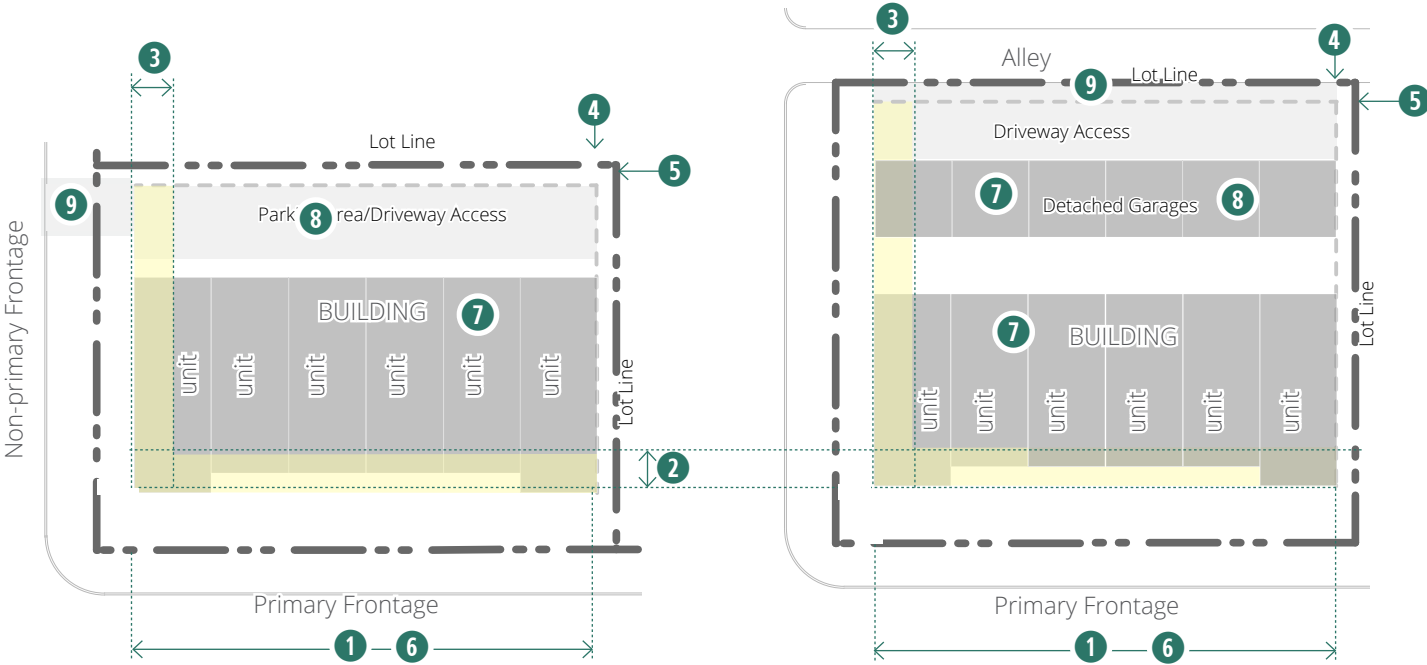


Figure 70.3.F-4. Row Building: Building Siting

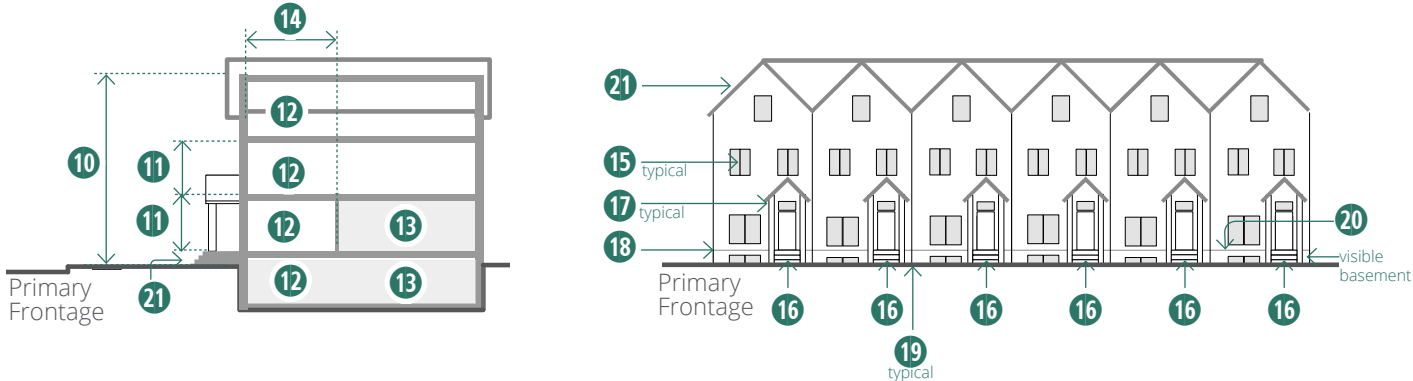


Figure 70.3.F-2. Row Building: Height & Use Requirements

Figure 70.3.F-3. Row Building: Facade Design Requirements

70-3. Building Types

Row Building Type

3. **Supplemental Regulations and Explanations.** The following supplements the table regulations for this building type.
 - a. **Courtyards.** One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards the minimum primary frontage coverage for the Row building.
 - b. **Front Facades and Entrances.** Each unit shall have a facade located within the primary build-to zone, except 1 of every 3 units may front a courtyard, open space, or non-primary street with its principal entrance. See [Figure 70.3.F-5. Row Building: Courtyard Layout Example.](#)
 - c. **Build-to Zone at Courtyards.** For units fronting courtyards or open space, the build-to zone is measured from the edge of the courtyard or lot line of the open space. See [Figure 70.3.F-5. Row Building: Courtyard Layout Example.](#)

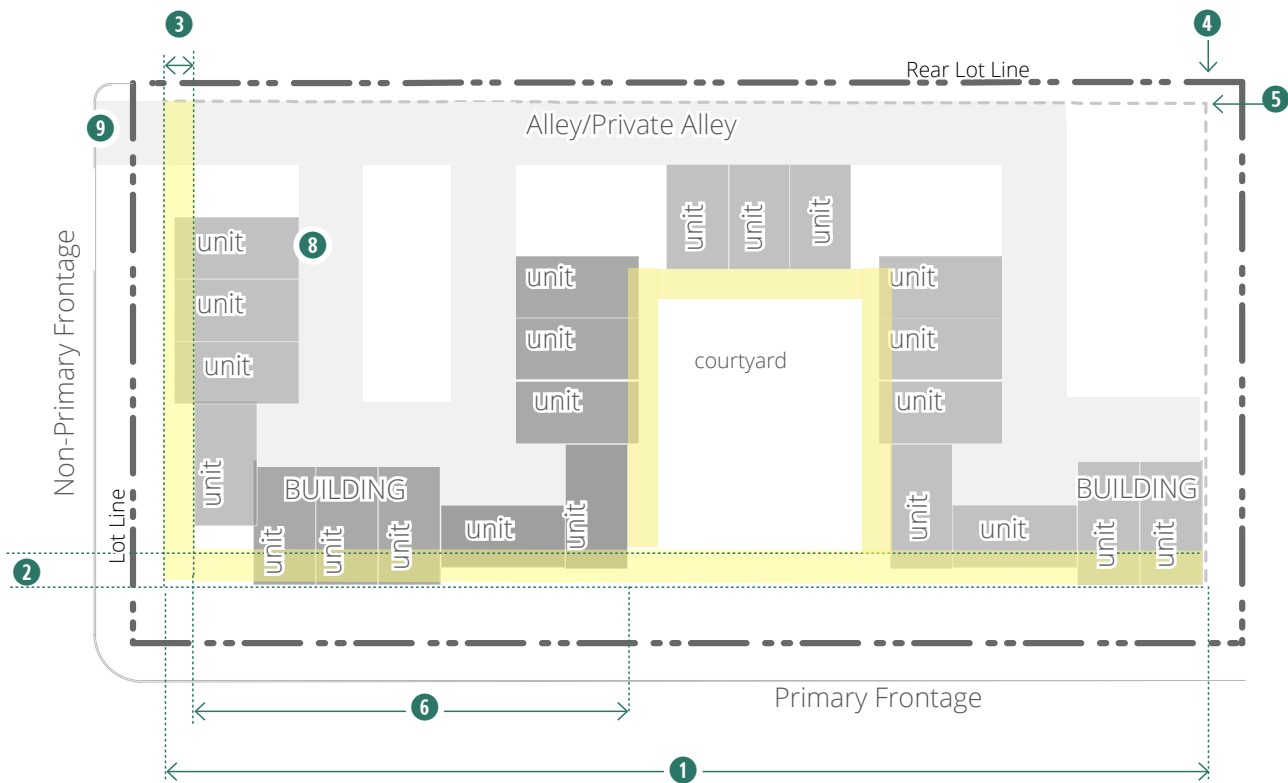


Figure 70.3.F-5. Row Building: Courtyard Layout Example

70-3. Building Types

Workshop Building Type

G. WORKSHOP BUILDING TYPE

The regulating plan in [Figure 70.1.G-1](#) shows permitted locations for this building type. Refer to [Sec.70-2](#) for information on locations for this building type on Master Plan sites.

1. **Intent and Description.** The Workshop building type is similar to the General building, but allows for more flexibility in uses, including light industrial and maker spaces. To aid those more flexible uses, the workshop building also allows for service bays, loading, and vehicular doors in more locations, though limited in design.



Figure 70.3.G-1. **Illustrative Examples of Workshop Building.** Each building image may not exhibit all of the requirements of the building type.



70-3. Building Types

Workshop Building Type

2. **Regulations.** The following defines the requirements specific to this building type. Refer to [Sec. 70-3.A](#) through C for requirements applicable to all building types and [Sec. 70-5](#) for general building design applicable to all building types. Refer to [Sec. 70-7](#) for definitions and measuring table requirements.

		WORKSHOP Building Type	REFERENCES/ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to Figure 70.3.E-4 .			
1	Minimum Primary Frontage Coverage	70% required; one courtyard permitted	Refer to Sec. 70-3.G.3 for measuring and courtyards.
2	Primary Frontage Build-to Zone	5 ft. to 20 ft.	Refer to Sec. 70-3.B for explanation of primary and non-primary frontages.
3	Non-Primary Frontage Build-to Zone	5 ft. to 15 ft.	
4	Minimum Side Setback	5 ft.	
5	Minimum Rear Setback	10 ft.; minimum 20 ft. if abutting a building type permitting residential on ground story	
6	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	75% 10%	
7	Surface or Accessory Parking	Rear, limited side yard parking	
8	Refuse & Recycling, Utilities, & Loading Location	Rear yard only	Refer to Sec. 70-6.D for screening requirements.
9	Permitted Driveway Location Permitted Garage Entrance Location	Alley only Rear or side facade; front facade up to 35%	Refer to Sec. 70-7.B.4 for driveway access exception where there is no alley. Refer to Sec. 70-5.M for garage door design requirements.
HEIGHT Refer to Figure 70.3.E-2 .			
10	Overall: Minimum Height Maximum Height	1 story; minimum height 18 feet 4.5 stories	
11	All Stories: Minimum Height Maximum Height	14 ft. 18 ft.	Stories are measured floor to floor. .
USES Refer to Figure 70.3.E-2 .			
12	All Frontages & Stories	All permitted uses per Table 70.4-A. Permitted Uses .	Refer to Sec. 70-4 for use definitions.
13	Parking within Building	Permitted fully in any basement and in rear of all other stories	Refer to Occupied Building Space requirement below.
14	Required Occupied Building Space	Minimum 20 ft. deep on all full height floors from any primary street facade; not required in any basement	Refer to Sec. 70-7.A for definition for Occupied Building Space.
FACADE & CAP REQUIREMENTS Refer to Figure 70.3.E-3 .			
15	Required Transparency Street Facades & Facades Visible from the Street	Minimum 15%, measured per story of all stories. Blank wall limitations apply to street facades only.	Note that Sec. 70-3.B.3 requires primary frontage treatment to turn corners. Blank wall limitations apply per Sec. 70-7.B.7 .
16	Entrance Location & Number	Principal entrance required on primary frontage facade; entrances required a minimum of one per every 90 ft. of building facade	Refer to Sec. 70-5.K for Principal Entryway requirements.
17	Entryway Configuration	Entry doors shall be off a stoop, minimum 6 ft. wide and 3 ft. deep	
18	Entrance/Ground Story Elevation	Entrances and minimum 80% of the ground story shall be within 30" of adjacent street sidewalk average elevation OR between 30" and 5 ft. with visible basement (transparency required)	
19	Ground Story Vertical Facade Divisions	One minimum 2" deep shadow line per every 100 ft. of street facade width	Refer to Sec. 70-5.L for building articulation, including building variety.
20	Horizontal Facade Divisions	One minimum 2" deep shadow line within 3 ft. of the top of the ground story on any street facade	
21	Permitted Cap Types	Parapet, flat; tower permitted	Refer to Sec. 70-3.I for definition of Cap Types and waiver for other cap types.

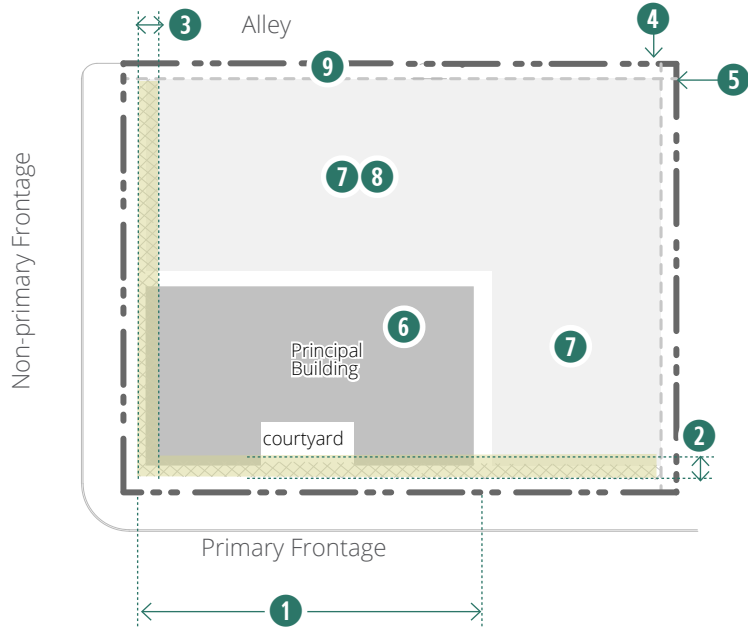


Figure 70.3.G-4. **Workshop Building: Building Siting**

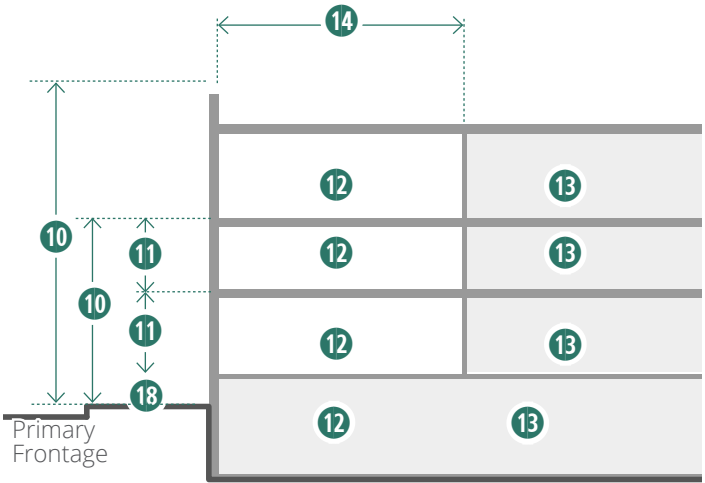


Figure 70.3.G-2. **Workshop Building: Height & Use Requirements**

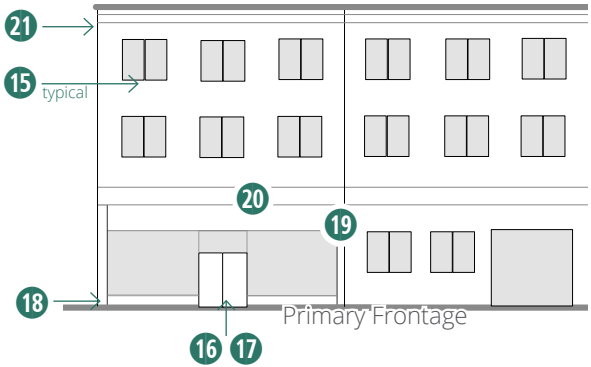


Figure 70.3.G-3. **Workshop Building: Facade Design Requirements**

Workshop Building Type

3. **Supplemental Regulations and Explanations.** The following supplements the table regulations for this building type.
 - a. **Courtyards.** One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards the minimum primary frontage coverage for the Workshop building. Parking and garage entrances are not permitted off the courtyard.

H. CIVIC BUILDING TYPE

The regulating plan in [Figure 70.1.G-1](#) shows permitted locations for this building type. Refer to [Sec.70-2](#) for information on locations for this building type on Master Plan sites.

1. **Intent and Description.** The Civic building type is the most flexible building, meant to allow for singular, more iconic designs. This building type, however, is limited to civic and institutional uses.



Figure 70.3.H-1. **Illustrative Examples of Civic Building.** Each building image may not exhibit all of the requirements of the building type.



70-3. Building Types

Civic Building Type

2. **Regulations.** The following defines the requirements specific to this building type. Refer to [Sec. 70-3.A](#) through C for requirements applicable to all building types and [Sec. 70-5](#) for general building design applicable to all building types. Refer to [Sec. 70-7](#) for definitions and measuring table requirements.

In all locations, development of this building type requires approval of a design waiver per [Sec. 70-1.G](#).

		ALL LOCATIONS	REFERENCES/ ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to Figure 70.3.H-4 .			
1	Minimum Primary Frontage Coverage	none required	
2	Primary Frontage Minimum Setback	15 ft.	Refer to Sec. 70-3.B for explanation of primary and non-primary frontages...
3	Non-primary Frontage Minimum Setback	10 ft.	
4	Minimum Side Setback	15 ft.	
5	Minimum Rear Setback	15 ft.	
6	Maximum Building Length	None required	
7	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	50% 30%	
8	Surface or Accessory Parking, Refuse & Recycling, Utilities, & Loading Location	Rear yard, limited side yard	Refer to Sec. 70-6.D for screening requirements.
9	Permitted Driveway Location Permitted Garage Entrance Location	Alley only Rear or side facade	Refer to Sec. 70-7.B.4 for driveway access exception where there is no alley.
2. HEIGHT Refer to Figure 70.3.H-2 .			
10	Overall: Minimum Height Maximum Height	1 stories 3.5 stories	
11	All Stories: Minimum Height Maximum Height	9 ft.; 15 ft. for single story building 18 ft.; 24 ft. on single story building	Stories are measured floor to floor.
USES Refer to Figure 70.3.H-2 .			
12	All Frontages & Stories	Limited to Civic and Institutional categories of uses per Table 70.4-A. Permitted Uses.	Refer to Sec. 70-4 . for use definitions.
13	Parking within Building	Permitted fully in any basement and in rear of all other stories	Refer to Occupied Building Space requirement below.
14	Required Occupied Building Space	Minimum 20 ft. deep on all full height floors from any street facade. Not required in any basement.	Refer to Sec. 70-7.A . for definition for Occupied Building Space.
FACADE & CAP REQUIREMENTS Refer to Figure 70.3.H-3 .			
15	Transparency: Street Facades & Facades Visible from the Street	Minimum 12%, measured per story of all stories	Blank wall limitations apply to primary street facade per Sec. 70-7.B.7 .
16	Entrance Location & Number	Principal entrance required on primary frontage facade	Refer to Sec. 70-5.K . for Principal Entryway requirements.
17	Entrance Configuration	No requirement other than principal entryway design requirements	
18	Entrance/Ground Story Elevation	Principal entrance and 80% of the ground story shall be within 30" of adjacent street sidewalk average elevation OR between 30" and 5 ft. with visible basement (transparency required)	
19	Ground Story Vertical Facade Divisions	No requirement; one 2" deep shadow line recommended per every 60 ft. of facade width, whichever is less	Refer to Sec. 70-5.L for building articulation, including building variety.
20	Horizontal Facade Divisions	No requirement; one 2" deep shadow line recommended within 3 ft. of any visible basement	
21	Permitted Cap Types	Parapet, pitched, flat, other with design waiver per Sec. 70-1.G ; tower permitted	Refer to Sec. 70-3.I . for definition of Cap Types and waiver for other cap types..

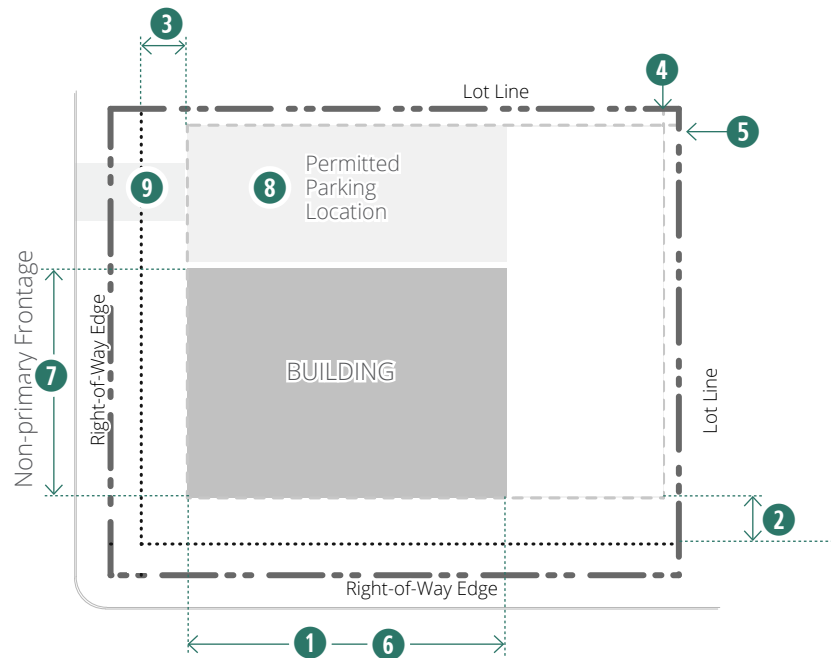


Figure 70.3.H-4. **Civic Building: Building Siting**

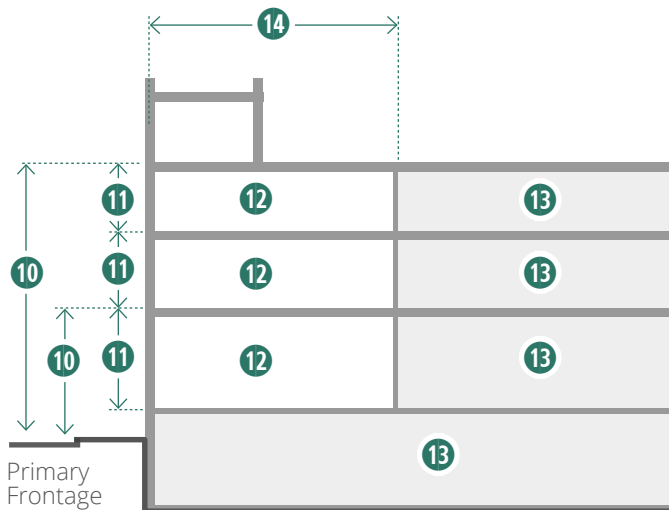


Figure 70.3.H-2. **Civic Building: Height & Use Requirements**

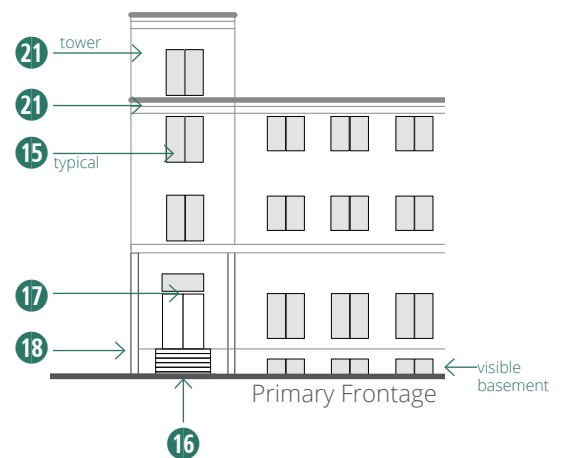


Figure 70.3.H-3. **Civic Building: Facade Design Requirements**

70-3. Building Types
Civic Building Type

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I. CAP TYPES

1. General Requirements Applicable to All Cap Types.

- The major components of any roof shall meet the requirements of one of the cap types permitted per building type.
- Roofs for bay or bow windows and dormers are not required to meet a cap type.
- Terraces, green roofs, rooftop gardens, and other outdoor facilities are permitted on any roof, except any permanently covered area is considered a story. Where the cover is visible from any public way or open space, the cover shall comply with a cap type. The tower may be applied to these outdoor areas.

2. Parapet Cap Type. (Refer to Figure 70.3.I-1. Example of a Parapet Cap Type). A parapet is a low wall projecting above a building's roof along the perimeter of the building on all street facades and facades visible from the street or any open or civic space.

- Parapet Height.** Height is measured from the top of the upper story to the top of the parapet. Minimum height is 2 feet with a maximum height of 6 feet. Horizontal shadow lines. An shadow line shall define the parapet from the upper stories of the building and shall also define the top of the cap. Refer to [Sec. 70-6.A](#) for definition of shadow line.
- Occupied Building Space.** Occupied building space shall not be incorporated behind this cap type.

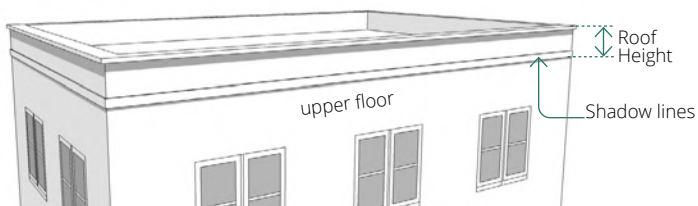


Figure 70.3.I-1. Example of a Parapet Cap Type

- Rooftop Appurtenances.** With the exception of solar panels, any rooftop appurtenances shall be located towards the rear or interior of the parapet roof. The parapet shall screen the mechanicals from the elevation of the sidewalk across the street

3. Flat Cap Type. (Refer to Figure 70.3.I-2. Example of a Flat Cap Type). This cap type is a visibly flat roof with overhanging eaves.

- Configuration.** The roof shall have no visible slope from the street and eaves are required on all primary and non-primary frontage facades and facades visible from the street, any open space, or any civic space.
- Eave Depth.** Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
- Eave Thickness.** Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of 6 inches thick.
- Interrupting Vertical Walls.** Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
 - No more than one-third of the front facade may consist of an interrupting vertical wall.
 - Vertical walls shall extend no more than 8 feet above the top of the eave.
- Occupied Building Space.** Occupied building space shall not be incorporated behind this cap type.



Figure 70.3.I-2. Example of a Flat Cap Type

70-3. Building Types

Cap Types

- f. **Rooftop Appurtenances.** With the exception of solar panels, any rooftop appurtenances shall be located behind the interrupting vertical wall with no visibility on any street elevation drawing.
4. **Pitched Cap Type.** (Refer to [Figure 70.3.I-3. Examples of Pitched Cap Type](#)). This cap type is a sloped or pitched roof, where the slope occurs on all street facades, any open space facade, and civic space facade. Slope is measured with the vertical rise divided by the horizontal span or run.
 - a. **Pitch Measure.** The roof may not be sloped less than a 4:12 (rise:run) or more than 14:12. Slopes less than 4:12 are permitted to occur on second story or higher roofs.
 - b. **Configurations.**
 - (1) Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
 - (2) Butterfly (inverted gable roof) and shed roofs are not permitted, unless a design waiver is approved.
 - (3) Gambrel and mansard roofs are not permitted.
 - c. **Parallel Ridge Line.** A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof when the ridge line runs parallel to the front lot line. (Refer to [Figure 70.3.I-3. Examples of Pitched Cap Type](#)).
 - d. **Roof Height.** Roofs without occupied building space and/or dormers shall have a maximum height on primary and non-primary frontage facades equal to no more than 1.5 times the upper story floor to floor height utilized on the building.
- e. **Occupied Building Space.** Occupied building space may be incorporated behind this cap type. If used, the space counts as a half story.
- f. **Rooftop Appurtenances.** With the exception of solar panels, any rooftop appurtenances shall be recessed within the pitched roof with no visibility on any street elevation drawing.
5. **Other Cap Types.** Special cap designs otherwise not defined in this section may be approved through a design waiver during the review process with the following requirements:
 - a. The building or portion of building receiving the cap type shall warrant a separate status from the majority of buildings in the zone, with a correspondence between the form of the cap and the building use, such as a dome for a planetarium, a dome for a place of worship, or a unique, singular roof for a more distinctive performing arts venue.
 - b. The cap type shall not create additional occupiable space beyond that permitted by the building type.
 - c. The scale and type of the cap type shall be consistent with the character of South Clarksville and the town.
 - d. The shape of the roof shall be different from those defined in this section this [Sec. 70-3.I](#), such as a dome, spire, or vault, and not a gabled roof, hipped roof, roof with parapet, or



Low Pitched Roof Cap Type (Hip Roof)



Parallel Pitched



Pitched Cap Type (Gable Roof)

Figure 70.3.I-3. **Examples of Pitched Cap Type**

6. **Towers.** A tower is a vertical element, polygonal (simple), rectilinear or cylindrical in plan that shall be used with other cap types. Refer to Figure 70.3.I-4. Example of a Tower.
 - a. **Location and Quantity.** Unless otherwise defined in the building type tables ([Sec. 70-3.C](#) through [Sec. 70-3.H](#)), the following applies:
 - (1) A maximum of 2 towers total are permitted within 15 feet of all street facades
 - (2) 2 additional towers are permitted a minimum of 30 feet from a street facade.
 - (3) Tower locations are typically limited to allowing towers associated with the facade design and visible from the street, and those more functional towers located beyond the facade.
 - (4) Towers shall not be located within any required step-back per the building type.
 - b. **Tower Height.** Maximum height, measured from the top of the parapet or eave to the top of the tower shaft not including the cap, is the equivalent of the height of one upper floor of the building to which the tower is applied.
 - c. **Tower Width.** Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
 - d. **Tower Spacing.** Towers shall be generally spaced from other towers a minimum of 60 feet and specifically by a minimum of 120 feet along a primary or non-primary frontage facade.
 - e. **Transparency.** Towers that meet the minimum floor-to-floor to height of the building type and are located within 30 feet of a facade shall meet the minimum transparency requirements of the building.
 - f. **Horizontal Shadow lines.** A shadow line is required between the 4th and 5th stories of any tower and at the cap of the tower.
 - g. **Occupied Building Space.** Towers may be occupied by the same uses allowed in upper stories of the building type to which it is applied, unless otherwise stated.
 - h. **Rooftop Appurtenances.** No rooftop appurtenances are permitted on tower roofs.
 - i. **Tower Cap.** The tower may be capped by the parapet, pitched, or flat roof cap types.

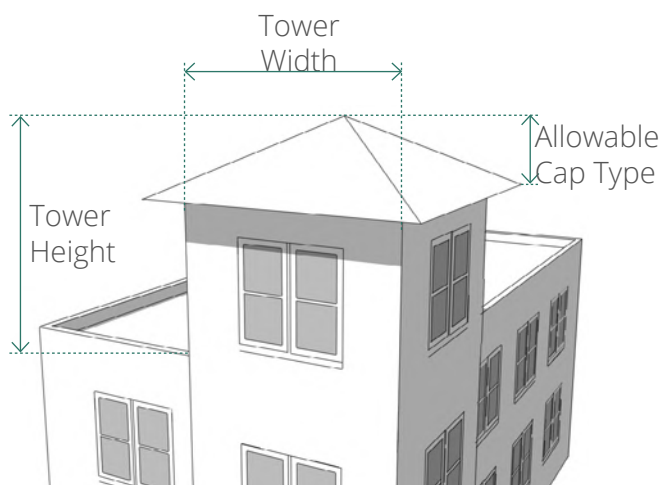


Figure 70.3.I-4. **Example of a Tower**

70-4. Uses

General Provisions

70-4. USES

Uses are allowed in the SCMU district in accordance with the following table by building type. Uses may be further restricted by the building type regulations (refer to [Sec. 70-3.C](#) through [Sec. 70-3.H](#)).

A. GENERAL PROVISIONS

1. A lot may contain more than one principal use, unless otherwise specified.
2. Each of the principal uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
3. Each use shall be located indoors (within a permitted building type), unless otherwise expressly stated.

B. TABLE OF PRINCIPAL USES

[Table 70.4-A](#) identifies the uses allowed in each building type.

1. **Permitted Use ("P").** Uses designated with "P" are permitted by-right in the building types in which they are listed, in all locations within the building, unless otherwise noted. Use-specific standards may apply to the use per the definition.
2. **Permitted in Limited Building Locations ("U").** Uses designated with "U" are permitted by-right in the building types in which they are listed, provided that the uses are located in the upper stories of the structure, in the ground story beyond a depth of at least 20 feet from the front facade, or within any basement.
3. **Permitted in Limited Building Locations ("G").** Uses designated with "G" are permitted by-right

TABLE 70.4-A. PERMITTED USES

	STOREFRONT Building Type	RIVERFRONT Building Type	COMMERCIAL MANOR Building Type	GENERAL- OFFICE & ROW-OFFICE Building Type	GENERAL- RESIDENTIAL & ROW-RESIDENTIAL Building Type	WORKSHOP Building Type	CIVIC Building Type	HISTORIC DISTRICT Buildings	REFERENCE
RESIDENTIAL									
Dwelling, One Unit	U	-	P	U	P	U, C	-	P	Sec. 70-4.F.1.
Dwelling, 2-4 Unit	U	-	P	U	P	-	-	P	Sec. 70-4.F.1.
Dwelling, 5+ Unit	U	-	-	U	P	-	-	P	Sec. 70-4.F.1.
Dwelling, Group Home	-	-	-	-	C	-	-	C	Sec. 70-4.F.2.
CIVIC AND INSTITUTIONAL									
Assembly	-	P	-	C	C	-	P	C	Sec. 70-4.F.3.
Higher Education Facility	U	-	-	P	-	-	P	P	Sec. 70-4.F.4.
Surgery Center	-	-	-	P	-	-	P	P	Sec. 70-4.F.5.
Library, Museum, Cultural Institution	P	P	-	P	G	-	P	P	Sec. 70-4.F.5.
Parks and Recreation	C	P	P	C	C	-	P	P	Sec. 70-4.F.6.
Police, Fire Station	C	-	-	C	C	-	P	C	Sec. 70-4.F.7.
School, Pre-Kinder to Intermediate	-	-	C	P	-	-	P	P	Sec. 70-4.F.8.
Utility Facility, Minor	P	-	P	P	P	P	P	P	
OFFICE AND CLASSROOM									
Office									Sec. 70-4.F.9
Business or professional office	U	-	P	P	G	P	-	P	Sec. 70-4.F.9
Medical, dental or health practitioner office	P	-	P	P	G	P	-	P	Sec. 70-4.F.9
Collaborative Workspace	P	-	P	P	G	P	-	P	Sec. 70-4.F.10
Research and Laboratories	U	-	-	P	-	P	-	P	Sec. 70-4.F.11
Trade School	U	-	-	P	-	P	-	P	Sec. 70-4.F.12
RETAIL AND SERVICE									
Broadcast or Recording Studio	U	-	P	P	-	-	-	P	
General Service	P	-	P	L	-	-	-	P	Sec. 70-4.F.13
KEY: P = Use permitted as of right U = Permitted in rear of ground story or upper stories only G = Permitted in ground story only C = Requires conditional use approval L = Limited to a gross floor area of no more than 30% of the building footprint - = Prohibited use									

70-4. Uses Prohibited Uses

in the building types in which they are listed, provided that the uses are located in the ground story of the structure or within any basement.

4. **Permitted with Limitations on Area ("L").** Uses designated with "L" are permitted by-right in the building types in which they are listed, however, the total gross square footage of all "L" uses on the lot is limited to no more than 30% of the total building footprint.
5. **Requires Conditional Use Permit ("C").** Uses designated with "C" require a conditional use permit per Sec. 225-120 in order to occur in the building types in which they are listed. The use must meet any use-specific standards defined for the use in this section as well as meet any requirements of the conditional use approval. The

use may occur anywhere in the building, unless otherwise specified.

6. **Prohibited Use.** A dash ("–") in the use table indicates that the use is prohibited in that building type.

C. PROHIBITED USES

The following uses are expressly prohibited within the SCMU district:

1. Adult businesses
2. Drive-through facilities
3. Funeral home or mortuary service
4. Gun shops
5. Laundromats

TABLE 70.4-A. PERMITTED USES

	STOREFRONT Building Type	RIVERFRONT Building Type	COMMERCIAL MANOR Building Type	GENERAL- OFFICE & ROW-OFFICE Building Type	GENERAL- RESIDENTIAL & ROW-RESIDENTIAL Building Type	WORKSHOP Building Type	CIVIC Building Type	HISTORIC DISTRICT Buildings	REFERENCE
Animal Service (no outdoor kenneling)	P	–	P	–	–	–	–	P	Sec. 70-4.F.13
Child Care Center	P	–	P	P	G	–	–	P	
Eating and Drinking Establishments (no drive-through facilities)	P	C	P	L	–	–	–	P	
Entertainment									
Indoor	P	C	P		–	–	–	P	Sec. 70-4.F.14
Outdoor	–	C	–	–	–	–	–	–	Sec. 70-4.F.14
Financial Services, except personal credit establishment (no drive-through facilities)	P	–	P	P	–	–	–	P	Sec. 70-4.F.15
Hotel	P	–	P	P	C	–	–	P	Sec. 70-4.F.16
Personal Storage Facility	–	–	–	–	–	–	–	C	Sec. 70-4.F.17
Retail Sales									
Artisan	P	–	P	–	–	P	–	P	Sec. 70-4.F.18
General retail	P	–	P	L	–	–	–	P	Sec. 70-4.F.18
Large-scale retail (no outdoor storage)	C	–	–	–	–	–	–	C	Sec. 70-4.F.18
Studio or Instructional Service	P	L	P	P	G	–	–	P	Sec. 70-4.F.19
OTHER									
Limited Industrial	–	–	–	–	–	C	–	C	Sec. 70-4.F.20
Parking Lot (Principal Use)	C	–	C	C	C	C	C	–	Sec. 70-4.F.21
KEY: P = Use permitted as of right C = Requires conditional use approval U = Permitted in rear of ground story or upper stories only L = Limited to a gross floor area of no more than 30% of the building footprint G = Permitted in ground story only – = Prohibited									

70-4. Uses

Temporary Uses

6. Personal credit establishment (see [Sec. 70-3.15 for definition](#))
7. Tattoo and piercing parlors
8. Vape shops
9. Vehicle supply shops
10. Vehicle sales and service uses, such as fueling stations, personal vehicle repair and maintenance, personal vehicle sales and rentals, vehicle body and paint finishing.

D. TEMPORARY USES

Refer to Sec. 150-250 for temporary events permitted and approval processes.

E. ACCESSORY USES

Customary accessory uses are permitted, unless otherwise stated in the use definition.

1. **Outdoor Dining.** Outdoor dining areas are permitted associated with eating and drinking establishments per Sec. 150-150. An encroachment permit is required for outdoor dining located in a public right-of-way.
2. **Temporary Outdoor Display.** Temporary outdoor display of retail merchandise for sidewalk sales is permitted with the following conditions:
 - a. The displayed merchandise shall be items regularly sold in the abutting store.
 - b. The display shall occur only on sidewalks where a minimum of 6 feet of clear sidewalk area shall be maintained.
 - c. The display may not be located within 15 feet of a street intersection, measured in each direction from the mid-radius of the curb at the corner of the intersection.
 - d. The occurrence is permitted for no more than 5 continuous days, no more than 15 times per year.
3. **Outdoor Display.** Permanent outdoor display of goods is not permitted.
 - a. A design waiver may be approved for the permanent outdoor display of goods. Refer to [Sec. 70-1.G](#)
 - b. The outdoor display shall not occur within a public or private street right-of-way.
 - c. The display shall be consistent with the character of the area and with appropriate presentation and screening.
 - d. The only goods permitted for display shall be consumer retail goods intended for outdoor use, such as gardening supplies or outdoor furniture.

F. SPECIFIC USE DEFINITIONS & STANDARDS.

1. **Residential.** Residential means the use of one or more dwelling units located within the principal structure of a lot by a household. Where residential is not allowed on the ground floor per [Table 70.4-A. Permitted Uses](#) or for other conditions associated with the environmental assessment of the property, ground floor residential uses along primary streets may include such occupied spaces as lobbies, meeting rooms, mail rooms, fitness facilities, associated property management and leasing offices.
 - a. **One-Unit Dwelling.** One principal dwelling unit located on a lot that does not contain any other principal dwelling units.
 - b. **2-Unit Dwelling.** Two principal dwelling units, both of which are located on the same lot, with no other principal dwelling units located on such lot.
 - c. **3-Unit Dwelling.** Three principal dwelling units, all 3 of which are located on the same lot, with no other principal dwelling units located on such lot.
 - d. **Multi-Unit Dwelling.** Four or more principal dwelling units, all of which are located on the same lot.
2. **Group Home Dwelling.** A facility where a group of persons other than a household resides together with a common purpose or goal. Refer to state regulations.
3. **Assembly.** A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting, generally with little or no relationship to commerce. Includes places of worship, religious institutions, community centers, convention centers, performing arts venues, town hall.

Specific Use Definitions & Standards.

4. **Higher Education Facility.** A non-profit institution for post-secondary education, public or private, for higher education that grants associate or bachelor degrees and may also have research facilities and/or professional schools that grant master and doctoral degrees.
5. **Library, Museum, Cultural Institution.** A facility open to the general public housing educational, cultural, artistic, or historic information, resources, and exhibits. May also include accessory food service and a gift shop.
6. **Parks and Recreation.** A use of land for active or passive, outdoor space available to the general public. Includes such uses as parks, plazas, greens, parklets, playfields, playgrounds, and tot lots for general recreation, athletics, and leisure. This use generally has little or no relationship to commerce. May include historic structures/monuments, ornamental gardens, or arboretums. May be associated with an assembly or school use. Park uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair. Additional use-specific standards include:
 - a. Parking. Parking lots are not permitted in parks in any zone except by special use approval.
 - b. Stormwater Accommodations. Parks that incorporate stormwater management on a site or zone scale are encouraged.
 - c. Stormwater facilities shall be designed to accommodate additional uses, such as an amphitheater or a sports field.
 - d. Stormwater facilities shall be designed not to be fenced and shall not impede public use of the land they occupy.
7. **Police/Fire Station.** A facility providing public safety and emergency services; training facilities, and locker rooms. Limited overnight accommodations may also be included. Fire/Police Stations are permitted in applicable zones with the following use-specific standards include:
 - a. Garage doors are permitted on the front facade.
 - b. Exempt from maximum driveway widths.
8. **School, Pre-Kindergarten, Elementary, Intermediate.** A public or private education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service. Parking facilities may be provided for faculty, administration, staff, and visitors.
9. **Office.** Uses that focus on providing executive, management, administrative, professional or medical services in an office setting. Examples of specific office use types include:
 - a. **Business and Professional Office.** Office uses for companies and non-governmental organizations. Examples include corporate offices, law offices, architectural firms, insurance companies and other executive, management or administrative offices for businesses and corporations. Also included are insurance claims adjusters/estimators with no more than one vehicle inspection bay and no on-site repair facilities.
 - b. **Medical, Dental and Health Practitioner Office.** Office uses related to diagnosis and treatment of human patients' illnesses, injuries and physical maladies that can be performed in an office setting with no overnight care. Typical uses include offices of physicians, dentists, psychiatrists, psychologists, and chiropractors. Also includes practitioners of massage therapy, when performed solely by state-licensed professionals. Surgical, rehabilitation and other medical centers that do not involve overnight patient stays are included in this use subcategory, as are medical and dental laboratories, unless otherwise expressly indicated. Ancillary sales of medications and medical products are allowed in association with a medical, dental or health practitioner office. Does not include the following:
 - (1) Pain therapy centers and clinics, outpatient
 - (2) Abortion clinics
 - (3) Alcoholism treatment centers and clinics
 - (4) Birth control clinics
 - (5) Detoxification centers and clinics
 - (6) Drug addiction and substance abuse treatment centers and clinics
10. **Collaborative Workspace.** Uses where shared space is available for rental by professional workers typically on an hourly or daily basis. The space may provide separate desks, offices, other workspaces, and shared communal space, and may include kitchen facilities. Users may share the site to interact and collaborate as part of a

70-4. Uses

Specific Use Definitions & Standards.

community. Includes such types of spaces as coworking facilities, business incubators, and shared kitchens. To the extent practicable, public or communal space should occupy any ground story storefront spaces, i.e. lobby, reception, conference room, coffee bar.

11. **Research and Laboratories.** Uses engaged in scientific research and testing services leading to the development of new products and processes. Such uses resemble office buildings or campuses and do not involve the mass production, distribution or sale of products. Research services do not produce odors, dust, noise, vibration or other external impacts that are detectable beyond the property lines of the subject property.
12. **Trade School.** Uses in an enclosed building that focus on teaching the skills needed to perform a particular job. Examples include schools of cosmetology, modeling academies, computer training facilities, vocational schools, administrative business training facilities and similar uses. Does not include outdoor training or driving facilities.
13. **General Service.** A category of uses that provides patrons services that occur indoors and limited retail products related to those services. Visibility and accessibility are important to these uses; walk-in customers and by-appointment clients are typically both accommodated. Includes such uses as, but not limited to, barber and beauty shops, spa facilities, tailors, consumer goods repair. Does not include Animal Service.
 - a. **Animal Service.** A use that provides patrons animal care services and limited retail products related to those services, such as pet grooming services, veterinary services. Outdoor kenneling not permitted.
14. **Entertainment.**
 - a. **Indoor.** An commercial indoor facility for gathering events for entertainment such as, but not limited to, movie theaters and indoor skating rinks.
 - b. **Outdoor.** A large, outdoor facility for entertainment events and businesses, such as, but not limited to, putt-putt golf, driving ranges, batting cages, go-carts, swimming pools.
15. **Financial Services.** Chartered financial depository institutions, including such uses as banks, savings and loans. Does not include personal credit establishments. Drive-through facilities not permitted.
 - a. **Personal Credit Establishments.** An establishment primarily engaged in the business of lending money on the security of pledged goods, left in pawn, on the condition that it may be redeemed or repurchased by the seller; of purchasing tangible personal property left in pawn; or of providing cash to patrons for payroll, personal, and bank checks.
16. **Hotel.** A facility offering short-term, temporary lodging to the general public with daily room cleaning services, and consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities. Secondary service uses may also be provided, such as restaurants and meeting rooms. The following use-specific standards apply:
 - a. Temporary lodging is permitted for up to 30 days within a 6 month period.
 - b. Rooms shall be accessed from the interior of the building.
 - c. Exterior stairs to upper stories are not permitted on any street facade.
17. **Personal Storage Facility.** An enclosed use that provides separate, small-scale, self-service storage facilities leased or rented to individuals or small businesses. Facilities are designed and used to accommodate interior access only to storage lockers. No drive-up access from passenger vehicles is permitted.
18. **Retail Sales.** A category of uses involving the sale of goods or merchandise to the general public for personal or household consumption.
 - a. **Artisan Studio/Retail.** A use involving the creation of art works, custom goods, or small-scale production, assembly, and/or repair through the use of hand tools and small-scale equipment with little to no noxious by-products. Use must include a showroom or small retail outlet selling art and/or goods produced. Includes such uses as craft brewery, craft distillery, furniture shop, glass blowers, jewelers, pottery and ceramic sales, upholsterers, woodworking shop. The following use-specific standards apply:

Specific Use Definitions & Standards.

- (1) The maximum overall gross floor area is limited to 10,000 square feet, unless otherwise noted.
 - (2) A showroom, taproom, tasting room, or retail outlet shall be located in the front of the building and shall occupy a minimum of 25% of the gross floor area. The space shall be generally opened to the public during regular shopping hours and shall sell the products produced on-site.
 - (3) This use may also include associated facilities such as offices and small scale warehousing, but distribution is limited to no more than 2 vans or small trucks. Distribution access shall be from the rear.
- b. **General Retail.** Uses involving the sale of goods to the consumer in a store open regular business hours, including such uses as apparel stores, convenience stores, drug stores, grocery and specialty food stores, wine or liquor stores, gift shops, florists, department stores, appliance stores, electronics stores, bike shops, book stores, stationery stores, art galleries, hobby shops, furniture stores, pet stores, antique shops, music stores, toy stores, sporting goods stores, variety stores, medical supplies, office supplies.
 - c. **Large-Scale Retail.** Uses involving the sale of goods to the consumer in a warehouse or larger-scale store open regular business hours. Outdoor storage of goods is not allowed. Includes such uses as lumber stores, home improvement stores, furniture warehouse stores, recreational equipment stores (i.e. trampolines, play equipment).
19. **Studios or Instructional Service.** Uses in an enclosed building that focus on providing individual or small group instruction or training in fine arts, music, dance, drama, fitness, language or similar activities. Includes dance studios, ballet academies, yoga studios, martial arts instruction, tutoring, artist studios and photography studios.
 20. **Limited Industrial.** Uses that process, fabricate, assemble, treat, or package finished parts of products without the use of explosive or petroleum products. Common examples include apparel manufacturing, bakery products, bottling plants, ice manufacturing, mattress manufacturing and assembly, microbreweries, micro distilleries, musical instrument manufacturing, printing and binderies. Additional use requirements are as follows:
 - a. The use is limited to no more than 12,000 square feet of gross floor area;
 - b. All activities must occur within an enclosed building;
 - c. Hours of operation are limited to 7:30am until 8:00pm, Monday through Saturday;
 - d. Distribution is limited to no more than 2 Class 6 or smaller trucks;
 - e. Warehousing is limited to products produced or assembled on-site; and
 - f. The use does not produce odors, dust, noise, vibration or other external impacts that are detectable beyond the property lines of the subject property.
 21. **Parking Lot.** Surface or structured parking lots located on a lot as the principal use of the lot. In the SCMU district, parking structures within the buildings with other uses are regulated by the building type. Additional use requirements are as follows:
 - a. Location. Parking lots shall not be located on a primary street frontage.
 - b. Materials. Any portion of a parking structure fronting a non-primary street or visible from any street shall meet the materials and color requirements of general design requirements.
 - c. Ramps. Drive ramps sloped more than 1:20 shall not be located on a street facade.
 - d. Height. The height of the separate structure must be lower than any part of an abutting or adjacent principal structure by a minimum of 6 feet.
 - e. Re-Use. Consider providing horizontal floors at the floor-to-floor heights of one of the building types, to allow future conversion to another use.

Specific Use Definitions & Standards.

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70-5. GENERAL BUILDING DESIGN

A. APPLICABILITY

The following design requirements apply to all building types unless otherwise stated.

B. INTENT

The following specific intent statements apply to these design requirements in addition to the general intent stated in [Sec. 70-1.A.](#)

1. **General.** The requirements of this [Sec. 70-5](#), in conjunction with the requirements of [Sec. 70-3](#) Building Types, are intended to improve the physical quality of buildings, improve the long-term value and durability of buildings, enhance the pedestrian experience, and protect or establish the character of the Town.
2. **Durable, High Quality.** The minimum design standards are intended to ensure use of well-tested, high quality, durable, weather-resistant, exterior grade, preferably natural materials on the majority of finished surfaces, while permitting a wider range of materials for details. High quality materials can improve the quality of buildings in that they weather well, have a lower failure rate, require a low level of maintenance, have a longer life cycle and sense of permanence, and maintain higher long term value.
3. **Simple, Well Organized Facades.** The design requirements are intended to promote

simpler, well organized facades that are easy to comprehend and have a clear hierarchy.

4. **Human-Scaled Building Units.** The design requirements are intended to yield building facade proportions that are comfortable to and in line with the scale of people. Additionally, a high level of detail relates facades to pedestrians and makes them more interesting and inviting.

C. MAJOR FACADE MATERIALS

A minimum of 65 percent of each street and non-street facade surface, not including window and door areas, shall be composed of major materials per [Table 70.5-B.](#)

1. **Simplicity of Surface Materials.** A minimum of 60 percent of each building or a minimum of 60 percent of each 60-foot or wider facade division, not including window and door areas, shall be faced with a single major material. See [Figure 70.5.Q-1](#)
2. **Side and Rear Facades.** Permitted Major Materials shall continue around the corner of a building from the street facade onto the side or rear facade for no less than 30 feet along the side or rear facade. Refer to [Table 70.5-B.](#)
3. **Other Materials.** A design waiver may be approved for materials not listed as permitted major materials, with the exception of those materials listed in [Table 70.5-E](#) as prohibited



Figure 70.5.Q-1. **Major and Minor Materials on a Facade**

70-5. General Building Design Applicability

TABLE 70.5-B. MAJOR AND MINOR MATERIALS: FACADES

MATERIAL (alphabetical)	MAJOR MATERIALS: STREET FACADE minimum 65% of facade NOTE: Street facade materials shall extend around corners per 70-4.C.2				MAJOR MATERIALS: NON-STREET FACADES minimum 65% of facade	MINOR FACADE MATERIALS maximum 35% of facade	
	STOREFRONT BUILDING	GENERAL-OFFICE, WORKSHOP BUILDING	GENERAL-RESIDENTIAL, ROW BUILDING	COMMERCIAL MANOR	ALL BUILDING TYPES	STOREFRONT, GENERAL, WORKSHOP BUILDING	ROW BUILDING, COMMERCIAL MANOR
A Brick un-glazed, full dimensional, unit, face brick	●	●	●	●	●	●	●
Brick economy size		●			●	●	
Brick thin, veneer							
B Concrete Masonry Units architectural, minimum 3" depth, "artisan stone" look, varied sizes, (Eschelon Masonry or approved equal)	●	●		●	●	●	●
C Concrete Masonry Units architectural, minimum 3" depth, "stone" face, "hewn stone", rock cut					●	Limited to basement facades and bottom half of ground story	
Concrete Masonry Units split-faced, burnished/ground face, glazed, or honed, minimum 3" depth					●	●	●
Concrete Surfaces unfinished							
Concrete Surfaces finished, stained, painted, treated						●	
D Fiber Cement Board, Composite finished panels					●	●	●
E Fiber Cement Board finished lap siding or shingles			● only on Row building	●	●	●	●
F Glass curtain wall system						●	●
G Metal architectural panel system						●	
Metal, Corten panels or panel systems, not ribbed or corrugated						●	
Metal, Composite aluminum composite materials (ACM) or panels (ACP)						●	
Stone natural, units	●	●	●	●	●	●	●
H Stucco cement-based, 2- 3 layer hard coat					●	●	●
Stucco synthetic or with elastomeric finishes						Limited to 3rd or higher stories only.	
Terra Cotta or Ceramic tiles or panels						●	●

Division 70: South Clarksville Mixed-Use District

70-5. General Building Design

TABLE 70.5-B. MAJOR AND MINOR MATERIALS: FACADES

	MAJOR MATERIALS: STREET FACADE minimum 65% of facade NOTE: Street facade materials shall extend around corners per 70-4.C.2				MAJOR MATERIALS: NON-STREET FACADES minimum 65% of facade	MINOR FACADE MATERIALS maximum 35% of facade	
MATERIAL (alphabetical)	STOREFRONT BUILDING	GENERAL-OFFICE, WORKSHOP BUILDING	GENERAL-RESIDENTIAL, ROW BUILDING	COMMERCIAL MANOR	ALL BUILDING TYPES	STOREFRONT, GENERAL, WORKSHOP BUILDING	ROW BUILDING, COMMERCIAL MANOR
I Wood natural, aged lap siding, shingles, rainscreen system						●	●
Wood painted, stained, or treated siding, shingles, rainscreen system						●	●
J Wood, Composite rainscreen system					●	●	●

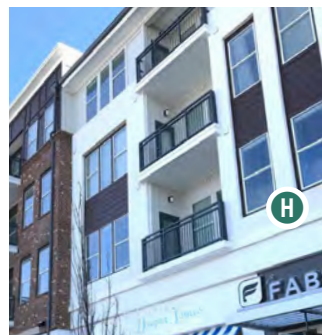
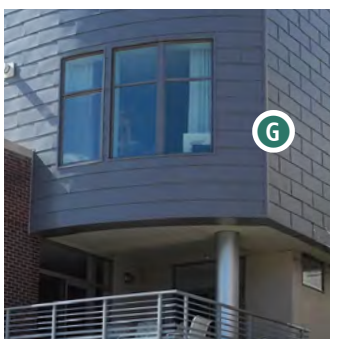
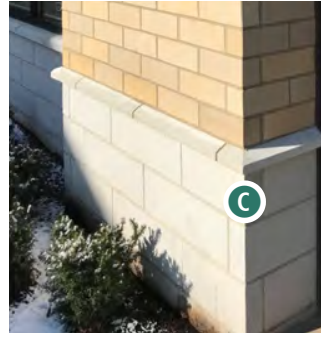
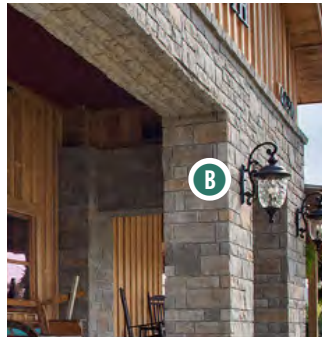
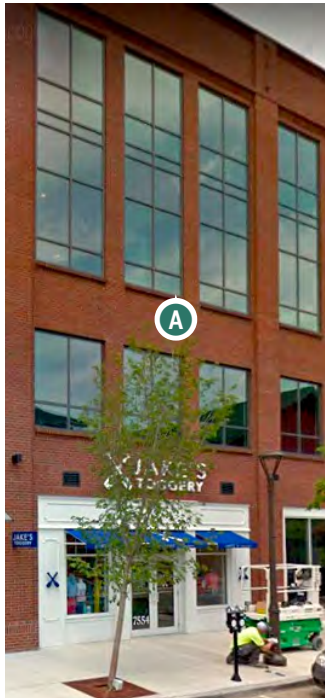


Figure 70.5.Q-3. Allowed Facade Materials

Division 70: South Clarksville Mixed-Use District

70-5. General Building Design

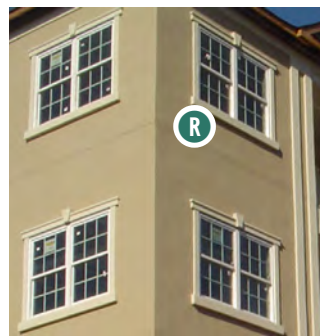
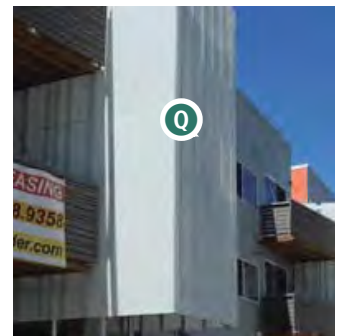
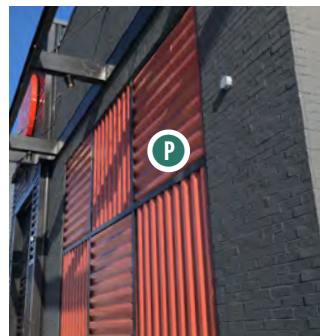
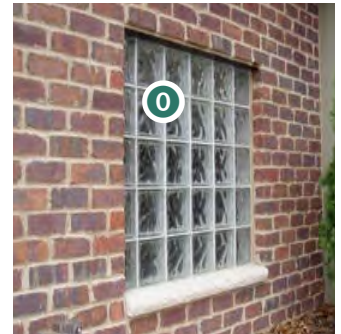
TABLE 70.5-D. ALLOWED DETAIL & ACCENT MATERIALS (all facades)

All permitted major and minor facade materials may be used for details, trim, and accents.

K	Concrete Details precast stone ornamentation, lintels, sills, banding, columns, beams
	Fiber Cement Details trim, soffits
L	Metal Details trim, ornamentation, lintels, beams, columns
	Wood and Wood Composite Details painted/treated trim, soffits, other approved details
M	Vinyl Details limited to soffits, window trim; minimum .04 inches thick

TABLE 70.5-E. PROHIBITED MATERIALS

N	Concrete, Unfinished untreated, unstained, unpainted
	Fiberglass and Acrylic Panels all
O	Glass Block
P	Metal Panels corrugated or ribbed panels
Q	Plastic Panels all, including high-density polyethylene and polycarbonate panels
R	Stucco Mouldings or Synthetic Stucco Mouldings trim, sills, cornices, banding, columns, pilasters or other 3 dimensional details
	Vinyl Siding all vinyl except detail materials noted in Table 70.5-D
	Wood Unfinished, untreated plywood and wood panels



70-5.General Building Design Minor Facade Materials

materials. Refer to [Sec. 70-1.G](#) for the design waiver process.

4. **Color.** The paint or finish colors of any major materials requiring an applied finish shall be from an historic palette from any major paint manufacturer. Other colors may be utilized for details and accent materials.

D. MINOR FACADE MATERIALS

1. **Maximum Minor Materials for Surface Areas.** A maximum of 35 percent of each facade surface, not including window and door areas, may be composed of minor facade materials per [Table 70.5-B](#).
2. **Accents and Details.** Additional materials are permitted for trim, accents, and details per [Table 70.5-D](#), not included in the maximum surface area.
3. **Other Materials.** A design waiver may be approved for materials not listed as permitted minor materials or accent and detail materials, with the exception of those materials listed in

[Figure 70.5.Q-14](#) as prohibited materials. Refer to [Sec. 70-1.G](#) for the design waiver process.

E. PITCHED ROOF MATERIALS

Allowed pitched roof materials include dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. Engineered wood or slate may be approved through the design waiver process with an approved sample and documented examples of successful, high quality installations within 100 miles of the site.

F. MATERIALS INSTALLATION QUALITY

1. **Intent.** The intent of the materials installation quality requirements is to advance the quality of construction, durability, and aesthetics of new buildings, specifically related to application and detailing of facade materials.
2. **Changes in Material.** Changes in vertical surface materials for buildings shall meet the following standards:
 - a. **Changes in Surface Materials.** Changes in surface materials, whether major materials or minor materials, shall occur only at concave corners, minimum 12" deep. Surface materials are materials intended to cover the facade surface (such as unit materials, siding, stucco, panels) and do not include detail materials, such as but not limited to cast stone for lintels or cornices, exposed metal beams, or any material used to create a shadow line. See [Figure 70.5.Q-6](#).
 - b. **Materials Hierarchy.** Unit materials shall be elevated from the face of the building above less detailed, surface materials. For example, stucco, as a constant surface material, shall be recessed behind a bricked surface. See [Figure 70.5.Q-6](#) for an example, where Material A is brick, Material B metal panels, and Material C stucco.
3. **Shadow Lines on Surfaces.** Shadow lines shall be created at changes in materials with solid materials of a thickness that is greater than 2 inches, such as cast stone, masonry, or stone. For example, cast stone pieces may be offset to create a shadow, where the convex corner of the piece is used to create the corner of the detail.

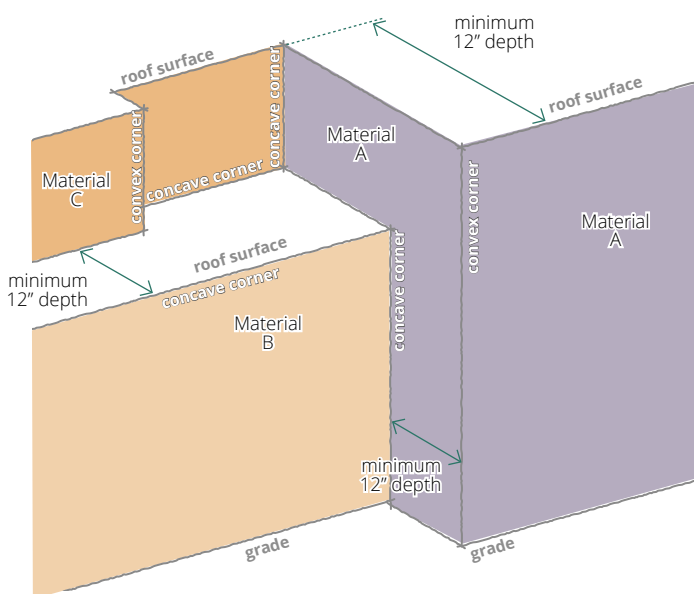


Figure 70.5.Q-6. **Diagram of Allowable Changes in Surface Materials**

70-5. General Building Design

Windows

4. **Appropriate Grade of Materials.** Except the Row building type, all doors, windows, and hardware shall be of commercial grade quality.
5. **Applique Materials.** Materials with thickness of less than 2.5 inches, including but not limited to stucco, shall not be used or formed to create shadow lines.
6. **Stucco Installation.** Any stucco construction shall be of the highest installation quality, meeting the following criteria:
 - a. **Jointing.** All stucco joints shall be aligned along the facade in the pattern shown on the elevations submitted for the site plan approval. Joints shall also align with the locations of windows and doors and other changes in material.
 - b. **Construction.** The stucco wall assembly shall be indicated on the plans specifying stucco type and construction.
7. **Waiver.** Modification to these material installation requirements may be approved through a design waiver.

G. WINDOWS

Windows on street and public way facades of all buildings shall be constructed consistent with the following requirements:

1. **Amount.** Each building shall meet the transparency requirements applicable to the building type. See [Sec. 70-3](#).
2. **Recessed.** All windows, with the exception of ground story storefront systems and glass curtain wall systems, shall be recessed with the glass a minimum of 2 inches back, measured from the facade surface material or adjacent trim.
3. **Vertically Oriented.** All windows shall be vertically oriented unless the following standards are met:
 - a. **Flat Cap Type.** When the flat cap type is used, horizontally oriented windows may be used for up to 30 percent of the total transparency area of each upper story.
4. **Visibility Through Glass.** Reflective glass and glass block are prohibited on street and public way facades. Windows shall meet the transmittance

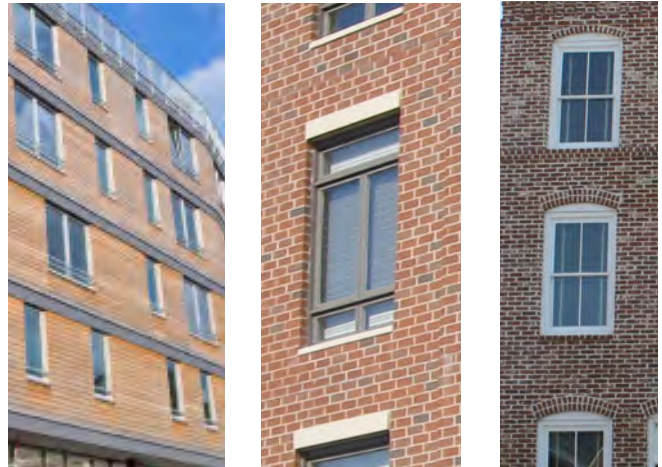


Figure 70.5.Q-7. **Vertically Oriented Windows with Expressed Lintels**



Inappropriately Scaled Shutters: **Not Permitted**



Image: North Knox Windows

Appropriately Scaled Shutters: **Permitted**
Figure 70.5.Q-8. **Examples of Shutters**

and reflectance factors established in the transparency definition (see [Sec. 70-7](#)).

5. **Expressed Lintels.** For masonry construction, the expression of lintels shall be included above all windows and doors by a change in brick coursing or by a separate detail or element. See [Figure 70.5.Q-7](#) for illustrations of expressed lintels.

H. SHUTTERS

When shutters, whether functional or not, are utilized on a street or public way facade of any building type, the shutters shall meet the following requirements. See [Figure 70.5.Q-8](#) for examples of shutters.

1. **Size.** All shutters shall be sized for the windows, so that, if the shutters were to be closed, they would not be too small for complete coverage of the window.
2. **Materials.** Shutters shall be wood, metal, or fiber cement. Other synthetic and engineered woods may be approved through a design waiver provided that the applicant submits a sample and examples of high quality, local installations of the material, located within 100 miles of the site.

I. AWNINGS, CANOPIES, & LIGHT SHELVES

Awnings, canopies, and light shelves on all buildings shall be constructed consistent with the requirements of this subsection. See [Figure 70.5.Q-9](#) for examples of awnings.

1. **Encroachment.** Awnings, canopies, and light shelves shall not extend into a Town right-of-way or easement except as otherwise approved by an encroachment permit.
2. **Attached Awnings & Canopies.** Awnings and canopies that are attached to the building and could be removed shall meet the following standards:
 - a. **Material.** All awnings and canopies shall be canvas or metal. Plastic awnings are prohibited. Other materials may be approved with a design waiver.
 - b. **Shapes.** Waterfall or convex, dome, and elongated dome awnings are permitted only with an approved design waiver per [Sec. 70-1.G](#).
 - c. **Lighting.** Backlit awnings are prohibited.
 - d. **Structures.** Frames shall be metal and shall be wall mounted. Support poles from the ground



Metal Awning



Canvas Awning

Figure 70.5.Q-9. Examples of Awnings

70-5. General Building Design

Balconies

are prohibited unless the awning is over 8 feet in depth and utilized for outdoor eating areas or entrances.

- e. Multiple Awnings on the Facade. When more than one awning is mounted on a facade, the awning types and colors shall be coordinated.
3. **Canopies & Light Shelves.** Permanent canopies, projections, or overhangs used as architectural features, light shelves, or shading devices are permitted.
4. **Clearance.** All portions of any awning, canopy, or light shelf shall provide at least 8 feet of clearance over any walkway and 15 feet of clearance over vehicular areas.
5. **Signage.** Refer to [Sec. 200](#) for signs on awnings and canopies.

J. BALCONIES

Balconies on a facade facing any street, courtyard, open space, or public way shall be consistent with the requirements of this subsection. See [Figure 70.5.Q-10](#) for examples of balconies.

1. **Definition.** For the purpose of this subsection, balconies shall include any roofed or un-roofed platform that projects from the wall of a building above grade that is enclosed only by a parapet or railing. This definition does not include false balconies, Juliet balconies, or balconettes.
2. **Balconettes.** Sometimes referred to as Juliet balconies, balconettes are false balconies consisting of a rail and door, either without an outdoor platform or with an outdoor platform less than 18 inches in depth. Balconettes are permitted and do not count towards the maximum permitted amount of balcony on a street facade.
3. **Size.** Balconies shall be a minimum of 4 feet deep and 5 feet wide.
4. **Integrated Design.** Balconies are intended to be integrated with the design of the facade, avoiding tacking the balconies onto the facade after the elevation has been designed.
 - a. A minimum of 50 percent of the perimeter of each balcony shall abut an exterior wall of the building, partially enclosing the balcony.
 - b. The balcony support structure shall be integrated with the building facade; separate

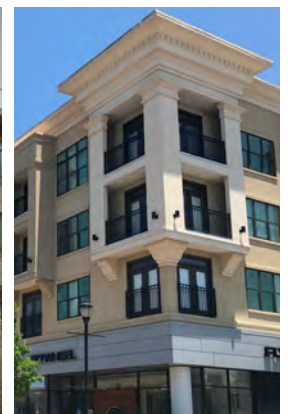
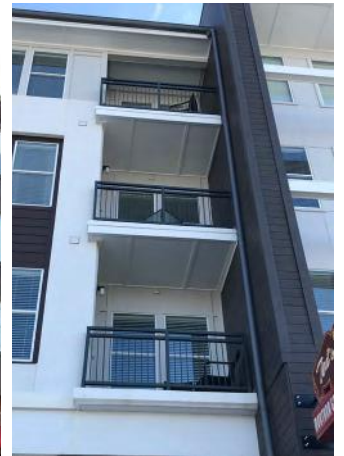


Figure 70.5.Q-10. **Examples of Balconies**

70-5.General Building Design

Principal Entryway



Figure 70.5.Q-11. **Examples of Defined Principal Entryways**

columns or posts supporting any balcony from the ground are prohibited.

5. **Platform.** The balcony platform shall be at least 3 inches thick and any underside of a balcony that is visible from any public way shall be finished.
6. **Facade Coverage.** A maximum of 35 percent of the public way frontage facades, calculated separately for each facade, may be covered by balconies. The balcony area is calculated by drawing a rectangle around the following: the platform or floor of the balcony; any rails, walls, columns or indentations; and any ceiling, roof, or upper balcony.
7. **Build-to Zone Requirement.** The portion of the facade occupied by an upper story balcony is exempt from meeting the build-to zone requirement.
8. **Right-of-Way.** Balconies shall not extend into any right-of-way or easements except as otherwise approved by the Town.
9. **Waiver.** A design waiver may be submitted for an alternate balcony design per [Sec. 70-1.G](#).

K. PRINCIPAL ENTRYWAY

See [Figure 70.5.Q-11](#) for examples of defined principal entryways. Principal entrances to all buildings or units shall be clearly delineated through one or more of the following design features:

1. **Roof or Canopy.** The entryway is covered by a roof or canopy differentiating it from the overall building roof type.
2. **Porch.** The entryway is through a porch.
3. **Sidelights and Transom.** Sidelights or transom windows are included around the entryway.
4. **Extended Articulation.** The entryway is included in a separate bay of the building that extends up at least 2 stories.
5. **Other Design.** A design that does not meet the above standards may be approved with a design waiver ([Sec. 70-1.G](#)) if it is determined that the

70-5. General Building Design

Building Articulation

design adds emphasis and draws attention to the entryway.

L. BUILDING ARTICULATION

The following applies to all building types. See [Figure 70.5.Q-13](#) for examples of building facade variety and articulation of stories.

1. **Building Facade Variety.** Buildings 120 feet in length or greater, as measured along any street or public way frontage shall fulfill the following requirements:
 - a. Increments. Each public way facade shall be varied in segments less than or equal to 90 feet.
 - b. Requirements. Each facade segment shall vary by at least 3 of the following:
 - (a) The type of dominant material or by color, scale, or orientation of that material;
 - (b) The proportion of recesses and projections within the build-to zone;
 - (c) The location of the entrance and window placement, unless storefronts are utilized;
 - (d) Roof type, plane, or material, unless otherwise stated in the building type requirements;
 - (e) Building heights.
2. **Articulation of Stories.** Stories shall be articulated on street and public way facing facades.
 - a. Fenestration. Fenestration or window placement on street facades shall be organized by stories.
 - b. Shadow Lines. Horizontal shadow lines and lintels over openings may be used to delineate stories with minimum shadow lines required per building type.
 - c. Mezzanines. Mezzanines that fall within the range of floor to floor heights of the building type shall be articulated on the facade and require separate calculation for transparency per [Sec. 70-7.7](#). Tall Stories.
 - d. Taller Spaces. Spaces exceeding the allowable floor to floor heights of the building type shall



Figure 70.5.Q-13. **Examples of Building Facade Variety and Articulation of Stories**

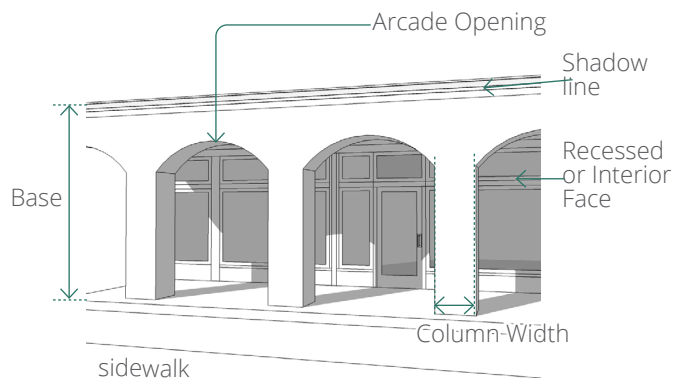


Figure 70.5.Q-12. **Illustration of Arcade**

be articulated as multiple stories on the street facade.

M. ARCADE DESIGN

See [Figure 70.5.Q-12](#) for an illustration of an arcade. The following requirements apply to arcades. An arcade is a covered pedestrian walkway within the recess of a ground story.

1. **Depth.** An open-air public walkway shall be recessed from the principal facade of the building a minimum of 8 feet and a maximum of 15 feet.
2. **Build-to Zone.** When the arcade is utilized, the the outside face of the arcade shall be considered the front facade, located within the required build-to zone.

3. **Column Spacing.** Columns shall be spaced between 10 feet and 12 feet on center.
4. **Column Width.** Columns shall be a minimum of 1 foot 8 inches and a maximum 2 foot 4 inches in width.
5. **Arcade Openings.** Openings shall not be flush with interior arcade ceiling and may be arched or straight.
6. **Horizontal Facade Division.** A horizontal shadow line shall define the ground story facade from the upper stories.
7. **Visible Basement.** A visible basement is not permitted.
8. **Waiver.** A design waiver may be submitted for approval of an alternate arcade design.

N. VISTAS

Views down streets shall be considered when laying out streets and locating open space, parking, and buildings.

1. **Rears of Buildings.** The location of open space and streets shall not create views of the rear of buildings or parking behind buildings.
2. **Parking.** Parking structures and surface parking lots are not permitted at the termination of a street vista.
3. **Street Termini.** When a street terminates at a parcel, the parcel shall be occupied by one of the following:



Figure 70.5.Q-14. **Example of Terminated Views at buildings and civic open space.**

- a. **Open Space.** If the parcel is open space, any open space type shall be utilized and a vertical element shall terminate the view. Acceptable vertical elements include, but are not limited to, a stand or group of trees, a sculpture, a gazebo or other public structure, or a fountain.
- b. **Building.** If the parcel is not utilized as an open space, the facade of a building, whether fronting a primary street or not, shall terminate the view. The building shall incorporate one of the following treatments to terminate the view: a tower, a bay, or a courtyard.

O. GARAGE DOORS

The following requirements apply to garage doors provided on any street facade.

1. **Location.**
 - a. **Primary Frontages.** Except on the Workshop building type, garage doors are permitted on primary street facades only when utilized for patio access, open air dining, or display and not utilized for vehicular access.
 - b. **Non-Primary Frontages.** Garage doors may be permitted on non-primary street facades with direct access to the street where permitted by building type.
 - c. **Interior Lot Facades.** The preferred location is on interior lot facades.
 - d. **Workshop Building.** Location of garage doors on the primary facade of a workshop building is defined in the building type regulations ([Sec. 70-3.G](#)).
2. **Recessed from Facades.** Garage doors located on street-facing facades shall be recessed a minimum of 3 feet from the dominant facade of the principal building facing the same street.
3. **Row Building Garage Doors.** Garage doors on Row buildings must not be visible from any street:
 - a. Garage doors must not be located on a facade perpendicular to the street, unless the door is blocked from view by buildings.
 - b. Wing walls extending the facade of the building to screen the garage door may be utilized as long the view is fully screened.

70-5. General Building Design

Ground Story at Sloping Facades

- c. Landscape plantings may be used, but are not sufficient to fulfill these requirements.

4. Design.

- a. Garage doors facing a non-primary street and intended to be closed during business hours shall be clad with materials consistent with the design of the building.
- b. On the Workshop building type, garage doors on primary frontage facades shall be a minimum of 50 percent glass.
- c. Carriage-style windows in the door or upgraded architectural doors are required on the Row building type.

P. GROUND STORY AT SLOPING FACADES

See [Figure 70.5.Q-15](#) for examples of ground story treatments.

1. **Storefronts.** The following regulations apply to storefront facades along sloping streets:
 - a. Grade transitions on the building along the sidewalk should be designed to maximize active pedestrian-scale frontages between waist and eye level while minimizing blank walls.
 - b. The interior floor level shall step to match the exterior grade within 3 feet. With approval of a design waiver, changes in grade may be accommodated by a storefront window display space.
 - c. Knee wall and retaining walls shall not exceed 30 inches in height except along a maximum 15 foot section of facade length.
 - d. If grade change is more than 9 feet along a single block face, entrance requirements may be increased to one entrance per 90 feet of building frontage.
 - e. If grade change is more than 9 feet along a single block face, building entrances adjacent to the street shall be within 3 feet of the elevation of the adjacent sidewalk.
2. **Non-Storefronts.** The following regulations apply to all non-storefront facades along sloping streets:
 - a. Grade transitions at the building along the sidewalk shall be designed to minimize blank walls. Multiple front entrances along the street



Figure 70.5.Q-15. Examples of Ground Story Elevations along Slopes

70-5.General Building Design Mechanical Equipment & Appurtenances

activate each segment of building section at each grade.

- b. The interior floor level shall step to match the changes in exterior grade within a 3-foot range. With a design waiver approval, deeper transition zones between the sidewalk and building facade of porches, terraces, and landscape areas may be used assist with grade changes.
- c. Changes can be accommodated by terraced planters and retaining walls. Retaining walls shall not exceed 30 inches in height except along a maximum 15-foot section of frontage.
- d. When the elevation of the first floor is more than 3 feet above grade, windows should be provided into the basement or lower floor elevations

Q. MECHANICAL EQUIPMENT & APPURTENANCES

1. **Intent.** Mechanical equipment and appurtenances can have a negative visual impact and detract from the quality of the design of a building. The purpose of the standards of this section is to ensure that the visual impact of mechanical equipment and appurtenances is minimized.
2. **Mechanical Equipment in Building.** Mechanical equipment shall be located within the building, unless the applicant demonstrates the equipment is necessary for the function of the building and locating the equipment within the building would conflict with the equipment's function.
3. **Rooftop Mechanical Equipment.** Any rooftop mechanical equipment, such as but not limited to vents, ducts, condensers, and ventilators, and not including solar panels, shall be located consistent with one of the following methods:
 - a. Incorporate equipment into the roof design consistent with the applicable standards of [Sec. 70-3.I. Cap Types](#).
 - b. Set the equipment back a minimum of 20 feet from any street or public way facade.
 - c. To the extent practicable, all rooftop mechanical shall be painted to blend with the structural roof and limit its visibility.
 - d. Rooftop mechanical equipment visible from adjacent highways shall be screened with materials consistent with the building design.
 - e. Solar panels are permitted, subject to Division 157.
4. **Mechanical Equipment and Utility Appurtenances on Facades.** Mechanical equipment and utility appurtenances shall not be located on a facade unless the applicant demonstrates that locating the equipment in a different location would conflict with the equipment's function. Any equipment or appurtenance approved on a facade, such as but not limited to dryer vents, gas meters, and air conditioners, shall be located consistent with the following standards:
 - a. Facade. The mechanical equipment may be located on a primary facade only if the following requirements are met:
 - (1) The equipment is located on a surface perpendicular to any right-of-way;
 - (2) The equipment extends from the facade surface no more than 3 inches; and
 - (3) The equipment is screened from the sidewalk.
 - b. Alignment. Multiple pieces of mechanical equipment shall be organized on the facade in a regular pattern and aligned. Compliance with this standard must be illustrated on the drawing elevations submitted as part of the application.
 - c. Material Coordination. To the extent practicable, facade-mounted mechanical appurtenances shall be located on a material that limits their visibility. For example, dark colored vents will be more visible on light colored stucco than a textured, darker surface such as brick.
5. **Mechanical Equipment and Utility Appurtenances on Other Horizontal Surfaces.** Mechanical equipment located on the ground, decks, or horizontal surfaces other than the roof, such as but not limited to electrical equipment and air conditioners, shall be located consistent with the following standards:

70-5. General Building Design

Mechanical Equipment & Appurtenances



Figure 70.5.Q-18. **Rooftop Utilities Screened from the Public Way by a Parapet**

Utility vents aligned and colored to match facade surface



Utility vents colored to match facade surface

Hotel room vents organized and integrated into the facade design

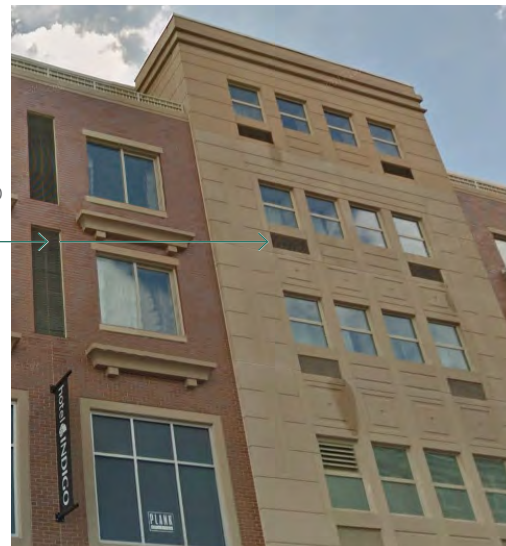


Figure 70.5.Q-16. **Utility Appurtenances located on Facades**

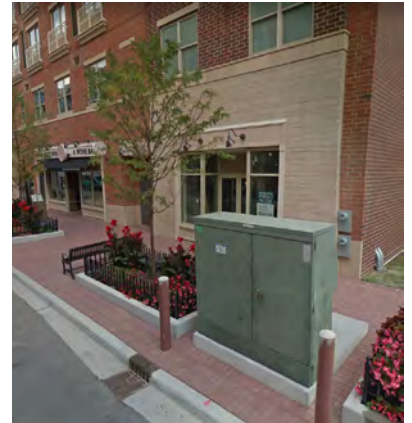


Figure 70.5.Q-17. **Examples of Poorly Located Utility Appurtenances without Screening on Primary Streets: NOT PERMITTED**

70-5.General Building Design Mechanical Equipment & Appurtenances

- a. No Encroachment. Mechanical equipment shall not extend into any town right-of-way or easement.
- b. Yard Location.
 - (1) No mechanical equipment shall be located in the front yard.
 - (2) Mechanical equipment may be located in a side yard provided the side yard does not contain or abut a public way or open space.
- c. Screening from streets and civic spaces.
 - (1) All equipment shall be screened from view from any streets, open space, or civic space with landscaping, fencing, or walls consistent with the building design, colors, and materials.
 - (2) Where landscaping only is employed, a single row of evergreen shrubs shall fully screen the equipment within 1 year of installation. The planning director may require additional landscape materials. Refer to [Sec. 70-3.D](#) for landscape requirements.
 - (3) Where landscaping is employed, the utility shall be located in a larger landscape area and the landscape screen shall be designed as part of the bed design.
- d. The planning director may approve appurtenances located on a primary street only if the following conditions are met:
 - (1) The applicant demonstrates that the equipment cannot be located in a rear yard, non-primary street yard, or in a side yard.
 - (2) No utility cabinets, boxes, or other appurtenances are within 200 feet along the same side of the street as the proposed utility appurtenance.
 - (3) The appurtenance is fully screened in a manner that is consistent with the building design, colors, and materials and of a height that is the minimum to adequately screen the appurtenance and that does not prevent the facade from fulfilling any transparency requirements. See [Figure 70.5.Q-17](#) for examples of poorly located, unscreened equipment on primary streets.
 - (4) The appurtenance is located a minimum of 35 feet from a street intersection, measured from the intersection of the curb line, and does not impact the sight vision clearance at intersections.

70-6. General Site Design Signs

70-6. GENERAL SITE DESIGN

A. SIGNS

Refer to Division 200 for general sign regulations and regulations specific to SCMU districts.

B. LIGHTING

The lighting regulations of Division 190 apply to all SCMU district developments.

C. STREETScape

For all developments in SCMU district, the following streetscape is required to be installed by the applicant, unless otherwise determined by the planning director.

1. **Streetscape Location.** Streetscape occupies the full pedestrian area of any street right-of-way (back of curb to the property line) and the front yard of all developments as defined by the type of development in [Sec. 70-6.B.2](#) and [Sec. 70-6.B.3](#), below.
2. **Non-Storefront Developments.** For all residential and office developments without storefronts, the following minimum landscape is required on all street frontages.
 - a. **Parkway Planting.** The parkway area between the back of curb and the sidewalk shall be planted with street trees and ground plane vegetation per [Sec. 70-6.D](#).
 - (1) Stormwater accommodations and lighting may be located in the parkway area.
 - b. **Street Yards.** The front and corner side yard areas shall be planted with a minimum of 40 percent planting bed. The remaining area may be grass or patio area.
3. **Storefront Developments.** For all developments with Storefront building types, the following streetscape and landscape is required along all street frontages.
 - a. **Streetscape Required.** The entire area from building face to back of curb shall be designed as a combination of hardscape, tree wells, and/or planters.
 - b. **Standard Specifications.** Streetscape shall meet any standards defined by the town for sidewalk, curb, access, and parkway construction, unless otherwise stated. The planning director, at his/her discretion, may request additional requirements or waive any requirements.
4. **Streetscape Design Submittal.** A consistent streetscape design shall be submitted for approval with district development approval for all new streets within the development and any existing streets adjacent to the development. At a minimum, the streetscape design submittal shall include the following:
 - a. **Street Trees.** Shade trees meeting the minimum requirements of [Sec. 180-60](#) and [Table 180-4](#) shall be included in the streetscape design with details related to tree pits, tree wells, tree accessories (grates, guards), and tree planting.
 - b. **Pavement Design.** Paving materials and pattern is required for each street. Pavement design shall include the minimum sidewalk widths required by the town (refer to [Sec. 70-2.E](#) for minimum street sections) and any extension of the sidewalk to the back of curb and/or included on the private lot.
 - c. **Street Furnishings.** For developments occupying 300 feet or more of street frontage, street furnishings including such items as benches, seatwalls, planters, planter fences, tree grates, tree guards, and trash receptacles shall be specified and quantities and locations listed for each street. For each 300 linear feet of block face, a minimum of two benches and one trash receptacle is required.
 - d. **Bicycle Racks.** Bicycle racks shall be supplied to meet the minimum bicycle parking requirements of the blockface uses per [Sec. 70-6.F](#) for required bicycle parking spaces. If rear bicycle parking is utilized, a minimum of 50% of the required ground floor use bicycle parking shall be supplied within the streetscape, coordinated with the planning director.
 - e. **Landscape Design.** Ground plane vegetation per [Sec. 70-6.D](#) shall be designated for any landscape bed areas, planter areas, and open tree wells.
 - f. **Lighting.** Pedestrian and vehicular lighting shall be specified and locations and quantities noted. All lighting shall meet any requirements of the Town. Cut sheets and samples shall



Figure 70.6.F-1. **Examples of Streetscape Elements: Street trees, planters, paving, benches, lighting, trash receptacles.**

70-6. General Site Design Landscape Requirements

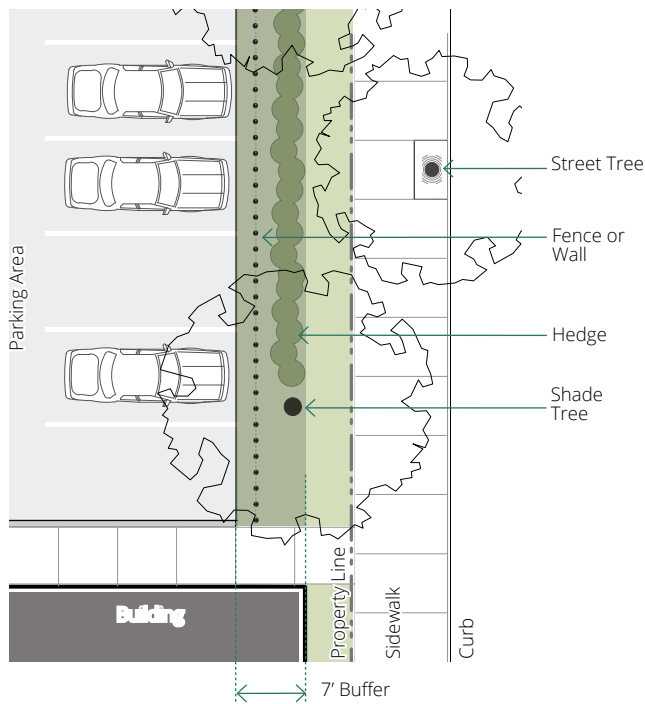
be submitted upon request of the planning director.

- g. **Minor Waiver.** Any of these streetscape requirements may be waived by the planning director when the Town is installing similar components.
5. **Streetscape Extension.** The approved streetscape design for each street may be utilized by the town for the extension of any street outside the development to provide continuity, where appropriate.

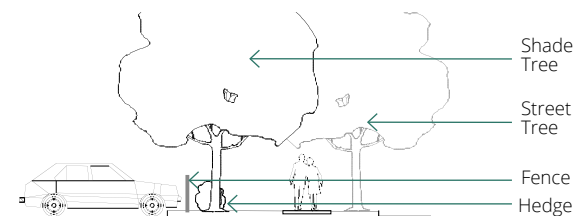
D. LANDSCAPE REQUIREMENTS

The landscaping regulations in Division 180 apply to the SCMU district, except as modified in the following.

1. **Landscape Buffers.** Landscape buffers as defined in Sec. 180-30 and 180-120 are not required.



Front Buffer Plan



Front Buffer Section

Figure 70.6.F-2. **Frontage Buffer.**

2. **Parking Area Landscaping.** Parking area landscape is required as defined in Sec. 180-130.
3. **Ground Plane Vegetation Requirements.** On-site landscaping requirements in Sec. 180-110.B are not required. All unpaved areas on the lot shall be covered by one of the following.
 - a. **Planting Bed.** Planting beds shall include shrubs, ornamental grasses, ground cover, vines, or perennials. A minimum of 60 percent of the bed area shall be covered in plant material. The remaining portion of the bed shall be covered with non-living permeable

TABLE 70.6-C. FRONTAGE BUFFER REQUIREMENTS

A. BUFFER DEPTH & LOCATION

DEPTH	Minimum 7' from street facing property line for parking areas or minimum 7' from the sidewalk for other uses covered by this section.
DRIVEWAYS/WALKWAYS	This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

B. BUFFER LANDSCAPE REQUIREMENTS

USES & MATERIALS	Uses and materials other than those indicated are prohibited in the buffer
TREES	Large trees per Table 180-4 required at least every 40', located on the street side of the fence. Spacing should alternate required or existing street trees.
HEDGE	Required continuous hedge (List D or E) on street side of fence, between shade trees & in front of vehicular areas
HEDGE COMPOSITION	Individual shrubs with a minimum width of 24", spaced no more than 36" on center, height maintained no more than 48".
EXISTING VEGETATION	May be credited toward buffer area per planning director

C. FENCE

LOCATION	2' from back of curb of vehicular area for parking areas or 3' from hedge trunk for other uses covered by this section.
MATERIALS	Black, gray, or dark green steel; stone; or masonry; or combination steel with masonry columns (maximum width 2'6") and/or base (maximum 18" height) permitted
MINIMUM HEIGHT	3'
MAXIMUM HEIGHT	3.5'
GATE/OPENING	One gate permitted per street frontage; opening width maximum 6'

70-6. General Site Design

Screening of Refuse & Recycling Areas

materials, such as naturally colored mulch or landscape aggregate. Non-combustible mulch is required within 10 feet of an entrance. Refer to Table 180-5 and Table 180-6 for recommended plants.

- b. **Grass.** Seeded, plugged, or sodded grass shall be established within 90 days of planting or the area must be reseeded, replugged, or resodded.
4. **Frontage Buffer.** In lieu of the Road Frontage Standards defined in Sec. 180-110.D, the frontage buffer is required in all locations where a vehicular area abuts the street right-of-way in the SCMU district. The frontage buffer is not required at alleys. Refer to [Table 70.6-C](#) and [Figure 70.6.F-2](#) for Frontage Buffer requirements.

E. SCREENING OF REFUSE & RECYCLING AREAS

The intent of the following regulations is to reduce the visibility of open storage, refuse areas, loading, and utility appurtenances from public areas and adjacent properties. See Figure 70.6.F-4. Screening of Refuse Area.

- a. **Applicability.** All dumpsters, loading areas, and other refuse/recycling areas in the SCMU district.
- b. **Location on Site.** In the SCMU district, the permitted yard location of refuse areas and loading are defined by building type in [Sec. 70-3](#). Refer to Division 165 for additional information. The requirements of this Division 70 supercede any similar requirements in Division 165.
- c. **Concrete Pad.** For all loading and refuse, a concrete pad is required.
- d. **Screen Wall.** A masonry screen wall is required per the following:
 - (1) **Material.** The wall shall be constructed of an allowed major or minor material per [Sec. 70-4.C](#) and [Sec. 70-4.D](#) used on the building. For walls not visible from any street or public way, a minor waiver may be approved for a different material.
 - (2) **Enclosed.** The wall shall enclose the area around at least 3 sides.
 - (3) **Height.** The height of the screen wall shall be tall enough to screen the use inside, and a minimum of 6 feet. The planning director

may request additional height as needed for complete screening.

- (4) **Openings.** Openings shall not be visible from any primary street. Openings visible from any non-primary street or any public area shall include steel gates with opaque screens.
- e. **Landscape.** If the area is located within a larger paved area, such as a parking lot, the following applies:
 - (1) **Landscape Area.** A landscape buffer at least 3 feet in depth shall be located along all 3 sides.
 - (2) **Shade Tree.** One shade tree shall be provided within the landscape buffer. The shade tree shall be located within a landscape area that provides at least 240 square feet of permeable surface.
 - (3) **Plantings.** Ornamental grasses, shrubs, or similar landscape material per the Town's Plant List D and/or E shall cover a minimum of 50% of the buffer area.

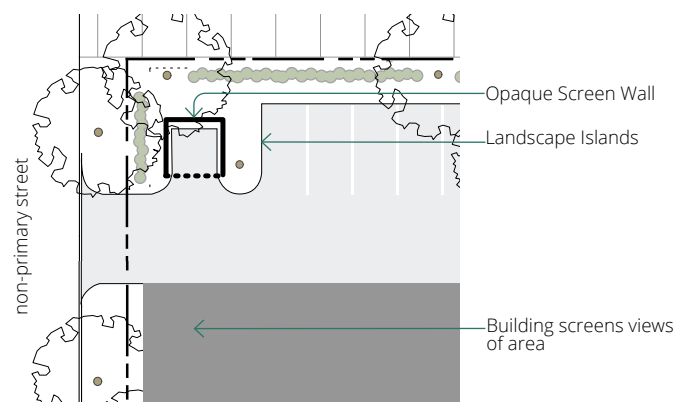


Figure 70.6.F-4. Screening of Refuse Area

70-6. General Site Design Parking

F. PARKING

Refer to Division 195 for off-street parking and loading requirements. The following additional parking regulations apply to the SCMU district and supercede any conflicting requirements in Division 195.

1. **Required Off-Street Parking Spaces.** Refer to [Table 70.6-E](#) for the minimum and maximum number of off-street spaces required per use in the SCMU district.
 - a. **Credits and Reductions.** Credits towards or reductions from the minimum required spaces may apply per this [Sec. 70-6.F](#). However, the total number of spaces provided, after any reductions, shall not be less than the required number of residential spaces plus 30 percent of the required number of non-residential spaces per [Table 70.6-E](#).
 - b. **Multiple Uses.** For developments with more than one use, uses are calculated separately, then totalled. Refer to [Sec. 70-6.F.5](#) for a multiple-use reduction.
 - c. **Calculations.** In determining the number of parking spaces required, the following applies:
 - (1) **Floor Area.** Parking requirements based upon floor area must be calculated on the basis of gross floor area, minus parking and loading areas and areas of a building occupied exclusively by mechanical equipment and service areas (e.g. dumpsters and recycling bins).
 - (2) **Spaces per Square Feet.** For the number of parking spaces required for uses subject to a minimum parking ratio of 1 space per "x" square feet, divide the floor area of the subject use by "x." If, for example, a minimum parking ratio of 1 spaces per 250 square feet is applied to a use occupying 2,400 square feet of floor area, the minimum parking requirement for that use would be calculated as follows: $(1,500 \text{ sq. ft.} \div 250) = 9.6$, which is rounded up to 10 spaces.
 - (3) **Occupancy-Based Ratios.** For the purpose of computing parking requirements based on staff, students, members, residents or occupants, calculations must be based on the average number of persons working on any single shift, the average enrollment or membership or the area's code-rated capacity, whichever is applicable.

- d. **Unlisted Uses.** The planning director is authorized to establish required minimum parking ratios for unlisted uses. Such ratios must be established on the basis of the following:
 - (1) The planning director may deem the requirements of a similar use applicable.
 - (2) The applicant may provide specific parking data relevant to their project. Parking data and studies provided by applicants must

TABLE 70.6-E. REQUIRED OFF-STREET MOTOR VEHICLE PARKING

Use	Minimum Number of Motor Vehicle Spaces
RESIDENTIAL	
Dwellings, less than 4 units	1.62 per unit
Multi-Unit Dwelling, 4+ Units	1.23 per unit
Dwelling, Group House	1 per 4 residents plus 1 per 2 staff members
CIVIC AND INSTITUTIONAL	
Assembly	1 per 265 s.f.
Higher Education Facility	1 per 3 students
Library, Museum, Cultural Institution	1 per 1,000 sf
Parks and Recreation	none
Police, Fire Station	none
School, Pre-Kinder to Intermediate	1 per 2 staff members plus 10 spaces
Utility Facility, Minor	1 per 2 staff members
RETAIL AND SERVICE	
Broadcast or Recording Studio	1 per 400 s.f.
General Service	1.6
Animal Service	1 per 625 s.f.
Child Care Center	1 per 1.38 staff
Eating and Drinking Establishments	1 per 150 s.f.
Entertainment	1 per 250 s.f.
Financial Services	1 per 400 s.f.
Hotel	1 per guest room
Retail Sales	1 per 400 s.f.
Studio or Instructional Service	1 per 200 s.f.
Surgery Center	5.67 per operating room
OFFICE AND CLASSROOM	
Office	1 per 330 s.f.
Research and Laboratories	1 per 400 s.f.
Trade School	1 per 3 students

include estimates of parking demand based on reliable data collected from comparable local uses or on external data from credible research organizations, such as the Urban Land Institute (ULI) and the Institute of Transportation Engineers (ITE). Comparability will be determined by density, scale, bulk, area, type of activity and location. Such parking studies must document the source of all data used to develop proposed requirements.

(3) Other information available to the planning director.

2. **Off-Site Parking Agreement.** An agreement providing for shared use of off-site parking spaces or parking for different buildings on different lots, executed by the parties involved, shall be reviewed and may be approved by the planning director during review of the development plan.

- a. Off-site cooperative parking allowance shall be permitted on the site only as long as the agreement remains in force.
- b. If the agreement is no longer in force, then parking must be provided as otherwise required in this section.

3. **Alternate Parking Ratios.** The motor vehicle parking ratios of this section are not intended to be a barrier to development. In order to allow for flexibility in addressing the actual expected parking demand of specific uses, alternatives to the motor vehicle parking requirements of this section may be approved through a design waiver, provided that:

- a. The motor vehicle parking ratios of [Table 70.6-E](#) do not accurately reflect the actual day-to-day parking demand that can reasonably be anticipated for the proposed use;
- b. The allowed parking credits and reduction alternatives of this section are infeasible or do not apply; and
- c. The reduced parking ratios proposed are not likely to cause adverse impacts on traffic safety or on the general welfare of property owners and residents in the area.

4. **On-Street Parking Credit.** Nonresidential uses may count on-street parking spaces on street rights-of-way abutting the subject property

towards satisfying off-street motor vehicle parking requirements.

- a. One on-street parking space credit may be taken for each 25 linear feet of abutting right-of-way where on-street parking is allowed.
- b. Only space on the same side of the street as the subject use may be counted.

5. **Multiple Use Reduction.** When two or more uses share a parking lot, a multiple use reduction may be approved in accordance with the following.

- a. The uses and the parking lot are under the same ownership or a shared parking agreement exists between multiple owners.
- b. The reduction in spaces shall not exceed the number of nonresidential spaces required. Residential spaces shall not be reduced.
- c. Uses shall be calculated as follows:
 - (1) For each applicable land use category, calculate the number of spaces required as if it were the only use.
 - (2) Use the figures for each individual land use to calculate the number of spaces required for that use for each hour of the day specified in the Institute of Transportation Engineers (ITE) most recent edition of "Parking Generation."
 - (3) For each hour of the day, add the number of spaces required for all applicable land uses to obtain a grand total for each of the time periods.
 - (4) Select the time period with the highest total parking requirement and use that as the total number of parking spaces required for the site.

6. **Car-Share Service Credit.** A car-share service credit may apply when spaces are provided on-site for a car-share program per the following:

- a. The credit may apply to nonresidential uses that are required to provide 10 or more motor vehicle parking spaces and to residential uses that are required to provide 25 or more motor vehicle parking spaces.
- b. The number of required motor vehicle parking spaces is reduced by 4 spaces for each parking space that is leased by a town-approved car-share program for use by a car-share vehicle.

70-6. General Site Design

Parking

- c. The car-share vehicles must be available to all building occupants.
- 7. **Motorcycle and Scooter Parking.** In parking lots containing more than 10 motor vehicle parking spaces where at least 4 motorcycle and scooter spaces are provided, up to 2 motor vehicle spaces may be credited. To receive credit, each motorcycle and scooter space must have a concrete surface and minimum dimensions of 4 feet by 8 feet. Signs restricting the spaces to motorcycle and scooters must be provided.
- 8. **Parking Lot Design.** The following applies to any parking lot within the SCMU district.
 - a. **Pavement Design.** Refer to Division 195 for parking lot design requirements. The following additional requirements apply:
 - (1) Pavement areas shall consist only of necessary drives, walkway paths, and parking spaces; all other areas shall be landscaped. Excessive pavement shall be avoided.
 - (2) Alleys may be used as drive aisles.
 - b. **Pedestrian Access.** All surface parking lots with 2 or more double-loaded aisles shall provide internal pedestrian pathway(s) within the parking area and outside of the parking drive aisle.
 - (1) Dimension. The pathway shall be a minimum of 6 feet in width.
 - (2) Quantity. One pathway is required for every 2 double-loaded aisles.
 - (3) Location. The pathway shall be centrally located within the parking area to serve a maximum number of parking stalls.
 - (4) Pathways shall provide direct connections to the principal structure(s) entrances from the spaces furthest from the entrance.
 - (5) Pathway Delineation. Pedestrian pathways should be clearly marked through the use of alternative materials, such as pavers.
- 9. **Bicycle Parking.** Minimum long-term and short-term bicycle parking spaces for specified land uses are set forth in Table 70.6-F. Bicycle Parking.
 - a. **Bicycle Parking Design**
 - (1) Location. Bicycle parking should be located within 50 feet of the entrance of the use on the same zoning lot as the use.
 - (2) Short-term bicycle parking may be indoors or outdoors.
 - (3) Bicycle parking racks provided as part of the streetscape or provided by others as part of the streetscape, when located within 50 feet of the entrance may be counted towards the requirement for short-term bicycle parking.
 - (4) Long-term bicycle spaces must be located in a limited-access enclosure protecting bicycles from precipitation and theft, such as: enclosed indoor bicycle rooms, bicycle sheds, bicycle lockers, and weather-protected bicycle parking spaces that are monitored by an attendant or security system, such as bike boxes.
 - (5) Aisle. An aisle, minimum of 5 feet wide, shall be provided adjacent to any bicycle parking facilities to allow for maneuvering.
 - (6) Racks. Racks shall be installed a minimum of 2 feet from any wall or other obstruction, except for wall-mounted bicycle racks, which may be mounted directly on a wall.
 - (7) Spaces located within individual dwelling units may not be counted toward bicycle parking requirements.
 - (8) Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.
 - (9) Racks and Structures. Racks and structures shall be provided for each unprotected parking space, and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at 2 points. Racks may be floor-mounted or wall-mounted, and they must be securely affixed or bolted to the floor or wall.
 - b. **Minor Waiver.** A minor waiver may be requested for the following:
 - (1) Off-site bicycle parking located within 350 feet of the building, provided a continuous

pedestrian and bicycle pathway is provided without any street interruption.

- (2) Bicycle parking in a separate phase of development may be approved with a letter of commitment signed by the applicant and the Town Manager.
- c. **Design Waiver.** A design waiver may be requested for any of the bicycle parking requirements, provided that the applicant can prove that either the short-term or long-term parking is provided in an accessible location and that the parking provided meets industry standards for bicycle parking facilities.
- d. **Surface.** The parking surface shall be designed and maintained to be mud and dust free. The use of rock or gravel areas for bicycle parking is permitted provided that edging materials clearly demarcate bicycle parking area and the rock material is contained.
- e. **Signage.** If required bicycle parking for public use is not visible from the street, signs must be posted indicating their location.

TABLE 70.6-F. BICYCLE PARKING

Use	Minimum Long-Term Bicycle Spaces	Minimum Short-Term Bicycle Spaces
Residential Dwelling with fewer than 4 units	No minimum	No minimum
Residential Dwelling with 4 or more units and no private garage	1 per 2 dwelling units	1 per 20 dwelling units, minimum 2
Group Living	1 per 3 staff	1 per 4 beds
Assembly	1 per 15,000 s.f.	1 per 5,000 s.f.
Higher Education, Trade School	1 per every 20,000 s.f. of building area	1 per every 5,000 s.f. of building area
Parks & Recreation	No minimum	1 per every 15,000 s.f., with 15 minimum
All Other Civic & Institutional Uses	1 per 30,000 s.f.	1 per every 10,000 s.f., with 10 minimum
Hotel	1 per every 60 sleeping rooms	1 per every 30 sleeping rooms, minimum 4
All Retail & Service Uses	1 per 12,000 s.f.	1 per 3,500 s.f.
Office, Research & Laboratories	1 per 10,000 s.f.	1 per every 20,000 s.f.

70-7. Definitions & Measuring

General Definitions

70-7. DEFINITIONS & MEASURING

A. GENERAL DEFINITIONS

For the purposes of the SCMU district, the following terms shall have the following meanings:

1. **Courtyard.** An outdoor area enclosed by a building or buildings on at least three sides for at least 75 percent of the length of each side, and open to the sky. Refer to [Figure 70.7.A-1](#) for an example of a courtyard.
2. **Facade.** The exterior walls of a building exposed to public view from a street, including return walls as illustrated in [Figure 70.7.A-1](#).
3. **Occupied Space.** Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking. Refer to [Figure 70.7.A-8](#) for an example of occupied space on a primary frontage.
4. **Pedestrianway.** A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter. Refer to [Figure 70.7.A-4](#) for examples of pedestrianways.
5. **Porch.** A roofed, open-air platform at the entrance to a building, with or without steps, usually with space for seating. Refer to [Figure 70.7.A-2](#) for an illustration of a porch.
6. **Primary Street.** A street that receives priority over other streets in terms of setting front lot lines and locating building entrances. Refer to [Sec. 70-1.D.3](#) and [Sec. 70-3.B.3](#) for explanation of primary streets.
7. **Public Way.** Any street, lane, drive, pedestrianway, trails, multi-use path, but not alley.
8. **Shadow line.** An architectural feature consisting of a decorative, three-dimensional, linear element, horizontal or vertical, protruding or indented a minimum depth from the exterior facade of a building typically utilized to delineate the top or bottom of floors or stories of a building, intended to create a shadow line. Examples may include cast stone cornices, pilasters, or stepped brick coursing. Refer to [Figure 70.7.A-7](#) for examples of shadow lines.
9. **Stoop.** An open-air platform or flat, paved area at the entrance to a building, with or without steps and with or without a projecting canopy, typically unroofed. Refer to [Figure 70.7.A-3](#) for an illustration of a stoop.
10. **Street Face.** The facade of a building that faces a street right-of-way.
11. **Transparency.** The measurement of the percentage of a facade that has highly transparent, low reflectance windows. For example, mirrored glass would not fulfill transparency requirements. Refer to [Sec. 70-7.B.7](#) for explanation of measuring transparency.
12. **Yard.** The space on a lot which is unoccupied and unobstructed from the ground to the sky by the Principal Structure. Refer to [Figure 70.7.A-6. Illustration of Yards](#). *Note that the Rear Yard is fully screened from the street by the structure.*
 - a. **Yard, Corner Side.** For the purposes of sections the SCMU district, a yard extending from the non-primary building facade along a non-primary street lot line between the front (primary street) yard and rear lot line.
 - b. **Yard, Front or Primary Street.** A yard extending from the front or primary street facade of the principal structure along the full length of the front or primary street lot line, between the side lot lines or side and corner side lot lines.
 - c. **Yard, Rear.** A yard extending from the rear building facade along the rear lot line between the side yards or, on a corner lot, the corner side and side yards.
 - d. **Yard, Side.** A yard extending from the side building facade along a side lot line between the front yard and rear lot line.

70-7. Definitions & Measuring General Definitions

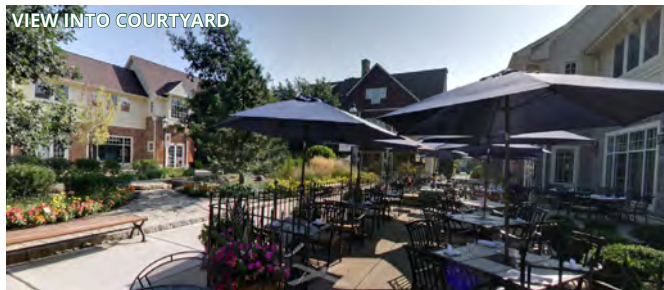


Figure 70.7.A-1. **Example of Courtyard**

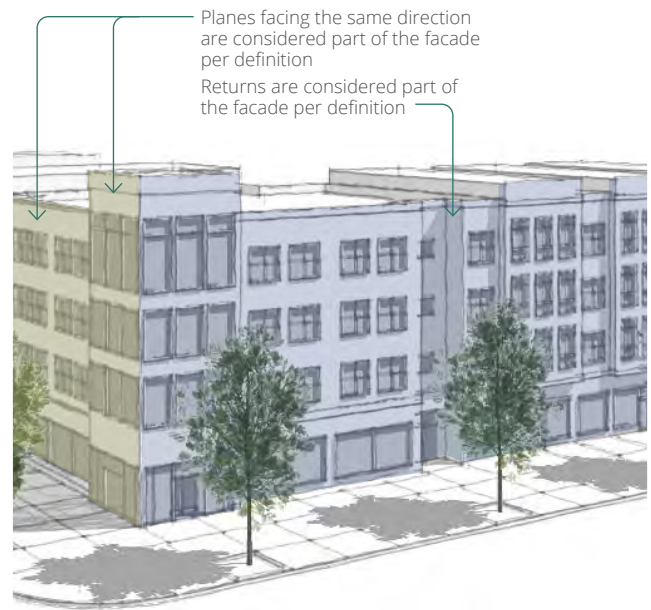


Figure 70.7.A-5. **Illustration of Facade Definition**



Figure 70.7.A-4. **Examples of Pedestrianways between Buildings**



Figure 70.7.A-2. **Illustration of a Porch**



Figure 70.7.A-3. **Illustration of a Stoop**

70-7. Definitions & Measuring General Definitions



Figure 70.7.A-8. **Example of Occupied Space on Primary Frontage**



Figure 70.7.A-7. **Examples of Shadow Lines**

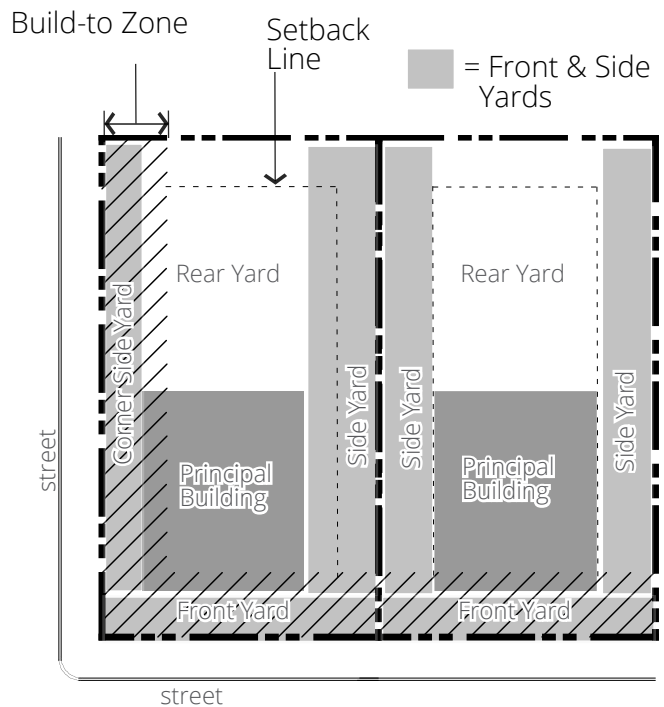


Figure 70.7.A-6. **Illustration of Yards**

B. MEASURING

The following defines the standards outlined on the tables on the previous pages, specific to each building type, refer to [Sec. 70-3.C](#) through [Sec. 70-3.H](#).

1. **Minimum Primary Frontage Coverage.** The minimum percentage of building facade along the primary frontage of a lot is designated on each building type table.
 - a. **Measurement.** The width of the principal structures (as measured within the build-to zone along the frontage edge) is divided by the length of the frontage parallel to the property line following the street. Refer to Figure 70.7.A-9. Minimum Primary Frontage Lot Line Coverage.
 - b. **Courtyards.**
 - (1) **Definition.** Refer to [Sec. 70-7.A.1](#) for the definition and an illustration of a courtyard.
 - (2) **Applies to Coverage.** Where noted by building type, courtyards, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards the minimum

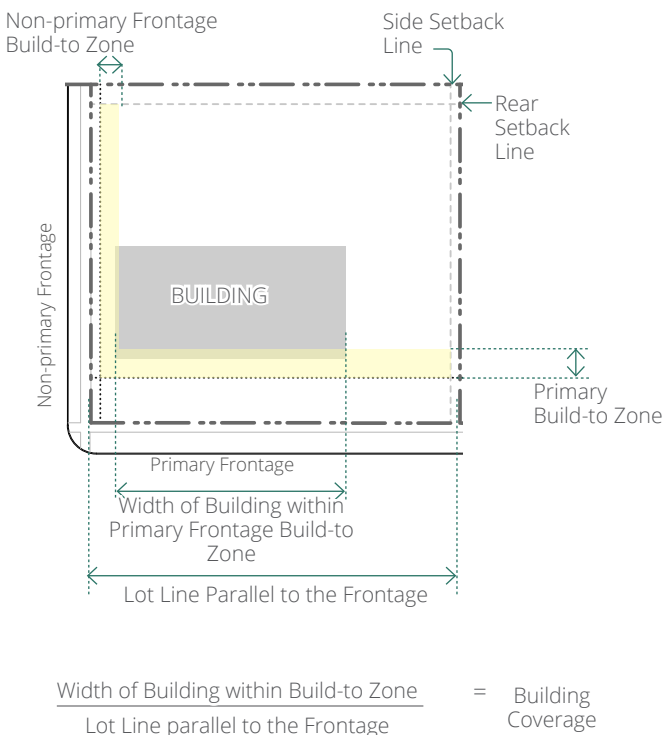


Figure 70.7.A-9. **Minimum Primary Frontage Lot Line Coverage**

primary frontage coverage. The courtyard must be treated with landscape, patio, or sidewalk; no vehicular area is permitted in any courtyard.

- c. **Parking and Driveways.** Parking and driveways do not count towards the minimum primary frontage coverage, unless otherwise stated in this Division 70.
- d. **Civic Space Type.** Open spaces per civic space type requirements are exempt from minimum primary frontage lot line coverage.
2. **Build-to Zone.** The build-to zone is designated separately for each frontage on each building type table. Refer to Figure 70.7.A-10. Build-to Zones.
 - a. **Definition.** Build-to Zone is an area in which the front or corner side facade of a building shall be placed; it may or may not be located directly abutting a lot line. The zone dictates the minimum and maximum distance a structure may be placed from a lot line.
 - b. **Measurement.** The build-to zone for all frontages is measured from the property line parallel to the frontage, unless otherwise noted. When additional streetscape area is required, the build-to zone is measured from the edge of the required streetscape onto the site.
 - c. **Height.** The primary frontage facades for the minimum height of the building type must be located within the build-to zone. For example, if the minimum height of the Storefront building is 2 stories, then, at a minimum, the first 2

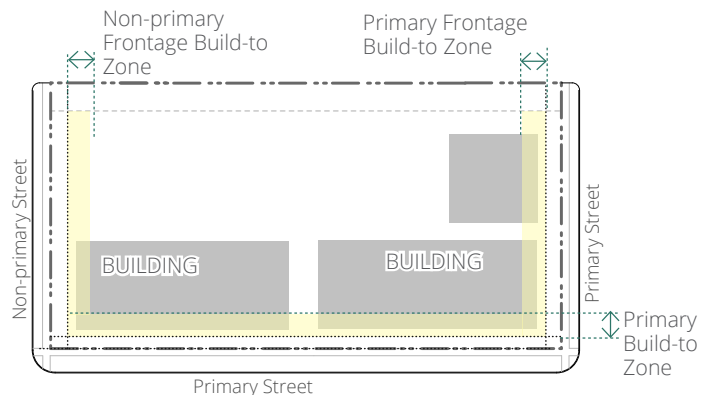


Figure 70.7.A-10. **Build-to Zones**

70-7. Definitions & Measuring Measuring

stories of the building from the ground up must be located within the build-to zone on the same vertical plane.

- d. **Encroachments.** Awnings, balconies, and building mounted signage may extend up to 3 foot beyond the build-to zone into any yard area, but may not extend into the street right-of-way unless otherwise expressly approved with an encroachment permit.
3. **Impervious and Semi-Pervious Site Coverage.** Building coverage, site impervious, and additional semi-pervious coverage shall be calculated and measured as follows. Refer to [Figure 70.7.B-1. Site Impervious and Semi-Pervious Coverage](#).
 - a. **Definitions.**
 - (1) **Impervious Site Coverage.** The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.
 - (2) **Pervious Surface.** Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material.
 - (3) **Pervious Surface, Semi-.** Also referred to as semi-pervious material. A material or surface that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, gravel, vegetated or green roofs.
 - b. **Maximum Site Impervious Coverage.** The maximum site impervious coverage is the maximum percentage of a lot permitted to be

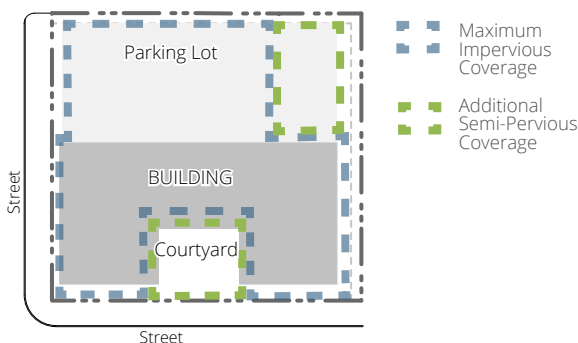


Figure 70.7.B-1. **Site Impervious and Semi-Pervious Coverage**

covered by structures, pavement, and other impervious surfaces.

- c. **Additional Semi-Pervious Coverage.** In addition to the allowable impervious coverage on a site, a maximum amount of additional semi-pervious coverage is permitted.
4. **Parking, Driveways, Garage Entrances**

Parking, driveways, and garage entrances are managed by building type and do not count towards minimum primary frontage coverage, unless otherwise stated in this Division 70.

 - a. **Limited Parking.** Limited side yard parking means one double or single loaded aisle, perpendicular to the street, maximum 65' in width as measured along the primary frontage lot line. Refer to [Figure 70.7.B-2](#) for an illustration of limited side yard parking.
 - b. **Driveway Locations.** Refer to [Sec. 70-3.B](#) for permitted hierarchy of locating driveways access off alleys, non-primary streets, and primary streets.
 - c. **Row Building Alley Access off Streets.** If no alley exists or is required per Regulating Plan, a private alley is required with access off a non-primary street. One access point is permitted off a non-primary street for every 175 feet of street frontage.
 - d. **Visibility of Garage Doors.** Row building type units shall be configured so that garage doors are fully screened from the primary street by the building.

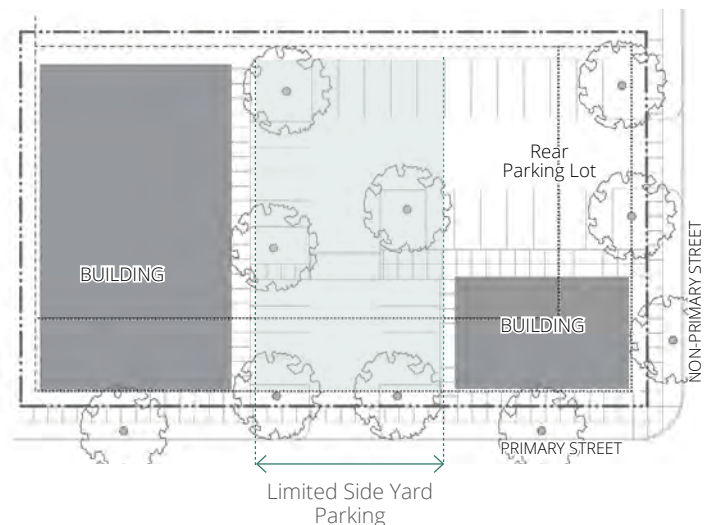


Figure 70.7.B-2. **Illustration of Limited Side Yard Parking**

5. **Ground Story and Upper Stories, Minimum and Maximum Height.** (Refer to [Figure 70.7.B-3](#) Measuring Stories with Floor-to-Floor Height).

a. **Definitions.**

- (1) **Story, Ground.** Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.
- (2) **Story, Half.** A story either in the base of the building, partially below grade and partially above grade ("basement"), or a story fully within the roof structure with transparency facing the street.
- (3) **Story, Upper.** Also referred to as upper floor. The floors located above the ground story of a building.
- (4) **Visible Basement.** A half story partially below grade and partially exposed above with required transparency on the street facade.

b. **Minimum Overall Height.** Minimum heights require a minimum number of stories on the primary frontage facades of the building. The building must meet the minimum required height for the first 30 feet of occupied building space measured from the primary frontage facade into the building.

c. **Maximum Overall Height.** Maximum heights are specified both in number of stories and overall dimension. This requirement applies to the entire building.

d. **Towers.** Where noted, towers may exceed the overall maximum height per [Sec. 70-3.1](#).

e. **Cap Type.** Where noted, certain cap types may allow additional height.

f. **Two Half Stories.** Refer to [Sec. 70-7.B.5.a](#), above, for definition of a half story. A building incorporating both a half story within the roof and a visible basement shall count the height of the two half stories as one full story.

6. **Minimum & Maximum Height per Story.**

Each story is measured with a range of permitted floor-to-floor heights. Refer to [Figure 70.7.B-3](#) Measuring Stories with Floor-to-Floor Height.

a. **Measurement.** Floor height is measured in feet between the floor of a story to the floor

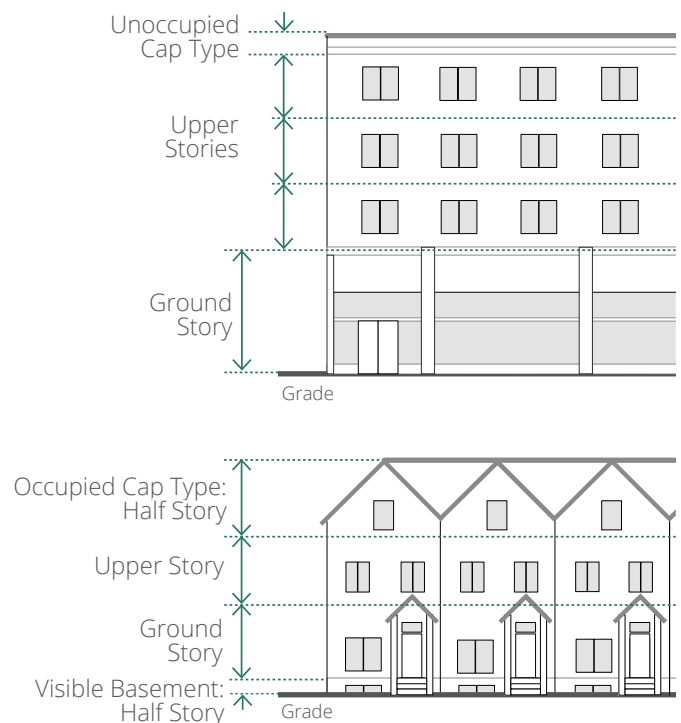


Figure 70.7.B-3. **Measuring Stories with Floor-to-Floor Height**

70-7. Definitions & Measuring Measuring

of the story above it. Minimum and maximum floor-to-floor heights are required to be met on floors along all primary street facades. See [Sec. 70-7.B.6.d](#), below for allowance for taller heights for such spaces as stairwells, mezzanines, and lobbies.

b. Single Story Buildings & Top Floor

Measurement. For single story buildings and the uppermost story of a multiple story building, floor-to-floor height shall be one foot less than noted per building type and measured from the floor of the story to the ceiling, i.e. if the permitted floor-to-floor heights of an upper story range between 9 feet to 14 feet, the range for a single story or the topmost story of the building is 8 feet to 13 feet.

c. **Mezzanines.** Mezzanines may be included within the floor-to-floor height of any story, included in the calculation of stories. Mezzanines occupying more than 30 percent of the floor area below and extending above the story's allowable floor-to-floor height shall count as an additional story, including articulation of the story per [Sec. 70-5.L](#).

d. **Taller Spaces.** Spaces exceeding the allowable floor-to-floor heights of the building are not permitted on primary frontage facades. These spaces are unlimited on interior facades and non-primary frontage facades, but shall be counted as the number of stories that would fit within their height.

7. **Minimum Required Transparency.** Per the requirements of each building type, a minimum amount of transparency is required on designated facades.

a. **Degree of Transparency.** Highly transparent, low reflectance windows means a minimum of 50 percent transmittance factor and a reflectance factor of not greater than 0.25.

b. **Measurement.** Minimum facade transparency is measured from floor-to-floor of each story separately. Refer to [Figure 70.7.B-5. Measuring Minimum Facade Transparency](#). Transparency, defined in [Sec. 70-7.A](#), includes windows and any glass in doors that is highly transparent with low reflectance. The measurement may include the frame, mullions, and muntins, but shall not include trim or casing.

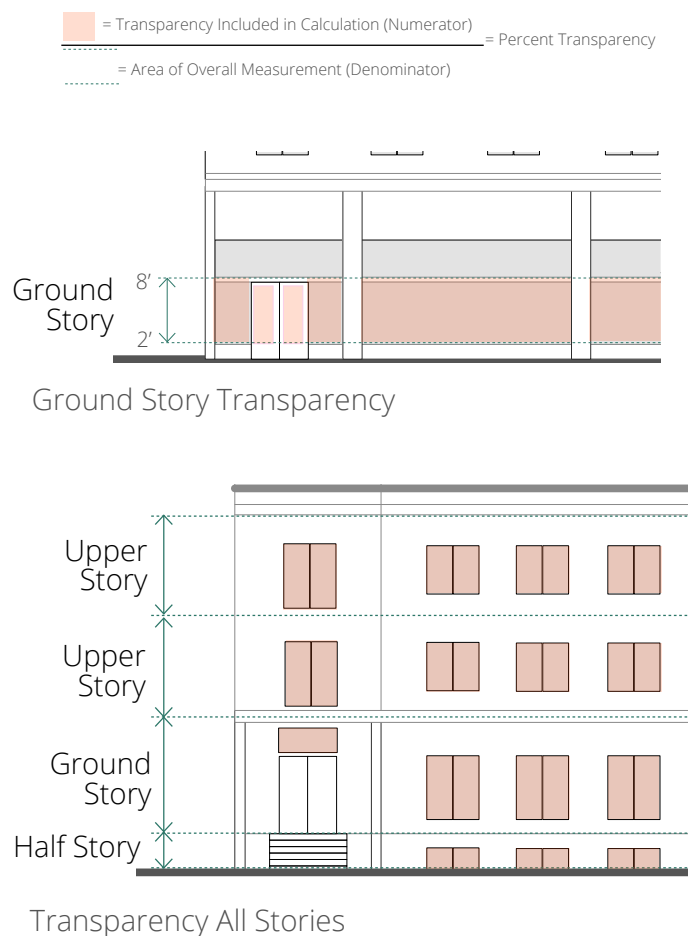


Figure 70.7.B-5. **Measuring Minimum Facade Transparency**

- c. **Blank Wall Segments.** Each building type designates facades where blank wall limitations apply. Blank wall limitations means no more than a 15-foot wide section, measured horizontally, and no more than 30 percent of any story shall be without transparency.
- d. **Exception.** When a facade of any story is located within 3 feet of a parallel building facade, no minimum transparency is required for that story.
- e. **Minimum Ground Story Transparency.** When required by the building type, ground story transparency shall be measured between 2 feet and either 8 or 10 feet, as noted, from the average grade at the base of the facade. Minimum ground story transparency supersedes the overall minimum transparency required for the building type.
- f. **Tall Stories.** Stories that are 18 feet or taller in height shall be counted as 2 stories for the purpose of calculating minimum facade transparency, with each horizontal half of the story calculated separately.
- g. **Half Stories.** All half stories located within a roof structure or visible basements are required to meet the minimum transparency.
- 8. **Minimum Number of Required Entrances.** Entrances shall be provided consistent with the entrance location and number requirements established for the building type and consistent with [Figure 70.7.B-6. Number of Required Entrances](#).
- 9. **Vertical and Horizontal Facade Divisions.** Shadow lines (see definition) shall be used to delineate the required facade divisions.
 - a. Vertical divisions must extend fully between stories.
 - b. Horizontal divisions must be located within 3 feet of the required location, extending a minimum of 80% of the length of the facade.

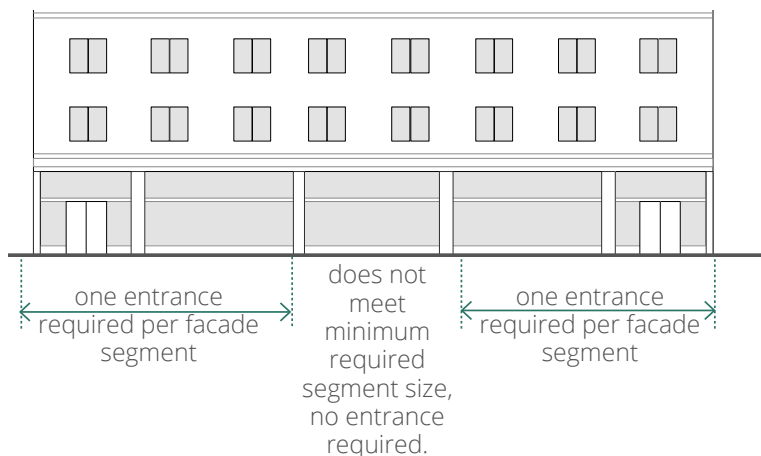


Figure 70.7.B-6. **Number of Required Entrances**

70-8. Master Plan Sites - Approved District Development Plans

Master Plan Site A

70-8. MASTER PLAN SITES - APPROVED DISTRICT DEVELOPMENT PLANS

Master plan site illustrations and language to be located in this section once approved.

A. MASTER PLAN SITE A

B. MASTER PLAN SITE B

C. MASTER PLAN SITE C

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