Formational Relationships and the Development of Great Streets

FORM-BASED CODES
Place-Based Maine & Form-Based Codes

Alan S. Manoian, Dir. of Economic & Community Development
Town of Bridgton, ME
Don’t Try to Eat It All at Once
Accommodation of Walkable Form
Foundation of Public Infrastructure & Amenities
The Police Power: Protects Public Health, Safety & Welfare

Deploy Regulations to Invite, not Discourage Sustainable Development

Reducing the Potential for Challenges

Sound Basis in Planning: Addressed through Charrette Process; The Role of the Comprehensive Plan; Mandatory vs. Advisory; “In Accordance With” vs. “Consistent With”; Explain Links on the Record; Draft a Supportive Purpose Statement.

(Robert J. Sitkowski, Esq., Robinson & Cole LLP)
Notice Properly

Hold a Fundamentally Fair Hearing

Support the Decision

**Link to Establishing Legislation:**

Delegation of State Authority to Regulate Land Use;
Promotion of “Innovative” Regulations;
Home Rule;
Draft a Supportive Authority Statement.

*(Robert J. Sitkowski, Esq., Robinson & Cole LLP)*
Keep In Mind Federal & State Statutes

Live in the *Post-Kelo* World:
National Dialogue on Land Use Issues;
Increased Public Scrutiny of Government Actions.

Examine Non-Conformities:
Amended Land Development Regulations Should Seek to
Minimize Non-conformities;
Not Just Uses (Watch in context of Architectural
Regulations).

Understand Uniformity:
Regulations Should Equally Affect Like-Situated
Properties;
Origins in SSZEA & Euclid;
Create an Internally Consistent District.

*(Robert J. Sitkowski, Esq., Robinson & Cole LLP)*
Avoid Vagueness:

“Design Guidelines can prove to be a legal minefield. Guidelines are a combination of law and design administered by committee and applied to a property owner seeking development approval. The number of imaginable problems with this scenario is immeasurable.”

Avoid Vagueness:

Design Guidelines vs. Standards

Terms: Quality of Life; Community Character; Consistent with/Different From

Illustrations: Diagrams vs. Photographs

Avoid “Ultra Vires” Delegation

Establish Clear Process:
Applicants Should be Encouraged;
Path to Approval Should be Easily Understood;
Pre-Application Process;
Multi-Disciplinary Review Teams;
Not every Situation Can be Accounted For;
Create Administrative “Safety Valves” to Ensure a Measure of Flexibility.

(Robert J. Sitkowski, Esq., Robinson & Cole LLP)
Belfast, ME
Article IX: Performance Standards;

Sec. 102-1187. Nonresidential structure design requirements.

The structure design standards are intended to ensure that new nonresidential developments positively contribute to the character of the Route 3 area and the city. Route 3 is a gateway to the city and new development shall use building styles, building materials, and site layouts that help create a vibrant, well-functioning and attractive area in which to eat, shop, obtain services, and work.

These standards are not rigid guidelines, and applicants are encouraged to use creativity in proposing imaginative and attractive new development. Similarly, the Planning Board or CEO should use flexibility in its review of proposed development and the application of these standards to help achieve the city’s goal.
(1) **Structure orientation.**

New structures must be well oriented to site characteristics and preferably should present their "best face" toward the main access road (Route 3, Crocker Road, Lincolnville Avenue or Starrett Drive) on which the structure fronts. Further, if the site uses an interior access drive for its main access, and the structure is oriented to this access drive, the applicant shall present "attractive faces" on both the main access road and the interior access drive. This approach routinely includes the construction of an entrance and accompanying sidewalk on the side of the best face, and on any side that faces a public street or service road. No blank facades, service doors or loading areas (potential exceptions for auto service and repair facilities) shall be located on the side facing the main access road or an interior access drive.
Facades and exterior walls. Facades and exterior walls shall comply with the following requirements:

a. The facade and exterior walls shall complement the building style proposed by the applicant and shall present an attractive appearance. Further, the relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways, and open spaces to which it is visually related.

b. Facades greater than 100 feet in length measured horizontally, should incorporate wall plane projections or recesses that have a depth of at least three percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet.

c. Ground floor facades that face public streets or interior access drives should use building features such as arcades, display windows, entry areas, awnings and other such features along a significant portion of their horizontal length to present an attractive facade.
d. Building facades should include a repeating pattern that includes no less than three of the following elements:

1. Color change;
2. Texture change;
3. Material module change;
4. An expression of architectural or structural bays through a change in plane, such as an offset, reveal or projecting rib that is no less than 12 inches in width. At least one of elements 1., 2., or 3., should repeat horizontally. All elements should repeat at intervals of no more than 30 feet, either horizontally or vertically.
Section 7: Bridgton Review Standards

“The Standards presented herein are intended to achieve the following objectives: Preserve the traditional New England character of the downtown; to present an attractive Gateway area; facilitate safe vehicular and pedestrian access; protect the value of abutting properties and character of natural surroundings; promote intelligent, attractive, and useful design; ensure economic investment and vitality; anticipate future growth.”
Gray, ME:

Gray Business Transitional District Standards & Guidelines

“The Town has enacted these Design Guidelines as a tool to supplement the performance standards contained in the Gray land use ordinances. Although there is greater flexibility in meeting the Design Guidelines than in other regulations, they are to be interpreted as being mandatory requirements for all projects within the district.”
Brunswick, ME:

Village Review Board Design Guidelines:

Façade & Storefront Guidelines:

“The proportion, scale and organization of character-defining features should be maintained when renovating a storefront.”

“The expansive areas of glass in display windows should be maintained.”

“New storefronts should respond to the patterns and rhythm of neighboring buildings, yet they should reflect the time in which they were constructed.”
Augusta, ME:

Design Review

“The purpose of this section is to provide design standards for reviewing commercial development within certain residential and mixed-use zoning districts within Augusta...These standards ensure that public safety, health, and general welfare are protected and the general interest of the public is served. The standards provide for originality, flexibility, and innovation in commercial development, including quality architectural design and outdoor signage that will enhance Augusta as a unique place to live and conduct business.”

“If the proposed project fails to meet one or more of the applicable design standards, the application shall be denied.”
Bridgton, ME:

“Relationship to Surroundings: Proposed structures or additions to existing structures shall be harmonious with the terrain and existing buildings in the vicinity and shall…”
Bridgton, ME

a.) Be of compatible size and scale
b.) Not exceed 35 feet in height... or above Main Street church steeple
c.) Be of compatible architectural style, incorporating features such as...
Bridgton, ME

d.) Include as an integral element of design varying roof lines, awnings and canopies above windows or doors and other architectural elements to reduce bulk or scale of buildings. Designs shall seek to eliminate unadorned or blank walls through use of varying architectural elements, windows or other reflective surfaces.
Bridgton, ME

d.) “The Planning Board shall consider the use, location and surroundings of the structure when determining the appropriateness of the building’s façade.”
Structuring the Coding Process:

**Effectiveness**: Does the Code produce the desired “character” and functional form of development? (Do the Standards Work?)

**Usability**: Does the Code clearly communicate community requirements and expectations? (Sensibly organized, understandable, easy to use?)

**Efficiency**: Does the Code (and its administrative procedures) make it easy for the applicant to do what the community wants?
The Methods of Deployment Where Does the Code Live?

- **Mandatory Code** (freestanding form-based code).
- **Mandatory Code** (integrated into existing code).
- **Optional (Parallel) Code**
- **Floating Zone Code**
Subpart B: Land Use Regulations

Chapter 66: General Provisions
Chapter 70: Administration
Chapter 74: Buildings & Building Regulations
Chapter 76: Comprehensive Plan
Chapter 80: In-Town Commercial Design Review
Chapter 86: Signs
Chapter 90: Site Plans
Chapter 94: Subdivisions
Chapter 98: Technical Standards
Chapter 102: Zoning
CONVENTIONAL USE-BASED ZONING

TRADITIONAL FORM-BASED CODES
The Organizing Principles

- Street-Type Codes
- Frontage Type-Based Codes
- Building Type-Based Codes
- Transect-Based Codes
- Modified Transect-Based Codes
Heart of Peoria

Peoria, Illinois

Project: A Masterplan with Form-Based Codes for the 8,000-Acre Heart of Peoria center city area

Client: City of Peoria, Illinois
Contact: Patricia Landers, Planning Director, 309.494.8600

Status: Charrette/Master Planning Summer 2006; Comprehensive Plan amended and Form-District Codes Spring 2007; full Land Development Code adopted June 2007

Rendering by Keith Gourley
A. Purpose

The Station Area Form-Based Code is designed to foster a vibrant town center for Farmers Branch through a lively mix of uses—with shopfronts, sidewalk cafes, and other commercial uses at street level, overlooked by canopy shade trees, upper story residences and offices.

Redevelopment within the Station Area shall be regulated by the Station Area Form-Based Code in order to achieve the vision set forth in the Farmers Branch Station Area Conceptual Master Plan. The Station Area Conceptual Master Plan was produced through a series of public meetings and workshop that took place during 2001 and 2002. The Station Area Conceptual Master Plan was adopted by the City Council on July 23, 2002 with the approval of Resolution No. 2002-076.

The Station Area Form-Based Code provides the specific means to guide implementation of the citizen-endorsed vision for the development and redevelopment of all properties in the Station Area. However, the ultimate configuration of the Dallas Area Rapid Transit (DART) light rail station and associated improvements are shown only for illustrative purposes.

The Station Area Form-Based Code (also referred to herein as the "Form-Based Code" or the "Code") is a legal document that regulates land-development by setting careful and coherent controls on building form—while employing more flexible parameters relative to building use and density. The greater emphasis on physical form is intended to produce walkable, attractive and enjoyable public spaces (good streets, neighborhoods and parks) complemented with a healthy mix of uses. With proper urban form, a greater integration of building uses is natural and comfortable. The Form-Based Code uses simple and clear graphic prescriptions and parameters for height, siting, and building elements to address the basic necessities for forming good public space.

Wherever there appears to be a conflict between the Station Area Form-Based Code and other sections of the Farmers Branch Comprehensive Zoning Ordinance (as applied to a particular development in the Station Area), the requirements specifically set forth in the Form-Based Code shall prevail. For development standards not covered by the Form-Based Code, the other applicable sections in the Farmers Branch Comprehensive Zoning Ordinance shall be used as the requirement. Similarly, all development must comply with all relative Federal, State or local regulations and ordinances.
A. Understanding the REGULATING PLAN

A REGULATING PLAN provides standards for the disposition of each property or lot and illustrates how each relates to the adjacent properties and street-space. Building on the Farmers Branch public meetings and workshops that took place during 2001 and 2002 and the adoption of the Station Area Conceptual Master Plan by the City Council on July 22 (with the approval of Resolution No. 2002-076), a REGULATING PLAN has been produced for the Farmers Branch Station Area.

Building Sites are Coded by their STREET FRONTAGE

The key above explains the elements of the REGULATING PLAN and serves as a reference when examining the REGULATING PLAN.

The REGULATING PLAN is the controlling document and principal tool for implementing the Station Area Form-Based Code. It identifies the BUILDING ENVELOPE STANDARD (BES) for each building site and any specific characteristics assigned to it.

B. Rules for New Development

1. Blocks/Alleys
   a. All lots shall share a frontage line with a STREET SPACE.
   b. All lots and/or all contiguous lots shall be considered to be part of the block for this purpose. No block face shall have a length greater than 400 feet without an ALLEY, common drive or access easement or PEDESTRIAN PATHWAY providing through-access to another street or common access easement, STREET SPACE, or conservation restricted land. Individual lots with less than 75 feet of frontage are...
Understanding the Regulating Plan

BUILDING ENVELOPE STANDARD
This indicates the relevant Building Envelope Standard (BES) rules governing the site.

REQUIRED BUILDING LINE
The red line indicates the RBL for the site. The building shall be built to the RBL.

PARKING SETBACK LINE
Vehicle parking (above ground) not allowed forward of this line.

Property lines:
- Shopfront Colonnade Frontage
- General Frontage
- I-35 Special Frontage
- Local Frontage
- Powerline Easement
- Civic Buildings & Monuments

Notes:
The following interim regulations for selected sites as shown on this Regulating Plan are intended to serve as short-term inducements for redevelopment. These interim regulations are intended to remain in effect for a limited period of time preceding the arrival of light rail transit service to Farmers Branch and shall expire January 1, 2008. Any party aggrieved by the expiration of the interim regulations may seek relief through City Council consideration of the matter prior to January 1, 2008 expiration date.

Buildings legally constructed in accordance with the interim regulations shall maintain full legal and valid status subsequent to the expiration of the interim regulations. Buildings legally under construction at the time of expiration of the interim regulations may be completed as duly permitted and shall maintain full legal and valid status subsequent to the expiration of the interim regulations.

Construction permits issued for a building designed in accordance with the interim regulations, but which construction has not commenced by the date the interim regulations expire, shall remain valid for no more than six (6) months beyond the expiration date of the interim regulations. Buildings completed under such permits shall maintain full legal and valid status subsequent to the expiration of the interim regulations.
B. How to Use this Code

In order to understand what the Code allows on property within the Station Area there are three basic steps.

1. Look at the regulating plan. Find the property. Note the required building line (RBL) and the parking setback line. Note the color of the fronting street-space – this determines the building envelope standard for buildings fronting that street(s). See the key at the upper right of the regulating plan.

2. Look at the appropriate building envelope standard page in the Code. This page outlines the basic parameters for building on the site in terms of height, siting, elements, and use.

3. Look at the architectural standards. This section outlines the parameters for the external building materials and architectural configurations.

This information explains where the building will sit on the street, the limits on its three dimensional form, the range of uses, and the palate of materials that will cover it. For exact dimensions specific to your property consult with City Staff.

For additional information regarding the street-space, look to the street types and the streetscape standards. These will show the prescriptions for the character of the street-space including vehicular traffic lane widths, curb radii, sidewalk and tree planting area dimensions, and on-street parking configurations.
Development Standards

Building Height
Building Siting or Placement
Building Envelope Standards
Location of Parking
Uses
B. Building Envelope Standards: Shopfront Colonnade Sites

### Height

**Building Height**
- The height of the principal building is determined by:
  1. The height of the principal building is determined by:
  2. Each principal building shall be at least forty (40) feet in height, but no greater than sixty (60) feet in height, except as otherwise provided on the site-specific plan.

**Parking Structure Height**
Where a parking structure is within forty (40) feet of any principal building, it is considered part of the building's total height.

**Ground Story Height**
- The maximum story height shall be forty (40) feet in height, or greater than the height of the principal building, but no greater than eighty (80) feet in height, except as otherwise provided on the site-specific plan.

**Upper Story Height**
- The maximum height of any upper story shall be forty (40) feet in height, except as otherwise provided on the site-specific plan.

### Use

**Ground Story**
- The ground story shall house retail uses, free of height specifications above for the specific requirements.

**Upper Stories**
- The upper stories shall house residential or commercial uses, including retail, apart from the ground story, which has open street frontage and is restricted by the site-specific plan of the adjacent street.

### Elements

**Facade**
- On each side of the building, the facade shall be set back from the street by at least thirty (30) feet from the principal street.

**Storefronts**
- Doorways shall be at least forty (40) feet in height, except as otherwise provided on the site-specific plan.

**Stairway**
- Stairways shall be at least forty (40) feet in height, except as otherwise provided on the site-specific plan.

### Land Use

**Buildable Area**
- Buildings shall be a minimum of forty (40) feet from the principal street.

**Setback**
- Buildings shall be a minimum of sixty (60) feet from the site line.

**Lot Lines**
- Setback lines shall be at least forty (40) feet from the site line.

**Street Parking**
- Parking spaces shall be a minimum of sixty (60) feet from the site line.

### Design Standards

**Design Standards**
- Design standards shall be applied to the principal building, including:
  1. The height of the principal building is determined by:
  2. Each principal building shall be at least forty (40) feet in height, but no greater than sixty (60) feet in height, except as otherwise provided on the site-specific plan.

### Ground Story

**Ground Story**
- The ground story shall house retail uses, free of height specifications above for the specific requirements.

**Upper Stories**
- The upper stories shall house residential or commercial uses, including retail, apart from the ground story, which has open street frontage and is restricted by the site-specific plan of the adjacent street.

### Street Walls

**Street Walls**
- Street walls shall be a minimum of sixty (60) feet from the site line.

### Other

**Other**
- Additional requirements shall be provided as necessary for the specific requirements.
D. Building Envelope Standards: Local Sites

Height

Building Height
1. The height of the principal building is measured in
   stories.
2. Each principal building shall be at least three (3)
   stories in height, but no greater than five (5) stories
   in height, except as otherwise provided on the
   regulating plan.

Parking Structure Height
When a parking structure is within 40 feet of any
principal building (built after 2000) that portion of
the structure shall not exceed the building's roof or
building height.

Ground Story Height
1. The finished floor elevation shall be no less than
   thirty (30) inches above the ground. No stairway
   or elevator shaft shall exceed the maximum allowed
   elevation in front of the building.
2. The floor area shall have a maximum story
   height of seventy (70) feet. At least eighty (80)%
   of the floor area shall have an interior floor to
   ceiling height of at least five (5) feet.
3. No story shall exceed the maximum story
   height for upper stories in twenty-eight (28) feet.
4. The maximum floor-to-ceiling story height for
   upper stories is seventy-eight (78) feet.

Upper Stories Height
1. No story shall exceed the maximum story
   height for upper stories in twenty-eight (28) feet.
2. At least eighty (80)% of each upper story shall
   have an interior floor to ceiling height of at
   least five (5) feet.

Baldur Area
1. Buildings may occupy the portion of the lot
   specified by this code.

Stone Facades
1. On each side of the building, the stone wall shall be
   built to the street, at least seventy-five (75)% of
   the total facade shall be present.
2. No story shall exceed the maximum story
   height for upper stories in twenty-eight (28) feet.
3. No story shall exceed the maximum story
   height for upper stories in twenty-eight (28) feet.
4. No story shall exceed the maximum story
   height for upper stories in twenty-eight (28) feet.
5. No story shall exceed the maximum story
   height for upper stories in twenty-eight (28) feet.
6. No story shall exceed the maximum story
   height for upper stories in twenty-eight (28) feet.

Elements

Garages and Parking
1. GARAGE ENTRANCE shall be located at
   seventy-five (75) feet away from any
   automobile access to the building.
2. GARAGE ENTRANCE shall be located at
   seventy-five (75) feet away from any
   automobile access to the building.
3. GARAGE ENTRANCE shall be located at
   seventy-five (75) feet away from any
   automobile access to the building.
4. GARAGE ENTRANCE shall be located at
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5. GARAGE ENTRANCE shall be located at
   seventy-five (75) feet away from any
   automobile access to the building.
6. GARAGE ENTRANCE shall be located at
   seventy-five (75) feet away from any
   automobile access to the building.

Street Wall and Fence Height
1. A STREET WALL shall have a height of thirty (30)
   feet or greater than sixty (60) feet in height shall
   be required along any street frontage. A height of
   greater than sixty (60) feet in height shall be required
   along any common side yard. It is not otherwise
   required to be constructed.
2. The height of the STREET WALL shall be measured
   from the adjacent public sidewalk, or, when not
   adjacent to a sidewalk, from the ground elevation
   once construction is complete.

Other
When a lot is located within fifty (50) feet of an
existing single-family residential zoning district, the
maximum height may be increased for that portion of
the local site to sixty (60) feet. This requirement
shall apply to the minimums stated above.

Abutting
There is no required setback from abutting. On lots
having no abutting, there shall be a minimum
setback of twenty-five (25) feet from the rear lot line.

Ground Story
1. The ground story shall have the code requirements
   for the full floor height unless otherwise specified in
   this code.
2. No more than 1/3 of the lot in any story shall be
   less than twenty (20) feet in height.
3. A maximum of twenty (20) feet in height shall
   be required along any street frontage. A height of
   greater than twenty (20) feet in height shall be
   required along any common side yard. It is not
   otherwise required to be constructed.

Building Projections
1. No part of any building, except overhanging eaves,
   overhanging gutter, windows, dormer windows,
   and shutters, shall project beyond the
   exterior wall of the building.

Ground Story
The ground story shall have residential and home
occupation uses, as defined by the city.

Upper Stories
The upper stories shall have residential and home
occupation uses, as defined by the city.

Use
1. One English language and service accessory
   use is permitted per lot. A combination of
   residential, service access, and accessory
   use is not permitted in the building area at
   the rear of the lot.
Mezzanines having a floor area greater than one-half (½) of the floor area of the story in which the mezzanine is situated shall be counted as a full story.

1. Blank lengths of wall exceeding twenty (20) linear feet are prohibited on all RBLs.

2. GARAGE ENTRIES shall have a clear height no greater than sixteen (16) feet nor a clear width exceeding twenty-four (24) feet.

3. Designated GARAGE ENTRIES and ALLEYS shall be the sole means of vehicular access to a lot.

4. GARAGE ENTRIES may be setback a maximum of twenty-four (24) inches behind the surrounding FACADE.

5. Vehicle parking areas on private property shall be located behind the PARKING SETBACK LINE, except where parking is provided below grade.

6. These requirements are not applicable to on-street parking.

Alleys
There is no required setback from ALLEYS. On lots having no alley access, there shall be a minimum setback of twenty-five (25) feet from the rear lot line.

Corner Lots
Corner lots shall satisfy the code requirements for the full RBL length – unless otherwise specified in this code.

Frontage Widths
No more than 1/3 of the lots in any phase shall be less than 18 feet wide. A maximum of 150 feet of RBL frontage shall be continuous as a single (attached) building. There shall be a 10-foot gap (with a gated STREET WALL) between adjacent LOCAL FRONTAGE buildings.

7. AWNINGS that project beyond the RBL shall maintain
Buildable Area

1. Buildings may occupy the portion of the lot behind the RBL.

Elements

Stoops and Porches

Each lot/unit shall include a STOOP or a FRONT PORCH.

1. A STOOP shall be built forward of the RBL and be not more than five (5) feet deep and six (6) feet wide (plus steps).

2. A FRONT PORCH shall project forward of the RBL and be between eight (8) and ten (10) feet deep, with a width not less than fifty percent (50%) of the RBL. The building façade shall be placed a two (2) feet behind the RBL.

Fenestration

1. Blank lengths of wall exceeding twenty (20) linear feet are prohibited on all RBLs.

2. FENESTRATION on all RBL FACADES shall comprise at least thirty percent (30%), but no more than seventy percent (70%), of the FACADE AREA PER STORY (measured as a percentage of the façade between floor levels).

3. No window may face or direct views toward a COMMON LOT LINE within twenty feet (20) unless: that view is contained within the lot (e.g. by a PRIVACY FENCE/GARDEN WALL) or the sill is at least 6’ above the finished floor level. All COMMON LOT LINES within the Station Area are subject to the construction of building walls (with no setback) by the adjacent lot owner.

Building Projections

1. No part of any building, except overhanging eaves, AWNINGS, BALCONIES, BAY WINDOWS, FRONT PORCHES, and STOOPS, as specified by the Code, shall encroach beyond the RBL.

2. BAY WINDOWS shall project not more than thirty-six (36) inches beyond the RBL; shall maintain an interior clear width of at least four (4) feet; and be constructed such that the walls and windows are between ninety (90) degrees (i.e., perpendicular) and zero (0) degrees (i.e., parallel) to the primary wall from which they project.

3. AWNINGS that project beyond the RBL shall maintain a clear height of at least ten (10) feet.

Doors/Entries

Functioning entry door(s) shall be provided along GROUND STORY FACADES at intervals not greater than seventy-five (75) linear feet.

Fences/Garden Walls

A fence or garden wall, 20 to 40 inches in height, is permitted along the front and the COMMON LOT LINES of the dooryard. A PRIVACY FENCE, six (6) to nine (9) feet in height, shall be placed along any unbuilt rear lot lines and COMMON LOT LINES.

Ground Story

The GROUND STORY shall house residential and home occupation uses, as defined by the city.

Upper Stories

The upper STORIES shall house residential and home occupation uses, as defined by the city.

1. One English basement unit or one ACCESSORY unit is permitted per lot. Conversion of primary structure single-family units for multiple-family use is prohibited.

Use

Paving Area Unit Workshop

Residential Home Occupation

Residential Home Occupation
B. Building Walls (Exterior)

Intent and Guiding Illustrations for Building Walls

Building walls should reflect and complement the traditional materials and techniques of the Texas region. They should express the construction techniques and structural constraints of traditional, long-lasting, building materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details. All building materials to be used shall express their specific properties. For example, heavier more permanent materials (masonry) support lighter materials (wood). The illustrations and statements on this page are advisory only. Refer to the Code standards below for the specific prescriptions of this section.
E. Windows and Doors

Intent and Guiding Illustrations for Windows and Doors

The placement, type, and size of windows and doors help to establish the scale and vitality of the street-space. For commercial buildings, they allow interplay between the shop interiors and the street-space. For residential streets, they foster the “eyes on the street” surveillance which provides for the security and safety for the area. Windows should be divided by multiple panes of glass. This helps the window “hold” the surface of the façade, rather than appearing like a “hole” in the wall (an effect produced by a large single sheet of glass). The illustrations and statements on this page are advisory only. Refer to the Code standards below for the specific prescriptions of this section.
This Figure may be amended from time to time through a zoning map amendment and as parcel information is updated. Up-to-date source data, including the latest Assessor’s parcel data, may
ARTICLE III. BUILDING TYPES

3.10.030 FRONT YARD HOUSE

A. DESCRIPTION

A detached building designed as a single dwelling unit that may be located upon a qualifying lot in the T4.1 Urban General 1 and T4.1 Main Frontage zones. A Front Yard House may be used for non-residential purposes where allowed by Table E. Allowed Land Uses of the applicable zone (see Article II). A Front Yard House is accessed from the sidewalk adjacent to the street build-to-line. The following text provides performance standards for Front Yard Houses.

B. ACCESS

1. The main entrance shall be located within the façade and accessed directly from the street through an allowed frontage type. [W]

2. Where an alley is present, parking and services shall be accessed through the alley. [E]

3. Where an alley is not present, parking and services shall be accessed by way of a driveway 7 to 10 feet wide, and with 2-foot min. planters on each side. [W]

4. On a corner lot without access to an alley, parking and services shall be accessed by a driveway of 18 feet maximum width, and with 2-foot min. planters on each side. [W]

C. PARKING AND SERVICES

1. Required parking for one car shall be within a garage. The remainder of required parking may be provided in a garage, carport or uncovered. [W]

2. An alley accessed garage or carport may accommodate up to three cars. [W]

3. Parking facing a side street build-to-line shall be accommodated in a two-car (max.) garage with one-car garage doors. [W]

4. Where an alley is present, services, above ground equipment and trash container areas should be located on the alley. [DR]

5. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10 feet behind the façade of the house and be screened from view from the street with landscaping or a fence. [W]

City of San Buenaventura DOWNTOWN SPECIFIC PLAN
III-34
D. OPEN SPACE

1. Front yards are defined by the street build-to-line or front yard setback and frontage type requirements of the applicable zone. [DR]

2. One usable, outdoor space shall be provided behind the Front Yard House at no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular) with a minimum dimension of 20 feet. [W]

E. LANDSCAPE

1. Front yard trees are encouraged to be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]

2. Side yard trees may be placed to protect the privacy of neighbors. [DR]

F. FRONTAGE

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

G. BUILDING SIZE AND MASSING

1. Building elevations abutting side yards should be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. [DR]

2. Houses on corner lots should be designed with two facades of equal architectural expression. [DR]

3. Buildings should be composed of one and/or two story volumes, each designed to house scale. [DR]

4. Attic space may be occupied and not count as a story when applying the height limits of the applicable zone. [DR]
ARTICLE III. BUILDING TYPES

3.10.130 COMMERCIAL BLOCK

A. DESCRIPTION

A building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for dwelling units. A Commercial Block may be located upon a qualifying lot in the T4.4 Thompson Corridor, T5.1 Neighborhood Center and T6.1 Urban Core zones.

B. ACCESS

1. The main entrance to each ground floor area shall be directly from and face the street. [E]

2. Entrance to the residential and/or non-residential portions of the building above the ground floor shall be through a street level lobby or through a podium lobby accessible from the street. [E]

3. Elevator access shall be provided between the subterranean garage and each level of the building where dwelling and/or commerce access occurs. [W]

4. Interior circulation to each dwelling shall be through a corridor which may be single or double-loaded. [E]

5. Where an alley is present, parking shall be accessed through the alley. [E]

6. Where an alley is not present, parking shall be accessed by a driveway of 14' min. width. [E]

7. On a corner lot without access to an alley, parking shall be accessed by a driveway of 14' min. width. [E]

8. Dwellings can be accessed via a single-loaded, exterior corridor, provided the corridor is designed per the following requirements:
   a. The open corridor length does not exceed 40 feet. [W]
   b. The open corridor is designed in the form of a Monterey balcony, loggia, terrace, or a wall with window openings. [EIR]

C. PARKING & SERVICES

1. Required parking may be at-grade or as subterranean. If provided at-grade, parking spaces may be within a garage, carport, or uncovered. [W]

2. Dwellings may have indirect access to their parking stalls. [DR]

3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]

4. Where an alley is not present, above ground equipment and trash container areas should be located at least 10 feet behind the façade of the building and be screened from view from the street with landscaping or a fence. [DR]

5. Parking entrances to subterranean garages and/or driveways should be located as close as possible to the side or rear of each lot. [DR]

D. OPEN SPACE

1. Front yards are defined by the street build-to line or front yard setback and frontage type requirements of the applicable zone. [DR]

2. The primary shared open space is the rear yard, which shall be designed as a courtyard. Courtyards may be located on the ground or on a podium. Side yards may also be provided for outdoor patios connected to ground floor commercial uses. [E]

3. Minimum courtyard dimensions shall be 40 feet when the long axes of the courtyard is oriented East/West, and 30 feet when the courtyard is oriented North/South. [W]

4. The minimum courtyard area shall be twenty percent (20%) of the lot area. [W]

5. Courtyards shall not be of a proportion of less than 1:1 between their width and height. [W]

City of San Buenaventura DOWNTOWN SPECIFIC PLAN
III-54
6. In 40-foot wide courtyards, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the courtyard; they are permitted on one side of a 30-foot wide courtyard. [V]

7. Private patios may be provided in side and rear yards. [DR]

E. LANDSCAPE

1. No private landscaping is required in front of the building. [DR]

2. Trees may be placed in side yards to create a particular sense of place. [DR]

3. Courtyards located over garages should be designed to avoid the sensation of forced podium landscape through the use of ample landscaping. [DR]

F. FRONTAGE

1. No arcade or gallery may encroach into the required minimum width of a courtyard. [V]

G. BUILDING SIZE & MASSING

1. Buildings may contain any of three dwelling types: flats, townhouses, and lofts. [V]

2. Dwellings may be as repetitive or unique, as determined by individual designs. [DR]

3. Buildings may be composed of one dominant volume, and may be flanked by secondary ones. [DR]

4. The intent of these regulations is to provide for buildings with varying heights. Suggested height ratios are as follows:
   a. 1.0 story: 100% 1 story [W]
   b. 2.0 stories: 85% 2 stories, 15% 3 stories [W]
   c. 3.0 stories: 85% 3 stories, 15% 4 stories [W]
   d. 4.0 stories: 75% 4 stories, 25% 5 stories [W]

   These height ratios are maximums that may exceed that allowed by the applicable zone (e.g., Commercial Block 4.0 may exceed the 4.0 75% 4-story, 25% 5-story limitation of the T6.1 Urban Core zone).

5. The visibility of elevators and of exterior corridors at the third, fourth and fifth stories should be minimized by incorporation into the mass of the building. [DR]
ARTICLE IV. FRONTAGE TYPES

C. Shopfront
Shopfronts are facades placed at or close to the right-of-way line, with the entrance at sidewalk grade. This type is conventional for retail frontage and is commonly equipped with cantilevered shed roof(s) or awning(s). Recessed Shopfronts are also acceptable.

1. Configuration. A great variety of shopfront designs are possible, but the following guidelines apply:
   a. 10 feet to 16 feet tall, as measured from the adjacent sidewalk.
   b. The Shopfront opening(s) along the primary frontage may be at least 10 feet tall and comprise 65% of the 1st floor wall area facing the street and not have opaque or reflective glazing.
   c. The Shopfront may be recessed from the frontage line by up to 6 feet. The storefront assembly (the doors, display windows, bulkheads and associated framing) should not be deeply set back (maximum of 2 feet) in the Shopfront openings, so that passing pedestrians have a clear view of the shop interior. However, the storefront may be set back up to 12 feet, but not less than 8", for up to 25% of the building Frontage in order to create a covered Aisles in which outdoor dining or merchandising can occur within the volume of the building.
   d. A bulkhead is a transition between the opening(s) and the adjacent grade. The bulkhead may be between 10 inches and 28 inches tall (aluminum shopfront or spandrel panel may not substitute for a bulkhead).
   e. The adjacent sidewalk may not be raised more than 6" without installation of the necessary stair or ramp access.

2. Elements
   f. Awnings, signs, etc. may be located 8 feet min. above the adjacent sidewalk.
   g. Awnings may only cover openings so as to not cover the entire facade.

D. Forecourt
On a Shopfront, Galley, or Arcade frontage, a Forecourt may be created by recessing the facade for a portion of the building Frontage. A Forecourt is not covered, and must be at least 10' by 10'. A Forecourt may be suitable for gardens, outdoor dining, or in some cases vehicular drop-offs. A fence or wall at the Forecourt line, with a pedestrian opening in all cases, may be provided to define the space of the court. This Forecourt type should be used sparingly and in conjunction with Stoops or Shopfronts.

1. Configuration. A great variety of forecourt designs are possible, but the following guidelines apply:
   a. 10 feet deep (clear) min. 30 feet deep (clear) max. Forecourts between 10' and 15' in depth shall be substantially paved, and enhanced with landscaping. Forecourts between 15' and 30' in depth shall be designed with a balance of paving and landscaping.
   b. 10' wide min. up to 50% of lot width.
   c. Shopfronts may be between 10 feet and 16 feet tall, as measured from the adjacent sidewalk.
      • The corresponding shopfront(s) openings(s) along the primary frontage may be at least 65% of the 1st floor wall area and not have opaque or reflective glazing.
      • Shopfronts may be recessed from the frontage line by up to 6 feet.
   d. Bulkhead: 10 inches min., 28 inches max (aluminum shopfront or spandrel panel may not be substituted for a bulkhead).

2. Elements
   e. A 1-story fence or wall at the property line may be used to define the private space of the yard.
17.21.040 - Town Core (TC) Standards

Key
- Property Line
- Setback Line
- Build-to Line (BTL)
- Building Area

Build-to Line (Distance from Property Line)

- Front: 0'
- Side, corner lot: 0'

Setback

- Side: 0'
- Rear: Adjacent to residential 15', Adjacent to any other use 10'

Building Form

- Primary Street built to BTL 90% min.*
- Side Street, Corner Lot built to BTL 30% min.*
- Lot Width: 100' max.
- Lot Depth: 200' max.

* Street facades must be built to BTL within 20' of every corner.

Notes

- All floors must have a primary ground-floor entrance that faces the primary or side street.
- Rear-facing buildings, loading docks, overhead doors, and other service entries are prohibited on street-facing facades.
- Any building over 75' must be broken down to read as a series of buildings no wider than 75' each.

Use

Ground Floor
- Service, Retail, or
- Recreation, Education & Public Assembly

Upper Floor(s)
- Residential or Service*

*See Table 2.1 for specific uses.

Height

Building Minimum: 22'
Building Maximum: 3 stories, 45' **
Ancillary Building Max.: 2 1/2 stories, 30' **
Ground Floor Finish Level: 12' max. above sidewalk
First Floor Ceiling Height: 12' min. clear
Upper Floor(s) Ceiling Height & min. clear

* Up to 5 stories with approved use permit
** All heights measured to eaves or base of parapet

Notes

- Mansard roof forms are not allowed.
- Buildings greater than 16 units must provide adequate common space for residents in the form of community rooms, roof terraces, or courtyards.
- Any section along the BTL not defined by a building must be defined by a 2'6" to 6'0" high fence or stucco or masonry wall.

Grass Valley Development Code - March 6, 2007
17.21.040 - Town Core (TC) Standards

Key
--- Property Line
--- Setback Line
--- Build-to Line (BTL)

Building Placement
Build-to Line (Distance from Property Line)

| Front | 0' |

Use
Ground Floor: Service, Retail, or Recreation, Education &
Key
--- Property Line    --- Setback Line
--- Build-to Line (BTL)  □ Building Area

Building Placement
Build-to Line (Distance from Property Line)
Front 0’ A
Side Street, corner lot 0’ B

Setback
Side 0’ C
Rear
  Adjacent to residential 15’ D
  Adjacent to any other use 10’ D

Building Form
Primary Street built to BTL 80% min.* E
Side Street, Corner Lot built to BTL 30% min.* F
Lot Width 100’ max. G
Lot Depth 200’ max. H
* Street facades must be built to BTL within 30’ of every corner.

Notes
All floors must have a primary ground-floor entrance that faces the primary or side street.
Rear-facing buildings, loading docks, overhead doors, and other service entries are prohibited on street-facing facades.
Any building over 75’ must be broken down to read as a series of buildings no wider than 75’ each.

Use
Ground Floor Service, Retail, or Recreation, Education & Public Assembly*
Upper Floor(s) Residential or Service*
*See Table 2.1 for specific uses.

Height
Building Minimum 22’ K
Building Maximum 3 stories, 45’ ** K
Ancillary Building Max. 2 1/2 stories, 30’ ** L
Ground Floor Finish Level 12’ max. above sidewalk M
First Floor Ceiling Height 12’ min. clear M
Upper Floor(s) Ceiling Height 8’ min. clear N
*Up to 5 stories with approved use permit
** All heights measured to eaves or base of parapet

Notes
Mansard roof forms are not allowed.
Buildings greater than 16 units must provide adequate common space for residents in the form of community rooms, roof terraces, or courtyards.
Any section along the BTL not defined by a building must be defined by a 2’6” to 4’6” high fence or stucco or masonry wall.
Town Core (TC) Standards

Key
- Property Line
- Parking Area

Parking Location (Distance from Property Line)
- Front Setback: 20’
- Side Setback: 0’
- Side Street Setback: 5’
- Rear Setback: 5’

Required Spaces
- Ground Floor: Uses <3,000 sf: No off-street parking required, Uses >3,000 sf: 1 space/400 sf
- Upper Floors: Residential uses: 1 space/unit, 5 space/studio, Other uses: 1 space/460 sf

Notes
- Parking Drive Width: 15’ max. *
- * Or as required by Fire Department
- On corner lots, primary parking drive shall not be located on primary street.
- Shared drives are encouraged between adjacent lots to minimize curb cuts along the street.
- Parking may be provided off-site within 1,300 feet or as shared parking.
- Bicycle parking must be provided and in a secure environment.
See Chapter 17.56 for further parking specifications.

Encroachments
- Location:
  - Front: 12’ max.
  - Side Street: 8’ max.
  - Rear: 4’ max.

Notes:
- Canopies, Awnings, and Balconies may encroach over the ETL on the street sides and into the setback on the rear, as shown in the shaded areas. Only Balconies are allowed at the rear encroachment.
- Upper-story galleries facing the street must not be used to meet primary circulation requirements.

Frontage Types
- Canopies:
  - Clearance: 1’ min. back from curb line
  - Height: 9’ min. clear, 2 stories max.
- Awnings:
  - Depth: 10’ max.
- Forecourts:
  - Depth: 20’ min., not to exceed width
  - Width: 20’ min., 50% of lot width max.
### Key
- Property Line
- Parking Area

### Parking

<table>
<thead>
<tr>
<th>Location (Distance from Property Line)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback</td>
<td>20’</td>
</tr>
<tr>
<td>Side Setback</td>
<td>0’</td>
</tr>
<tr>
<td>Side Street Setback</td>
<td>5’</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>5’</td>
</tr>
</tbody>
</table>

### Required Spaces

- **Ground Floor**
  - Uses <3,000 sf: No off-street parking required
  - Uses >3,000 sf: 1 space/400 sf
- **Upper Floors**
  - Residential uses: 1 space/unit, .5 space/studio
  - Other uses: 1 space/450 sf

### Notes
- Parking Driveway Width: 15’ max. *
- Or as required by Fire Department
- On corner lots, primary parking drive shall not be located on primary street.
- Shared drives are encouraged between adjacent lots to minimize curb cuts along the street.
- Parking may be provided off-site within 1,300’ or as shared parking.
- Bicycle parking must be provided and in a secure environment.
- See Chapter 17.36 for further parking specifications.
17.21.060 - Neighborhood Center-Flex (NC-Flex) Standards

Key
--- Property Line
--- Setback Line
--- Build-to Line (BTL)
■ Building Area

Building Placement
Build-to Line (Distance from Property Line)

Front 12' *[A]
Side Street, corner lot 8' *[B]

* For redeveloping properties where adjacent buildings are set back less than 12' from the public right-of-way, the Front Build-to Line may be set to align with the front face of immediately adjacent properties.

Setback
Side 3' min., 10' max. *[C]
Rear
Adjacent to residential 10' *[D]
Adjacent to any other use 5' *[E]

Building Form
Primary Street built to BTL 60% min. *[F]
Side Street, Corner Lot built to BTL 30% min. *[G]
Lot Width 75' max. *[H]
Lot Depth 150' max. *[I]

* Street facades must be built to BTL within 30' of every corner.

Notes
All floors must have a primary ground-floor entrance which faces the street.
Service entries are prohibited on street facades.

Use
Ground Floor Residential, Service, Retail, Recreation, Education & Public Assembly*[I]
Upper Floor(s) Residential or Service*[J]

*See Table 2.3 for specific uses.

Height
Building Minimum 16' *[K]
Building Maximum 2-1/2 stories, 30' *[L]
Ancillary Building Max. 2 stories, 25' *[M]
Finish Ground Floor Level 12' max. above sidewalk *[N]
First Floor Ceiling Height 10' min. clear *[O]
Upper Floor(s) Ceiling Height 8' min. clear *[P]

* All heights measured to eaves or base of parapet

Notes
Mansard roof forms are not allowed.
Street edge must be defined by a 2'6" to 4' high fence or stucco or masonry wall.

Grass Valley Development Code - March 6, 2007
Parking Location (Distance from Property Line)

- Front Setback: 20'
- Side Setback: 0'
- Side Street Setback: 5'
- Rear Setback: 5'

Required Spaces

- Ground Floor:
  - Residential Use (Uses < 3,000 sf): 1 space/unit, 5 spaces/studio
  - Residential Use (Uses > 3,000 sf): No off-street parking required
  - Other Uses: 1 space/300 sf

Notes

- Parking Drive Width: 15' max.
- On corner lots, parking drive shall not be located on primary street.
- Parking may be provided off-site within 1,300' or as shared parking.
- Bicycle parking must be provided and in a secure environment.

See Chapter 17.36 for further parking specifications.

Encroachments

- Location:
  - Front: 12' max.
  - Side Street: 8' max.
  - Rear: 5' max.

Notes:

- Porches, Commercial Storefronts, Balconies, and Bay Windows may encroach over the BTL on the street sides and into the setback on the rear, as shown in the shaded areas. Only Balconies are allowed at the rear encroachment.

Frontage Types

- Awnings:
  - Depth: 10' max.

- Stoops:
  - Depth: 4' min., 6' max.

- Forecourts:
  - Depth: 20' min., not to exceed width
  - Width: 20' min., 50% of lot width max.

- Porches:
  - Depth: 8' min.
  - Height: 2 stories max.
### Table 2.3: Neighborhood Center-Flex (NC-Flex) Zone Allowed Land Uses and Permit Requirements

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Permit Required</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Recreation, Education &amp; Public Assembly</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health/fitness facility</td>
<td>MUP</td>
<td></td>
</tr>
<tr>
<td>Library, museum</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Meeting facility, public or private</td>
<td>UP</td>
<td></td>
</tr>
<tr>
<td>Park, playground</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>School, public or private</td>
<td>UP</td>
<td></td>
</tr>
<tr>
<td>Studio: Art, dance, martial arts, music, etc.</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td><strong>Residential</strong></td>
<td></td>
<td>17.44.160</td>
</tr>
<tr>
<td>Dwelling: Multi-family - Duplex, triplex, fourplex</td>
<td>P</td>
<td>17.44.140</td>
</tr>
<tr>
<td>Dwelling: Multi-family - Rowhouse</td>
<td>P</td>
<td>17.44.210</td>
</tr>
<tr>
<td>Dwelling: Single family</td>
<td>P</td>
<td>17.44.100</td>
</tr>
<tr>
<td>Home occupation</td>
<td>P</td>
<td>17.44.130</td>
</tr>
<tr>
<td>Live/work unit</td>
<td>P</td>
<td>17.44.020</td>
</tr>
<tr>
<td>Mixed use project residential component</td>
<td>P</td>
<td>17.44.140</td>
</tr>
<tr>
<td>Residential accessory use or structure</td>
<td>P</td>
<td>17.44.190</td>
</tr>
<tr>
<td>Residential care, 6 or fewer clients, in a home</td>
<td>UP</td>
<td></td>
</tr>
<tr>
<td>Residential care, 7 or more clients</td>
<td>UP</td>
<td></td>
</tr>
<tr>
<td>Second unit or carriage house</td>
<td>P</td>
<td></td>
</tr>
</tbody>
</table>

#### Key
- **P**: Permitted Use
- **MUP**: Minor Use Permit Required
- **UP**: Use Permit Required
- **NA**: Use Not Allowed

#### End Notes
A definition of each listed use type is in Article 10 (Glossary).

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Permit Required</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Retail</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bar, tavern, night club</td>
<td>UP</td>
<td></td>
</tr>
<tr>
<td>General retail, except with any of the following features:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alcoholic beverage sales</td>
<td>MUP</td>
<td></td>
</tr>
<tr>
<td>Floor area over 10,000 sf</td>
<td>UP</td>
<td></td>
</tr>
<tr>
<td>On-site production of items sold</td>
<td>MUP</td>
<td></td>
</tr>
<tr>
<td>Operating between 9pm and 7am</td>
<td>UP</td>
<td></td>
</tr>
<tr>
<td>Neighborhood market</td>
<td>MUP</td>
<td></td>
</tr>
<tr>
<td>Restaurant, café, coffee shop</td>
<td>MUP</td>
<td></td>
</tr>
<tr>
<td><strong>Services: Business, Financial, Professional</strong></td>
<td></td>
<td>17.44.020</td>
</tr>
<tr>
<td>ATM</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Business support service</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Medical services: Clinic, urgent care</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Medical services: Doctor office</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Medical services: Extended care</td>
<td>UP</td>
<td></td>
</tr>
<tr>
<td>Office: Business, service</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Office: Professional, administrative</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td><strong>Services: General</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Day care center: Child or adult</td>
<td>MUP</td>
<td>17.44.060</td>
</tr>
<tr>
<td>Day care center: Large family</td>
<td>P</td>
<td>17.44.110</td>
</tr>
<tr>
<td>Day care: Small family</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Lodging: Bed &amp; breakfast inn (B&amp;B)</td>
<td>MUP</td>
<td></td>
</tr>
<tr>
<td>Lodging: Hotel</td>
<td>MUP</td>
<td></td>
</tr>
<tr>
<td>Personal Services</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Public Safety facility</td>
<td>UP</td>
<td></td>
</tr>
<tr>
<td><strong>Transportation, Communications, Infrastructure</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking facility, public or commercial</td>
<td>UP</td>
<td></td>
</tr>
<tr>
<td>Wireless telecommunications facility</td>
<td>UP</td>
<td>17.46</td>
</tr>
</tbody>
</table>
Examples of buildings in a Neighborhood Center-Flex area.
### Building Setbacks
- **Front:** 10 feet minimum -15 feet maximum
- **Side:** No required setback except 3 feet minimum setback for lots with side lot line on residential street
- **Rear:** 0 feet minimum -5 feet maximum

### Building Height
- **Principal Building:** 35 feet maximum height
- **Out Building:** 25 feet maximum height

### Parking
- **Spaces:** maximum 2/unit - minimum 1/unit
- **Area:** 20 feet x 24 feet maximum
- **Access:** Rear access from alley

### Uses
- Residential. First Floor of Principal Building could include Retail or Live-work. Second Floor of Out Building could include Live-work. See Main Street Overlay District for special First Floor requirement.

### Districts
- Village Center District, Mixed-Use Village District, Residential District

---

**LOT OCCUPATION**

<table>
<thead>
<tr>
<th>Lot Area (by Unit)</th>
<th>1,500 sq.ft. minimum - 2,500 sq.ft. maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Coverage</td>
<td>70% maximum</td>
</tr>
</tbody>
</table>

**FRONTAGE**

- 18 feet minimum

**BUILDING HEIGHT**

- Principal Building: 35 feet maximum height
- Out Building: 25 feet maximum height

**PARKING**

- Spaces: maximum 2/unit - minimum 1/unit
- Area: 20 feet x 24 feet maximum
- Access: Rear access from alley

**USES**

- Residential. First Floor of Principal Building could include Retail or Live-work. Second Floor of Out Building could include Live-work. See Main Street Overlay District for special First Floor requirement.

**DISTRICTS**

- Village Center District, Mixed-Use Village District, Residential District
Structuring the Process-Pre-Drafting:
- Selecting the District or Corridor
- Defining the Planning & Coding Approach
- Assembling the Team
- Designing the Public Process

Drafting the Code:
- Existing Conditions Inventory & Analysis
- Public Visioning/Charrette(s)
- Illustrative Plan
- Regulating Plan
- Development Standards & Administration
Post Coding Tasks:
Completing the Document
Formal Review & Adoption
Rolling It Out
Day-to-Day Administration
Review & Refinement
Code Elements (Standard):
Illustrative Plan
Regulating Plan
Streetscape Standards
Development Form Standards
Administration
Definitions

Additional Elements:
Architectural Standards
Signage Standards
NOTES

LRT*: A stones plus 6th story, live-work with retail permitted on ground floor of north side of 11th Street, west side of Highland Street, and south side of 8th Street, where indicated.
B. BUILDING ENVELOPE STANDARDS: MAIN STREET SITES

**Height Specifications**

**Building Height**
1. Principal building height is measured in Stories. These parameters preserve appropriate Street space and allow for greater variety in building height.
2. Each building shall be no less than 2 Stories in height, except where otherwise noted.

**PARCING Structure Height**
No parking structure within the site shall exceed the Eave height of the Street facade.

**GROUND Story Height**
1. The Ground Story floor elevation shall be between 6 inches below and 24 inches above the sidewalk elevation at the front of the building. The maximum floor elevation for this Ground floor is 24 feet.
2. The Ground floor shall have at least a 15-foot clear floor to eave height for at least 1/3 of its area continuous to RFL 3.

**Neenor Story Height**
1. The maximum floor level for a Neenor Story shall be no higher than the Ground Story or 14 feet.
2. All Story 1.5 feet shall have at least a 8-foot clear floor to eave height and a minimum 10-foot clear height for the uppermost Story.

**Massiveness**
1. Massiveness of greater than 25' in width at the lowest floor level shall be counted as the Stories.

**Street Wall Height**
1. Any unbuilt wall on the Common Lot line frontage shall have a street wall built along it, 7 feet in height.
2. Wall Wall heights are measured relative to the adjacent sidewalk or to the ground elevation when not fronting on a sidewalk.

**Other**
When a Main Street site is within 40 feet of a Locality, recreational sites or a single-family home, the maximum height for that portion is 20 feet in the in the Eave of RFL.

**Siting Specifications**

**Street Facade**
1. The Street facade shall be built to not less than 75 percent of the overall RFL. However, the Ground floor portions of the Street facade within 7 feet of a RFL 3 shall be exempt from this requirement in order to allow special design treatments in those areas.
2. The Street facade shall be constructed as a simple plane (limited to 24 inches and 24 inches) and considered a simple plane within 30 feet of any property line.

**Buried RFL**
Buried RFLs shall comply with the requirements of the RFL 3, except that they shall not be subjected to street wall heights as defined above.

**Parking Structure Height**
No parking structure within the site shall exceed the Eave height of the Street facade.

**RFL 3**
Any unbuilt wall on the Common Lot line frontage shall have a street wall built along it, 7 feet in height.

**Main Street**
Any unbuilt wall on the Common Lot line frontage shall have a street wall built along it, 7 feet in height. Street walls may also be constructed along any unbuilt Common Lot line.
The Economics of Place
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Maine’s first complete Form-Based Code Community Planning Process will take place (Summer & Fall 2010) in Downtown Bridgton; come-up and participate in the landmark planning effort.
Alan S. Manoian, AICP
Form-Based Codes