

A. USE (See Table 3.01)

B. BUILDING HEIGHT

1. Principal Building'	45' max
2. Accessory Building'	25' max

C. LOT CONFIGURATION

1. Building Separation	10' min
2. Impervious Coverage	65% max
5. Lot Width	60' min at front setback
6. Lot Area	No minimum lot area

D. SETBACKS - PRINCIPAL BUILDING

1. Front Setback Principal	25' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	10' min
4. Rear Setback	10' min

E. SETBACKS - ACCESSORY BUILDING

1. Front Setback	25' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	5' min
4. Rear Setback	5' min

F. PARKING PLACEMENT

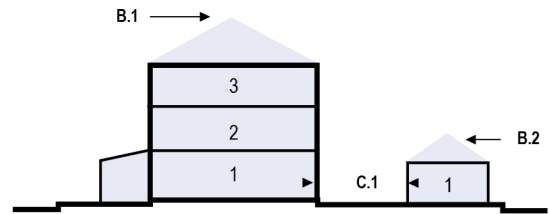
No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.

G. SUPPLEMENTAL REGULATIONS

All uses permitted within this District must also comply with the Supplemental Regulations contained in ###.### of this Chapter.

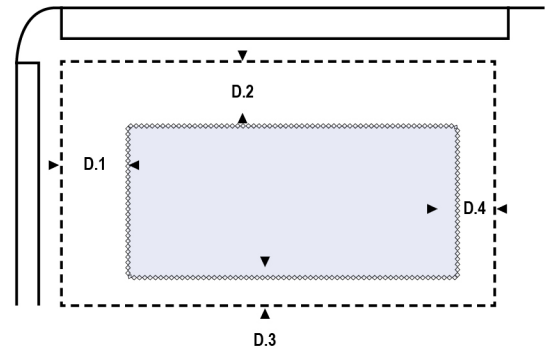
NOTE: Standards in **bold** above are illustrated in the graphics on the right.

BUILDING HEIGHT AND CONFIGURATION



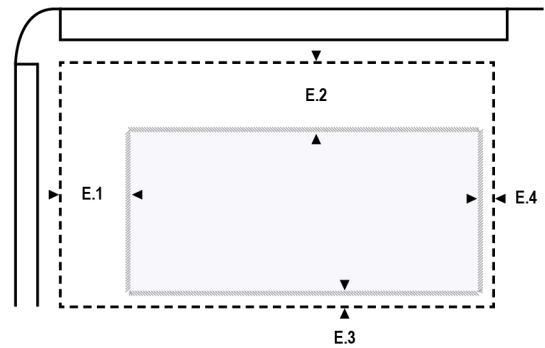
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



1 Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

1 § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

2 § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

A. USE (See Table 3.01)

B. BUILDING HEIGHT

1. <b>Principal Building</b>	45' max
2. <b>Accessory Building</b>	25' max

C. LOT CONFIGURATION

1. <b>Building Separation</b>	10' min
2. Impervious Coverage	55% max
5. Lot Width	75' min at front setback
6. Lot Area	7,500 sq. ft. min

D. SETBACKS - PRINCIPAL BUILDING

1. <b>Front Setback Principal</b>	35' min
2. <b>Secondary Street Front Setback</b>	secondary frontage qualifies as a front
3. <b>Side Setback</b>	10' min
4. <b>Rear Setback</b>	30' min

E. SETBACKS - ACCESSORY BUILDING

1. <b>Front Setback</b>	35' min
2. <b>Secondary Street Front Setback</b>	secondary frontage qualifies as a front
3. <b>Side Setback</b>	5' min
4. <b>Rear Setback</b>	5' min

F. PARKING PLACEMENT

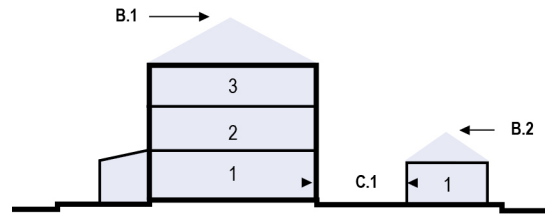
No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.

G. SUPPLEMENTAL REGULATIONS

All uses permitted within this District must also comply with the Supplemental Regulations contained in ###.### of this Chapter.

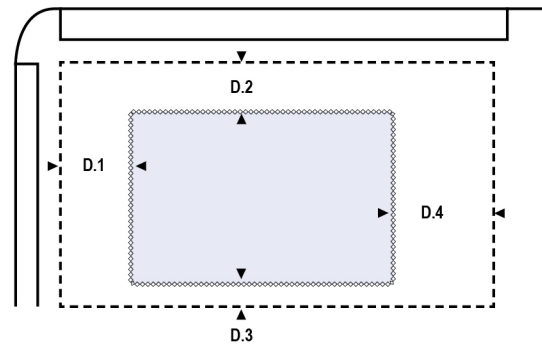
NOTE: Standards in **bold** above are illustrated in the graphics on the right.

BUILDING HEIGHT AND CONFIGURATION



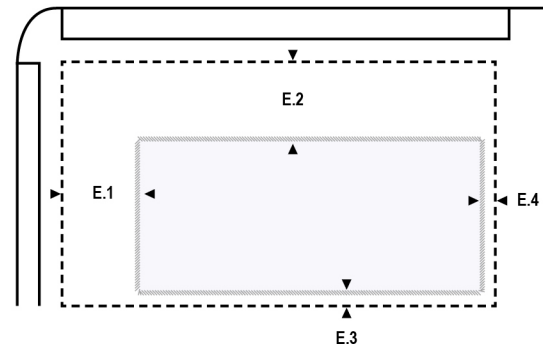
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



1 Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

1 § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

2 § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

A. USE (See Table 3.01)

B. BUILDING HEIGHT

<b>1. Principal Building<sup>1</sup></b>	a. 24' min b. 45' max
<b>2. Accessory Building<sup>2</sup></b>	25' max

C. LOT CONFIGURATION

<b>1. Building Separation</b>	5' min
2. Impervious Coverage	80% max
5. Lot Width	20' min at front setback
6. Lot Area	No minimum lot area

D. SETBACKS - PRINCIPAL BUILDING

<b>1. Front Setback Principal</b>	10' min
<b>2. Secondary Street Front Setback</b>	secondary frontage qualifies as a front
<b>3. Side Setback</b>	5' min 0' permitted for attached dwellings
<b>4. Rear Setback</b>	5' min

E. SETBACKS - ACCESSORY BUILDING

<b>1. Front Setback</b>	10' min
<b>2. Secondary Street Front Setback</b>	secondary frontage qualifies as a front
<b>3. Side Setback</b>	0' min
<b>4. Rear Setback</b>	0' min

F. PARKING PLACEMENT

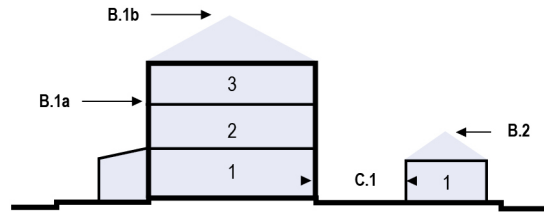
No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.

G. SUPPLEMENTAL REGULATIONS

All uses permitted within this District must also comply with the Supplemental Regulations contained in ###.### of this Chapter.

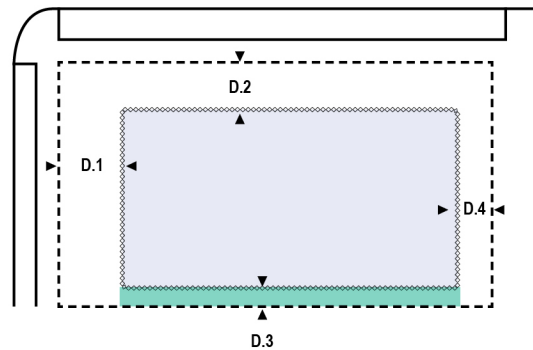
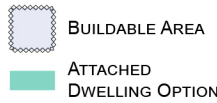
NOTE: Standards in **bold** above are illustrated in the graphics on the right.

BUILDING HEIGHT AND CONFIGURATION



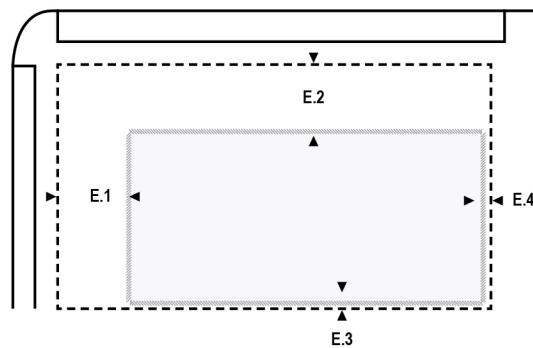
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



**1** Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

**1** § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

**2** § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

A. USE (See Table 3.01)

B. BUILDING HEIGHT

<b>1. Principal Building<sup>1</sup></b>	a. 24' min b. 48' max
<b>2. Accessory Building<sup>2</sup></b>	25' max

C. LOT CONFIGURATION

<b>1. Building Separation</b>	5' min
2. Impervious Coverage	90% max
5. Lot Width	16' min at front setback
6. Lot Area	No minimum lot area

D. SETBACKS - PRINCIPAL BUILDING

<b>1. Front Setback Principal</b>	a. 0' min b. 10' max
<b>2. Secondary Street Front Setback</b>	secondary frontage qualifies as a front
<b>3. Side Setback</b>	0' min
<b>4. Rear Setback</b>	0' min

E. SETBACKS - ACCESSORY BUILDING

<b>1. Front Setback</b>	10' min
<b>2. Secondary Street Front Setback</b>	secondary frontage qualifies as a front
<b>3. Side Setback</b>	0' min
<b>4. Rear Setback</b>	0' min

F. PARKING PLACEMENT

No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.

G. SCREENS AND BUFFERS

When the Low Impact Neighborhood Commercial District abuts any R-1, R-1A, R-2, or R-3 Districts, a buffer yard at least 5' wide along the property line separating the two districts shall be planted with trees and shrubs and maintained at all times. See ##.### for Screen and Buffer landscaping and maintenance requirements.

H. SUPPLEMENTAL REGULATIONS

All uses permitted within this District must also comply with the Supplemental Regulations contained in ##.### of this Chapter.

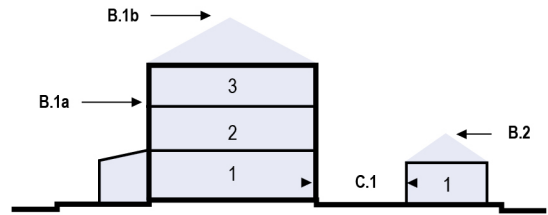
**NOTE:** Standards in **bold** above are illustrated in the graphics on the right.

<sup>1</sup> Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

<sup>1</sup> § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

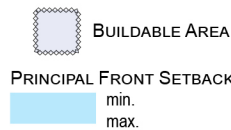
<sup>2</sup> § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

BUILDING HEIGHT AND CONFIGURATION



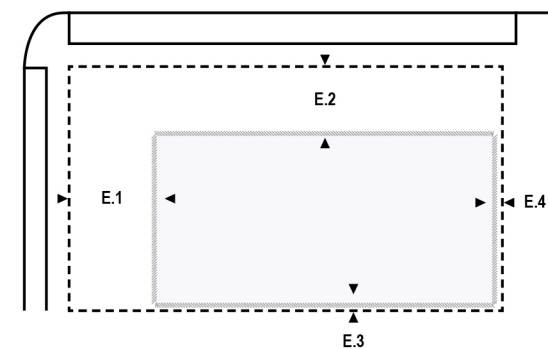
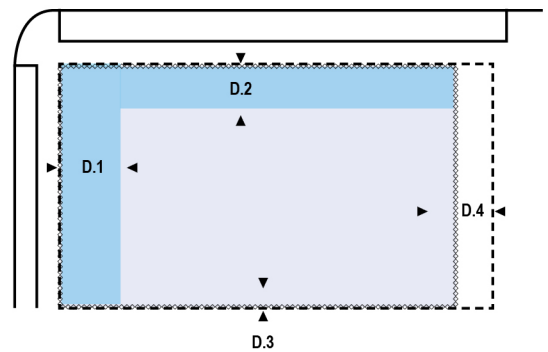
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



A. USE (See Table 3.01)

B. BUILDING HEIGHT

<b>1. Principal Building<sup>1</sup></b>	a. 24' min b. 48' max
<b>2. Accessory Building<sup>2</sup></b>	25' max

C. LOT CONFIGURATION

<b>1. Building Separation</b>	5' min
2. Impervious Coverage	90% max
5. Lot Width	16' min at front setback
6. Lot Area	No minimum lot area

D. SETBACKS - PRINCIPAL BUILDING

<b>1. Front Setback Principal</b>	0' min 10' max
<b>2. Secondary Street Front Setback</b>	secondary frontage qualifies as a front
<b>3. Side Setback</b>	0' min
<b>4. Rear Setback</b>	5' min

E. SETBACKS - ACCESSORY BUILDING

<b>1. Front Setback</b>	10' min
<b>2. Secondary Street Front Setback</b>	secondary frontage qualifies as a front
<b>3. Side Setback</b>	0' min
<b>4. Rear Setback</b>	0' min

F. PARKING PLACEMENT

No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.

G. SCREENS AND BUFFERS

When the Historic Corridor Neighborhood Commercial District abuts any R-1, R-1A, R-2, or R-3 Districts, a buffer yard at least 5' wide along the property line separating the two districts shall be planted with trees and shrubs and maintained at all times. See ##.### for Screen and Buffer landscaping and maintenance.

H. SUPPLEMENTAL REGULATIONS

All uses permitted within this District must also comply with the Supplemental Regulations contained in ##.### of this Chapter.

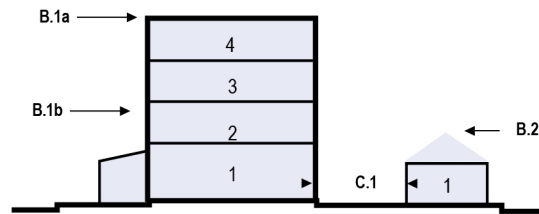
NOTE: Standards in **bold** above are illustrated in the graphics on the right.

**1** Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

**1** § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

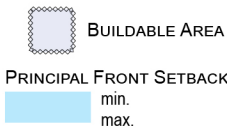
**2** § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

BUILDING HEIGHT AND CONFIGURATION



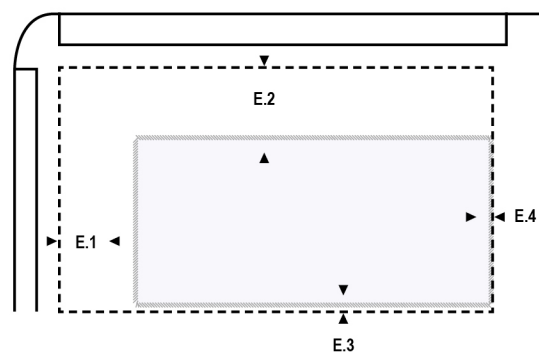
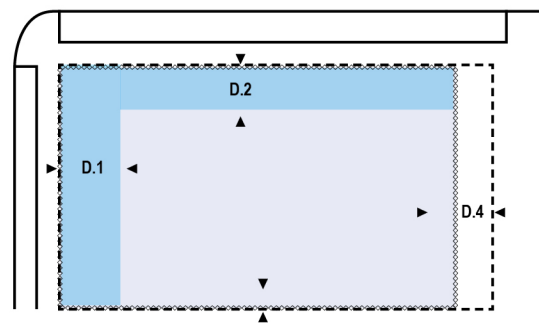
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



A. USE (See Table 3.01)

B. BUILDING HEIGHT

<b>1. Principal Building<sup>1</sup></b>	a. 24' min b. 48' max
2. Ground Floor Height	12' min
<b>3. Accessory Building<sup>2</sup></b>	25' max

C. LOT CONFIGURATION

<b>1. Building Separation</b>	5' min
2. Impervious Coverage	90% max
5. Lot Width	16' min at front setback
6. Lot Area	No minimum lot area for residential use

D. SETBACKS - PRINCIPAL BUILDING

<b>1. Front Setback Principal</b>	0' min 10' max
<b>2. Secondary Street Front Setback</b>	secondary frontage qualifies as a front
<b>3. Side Setback</b>	0' min
<b>4. Rear Setback</b>	5' min

E. SETBACKS - ACCESSORY BUILDING

<b>1. Front Setback</b>	10' min
<b>2. Secondary Street Front Setback</b>	secondary frontage qualifies as a front
<b>3. Side Setback</b>	0' min
<b>4. Rear Setback</b>	0' min

F. PARKING PLACEMENT

No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.

G. SCREENS AND BUFFERS

When the Neighborhood Commercial District abuts any R-1, R-1A, R-2, or R-3 Districts, a buffer yard at least 5' wide along the property line separating the two districts shall be planted with trees and shrubs and maintained at all times. See ##.### for Screen and Buffer landscaping and maintenance requirements.

H. SUPPLEMENTAL REGULATIONS

All uses permitted within this District must also comply with the Supplemental Regulations contained in ##.### of this Chapter.

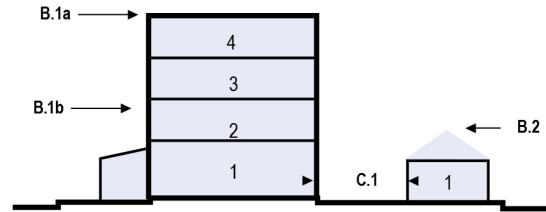
**NOTE:** Standards in **bold** above are illustrated in the graphics on the right.

**1** Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

**1** § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure

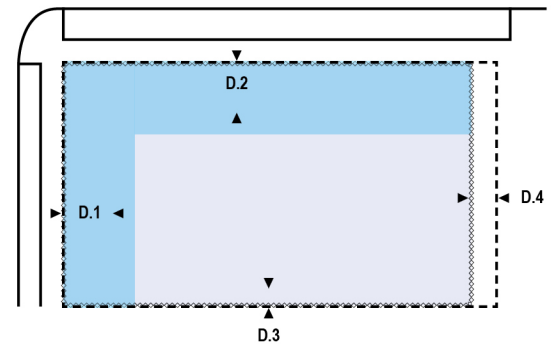
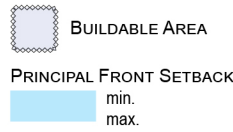
**2** § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

BUILDING HEIGHT AND CONFIGURATION



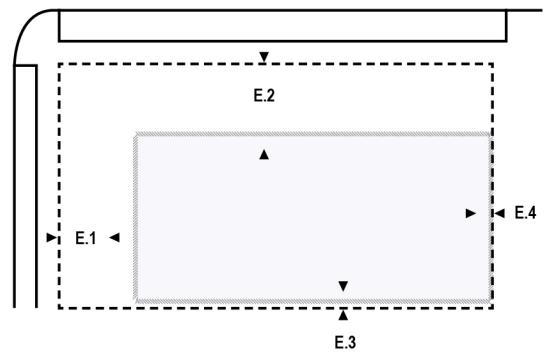
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



A. USE (See Table 3.01)

B. BUILDING HEIGHT

<b>1. Principal Building<sup>1</sup></b>	a. 24' min b. 48' max
<b>2. Accessory Building<sup>2</sup></b>	25' max

C. LOT CONFIGURATION

<b>1. Building Separation</b>	5' min
2. Impervious Coverage	85% max
5. Lot Width	20' min at front setback
6. Lot Area	No minimum lot area for residential use

D. SETBACKS - PRINCIPAL BUILDING

<b>1. Front Setback Principal</b>	15' min
<b>2. Secondary Street Front Setback</b>	secondary frontage qualifies as a front
<b>3. Side Setback</b>	10' min
<b>4. Rear Setback</b>	5' min

E. SETBACKS - ACCESSORY BUILDING

<b>1. Front Setback</b>	15' min
<b>2. Secondary Street Front Setback</b>	secondary frontage qualifies as a front
<b>3. Side Setback</b>	5' min
<b>4. Rear Setback</b>	5' min

F. PARKING PLACEMENT

No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.

G. SCREENS AND BUFFERS

When the General Commercial District abuts any R-1, R-1A, R-2, or R-3 Districts, a buffer yard at least 5' wide along the property line separating the two districts shall be planted with trees and shrubs and maintained at all times. See ### for Screen and Buffer landscaping and maintenance requirements.

H. SUPPLEMENTAL REGULATIONS

All uses permitted within this District must also comply with the Supplemental Regulations contained in ### of this Chapter.

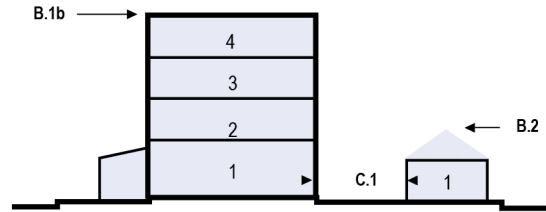
**NOTE:** Standards in **bold** above are illustrated in the graphics on the right.

**1** Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

**1** § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

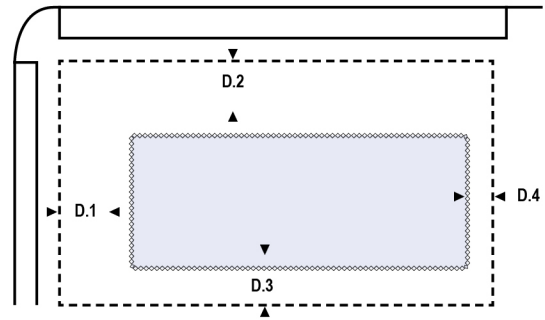
**2** § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

BUILDING HEIGHT AND CONFIGURATION



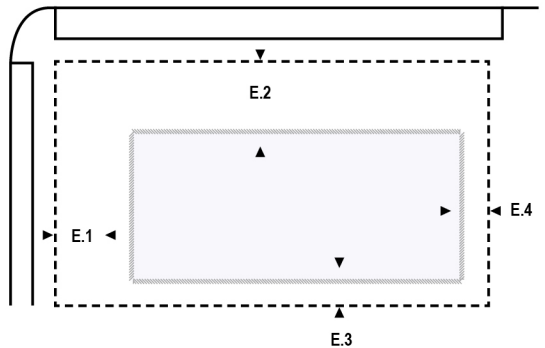
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



A. USE (See Table 3.01)

B. BUILDING HEIGHT

<b>1. Principal Building<sup>1</sup></b>	a. 24' min b. 48' max
<b>2. Accessory Building<sup>2</sup></b>	25' max

C. LOT CONFIGURATION

<b>1. Building Separation</b>	5' min
2. Impervious Coverage	100% max
5. Lot Width	16' min at front setback
6. Lot Area	No minimum lot area for residential use

D. SETBACKS - PRINCIPAL BUILDING

<b>1. Front Setback Principal</b>	0' min 10' max
<b>2. Secondary Street Front Setback</b>	secondary frontage qualifies as a front
<b>3. Side Setback</b>	0' min
<b>4. Rear Setback</b>	5' min

E. SETBACKS - ACCESSORY BUILDING

<b>1. Front Setback</b>	10' min
<b>2. Secondary Street Front Setback</b>	secondary frontage qualifies as a front
<b>3. Side Setback</b>	0' min
<b>4. Rear Setback</b>	0' min

F. PARKING PLACEMENT

No off-street parking shall be permitted within the minimum

G. SCREENS AND BUFFERS

When the Old Town District abuts any R-1, R-1A, R-2, or R-3 Districts, a buffer yard at least 5' wide along the property line separating the two districts shall be planted with trees and shrubs and maintained at all times.

H. SUPPLEMENTAL REGULATIONS

All uses permitted within this District must also comply with the Supplemental Regulations contained in ###.### of this Chapter.

NOTE: Standards in **bold** above are illustrated in the graphics on the right.

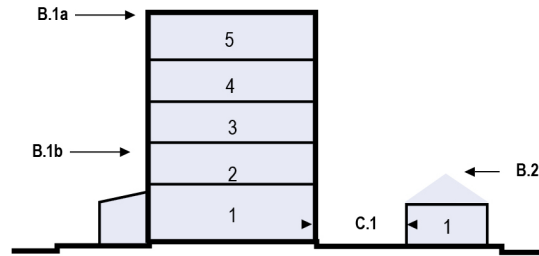
See regulations continued on next page.

**1** Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

**1** § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

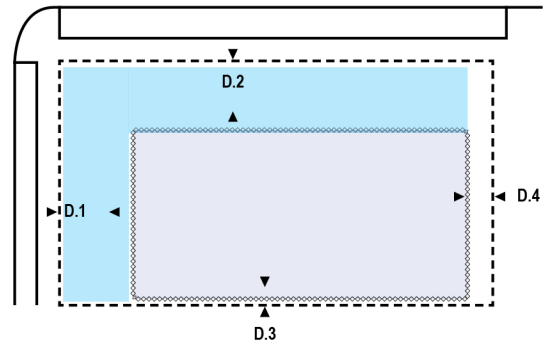
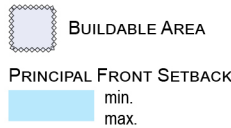
**2** § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

BUILDING HEIGHT AND CONFIGURATION



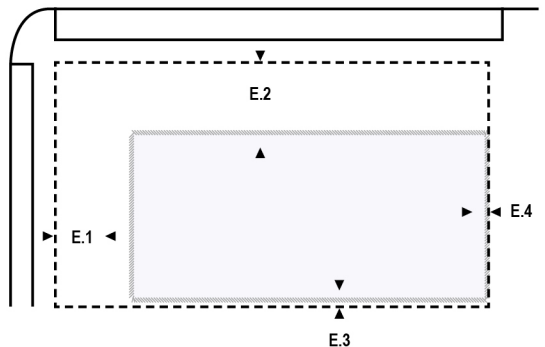
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:





Continued from previous page.

**I. MASSING**


1. Primary Building Face Main Facade Width	50' max
2. Required Height Variation	50% Building Face Height variation is required if building is more than 30' wide
3. Additional Building Width	Buildings must visually articulate the Building Face at maximum 30' intervals.
4. Vertical Articulation	Primary Building Face must have Articulation that creates a base, middle, and top level.
5. Roof Forms	Roofs may be flat or pitched. Roof terrace is Permitted.
6. Storefront Articulation	The base level of all Primary Building Faces must include signage and wall-mounted lighting fixtures.

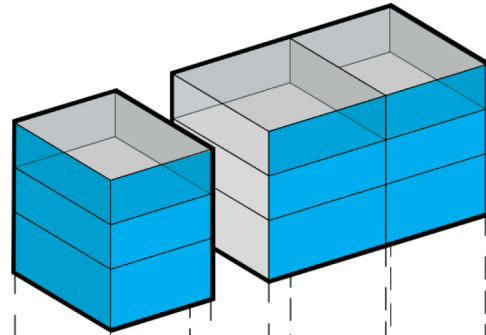
**J. BUILDING FACE TRANSPARENCY**

1. Transparency requirements apply to the Primary Building Face. In the case of corner lots, it applies to the Main Frontage only.	
2. Ground Floor Transparency	70% min
3. Upper Floors	20% min
4. Horizontal Spacing	Transparent openings must be spaced no more than 15' apart

NOTE: Standards in **bold** above are illustrated in the graphics on the right.




**VERTICAL FORM**

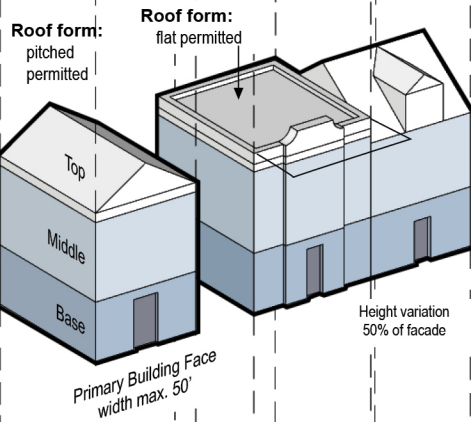
 Primary Building Face



**MASSING**

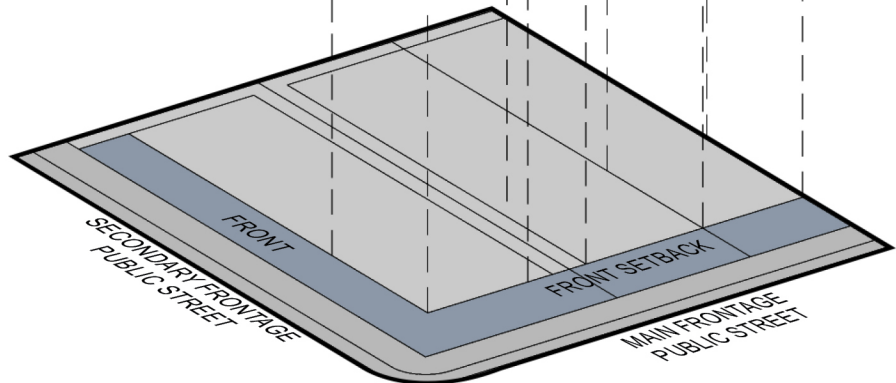
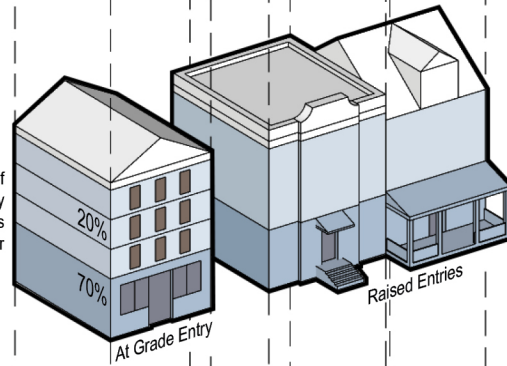
- Vertical articulation and massing must delineate a base, middle, and top level.

 Top Level  
 Middle Level  
 Base Level



**TRANSPARENCY**

example of transparency proportions per floor



A. USE (See Table 3.01)

B. BUILDING HEIGHT

<b>1. Principal Building<sup>1</sup></b>	a. 24' min b. 60' max
<b>2. Additional Principal Building Height</b>	An additional 12' is permitted if it is placed at least 30' behind the Primary Building Face.
<b>3. Accessory Building<sup>2</sup></b>	25' max

C. LOT CONFIGURATION

<b>1. Building Separation</b>	5' min
2. Impervious Coverage	100% max
5. Lot Width	16' min at front setback
6. Lot Area	No minimum lot area for residential use

D. SETBACKS - PRINCIPAL BUILDING

<b>1. Front Setback Principal</b>	0' min 10' max
<b>2. Secondary Street Front Setback</b>	secondary frontage qualifies as a front
<b>3. Side Setback</b>	0' min
<b>4. Rear Setback</b>	5' min

E. SETBACKS - ACCESSORY BUILDING

<b>1. Front Setback</b>	10' min
<b>2. Secondary Street Front Setback</b>	secondary frontage qualifies as a front
<b>3. Side Setback</b>	0' min
<b>4. Rear Setback</b>	0' min
5. Rear Street Setback	secondary frontage qualifies as a front

F. PARKING PLACEMENT

No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.

G. SCREENS AND BUFFERS

When the Revitalization District abuts any R-1, R-1A, R-2, or R-3 Districts, a buffer yard at least 5' wide along the property line separating the two districts shall be planted with trees and shrubs and maintained at all

H. SUPPLEMENTAL REGULATIONS

All uses permitted within this District must also comply with the Supplemental Regulations contained in #### of this Chapter.

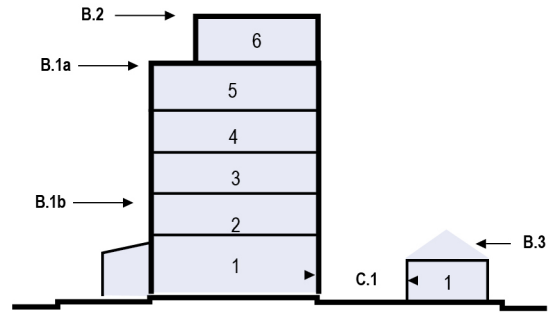
NOTE: Standards in **bold** above are illustrated in the graphics on the right.

**1** Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

**1** § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

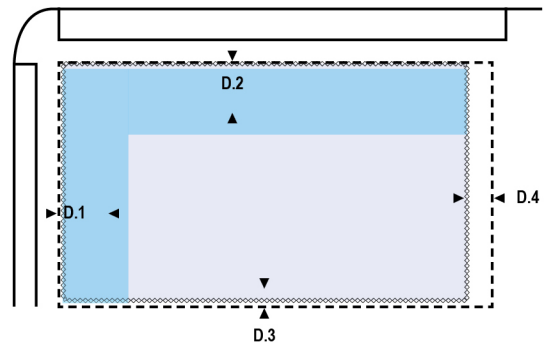
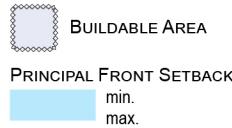
**2** § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

BUILDING HEIGHT AND CONFIGURATION



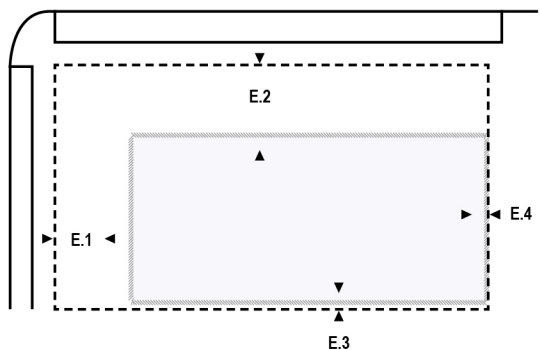
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



Continued from previous page.

**I. MASSING**


1. Primary Building Face Main Facade Width	70' max.
2. Required Height Variation	50% Building Face Height variation is required if building is more than 30' wide
3. Additional Building Width	Buildings must visually articulate the Building Face at maximum 50' intervals.
4. Vertical Articulation	Primary Building Face must have Articulation that creates a base, middle, and top level.
5. Roof Forms	Roofs may be flat or pitched. Roof terrace is Permitted.
6. Storefront Articulation	The base level of all Primary Building Faces must include signage and wall-mounted

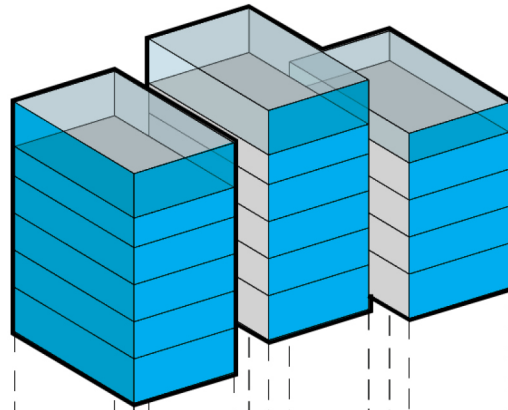
**J. BUILDING FACE TRANSPARENCY**

1. Transparency requirements apply to the Primary Building Face. In the case of corner lots, it applies to the Main Frontage only.	
2. Ground Floor Transparency	70% min
3. Upper Floors	20% min
4. Horizontal Spacing	Transparent openings must be spaced no more than 15' apart

NOTE: Standards in **bold** above are illustrated in the graphics on the right.




**VERTICAL FORM**

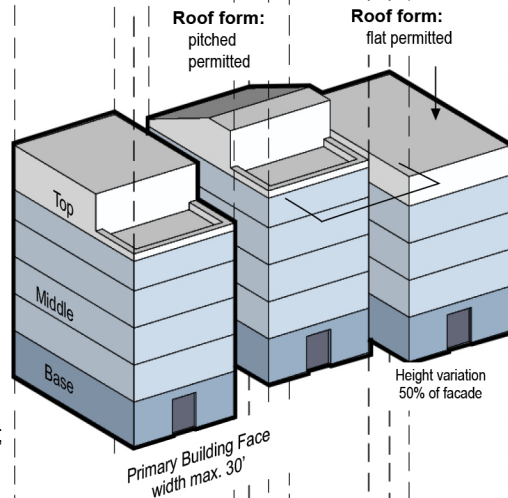
 Primary Building Face



**MASSING**

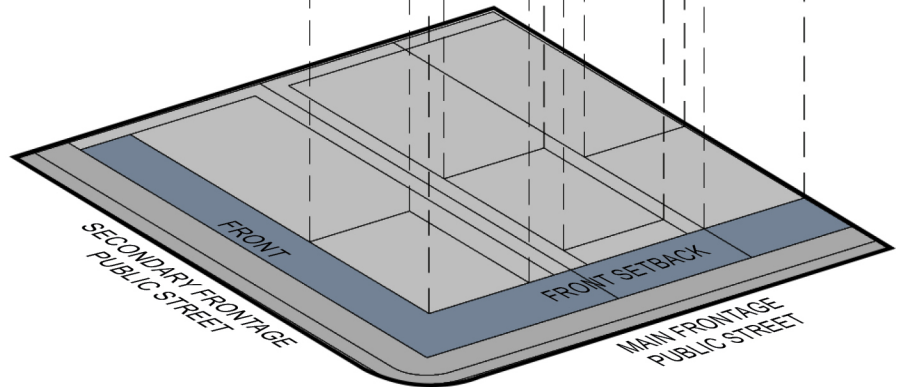
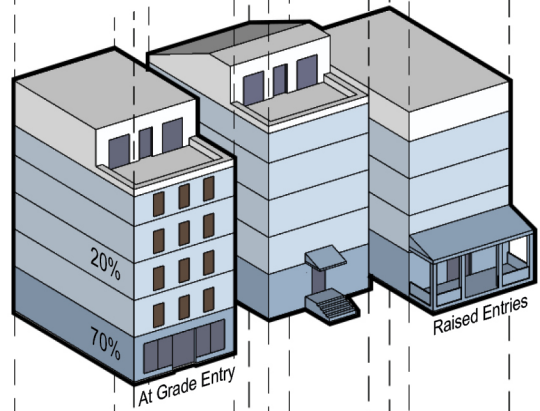
- Vertical articulation and massing must delineate a base, middle, and top level.

 Top Level  
 Middle Level  
 Base Level



**TRANSPARENCY**

example of transparency proportions per floor



A. USE (See Table 3.01)

B. BUILDING HEIGHT

1. <b>Principal Building<sup>1</sup></b>	48' max
2. <b>Accessory Building<sup>2</sup></b>	25' max

C. LOT CONFIGURATION

1. <b>Building Separation</b>	5' min
2. Impervious Coverage	40% max
5. Lot Width	No minimum lot width
6. Lot Area	No minimum lot area

D. SETBACKS - PRINCIPAL BUILDING

1. <b>Front Setback Principal</b>	20' min
2. <b>Secondary Street Front Setback</b>	secondary frontage qualifies as a front
3. <b>Side Setback</b>	15' min
4. <b>Rear Setback</b>	20' min

E. SETBACKS - ACCESSORY BUILDING

1. <b>Front Setback</b>	20' min
2. <b>Secondary Street Front Setback</b>	secondary frontage qualifies as a front
3. <b>Side Setback</b>	10' min
4. <b>Rear Setback</b>	10' min

F. PARKING PLACEMENT

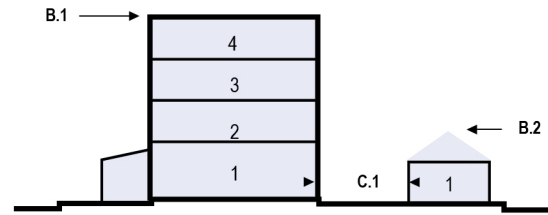
No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.

G. SUPPLEMENTAL REGULATIONS

All uses permitted within this District must also comply with the Supplemental Regulations contained in ##.### of this Chapter.

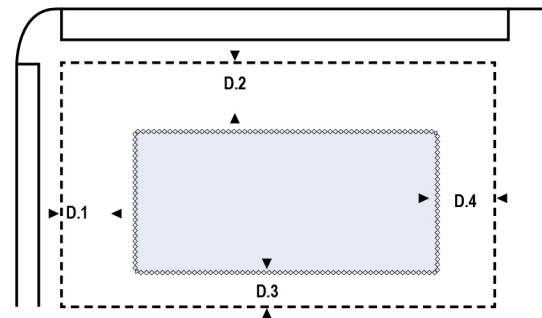
NOTE: Standards in **bold** above are illustrated in the graphics on the right.

BUILDING HEIGHT AND CONFIGURATION



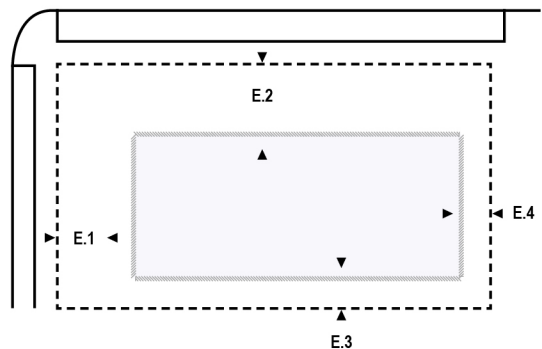
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



<sup>1</sup> Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

<sup>1</sup> § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

<sup>2</sup> § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

A. USE (See Table 3.01)

B. BUILDING HEIGHT

<b>1. Principal Building<sup>1</sup></b>	60' max <sup>2</sup>
<b>2. Accessory Building<sup>3</sup></b>	25' max

C. LOT CONFIGURATION

<b>1. Building Separation</b>	5' min
2. Impervious Coverage	60% max
5. Lot Width	No min
6. Lot Area	8,000 sq. ft. min

D. SETBACKS - PRINCIPAL BUILDING

<b>1. Front Setback Principal</b>	20' min
<b>2. Secondary Street Front Setback</b>	secondary frontage qualifies as a front
<b>3. Side Setback</b>	15' min
<b>4. Rear Setback</b>	20' min

E. SETBACKS - ACCESSORY BUILDING

<b>1. Front Setback</b>	20' min
<b>2. Secondary Street Front Setback</b>	secondary frontage qualifies as a front
<b>3. Side Setback</b>	10' min
<b>4. Rear Setback</b>	10' min

F. PARKING PLACEMENT

No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.

G. SUPPLEMENTAL REGULATIONS

All uses permitted within this District must also comply with the Supplemental Regulations contained in ### of this Chapter.

NOTE: Standards in **bold** above are illustrated in the graphics on the right.

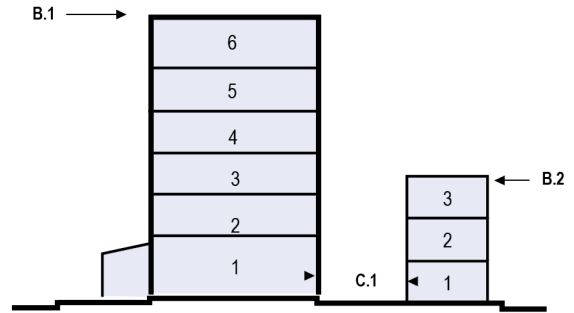
**1** Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

**1** § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

**2** § 27-1511 specifies a building may be erected to a greater height and a greater number of stories than that specified for the district, provided that the required front and side yard requirements are increased one foot for every one foot of additional height, up to a maximum total building height of 75 ft. and five stories.

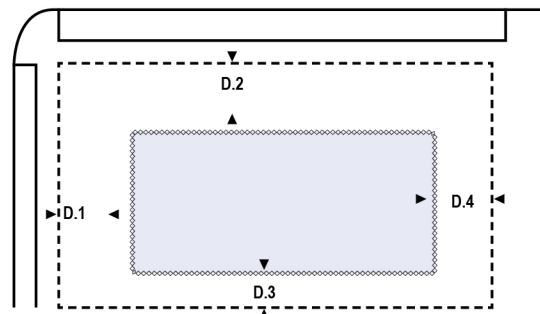
**3** § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

BUILDING HEIGHT AND CONFIGURATION



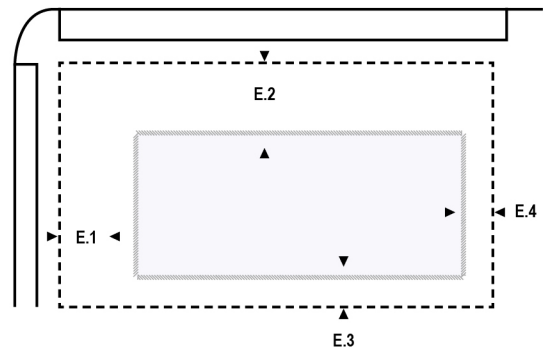
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



A. USE (See Table 3.01)

B. BUILDING HEIGHT

1. <b>Principal Building</b> <sup>1</sup>	60' max <sup>2</sup>
2. <b>Accessory Building</b> <sup>3</sup>	25' max

C. LOT CONFIGURATION

1. <b>Building Separation</b>	5' min
2. Impervious Coverage	60% max
5. Lot Width	No minimum lot width
6. Lot Area	No minimum lot area

D. SETBACKS - PRINCIPAL BUILDING

1. <b>Front Setback Principal</b>	20' min
2. <b>Secondary Street Front Setback</b>	secondary frontage qualifies as a front
3. <b>Side Setback</b>	15' min
4. <b>Rear Setback</b>	20' min

E. SETBACKS - ACCESSORY BUILDING

1. <b>Front Setback</b>	20' min
2. <b>Secondary Street Front Setback</b>	secondary frontage qualifies as a front
3. <b>Side Setback</b>	10' min
4. <b>Rear Setback</b>	10' min

F. PARKING PLACEMENT

No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.

G. SCREENS AND BUFFERS

When the Healthcare District abuts any R-1, R-1A, R-2, or R-3 Districts (other than in a street or alley), a buffer yard at least 20' wide along the property line separating the two districts shall be planted with trees and shrubs and maintained at all times. See ###### for Screen and Buffer landscaping and maintenance requirements.

H. SUPPLEMENTAL REGULATIONS

All uses permitted within this District must also comply with the Supplemental Regulations contained in ###### of this Chapter.

NOTE: Standards in **bold** above are illustrated in the graphics on the right.

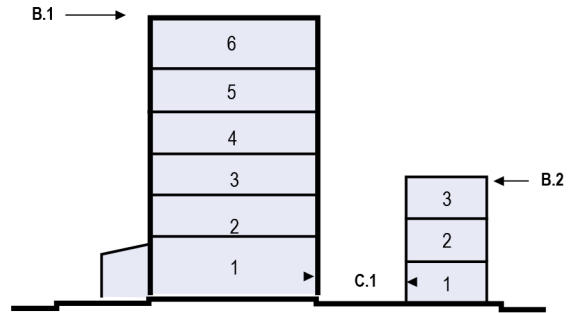
**1** Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

**1** § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

**2** § 27-1511 specifies a building may be erected to a greater height and a greater number of stories than that specified for the district, provided that the required front and side yard requirements are increased one foot for every one foot of additional height, up to a maximum total building height of 75 ft. and five stories.

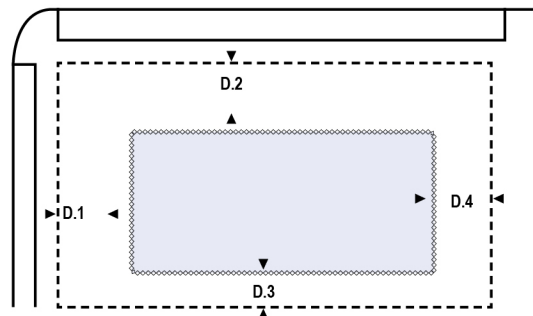
**3** § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

BUILDING HEIGHT AND CONFIGURATION



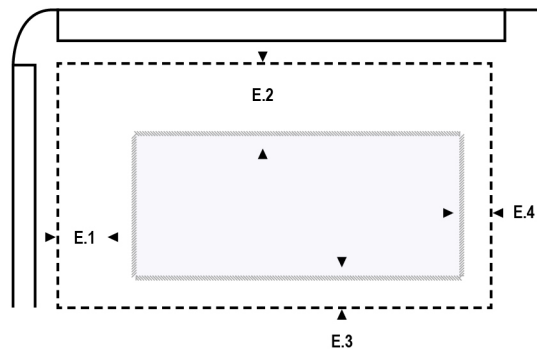
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



A. USE (See Table 3.01)

B. BUILDING HEIGHT

1. Principal Building <sup>1</sup>	48' max <sup>2</sup>
2. Accessory Building <sup>3</sup>	25' max

C. LOT CONFIGURATION

1. Building Separation	5' min
2. Impervious Coverage	80% max
5. Lot Width	100' min
6. Lot Area	No minimum lot area

D. SETBACKS - PRINCIPAL BUILDING

1. Front Setback Principal	35' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	10' min
4. Rear Setback	20' min
5. Side Setback Residential Compatibility	35' min
6. Rear Setback Residential Compatibility	35' min

E. SETBACKS - ACCESSORY BUILDING

1. Front Setback	35' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	10' min
4. Rear Setback	10' min

F. PARKING PLACEMENT

No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.

G. SCREENS AND BUFFERS

When the Industrial District abuts any R-1, R-1A, R-2, or R-3 Districts, a buffer yard at least 5' wide along the property line separating the two districts shall be planted with trees and shrubs and maintained at all times. See ##.### for Screen and Buffer landscaping and maintenance requirements.

H. SUPPLEMENTAL REGULATIONS

All uses permitted within this District must also comply with the Supplemental Regulations contained in ##.### of this Chapter.

NOTE: Standards in **bold** above are illustrated in the graphics on the right.

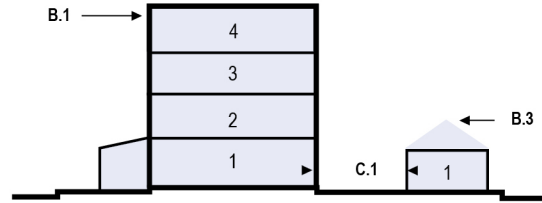
**1** Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

**1** § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, bellfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

**2** § 27-1105 specifies the building height limit may be increased to a maximum height of 60 ft. only if the Zoning Hearing Board decides that the increased height of the proposed building will not interfere with light, air, airways and views of historic sites and areas.

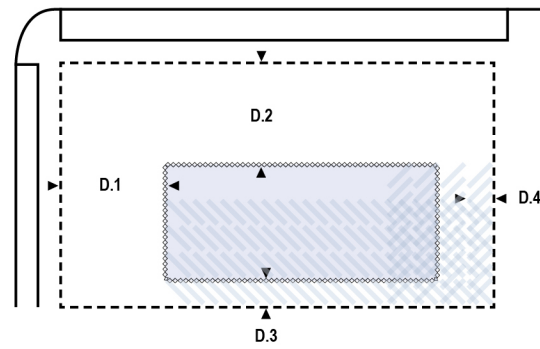
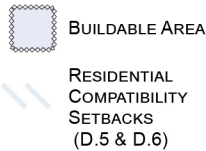
**3** § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

BUILDING HEIGHT AND CONFIGURATION



SETBACKS - PRINCIPAL BLDG

- The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

- The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:

