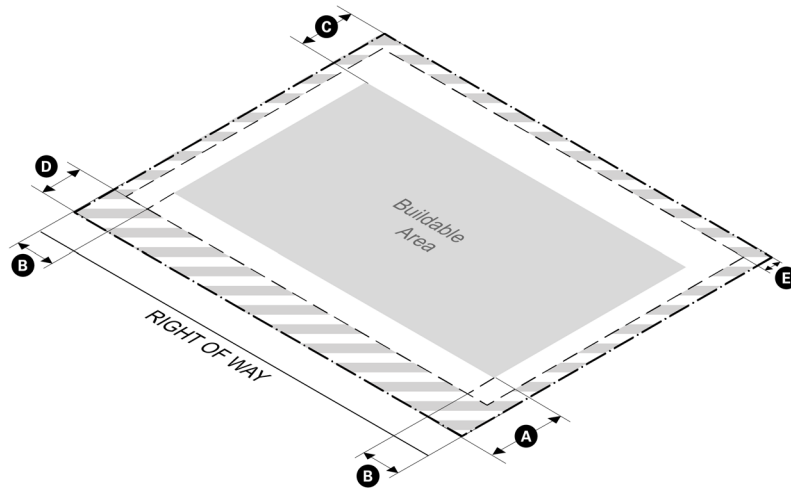


Village Center Overlay District (VCOD) Zone Cheat Sheets

A Guide for Staff, Property Owners, Land Use Attorneys, Contractors, and Other Building Professionals

Site Dimensional Standards (all zones)



	MRT	VC2	VC3	DEFINITION / LISTED STANDARD
Open Space (min)	35% Usable Open Space	5% Beneficial Open Space for lots greater than 30,000 sf		Sec. 9.2.6.A.6
Lot Frontage (min)	45'	N/A	N/A	Sec. 9.2.6.A.1
Building and Structure Height				
(A) Front (min)	20' or Average*	0'	0'	Sec. 9.2.6.A.2
(B) Side (min)	10'	0'	0'	Sec. 9.2.6.A.2
Abutting a Residential or Public Use District	10'	20'	20'	Sec. 9.2.6.A.2
(C) Rear (min)	15'	5'	5'	Sec. 9.2.6.A.2
Abutting a Residential or Public Use District	15'	20'	20'	Sec. 9.2.6.A.2
Building Separation for Multiple Building on a Lot (min)	20'	25'	25'	Sec. 9.2.6.A.5
Facade				
Facade Build Out Ratio (min)				
Primary front lot line	N/A	75%, or lot width within side setbacks minus 15', whichever is less		Sec. 9.2.6.A.3
Front lot line	N/A	50%		Sec. 9.2.6.A.3
Parking Placement				
Parking Setbacks (min)				
(D) Facing a right of way		12'		Sec. 9.2.6.A.7
(E) Not facing a right of way		4'		Sec. 9.2.6.A.7
-- = Not allowed	N/A = Not Applicable			

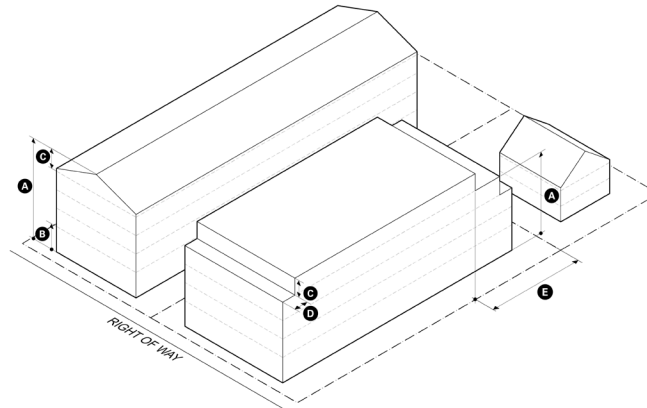
* Average setback is described in Sec. 1.5.3.



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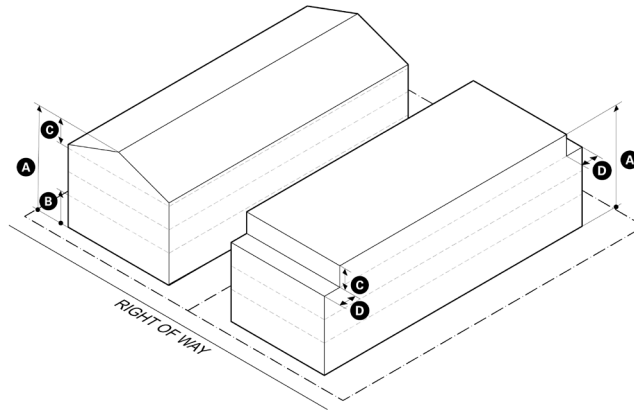
VC3 Building Dimensional Standards



REGULATION	STANDARD	DEFINITION / LISTED STANDARD
Building Massing		
Building Footprint (max)	15,000 sf	Sec. 9.2.6.B.1
Building Height in Stories / Feet (max)		
Ⓐ Pitched Roof	4.5 / 71'	Sec. 9.2.6.B.5
Ⓔ Pitched Roof, development within 50' of lot line abutting a Residential District	3.5 / 58'	Sec. 9.2.6.B.5
Ⓐ Flat Roof	4.5 / 69'	Sec. 9.2.6.B.6
Ⓔ Flat Roof, development within 50' of lot line abutting a Residential District	3.5 / 56'	Sec. 9.2.6.B.6
Ground Story Height in Feet (min)		
Ⓑ Mixed-Use Priority Street	15'	Sec. 9.2.6.B.3
Ⓑ All other streets	12'	Sec. 9.2.6.B.3
Half-Story Height in Feet (max)		
Ⓒ Pitched Roof	14'	Sec. 9.2.6.B.3
Ⓒ Flat Roof	12'	Sec. 9.2.6.B.3
Half-Story Step-Back in Feet (min)		
Pitched Roof	N/A	Sec. 9.2.6.B.5
Ⓓ Flat Roof	10' along front and rear lot lines	Sec. 9.2.6.B.6
Facade		
Ground Story Fenestration (min)		
Mixed-Use Priority Streets	70%	Sec. 9.2.6.B.12
All other streets, non-residential uses	50%	Sec. 9.2.6.B.12
All other streets, residential uses	15%	Sec. 9.2.6.B.12
Ground Story Active Use (min)		
Mixed-Use Priority Street	100%	Sec. 9.2.6.B.9
Articulation		
Length of continuous facade (max.)	80'	Sec. 9.2.6.A.11
Use and Occupancy		
Dwelling Units (min/max)	3 / N/A	
Allowed Uses	Mixed-Use, Multi-Family	Sec. 9.2.8.
-- = Not allowed	N/A = Not Applicable	



VC2 Building Dimensional Standards



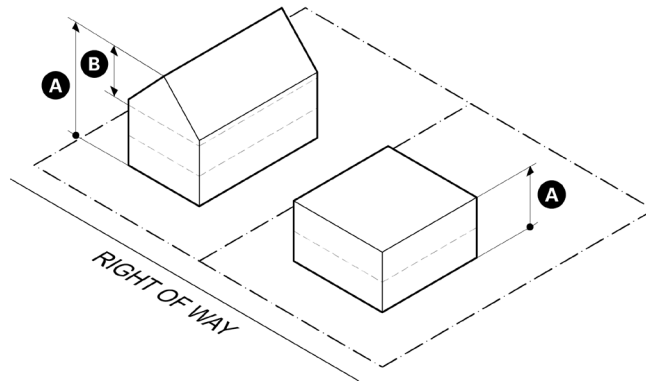
REGULATION	STANDARD	DEFINITION / LISTED STANDARD
Building Massing		
Building Footprint (max)	10,000 sf	Sec.9.2.6.B.1
Building Height in Stories / Feet (max)		
Ⓐ Pitched Roof	3.5 / 58'	Sec. 9.2.6.B.5
Ⓐ Flat Roof	3.5 / 56'	Sec. 9.2.6.B.6
Ground Story Height in Feet (min)		
Ⓑ Mixed-Use Priority Street	15'	Sec. 9.2.6.B.3
Ⓑ All other streets	12'	Sec. 9.2.6.B.3
Half-Story Height in Feet (max)		
Ⓒ Pitched Roof	14'	Sec. 9.2.6.B.3
Ⓒ Flat Roof	12'	Sec. 9.2.6.B.3
Half-Story Step-Back in Feet (min)		
Pitched Roof	N/A	Sec. 9.2.6.B.5
Ⓓ Flat Roof	10' along front and rear lot lines	Sec. 9.2.6.B.6
Facade		
Ground Story Fenestration (min)		
Mixed-Use Priority Streets	70%	Sec. 9.2.6.B.12
All other streets, non-residential uses	50%	Sec. 9.2.6.B.12
All other streets, residential uses	15%	Sec. 9.2.6.B.12
Ground Story Active Use (min)		
Mixed-Use Priority Street	100%	Sec. 9.2.6.B.9
Articulation		
Length of continuous facade (max.)	80'	Sec. 9.2.6.A.11
Use and Occupancy		
Dwelling Units (min/max)	3 / N/A	
Allowed Uses	Mixed-Use, Multi-Family	Sec. 9.2.8.
-- = Not allowed	N/A = Not Applicable	



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MRT Building Dimensional Standards



REGULATION	STANDARD	DEFINITION / LISTED STANDARD
Building Massing		
Building Footprint (max)	1,500 sf	Sec.9.2.6.B.1
Building Height in Stories / Feet (max)		
Ⓐ Pitched Roof	2.5 / 40'	Sec. 9.2.6.B.5
Ⓐ Flat Roof	2.0 / 24'	Sec. 9.2.6.B.6
Ground Story Height in Feet (min)		
Mixed-Use Priority Street	N/A	
All other streets	N/A	
Half-Story Height in Feet (max)		
Ⓑ Pitched Roof	18'	Sec. 9.2.6.B.3
Ⓑ Flat Roof	N/A	
Half-Story Step-Back in Feet (min)		
Pitched Roof	N/A	
Ⓓ Flat Roof	N/A	
Facade		
Ground Story Fenestration (min)		
Mixed-Use Priority Streets	N/A	
All other streets, non-residential uses	N/A	
All other streets, residential uses	N/A	
Ground Story Active Use (min)		
Mixed-Use Priority Street	N/A	
Articulation		
Length of continuous facade (max.)	N/A	
Use and Occupancy		
Dwelling Units (min/max)	3 / 4, except as modified through Adaptive Reuse (see Sec. 9.2.6.B.8)	
Allowed Uses	Multi-Family	Sec. 9.2.8.
-- = Not allowed	N/A = Not Applicable	

