

Residential Districts

FIRST DRAFT

District & Building Type Parameters - October 19, 2018

R1 Residential 1								
Lot Standards (Sec. 3.1.2)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Frontage Buildout	Min Side Setback	Min Rear Setback	Lot Coverage
	80 ft	-	20 ft	-	-	15 ft	30 ft	30% SP: 40%
Building Types	Min Building Width	Max Building Width	Max Building Depth	Max Building Footprint	Max Stories	Ground Story Height	Upper Story Height	Units & Notes
House A	25 ft	100 ft	100 ft	2,500 sf SP: 3,000 sf	2.5	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
House B	15 ft	65 ft	90 ft	1,600 sf SP: 2,200 sf	2.5	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
House C	12 ft	65 ft	80 ft	1,500 sf SP: 1,800 sf	1.5	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
House D	30 ft	120 ft	100 ft	3,500 sf SP: 4,000 sf	1	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
Civic Building	14 ft	300 ft	200 ft	30,000 sf	4.5	Max. 14 ft	Max. 14 ft	-

R2 Residential 2								
Lot Standards (Sec. 3.1.3)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Frontage Buildout	Min Side Setback	Min Rear Setback	Lot Coverage
	60 ft	110 ft	contextual min abs. min: 10 ft	40 ft	12 ft or 25%	10 ft	20 ft	35% SP: 45%
Building Types	Min Building Width	Max Building Width	Max Building Depth	Max Building Footprint	Max Stories	Ground Story Height (min-max)	Upper Story Height (min-max)	Units & Notes
House B	15 ft	65 ft	90 ft	1,600 sf SP: 2,200 sf	2.5	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
House C	12 ft	65 ft	80 ft	1,500 sf SP: 1,800 sf	1.5	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
House D	30 ft	120 ft	100 ft	3,500 sf SP: 4,000 sf	1	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
Civic Building	14 ft	300 ft	200 ft	30,000 sf	4.5	Max. 14 ft	Max. 14 ft	-

R3 Residential 3								
Lot Standards (Sec. 3.1.4)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Frontage Buildout	Min Side Setback	Min Rear Setback	Lot Coverage
	40 ft	100 ft	contextual min abs. min: 5 ft	35 ft	12 ft or 25%	7.5 ft	15	60% SP: 70%
Building Types	Min Building Width	Max Building Width	Max Building Depth	Max Building Footprint	Max Stories	Ground Story Height (min-max)	Upper Story Height (min-max)	Units & Notes
House B	15 ft	65 ft	90 ft	1,600 sf SP: 2,200 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
House C	12 ft	65 ft	80 ft	1,500 sf SP: 1,800 sf	1.5	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
Two-Unit	20 ft	65 ft	80 ft	2,000 sf SP: 2,200 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	2 units
Apartment House** <i>Sec 3.1.4.E.2</i>	20 ft	65 ft	80 ft	2,500 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	RU Factor: base=1250 incentive = 900
Small Apartment Building** <i>Sec 3.1.4.E.2</i>	20 ft	80 ft	80 ft	4,200 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	RU Factor: base=1250 incentive = 900
Civic Building	14 ft	300 ft	200 ft	30,000 sf	4.5	Max. 14 ft	Max. 14 ft	-

N Neighborhood General								
Lot Standards (Sec. 3.1.5)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Facade Build Out	Min Side Setback	Min Rear Setback	Lot Coverage
	30	100	contextual min abs. min: 0 ft	25 ft	12 ft or 40%	7.5 ft	15 ft	65% SP: 75%
Building Types	Min Building Width	Max Building Width	Max Building Depth	Max Building Footprint	Max Stories	Ground Story Height (min-max)	Upper Story Height (min-max)	Units & Notes
House B	15 ft	65 ft	90 ft	1,600 sf SP: 2,200 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
House C	12 ft	65 ft	80 ft	1,500 sf SP: 1,800 sf	1.5	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1 unit
Two-Unit	20 ft	65 ft	80 ft	2,000 sf SP: 2,200 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	2 units
Apartment House	20 ft	65 ft	80 ft	2,500 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	RU Factor: base=1250 incentive = 900
Townhouse Section	14 ft	28 ft	80 ft	1,500 sf SP: 1,800 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	1-2 units
Small Apartment Building	20 ft	80 ft	80 ft	4,200 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	RU Factor: base=1250 incentive = 900
Shop House	20 ft	40 ft	80 ft	2,000 sf SP: 2,500 sf	2.5	Max: 20 ft	Max: 12 ft SP: 14 ft	RU Factor: base=1250 incentive = 900
Small Shop	18 ft	100 ft	100 ft	7,000 sf	1.5	12 ft - 24 ft	-	
Small Multi-use Building*	40 ft	100 ft	150 ft	12,000 sf	3	12 ft - 24 ft	10 ft - 14 ft SP: +/- 2 ft	RU Factor: base=1250 incentive = 900
Civic Building	14 ft	300 ft	200 ft	30,000 sf	4.5	Max. 14 ft	Max. 14 ft	

SP= Special Permit, Building Types with an (*) require a Special Permit

Building Types with an (**) have a proximity test and require a Site Plan Approval (See Sec. 3.1.4.E.2)

RU Factor = residential units factor (See Sec. 2.8)

Village Districts

FIRST DRAFT

District & Building Type Parameters - October 19, 2018








V1 Village 1								
Lot Standards (Sec. 4.1.2)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Frontage Buildout	Min Side Setback	Min Rear Setback	Lot Coverage
	30 ft	200 ft	0 ft	15 ft	60%, except min driveway	5 ft	15 ft	80% SP: 90%
Building Types	Min Building Width	Max Building Width	Max Building Depth	Max Building Footprint	Max Stories	Ground Story Height (min-max)	Upper Story Height (min-max)	Units & Notes
Shop House	20 ft	40 ft	80 ft	2,000 sf SP: 2,500 sf	2.5	12 ft -24 ft	Max 12 ft SP: 14 ft	RU Factor: base=1000 incentive = 750
Small Shop	18 ft	100 ft	100 ft	7,000 sf	1.5	12 ft -24 ft	-	no residential
Shop	30 ft	150 ft	150 ft	15,000 sf	1.5	12 ft -24 ft	-	no residential
Small Multi-use building	40 ft	100 ft	150 ft	12,000 sf	3	14 ft - 24 ft	10 ft -14 ft SP: +/- 2 ft	RU Factor: base=1000 incentive = 750
Small Apartment Building*	20 ft	80 ft	80 ft	4,200 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	RU Factor: base=1000 incentive= 750
Fabrication Building*	-	175 ft	200 ft	30,000 sf SP: 40,000 sf	3	16 ft - 24 ft	14 ft - 20 ft	no residential
Civic Building	14 ft	300 ft	200 ft	30,000 sf	4.5	12 ft - 18 ft	12 ft - 18 ft	

V2 Village 2								
Lot Standards (Sec. 4.1.3)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Frontage Buildout	Min Side Setback	Min Rear Setback	Lot Coverage
	30	200	0	15	75%, except min driveway	5	15	85% SP: 95%
Building Types	Min Facade Build Out	Max Facade Width	Max Building Depth	Max Building Footprint	Max Stories	Ground Story Height (min-max)	Upper Story Height (min-max)	Units & Notes
Shop House	20 ft	40 ft	80 ft	2,000 sf SP: 2,500 sf	2.5	12 ft -24 ft	Max 12 ft SP: 14 ft	RU Factor: base=1000 incentive = 750
Small Shop	18 ft	100 ft	100 ft	7,000 sf	1.5	12 ft -24 ft	-	no residential
Shop	30 ft	150 ft	150 ft	15,000 sf	1.5	12 ft -24 ft	-	no residential
Small Multi-use Building	40 ft	100 ft	150 ft	12,000 sf	3	14 ft - 24 ft	10 ft -14 ft SP: +/- 2 ft	RU Factor: base=1000 incentive = 750
Medium Multi-use Building	40 ft	200 ft	200 ft	20,000 sf	3 SP: 4	14 ft - 24 ft	10 ft -14 ft SP: +/- 2 ft	RU Factor: base=1000 incentive = 750
Lab Building	40 ft	200 ft	300 ft	40,000 sf	3 SP: 4	16 ft - 24 ft	12 - 20 ft	no residential
Small Apartment Building*	20 ft	80 ft	80 ft	4,200 sf	3	Max: 12 ft SP: 14 ft	Max: 12 ft SP: 14 ft	RU Factor: base=1000 incentive = 750
Lined Garage*	-	300 ft	300 ft	75,000 sf	3 SP: 5	16 ft - 24 ft	Max: 14 ft	RU Factor: base=1000 incentive = 750
Civic Building	14 ft	300 ft	200 ft	30,000 sf	4.5	12 ft - 18 ft	12 ft - 18 ft	








V3 Village 3								
Lot Standards (Sec 4.1.4)	Min Frontage	Max Frontage	Min Primary Front Setback	Max Primary Front Setback	Frontage Buildout	Min Side Setback	Min Rear Setback	Lot Coverage
	30	200	0	15	75%, except min driveway	5	15	85% SP: 95%
Building Types	Min Facade Build Out	Max Facade Width	Max Building Depth	Max Building Footprint	Max Stories	Ground Story Height (min-max)	Upper Story Height (min-max)	Units & Notes
Shop House	20 ft	40 ft	80 ft	2,000 sf SP: 2,500 sf	2.5	12 ft -24 ft	Max 12 ft SP: 14 ft	RU Factor: base=1000 incentive = 750
Small Shop	18 ft	100 ft	100 ft	7,000 sf	1.5	12 ft -24 ft	-	no residential
Shop	30 ft	150 ft	150 ft	15,000 sf	1.5	12 ft -24 ft	-	no residential
Small Multi-use Building	40 ft	100 ft	150 ft	12,000 sf	3	14 ft - 24 ft	10 ft -14 ft SP: +/- 2 ft	RU Factor: base=1000 incentive = 750
Medium Multi-use Building	40 ft	200 ft	200 ft	20,000 sf	5 SP: 6	14 ft - 24 ft	10 ft -14 ft SP: +/- 2 ft	RU Factor: base=1000 incentive = 750
Large Multi-use Building	60 ft	200 ft	250 ft	30,000 sf SP: 40,000 sf	5 SP: 7	16 ft - 24 ft	12 ft -16 ft	RU Factor: base=1000 incentive = 750
Lab Building	40 ft	200 ft	300 ft	40,000 sf	6 SP: 7	16 ft - 24 ft	12 - 20 ft	no residential
Tall Multi-use Building*	60 ft	200 ft	250 ft	30,000 sf SP: 40,000 sf	10	14 ft - 24 ft	10 ft -14 ft SP: +/- 2 ft	RU Factor: base=1000 incentive = 750
Lined Garage*	-	300 ft	300 ft	75,000 sf	6 SP: 8	16 ft - 24 ft	Max: 14 ft	RU Factor: base=1000 incentive = 750
Civic Building	14 ft	300 ft	200 ft	30,000 sf	4.5	12 ft - 18 ft	12 ft - 18 ft	

SP = Special Permit
 RU Factor = residential units factor (Section 2.8)
 Building Types with an (*) require Special Permit

Context Districts

-  R1 Residence 1
-  R2 Residence 2
-  R3 Residence 3
-  N Neighborhood General
-  V1 Village 1
-  V2 Village 2
-  V3 Village 3

Single Purpose Districts

-  Recreation District
-  Fabrication District
-  Non-Contextual Multi-Unit Residential District
-  Regional Retail District
-  Public Use District
-  Office District
-  Campus/Institutional District