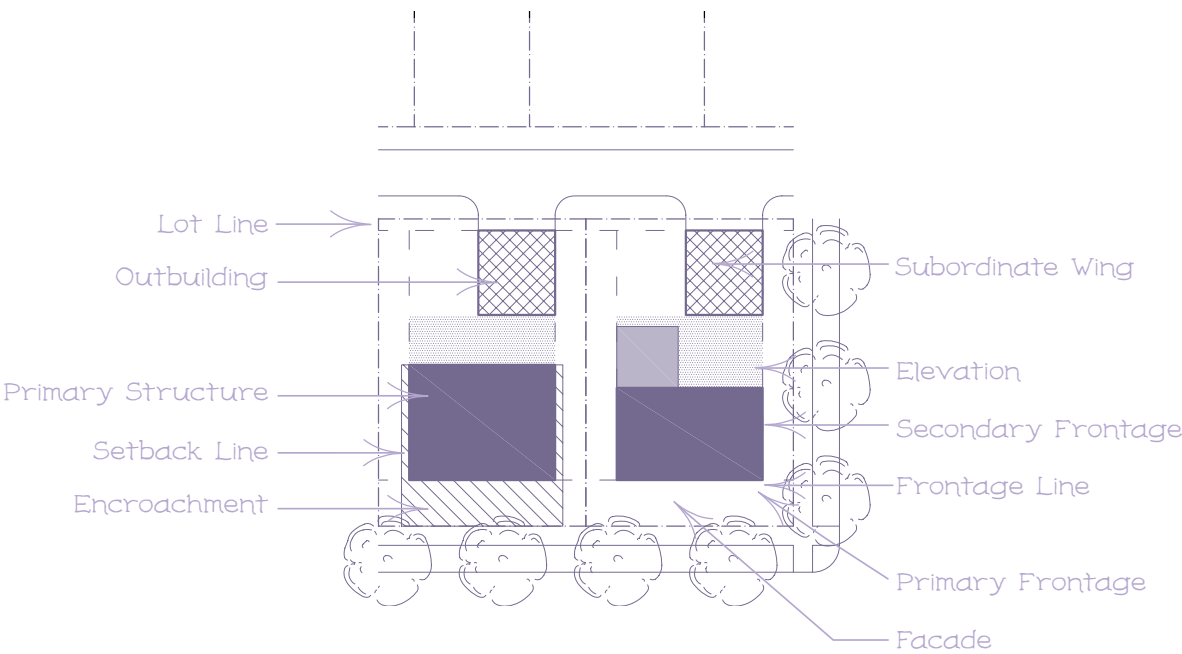


T2	NEIGHBORHOOD EDGE	T3	NEIGHBORHOOD GENERAL	T4	NEIGHBORHOOD CENTER	T5	TOWN CENTER
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<p>This is a rural residential fabric.</p> <ul style="list-style-type: none"><li>• Housing is exclusively in all yard buildings.</li><li>• Non-residential uses are limited to special recreational or civic uses, relating to adjacent forests or waterfront.</li><li>• The thoroughfares are roads with soft edges and no curbs. Variable parking is accommodated on the roadside.</li><li>• Open space is organized into parkways.</li></ul>	<p>This is the most widespread urban fabric, with a mixture of housing and limited non-residential uses.</p> <ul style="list-style-type: none"><li>• Non-residential uses are limited to special recreational or civic uses, relating to adjacent forests or waterfront.</li><li>• Housing is typically in all yard buildings with outbuildings in the rear.</li><li>• The thoroughfares are streets or roads with or without curb, and variable parking.</li><li>• Open space is organized into parks and playgrounds.</li></ul>	<p>This is a social, mixed use hub within walking distance of surrounding neighborhoods.</p> <ul style="list-style-type: none"><li>• Housing is in more dense rearyard and sideyard buildings, often combining upper floor residential with ground floor commercial.</li><li>• Commercial uses are in rearyard storefront buildings.</li><li>• Thoroughfares typically are streets and avenues with parallel parking. All buildings are served by alleys.</li><li>• Open space is organized into parks and squares.</li></ul>	<p>This is a higher density, mixed use center that may serve several neighborhoods.</p> <ul style="list-style-type: none"><li>• Housing is high density attached housing with ground floor commercial or multifamily buildings.</li><li>• Commercial uses are first floor storefronts in rearyard buildings or commercial-flex buildings.</li><li>• Thoroughfares are commercial streets with parallel or diagonal parking on both sides. The thoroughfares have wide sidewalks, aligned street tree plantings, and buildings set close to the frontages.</li><li>• Open space is organized into squares, plazas, and greens.</li></ul>
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BUILDING TYPES Estate	BUILDING TYPES Estate House/Dwelling Assembly Matrix Cottage Bungalow Court Flex Building/Six-Plex	BUILDING TYPES House/Dwelling Assembly Matrix Cottage Bungalow Court Rowhouse Live-Work Flex Building/Six-Plex	BUILDING TYPES Rowhouse Live-Work Courtyard Building Flex Building/Six-Plex
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URBAN STANDARDS

The Urban Standards are a matrix of text and diagrams that regulate those aspects of private buildings which affect the public realm. The Urban Standards vary according to the zoning categories of the transect. These categories are allocated on the Regulating Plan. The Building Types Summary defines the streetscape and the building use. In the Building Types, there is detailed information about buildings such as lot size, setbacks, encroachments and building height. The Street Frontage standards, defining streetscape, encourage the provision of certain building types and frontage elements which influence social behavior.

DEFINITIONS

**Outbuilding:** A building located on a lot, which it shares with a primary building. It may be accessed from an alley or a front drive.

**Lot Line:** The boundary that legally and geometrically demarcates a lot.

**Frontage Line:** The line between a private lot and a primary thoroughfare or civic space.

**Frontage:** The privately held piece of land between the Facade of a building and the Frontage Line.

**Elevation:** An exterior wall of a building.

**Facade:** The exterior walls of a building that face a Frontage Line. Facades shall generally be built parallel to the principal frontage line.

**Building Disposition:** The manner in which a building sits on its site. Buildings shall be generally disposed in relation to the boundaries of their lots as specified in the building type diagrams. Setbacks, building configurations, encroachments, frontage types and building heights shall all comply with these diagrams as well.

**Primary Structure:** The main building on a lot, usually located toward the frontage.

**Cubic Feet:** The volume of the primary structure is defined by the length multiplied by the width multiplied by the height plus the volume within the attic roof line of the entire primary structure above grade. Subordinate building wings to the primary structure and open porches will not be calculated in the volume.

**Setback:** The mandatory minimum or

maximum distance between a frontage line and a facade, or the distance between a lot line and an elevation. Open porches, balconies, overhangs and ramps are usually exempt from setback requirements.

**Front Setback:** The distance between a frontage line and a facade. This distance is given as a minimum or as a requirement. Open porches, balconies, stoops, chimneys and bay windows are permitted to encroach into the front setback.

**Side Setback:** The distance between the side lot line and an elevation of the building with the exception of roof overhangs. This distance is given as a minimum. Open porches are not permitted to encroach on the side setback, except in the case of sideyard houses.

**Rear Setback:** The distance between the rear lot line and any portion of a principal building. This distance is given as a minimum. Outbuildings are permitted to encroach on the rear setback in lieu of any utility easement.

**Encroachment:** Any portion of the primary building (ex. porch, bay window, stoop) that projects into the setback line.

**ALLOWED USES**

For Town Center, Neighborhood Center, Neighborhood General, and Neighborhood Edge, permitted uses are included on the Permitted Uses page.

**URBAN PROVISIONS**

**Principal Building and Yard**

- Stoops, balconies, porches, and bay windows may encroach within front and corner lot side setbacks.
- Double frontage buildings shall have the required front setback along both frontages unless otherwise designated on the Regulating Plan.
- Buildings shall show no more than 2, 4, or 6 projecting corners to frontage.
- Front loaded garage doors shall be recessed from the primary building facade a minimum of 20 feet.
- Attached buildings on corner lots may move front setback forward or backward a maximum of 6 feet.
- Fences, garden walls, and hedges may be built on property lines or as a continuation of building walls.

**Principal Building Height**

- Height shall be measured from grade

elevation to eave line a maximum of 39 feet.

- Residential ground floors shall have a minimum height of 9 feet. Commercial ground floors shall have a minimum height of 12 feet.
- Structures such as, but not limited to, Observation Towers shall be allowed to reach an accessible height of 60 feet if all of the following conditions are met:
  1. Structure is constructed on other than residential lot.
  2. Structure has a footprint of 250 square feet or less.
  3. Structure is uninhabitable.
  4. Structure meets conditions for construction stated by local building codes and local fire officials.

Church steeples and other architectural features shall be allowed to reach a height of 100 feet from finished grade.

**Outbuilding**

- An outbuilding shall have a maximum of 625 habitable square feet with the exception of those on estate lots.
- Maximum outbuilding height shall be 22 feet measured to the eave with the exception of those on estate lots.
- Outbuildings with the narrowest end of the primary mass greater than 18 feet may not have a principal rafter bearing height higher than the eave of the principal building. This note takes precedent over typical maximum building height.
- Lodging and home occupational uses are permitted within an outbuilding if the activity is pursued by the property owner and the property owner is in residence in the primary dwelling. Accessory units cannot be rented to businesses.
- Only one habitable accessory structure with a kitchen is permitted per residential lot.

**Parking**

- Parking shall be 2 spaces per principle dwelling unit; 1 per apartment unit; and 1 per every 400 square feet of commercial use.
- Required parking shall include on-street parking along the frontage.
- Front loaded driveways are permitted on lots with widths of 50 feet or greater.







R U R A L I T R A N S E C T I U R B A N

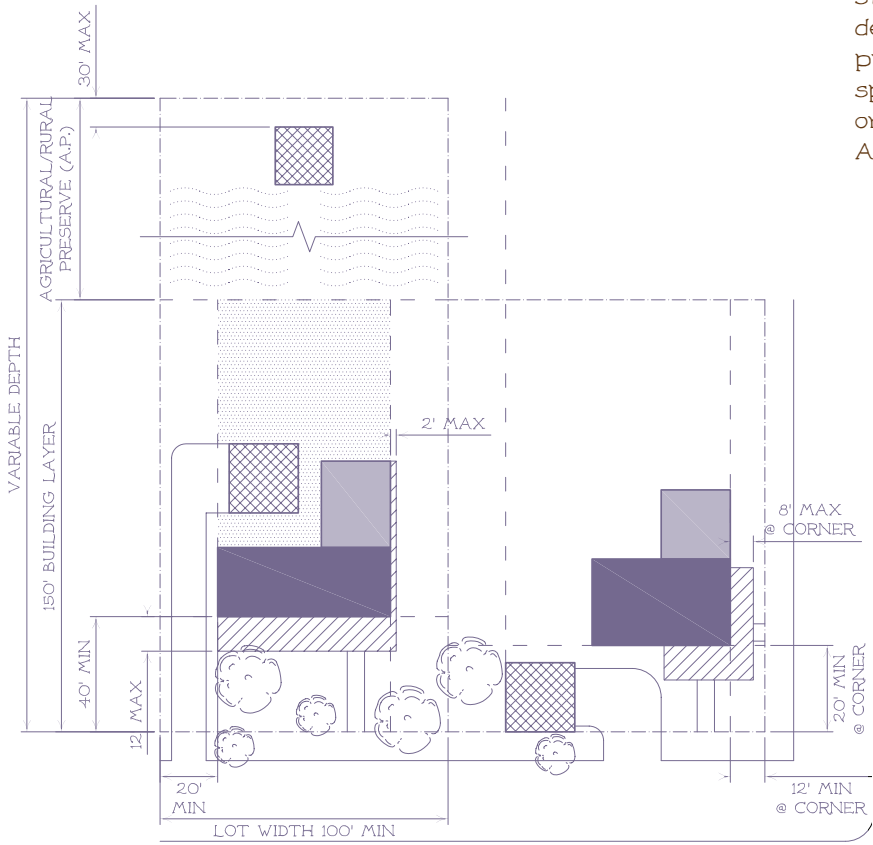
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NEIGHBORHOOD EDGE ~ T2:

Estate

An Estate is a large single-family dwelling on a large lot of rural character, often shared by one or more ancillary buildings. Outbuildings on the front help to define a presence on the street and backbuildings located to the rear help define a more private rear yard or agricultural preserve (A.P.) space. The agriculture preserve space will be either maintained by property owner or farmed as part of a Community Supported Agriculture (CSA).



Lot width x lot depth..... 100 ft. min. x  
variable depth  
Buildable Layer.....100 ft. min. x 150 ft. max.  
Lot coverage by roofs..... 20% max.  
Buildable Layer coverage by roofs..... 30% max.  
Cubic Feet.....50,000 cu. ft. max.

Setbacks

at building frontage.....40 ft. min.  
at building frontage (corner).....20 ft. min.  
at secondary frontage.....12 ft. min.  
at building side..... 20 ft. min. ea. side  
at building rear .....0 ft. min. from A.P.  
at outbuilding front .....0 ft. min.  
at outbuilding side.....20 ft. min. ea. side  
at outbuilding rear.....0 ft. min. from A.P.

\*One outbuilding with a footprint no greater than 1000 sq. ft. is allowed in A.P.

Building frontage at setback.....60% max

Encroachments

at building frontage.....12 ft. max.  
at building side..... 2 ft. max.

Height

of principal building.....2.5 stories max.  
of first floor above grade..... 3 ft. ~ 4.5 ft.  
of back building & outbuilding..... 2.5 stories  
max.

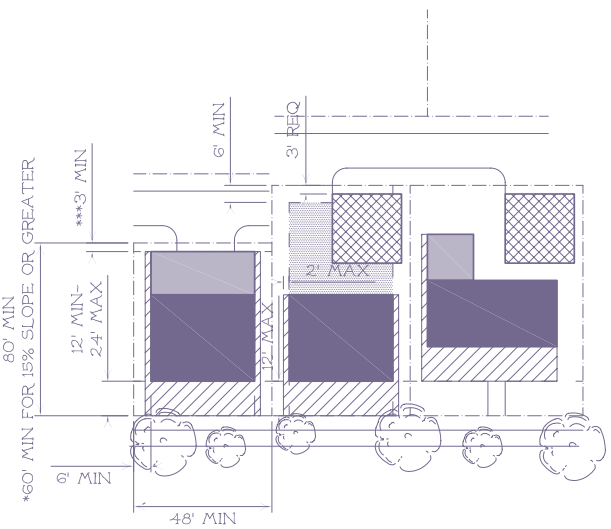
Street Frontage.....Common Yard, Outbuilding

NEIGHBORHOOD GENERAL ~ T3

NEIGHBORHOOD CENTER ~ T4

House / Six-Plex

A House is a single-family residence on its own lot. Garages and/or surface parking is generally provided in the rear yard and accessed from a lane. If a rear lane is not present front access is appropriate following the building. The House is an option to the Dwelling Assembly Matrix. A type of House is a Six-Plex. A Six-Plex allows for up to six stacked flats.



Lot width x lot depth.....48 ft. x 80 ft. min.\*  
\*60 ft. min. depth for 15% slope or greater  
Lot coverage by roofs..... 50% max.\*\*  
\*\*70% max. for 15% slope or greater  
Cubic feet.....45,000 cu. ft. max.

Setbacks

at building frontage.....12 ft. min., 24 ft. max.  
at building side.....6 ft. min. ea. side  
at building rear .....6 ft. min.\*\*  
at outbuilding front .....N/A  
at outbuilding side.....3 ft. min  
at outbuilding rear.....3 ft. req.  
\*\*\*at slopes of 15% or greater, setback is 3 ft.  
min.

Building frontage at setback.....75% max

Encroachments

at building frontage.....12 ft. max.  
at building side..... 2 ft. max.

Height

of principal building.....2.5 stories max.  
of first floor above grade..... 2.5 ft. ~ 4.5 ft.  
of back building & outbuilding.....2 stories  
max.

Street Frontage.....Primary Structure,  
Porch & Fence



NEIGHBORHOOD GENERAL ~ T3:

Dwelling Assembly System

The Dwelling Assembly System is an efficient and affordable solution for modular, prefabricated construction in wood, masonry or concrete. The system can be further developed in collaboration with specific manufacturers. Different House layouts can be achieved. Garages and/or surface parking is generally provided in the rear yard and accessed from a lane. If a rear lane is not present front access is appropriate following the building.

Lot width x lot depth.....	60 ft. x 110. ft min.
Lot coverage by roofs.....	50% max.
Cubic feet.....	50,000 cu. ft. max.

Setbacks

at building frontage.....	12 ft. min., 24 ft. max.
at building frontage (corner).....	12 ft.
at building side.....	6 ft. min. ea. side
at building rear.....	6 ft. min.
at outbuilding front.....	0 ft. min.
at outbuilding side.....	3 ft. min. ea. side
at outbuilding rear.....	3 ft. min.

Building frontage at setback.....	60% max
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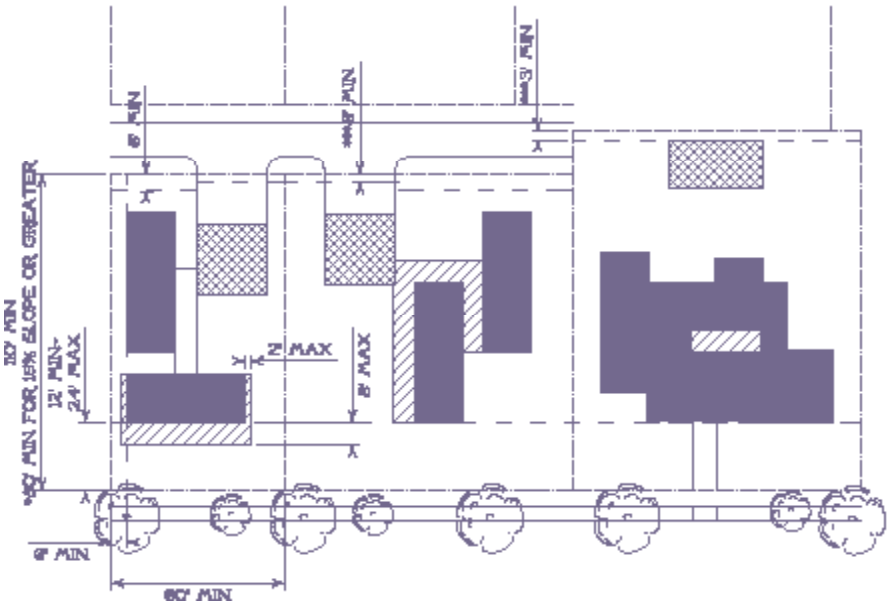
Encroachments

at building frontage.....	8 ft. max.
at building side.....	2 ft. max.

Height

of principal building.....	2 stories max.
of first floor above grade.....	2.5 ft. ~ 4.5 ft.
of back building & outbuilding.....	2 stories max.

Street Frontage.....	Primary Structure, Porch & Fence, Outbuilding, Wall
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NEIGHBORHOOD CENTER ~ T4:

Dwelling Assembly System

The advantages of this system are the number of modules which can be used in unlimited combinations, while keeping efficiency of production and reasonable budget. The wings can be combined and located on different sizes of lots creating a great variety of elevations and layouts, but keeping the elements constant. This gives the buyer multiple options for number of bedrooms, number of stories, and sizes of living and dining space, as well as the additional choices of diverse spaces like gardens, covered entries, foyers and terraces. The Dwelling Assembly Matrix is also environmentally responsible because the disposition of the modules on the lot, sunlight control, cross ventilation, roof configuration, and choice of materials can all be adjusted to respond to the environment.

Lot width x lot depth.....	48 ft. x 110 ft. min.*
	*80 ft. min. depth for 15% slope or greater
Lot coverage by roofs.....	50% max.**
	**70% max. for 15% slope or greater

Setbacks

at building frontage.....	0 ft. min., 8 ft. max.
at secondary frontage.....	8 ft. max.
at building side.....	3 ft. min. ea. side
at building rear.....	20 ft. min.***
at outbuilding front.....	N/A
at outbuilding side.....	3 ft. min
at outbuilding rear.....	3 ft. req.
	***at slopes of 15% or greater, setback is 3 ft.

Building frontage at setback.....	75% max
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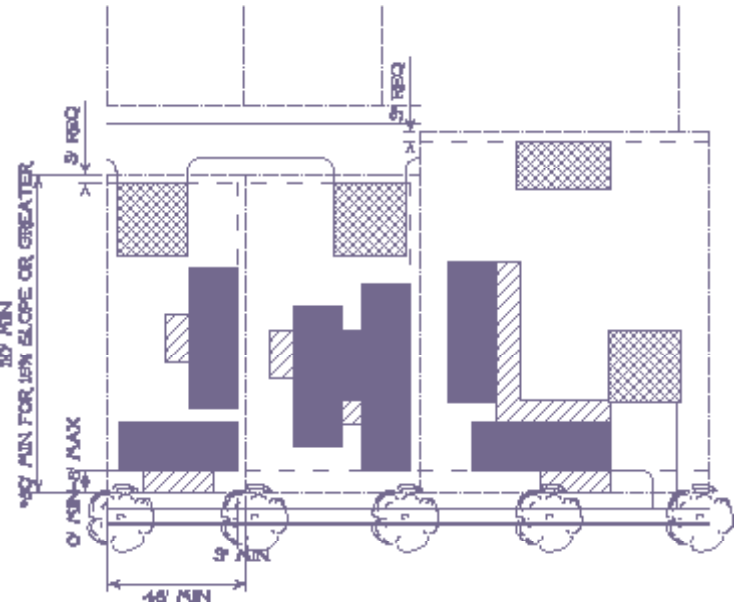
Encroachments

at building frontage.....	8 ft. max.
at building side.....	N/A

Height

of principal building.....	2 stories max.
of first floor above grade.....	2.5 ft. ~ 4.5 ft.
of back building & outbuilding.....	2 stories max.

Street Frontage.....	Primary Structure, Wall, Porch & Fence
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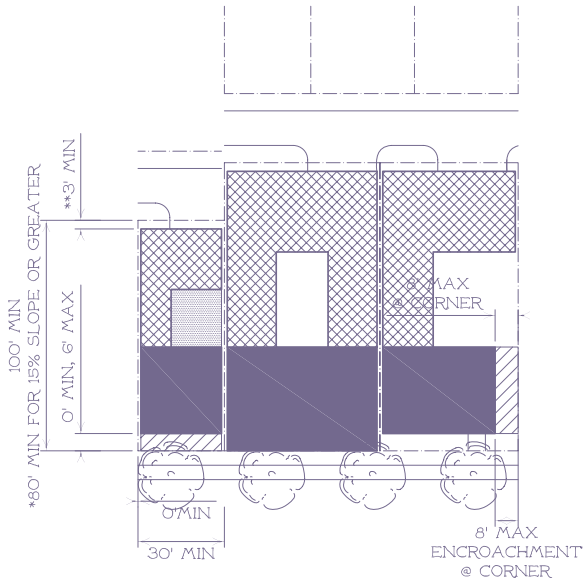




NEIGHBORHOOD CENTER ~ T5:

Courtyard Building

A Courtyard Building is a single-family or multi-family dwelling that tends to occupy the boundaries of its lot while internally defining one or more private patios. This type is generally found in more urban locations given its ability to shield the private realm from all sides, permitting proximity to incompatible activities. This flexible building type also accommodates the incorporation of live-work spaces.



Lot width x lot depth..... 30 ft. x 100. ft min.\*

\*80 ft. min. depth for 15% slope or greater

Lot coverage by roofs..... 70% max.

Setbacks

at building frontage.....0 ft. min., 8 ft. max.

at secondary frontage.....8 ft. max.

at building side..... 0 ft. min. ea. side

at building rear.....30 ft. min.\*\*

at outbuilding front.....N/A

at outbuilding side.....N/A

at outbuilding rear.....N/A

\*\*at slopes of 15% or greater, setback is 3 ft. min.

Building frontage at setback.....100% max

Encroachments

at building frontage.....6 ft. max., 10 ft. max.

at second story

at building side..... N/A

Height

of principal building.....3 stories max.

of first floor above grade.....1.5 ft. ~ 4.5 ft.

\*\*\*of first floor with retail/commercial....0 ft.

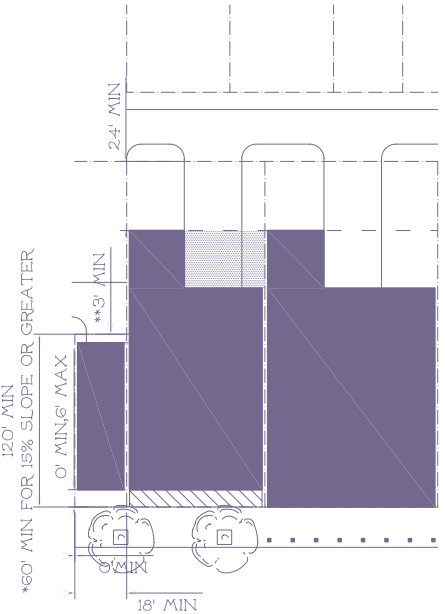
of back building & outbuilding.....1.5 stories max.

Street Frontage.....Primary Structure, Stoop

TOWN CENTER ~ T5:

Flex Building / Six-Plex

A Flex Building is a rear or side-yard, fully mixed-use, commercial, or multifamily building type. Parking is accommodated in the rear, on the street, or within a common parking area. A type of Flex Building is a Six-Plex. A Six-Plex allows for up to six stacked flats.



Lot width x lot depth..... 18 ft. x 80 ft. min.\*

\*60 ft. min. for 15% slope or greater

Lot coverage by roofs..... 80% max.

Setbacks

at building frontage.....0 ft. min., 6 ft. max.

note: setback shall be 0 ft. with arcade

at building side..... 0 ft. min. ea. side

at building rear.....24 ft. min.\*\*

at outbuilding front.....N/A

at outbuilding side.....N/A

at outbuilding rear.....N/A

\*\*at slopes of 15% or greater, setback is 3 ft. min.

Building frontage at setback.....80% min,  
100% max.

Encroachments

at building frontage.....12 ft. max.

\*arcades shall be 12 ft.

at building side..... N/A

Height

of principal building.....5 stories max.

of first floor above grade..... 0 ft.

of back building & outbuilding.....N/A

Street Frontage.....Primary Structure, Gallery &  
Arcade, Shopfront & Awning, Forecourt



Permitted Uses

Rural Preserve (T1)

Permitted Uses

(A) Tree farm, timber area, or forest management area.

(B) Horticultural nursery including the sale of plants, trees, bushes, and shrubbery.

(C) Farm or establishment for the growing, care, and harvesting of field crops and vegetables, but not including processing and packing of such products nor the commercial raising, care and processing of poultry, swine, cattle, goats, and sheep.

(D) Public park, playground, or other public outdoor recreation facility.

(E) Church, synagogue, temple, and other places of worship provided that such use is housed in a permanent structure.

(F) Fire stations and other public emergency service facilities.

(G) A temporary office and/or storage building during a project involving construction but not to be used as a dwelling with the removal of same within 30 days upon project completion.

(H) Public utility facility including substation, switching station, telephone exchange, pump station, water tower, or fire tower.

Neighborhood Edge (T2)

Permitted Uses

Single Family, duplex, institutional and civic uses.

The following additional use shall be permitted:

(A) Horses for private use may be permitted in any Neighborhood Edge Condition, provided that the lot shall have a minimum width of one hundred (100') feet and a minimum area of two and three-quarters (2.75) acres

for the first one and two horses approved for the lot, plus an additional one-half (1/2) acre for each additional horse approved for the lot. Lots originally plat- ted less than two and three-quarters (2.75) acres may not be combined for the purpose of meeting the minimum area requirements set forth herein.

Neighborhood General (T3)

Permitted Uses

Single family, duplexes, institutional, civic uses.

Neighborhood Center (T4)

Permitted Uses

Single family, duplexes, multi-family, institutional and civic facilities, and conditional uses of Bed and Breakfast, neighborhood inn/lodge, restaurant/bar and general store.

Town Center (T5)

Permitted Uses

Mews single family, multi family, institutional, civic uses and commercial.

The following additional uses shall be permitted in the Town Center Commercial District:

(A) Retail business involving the display and sale of merchandise inside stores only, provided, however, that agricultural products may be displayed and sold outside. Permitted retail businesses specifically include and may be similar to:

- a. Antique store
- b. Art supply store / Art Gallery
- c. Book, magazine, newspaper shop
- d. Candy store
- e. Clothing store
- f. Drug store or pharmacy

- g. Florist shop
- h. Fruit, nut and/or vegetable store
- i. Gift or curio shop
- j. Grocery store
- k. Hardware store
- l. Package liquor store

(B) Business involving the rendering of a personal service or the repair and servicing of small equipment specifically including, but not limited to:

- a. Bank, savings and loan associations, credit unions, personal loan agencies, and branches.
- b. Barber shop, beauty shop, or combination thereof.
- c. Bicycle repair and sales shop
- d. Dry cleaning self-service and/or laundry self-service facility.
- e. Insurance agency
- f. Jewelry and watch repair shop
- g. Medical, dental, or chiropractic office, clinic, and/or laboratory.
- h. Office for government, business, professional, or general purpose, such as a post office, fire station, and/or police station.

- i. Real estate agency
- j. School

(C) Private or semi-private club, lodge, union hall, or social center.

(D) Church, synagogue, temple, and other places of worship provided that such use is housed in a permanent structure.

(E) Off-street commercial parking lot

(F) Publicly owned and operated building, facility, or land.

(G) Farmers' Market

(H) Communal gardens/farm

(I) A temporary office and/or storage building during a project

involving construction but not to be used as a dwelling with the removal of same within 30 days upon project completion.

(J) Public utility facility including substation, switching station, telephone exchange, pump station, water tower, or fire tower.

(K) Bakery provided that goods baked on the premises are primarily sold at retail only.

(L) Contractor's office provided there is no storage of construction vehicles, equipment, or materials on the premises.

(M) Delicatessen, restaurant, soda fountain or other eating and/or drinking establishments (i.e., bar); provided all lights or lighting arrangements used for purposes of advertising or night operations are directed away from adjoining or nearby residential properties.

(N) Dry cleaning or laundry pickup agency provided that any laundering, cleaning, or pressing done on the premises involves only articles delivered to the premises by individual customers.

(O) Meat, fish, and/or poultry shop provided that no slaughtering be permitted.

(P) Pet shop or pet grooming establishment, provided all animals are housed within the principal buildings so that no sound is perceptible beyond the premises.

(Q) Bed and Breakfast, neighborhood lodge and inn

(R) Boat docks, marina, boat storage, dry stack boat storage, boat maintenance and repair, boat sales, fuel and oil sales, fuel tank, ship store, general store (these uses are only approved in the marina village area).

(S) Customary home occupation.