

VILLAGE OF BARTLETT: DOWNTOWN ZONING OVERLAY



ADOPTED NOVEMBER 19, 2019

Village of Bartlett

FUNDED BY

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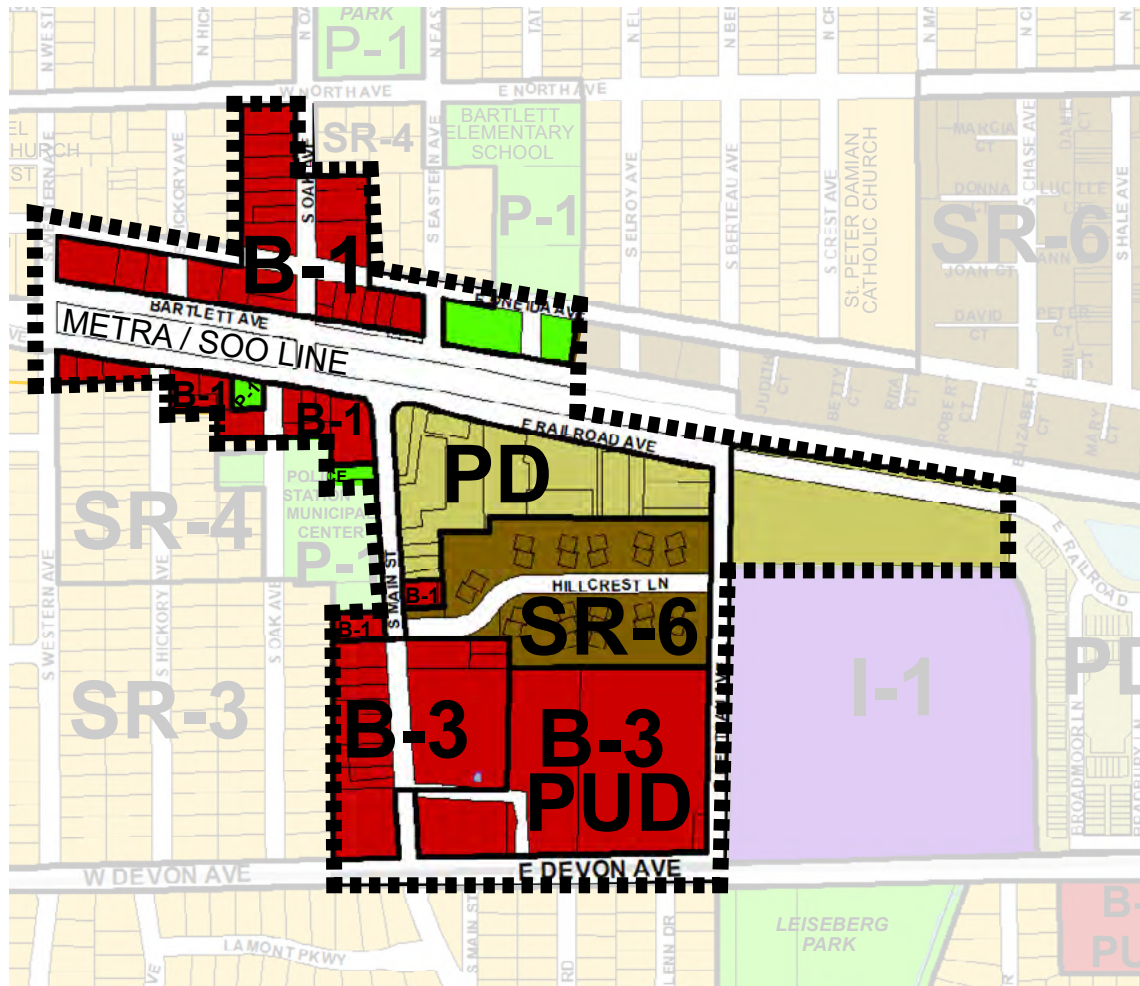
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KEY

Base Zoning Districts provided here for information only.
Refer to the village zoning map for districts:

- B ZONING DISTRICT
- SR-6 ZONING DISTRICT
- P-1 ZONING DISTRICT
- PD: PLANNED DEVELOPMENT
- LIMITS OF DOWNTOWN OVERLAY



Limits of Downtown Overlay with Existing Zoning. Overlay limits will be applied to zoning map and will not be included in the overlay article.

CHAPTER 9, ARTICLE C

10-9C-1. ESTABLISHMENT OF OVERLAY AND SUBAREAS

The following applies to the areas designated on the Village zoning map as within the downtown overlay.

A. INTENT

The downtown overlay is intended to implement the vision of the Village of Bartlett Downtown TOD Plan, including but not limited to maintaining the scale and character of the village and specifically the downtown, with the goal of incorporating new walkable, connected, mixed-use development that establishes a sense of place in the downtown area.

B. PURPOSE

This overlay is established to define the building form and design standards within the downtown area in conjunction with the underlying zoning districts.

1. The underlying zoning districts establish the use regulations.
2. The downtown overlay establishes the building form, design, and other site development standards.

C. SUBAREAS

The following subareas are established for use with the downtown overlay regulations:

1. **Subarea 1: Downtown Core.** The downtown core for the village is intended to continue the character of the traditional buildings along Bartlett Avenue north of the railroad tracks and the character of the new development on Main Street just south of the station, prioritizing walkability and a mix of uses.
2. **Subarea 2: Downtown Edge.** The downtown edge for the village is intended to transition between the core and the residential neighborhoods adjacent to downtown, reflecting many characteristics of residential houses, such as pitched roofs and landscape yards, yet allowing for redevelopment at an appropriate scale.
3. **Subarea 3: Downtown Residential.** The downtown residential subarea is intended to allow a mix of residential buildings, including small apartment buildings, larger residential buildings, and townhouses.
4. **Subarea 4: Commercial Corridor.** The commercial corridor subarea is located adjacent to Devon Avenue and is intended to allow for a mix of commercial, mixed-use, with residential or office

buildings with both easy pedestrian and vehicular access.

D. REGULATING MAP

Refer to the regulating map in [Figure 1](#).

1. **Subarea Boundaries.** The regulating map defines the boundaries of the overlay subareas.
2. **Master Plan Area.** The master plan area addresses the development of larger parcels with regulations associated with block size, new streets (public or private), and small civic spaces.
3. **Primary Streets Designations.** Primary streets are identified on the regulating maps. The front lot line and primary frontages are determined by the primary street designation. Some building regulations are specific to these frontages. For example, these designations prioritize the street frontages for locating the front facade of the building and limit vehicular access to parking off these streets.
 - a. Non-Primary Streets. All streets not designated as primary streets on the regulating map are non-primary, unless otherwise stated.
 - b. Master Plan Site Primary Streets. For areas designated on the regulating map for a master plan, refer to [Sec.10-9C-6](#) for regulations for designating new primary streets in these developments.
 - c. Two Primary Streets. When multiple primary streets abut a parcel, the Zoning Administrator shall determine which frontages shall serve as the primary, unless otherwise specified. A minimum of 50 percent of lot frontage is required to be treated as primary frontage.
 - d. Civic Space. Frontages on civic open space shown on the regulating map or provided on a master plan site, or otherwise determined by the Zoning Administrator shall be treated as primary frontages.
 - e. Other Public Ways. Frontages on other public ways, such as pedestrianways or bicycle ways, may be treated as primary frontages, as determined by the Zoning Administrator.

10-9C-1. Establishment of Overlay and Subareas Intent

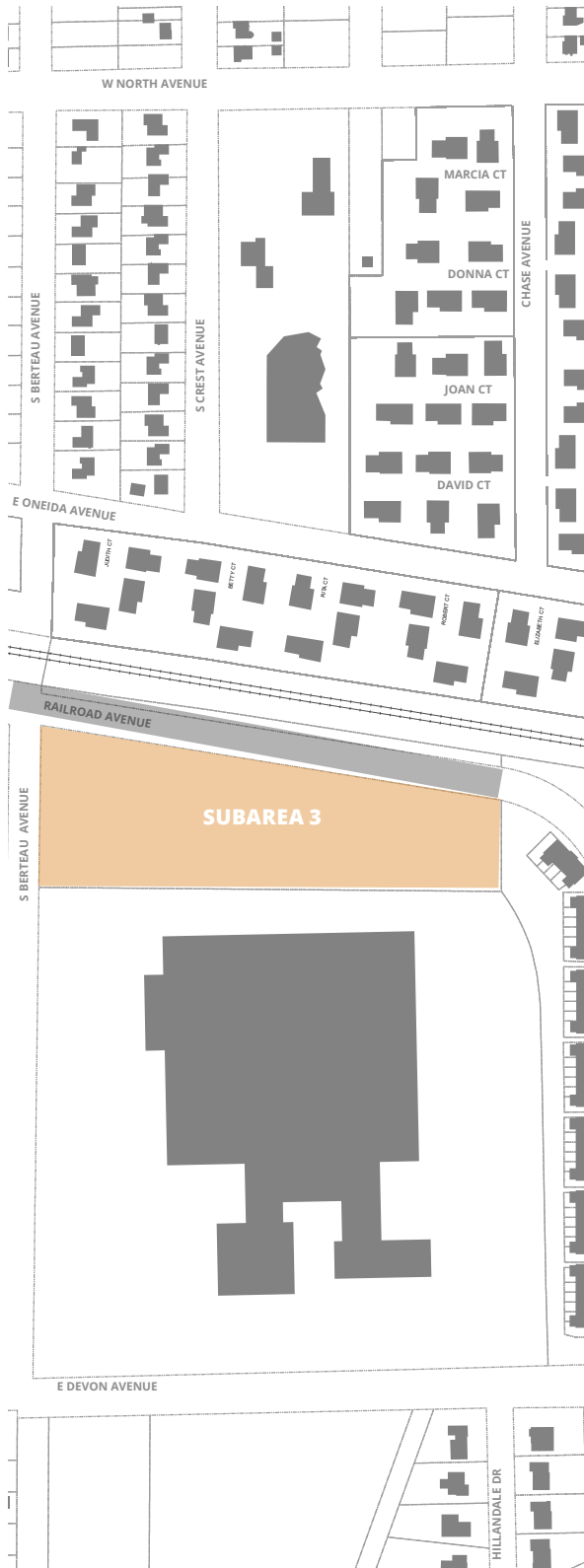


Figure 1. Regulating Map

10-9C-1. Establishment of Overlay and Subareas Illustrative images

E. ILLUSTRATIVE IMAGES

The following images provide conceptual illustrations of the types of buildings generally intended for each subarea. All potential building designs are not illustrated. Further, some aspects of these images may not be in compliance with the code.



SUBAREA 1: ILLUSTRATIVE BUILDINGS

10-9C-1. Establishment of Overlay and Subareas
Illustrative images



SUBAREA 2: ILLUSTRATIVE BUILDINGS

SUBAREA 3: ILLUSTRATIVE BUILDINGS



SUBAREA 4: ILLUSTRATIVE BUILDINGS

10-9C-2. ADMINISTRATION AND EXCEPTIONS

Refer to Chapter 13 for Administration and enforcement. The following additional regulations apply.

A. PRE-SUBMITTAL CONFERENCE

A conference is required with the Zoning Administrator for any development or redevelopment within the downtown overlay. The Zoning Administrator may require additional applicable staff in attendance.

B. PLANNED UNIT DEVELOPMENT

The planned unit development district is not permitted for new development within the downtown overlay. Existing approved planned unit developments and planned developments will continue to be enforced, unless the owner submits a new application.

C. MINOR DESIGN EXCEPTIONS

A set of minor design exceptions from the regulations are defined and may be requested for approval by the Zoning Administrator during the administrative site plan review process.

1. **Application.** An application for any minor design exceptions shall accompany the associated administrative site plan application. A fee may apply per Sec. 10-13-11. The application shall define the requested exception, reference the applicable code section, and provide supporting material for approval.
2. **Conditions.** Exceptions, outlined below, are permitted under the following conditions:
 - a. The exception fulfills the intent defined for this article. Refer to [Sec. 10-9C-1.A.](#)
 - b. The resulting form is consistent or compatible with the surrounding context and the vision defined in the comprehensive plan, downtown TOD plan, and other planning documents approved by the village.
3. **Permitted Minor Design Exceptions.** The following are permitted minor design exceptions, if the above conditions are met.
 - a. The location of the building within up to 3 feet from any minimum yard requirement or build-to district width/location.
 - b. Up to 10 percent decrease in front lot line coverage.
 - c. Additional height of any story up to 2 feet, as long as the overall building height does not

10-9C-2. Administration and Exceptions

Major Design Exceptions

exceed the allowable height of all floors at their maximum permitted height.

- d. Up to 10 percent decrease in transparency or a 10 percent increase in blank wall limitation for corner side facades.
- e. A reduction of up to 5 percent in major material.
- f. Additional minor design exceptions are noted throughout this Article 10-9C.

D. MAJOR DESIGN EXCEPTIONS

Major design exception to any of the overlay regulations may be approved through the Site Plan Review process as follows:

1. **Application.** An application for any major design exceptions shall accompany the associated Site Plan Review application. A fee may apply per Sec. 10-13-11. The application shall define the requested exception, reference the applicable code section, and provide supporting material for approval.
2. **Determination of Review Process.** The Zoning Administrator shall determine what portion, if any, of the application may be reviewed with an Administrative Site Plan review and what portion requires Site Plan Review.
3. **Approval.** Approval of the major design exception must be obtained by:
 - a. Review by the Zoning Administrator with recommendation for consideration by the Zoning Board of Appeals (ZBA).
 - b. The Zoning Board of Appeals (ZBA) may request additional information from the applicant and hear testimony of the applicant.
 - c. The Zoning Board of Appeals (ZBA) shall hold a public hearing, subject to any notification requirements per Sec. 10-13-10.
 - d. The Zoning Board of Appeals (ZBA) shall consider the application, the zoning ordinance, any testimony, any public comments, and additional facts to make a recommendation to the Village Board. .
 - e. The Village Board shall consider the application, the zoning ordinance, any testimony, any public comments, and additional facts to approve, approve with conditions, or disapprove the major design exception application.
4. **Conditions.** Major design exceptions allowed by this Article 10-9C are permitted under the following conditions and standards:
 - a. The exception fulfills the intent defined for this Article 10-9C of the zoning regulations. Refer to [Sec. 10-9C-1.A.](#)
5. **Specific Major Design Exceptions.** Major design exceptions may include:
 - a. **Existing Building Exceptions.** The following exceptions are permitted when applied to the renovation of an existing building(s):
 - (1) For renovation of existing buildings, the maximum front lot line coverage may be waived with an existing coverage of 60%; however, any expansion on the ground story shall contribute to the extension of the front lot line coverage.
 - (2) For renovation of existing buildings, the location of the building within up to 5 feet from any minimum yard requirement or build-to district width/location.
 - (3) For renovation of existing buildings, the minimum height of the ground story and upper story may be increased or decreased by up to two feet for existing stories.
 - (4) For renovation of existing buildings, other required dimensions may be modified up to five feet or 10 percent, whichever is less, unless otherwise modified by this section.
 - b. **Alternative Building Materials.** Alternative building materials may be approved in lieu of those defined [Sec. 10-9C-4](#). For approval, the following shall be met:
 - (1) Upon request, the Applicant shall submit samples and examples of the material installed in a similar building form located locally as determined by the Zoning

Administrator. The submittal shall be provided a minimum of 4 weeks prior to the review, to allow site visits to the location.

- (2) The submitted application meets the intent of the materials requirements and the material will maintain its structure, color, and appearance for a minimum period of 20 years with little or no maintenance.

c. Build-to Zone. A major design exception may be requested to move the building back beyond the build-to zone, provided the following applies:

- (1) The setback is intended to be treated as patio or landscape area.
- (2) The setback is not wider than 90 feet or deeper than 50 feet.
- (3) The setback is not adjacent to another approved exception with an extended front setback.

d. Other Major Design Exceptions.

- (1) Additional major design exceptions are noted throughout this Article 10-9C.
- (2) The applicant may request a major design exception for any regulations where no design exception is defined, provided the requested exception is consistent with the intent of these regulations.

10-9C-3. BUILDING REGULATIONS

The regulations of this [Sec. 10-9C-3](#) apply to all buildings in the downtown overlay.

A. GENERAL

- 1. Permanent Structures.** All buildings must be of permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise expressly stated in this section.
- 2. Accessory Structures.** Unless otherwise established in this article, accessory uses, buildings and structures are regulated in Chapter 3 of the zoning ordinance..
- 3. Treatment of Yards.** All yards, setbacks, and build-to zones must consist of landscape areas, patio space, or sidewalk space, unless parking areas and entrance drives are otherwise expressly stated.
 - a.** Where permitted as access to the lot by the building regulations, driveways may cross perpendicularly through the front or street side yards. Driveways may cross perpendicularly through the side and rear yards to connect to parking lots on adjacent lots.
 - b.** Side yard parking lots, where allowed, may not encroach into the front yard area or into the minimum required side setback.
 - c.** Minimum rear and side yard setbacks apply to parking lots located in the rear yard, unless otherwise stated.

10-9C-3. Building Regulations

Building Regulations by Subarea

B. BUILDING REGULATIONS BY SUBAREA

The following tables define the building regulations within the downtown overlay. See [Sec. 10-9C-7](#) for an explanation of key measurements and the general site and building design requirements in [Sec. 10-9C-5](#), and [Sec. 10-9C-4](#), respectively.

SUBAREAS				
	1: DOWNTOWN CORE	2: DOWNTOWN EDGE	3: DOWNTOWN RESIDENTIAL	4: CORRIDOR COMMERCIAL

C. BUILDING & PARKING SITING SEE FIGURE 2.

1	Primary Frontage Build-to Zone (feet)	0 – 15	10 – 30	12 – 30	5 – 20
2	Minimum Primary Frontage Coverage (%)	90[1]	50 [2]	80 [2]	60 [2]
3	Other Frontage Build-to Zone (feet)	0 – 15 [3]	5 – 30	7.5 – 15	5 – 20
4	Build-to Zone Treatment per Sec. 10-9C-5.C	Streetscape A	Streetscape A or B	Streetscape B	Streetscape B
5	Minimum Side Setback (feet) Minimum Space between Buildings on a Lot(feet)	0; 7.5 when abutting other subarea 0 or 10 min.	10 12.5	7.5 12.5	7.5 0 or 10 min.
6	Minimum Rear Setback (feet)	Abutting SR districts: 7.5 for parking and 25 for building Abutting a street or other subarea: 10 for parking and building			
7	Maximum Building Width along any Street	none required	150 [4] [5]	350 [5]	none required
8	Surface Parking & Loading Location	Rear and limited side yard [6][7]	Rear and limited side yard [6][7]	Rear yard [7]	Rear yard and side yard [7]
		Loading areas and garbage and recycling areas are allowed in rear yard only			
9	Structured Parking	Structured parking within principal building must be below ground floor or in the rear behind occupied buildings space at least 20 feet in depth. Detached accessory parking structures are allowed only in the rear yard and shall not extend beyond the building.			
10	Garage Access	Prohibited on primary frontage facades; on non-primary and side facades, must be set back a minimum of 30 feet from primary facade.			

D. HEIGHT SEE FIGURE 3.

1	Minimum Height (stories)	2	1	2	1
	Maximum Height (stories)	4	4	4	4
2	Required Upper Story Setback	Where SR districts exist abutting the parcel or across an alley from the parcel, any story over the second story or over 35 feet above grade shall be set back from the shared property line a minimum of 50 feet. See Figure 4 .			
3	Floor-to-Floor Height (feet)	12-18 ground story; 9 – 12 other stories	9 – 14 all stories	10 – 12 all stories	14-20 ground story; 9 – 14 other stories

E. USE SEE FIGURE 3.

4	Ground Story Permitted Uses	Any allowed use except residential	Any allowed use except residential	Any allowed use	Any allowed use except residential
	Upper Story Permitted Uses	Any allowed use			

[1] Limited side yard parking counts toward minimum primary frontage coverage.

[2] A courtyard, maximum 30% of the building width, may be incorporated and will count towards the minimum primary frontage coverage.

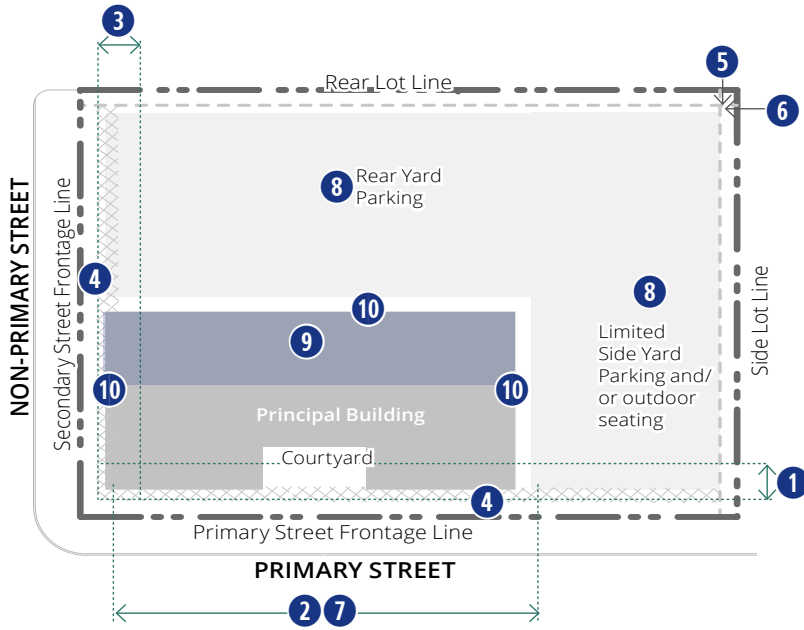
[3] A minimum streetscape area 12 feet deep from the back of curb towards the site is required. If this area extends into the lot, the build-to zone shall be measured from the edge of this minimum pedestrian area.

[4] Connections allowed between Subarea 2 buildings, maximum 1.5 stories, setback from front facade minimum 15 feet.

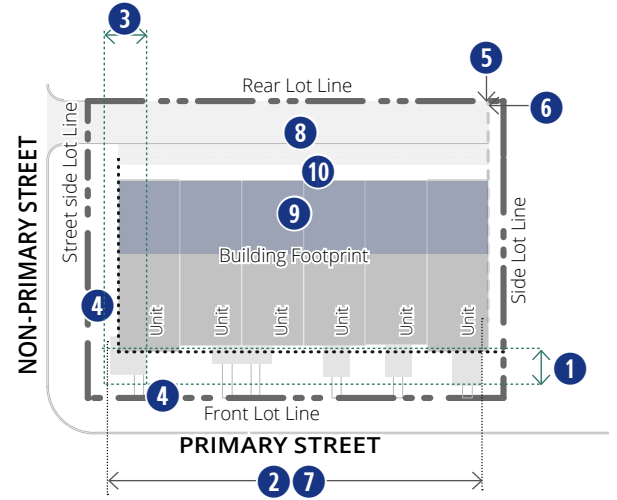
[5] For townhouses, rowhouses, and live-work units, a maximum width of 8 units and 150 feet, whichever is less, is allowed.

[6] Limited side yard parking is located in the interior side yard with up to one double-loaded aisle perpendicular to the street centerline.

[7] Rear parking shall not extend beyond the building.



Mixed-Use, Office, or Apartment Building



Rowhouse, Townhouse, Live-Work Building

Figure 2. Building & Parking Siting Diagram

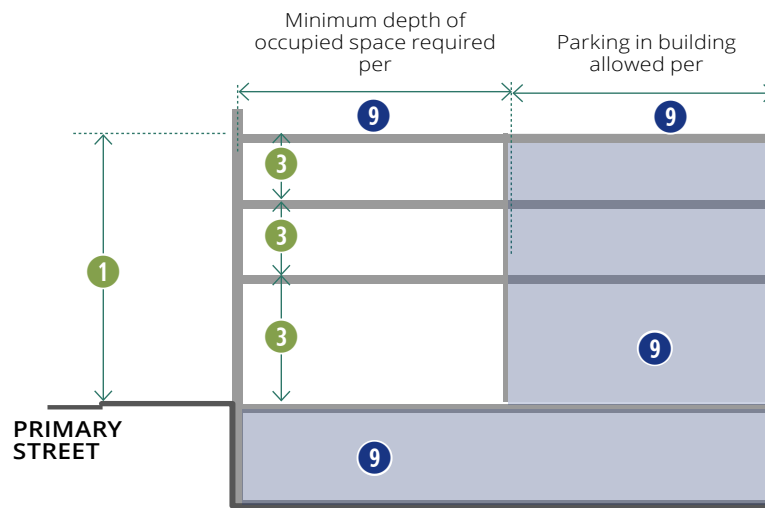


Figure 3. Height & Use Diagram

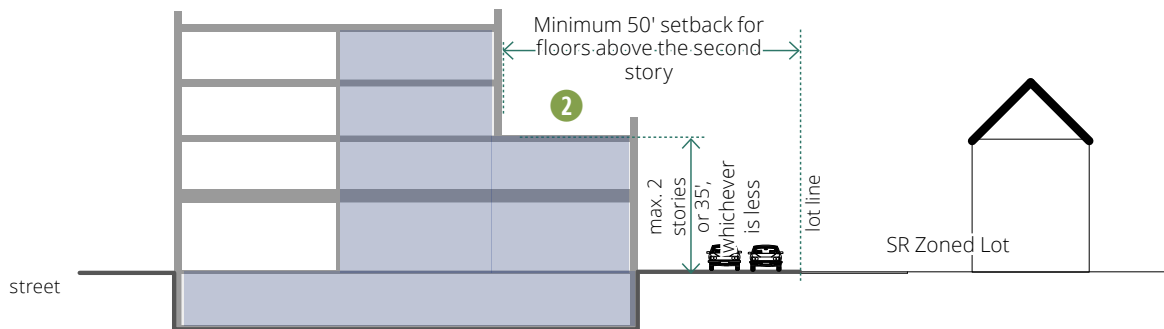


Figure 4. Upper Story Setback Diagram

10-9C-3. Building Regulations
Facade Requirements

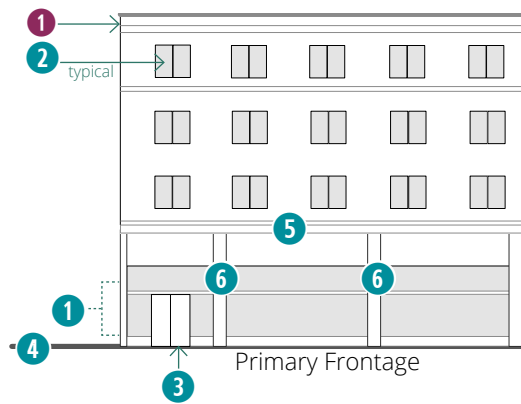
SUBAREAS			
1: DOWNTOWN CORE	2: DOWNTOWN EDGE	3: DOWNTOWN RESIDENTIAL	4: CORRIDOR COMMERCIAL

F. FACADE REQUIREMENTS

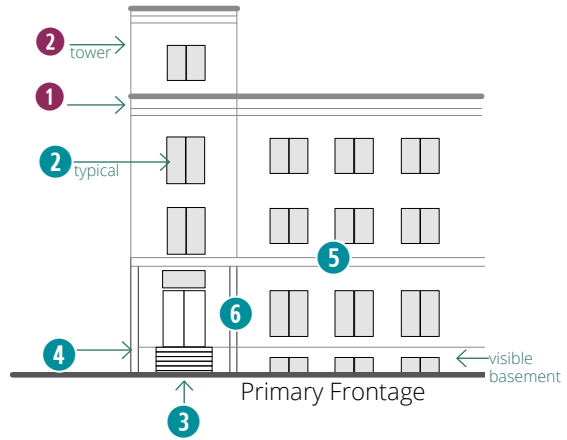
See [Figure 5](#).

1	Minimum Required Transparency per Ground Story on Primary Frontages (%)	65, as measured between 2 and 8 feet	Same as all other stories	Same as all other stories	65, as measured between 2 and 8 feet
2	Minimum Required Transparency per All Other Stories on Street Facade (%)	15, including any half stories or full floor height towers; and no 15-foot wide section, measured horizontally along the story, may be without transparency; and no rectangular segment measuring 30% or more of a story may be without transparency (refer to Sec. 10-9C-7 for measuring)			
3	Minimum Building Entrances on Primary Frontages	One entrance, then 1 required for every 70 feet of frontage	Minimum one principal entrance for buildings; one per unit for townhouses [1]		One entrance, then 1 required for every 120 feet of frontage
4	Ground Story Elevation on Grade	80% of ground story must be within 1.5 feet of adjacent sidewalk elevation	Within 2.5 feet of adjacent grade or between 2.5 feet and 5 feet with visible basement		80% of ground story must be within 1.5 feet of adjacent sidewalk elevation
5	Street Facade Horizontal Divisions with Shadow Line	Required within 3 feet of top of ground story on at least 80% of facade width	None required	Required within 3 feet of the top of any visible basement	Required within 3 feet of top of ground story on at least 80% of facade width for buildings over 1 story
6	Primary Frontage Vertical Divisions with Shadow Line	Minimum one for every 30 feet of facade width on ground story	Minimum one for every 120 feet of facade width		Minimum one for every 60 feet of facade width on ground story

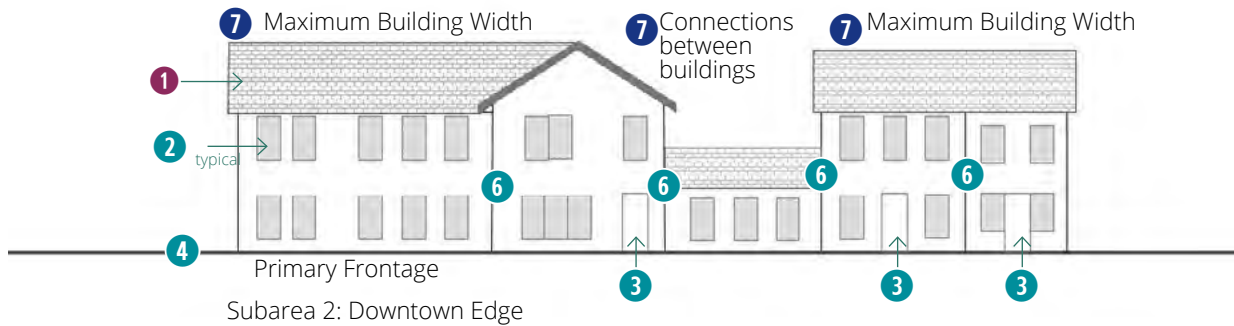
[1] For townhouse/rowhouse configurations, each unit must have an entrance on the primary street facade except, for every unit with an entrance on a primary street, one unit may front a courtyard, open space, or non-primary street. all units located in the build-to zone must have an entrance on the street.



Subarea 1: Downtown Core



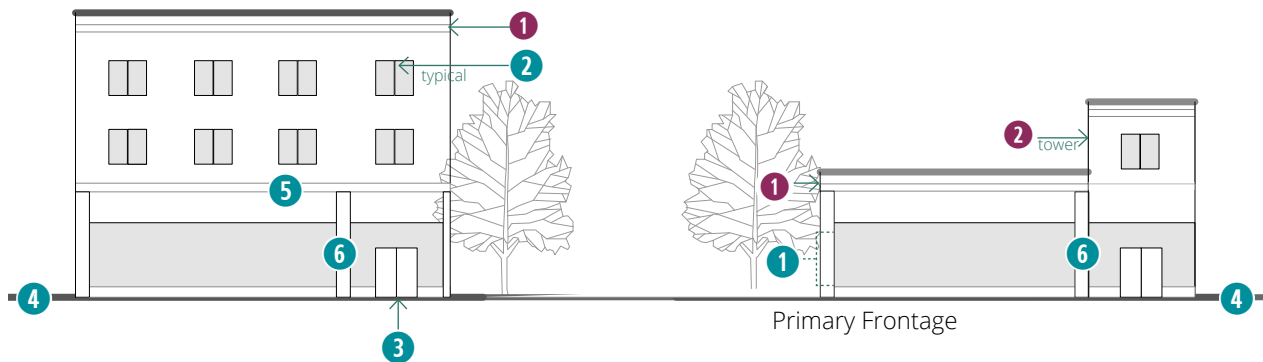
Subarea 3: Downtown Residential



Subarea 2: Downtown Edge



Subarea 2 and 3: Downtown Edge: Rowhouse/Townhouse Configurations



Subarea 4: Corridor Commercial

Figure 5. Facades Regulations

10-9C-3. Building Regulations

Cap Types

SUBAREAS			
1: DOWNTOWN CORE	2: DOWNTOWN EDGE	4: DOWNTOWN RESIDENTIAL	3: CORRIDOR COMMERCIAL

G. CAP TYPES

The major components of any roof shall meet one of the allowed cap type for the subarea. The cap design is required where the roof is visible from any street. Roofs for bay or bow windows, entrance canopies, and dormers are not required to meet a cap type. Refer to [Sec. 10-9C-4.P](#) for rooftop appurtenances.

1. General

1	Permitted Cap Types	Parapet, Pitched, Flat, or combination.
	Other Cap Types	Other cap types may be approved by major design exception per 10-9C-2 .
2	Habitable Space	Habitable space is not allowed in any cap except for pitched caps.
	Allowed Accessory Design Elements Mounted upon or Extending Above the Cap Type	Chimneys, skylights, flagpoles, and other similar design features must not extend more than 10 feet above the tallest part of the cap. Extensions above 10 feet require a major design exception per 10-9C-2 . Refer to 10-9C-4.P for necessary mechanical appurtenances and required screening.
	Terraces, green roofs, rooftop gardens, other outdoor rooftop facilities	Allowed on any roof, unless otherwise stated. Any permanently covered area is a story and when visible from any public way, the cover shall comply with a cap type. The tower may be applied to these outdoor areas.

2. Pitched Cap Type See [Figure 6](#).

3	Minimum Permitted Pitch (rise:run) Maximum Permitted Pitch (rise:run)	4:12 (rise:run); 3:12 second story or higher 14:12
4	Permitted Configurations	Hipped, gabled, and a combination of hips and gables with or without dormers are permitted. Gambrel roofs are permitted with the ridge perpendicular to the front lot line. Butterfly roofs (inverted gable roof) are not permitted.
	Ridge Line Parallel to the Primary Frontage	A gabled end or perpendicular ridge must occur at least every 100 feet of ridgeline.
5	Maximum Cap Height	Single story: no more than 1.5 times the height of the upper story 2 or more stories: no more than the height of the upper story

3. Parapet Cap Type See [Figure 7](#).

6	Parapet Height (feet)	Minimum 2; maximum 6, measured from the top of the uppermost story to the top of the parapet.
7	Horizontal Divisions	A shadow line must define the parapet from the upper stories of the building and must also define the top of the parapet, for at least 80% of the width of each facade

4. Flat Cap Type See [Figure 8](#).

8	Configuration	No visible slope from the street or public way with eaves required on along all street-facing facades.
9	Minimum Eave Depth (inches)	14, measured from the building facade to the outside edge of the eave
10	Minimum Eave Thickness (inches)	8, measured at the outside edge of the eave, from the bottom of the eave to the top of the eave
11	Interrupting Vertical Walls	One vertical wall may interrupt the eave and extend above the top of the eave with no discernible cap. No more than one-half of the primary frontage facade may consist of an interrupting vertical wall. Vertical walls may extend no more than 4 feet above the top of the eave.

5. Tower See [Figure 9](#).

12	Configuration	A tower is a vertical element, polygonal (simple), rectilinear, or cylindrical in plan. The tower is used in addition to the cap type of the building.
13	Maximum Tower Height	The equivalent of the height of one upper floor of the building to which the tower is applied, measured from the top of the parapet or eave to the top of the tower.
14	Maximum Tower Width	One-third the width of the facade length or 30 feet, whichever is less, as measured along all facades.
15	Tower Cap	Any allowable cap types for the subarea (parapet, pitched, flat).

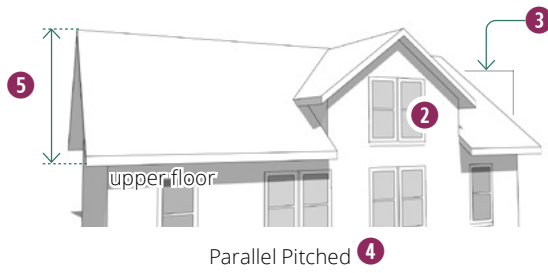
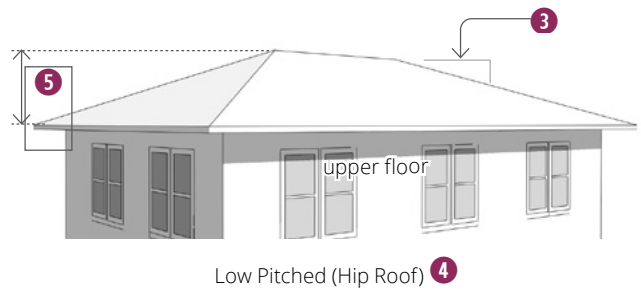
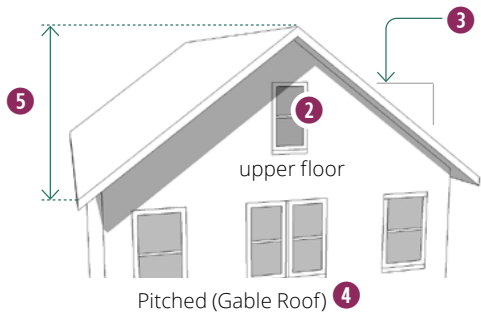


Figure 6. Pitched Caps

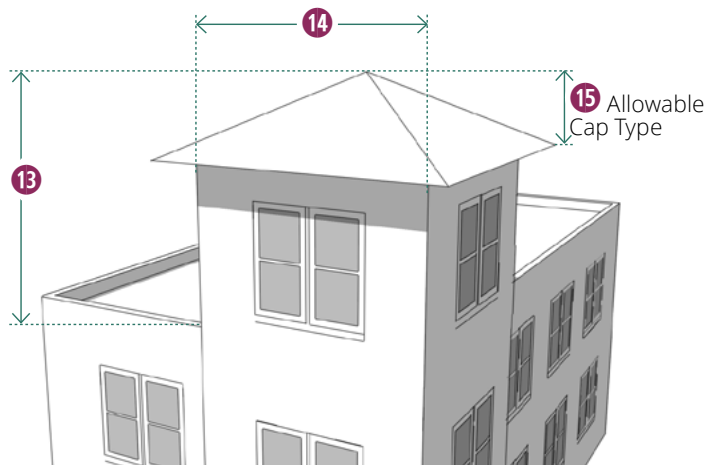
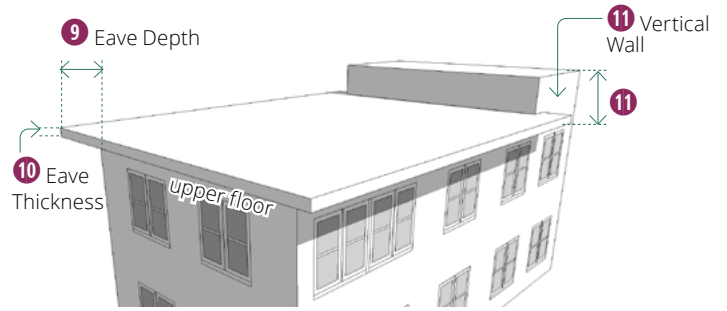
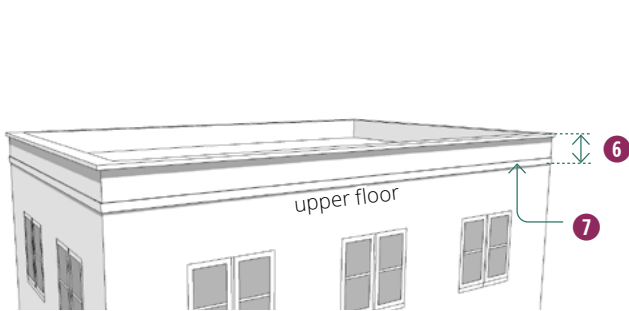


Figure 9. Tower 12

10-9C-4. Building Facade Design Intent

10-9C-4. BUILDING FACADE DESIGN

The following design requirements apply to all buildings in the downtown overlay, unless otherwise stated.

A. INTENT

The regulations of this section are intended to improve the physical quality of buildings, improve the long-term value and durability of buildings, enhance the pedestrian experience, and protect the character and scale of the downtown.

B. EXCEPTIONS

Materials that are not listed in this section for its proposed application as allowed major, minor, accent/detail, or roof materials, may not be installed on any facade or roof unless approved by a major design exception per [Sec. 10-9C-2.D.](#)

- 1. Materials Exception.** The major design exception may allow facade or roof materials that are not listed in this section if the applicant demonstrates the material in its proposed application meets the intent of the facade material standards.
- 2. Examples.** Samples and examples of successful high quality local installation and the manufacturer's warranty and industry ratings shall be provided by the applicant upon request.
- 3. Exceptions to Other Requirements.** Modifications to other design regulations in this article are eligible for a major design exceptions.

C. MAJOR FACADE MATERIALS

Allowed major facade materials are listed in [Table A.](#) Major materials are allowed on all facades, unless otherwise stated and are intended to serve as the primary surface material on street-facing and primary frontage facades. Prohibited materials are listed in [Table C.](#)

- 1. Simplicity of Surface Materials.** A minimum of 60 percent of each street-facing and primary frontage facades, not including window and door areas, shall be faced of a single facade material. On buildings longer than 120 feet, a minimum of 60 percent of each 90-foot length of facade, measured horizontally, shall be faced of a single facade material. See [Figure 10](#)
- 2. Side and Rear Facades.** Allowed Major Materials shall continue around the corner of a building from the street facade onto the side or rear facade for no less than 30 feet along the side or rear facade.
- 3. Color.** The paint or finish colors of any major materials requiring an applied finish shall be from an historic palette from any major paint manufacturer. Other colors may be utilized for details and accent materials.

D. MINOR FACADE MATERIALS

- 1. Maximum Minor Materials for Surface Areas.** A maximum of 35 percent of each facade surface, not including window and door areas, may be composed of minor facade materials per [Table B.](#) Prohibited materials are listed in [Table C.](#)

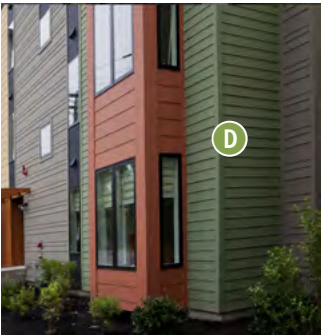
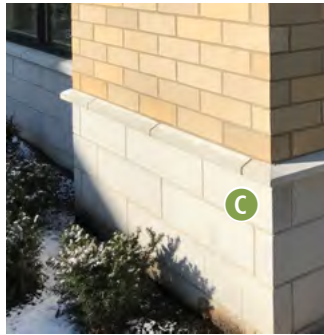
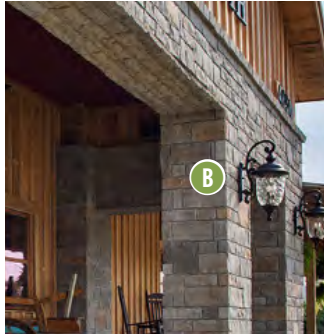


Figure 10. Example of Major, Minor, and Accent/Detail Materials on a Facade

TABLE A. ALLOWED MAJOR FACADE MATERIALS

MAJOR FACADE MATERIAL (alphabetical)	SUBAREAS			
	1: DOWNTOWN CORE	2: DOWNTOWN EDGE	4: DOWNTOWN RESIDENTIAL	3: CORRIDOR COMMERCIAL
A Brick full dimensional, unit, face brick	●	●	●	●
B Concrete Masonry Units architectural, minimum 3" depth, "artisan stone" look, varied sizes, (Eschelon Masonry or approved equal), "stone" face, "hewn stone", rock cut	●	●	●	●
D Fiber Cement Board panels, finished lap siding or shingles		●		●
Stone natural, units	●	●	●	●
E Wood painted, stained, or treated lap siding, shingles		●	Limited to townhouse / rowhouse buildings	

KEY: ● = allowed

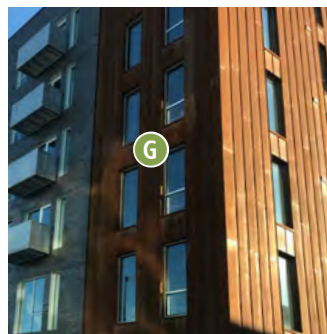
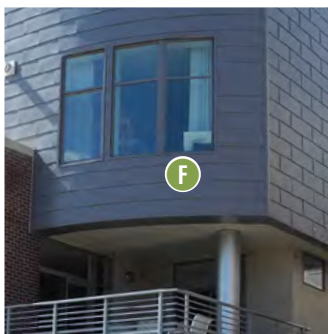


10-9C-4. Building Facade Design Intent

TABLE B. MINOR FACADE MATERIALS

All allowed major facade materials may be used for minor facade materials, unless otherwise listed as prohibited in [Table C](#).

MINOR FACADE MATERIAL (alphabetical)	Allowed on Buildings in these Subareas	Allowed Facades	Maximum Amount on each Facade
Brick economy size	All	Non-street facades only	100%
Brick thin, veneer	All	Non-street facades only	100%
Concrete Surfaces finished stained, painted, treated	All	All, below first floor	20%
Concrete Masonry Units minimum 3" depth, split-faced, or burnished/ ground face	All except Subarea 2	Non-street facades only	100%
Glass curtain wall	Subareas 1 and 3 only	All facades	20%
F Metal architectural panel system, not including aluminum composite materials (ACM) or panels (ACP)	All	All, except a major material is required at grade up to 2 feet and adjacent to entrances	30% on a 3-story building; 25% on a 4 story building
G Metal, Corten panels or panel systems, not ribbed or corrugated	All	All	20%
Stucco synthetic or with elastomeric finishes, EIFS	All	Only above 8 feet on all facades	40%
Stucco cement-based, 2- 3 layer hard coat	All	All	30% of street facade
Terra Cotta or Ceramic tiles or panels	All	All	20%
Vinyl Siding minimum 0.42 inches thick	Allowed only on townhouses in Subarea 3	All	60% of street facade, 100% on other facades
H Wood natural, aged lap siding, shingles, rainscreen system	All	All	20%
I Wood, Composite rainscreen system	All	All	30%



10-9C-4. Building Facade Design
Pitched Roof Materials

TABLE C. PROHIBITED MATERIALS

J	Concrete, Unfinished untreated, unstained, unpainted
	Fiberglass and Acrylic Panels all
K	Glass Block
L	Metal Sheets corrugated or ribbed sheets as siding, aluminum composite (ACM or ACP)
M	Plastic Panels all, including high-density polyethylene and polycarbonate panels
N	Stucco Mouldings or Synthetic Stucco Mouldings trim, sills, cornices, banding, columns, pilasters or other 3 dimensional details
	Wood Unfinished, untreated plywood and wood panels

2. **Accents and Details.** Additional materials are permitted for trim, accents, and details per [Table D](#), not included in the maximum surface area.

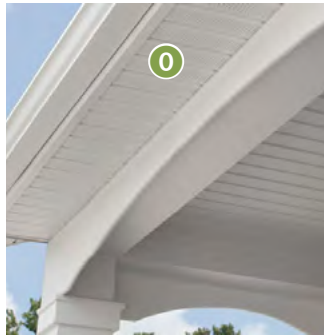
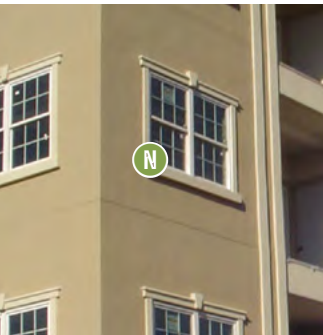
E. PITCHED ROOF MATERIALS

Allowed pitched roof materials include dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. Engineered wood or slate may be approved through the major design exception process with an approved sample and documented examples of successful, high quality local installations.

TABLE D. ALLOWED DETAIL & ACCENT MATERIALS (all facades)

All permitted major and minor facade materials may be used for details, trim, and accents.

O	Concrete Details precast stone ornamentation, lintels, sills, banding, columns, beams
	Fiber Cement Details trim, soffits
P	Metal Details trim, ornamentation, lintels, beams, columns
	Wood and Wood Composite Details painted/treated trim, soffits, other approved details
Q	Vinyl Details limited to soffits, window trim; minimum .04 inches thick



10-9C-4. Building Facade Design Materials Installation Quality

F. MATERIALS INSTALLATION QUALITY

- 1. Intent.** The intent of the materials installation quality requirements is to advance the quality of construction, durability, and aesthetics of new buildings, specifically related to application and detailing of facade materials.
- 2. Exception.** Modification to these material installation requirements may be approved through a minor design exception.
- 3. Changes in Material.** Changes in vertical surface materials for buildings shall meet the following standards:
- 4. Changes in Surface Materials.** Changes in surface materials, whether major materials or minor materials, shall occur only at concave corners, minimum 8" deep. Surface materials are materials intended to cover the facade surface (such as unit materials, siding, stucco, panels) and do not include detail materials, such as but not limited to cast stone for lintels or cornices, exposed metal beams, or any material used to create a shadow line. See [Figure 20](#).
- 5. Materials Hierarchy.** Unit materials shall be elevated from the face of the building above less detailed, surface materials. For example, stucco, as a constant surface material, shall be recessed behind a bricked surface. See [Figure 20](#) for an example, where Material A is brick, Material B metal panels, and Material C stucco.
- 6. Shadow Lines on Surfaces.** Shadow lines shall be created at changes in materials with solid materials of a thickness that is greater than 2 inches, such as cast stone, masonry, or stone. For example, cast stone pieces may be offset to create a shadow, where the convex corner of the piece is used to create the corner of the detail.
- 7. Appropriate Grade of Materials.** Except for townhouse or rowhouse buildings, all doors, windows, and hardware shall be of commercial grade quality.
- 8. Applique Materials.** Materials with thickness of less than 2.5 inches, including but not limited to stucco, shall not be used or formed to create shadow lines.
- 9. Stucco Installation.** Any stucco construction shall be of the highest installation quality, meeting the following criteria:
 - a. Jointing.** All stucco joints shall be aligned along the facade in the pattern shown on the elevations submitted for the site plan approval. Joints shall also align with the locations of windows and doors and other changes in

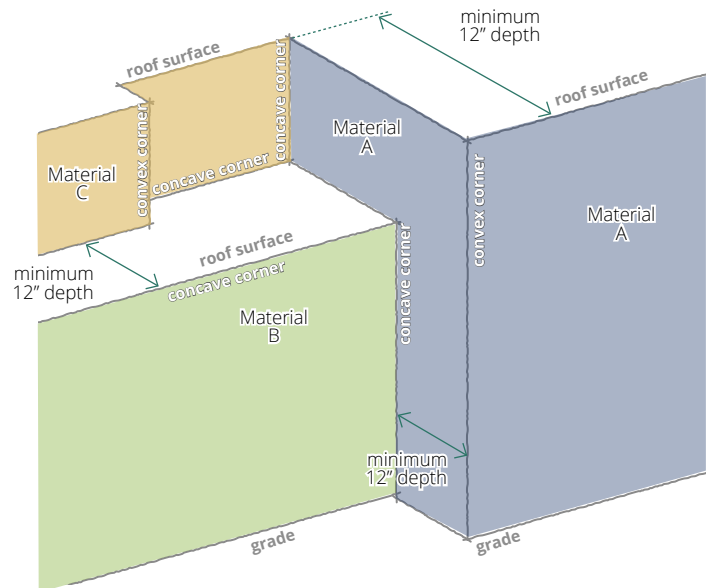


Figure 13. Diagram of Allowable Changes in Surface Materials

material.

- b. Construction.** The stucco wall assembly shall be indicated on the plans specifying stucco type and construction.



Figure 14. Vertically Oriented Windows with Expressed Lintels

G. WINDOWS

Windows on street and public way facades of all buildings shall be constructed consistent with the following requirements:

1. **Amount.** Each building shall meet the transparency requirements per the building regulations. See [Sec. 10-9C-3](#).
2. **Recessed.** All windows, with the exception of ground story storefront systems and glass curtain wall systems, shall be recessed with the glass a minimum of 2 inches back, measured from the facade surface material or adjacent trim.
3. **Vertically Oriented.** All windows shall be vertically oriented unless the flat cap type is used. When the flat cap type is used, horizontally oriented windows may be used for up to 30 percent of the total transparency area of each upper story.
4. **Visibility Through Glass.** Reflective glass and glass block are prohibited on street and public way facades. Windows shall meet the transmittance and reflectance factors established in the transparency definition (see [Sec. 10-9C-7.B.6](#)).
5. **Expressed Lintels.** For masonry construction, the expression of lintels shall be included above all windows and doors by a change in brick coursing or by a separate detail or element. See [Figure 14](#) for illustrations of expressed lintels.

H. SHUTTERS

When shutters, whether functional or not, are utilized on a street or public way facade of any building, the shutters shall meet the following requirements. See [Figure 15](#) for examples of shutters.

1. **Size.** All shutters shall be sized for the windows, so that, if the shutters were to be closed, they would not be too small for complete coverage of the window.
2. **Materials.** Shutters shall be wood, metal, or fiber cement. Other synthetic and engineered woods may be approved through a major design exception provided that the applicant submits a sample and examples of high quality, local installations of the material, located within 100 miles of the site.

I. AWNINGS, CANOPIES, & LIGHT SHELVES

Awnings, canopies, and light shelves on all buildings shall be constructed consistent with the requirements of this section. See [Figure 16](#) for examples of awnings.

1. **Encroachment.** Awnings, canopies, and light shelves shall not extend into a village right-of-way or easement except as otherwise approved by the



Inappropriately Scaled Shutters: **Not Permitted**



Appropriately Scaled Shutters: **Permitted**

Figure 15. Examples of Shutters

Image: North Knox Windows

10-9C-4. Building Facade Design

Balconies

village board.

- 2. Attached Awnings & Canopies.** Awnings and canopies that are attached to the building and could be removed shall meet the following standards:
- 3. Material.** All awnings and canopies shall be canvas or metal. Plastic awnings are prohibited. Other materials may be approved with a major design exception.
- 4. Shapes.** Waterfall or convex, dome, and elongated dome awnings are permitted only with an approved major design exception.
- 5. Lighting.** Backlit awnings are prohibited.
- 6. Structures.** Frames shall be metal and shall be wall mounted. Support poles from the ground are prohibited unless the awning is over 8 feet in depth and utilized for outdoor eating areas or entrances.
- 7. Multiple Awnings on the Facade.** When more than one awning is mounted on a facade, the awning types and colors shall be coordinated.
- 8. Canopies & Light Shelves.** Permanent canopies, projections, or overhangs used as architectural features, light shelves, or shading devices are permitted.
- 9. Clearance.** All portions of any awning, canopy, or light shelf shall provide at least 8 feet of clearance over any walkway and 15 feet of clearance over vehicular areas.
- 10. Signage.** Refer to [10-12-7.A](#) for signs on awnings and canopies.

J. BALCONIES

Balconies on a facade facing any street, courtyard, open space, or public way shall be consistent with the requirements of this subsection. See [Figure 17](#) for examples of balconies.

- 1. Definition.** For the purpose of this subsection, balconies shall include any roofed or un-roofed platform that projects from the wall of a building above grade that is enclosed only by a parapet or railing. This definition does not include false balconies, Juliet balconies, or balconettes.
- 2. Balconettes.** Sometimes referred to as Juliet balconies, balconettes are false balconies consisting of a rail and door, either without an outdoor platform or with an outdoor platform less than 18 inches in depth. Balconettes are permitted and do not count towards the maximum permitted amount of balcony on a street facade.
- 3. Size.** Balconies shall be a minimum of 4 feet deep



Metal Awning

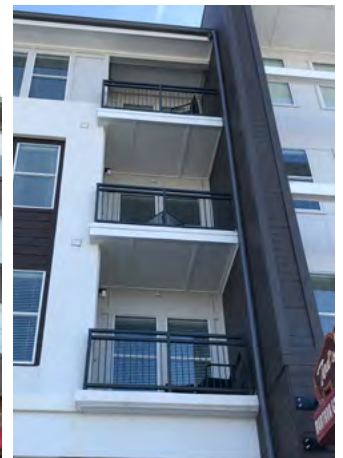


Canvas Awning

Figure 16. Examples of Awnings

and 5 feet wide.

4. **Integrated Design.** Balconies are intended to be integrated with the design of the facade, avoiding tacking the balconies onto the facade after the elevation has been designed.
 - a. A minimum of 50 percent of the perimeter of each balcony shall abut an exterior wall of the building, partially enclosing the balcony.
 - b. The balcony support structure shall be integrated with the building facade; separate columns or posts supporting any balcony from the ground are prohibited.
5. **Platform.** The balcony platform shall be at least 3 inches thick and any underside of a balcony that is visible from any public way shall be finished.
6. **Facade Coverage.** A maximum of 35 percent of the public way frontage facades, calculated separately for each facade, may be covered by balconies. The balcony area is calculated by drawing a rectangle around the following: the platform or floor of the balcony; any rails, walls, columns or indentations; and any ceiling, roof, or upper balcony.
7. **Build-to Zone Requirement.** The portion of the facade occupied by an upper story balcony is exempt from meeting the build-to zone requirement.
8. **Right-of-Way.** Balconies shall not extend into any right-of-way or easements except as otherwise approved by the village.



K. PRINCIPAL ENTRYWAY

See [Figure 18](#) for examples of defined principal entryways. Principal entrances to all buildings or units shall be clearly delineated through one or more of the following design features:

1. **Roof or Canopy.** The entryway is covered by a roof or canopy differentiating it from the overall building roof type.
2. **Porch.** The entryway is through a porch.
3. **Sidelights and Transom.** Sidelights or transom windows are included around the entryway.
4. **Extended Articulation.** The entryway is included in a separate bay of the building that extends up at least 2 stories.
5. **Other Design.** A design that does not meet the above standards may be approved with a major design exception if it is determined that the design adds emphasis and draws attention to the entryway.

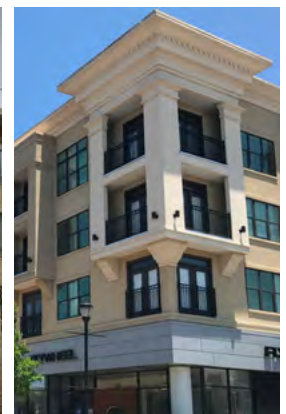


Figure 17. Examples of Balconies

10-9C-4. Building Facade Design

Building Articulation

L. BUILDING ARTICULATION

The following applies to all buildings. See [Figure 19](#) for examples of building facade variety and articulation of stories.

- 1. Building Facade Variety.** Buildings 120 feet in length or greater, as measured along any street or public way frontage shall fulfill the following requirements:
 - a. Increments.** Each public way facade shall be varied in segments less than or equal to 90 feet.
 - b. Requirements.** Each facade segment shall vary by at least 3 of the following:
 - (1) The type of dominant material or by color, scale, or orientation of that material;
 - (2) The proportion of recesses and projections within the build-to zone;
 - (3) The location of the entrance and window placement, unless storefronts are utilized;
 - (4) Roof type, plane, or material, unless otherwise stated in the building requirements;
 - (5) Building heights.
- 2. Articulation of Stories.** Stories shall be articulated on street and public way facing facades.
 - a. Fenestration.** Fenestration or window placement on street facades shall be organized by stories per the building regulations.
 - b. Shadow Lines.** Horizontal shadow lines and lintels over openings may be used to delineate stories with minimum shadow lines required per building regulations.
 - c. Mezzanines.** Mezzanines that fall within the range of floor to floor heights of the building regulations shall be articulated on the facade as a story and require separate calculation for transparency per [Sec. 10-9C-7.B.6. Tall Stories](#).
 - d. Taller Spaces.** Spaces exceeding the allowable floor to floor heights of the building regulations shall be articulated as multiple stories on the street facade.

M. ARCADE DESIGN

See [Figure 20](#) for an illustration of an arcade. The following requirements apply to arcades. An arcade is a covered pedestrian walkway within the recess of a ground story.

- 1. Depth.** An open-air public walkway shall be recessed from the principal facade of the building a minimum of 8 feet and a maximum of 15 feet.

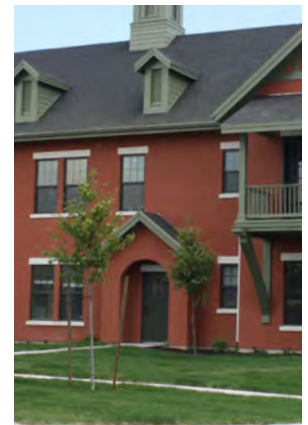
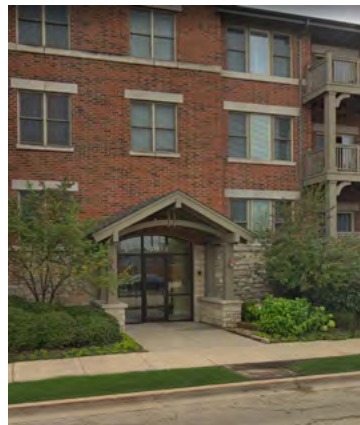


Figure 18. Examples of Defined Principal Entryways



Figure 19. Example of Building Facade Variety and Articulation of Stories

2. **Build-to Zone.** When the arcade is utilized, the outside face of the arcade shall be considered the front facade, located within the required build-to zone.
3. **Column Spacing.** Columns shall be spaced between 10 feet and 12 feet on center.
4. **Column Width.** Columns shall be a minimum of 1 foot 8 inches and a maximum 2 foot 4 inches in width.
5. **Arcade Openings.** Openings shall not be flush with interior arcade ceiling and may be arched or straight.
6. **Horizontal Facade Division.** A horizontal shadow line shall define the ground story facade from the upper stories.
7. **Visible Basement.** A visible basement is not permitted.
8. **Exception.** A major design exception may be submitted for approval of an alternate arcade design.

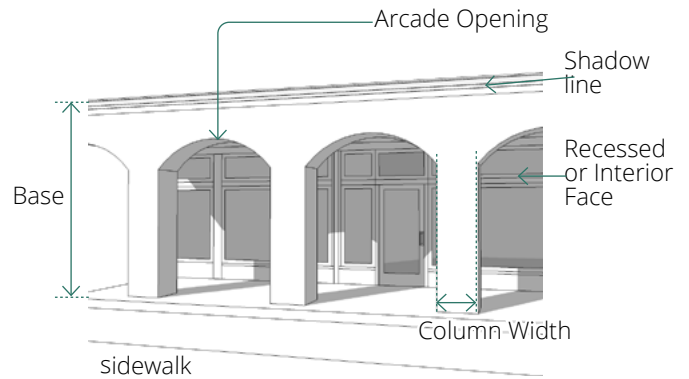


Figure 20. Illustration of Arcade

N. VISTAS

Views down streets shall be considered when laying out streets and locating open space, parking, and buildings. Refer to [Figure 21](#).

1. **Rears of Buildings.** The location of open space and streets shall not create views of the rear of buildings or parking behind buildings.
2. **Parking.** Parking structures and surface parking lots are not permitted at the termination of a street vista.
3. **Street Termini.** When a street terminates at a parcel, the parcel shall be occupied by one of the following:
4. **Open Space.** If the parcel is open space, any open space type shall be utilized and a vertical element shall terminate the view. Acceptable vertical elements include, but are not limited to, a stand or group of trees, a sculpture, a gazebo or other public structure, or a fountain.
5. **Building.** If the parcel is not utilized as an open space, the facade of a building, whether fronting a primary street or not, shall terminate the view. The building shall incorporate one of the following treatments to terminate the view: a tower, a bay, or a courtyard.



Figure 21. Example of Terminated Views at buildings and civic open space.

10-9C-4. Building Facade Design

Garage Doors

O. GARAGE DOORS

The following requirements apply to garage doors provided on any street facade.

1. Location.

- a. **Primary Frontages.** Garage doors are permitted on primary street facades only when utilized for patio access, open air dining, or display and not utilized for vehicular access.
- b. **Non-Primary Frontages.** Garage doors may be permitted on non-primary street facades with direct access to the street where permitted by building regulations.
- c. **Interior Lot Facades.** The preferred location is on interior lot facades.
- d. **Recessed from Facades.** Garage doors located on street-facing facades shall be recessed a minimum of 3 feet from the dominant facade of the principal building facing the same street.

2. Design.

- a. Garage doors facing a non-primary street and intended to be closed during business hours shall be clad with materials consistent with the design of the building.
- b. Carriage-style windows in the door or upgraded architectural doors are required on fully residential buildings.

P. MECHANICAL EQUIPMENT & APPURTENANCES

Mechanical equipment and appurtenances can have a negative visual impact and detract from the quality of the design of a building. The purpose of the standards of this section is to ensure that the visual impact of mechanical equipment and appurtenances is minimized.

1. **Mechanical Equipment in Building.** Mechanical equipment shall be located within the building, unless the applicant demonstrates the equipment is necessary for the function of the building and locating the equipment within the building would conflict with the equipment's function.
2. **Rooftop Mechanical Equipment.** Refer to [Figure 22](#). Any rooftop mechanical equipment, such as but not limited to vents, ducts, condensers, and ventilators, and not including solar panels, shall be located consistent with one of the following methods:
 - a. Incorporate equipment into the roof design consistent with the applicable standards of [Sec. 10-9C-2.G](#).
 - b. Set the equipment back a minimum of 20 feet from any street or public way facade.

- c. To the extent practicable, all rooftop mechanical shall be painted to blend with the structural roof and limit its visibility.
- d. Rooftop mechanical equipment visible from adjacent streets shall be screened with materials consistent with the building design.
- e. Solar panels are permitted, provided they do not extend more than 12 inches above the tallest part of the roof. A minor design exception may be requested for solar thermal panels mounted on parapet or flat roofs, provided the panels are not visible from the street.

3. Mechanical Equipment and Utility Appurtenances on Facades.

Refer to [Figure 23](#). Mechanical equipment and utility appurtenances shall not be located on a facade unless the applicant demonstrates that locating the equipment in a different location would conflict with the equipment's function. Any equipment or appurtenance approved on a facade, such as but not limited to dryer vents, gas meters, and air conditioners, shall be located consistent with the following standards:

- a. **Facade.** The mechanical equipment may be located on a primary facade only if the following requirements are met:
 - (1) The equipment is located on a surface perpendicular to any right-of-way;
 - (2) The equipment extends from the facade surface no more than 3 inches; and
 - (3) The equipment is screened from the sidewalk.
 - b. **Alignment.** Multiple pieces of mechanical equipment shall be organized on the facade in a regular pattern and aligned. Compliance with this standard must be illustrated on the drawing elevations submitted as part of the application.
 - c. **Material Coordination.** To the extent practicable, facade-mounted mechanical appurtenances shall be located on a material that limits their visibility. For example, dark colored vents will be more visible on light colored stucco than a textured, darker surface such as brick.
- ##### 4. Mechanical Equipment and Utility Appurtenances on Other Horizontal Surfaces.
- Mechanical equipment located on the ground, decks, or horizontal surfaces other than the roof, such as but not limited to electrical equipment and air



Figure 22. Rooftop Utilities Screened from the Public Way by a Parapet on left and Pitched Cap on right

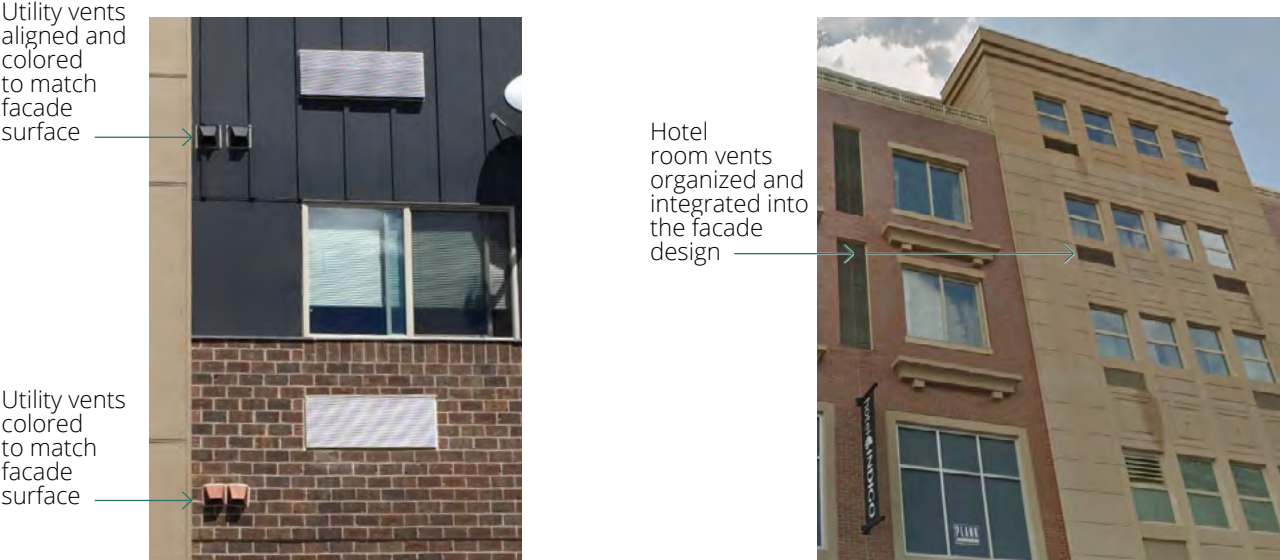


Figure 23. Utility Appurtenances located on Facades



Figure 24. Examples of Poorly Located Utility Appurtenances without Screening on Primary Streets: NOT PERMITTED

10-9C-4. Building Facade Design Parking Structures

conditioners, shall be located consistent with the following standards:

- a. **No Encroachment.** Mechanical equipment shall not extend into any village right-of-way or easement.
- b. **Yard Location.**
 - (1) No mechanical equipment shall be located in the front yard.
 - (2) Mechanical equipment may be located in a side yard provided the side yard does not contain or abut a public way or open space.
- c. **Screening from streets and civic spaces.**
 - (1) All equipment shall be screened from view from any streets, open space, or civic space with landscaping, fencing, or walls consistent with the building design, colors, and materials.
 - (2) Where landscaping only is employed, a single row of evergreen shrubs and/or ornamental grasses shall fully screen the equipment within 1 year of installation. The Zoning Administrator may require additional landscape materials.
 - (3) Where landscaping is employed, the utility shall be located in a larger landscape area and the landscape screen shall be designed as part of the bed design.
- d. The Zoning Administrator may approve appurtenances located on a primary street only if the following conditions are met:
 - (1) The applicant demonstrates that the equipment cannot be located in a rear yard, non-primary street yard, or in a side yard.
 - (2) No utility cabinets, boxes, or other appurtenances are within 200 feet along the same side of the street as the proposed utility appurtenance.
 - (3) The appurtenance is fully screened in a manner that is consistent with the building design, colors, and materials and of a height that is the minimum to adequately screen the appurtenance and that does not prevent the facade from fulfilling any transparency requirements. See [Figure 24](#) for examples of poorly located, unscreened equipment on primary streets.
 - (4) The appurtenance is located a minimum of 35 feet from a street intersection, measured from the intersection of the curb line, and does not impact the sight vision clearance at intersections.

Q. PARKING STRUCTURES

Parking structures along any street frontage shall meet the following. Refer to [Figure 25](#) for one illustration of a parking structure.

1. **Location.** Parking structures are permitted in the rear of any lot. Street frontage is permitted along non-primary streets only, except village-owned parking structures.
2. **Materials.** Major and minor material requirements per [Sec. 10-9C-3.C](#) and [Sec. 10-9C-3.C](#) shall be met on all street facades. Additional permitted minor material is stained, finished concrete.
3. **Ramps and Slopes.** Ramps and slopes shall be located on non-street facades.
4. **Vertical Divisions.** Vertical divisions extending the full height of the structure are required every 30 feet to de-emphasize the horizontal decks. Divisions shall be a minimum of 2 feet in width with a minimum projection of 2 inches.
5. **Blank Wall Limitations.** No rectangular area greater than 30% of any story's facade, as measured from floor to floor, and no horizontal segment of a story's facade greater than 15 feet in width may be solid, blank wall.
6. **Entry Tower.** A defined pedestrian entrance/exit is required separate from the vehicular entrance and directly accessing the sidewalk. If the space is enclosed, windows are required to meet a transparency rate of 65 percent.
7. **Cap.** The top story of the parking structure shall

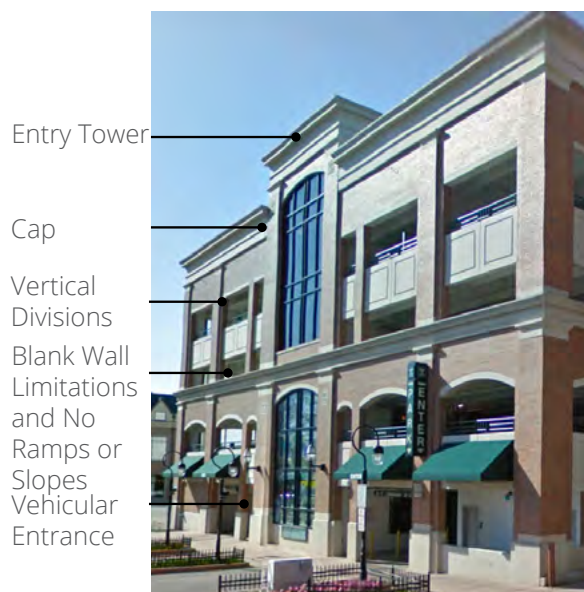


Figure 25. Example Parking Structure fronting a street

include a parapet or cap type along the street facades. Refer to cap types defined in [Sec. 10-9C-2.G.](#)

shall be repeated from the principal building design.

R. DRIVE-THROUGH FACILITIES

A drive-through facility is a structure or portion of a building that permits patrons to purchase goods or services while remaining in their vehicle. Refer to [Figure 25](#) for one illustration of a compliant drive-through facility.

1. Location. The drive-through shall be located in the rear of the building or in the interior side yard. Drive-throughs are permitted in the corner-side yard with a major design exception approval, provided that the lot is not located in a highly pedestrian area of the downtown, stacking will not interfere with pedestrian or vehicular traffic, and screening is provided.
2. Stacking. Stacking of cars shall be accommodated in the rear or interior side yard.
3. Accessory Structures/Signs. The menu board and speaker shall be located in the rear or interior side yard.
4. Drive-through canopies and roofs shall match the roof of the principal building. Materials used for the drive through supports or other features

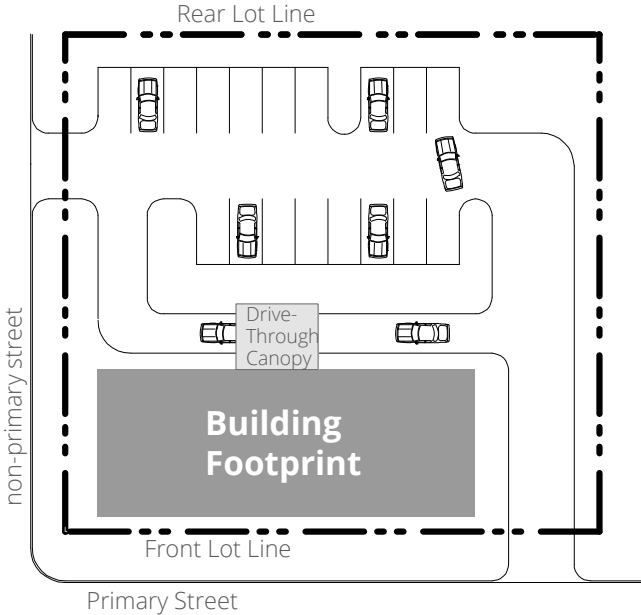


Figure 26. Example Drive-Through Facility

10-9C-5. General Site Design Signs

10-9C-5. GENERAL SITE DESIGN

A. SIGNS

Refer to Chapter 12 for general sign regulations.

B. LANDSCAPE

Refer to Chapter 11A for general landscape regulations.

C. STREETScape

For all developments in the downtown overlay, the following streetscape is required to be installed by the applicant, unless otherwise determined by the Zoning Administrator.

1. **Streetscape Location.** Streetscape occupies the full pedestrian area of any street right-of-way (back of curb to the property line) and the front yard of all developments as defined by the streetscape type in 2 and 3, below. Refer to the building regulations for determination of streetscape type.
2. **Streetscape Type A.** For all developments designated to have streetscape type A in the building regulations, the following streetscape and landscape is required along all street frontages.
 - a. **Streetscape Required.** The entire area from building face to back of curb shall be designed as a combination of hardscape, tree wells, and/or planters.
 - b. **Standard Specifications.** Streetscape shall meet any standards defined by the village for sidewalk, curb, access, and parkway construction, unless otherwise stated. The Zoning Administrator, at his/her discretion, may request additional requirements or waive any requirements.
3. **Streetscape Type B.** For all developments designated to have streetscape type B in the building regulations, the following minimum landscape is required on all street frontages.
 - a. **Parkway Planting.** The parkway area between the back of curb and the sidewalk shall be planted with street trees and ground plane vegetation. Stormwater accommodations and lighting may be located in the parkway area.
 - b. **Street Yards.** The front and corner side yard areas shall be planted with a minimum of 40 percent planting bed. The remaining area may be grass or patio area.
4. **Streetscape Design Submittal.** A consistent streetscape design shall be submitted for approval with site plan approval for all new streets within the development and any existing streets

adjacent to the development. At a minimum, the streetscape design submittal shall include the following:

- a. **Street Trees.** Shade trees shall be included in the streetscape design with details related to tree pits, tree wells, tree accessories (grates, guards), and tree planting.
 - b. **Pavement Design.** Paving materials and pattern is required for all sidewalk areas. Pavement design shall include the minimum sidewalk widths required by the village and any extension of the sidewalk to the back of curb and/or included on the private lot.
 - c. **Street Furnishings.** For developments occupying 300 feet or more of street frontage, street furnishings including such items as benches, seatwalls, planters, planter fences, tree grates, tree guards, and trash receptacles shall be specified and quantities and locations listed for each street. For each 300 linear feet of block face, a minimum of 2 benches and 1 trash receptacle is required.
 - d. **Bicycle Racks.** Bicycle racks shall be supplied to meet the minimum bicycle parking requirements of the blockface uses per [Table E](#) for required bicycle parking spaces. If rear bicycle parking is utilized, a minimum of 50% of the required ground floor use bicycle parking shall be supplied within the streetscape, coordinated with the Zoning Administrator.
 - e. **Landscape Design.** Ground plane vegetation shall be designated for any landscape bed areas, planter areas, and open tree wells.
 - f. **Lighting.** Pedestrian and vehicular lighting shall be specified and locations and quantities noted. All lighting shall meet any requirements of the village. Cut sheets, samples, photometrics, and shield details shall be submitted upon request of the Zoning Administrator.
 - g. **Minor Exception.** Any of these streetscape requirements may be waived by the Zoning Administrator when the village is installing similar components.
5. **Streetscape Extension.** The approved streetscape design for each street may be utilized by the village for the extension of any street outside the development to provide continuity, where appropriate.

D. PARKING

Refer to Chapter 11 for off-street parking and loading requirements. The following additional parking regulations apply within the downtown overlay.

1. **Required Off-Street Parking Spaces.** Refer to [Table E](#) for the minimum number of off-street spaces required per use.
 - a. **Credits and Reductions.** Credits towards or reductions from the minimum required spaces may apply per this section, [Sec. 10-9C-4.D.](#)
 - b. **Multiple Uses.** For developments with more than one use, uses are calculated separately, then totalled. Refer to [Sec. 10-9C-4.D.5](#), below for a multiple-use reduction.
2. **Off-Site Parking Agreement.** An agreement providing for shared use of off-site parking spaces or parking for different buildings on different lots, executed by the parties involved, shall be reviewed and may be approved by the Zoning Administrator during review of the site plan.
 - a. Off-site cooperative parking allowance shall be permitted on the site only as long as the agreement remains in force.
 - b. If the agreement is no longer in force, then parking must be provided as otherwise

required in this section.

3. **Alternate Parking Ratios.** The motor vehicle parking ratios of this section are not intended to be a barrier to development. In order to allow for flexibility in addressing the actual expected parking demand of specific uses, alternatives to the motor vehicle parking requirements of this section may be approved through a major design exception, provided that:
 - a. The required motor vehicle parking ratios do not accurately reflect the actual day-to-day parking demand that can reasonably be anticipated for the proposed use;
 - b. The allowed parking credits and reduction alternatives of this section are infeasible or do not apply; and
 - c. The reduced parking ratios proposed are not likely to cause adverse impacts on traffic safety or on the general welfare of property owners and residents in the area.
4. **On-Street Parking Credit.** Nonresidential uses may count on-street parking spaces on street rights-of-way abutting the subject property towards satisfying off-street motor vehicle parking requirements.

TABLE E. MINIMUM PARKING SPACES

Use	Minimum Motor Vehicle Spaces	Minimum Long-Term Bicycle Spaces	Minimum Short-Term Bicycle Spaces
Residential Dwelling with fewer than 4 units	1.25 per unit	No minimum	No minimum
Residential Dwelling with 4 or more units	1.25 per unit	1 per 2 dwelling units, except where a private garage is provided per unit	1 per 20 dwelling units, minimum 2
Group Living	1 per 3 residents	1 per 3 staff	1 per 4 beds
Assembly	1 per 6 seats	1 per 15,000 s.f.	1 per 5,000 s.f.
Higher Education, Trade School	1 per 3 students	1 per every 20,000 s.f. of building area	1 per every 5,000 s.f. of building area
Parks & Recreation	No minimum	No minimum	1 per every 15,000 s.f., with 15 minimum
All Other Civic & Institutional Uses	1 per 1000 sf	1 per 30,000 s.f.	1 per every 10,000 s.f., with 10 minimum
Hotel	1 per sleeping room	1 per every 60 sleeping rooms	1 per every 30 sleeping rooms, minimum 4
All Retail & Service Uses	1 per 400 sf	1 per 12,000 s.f.	1 per 3,500 s.f.
Office, Research & Laboratories	1 per 400 sf	1 per 10,000 s.f.	1 per every 20,000 s.f.
Child Care Center	1 per staff	1 per 4 staff	1 per 4 staff

10-9C-5. General Site Design

Parking

- a. One on-street parking space credit may be taken for each 25 linear feet of abutting right-of-way where on-street parking is allowed.
 - b. Only space on the same side of the street as the subject use may be counted except, where no building is located across the street, spaces on both sides of the abutting street may be counted.
- 5. Multiple Use Reduction.** When two or more uses share a parking lot, a multiple use reduction may be approved in accordance with the following.
- a. The uses and the parking lot are under the same ownership or a shared parking agreement exists between multiple owners.
 - b. Uses shall be calculated as follows:
 - (1) For each applicable land use category, calculate the number of spaces required as if it were the only use.
 - (2) Use the figures for each individual land use to calculate the number of spaces required for that use for each hour of the day per [Table F](#).
 - (3) For each hour of the day, add the number of spaces required for all applicable land uses to obtain a grand total for each of the time periods.
 - (4) Select the time period with the highest total parking requirement and use that as the total number of parking spaces required for the site.
- 6. Car-Share Service Credit.** A car-share service credit may apply when spaces are provided on-site for a car-share program per the following:
- a. The credit may apply to nonresidential uses that are required to provide 10 or more motor vehicle parking spaces and to residential uses that are required to provide 25 or more motor vehicle parking spaces.
- b. The number of required motor vehicle parking spaces is reduced by 4 spaces for each parking space that is leased by a village-approved car-share program for use by a car-share vehicle.
 - c. The car-share vehicles must be available to all building occupants.
- 7. Motorcycle and Scooter Parking.** In parking lots containing more than 10 motor vehicle parking spaces where at least 4 motorcycle and scooter spaces are provided, up to 2 motor vehicle spaces may be credited. To receive credit, each motorcycle and scooter space must have a concrete surface and minimum dimensions of 4 feet by 8 feet. Signs restricting the spaces to motorcycle and scooters must be provided.
- 8. Parking Lot Design.** The following applies to any parking lot within the downtown overlay.
- a. **Pavement Design.** Refer to Chapter 11 for parking lot design requirements. The following additional requirements apply:
 - (1) Pavement areas shall consist only of necessary drives, walkway paths, and parking spaces; all other areas shall be landscaped. Excessive pavement shall be avoided.
 - (2) Alleys may be used as drive aisles.
 - b. **Pedestrian Access.** All surface parking lots with 2 or more double-loaded aisles shall provide internal pedestrian pathway(s) within the parking area and outside of the parking drive aisle.
 - (1) Dimension. The pathway shall be a minimum of 6 feet in width.
 - (2) Quantity. One pathway is required for every

TABLE F. SHARED PARKING FACTORS

Land Use	Time					
	Weekday			Weekend		
	12AM-7AM	7AM-6PM	6PM-12AM	12AM-7AM	7AM-6PM	6PM-12AM
Residential	100%	55%	100%	100%	80%	100%
Office/Industrial	5%	100%	10%	0%	10%	5%
Lodging	100%	60%	90%	100%	65%	80%
Eating/Drinking	50%	70%	100%	50%	60%	100%
Religious Assembly	0%	10%	30%	0%	85%	25%
Assembly/Entertainment	10%	30%	60%	10%	70%	100%
Retail Sales/Service	5%	70%	80%	0%	100%	60%

2 double-loaded aisles.

- (3) Location. The pathway shall be centrally located within the parking area to serve a maximum number of parking stalls.
- (4) Pathways shall provide direct connections to the principal structure(s) entrances from the spaces furthest from the entrance.
- (5) Pathway Delineation. Pedestrian pathways should be clearly marked through the use of alternative materials, such as pavers.

9. Bicycle Parking. Minimum long-term and short-term bicycle parking spaces for specified land uses are set forth in [Table E](#).

a. Bicycle Parking Design

- (1) Location. Bicycle parking should be located within 50 feet of the entrance of the use on the same zoning lot as the use.
- (2) Short-term bicycle parking may be indoors or outdoors.
- (3) Bicycle parking racks provided as part of the streetscape or provided by others as part of the streetscape, when located within 50 feet of the entrance may be counted towards the requirement for short-term bicycle parking.
- (4) Long-term bicycle spaces must be located in a limited-access enclosure protecting bicycles from precipitation and theft, such as: enclosed indoor bicycle rooms, bicycle sheds, bicycle lockers, and weather-protected bicycle parking spaces that are monitored by an attendant or security system, such as bike boxes.
- (5) Aisle. An aisle, minimum of 5 feet wide, shall be provided adjacent to any bicycle parking facilities to allow for maneuvering.
- (6) Racks. Racks shall be installed a minimum of 2 feet from any wall or other obstruction, except for wall-mounted bicycle racks, which may be mounted directly on a wall.
- (7) Spaces located within individual dwelling units may not be counted toward bicycle parking requirements.
- (8) Bicycle parking facilities shall be separated from vehicular parking areas to protect parked bicycles from damage. The separation may be accomplished through grade separation, distance or physical barrier, such as curbs, wheel stops, poles or other similar features.
- (9) Racks and Structures. Racks and structures

shall be provided for each unprotected parking space, and shall be designed to accommodate both chain and U-shaped locking devices supporting the bicycle frame at 2 points. Racks may be floor-mounted or wall-mounted, and they must be securely affixed or bolted to the floor or wall.

10-9C-6. MASTER PLAN SITES

For all sites designated on the regulating map ([Figure 1](#)) as master plan sites, the following regulations apply.

A. INTENT

These master plan site regulations are intended to extend the walkable street grid in the existing downtown area through larger adjacent parcels, providing a system of streets, smaller-scaled blocks and small civic, open spaces, while allowing a mix of buildings and uses within new, walkable developments.

B. APPROVAL PROCESS

1. An administrative site plan review may be approved for all master plan sites meeting these regulations.
2. The master plan shall include all areas within the outline on the regulating plan, [Figure 1](#), whether under the same ownership or not. The intent is to anticipate connectivity and other interactions potential between adjacent sites. Coordinate with adjacent property owners.

C. SUBDIVISION

Refer to Title 11, Subdivision and Planned Unit Development Regulations, for all requirements related to new streets and subdivision and the processes for approval, modifications, and platting.

D. BLOCKS

An interconnected system of streets and blocks is required for all development sites. Refer to [Figure 1](#) for an illustration of an example layout of these regulations. Note that other configurations that meet the regulations are possible.

1. **Block Size.** Block length shall be no more than 600 feet, with a maximum perimeter of 1800 feet. Deviations from these dimensions for sites with natural or existing constraints may be approved with a major design exception.
2. **Access Points.** A minimum of two access points shall be provided for the development, with a minimum of one per every 1,500 feet of boundary, except along rail corridors or limited

10-9C-6. Master Plan Sites Streets

access highways. An access point is a new street connecting to an existing street.

3. **Extend Existing Streets.** Streets shall connect and continue existing streets from adjoining areas. Future connections shall be considered and temporary dead end streets may be supplied for future extension with Zoning Administrator approval.
4. **Shape of Blocks.** The shape of a block shall be generally rectangular in order to accommodate typically rectilinear buildings, but may vary due to natural features or site constraints.
5. **Lot Configuration.** All lots shall have frontage along a street per the building regulations requirements, unless otherwise specified.
 - a. With the exception of blocks containing open space, blocks shall typically be fronted with lots or buildings on at least two faces, preferably on the longest street faces.
 - b. Flag lots are prohibited.
 - c. The configuration of the blocks shall consider alley and service drive inclusion.
 - d. Blocks may be established including already existing lots and those lots may retain their existing zone designation.
6. Consider lot and block orientation for maximum energy efficiency, depending on the building type. For example, block orientation along an east-west longitudinal axis will encourage development of long mixed-use buildings oriented along an east-west axis, with smaller east and west facing facades, able to take advantage of passive solar technology.

E. STREETS

Complete streets provide for multiple modes of access throughout the village. Refer to [Figure 27](#) for an illustration of an example layout of these regulations.

1. **Cul-de-Sacs and Dead End Streets.** Cul-de-sac and temporary dead end streets require a major design exception and are permitted only when necessitated by natural features or site constraints, including but not limited to waterways, or highways. If allowed, pedestrian connections and landscape plantings may be required.
2. **Civic Space.** Refer to [Sec. 10-9C-6.H](#) for open space requirements, including street frontage requirements. Open space, existing and new, shall be fronted with streets to provide more visibility and access.
3. **Base Street Requirements.** The base street type is

illustrated in [Figure 27](#). The Zoning Administrator may require additional street right-of-way or configuration based on existing context and circulation needs. The base street defines the minimum components of any new street on the interior of the development and includes the following:

- a. **On-Street Parking.** Back-in or head-in, angled parking is acceptable in lieu of parallel parking. On-street parking on one side of the street may be approved by the Zoning Administrator, though parking on both sides is encouraged.
- b. **Streetscape.**
 - (1) The minimum dimension required for streetscapes along non-residential ground stories is 14 feet, with a clear sidewalk width of at least 6 feet and an 8-foot street tree and furnishings zone.
 - (2) Along residential ground stories, the minimum is 13 feet with a clear sidewalk of at least 5 feet and a 8-foot landscape zone (parkway).
 - (3) See [Sec. 10-9C-5.C](#) in landscape for streetscape requirements.

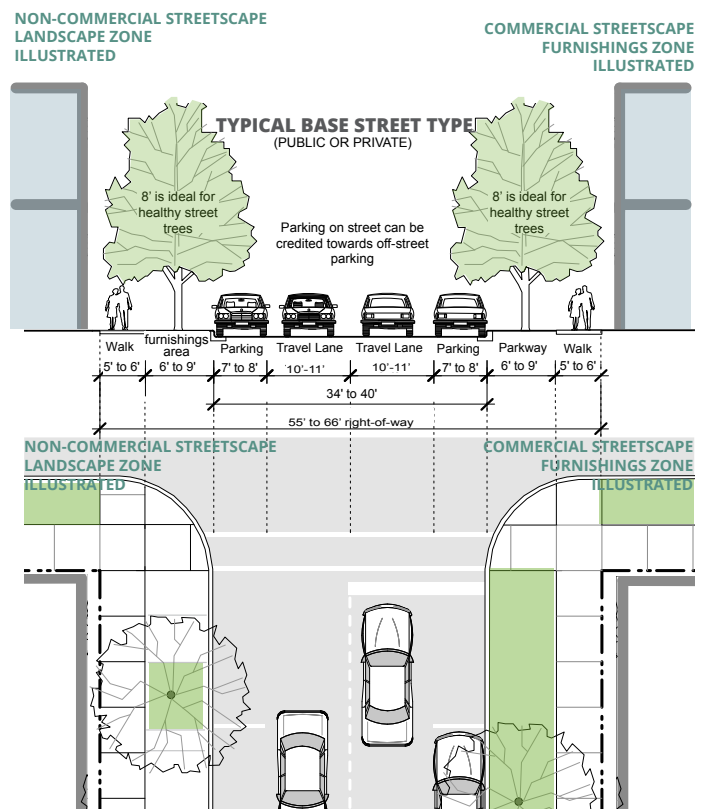


Figure 27. Base Street Components

(4) A minor exception may be approved by the Zoning Administrator for up to 2 feet less of any dimension.

- c. **Maximum Pavement Width.** The maximum pavement width for all streets internal to the development is 38 feet. Pavement widths wider must include a median in the middle to provide pedestrian refuge and/or bulb-outs to reduce the crossing widths to less than 38 feet.
 - d. **Medians.** Landscape medians are optional and permitted up to a maximum of 15 feet in width. Medians shall accommodate pedestrian crossings. Note that wider spaces within street configurations may be permitted by utilizing a civic space type per [Sec. 10-9C-6.H.](#)
 - e. **Reduced Minimum Pavement.** When only one lane of on-street parking is approved, the minimum pavement width for a two-way street is 28 feet and the minimum right-of-way width is 54 feet.
4. **Mid-Block Pedestrian Paths.** Mid-block pedestrian paths may be located on blocks within the development that are longer than the maximum block sizes, approved by the Zoning Administrator during the site plan approval process.
5. **Street Crosswalks.** Crossings at all street intersections shall include a clear pedestrian path across streets (crosswalks) with accessibility ramps at curbs, demarcated by paint, stamped patterns, or pavers. Raised crosswalks are encouraged.
6. **Curb Radii.** Intersections shall be designed for actual turning radius of the typical design vehicle as opposed to the maximum design vehicle. Small curb radii at intersections shorten pedestrian crossing distances and reduce vehicle turning speeds, increasing pedestrian safety
- a. Where on-street parking is provided with no bulb-out, a radius no greater than 5 feet is required.
 - b. Where on-street parking is provided with a bulb-out or where no on-street parking is provided, a radius no greater than 10 feet is required.
7. **Bicycle Accommodations.** New streets within the development shall accommodate bicycle access per the village's most recent complete streets policy and bike plan. Bicycle accommodations shall be included on through streets and higher activity streets. On non-commercial and lower activity streets, bicycles may share vehicular lanes.

F. ALLEYS, LANES, OR SERVICE DRIVES

Alleys, lanes, or service drives shall be provided through all blocks to provide vehicular access to all lots, except as follows:

- 1. Parking drives and parking structure drives may serve as alleys/lanes if the drive is continuous through the block with at least 2 access points and serves all lots on the block.
- 2. Exception. A major design exception may be approved per block with one of the following conditions:
 - a. A single point of access is all that is required and a non-primary street is available for access.
 - b. Natural or existing constraints limit the block depth and no more than 2 vehicular access points are required for the lots on the block.

G. PRIMARY STREET DESIGNATION

The orientation and location of buildings on lots is determined by the primary street designation. Some building regulations are specific to the primary street frontage. Primary street frontages are treated as the front of the building.

- 1. **Minimum Designation.** A minimum of 50 percent of a combination of the new streets on the master plan site and existing streets fronting the development shall be designated as primary streets. A major design exception may be approved for up to a 20 percent reduction in the minimum requirement for streets treated as primary.
- 2. **Building Frontage.** Primary streets shall be designated so that all building lots front at least one primary street, except for up to 20 percent of the lots may front a non-primary street.
- 3. **Open Space Frontage.** Where practicable, streets along open space shall be designated as primary streets to ensure buildings front the open space.
- 4. **Driveways and Alleys/Lanes.** Driveways and alleys/lanes to lots shall not be located off a primary street, except when the parcel is fronted by more than two primary streets and/or there is no other alternative access.

H. CIVIC SPACE

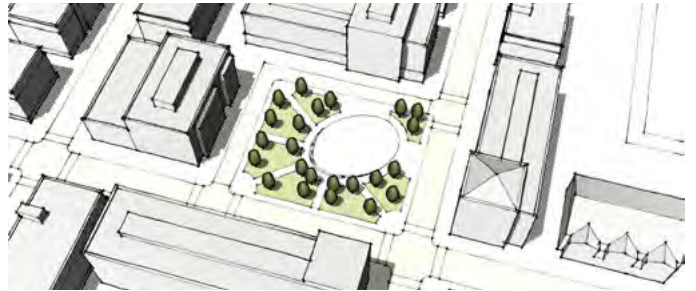
All developments where a master plan site is required shall provide the following open space.

- 1. **Required Amount.** The following minimum amount of open space shall be provided:
 - a. A minimum of 10% of the total master plan site shall be provided as one of the civic space

Civic Space

types, and

- b. One type of civic space is required within a 500-foot distance, as measured continuously along a sidewalk, from the principal entrance of all residential and live-work units and all other buildings. The intent is to provide usable open space within a short walkable distance for all occupants and visitors.
2. **Types of Civic Space.** The following types of civic space are permitted. A mix of types is required, with not more than 3 of any one type utilized. Refer to [Figure 28](#) for example images.
- a. **Plaza.** A plaza is a generally hardscaped area (minimum 60 percent coverage), minimum 1/8 acre in size, with either street, pedestrian, or rail right-of-way or building frontage on all sides and at least one side the equivalent of 25 percent of the perimeter fronting a primary street. A single plaza may not fulfill the minimum open space requirements; if a plaza is utilized to meet the distance requirement, another open space shall be incorporated in another location on the site.
 - b. **Square.** A square is a combination of hardscape and landscape (approximately 50% and 50% respectively), minimum 1/4 acre in size, and surrounded by street frontage on all sides.
 - c. **Green.** A green is a generally landscaped space (minimum 70 percent), minimum 1/2 acre with street right-of-way on at least 50 percent of the perimeter.
 - d. **Greenway.** A greenway is a linear landscape space, minimum 2 acres in total with minimum 30 feet wide and minimum average 60 feet wide, and with street right-of-way on at least 30 percent of the perimeter.
 - e. **Park.** A park is a larger, generally landscaped space, a minimum of 2 acres in size, with at least 25 percent of the perimeter on street right-of-way.
3. **Existing Open Space.** With approval of the Zoning Administrator, existing usable open space, more than 1/4 of an acre and meeting one of the types defined above, may fulfill the requirements. Landscape area and buffer area does not count towards the civic space requirement.
 4. **Trails.** Refer to any village open space and/or trail plans, and any existing trails surrounding the site, to provide connections through and within the site for continuous trails.



Example of a plaza



Example of a GREEN



Example of a GREENWAY

Figure 28. Illustrations of Civic Space Types

I. LAYOUT & LOCATION OF BUILDING SITES

The master plan shall define locations of buildings to meet the following requirements. .

- 1. Permitted Buildings.**
 - a. Refer to the subarea type noted on the regulating map in [Figure 1](#) for the buildings intended to front any existing primary streets.
 - b. Additionally, any other subarea may be used on the interior or existing non-primary frontages.
- 2. Regulating Map.** The applicant shall develop a regulating map for the site, including the location of all subareas proposed, located by defining within boundary lines or lot lines on the plan.
- 3. General Layout of Subareas.** The following general layout requirements apply:
 - a. The same subareas shall generally face each other across streets, including existing.
 - b. More intense buildings and uses located on blocks with less intense buildings and uses should be located on block ends.
 - c. Changes in subarea shall generally occur at a rear boundary line, at an alley, or at corner parcels.

10-9C-7. Definitions & Measuring General Definitions

10-9C-7. DEFINITIONS & MEASURING

A. GENERAL DEFINITIONS

For the purposes of the downtown overlay, the following terms shall have the following meanings:

1. **Courtyard.** An outdoor area enclosed by a building or buildings on at least three sides for at least 75 percent of the length of each side, and open to the sky. Refer to [Figure 29](#) for an example of a courtyard.
2. **Facade.** The exterior walls of a building exposed to public view from a street, including return walls as illustrated in [Figure 30](#).
3. **Occupied Space.** Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking. Refer to [Figure 32](#) for an example of occupied space on a primary frontage.
4. **Pedestrianway.** A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter. Refer to [Figure 31](#) for examples of pedestrianways.
5. **Porch.** A roofed, open-air platform at the entrance to a building, with or without steps, usually with space for seating. Refer to [Figure 33](#) for an illustration of a porch.
6. **Primary Street.** A street that receives priority over other streets in terms of setting front lot lines and locating building entrances.
7. **Public Way.** Any street, lane, drive, pedestrianway, trails, multi-use path, but not alley.
8. **Shadow line.** An architectural feature consisting of a decorative, three-dimensional, linear element, horizontal or vertical, protruding or indented a minimum depth from the exterior facade of a building typically utilized to delineate the top or bottom of floors or stories of a building, intended to create a shadow line. Examples may include cast stone cornices, pilasters, or stepped brick coursing. Refer to [Figure 35](#) for examples of shadow lines.
9. **Stoop.** An open-air platform or flat, paved area at the entrance to a building, with or without steps and with or without a projecting canopy, typically unroofed. Refer to [Figure 36](#) for an illustration of a stoop.
10. **Street Face.** The facade of a building that faces a street right-of-way.
11. **Transparency.** The measurement of the percentage of a facade that has highly transparent, low reflectance windows. For example, mirrored glass would not fulfill transparency requirements. Refer to [Sec. 10-9C-7.B.6](#) for explanation of measuring transparency.
12. **Yard.** The space on a lot which is unoccupied and unobstructed from the ground to the sky by the Principal Structure. Refer to [Figure 34](#). *Note that the Rear Yard is fully screened from the street by the structure.*
 - a. **Yard, Corner Side.** For the purposes of the downtown overlay, a yard extending from the non-primary building facade along a non-primary street lot line between the front (primary street) yard and rear lot line.
 - b. **Yard, Front or Primary Street.** A yard extending from the front or primary street facade of the principal structure along the full length of the front or primary street lot line, between the side lot lines or side and corner side lot lines.
 - c. **Yard, Rear.** A yard extending from the rear building facade along the rear lot line between the side yards or, on a corner lot, the corner side and side yards.
 - d. **Yard, Side.** A yard extending from the side building facade along a side lot line between the front yard and rear lot line.

10-9C-7. Definitions & Measuring General Definitions

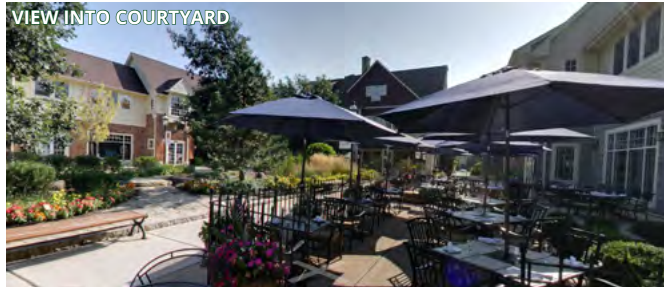


Figure 29. Example of Courtyard

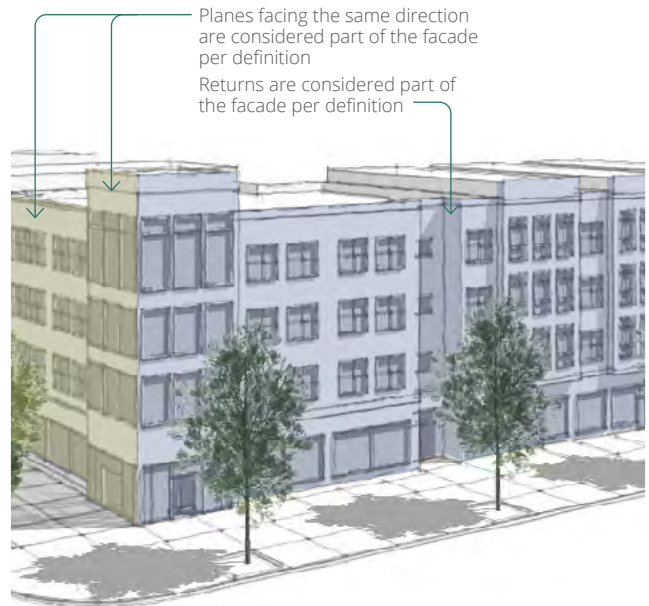


Figure 30. Illustration of Facade Definition



Figure 31. Examples of Pedestrianways between Buildings



Figure 32. Example of Occupied Space on Primary Frontage



Figure 33. Illustration of a Porch

10-9C-7. Definitions & Measuring General Definitions



Figure 35. Example of Shadow Lines

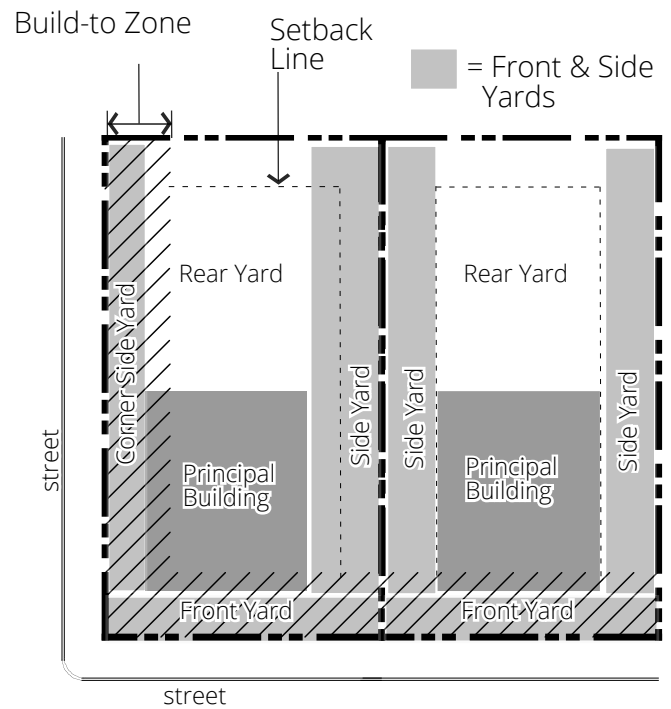


Figure 34. Illustration of Yards



Figure 36. Illustration of a Stoop

B. MEASURING

The following defines the standards outlined on the building regulations tables, [Sec. 10-9C-3](#).

1. **Build-to Zone.** The build-to zone is designated separately for each frontage on each building regulations table. Refer to [Figure 37](#). Build-to Zones.
 - a. **Definition.** Build-to Zone is an area in which the front or corner side facade of a building shall be placed; it may or may not be located directly abutting a lot line. The zone dictates the minimum and maximum distance a structure may be placed from a lot line.
 - b. **Measurement.** The build-to zone for all frontages is measured from the lot line parallel to the frontage, unless otherwise noted.
 - (1) When additional streetscape area is required, the build-to zone is measured from the edge of the required streetscape onto the site.
 - (2) Refer to [Sec. 10-9C-2.D](#) for a major design exception to the build-to zone.
 - c. **Height.** The primary frontage facades for the minimum height of the building type must be located within the build-to zone. For example,

if the minimum height of the building is 2 stories, then, at a minimum, the first 2 stories of the building from the ground up must be located within the build-to zone on the same vertical plane.

- d. **Encroachments.** Awnings, balconies, and building mounted signage may extend up to 3 foot beyond the build-to zone into any yard area, but may not extend into the street right-of-way unless otherwise expressly approved by the village board.
2. **Minimum Primary Frontage Coverage.** The minimum percentage of building facade along the primary frontage of a lot is designated on the building regulations table.
 - a. **Measurement.** The width of the principal structures (as measured within the build-to zone along the frontage edge) is divided by the length of the frontage parallel to the property line following the street. Refer to [Figure 38](#). Minimum Primary Frontage Coverage.
 - e. **Courtyards.**
 - (1) **Definition.** Refer to [Sec. 10-9C-7.A](#) for the definition and an illustration of a courtyard.
 - (2) **Applies to Coverage.** Where noted in the

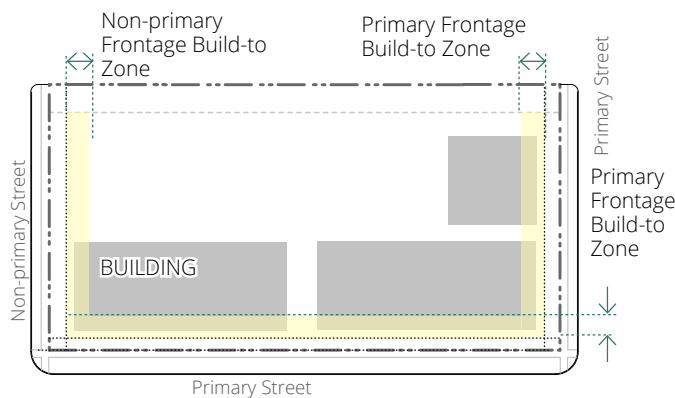


Figure 37. Build-to Zones

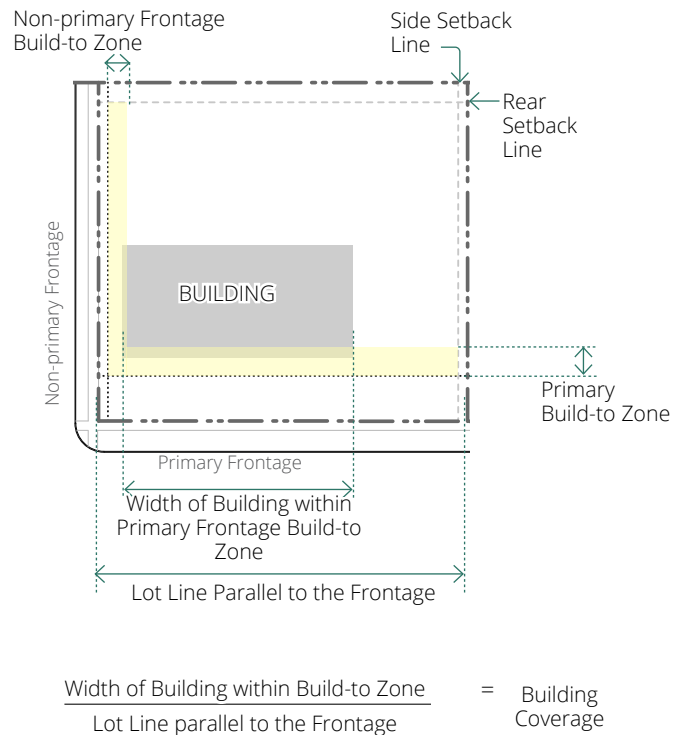


Figure 38. Minimum Primary Frontage Coverage

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building regulations, courtyards, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards the minimum primary frontage coverage. The courtyard must be treated with landscape, patio, or sidewalk; no vehicular area is permitted in any courtyard.

- f. **Parking and Driveways.** Parking and driveways do not count towards the minimum primary frontage coverage, unless otherwise stated.
 - g. **Civic Space Type.** Open spaces per civic space type requirements are exempt from minimum primary frontage lot line coverage.
3. **Parking Location, Garage Entrances.** Parking location and garage entrances are managed by building regulations and do not count towards minimum primary frontage coverage, unless otherwise stated in this article.
- a. **Limited Parking.** Limited side yard parking means one double or single loaded aisle, perpendicular to the street, maximum 65' in width as measured along the primary frontage lot line. Refer to [Figure 39](#) for an illustration of limited side yard parking.
 - h. **Row Building Alley Access off Streets.** If no alley exists or is required per regulating plan, a private alley is required with access off a non-primary street. One access point is permitted off a non-primary street for every 175 feet of street frontage.

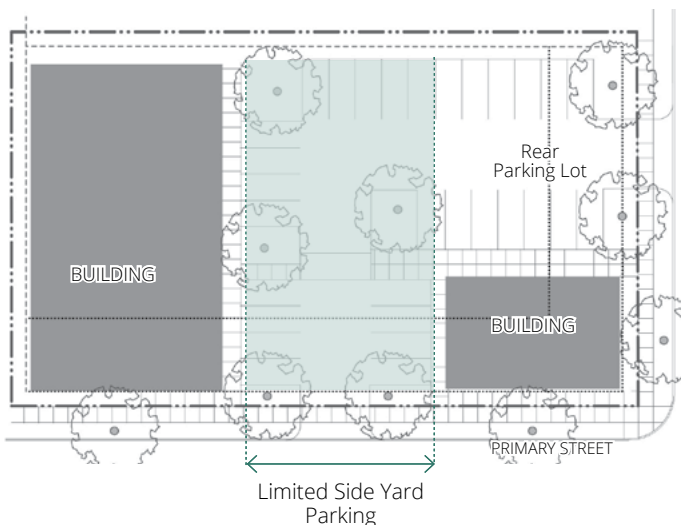


Figure 39. Illustration of Limited Side Yard Parking

- i. **Visibility of Garage Doors.** Rowhouse, townhouse, or live-work units shall be configured so that garage doors are fully screened from the primary street by the building.
4. **Ground Story and Upper Stories, Minimum and Maximum Height.** (Refer to [Figure 40](#), Measuring Stories with Floor-to-Floor Height).

j. **Definitions.**

- (1) **Story, Ground.** Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.
- (2) **Story, Half.** A story either in the base of the building, partially below grade and partially above grade ("basement"), or a story fully within the roof structure with transparency facing the street.
- (3) **Story, Upper.** Also referred to as upper floor. The floors located above the ground story of a building.
- (4) **Visible Basement.** A half story partially

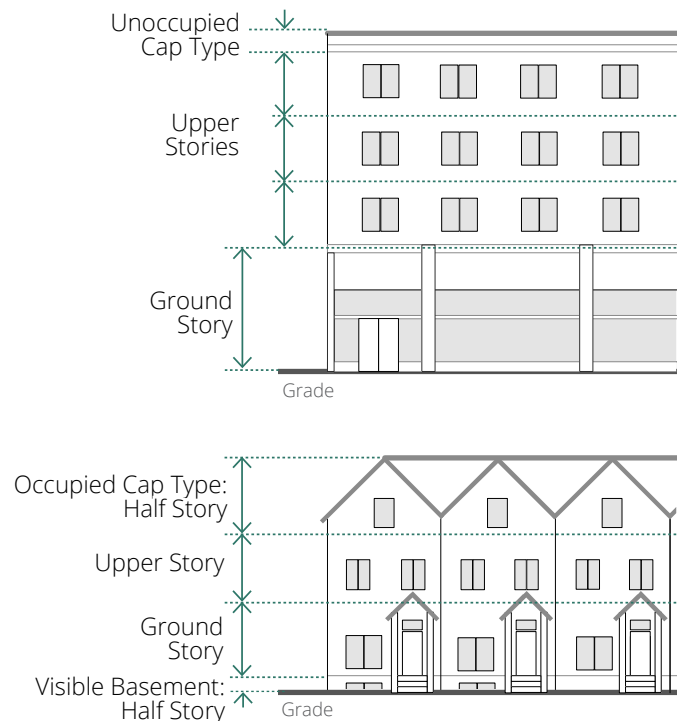


Figure 40. Measuring Stories with Floor-to-Floor Height

below grade and partially exposed above with required transparency on the street facade.

- k. **Minimum Overall Height.** Minimum heights require a minimum number of stories on the primary frontage facades of the building. The building must meet the minimum required height for the first 30 feet of occupied building space measured from the primary frontage facade into the building.
 - l. **Maximum Overall Height.** Maximum heights are specified in number of stories and apply to the entire building.
 - m. **Towers.** Where noted, towers may exceed the overall maximum height per [Sec. 10-9C-2.G.](#)
 - n. **Cap Type.** Where noted, certain cap types may allow additional height.
 - o. **Two Half Stories.** A building incorporating both a half story within the roof and a visible basement shall count the height of the two half stories as one full story.
5. **Minimum & Maximum Height per Story.** Each story is measured with a range of permitted floor-to-floor heights. Refer to [Figure 40.](#) Measuring Stories with Floor-to-Floor Height.
- p. **Measurement.** Floor height is measured in feet between the floor of a story to the floor of the story above it. Minimum and maximum floor-to-floor heights are required to be met on floors along all primary street facades. See [10-9C-7.B.6.d](#) below for allowance for taller heights for such spaces as stairwells, mezzanines, and lobbies.
 - q. **Single Story Buildings & Top Floor Measurement.** For single story buildings and the uppermost story of a multiple story building, floor-to-floor height shall be one foot less than noted per building type and measured from the floor of the story to the ceiling, i.e. if the permitted floor-to-floor heights of an upper story range between 9 feet to 14 feet, the range for a single story or the topmost story of the building is 8 feet to 13 feet.
 - r. **Mezzanines.** Mezzanines may be included within the floor-to-floor height of any story, included in the calculation of stories. Mezzanines occupying more than 30 percent of the floor area below and extending above the story's allowable floor-to-floor height shall count as an additional story, including articulation of the story per [Sec. 10-9C-4.L.](#)

- s. **Taller Spaces.** Spaces exceeding the allowable floor-to-floor heights of the building are not permitted on primary frontage facades. These spaces are unlimited on interior facades and non-primary frontage facades, but shall be counted as the number of stories that would fit within their height.
6. **Minimum Required Transparency.** Per the requirements of each subarea, a minimum amount of transparency is required on designated facades.
- t. **Degree of Transparency.** Highly transparent, low reflectance windows means a minimum of 50 percent transmittance factor and a reflectance factor of not greater than 0.25.
 - a. **Measurement.** Minimum facade transparency is measured from floor-to-floor of each story

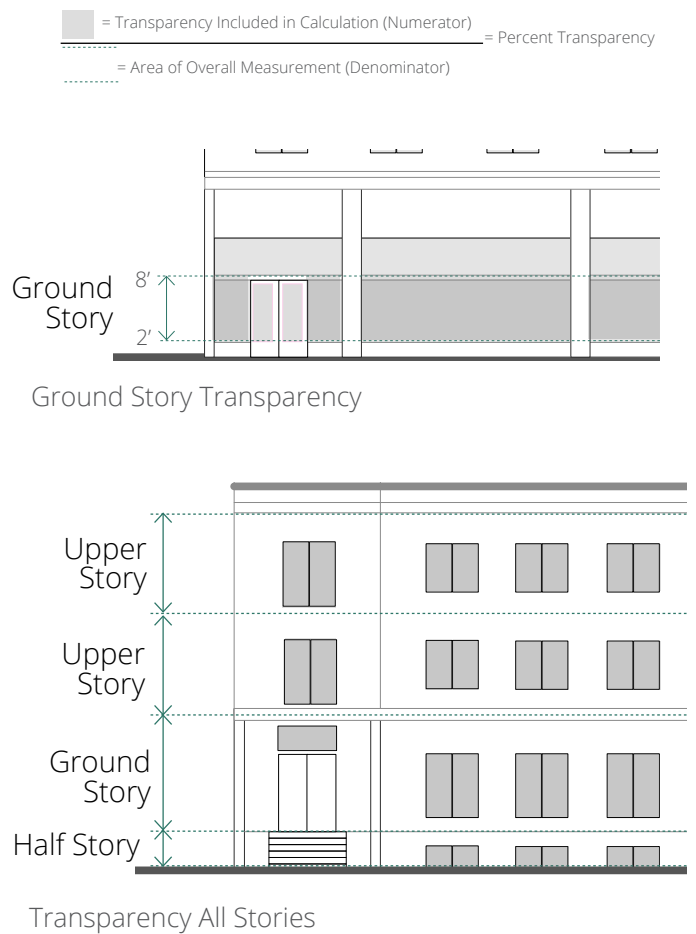


Figure 41. Measuring Minimum Facade Transparency

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separately. Refer to [Figure 41. Measuring Minimum Facade Transparency](#). Transparency includes windows and any glass in doors that is highly transparent with low reflectance. The measurement may include the frame, mullions, and muntins, but shall not include trim or casing.

- u. **Blank Wall Segments.** Each subarea designates facades where blank wall limitations apply. Blank wall limitations means no rectangular area measuring more than a 15-foot wide section, measured horizontally, and no more than 30 percent of any story shall be without transparency.
 - v. **Exception.** When a facade of any story is located within 3 feet of an adjacent parallel building facade, no minimum transparency is required for that story.
 - w. **Minimum Ground Story Transparency.** When required separately by the building regulations, ground story transparency shall be measured between 2 and 8 feet from the average grade at the base of the facade. Minimum ground story transparency supersedes the overall minimum transparency required for the building type.
 - x. **Tall Stories.** Stories that are 18 feet or taller in height shall be counted as 2 stories for the purpose of calculating minimum facade transparency, with each horizontal half of the story calculated separately.
 - y. **Half Stories.** All half stories located within a roof structure or visible basements are required to meet the minimum transparency.
7. **Minimum Number of Required Entrances.** Entrances shall be provided consistent with the entrance location and number requirements established in the building regulations and consistent with [Figure 42. Number of Required Entrances](#).

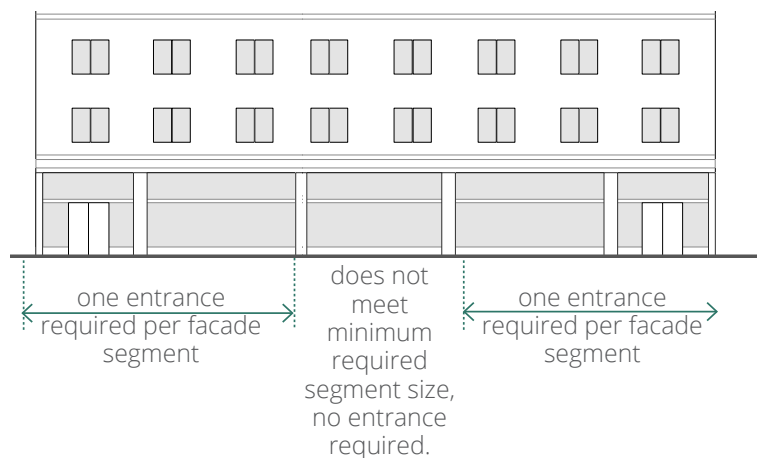


Figure 42. Number of Required Entrances