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Downtown Springdale **FORM-BASED CODE**

CITY OF SPRINGDALE

CHAPTER 32

UPDATED April 21, 2023

TABLE OF CONTENTS

SECTION 1.0 ADMINISTRATIVE PROCEDURES

| | |
|--|------|
| 1.1 Purpose..... | 1-1 |
| 1.2 Boundaries..... | 1-1 |
| 1.3 General Requirements..... | 1-1 |
| 1.4 Minimum Requirements..... | 1-2 |
| 1.5 Severability..... | 1-2 |
| 1.6 Components of the Code..... | 1-2 |
| 1.7 Application Process and Appeals..... | 1-3 |
| 1.8 Certificate of Conformity..... | 1-4 |
| 1.9 Administrative Adjustments..... | 1-5 |
| 1.10 Deviations..... | 1-8 |
| 1.11 Non-Conformities..... | 1-12 |

SECTION 2.0 – THE REGULATING PLAN

| | |
|--|-----|
| 2.1 The Regulating Plan (Introduction and map)..... | 2-1 |
| 2.2 Street Types (Map)..... | 2-4 |
| 2.3 Springdale Elective Enhancement District (SEED)..... | 2-6 |

SECTION 3.0 BUILDING ENVELOPE STANDARDS

| | |
|--|------|
| 3.1 Building Envelope Standards..... | 3-1 |
| 3.1 Neighborhood Residential Type 1 (NR1)..... | 3-3 |
| 3.2 Neighborhood Residential Type 2 (NR2)..... | 3-7 |
| 3.3 Neighborhood Residential Type 3 (NR3)..... | 3-11 |
| 3.4 Neighborhood Center Type 1 (NC1)..... | 3-15 |
| 3.5 Neighborhood Center Type 2 (NC2)..... | 3-19 |
| 3.6 Campus Type 1 (C1)..... | 3-23 |
| 3.7 Campus Type 2 (C2)..... | 3-27 |
| 3.8 Cottage Court Special Overlay District (SD)..... | 3-31 |

SECTION 4.0 BUILDING DEVELOPMENT STANDARDS

| | |
|--|------|
| 4.1 Building Types..... | 4-3 |
| 4.1.1 <i>Detached Single Family Dwelling</i> | 4-4 |
| 4.1.2 <i>Detached Single Family Bungalow</i> | 4-6 |
| 4.1.3 <i>Rear Garage</i> | 4-8 |
| 4.1.4 <i>Carriage House</i> | 4-10 |
| 4.1.5 <i>Duplex</i> | 4-12 |
| 4.1.6 <i>Duplex Bungalow</i> | 4-14 |
| 4.1.7 <i>Triplex and Fourplex</i> | 4-16 |
| 4.1.8 <i>Rowhouse and Courtyard Rowhouse</i> | 4-18 |
| 4.1.9 <i>Stacked Flats</i> | 4-20 |
| 4.1.10 <i>Courtyard Building</i> | 4-22 |
| 4.1.11 <i>Commercial Block Building</i> | 4-24 |
| 4.1.12 <i>Live-Work Units</i> | 4-26 |
| 4.1.13 <i>Liner Building</i> | 4-28 |
| 4.1.14 <i>Civic / Institutional Building</i> | 4-30 |

TABLE OF CONTENTS, CONTINUED

SECTION 4.0 BUILDING DEVELOPMENT STANDARDS, CONTINUED

| | |
|----------------------------------|------|
| 4.2 Frontage Types..... | 4-32 |
| 4.2.1 Common Yard..... | 4-33 |
| 4.2.2 Porch..... | 4-33 |
| 4.2.3 Stoop..... | 4-34 |
| 4.2.4 Forecourt..... | 4-34 |
| 4.2.5 Awnings & Canopies..... | 4-35 |
| 4.2.6 Balconies..... | 4-35 |
| 4.2.7 Terrace & Lightcourt..... | 4-36 |
| 4.2.8 Bay Windows..... | 4-36 |
| 4.2.9 Shopfront..... | 4-37 |
| 4.2.10 Café..... | 4-37 |
| 4.3 Architectural Standards..... | 4-38 |
| 4.3.1 Building Facades..... | 4-39 |
| 4.3.2 Roofs and Parapets..... | 4-45 |
| 4.3.3 Windows and Doors..... | 4-48 |
| 4.3.4 Street Walls..... | 4-51 |
| 4.3.5 Lighting..... | 4-53 |
| 4.3.6 Equipment..... | 4-55 |
| 4.3.7 Signage..... | 4-57 |

SECTION 5.0 USE TABLES

| | |
|---------------------|-----|
| 5.1 Use Tables..... | 5-1 |
|---------------------|-----|

SECTION 6.0 APPENDIX

| | |
|----------------------|-----|
| 6.1 Definitions..... | 6-1 |
|----------------------|-----|

1.0

ADMINISTRATION PROCEDURES

1.0 ADMINISTRATIVE PROCEDURES

1.1 PURPOSE

- A. The Downtown Springdale Master Plan articulates the community’s vision for the future of Downtown Springdale to transform it into the vibrant, regional downtown that it once was and will be again. This Form-Based Code (FBC) is designed to foster a setting for economic growth and development in a sustainable mixed-use pattern integrating residential with employment and commercial uses as well as civic and recreational opportunities.
- B. The Form-Based Code shall be applied to new; infill development and re-development in the established downtown area in order to achieve the vision set forth in the adopted Downtown Master Plan and to provide a mechanism to implement the following goals, using both public and private sector investment.
 - i. Capitalize on public investment in existing infrastructure.
 - ii. Promote compact, mixed use development at moderate to high densities.
 - iii. Ensure transit-supportive and transit-serviceable development.
 - iv. Require pedestrian-oriented and transit-oriented design.
 - v. Ensure a complementary relationship with surrounding neighborhoods.

1.2 BOUNDARIES

The boundaries of the Downtown Form Based Code District shall be noted on the official zoning map of the city as set forth in Chapter 130: Article 3 and described as following: Huntsville Avenue--northern boundary; Highway 265 (Old Missouri Road) south to Emma Avenue, airport western property line to Caudle Avenue—eastern boundary; Quandt Avenue/Caudle Avenue—southern boundary; Highway 71 (Thompson Street)—western boundary.

1.3 GENERAL REQUIREMENTS

- A. Applicability – all improvements proposed within this district shall be subject to procedures, standards, and guidelines as specified. The use requirements in the zones shall apply unless specific changes are made to this Chapter and in no case shall a use not otherwise allowed in a zone be added.
- B. References – this form based code completely replaces any and all existing zoning codes as set forth in Chapter 130 of the Code of Ordinances that currently exist in the downtown district as described in Section 1.2 above.
- C. Other Applicable Regulations -- all development must comply with relevant Federal, State and other City regulations. Whenever any provision of this Code imposes a greater requirement or a higher standard than is required in any State or Federal statute or other City ordinance or regulation, the provisions of this Code shall govern unless preempted by State or Federal law.
- D. Conflicts -- where apparent conflicts exist between the provisions of this Chapter and other existing ordinances, regulations, or permits, or by easements, covenants, or agreements the Planning Director shall determine, based on which best meets the requirements of this Chapter and the adopted Downtown Master Plan, which provisions shall govern within the Downtown Form-Based District.

1.0 ADMINISTRATIVE PROCEDURES

1.4 MINIMUM REQUIREMENTS

In interpreting and applying the provisions of the Code, they are the minimum requirements for the promotion of the purposes of this Code.

1.5 SEVERABILITY

Should any provision of this Code be decided by the courts to be unconstitutional or invalid, that decision shall not affect the validity of the Code other than the part decided to be unconstitutional or invalid.

1.6 COMPONENTS OF THE CODE

This Code places a primary emphasis on physical form and placemaking, with a secondary focus on land uses. The principal regulatory sections of this Code are described below.

- A. Administrative Procedures – covers applications for development plan approval.
- B. The Regulating Plan – is the application key for the Code. It establishes zones of a particular desired scale and bulk that will effectively regulate the form of improvements and will enhance the vibrancy and atmosphere of the neighborhood through cohesive urban form and character. It assists property owners and land developers in understanding which zone of building envelope standards apply to a specific parcel of property.
- C. Building Envelope Standards – defines the height and bulk of improvements within the Form-Based District zones in order to effectively regulate and maintain a cohesive and predictable urban form. It assists property owners and land developers in understanding the basic form requirements which apply to a specific parcel of property, including the following: building placement, building height, building types, encroachments, use requirements, and parking requirements.
- D. Building Development Standards – regulates the form of development within the Form-Based District zones in order to ensure high quality construction, infill development, and improvements that will be cohesive with the historic context of the neighborhood; while enhancing the character of the area and creating a vibrant interface between private property and the public realm. The particular purpose of the standards is to ensure that property owners and land developers utilize a series of locally and regionally appropriate building types, each of which may have a variety of different frontage types and should be constructed to an expected level of architectural standards in order to ensure the character and quality of the project.

1.0 ADMINISTRATIVE PROCEDURES

1.7 APPLICATION PROCESS AND APPEALS

- A. Applicability – all improvements proposed within this district shall be subject to procedures, standards, and guidelines as specified in this Chapter and submit an application for a Certificate of Conformity.
- B. Authority – the Planning and Community Development Director (“Director”) is hereby authorized to review and approve applications for Certificates of Conformity and any administrative adjustments as set forth in this Chapter.
- C. Plan Review – all applications for a Certificate of Conformity shall be submitted to the technical plat review (TPR) committee to ensure conformity with the requirements of the Code. The TPR committee shall be comprised of personnel from the City departments and outside agencies that have an interest in the development review and approval process and shall include representatives from the following departments of the City: Planning, Engineering, Buildings, Fire, Police, Public Works, Water and Sewer Utilities and the Downtown Springdale Alliance.

The powers and duties of the TPR Committee is as follows:

- i. Review of concept plans, site plans and any other development related applications that may be required by the Code.
- ii. Making determinations on the application and interpretation of guidelines, standards, and requirements of this Chapter.
- iii. May require the applicant to submit additional information not otherwise specifically required by the Chapter which is reasonably necessary to review and determine whether the proposed development complies with the requirements.
- iv. Is not authorized to waive or vary requirements of the Chapter or any other applicable ordinance of the City of Springdale.

1.0 ADMINISTRATIVE PROCEDURES

1.8 CERTIFICATE OF CONFORMITY

An application for approval of a Certificate of Conformity, demonstrating conformity with the provisions contained in this Chapter and the regulating plan shall be submitted to the Director.

A. Application Requirements – the application for a Certificate of Conformity shall include:

1. A brief narrative describing the Development Proposal expressing how it addresses the goals and policies of the Downtown Master Plan as set forth in Section 1.1 B above.
2. Eight (8) sets of completed plans along with a digital copy for the Development Proposal at a scale sufficient to read (Site Plans at 1"= 50', Building Plans and Elevations at 1"= 20'). Details as necessary to demonstrate FBC conformity prepared by a Registered Professional Engineer, Registered Land Surveyor, Architect, or Landscape Architect, as appropriate, and including the following information, which shall be submitted on the following sheets:
 - a. Location and dimensions of all proposed buildings and other construction;
 - b. Internal roadways, streets and/or street-spaces, alleys, common access easements, and access ways to adjacent public roadways;
 - c. Any built or proposed improvements within 200 feet of the site, including streets, drives, buildings, and drainage structures.
 - i. Location and dimensions of all parking areas,
 - ii. Utility Strategy,
 - iii. Architectural drawings of all proposed building facades
3. A completed Form-Based District Review Checklist, the form of which shall be developed, maintained, and made available by the Planning and Community Development Department, demonstrating conformity with the provisions of the FBC; and any other document and/or materials required to determine conformity with the provisions of this Chapter.

B. Review Process

1. A pre-application conference with a member of the planning staff of the Planning and Community Development Department shall be held prior to the submission of any application for a Certificate of Conformity as outlined. The applicant should provide a schematic site plan and schematic drawings of all facades for consideration by the staff. The discussions and any conclusions based thereon at such a pre-application conference are not binding on any party thereto.
2. Applicant's shall be notified no later than seven (7) business days following the submittal deadline if additional materials and studies will be required in order for review of their application to commence.
3. After the effective date of the Chapter, no property with the boundary outlined in Section 1.2 above may be developed or redeveloped without approval of a Certificate of Conformity from the Director of Planning and Community Development.

1.0 ADMINISTRATIVE PROCEDURES

1.9 ADMINISTRATIVE ADJUSTMENTS

A. Purpose and Intent

The purpose and intent of this section is to provide an administrative mechanism for allowing minor adjustments to limited and specific requirements of the Chapter, with the intent of providing relief where the application of a standard creates practical difficulties in allowing development to proceed. These adjustments are intended to provide relief for minor construction/survey issues; they are not intended for designed deviations from the Chapter, like those governed the deviations section below. This optional process occurs only where an applicant requests an Administrative Adjustment to a standard specified below.

B. Application and Review Procedure

An application for approval of an Administrative Adjustment shall include:

- i. A brief narrative describing the Administrative Adjustment sought;
- ii. A completed Administrative Adjustment Checklist, the form of which shall be developed, maintained, and made available by the Director, demonstrating that the adjustment sought is limited to the standards set forth below; and
- iii. Any other documents and/or materials required by the Director to determine that the adjustment sought is limited to the standards set forth below.
- iv. The Director may seek assistance from the PRC in making a determination under this Section.
- v. Within ten (10) business days of receipt of a complete application, the Director shall review the application in accordance with the Administrative Adjustment Standards below, and take one of the following actions: approve the application as submitted; approve the application with conditions; or deny the application.

C. Administrative Adjustment Standards

The Planning and Community Development Director is hereby authorized to approve Administrative Adjustment applications in strict compliance with the following standards only:

- i. Height Minimum and maximum height: up to five percent (5%) for any cumulative increase or decrease in building height.
- ii. Street wall/fence requirements: up to ten percent (10%).
- iii. Finished floor elevation: up to five percent (5%).
- iv. Siting: required building line — move forward up to six (6) inches; required building line minimum percentage built-to — reduction of up to five percent (5%) of required length.
- v. Street wall requirements: up to ten percent (10%) of the height/fenestration/access gate requirements.
- vi. Entrances (maximum average spacing): up to ten percent (10%) increase in spacing.
- vii. Architectural Standards: Primary and accent materials — up to ten percent (10%);
- viii. Window and pane dimensions: up to ten percent (10%); and shop front entry geometry: up to ten percent (10%).

1.0 ADMINISTRATIVE PROCEDURES

1.9 ADMINISTRATIVE ADJUSTMENTS, CONTINUED

A. See page 1-5

B. See page 1-5

C. See page 1-5

D. Adjustments of Unlisted Standards

Any request for relief from a required FBC standard other than those listed above shall be made through the deviation process set forth in 1.10 Deviations.

E. Applicability:

Any administrative Adjustment approved under this Section shall run with the land and not be affected by a change in ownership.

F. Effect of Certificate of Conformity Issuance

Issuance of a Certificate of Conformity by the Director allows an applicant to apply for other necessary permits and approvals which include, but are not limited to, those permits and approvals required under the Chapter 22 Buildings and Building Regulations of the Code of Ordinances.

i. Certificate of Conformity Modification

After a Certificate of Conformity has been issued, any change in the Development Proposal from the plans submitted to the Director, other than those permitted as follows shall be considered to be a Material Modification and shall be subject to the following review procedure:

1. Material Modification requests shall be submitted to the Director for review and approval, and shall include sufficient information to determine conformity with the FBC.
2. Within three (3) business days after receipt of a complete application for a Material Modification, the Director shall refer the application to the TPR.
3. The Director may administratively provide for submission and review deadlines for materials and studies required in support of any application for a Certificate of Conformity Modification.
4. The TPR shall determine if the proposal is in compliance.

1.0 ADMINISTRATIVE PROCEDURES

1.9 ADMINISTRATIVE ADJUSTMENTS, CONTINUED

- A. See page 1-5
- B. See page 1-5
- C. See page 1-5
- E. See page 1-6
- F. Effect of Certificate of Conformity Issuance, continued.
 - ii. Certificate of Conformity Expiration
 - 1. A Certificate of Conformity shall lapse twelve (12) months from its issuance if an applicant does not secure a Building Permit.
 - 2. Upon written communication by the applicant submitted at least thirty (30) days prior to the expiration of the Certificate of Conformity, and upon a showing of good cause, the Director may grant one extension not to exceed six (6) months. Upon an application for extension, the Certificate of Conformity shall be deemed extended until the Director has acted upon the request for extension.

- iii. Appeal

Disapproval of a Certificate of Conformity may be appealed to the Planning Commission. Such appeals must be submitted in written form by the applicant within fifteen (15) business days following notice of the determination. The Planning Commission shall review the proposed submittal and provide a recommendation to the City Council. Subsequent to receiving a recommendation from the Planning Commission, the appeal shall then be considered by the City Council for final determination.

1.0 ADMINISTRATIVE PROCEDURES

1.10 DEVIATIONS

A. Board of Adjustment

The Board of Adjustment is established and as set forth in section 90-30 the Planning Commission shall function as such board.

B. Public Hearing

The Planning Commission shall designate on the agenda of each regularly scheduled planning commission meeting those items in which it is functioning as the board of adjustment and shall hold a public hearing on the proposed deviation, after:

- i. At least seven (7) days notice of the time, place, and request is made to the public prior to the meeting by being given in a newspaper of general circulation in the city.
- ii. The Planning Department will post NOTICE OF PUBLIC HEARING sign(s) on said property for which a public hearing has been set at least ten (10) days prior to the hearing indicating the date and time of the hearing. Such signs shall be clearly visible, unobstructed to the passing general public, and posted on or near the front property line.
- iii. The adjacent property owners of the property seeking the deviation have been notified by certified mail, return receipt requested, at least (10) days prior to the public hearing in accordance with the following:
 1. An affidavit is submitted stating that notice has been given to all adjacent property owners of the property subject to the deviation after the application has been accepted and placed on the planning commission agenda;
 2. The petitioner shall be responsible for providing such notice by certified mail, return receipt requested, to the last known address of such record owner(s) as shown in the records of the Assessor's Office for the County in which the adjacent property is located;
 3. The required affidavit and supporting exhibits (mailing receipts, list of adjacent property owners and a copy of the notice) shall be filed with the planning office no later than seven (7) days prior to the meeting date;
 4. The City has sent notice at least ten (10) days prior to the hearing by way of the Springdale Alert Notification System to all subscribers within a one (1) mile radius from the property who have opted to receive such notices.
- iv. The minutes of the meeting will be a part of the minutes of the entire Planning Commission meeting.

1.0 ADMINISTRATIVE PROCEDURES

1.10 DEVIATIONS, CONTINUED

- A. See page 1-8
- B. See page 1-8
- C. Functions.

The board of adjustment is authorized in accordance with the provision of this chapter, to hear appeals from the decision of the administrative officers of this chapter; and may affirm or reverse, in whole or in part, said decision of the administrative officer. In addition, the board is responsible for hearing requests for deviations from the literal provisions of this chapter in instances where strict enforcement of this chapter would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such deviations only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of this chapter. The board of zoning adjustment shall not permit, as a deviation, any use in a zone that is not permitted under this chapter. The board of adjustment may impose conditions in the granting of a deviation to ensure compliance and to protect adjacent property. In carrying out the purpose and intent of this chapter, the board shall be governed by the specific powers and prohibitions provided in this section, and may impose conditions in the granting of a deviation to ensure compliance and protect adjacent properties.

- D. Powers and duties.

The board has the following powers:

- i. Administrative review.
 - 1. To interpret the application of the provisions of this chapter in such a way as to carry out its stated purpose and intent.
 - 2. To interpret boundary lines for zones in this chapter where the street layout actually on the ground varies from the street layout shown on the accompanying map.
 - 3. To hear and decide appeal where it is alleged there is error in any order, requirement, decision, determination or interpretation made in the administration or enforcement of this chapter.
- ii. Deviations.
 - 1. The board may grant upon application in specific cases such deviations from the building placement; building height; encroachments and parking requirements of this chapter as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship. A deviation from the terms of this chapter shall not be granted by the board unless and until:
 - a. A written application for a deviation is submitted demonstrating:
 - (i) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or building in the same district.

1.0 ADMINISTRATIVE PROCEDURES

1.10 DEVIATIONS, CONTINUED

- A. See page 1-8
- B. See page 1-8
- C. See page 1-9
- D. Powers and duties, continued.
 - (ii) That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter.
 - (iii) That the special conditions and circumstances do not result from the actions of the applicant.
 - (iv) That granting the deviation requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in other districts shall be considered grounds for the issuance of a deviation.
 - (v) No nonconforming use of adjacent lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a deviation.
- b. The public hearing shall be held and public notice shall be given as set forth in the subsection above.
 - (i) To grant a deviation the board must find that the requirements of the subsection above have been met by the applicant for a deviation.
 - (ii) That the reasons set forth in the application justify the granting of the deviation, and that the deviation is the minimum deviation that will make possible the reasonable use of the land, building or structure.
 - (iii) That the granting of the deviation will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.
- c. In granting any deviation, the board may prescribe appropriate conditions and safeguards in conformity with this chapter. Violation of such conditions and safeguards, when made a part of the terms under which the deviation is granted, shall be deemed a violation of this chapter.
- d. Under no circumstances shall the board grant a deviation to allow a use not permissible under the terms of this chapter in the zone involved, or any use expressly or by implication prohibited by terms of this chapter is said zone.

1.0 ADMINISTRATIVE PROCEDURES

1.10 DEVIATIONS, CONTINUED

- A. See page 1-8
- B. See page 1-8
- C. See page 1-9
- D. Powers and duties, continued.
 - e. Under no circumstances shall the action of the board be considered to grant a deviation of any provision of any other protective code adopted by the city.
 - (i) The board may grant, as a hardship deviation, relief to any property owner who has a vested interest in a previously devised plan which conformed to the chapter in effect prior to the passage of this chapter. The owner must show proof of the previous intent including, but not limited to, development plans and specifications for that specific site. The board will not allow as a part of this process any use in any zone which is not allowed within that zone.
- E. Appeals. Any persons or person, or any board, taxpayer, department, or board of the city aggrieved by any decision of the board of adjustment may seek review by a court of record of such decision, in the manner provided by the laws of the state.
- F. Duties of planning and community development director, board of adjustment, city council and courts on matters on appeal. It is the intent of this chapter that all questions of interpretation and enforcement shall be first presented to the planning and community development director, and that such questions shall be presented to the board only on appeal from the decision of the planning and community development director, and that recourse from the decision of the board shall be to the courts as provided by state law. It is further the intent of this chapter that the duties of the city council in connection with this chapter shall not include hearing and deciding questions of interpretation and enforcement that may arise. This procedure of deciding such question shall be as stated in this chapter.

1.0 ADMINISTRATIVE PROCEDURES

1.11 NON-CONFORMITIES

A. Intent

The purpose of this article is to establish regulations and limitations for exceptions to the continued existence of uses, lots and structures which were established prior to the effective date of this chapter, as amended, which do not conform to the provisions of this chapter. Such non-conformities may continue, but the provisions of this article are designed to curtail enlargement or expansion of such non-conformities and to encourage their eventual elimination in order to preserve the integrity of the district and the regulations established by this chapter.

B. Continuation

Any non-conforming use, structure or lot which legally existed prior to the effective date of this chapter or any use, structure or lot which has been rendered nonconforming by the provisions of this chapter may continue to be utilized in the same fashion as existed prior to the adoption of these regulations, provided that the nonconforming use, structure or lot is not made to be more non-conforming.

C. When non-conforming structures are altered or repaired the following shall apply: **(SEE NON-CONFORMING STRUCTURE GUIDELINES ON PAGE 1-13)**

D. Additions greater than fifty percent (50%) of the square footage of a non-conforming structure or which exceeds seventy-five percent (75%) of the appraised value of the non-conforming structure shall be made in conformance with the code. Non-conforming site improvements must also be brought into complete conformity with these FBC.

E. Existing structures destroyed by fire, explosion, act of God, or the public enemy may be replaced with a structure of comparable height that otherwise meets the requirements of the code.

1.0 ADMINISTRATIVE PROCEDURES

| Non-Conforming Structure Guidelines | 3.0 Building Envelope Standards | | | | | | 3.0 Building Development Standards | | | | | | 4.3 Architectural Standards |
|---|---|---------------------|---------------------|-------------------|---------------------|--------------------------|------------------------------------|--------------------|-----------------------|---------------------------|-------------------|---|-----------------------------|
| | I. Building Placement | II. Building Height | III. Building Types | IV. Encroachments | V. Use Requirements | VI. Parking Requirements | II. Access | III. Outdoor Space | IV. Primary Materials | V. Massing & Articulation | VI. Frontage Type | | |
| Type of Development | | | | | | | | | | | | | |
| COMMERCIAL, CIVIC/INSTITUTIONAL, MULTI-FAMILY | | | | | | | | | | | | | |
| New Construction (1) | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | |
| Expansion of Existing Footprint (for expansion only) (2) (3) | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | | | ◆ | ◆ | ◆ | ◆ | |
| Existing Building Remodel (without expansion of building footprint) (2) (3) | The element(s) being modified must meet the codes applicable to the specific element(s). Building height requirements will not apply to Existing Building Remodels. | | | | | | | | | | | | |
| Expansion of Parking Footprint | | | | | | ◆ | ◆ | ◆ | | | | | |
| SINGLE-FAMILY RESIDENTIAL | | | | | | | | | | | | | |
| New Construction (1) | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | |
| Expansion of Existing Footprint (for expansion only) (2) (3) | ◆ | ◆ | ◆ | ◆ | ◆ | ◆ | | | ◆ | ◆ | ◆ | ◆ | |
| Existing Building Remodel (without expansion of building footprint) (3) | The element(s) being modified must meet the codes applicable to the specific element(s). Building height requirements will not apply to Existing Building Remodels. | | | | | | | | | | | | |

◆ = Shall meet the requirements of the Section () = See accompanying note

NOTES:

1. New Construction must meet the Downtown Springdale Form Based Code in full.
2. Expansion of existing non-conforming structures must meet the code only for the expanded portion unless the expansion is greater than 50 percent of the square footage of the building and/or 75 percent of the assessed value of the building. If the expansion is greater than 50 percent of the building and/or 75 percent of the building's assessed value, the expansion and existing building must be brought fully up to code as if it were a new construction. Parking requirements in Sec. 3.0 Building Envelope Standards apply.
3. Any changes made to the Primary Building Materials (See Sec. 4.0 Building Development Standards) on any building, including Existing Building Remodel without expansion of building footprint, that impact façades facing primary and side streets must use approved Primary Building Materials and be extended throughout those façades in their entirety.

2.0

THE REGULATING PLAN

2.0 THE REGULATING PLAN

2.1 THE REGULATING PLAN

WHAT IS THE PURPOSE OF THE REGULATING PLAN?

The purpose of the Regulating Plan is to establish zones of a particular desired scale and bulk within the Form-Based District in order to: (1) effectively regulate the form of improvements, and (2) enhance the vibrancy and atmosphere of the neighborhood through cohesive urban form and character. The Regulating Plan assists property owners and land developers in understanding which zone of Building Envelope Standards apply to a specific parcel of property.

HOW DO I USE THE REGULATING PLAN?

If you would like to determine the regulations applicable to the parcel(s) of property, the following sequence of steps should be performed in order to correctly use the Regulating Plan:

1. LOCATE THE PARCEL

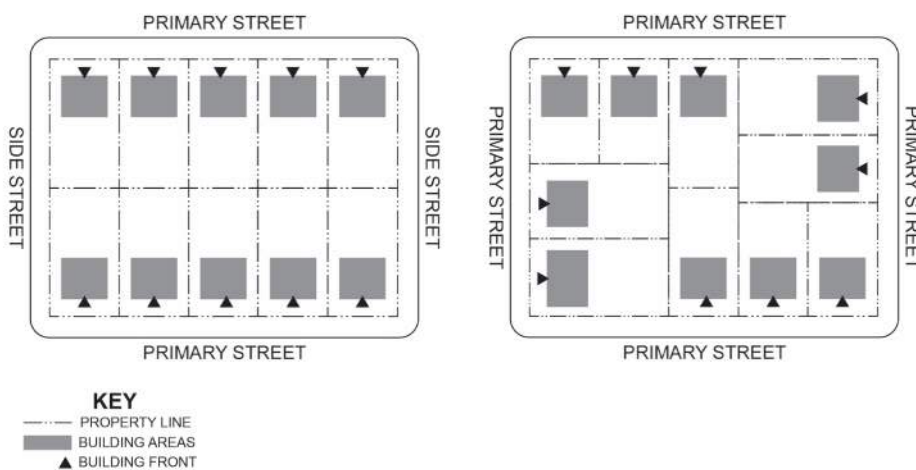
Locate the parcel(s) of property on the Regulating Plan which is located in *Section 2.1: The Regulating Plan* on Pages 2-2 and 2-3 of this document.

2. DETERMINE APPLICABLE BUILDING ENVELOPE STANDARDS

Once the parcel(s) of property are located, use the color legend that is located beneath *Section 2.1: The Regulating Plan* on Pages 2-2 and 2-3 of this document to determine which Building Envelope Standards apply to the property.

3. DETERMINE THE STREET FRONTAGE CLASSIFICATION OF THE PARCELS

Once the parcel(s) of property are located, use the color legend that is located beneath *Section 2.2: Street Frontage Classification Plan* on Pages 2-2 and 2-5 of this document to determine the street classification of the frontage street(s) of the parcel(s), namely:



Primary Streets have one (1) or more buildings with the front of the building oriented toward said street.

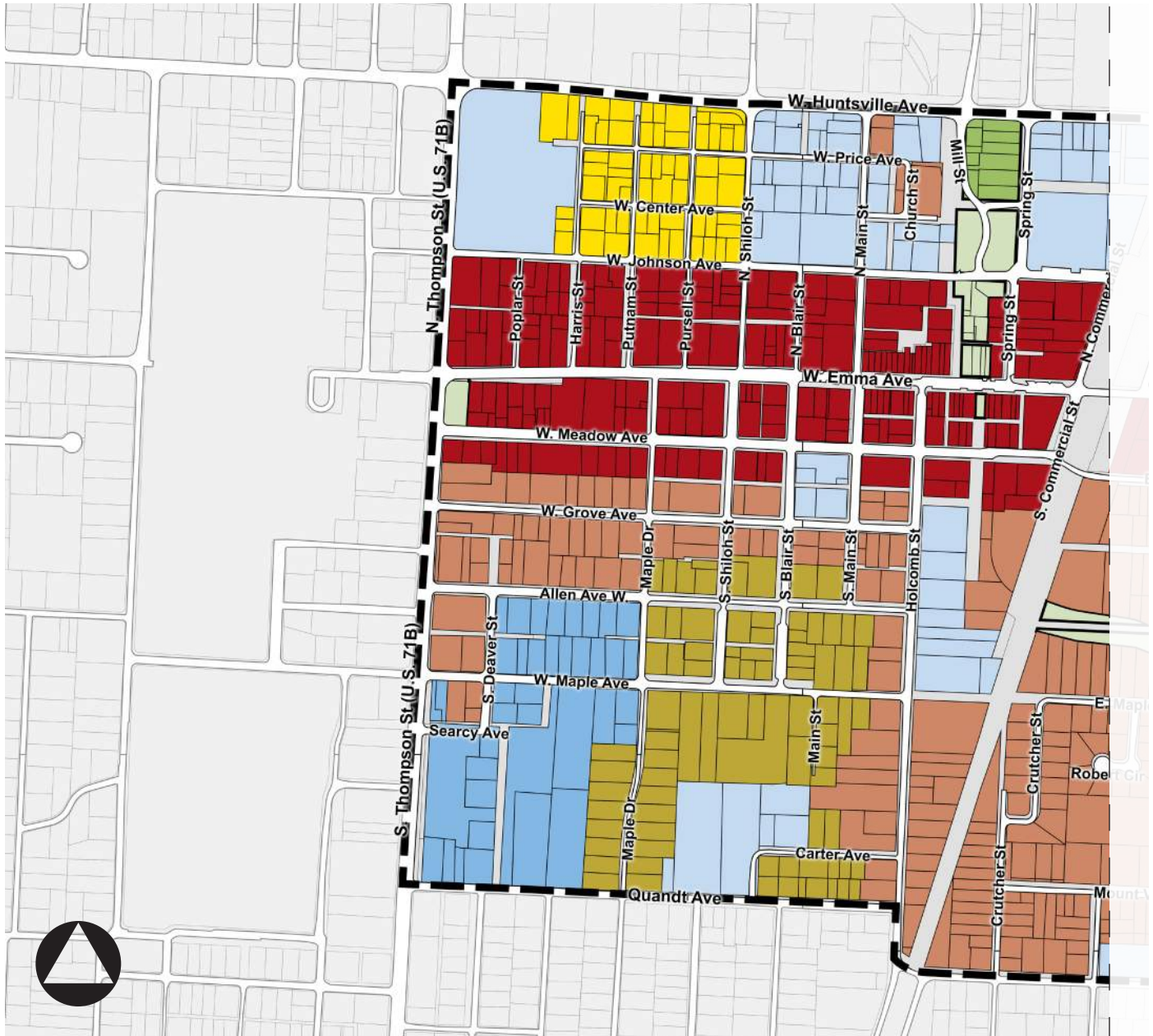
Side Streets have only the sides of buildings oriented toward said street. Side Streets have no fronts of buildings oriented toward said street.

4. PROCEED TO THE BUILDING ENVELOPE STANDARDS

Once the applicable Building Envelope Standards are determined, proceed to *Section 3.0: Building Envelope Standards* of this document.

2.0 THE REGULATING PLAN

2.1 THE REGULATING PLAN

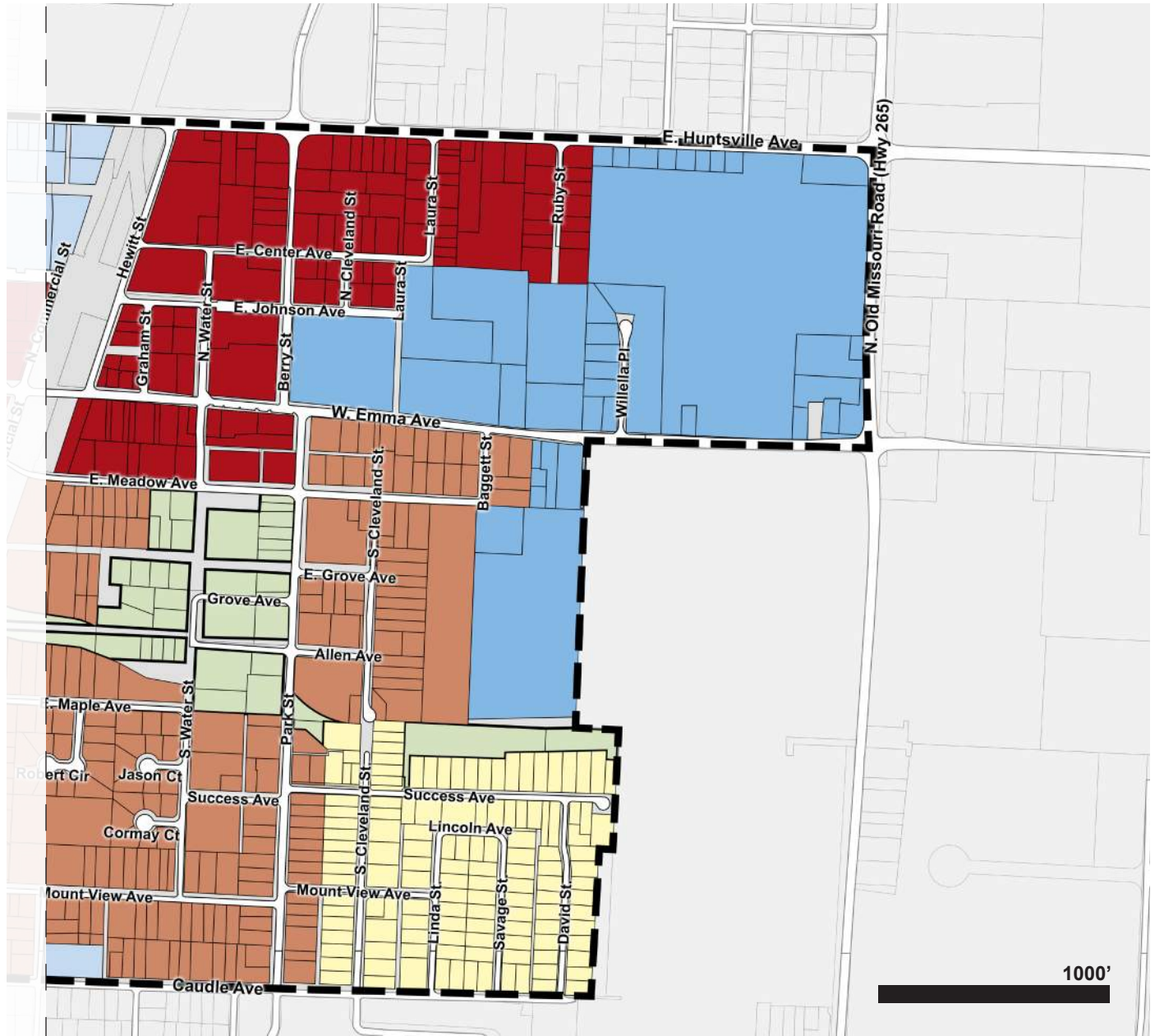


COLOR LEGEND

- NEIGHBORHOOD RESIDENTIAL TYPE 1 (SEE PAGE 3-3)
- NEIGHBORHOOD RESIDENTIAL TYPE 2 (SEE PAGE 3-7)
- NEIGHBORHOOD RESIDENTIAL TYPE 3 (SEE PAGE 3-11)
- NEIGHBORHOOD CENTER TYPE 1 (SEE PAGE 3-15)
- NEIGHBORHOOD CENTER TYPE 2 (SEE PAGE 3-19)
- CAMPUS TYPE 1 (SEE PAGE 3-23)
- CAMPUS TYPE 2 (SEE PAGE 3-27)
- Existing Public Parks (City-Owned)
- Future Park / Public-Use Space

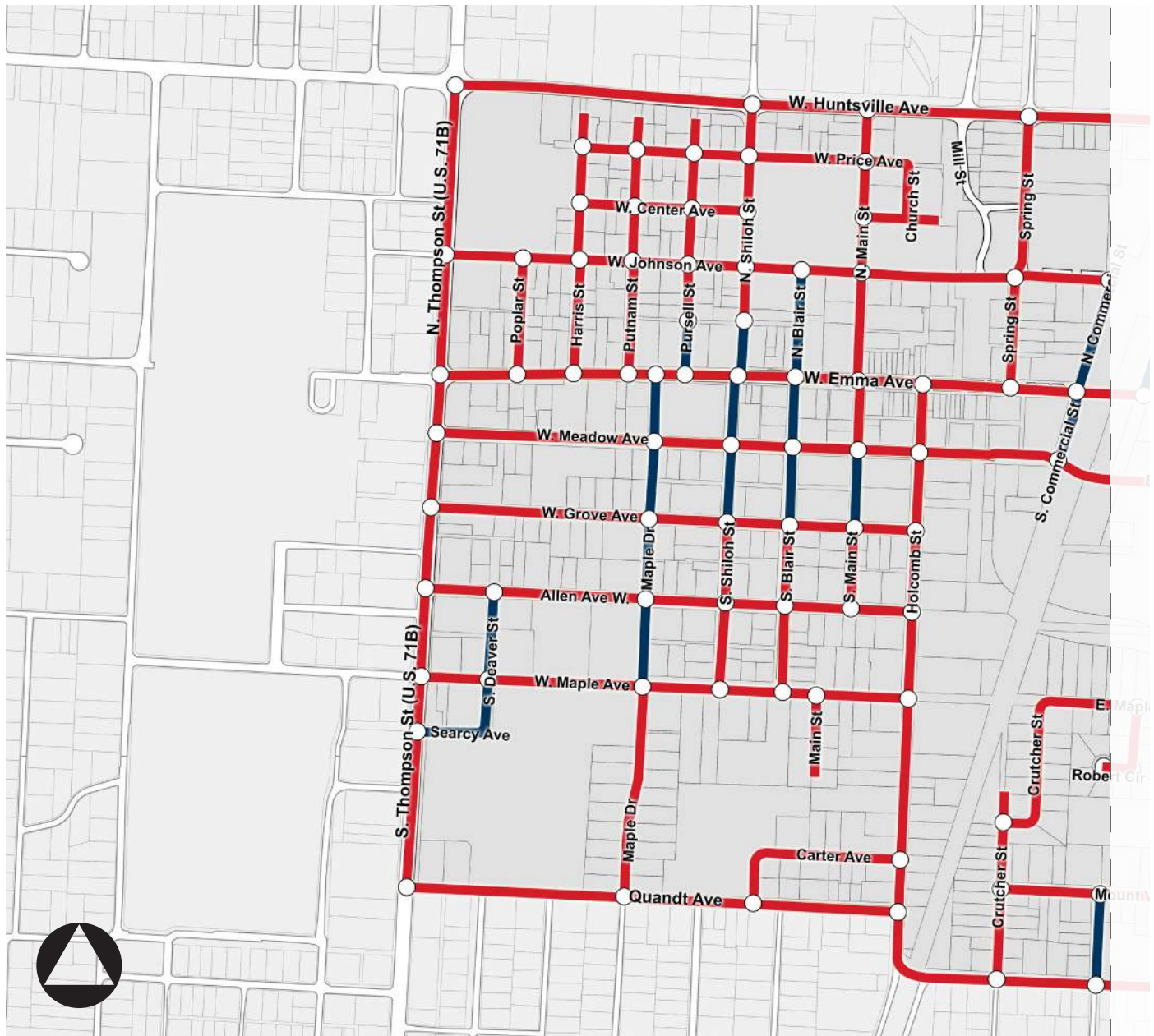
MATCH LINE

2.0 THE REGULATING PLAN



2.0 THE REGULATING PLAN

2.2 STREET FRONTAGE CLASSIFICATION PLAN



COLOR LEGEND

█ PRIMARY STREETS

█ SIDE STREETS

MATCH LINE

2.0 THE REGULATING PLAN



MATCH LINE

2.0 THE REGULATING PLAN

2.3 SEED—Springdale Elective Enhancement District

PURPOSE

In 2015, the city council of the City of Springdale passed an ordinance establishing the Downtown Master Plan. The intent of the Downtown Master Plan was to promote, preserve, and enhance the development, preservations, and beautification of downtown Springdale. A collaborative effort was undertaken to develop regulations for downtown Springdale to ensure the goals of the adopted Master Plan. The Downtown District Form-Based Code was created and designed to foster a setting for economic growth and development in a sustainable mixed-use pattern integrating residential with employment and commercial uses as well as civic and recreational opportunities.

The Downtown District Form-Based Code was applied to new, infill development and re-development in a designated downtown area in order to achieve the vision set forth in the downtown master plan and to provide a mechanism to implement the goals enumerated in the Downtown District Form-Based Code using both public and private sector investment that would serve to enhance the aesthetic beauty of the city and the economic value of property and general welfare of the citizens in the city.

The Downtown District Form-Based Code was created by Ordinance No. 5152, adopted by the Springdale City Council on March 28, 2017, and completely replaced any and all existing zoning codes for any property within the boundaries as designated in the Downtown District. The Downtown District Form-Based Code is codified as Chapter 32 of the Code of Ordinances of the City of Springdale, Arkansas.

The Downtown District Form-Based Code created a core area for implementation that is different than traditional zoning. Traditional zoning regulates development primarily by use (residential, industrial, commercial) where districts are filled by a primary use category. This categorization makes mixed-use, pedestrian-oriented development difficult or even illegal. Traditional zoning results in dispersed land uses with excessive land consumption and pedestrian unfriendly streets. Form-based codes de-emphasizes land use in favor of building form and typology encouraging a greater mix of uses and housing types and while placing stronger emphasis on the design of the public realm.

The Springdale Elective Enhancement District (SEED) is a special zoning district designed to unify outlying neighborhoods of the downtown Springdale area into the thriving, livable community vision set forth within the Downtown District Form-Based Code by establishing a framework for incremental progress towards an application of the Downtown District Form-Based Code in a specifically outlined area. Areas adjacent to the Downtown District Form-Based Code areas are mapped and identified below giving individual properties the option to request the provision of the SEED or develop under the standard provision of the adopted zoning map of the City.

The SEED district provides developers and property owners with the tools and creative flexibility found within the Downtown District Form-Based Code in areas of the city which are currently regulated under the traditional zoning boundaries. By allowing for high quality development which serves the growing need for a variety of housing options and overly housing affordability, the SEED district creates increased opportunity for infill-focused development.

The SEED district is designed to promote quality infill that exhibits sustainable construction and excellence through architectural design, preserving significant aspects of the natural character of the land creating co-

2.0 THE REGULATING PLAN

hesive and engaging communities through the use of pedestrian oriented design elements. With the ability to use single or multiple land use activities organized in a comprehensive manner developers and business owners are able to better serve the needs of the community while keeping with the context of the surrounding neighborhood.

The SEED district permits flexibility in the choice of building envelope standards along with building development standards that places a primary emphasis on physical form and placemaking, with a secondary focus on land uses as outlined and contained in the adopted Downtown District Form-Based Code, as amended from time to time.

Similar to the Planned Unit Development (PUD) district, the SEED district is established to permit the development and zoning review into one process. The combined review permits a development proposal to be acted upon simultaneously by the developer and the city to effectively regulate in a cohesive, consistent, and predictable manner. The SEED development remains intact even if transfer in ownership occurs and represents a joint commitment by both the developer and the city.

APPLICATION PROCESS

A request for a Springdale Elective Enhancement District shall follow the rezoning procedures initiated by private parties set forth in article 2, section 11 of this chapter. In addition, the application for certificates of conformity outlined in the Downtown District Form-Based Code referred to above shall be included with the rezoning application for the areas authorized for SEED development.

The following factors shall be used for the evaluation of a request for a Springdale Elective Enhancement District:

- a. Evaluation of the existing structures of the area at the block or neighborhood level, specifically in regards to compatibility of typical bulk, form, and architectural character.
- b. Reference to the existing subdivision plat (if available) for historical context of the area.
- c. Ability of the proposed development to function cohesively within the surrounding area or neighborhood to create quality placemaking based on the proposed building envelope type.
- d. Location of the proposed development in relation to nearby amenities such as public parks, schools, and trail systems.

APPLICABILITY.

Upon approval of a SEED zoning as set forth in article 2, section 11 of this chapter on a parcel or combination of parcels, all proposed improvements thereon shall be subject to procedures, standards, and guidelines as specified in the Downtown District Form-Based Code. The use requirements in the zones shall apply unless specific changes are made to the Downtown District Form-Based Code and in no case shall a use not otherwise allowed in a zone be added.

REFERENCES

The Downtown District Form-Based Code above completely replaces any and all existing zoning codes as set forth in this chapter that would currently exist with the previous zoning. In interpreting and applying the provision of the Downtown District Form-Based Code, they are the minimum requirements.

2.0 THE REGULATING PLAN

OTHER APPLICABLE REGULATIONS

All development must comply with relevant federal, state and other city regulations. Whenever any provision of this section imposes a greater requirement or a higher standard than is required in any state or federal statute or other city ordinance or regulation, the provisions of this section shall govern unless preempted by state or federal law.

CONFLICTS

Where apparent conflicts exist between the provisions of this section and other existing ordinances, regulations, or permits, or by easements, covenants, or agreements the planning director shall determine, based on which best meets the requirements of this section which provisions shall govern.

DESIGNATED SEED AREAS

Two areas adjacent to the downtown district have been identified as potential areas of transition between the downtown core, with its mixed use emphasis to the lower density residential neighborhoods on the outskirts or edge of the defined downtown and areas of greatest potential for infill and redevelopment.

2.3.1. Powell Street SEED

- a. **District boundary:** Beginning at the intersection of Thompson Avenue (Highway 71B) and Quandt Avenue east to Holcomb Street; south on Holcomb Street to the intersection of Caudle Avenue; east on Caudle Avenue to Ellis Lane (western boundary of the Springdale Municipal Airport property); western boundary of the Springdale Municipal Airport to Robinson Avenue (Highway 412 E); Robinson Avenue west to South Turner Street; north on Turner Street to Quandt Avenue.
- b. **Regulating plan:** The purpose of the regulating plan for the district is to establish zones of a particular desired scale and bulk within the Downtown District Form-Based Code in order to effectively regulate the form of improvements and to enhance the atmosphere of the neighborhood through cohesive urban form and character.

2.3.2. Mill Street SEED

- a. **District boundary:** Beginning at the intersection of Huntsville Avenue and N. Shiloh Street; north along Shiloh Street to Sanders Avenue; Sanders Avenue east to Mill Street; continuing east along a property lines to the western right-of-way of the Arkansas Missouri Railroad; south along the western right-of-way line to Huntsville Avenue; west along Huntsville Avenue to N. Shiloh Street.
- b. **Regulating plan:** The purpose of the regulating plan for the district is to establish zones of a particular desired scale and bulk within the Downtown District Form-Based Code in order to effectively regulate the form of improvements and to enhance the atmosphere of the neighborhood through cohesive urban form and character.

3.0

BUILDING ENVELOPE STANDARDS

3.0 BUILDING ENVELOPE STANDARDS

3.1 BUILDING ENVELOPE STANDARDS

WHAT IS THE PURPOSE OF THE BUILDING ENVELOPE STANDARDS?

The purpose of the Building Envelope Standards is to define the height and bulk of improvements within the Form-Based District in order to effectively regulate and maintain a cohesive and predictable urban form. Building Envelope Standards assist property owners and land developers in understanding the basic form requirements which apply to a specific parcel of property, including the following: building placement, building height, building types, encroachments, use requirements, and parking requirements.

WHAT ARE THE DIFFERENT TYPES OF BUILDING ENVELOPE STANDARDS?

There are seven (7) zones of Building Envelope Standards established within the Form-Based District which establish various characters, they are as follows:

- 3.1 **Neighborhood Residential Type 1** (SEE PAGE 3-3)
- 3.2 **Neighborhood Residential Type 2** (SEE PAGE 3-7)
- 3.3 **Neighborhood Residential Type 3** (SEE PAGE 3-11)
- 3.4 **Neighborhood Center Type 1** (SEE PAGE 3-15)
- 3.5 **Neighborhood Center Type 2** (SEE PAGE 3-19)
- 3.6 **Campus Type 1** (SEE PAGE 3-23)
- 3.7 **Campus Type 2** (SEE PAGE 3-27)

HOW DO I USE THE BUILDING ENVELOPE STANDARDS?

After determining which Building Envelope Standards apply to the parcel(s) of property, the following sequence of steps should be performed in order to correctly use the Building Envelope Standards:

1. **PROCEED TO THE APPLICABLE BUILDING ENVELOPE STANDARDS**
Turn to the correct page of this document with the applicable Building Envelope Standards.
2. **READ AND UNDERSTAND THE INTENT OF THE BUILDING ENVELOPE STANDARDS**
On the first page of the Building Envelope Standard, there is an intent statement. This statement is not regulatory, but is recommended that the intent is read and understood.
3. **ENSURE COMPLIANCE TO EACH REQUIREMENT OF THE BUILDING ENVELOPE STANDARDS**
On the remaining pages of the Building Envelope Standard, there are a series of requirements with which the property must comply. Read and ensure compliance with each requirement.

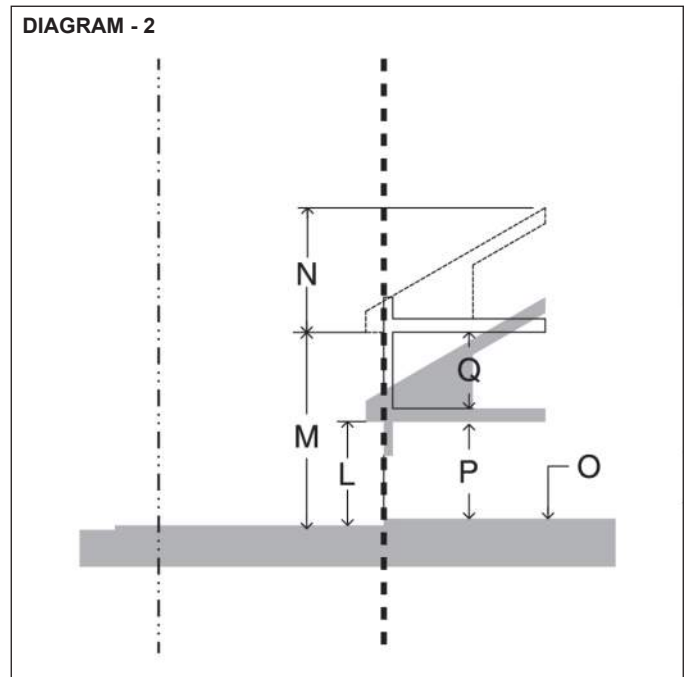
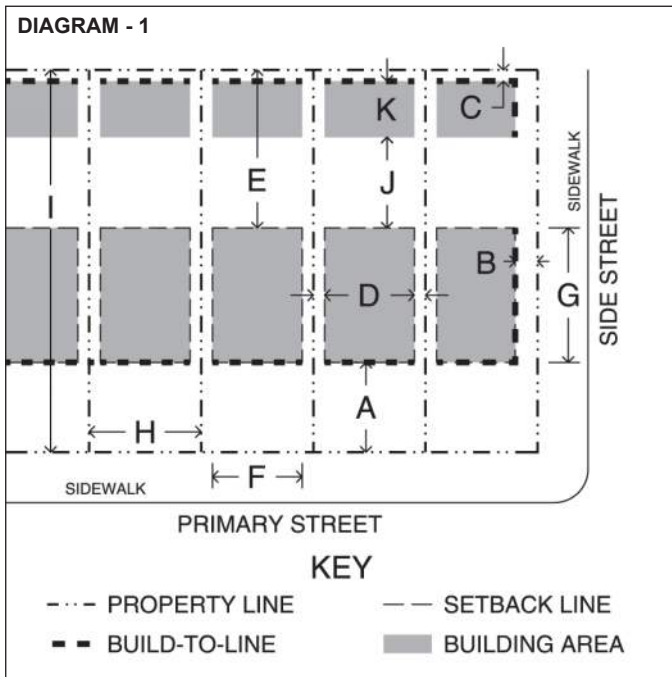
PRIMARY STREETS VS SIDE STREETS?

Primary Streets include the following streets within the District: *Refer to Pages 2-4 and 2-5.*

Side Streets include the following streets within the District: *Refer to Pages 2-4 and 2-5.*

3.0 BUILDING ENVELOPE STANDARDS

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I - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 25' Min | 50' Max (1)
- [B] SIDE ST., ANC. & MAIN BLDG 10' Min | 25' Max
- [C] REAR LOT LINE, ANC. BLDG: 5'

NOTE:

- The Build-to-Line must match the average Front Facade Line of the Block Face; and lots with NO Primary Street or Side Street frontage (abutting adjacent properties) are exempt from the Primary Street Build-to-Line dimensional requirements, and are only required to have a five foot (5') setback on said frontage.

SETBACK:

- [D] SIDE, ANC. & MAIN BLDG 10' Min | 20' Max
- [E] REAR, MAIN BLDG: 30' Min

BUILDING FORM:

- [F] PRIMARY STREET: At least 60% of Build-to-Line
- [G] SIDE ST., MAIN BLDG: At Least 25% of Build-to-Line
- [H] LOT WIDTH: Per Existing
- [I] LOT DEPTH: Per Existing
- [J] BETWEEN BLDGS: 25' Min b/t Main & Anc. Buildings
- [K] DEPTH OF ANC. BLDG: 30' Max

II - BUILDING HEIGHT

- [L] BUILDING HEIGHT MINIMUM: 1 Story or 15'
- [M] BUILDING HEIGHT MAXIMUM: 2 Stories or 35'
- [N] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: 15' Max
- [O] FINISHED GRND FLOOR LEVEL: 1' Min | 3' Max Above Back of Sidewalk or Adjacent Lot Level
- [P] FIRST FLOOR CEILING HTS: 8' Min (F to C)
- [Q] UPPER FLOORS CEILING HTS: 8' Min (F to C)
- [R] ANC. BLDG. MAX. HEIGHT 2 Stories or 30' (2)

NOTE:

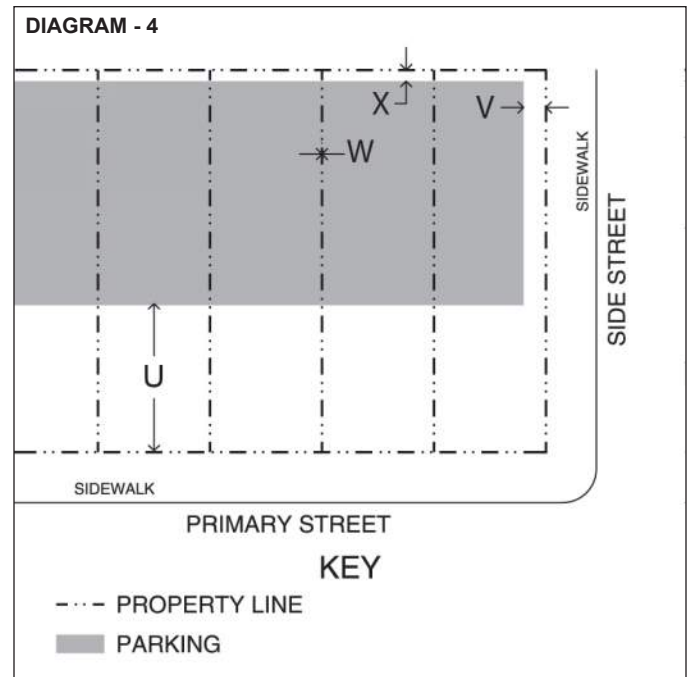
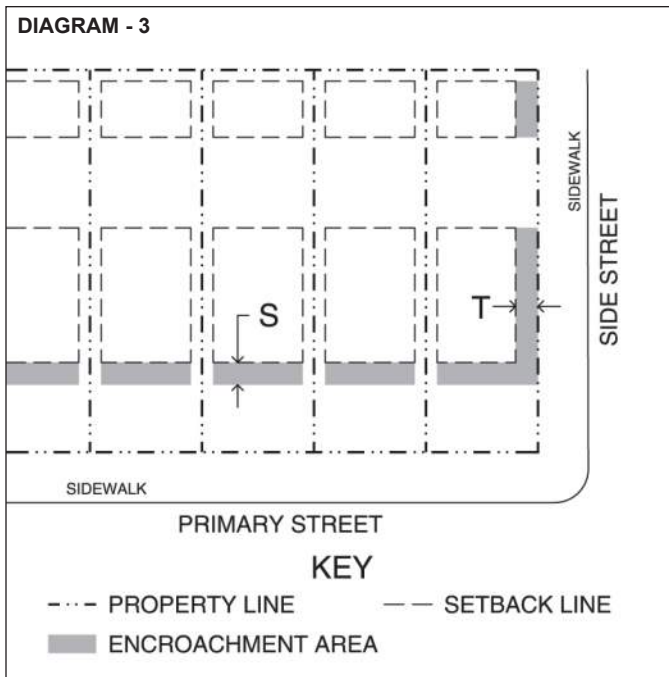
- In no case shall the Ancillary Building have a height greater than that of the Main Building.

III - BUILDING TYPES

- Detached Single Family Dwelling
- Detached Single Family Bungalow
- Duplex
- Duplex Bungalow
- Rear Garage

See Section 4.0: Building Development Standards for further details.

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD RESIDENTIAL TYPE 1



IV - ENCROACHMENTS

LOCATION:

- [S] PRIMARY STREET: 12' Max
- [T] SIDE STREET: 10' Max

V - USE REQUIREMENTS

- GROUND FLOOR USES:
- Residential
 - Civic / Institutional (3)
 - Utilities and Services (3)
 - Special (3)

- UPPER FLOOR(S) USES:
- Residential
 - Civic / Institutional (3)
 - Utilities and Services (3)
 - Special (3)

See Section 5.0: Use Tables for further details.

NOTE:

- 3. Conditional Use.

VI - PARKING REQUIREMENTS

LOCATION:

- [U] PRIMARY SETBACK: Primary Street Build-To Line [A] plus 30' Min
- [V] SIDE STREET SETBACK: 10' Min
- [W] SIDE SETBACK: 0' , If Surface Lot; Per Main Building if Structured Parking
- [X] REAR SETBACK: 5' Min

REQUIRED SPACES:

- RESIDENTIAL USES:
- One (1) Off-Street Parking (4) Space Per Studio / 1-Bedroom Dwelling Unit
 - Two (2) Off-Street Parking (4) Space Per 2-Bedroom and larger Dwelling Unit
 - One (1) Off-Street Parking (4) Space Per Cottage Court Overlay Dwelling Unit

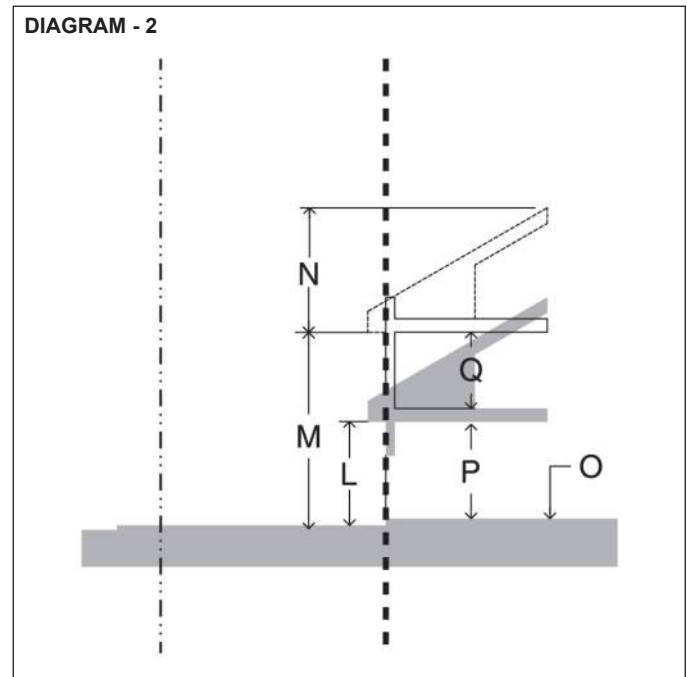
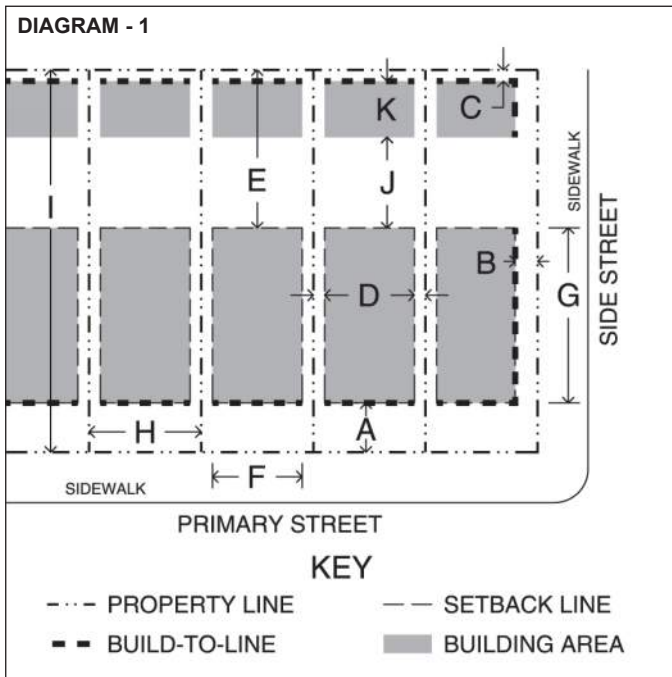
NOTE:

- 4. Required space may be provided in an attached or detached garage unit.

3.0 BUILDING ENVELOPE STANDARDS

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3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD RESIDENTIAL TYPE 2



I - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 10' Min | 25' Max (1)
- [B] SIDE STREET: 10' Min | 20' Max
- [C] REAR LOT LINE, ANC. BLDG: 5'

NOTE:

1. The Build-to-Line must match the average Front Facade Line of the Block Face; and lots with NO Primary Street or Side Street frontage (abutting adjacent properties) are exempt from the Primary Street Build-to-Line dimensional requirements, and are only required to have a five foot (5') setback on said frontage.

SETBACK:

- [D] SIDE: 5' Min | 20' Max
- [E] REAR: 5' Min

BUILDING FORM:

- [F] PRIMARY STREET: At least 60% of Build-to-Line
- [G] SIDE ST., MAIN BLDG: At Least 50% of Build-to-Line
- [H] LOT WIDTH: Per Existing
- [I] LOT DEPTH: Per Existing
- [J] BETWEEN BLDGS: 15' Min b/t Main & Anc. Buildings
- [K] DEPTH OF ANC. BLDG: 30' Max

II - BUILDING HEIGHT

- [L] BUILDING HEIGHT MINIMUM: 1 Story or 15'
- [M] BUILDING HEIGHT MAXIMUM: 2 Stories or 35'
- [N] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: 15' Max
- [O] FINISHED GRND FLOOR LEVEL: 1' Min | 3' Max Above Back of Sidewalk or Adjacent Lot Level
- [P] FIRST FLOOR CEILING HTS: 8' Min (F to C)
- [Q] UPPER FLOORS CEILING HTS: 8' Min (F to C)
- [R] ANC. BLDG. MAX. HEIGHT: 2 Stories or 30' (2)

NOTE:

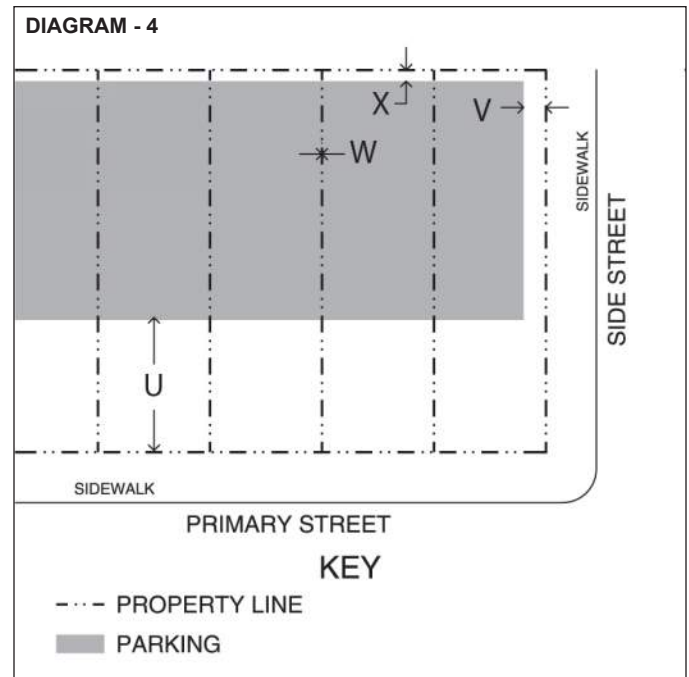
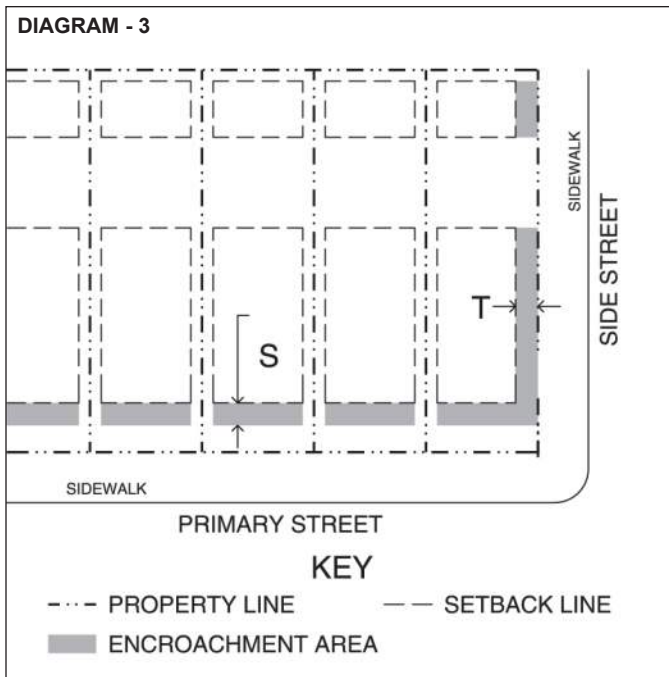
2. In no case shall the Ancillary Building have a height greater than that of the Main Building.

III - BUILDING TYPES

- Detached Single Family Bungalow
- Duplex Bungalow
- Rowhouse and Courtyard Rowhouse
- Rear Garage
- Carriage House

See Section 4.0: Building Development Standards for further details.

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD RESIDENTIAL TYPE 2



IV - ENCROACHMENTS

LOCATION:

- [S] PRIMARY STREET: 12' Max
- [T] SIDE STREET: 10' Max

V - USE REQUIREMENTS

GROUND FLOOR USES: Residential
Civic / Institutional (3)
Utilities and Services (3)
Special (3)

UPPER FLOOR(S) USES: Residential
Civic / Institutional (3)
Utilities and Services (3)
Special (3)

See Section 5.0: Use Tables for further details.

NOTE:
3. Conditional Use.

VI - PARKING REQUIREMENTS

LOCATION:

- [U] PRIMARY SETBACK: Primary Street Build-To Line [A] plus 40' Min
- [V] SIDE STREET SETBACK: 10' Min
- [W] SIDE SETBACK: 0', If Surface Lot; Per Main Building if Structured Parking
- [X] REAR SETBACK: 5' Min

REQUIRED SPACES:

- RESIDENTIAL USES: One (1) Off-Street Parking (4) Space Per Studio / 1-Bedroom Dwelling Unit
- Two (2) Off-Street Parking (4) Space Per 2-Bedroom and larger Dwelling Unit
- One (1) Off-Street Parking (4) Space Per Cottage Court Overlay Dwelling Unit

NOTE:
4. Required space may be provided in an attached or detached garage unit.

3.0 BUILDING ENVELOPE STANDARDS

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3.0 BUILDING ENVELOPE STANDARDS

3.3 NEIGHBORHOOD RESIDENTIAL TYPE 3 (NR3)

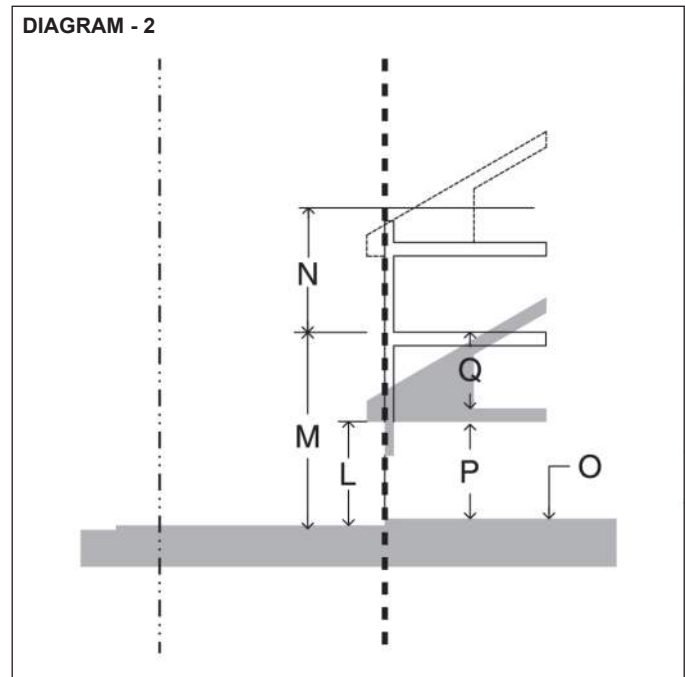
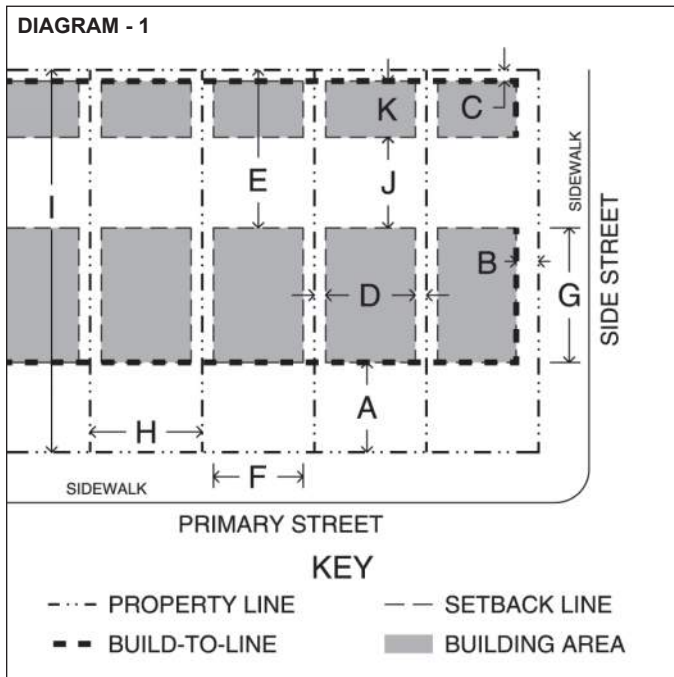


INTENT STATEMENT:

The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood Residential Type 3 areas in order to preserve and enhance existing historic housing while allowing for contextually-sensitive infill housing of higher density. The area is designed to provide for architecturally appropriate infill development which allows for a variety of residential building types, heights, and forms and allowing for strategic infill and redevelopment while maintaining district's detached, single-unit residential character. This intent statement and the images shown below are advisory only.

EXAMPLES OF CHARACTER





I - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 25' Min | 50' Max (1)
- [B] SIDE ST., ANC. & MAIN BLDG: 10' Min | 25' Max
- [C] REAR LOT LINE, ANC. BLDG: 5'

NOTE:

1. The Build-to-Line must match the average Front Facade Line of the Block Face; and lots with NO Primary Street or Side Street frontage (abutting adjacent properties) are exempt from the Primary Street Build-to-Line dimensional requirements, and are only required to have a five foot (5') setback on said frontage.

SETBACK:

- [D] SIDE, ANC. & MAIN BLDG: 10' Min | 20' Max
- [E] REAR LOT LINE, MAIN BLDG: 30' Min (2)

NOTE:

2. Lots with NO Alley frontage (abutting adjacent properties) are exempt from the Alley, Main Building Build-to-Line dimensional requirements; and are only required to have a five foot (5') setback on said frontage.

BUILDING FORM:

- [F] PRIMARY STREET: At least 60% of Build-to-Line
- [G] SIDE ST., MAIN BLDG: At Least 25% of Build-to-Line
- [H] LOT WIDTH: Per Existing
- [I] LOT DEPTH: Per Existing
- [J] BETWEEN BLDGS: 25' Min b/t Main & Anc. Buildings
- [K] DEPTH OF ANC. BLDG: 30' Max

II - BUILDING HEIGHT

- [L] BUILDING HEIGHT MINIMUM: 1 Story or 15'
- [M] BUILDING HEIGHT MAXIMUM: 3 Stories or 45' (3)
- [N] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: 15' Max
- [O] FINISHED GRND FLOOR LEVEL: 1' Min | 3' Max Above Back of Sidewalk or Adjacent Lot Level
- [P] FIRST FLOOR CEILING HTS: 8' Min (F to C)
- [Q] UPPER FLOORS CEILING HTS: 8' Min (F to C)
- [R] ANC. BLDG. MAX. HEIGHT: 2 Stories or 30' (4)

NOTE:

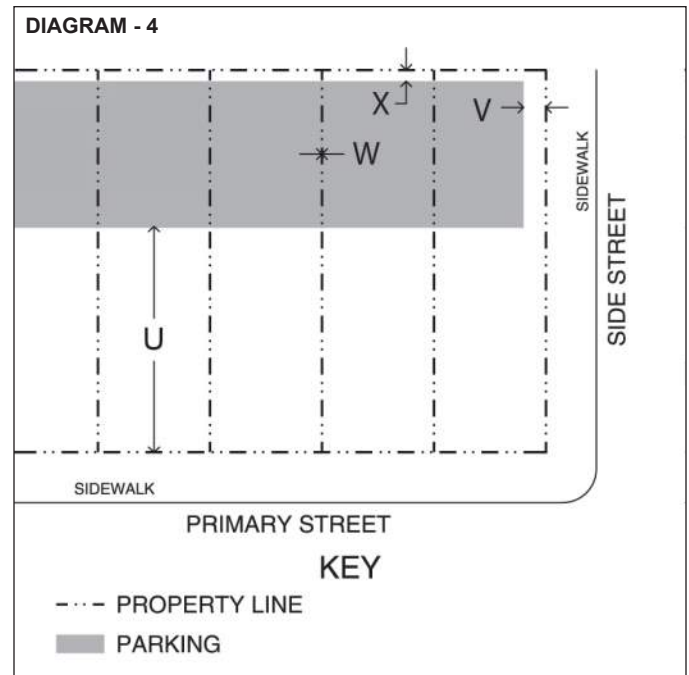
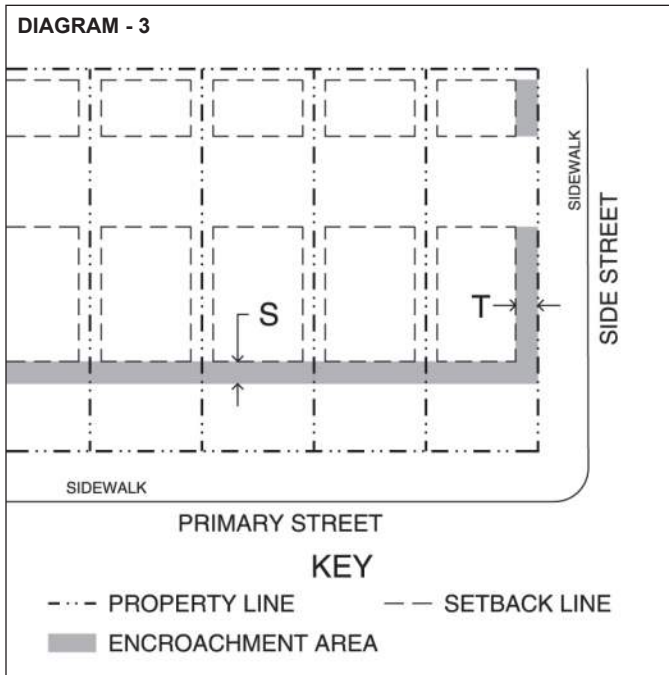
3. Refer to *Section 3.9 Affordable Housing and Green Building Incentives* for height bonuses.
4. In no case shall the Ancillary Building have a height greater than that of the Main Building.

III - BUILDING TYPES

- Detached Single Family Dwelling
- Detached Single Family Bungalow
- Duplex
- Duplex Bungalow
- Rowhouse and Courtyard Rowhouse
- Rear Garage
- Carriage House

See *Section 4.0: Building Development Standards* for further details.

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD RESIDENTIAL TYPE 3



IV - ENCROACHMENTS

LOCATION:

- [S] PRIMARY STREET: 10' Max
- [T] SIDE STREET: 10' Max

V - USE REQUIREMENTS

- GROUND FLOOR USES:
- Residential
 - Civic / Institutional (5)
 - Utilities and Services (5)
 - Special (5)

- UPPER FLOOR(S) USES:
- Residential
 - Civic / Institutional (5)
 - Utilities and Services (5)
 - Special (5)

See Section 5.0: Use Tables for further details.

NOTE:

- 5. Conditional Use.

VI - PARKING REQUIREMENTS

LOCATION:

- [U] PRIMARY SETBACK: Primary Street Build-To Line [A] plus 50' Min
- [V] SIDE STREET SETBACK: 10' Min
- [W] SIDE SETBACK: 0' , If Surface Lot; Per Main Building if Structured Parking
- [X] ALLEY SETBACK: 5' Min

REQUIRED SPACES (6):

- RESIDENTIAL USES:
- One (1) Off-Street Parking (7) Space Per Studio / 1-Bedroom Dwelling Unit
 - Two (2) Off-Street Parking (7) Space Per 2-Bedroom and larger Dwelling Unit
 - One (1) Off-Street Parking (7) Space Per Cottage Court Overlay Dwelling Unit

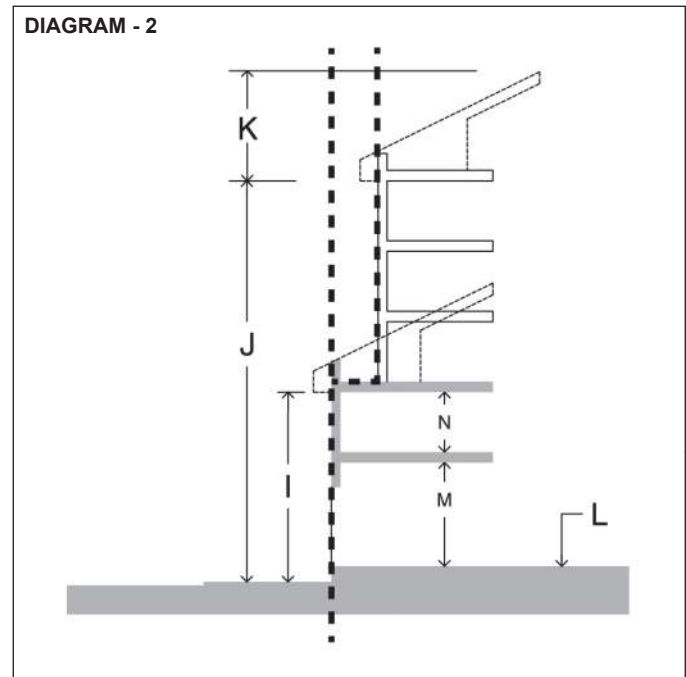
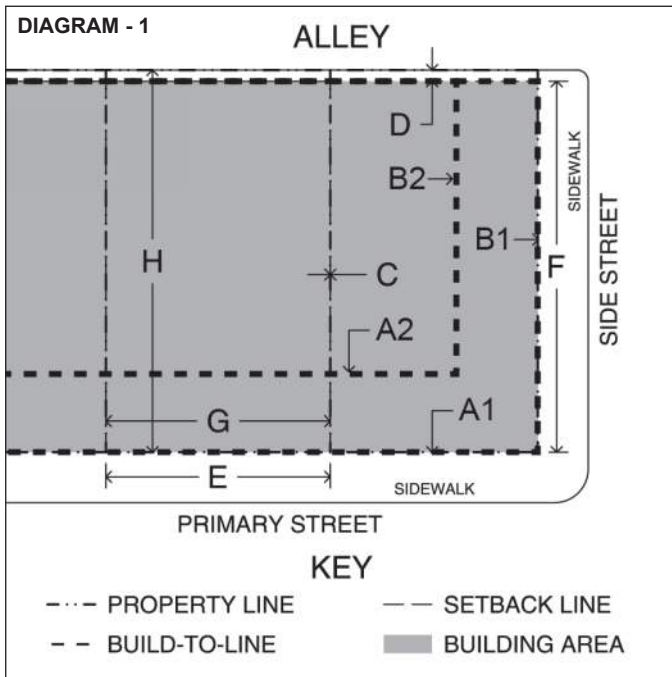
NOTE:

- 6. Reduced parking incentives are available for affordability and green building practices, as set forth in Section XX of the Springdale Municipal Code.
- 7. Required space may be provided in an attached or detached garage unit.

3.0 BUILDING ENVELOPE STANDARDS

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3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 1



I - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A1] PRIMARY STREET (For First 35'): 0' (1)
- [B1] SIDE STREET (For First 35'): 0' (1)
- [A2] PRIMARY STREET (Above 35'): 1' per 1' of height above 35' (1)
- [B2] SIDE STREET (Above 35'): 1' per 1' of height above 35' (1)

NOTE:

- Building Types with the following Frontage Types may have additional setback allowances, as per *Section 4.2 Frontage Types*: Stoop, Shopfront, and Terrace & Lighcourt (section to be provided).

SETBACK:

- [C] SIDE: 0' Min | 10' Max (2)
- [D] ALLEY: 5' Min | 10' Max (3)

NOTE:

- Lots which share a Side Setback with lots in the Neighborhood Center Type 2 zone are required to have a Building Height Maximum of six (6) stories and seventy-five feet (75') for the first thirty feet (30') of adjacent frontage.
- Lots with NO Alley frontage (abutting adjacent properties) are required to have a ten foot (10') setback on said frontage.

BUILDING FORM:

- [E] PRIMARY STREET: At Least 85% of Build-to-Line
- [F] SIDE STREET: At Least 85% of Build-to-Line
- [G] LOT WIDTH: Per Existing
- [H] LOT DEPTH: Per Existing

II - BUILDING HEIGHT

- [I] BUILDING HEIGHT MINIMUM: 2 Stories or 35'
- [J] BUILDING HEIGHT MAXIMUM: 5 Stories or 65' (4)
- [K] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: 15' Max
- [L] FINISHED GRND FLOOR LEVEL: 6" Max Above Back of Sidewalk Or Adjacent Lot Level
- [M] FIRST FLOOR CEILING HTS: 12' Min | 25' Max (F to C)
- [N] UPPER FLOORS CEILING HTS: 8' Min | 15' Max (F to C)
- [N1] MEZZANINES AND PODIUMS: Mezzanines and Podiums Greater Than 3/4 of the Floor Plate Area Shall Be Counted as a Full Story

NOTE:

- Refer to *Section 3.9 Affordable Housing and Green Building Incentives* for height bonuses.

III - BUILDING TYPES

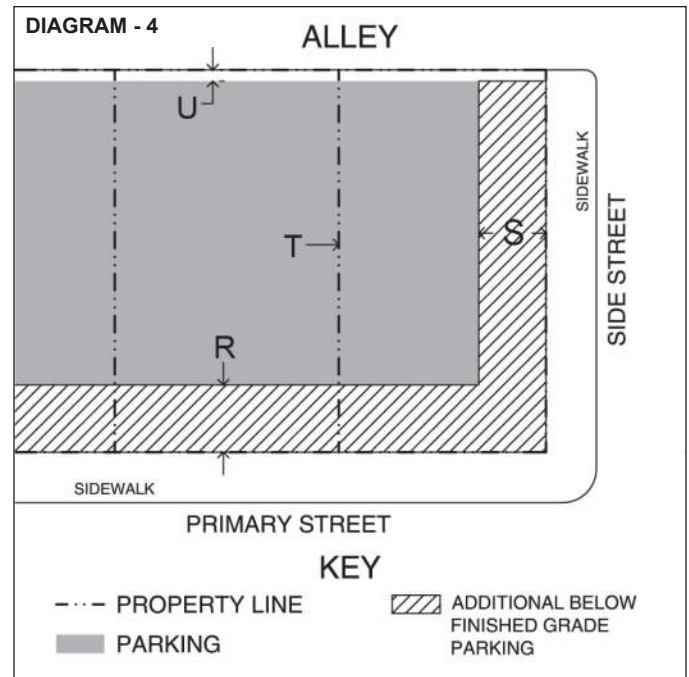
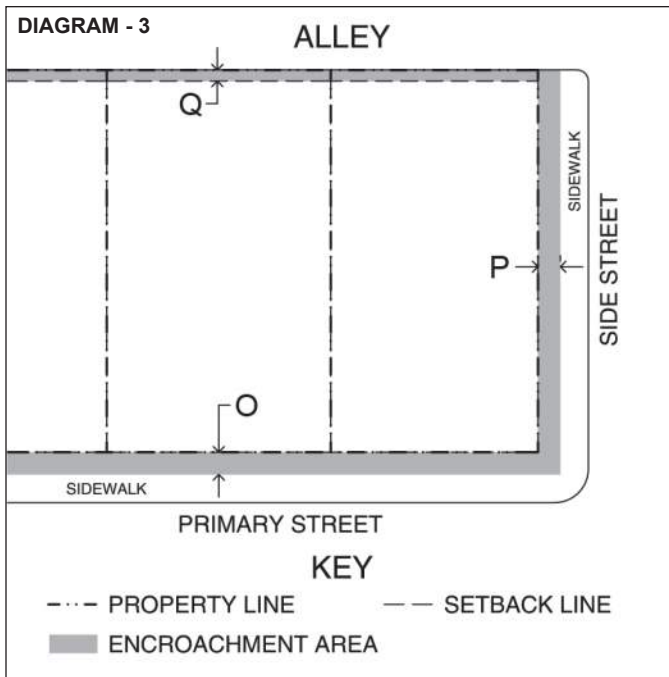
- Commercial Block Building
- Live / Work Units (5)
- Liner Building
- Civic / Institutional (6)

NOTE:

- The Live / Work Units Building Type shall be allowed as a conditional Building Type in Neighborhood Center Type 1.
- The Civic / Institutional Building Type shall be allowed as a conditional Building Type in Neighborhood Center Type 1.

See *Section 4.0: Building Development Standards* for further details.

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 1



IV - ENCROACHMENTS

LOCATION:

| | |
|---------------------|---------------|
| [O] PRIMARY STREET: | 10' Max |
| [P] SIDE STREET: | 10' Max |
| [Q] ALLEY: | 5' Max (7)(8) |

NOTE:

- If no alley is present, no rear encroachment is allowed.
- If the setback from an existing alley is less than five feet (5'), the allowed encroachment shall be equal to or less than existing setback dimension.

V - USE REQUIREMENTS

| | |
|---------------|--|
| GROUND FLOOR: | Primary Retail (9) Secondary Retail (9) Office (9) Civic / Institutional (9)(10) Utilities and Services (9)(10) Special (9)(10) |
|---------------|--|

| | |
|-----------------|--|
| UPPER FLOOR(S): | Residential Office Civic / Institutional (10) Utilities and Services (10) Special (10) |
|-----------------|--|

NOTE:

- On Emma Avenue, only Primary Retail is allowed; and must be accessed through Direct Frontage onto the street.
- Conditional Use.

See Section 5.0: Use Tables for further details.

VI - PARKING REQUIREMENTS

LOCATION:

| | |
|-----------------------------|---------|
| [R] PRIMARY STREET SETBACK: | 30' Min |
| [S] SIDE STREET SETBACK: | 30' Min |
| [T] SIDE SETBACK: | 0' |
| [U] ALLEY SETBACK: | 12' Min |

REQUIRED SPACES (11):

| | |
|---------------------|--|
| OFFICE USES: | |
| < 10,000 NET SQ FT: | No Off-Street Parking Requirement |
| > 10,000 NET SQ FT: | One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT (12)(13) |

| | |
|----------------------|-----------------------------------|
| PRIMARY RETAIL USES: | No Off-Street Parking Requirement |
|----------------------|-----------------------------------|

| | |
|----------------|---|
| ASSEMBLY USES: | One (1) Space per Four (4) Seats Maximum Occupancy to be Determined by the Fire Marshall |
|----------------|---|

| | |
|-------------------|--|
| RESIDENTIAL USES: | One-half (0.5) Spaces Per Dwelling Unit Not to Exceed Two (2) Spaces Per Dwelling Unit (12)(13)(14) |
|-------------------|--|

| | |
|------------------------|--|
| SECONDARY RETAIL USES: | |
| < 10,000 NET SQ FT: | No Off-Street Parking Requirement |
| > 10,000 NET SQ FT: | One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT (12)(13) |

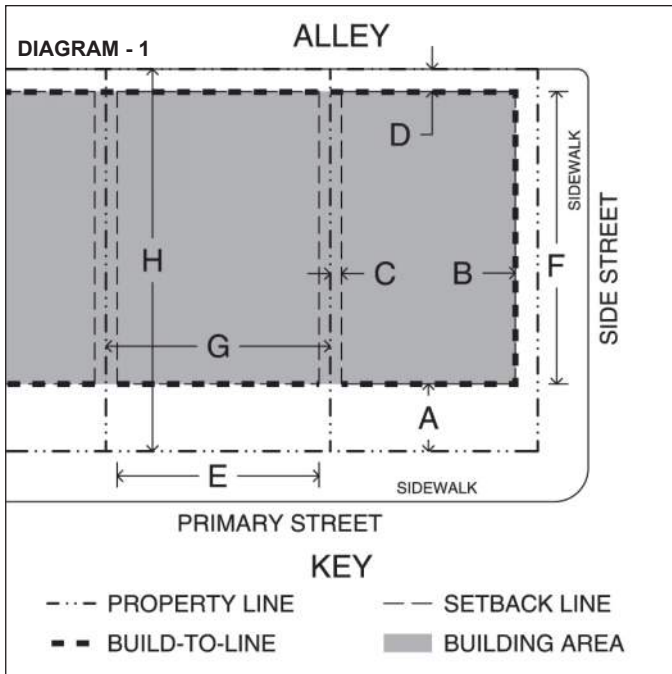
NOTE:

- Reduced parking incentives are available for affordability and green building practices, as set forth in Section XX of the Springdale Municipal Code.
- Existing on-street parking spaces located within 300 feet of the lot boundary may count toward parking space requirements.
- Parking spaces in shared use off-street parking lots or parking structures located within 1,200 feet of the lot boundary may count toward parking space requirements
- For developments with more than 50 dwelling units, one (1) additional parking space shall be provided for each ten (10) dwelling units.

3.0 BUILDING ENVELOPE STANDARDS

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3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 2



I - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 10' Min | 25' Max (1)
- [B] SIDE STREET: 10' Min | 25' Max

SETBACK:

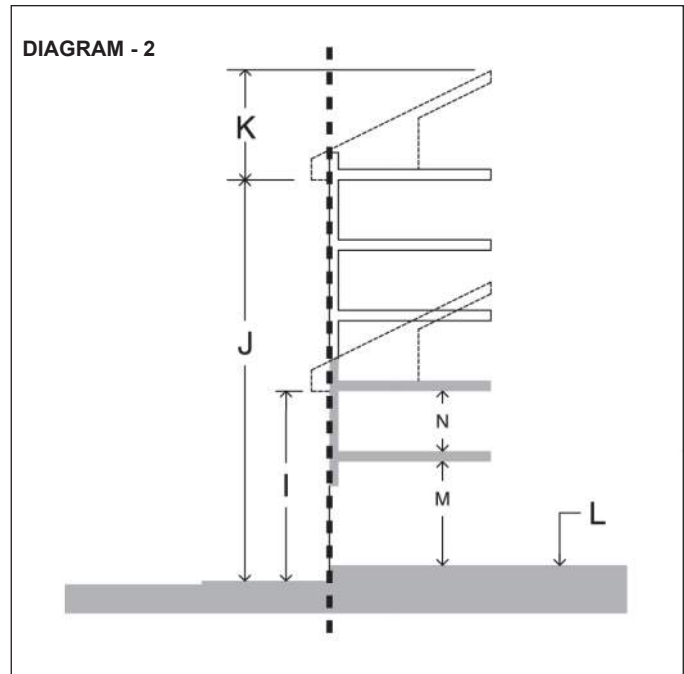
- [C] SIDE: 0' Min | 10' Max (2)
- [D] ALLEY: 5' Min | 10' Max (3)

BUILDING FORM:

- [E] PRIMARY STREET: At Least 85% of Build-to-Line (4)
- [F] SIDE STREET: At Least 25% of Build-to-Line
- [G] LOT WIDTH: Per Existing
- [H] LOT DEPTH: Per Existing

NOTE:

- The Build-to-Line must match the average Front Facade Line of the Block Face; and lots with NO Primary Street frontage (abutting adjacent properties) are exempt from the Primary Street Build-to-Line dimensional requirements; and are only required to have a five foot (5') setback on said frontage.
- For buildings with Dwelling Units primarily opening to side yards, Side Setback is required to be ten feet (10'). Buildings higher than three (3) stories or forty feet (40') are required to have a ten foot (10') Side Setback.
- Lots with NO Alley Frontage (abutting adjacent properties) are required to have a ten foot (10') setback on said Frontage.
- The percentage (%) for the Primary Street can be adjusted to fifty percent (50%) in the case of the following Building Types: Courtyard Rowhouse and Courtyard Building.



II - BUILDING HEIGHT

- [I] BUILDING HEIGHT MINIMUM: 2 Stories or 35'
- [J] BUILDING HEIGHT MAXIMUM: 3 stories or 45' (5)(6)
- [K] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: 15' Max
- [L] FINISHED GRND FLOOR LEVEL: 6" Min | 3' Max Back of Sidewalk Or Adjacent Lot Level For Residential; All Other Uses are Max 6"
- [M] FIRST FLOOR CEILING HTS: 8' Min (F to C)
- [N] UPPER FLOORS CEILING HTS: 8' Min (F to C)
- [N1] MEZZANINES AND PODIUMS: Mezzanines and Podiums Greater Than 3/4 of the Floor Plate Area Shall Be Counted as a Full Story

NOTE:

- On lots fronting Thompson Street (U.S. 71B) the Building Height Maximum is five (5) stories and sixty-five feet (65').
- Refer to Section 3.9 Affordable Housing and Green Building Incentives for height bonuses.

III - BUILDING TYPES

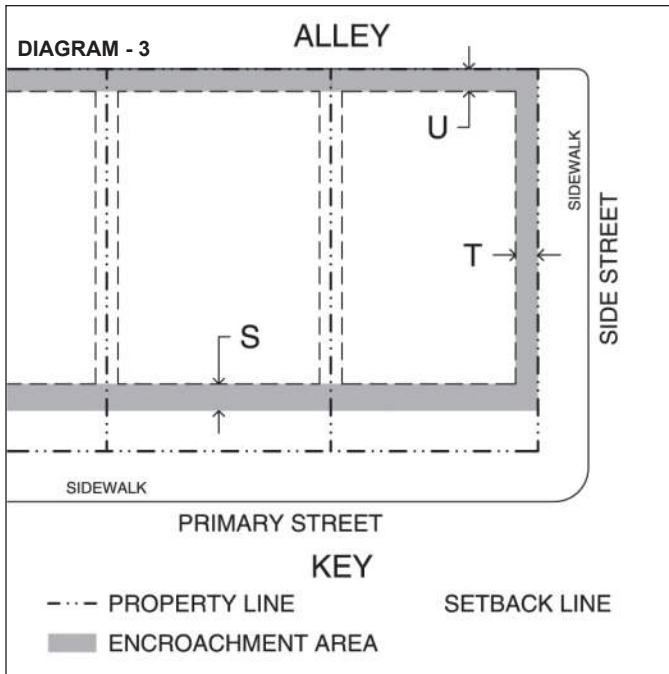
- | | |
|---------------------------------|---------------------------|
| Duplex | Commercial Block Building |
| Triplex and Fourplex | Live / Work Units |
| Rowhouse and Courtyard Rowhouse | Liner Building |
| Stacked Flats | Civic / Institutional (7) |
| Courtyard Building | Rear Garage (8) |
| | Carriage House (8) |

NOTE:

- The Civic / Institutional Building Type shall be allowed as a conditional Building Type in Neighborhood Center Type 2.
- The Rear Garage and Carriage House Building Types shall be allowed as an accessory building to the Duplex; Triplex and Fourplex; Rowhouse and Courtyard Rowhouse; and Stacked Flats.

See Section 4.0: Building Development Standards for further details.

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 2



IV - ENCROACHMENTS

LOCATION:

| | |
|---------------------|-----------------------|
| [S] PRIMARY STREET: | 12' Max |
| [T] SIDE STREET: | 10' Max |
| [U] ALLEY: | 5' Max (9)(10) |

NOTE:

9. If no alley is present, no rear encroachment is allowed.
10. If the setback from an existing alley is less than five feet (5'), the allowed encroachment shall be equal to or less than existing setback dimension.

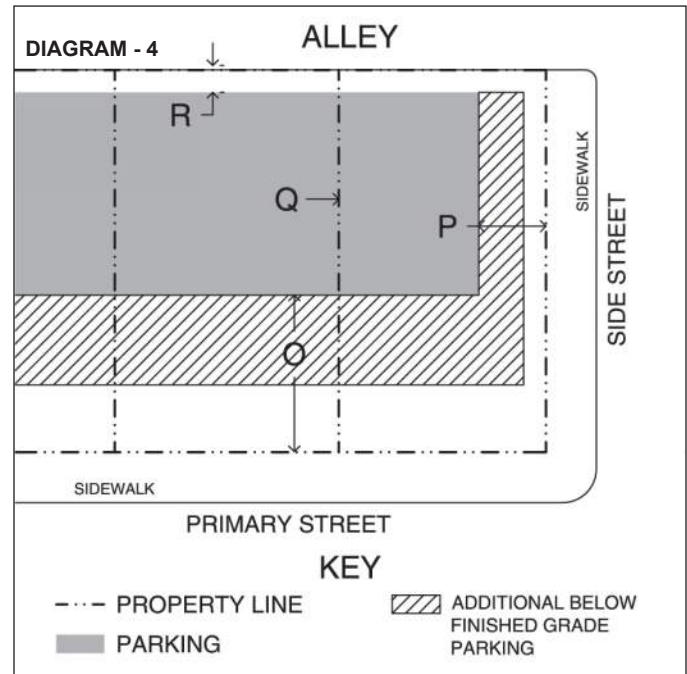
V - USE REQUIREMENTS

| | |
|-----------------|---|
| GROUND FLOOR: | Residential (11) Primary Retail Secondary Retail Office Civic / Institutional (12) Utilities and Services (12) Special (12) |
| UPPER FLOOR(S): | Residential (11) Office Special (12) |

NOTE:

11. On the following streets, ONLY residential uses are permitted on the both the Ground Floor and Upper Floor(s): E. Maple Street; Robert Circle; S. Water Street; Jason Court; Cormay Court; E. Grove Avenue; Allen Avenue; and S. Cleveland Street. No other uses are permitted.
12. Conditional Use.

See Section 5.0: Use Tables for further details.



VI - PARKING REQUIREMENTS

LOCATION:

| | |
|-----------------------------|---|
| [O] PRIMARY STREET SETBACK: | 30' Min |
| [P] SIDE STREET SETBACK: | 30' Min |
| [Q] SIDE SETBACK: | 0' , If Surface Lot / Per Main Building If Structured Parking |
| [R] ALLEY SETBACK: | 5' Min |

REQUIRED SPACES **(13)**:

| | |
|------------------------|---|
| OFFICE USES: | < 10,000 NET SQ FT: No Off-Street Parking Requirement |
| | > 10,000 NET SQ FT: One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT (14)(15) |
| PRIMARY RETAIL USES: | No Off-Street Parking Requirement |
| ASSEMBLY USES: | One (1) Space per Four (4) Seats Maximum Occupancy to be Determined by the Fire Marshall |
| RESIDENTIAL USES: | One-half (0.5) Spaces Per Dwelling Unit Not to Exceed Two (2) Spaces Per Dwelling Unit (14)(15)(16) |
| SECONDARY RETAIL USES: | < 10,000 NET SQ FT: No Off-Street Parking Requirement |
| | > 10,000 NET SQ FT: One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT (14)(15) |

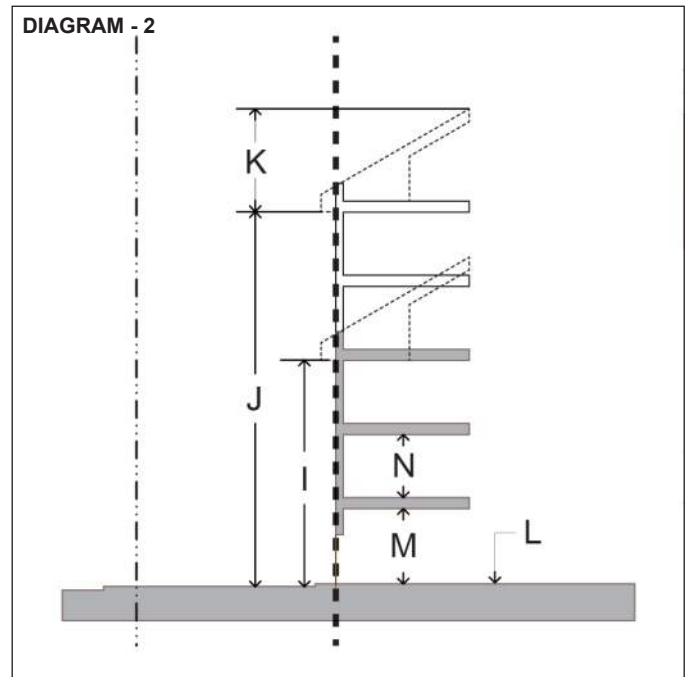
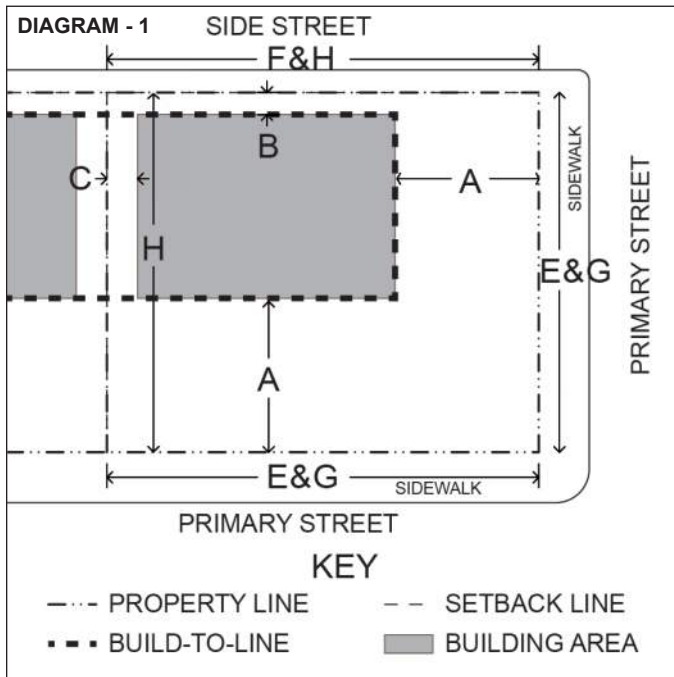
NOTE:

13. Reduced parking incentives are available for affordability and green building practices, as set forth in Section XX of the Springdale Municipal Code.
14. Existing on-street parking spaces located within 300 feet of the lot boundary may count toward parking space requirements.
15. Parking spaces in shared use off-street parking lots or parking structures located within 1,200 feet of the lot boundary may count toward parking space requirements
16. For developments with more than 50 dwelling units, one (1) additional parking space shall be provided for each ten (10) dwelling units.

3.0 BUILDING ENVELOPE STANDARDS

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3.0 BUILDING ENVELOPE STANDARDS CAMPUS TYPE 1



I - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 50' Min | No Max (1)
- [B] SIDE STREET: 0' Min | No Max (2)

SETBACK:

- [C] SIDE: 5' Min | 10' Max (3)
- [D] ALLEY: Not Applicable (3)(4)

BUILDING FORM:

- [E] PRIMARY STREET: At Least 40% of Build-to-Line
- [F] SIDE STREET: At Least 40% of Build-to-Line
- [G] LOT WIDTH: At Least 700' (5)
- [H] LOT DEPTH: At Least 625' (5)

NOTE:

1. On all lots, a minimum of two (2) bounding streets must be Primary Streets.
2. Lots may be bounded by Side Streets on the remaining lot lines.
3. Private streets, driveways, and alleys that are internal to the lot shall not be subject to setback requirements; and when the conditions enumerated in the Build-to-Line requirements are fulfilled, side setbacks shall apply to remaining lot lines.
4. Where alleys are present, setbacks shall be from five feet (5') to ten feet (10')
5. Lots shall have a minimum area of ten (10) acres, irrespective of lot dimensions; and lot dimensions and lot area shall be measured either (A) by individual lot or parcel; (B) by multiple contiguous lots or parcels under single ownership; or (C) by multiple contiguous lots or parcels agglomerated by a legally-enforcable development agreement.

II - BUILDING HEIGHT

- [I] BUILDING HEIGHT MINIMUM: 2 Stories or 30' (6)
- [J] BUILDING HEIGHT MAXIMUM: No Max
- [K] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: 15' Max
- [L] FINISHED GRND FLOOR LEVEL: 2' Min | 3' Max
Back of Sidewalk Or Adjacent Lot Level For Residential; All Other Uses are Max 6"
- [M] FIRST FLOOR CEILING HTS: 12' Min | 25' Max (F to C)
- [N] UPPER FLOORS CEILING HTS: 8' Min | 15' Max (F to C)
- [N1] MEZZANINES AND PODIUMS: Mezzanines and Podiums Greater Than 1/3 of the Floor Plate Area Shall Be Counted as a Full Story

NOTE:

6. Building Heights for buildings interior to the campus block are not required to meet the building height minimum.

III - BUILDING TYPES

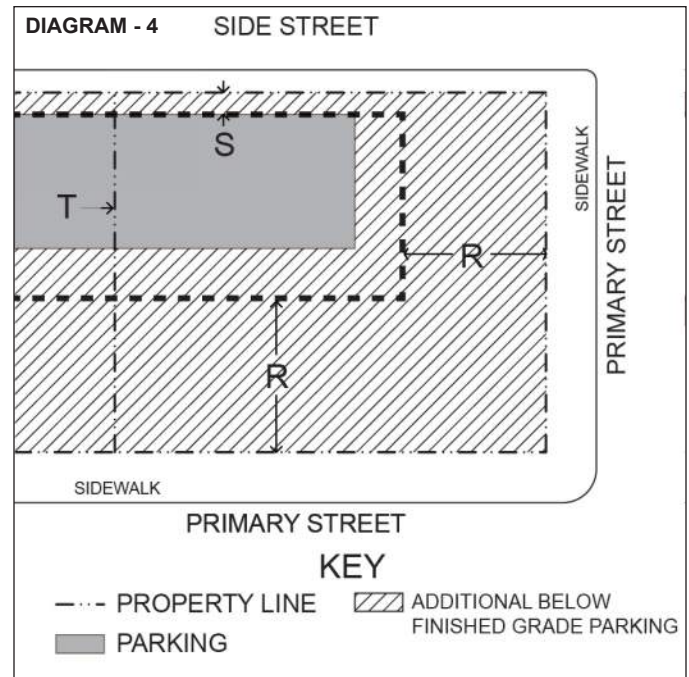
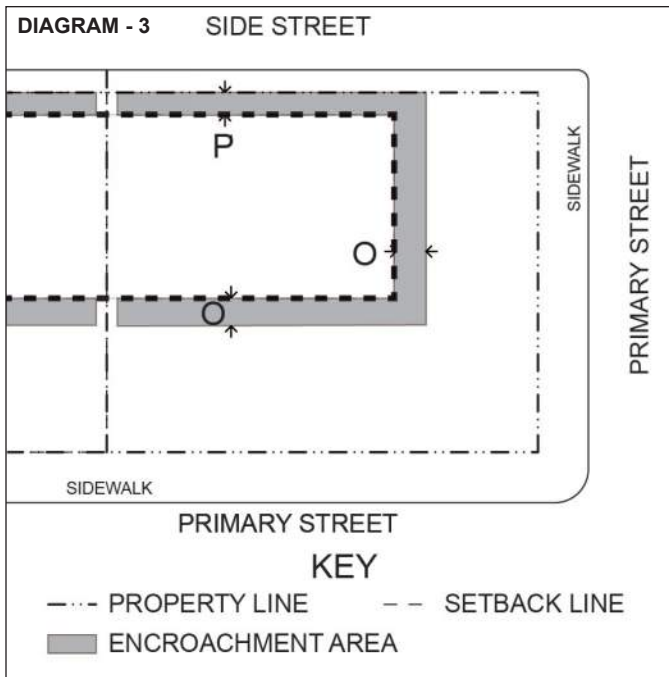
- Commercial Block Building (7)
- Live / Work Units (7)
- Liner Building (7)
- Civic / Institutional Building (7)

NOTE:

7. This Building Envelope Standard allows multiple Building Types per lot.

See Section 4.0: Building Development Standards for further details.

3.0 BUILDING ENVELOPE STANDARDS CAMPUS TYPE 1



IV - ENCROACHMENTS

LOCATION:

- [O] PRIMARY STREET: 10' Max
- [P] SIDE STREET: 10' Max
- [Q] ALLEY: 5' Max

V - USE REQUIREMENTS

- GROUND FLOOR: Primary Retail
Secondary Retail
Office
Civic / Institutional
Utilities and Services (8)
Special (8)
- UPPER FLOOR(S): Residential
Office
Civic / Institutional
Utilities and Services (8)
Special (8)

NOTE:

8. Conditional Use.

See Section 5.0: Use Tables for further details.

VI - PARKING REQUIREMENTS

LOCATION:

- [R] PRIMARY STREET SETBACK: 30' Min
- [S] SIDE STREET SETBACK: 30' Min
- [T] SIDE SETBACK: 0', If Surface Lot | Per Main Building If Structured Parking
- [U] ALLEY SETBACK: 5' Min

REQUIRED SPACES:

OFFICE USES:

- < 10,000 NET SQ FT: No Off-Street Parking Requirement
- > 10,000 NET SQ FT: One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT (9)(10)

PRIMARY RETAIL USES:

No Off-Street Parking Requirement

ASSEMBLY USES:

One (1) Space per Four (4) Seats
Maximum Occupancy to be Determined by the Fire Marshall

CIVIC / INSTITUTIONAL USES:

One (1) Space per 300 NET SQ FT

RESIDENTIAL USES:

One-half (0.5) Spaces Per Dwelling Unit
Not to Exceed Two (2) Spaces Per Dwelling Unit (9)(10)(11)

SECONDARY RETAIL USES:

- < 10,000 NET SQ FT: No Off-Street Parking Requirement
- > 10,000 NET SQ FT: One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT (9)(10)

NOTE:

9. Existing on-street parking spaces located within 300 feet of the lot boundary may count toward parking space requirements.
10. Parking spaces in shared use off-street parking lots or parking structures located within 1,200 feet of the lot boundary may count toward parking space requirements
11. For developments with more than 50 dwelling units, one (1) additional parking space shall be provided for each ten (10) dwelling units.

3.0 BUILDING ENVELOPE STANDARDS

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3.0 BUILDING ENVELOPE STANDARDS

3.7 CAMPUS TYPE 2 (C2)



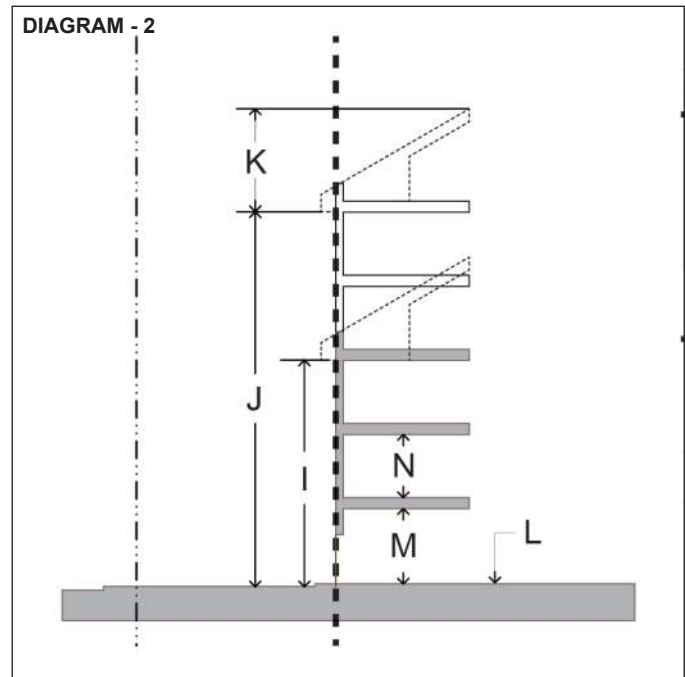
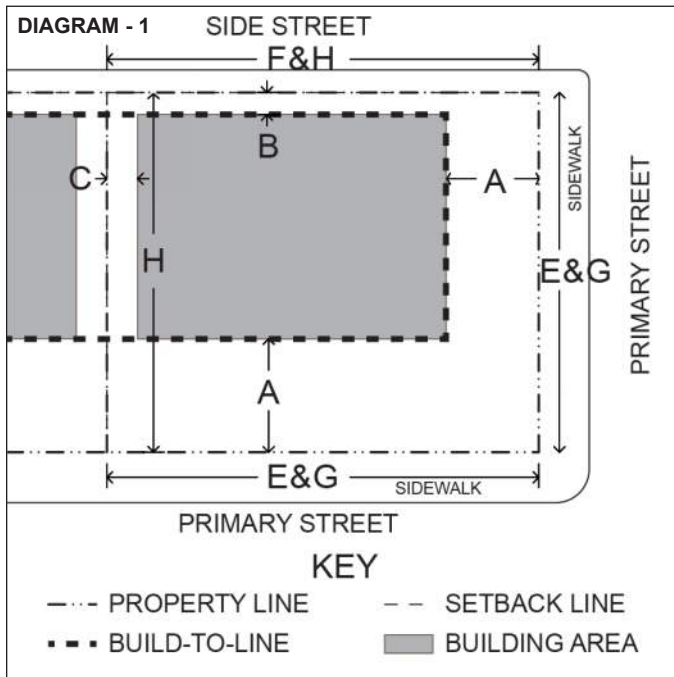
INTENT STATEMENT:

The intent of this Building Envelope Standard is to regulate the physical form of small (5 to 10 acre) Campus developments, defined as large-lot developments with multiple Building Types. Campuses are singular, identifiable sites within the district, bounded by public streets and typically featuring unifying characteristics. The area is designed to allow for a variety of business, industrial, institutional, and academic uses while maintaining and supporting an active streetscape and a vibrant urban character. This intent statement and the images shown below are advisory only.

EXAMPLES OF CHARACTER



3.0 BUILDING ENVELOPE STANDARDS CAMPUS TYPE 2



I - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 30' Min | 80' Max (1)
- [B] SIDE STREET: 0' Min | 50' Max (2)

SETBACK:

- [C] SIDE: 5' Min | 10' Max (3)
- [D] ALLEY: Not Applicable (3)(4)

BUILDING FORM:

- [E] PRIMARY STREET: At Least 60% of Build-to-Line
- [F] SIDE STREET: At Least 60% of Build-to-Line
- [G] LOT WIDTH: At Least 500' (5)
- [H] LOT DEPTH: At Least 425' (5)

NOTE:

1. On all lots, a minimum of two (2) bounding streets must be Primary Streets.
2. Lots may be bounded by Side Streets on the remaining lot lines.
3. Private streets, driveways, and alleys that are internal to the lot shall not be subject to setback requirements; and when the conditions enumerated in the Build-to-Line requirements are fulfilled, side setbacks shall apply to remaining lot lines.
4. Where alleys are present, setbacks shall be from five feet (5') to ten feet (10')
5. Lots shall have a minimum area of five (5) acres, irrespective of lot dimensions; and lot dimensions and lot area shall be measured either (A) by individual lot or parcel; (B) by multiple contiguous lots or parcels under single ownership; or (C) by multiple contiguous lots or parcels agglomerated by a legally-enforcable development agreement.

II - BUILDING HEIGHT

- [I] BUILDING HEIGHT MINIMUM: 2 Stories or 30' (6)
- [J] BUILDING HEIGHT MAXIMUM: 5 Stories or 65' (6)
- [K] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: 15' Max
- [L] FINISHED GRND FLOOR LEVEL: 2' Min | 3' Max
Back of Sidewalk Or Adjacent Lot Level For Residential; All Other Uses are Max 6"
- [M] FIRST FLOOR CEILING HTS: 12' Min | 25' Max (F to C)
- [N] UPPER FLOORS CEILING HTS: 8' Min | 15' Max (F to C)
- [N1] MEZZANINES AND PODIUMS: Mezzanines and Podiums Greater Than 1/3 of the Floor Plate Area Shall Be Counted as a Full Story

NOTE:

6. Building Heights for buildings interior to the campus block are not required to meet the building height minimum.

III - BUILDING TYPES

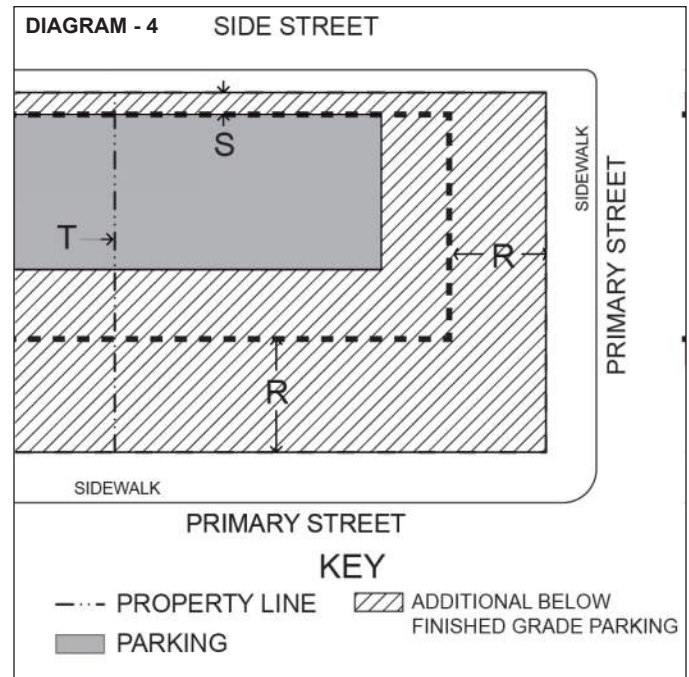
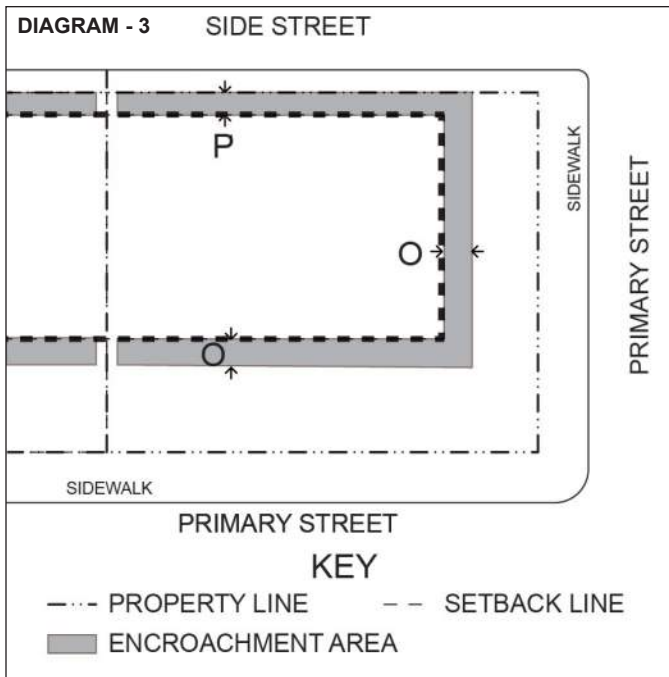
- Commercial Block Building (7)
- Live / Work Units (7)
- Liner Building (7)
- Civic / Institutional Building (7)

NOTE:

7. This Building Envelope Standard allows multiple Building Types per lot.

See Section 4.0: Building Development Standards for further details.

3.0 BUILDING ENVELOPE STANDARDS CAMPUS TYPE 2



IV - ENCROACHMENTS

LOCATION:

| | |
|---------------------|---------|
| [O] PRIMARY STREET: | 10' Max |
| [P] SIDE STREET: | 10' Max |
| [Q] ALLEY: | 5' Max |

V - USE REQUIREMENTS

| | |
|-----------------|--|
| GROUND FLOOR: | Primary Retail Secondary Retail Office Civic / Institutional Utilities and Services (8) Special (8) |
| UPPER FLOOR(S): | Residential Office Civic / Institutional Utilities and Services (8) Special (8) |

NOTE:

8. Conditional Use.

See Section 5.0: Use Tables for further details.

VI - PARKING REQUIREMENTS

LOCATION:

| | |
|-----------------------------|--|
| [R] PRIMARY STREET SETBACK: | 30' Min |
| [S] SIDE STREET SETBACK: | 30' Min |
| [T] SIDE SETBACK: | 0', If Surface Lot Per Main Building If Structured Parking |
| [U] ALLEY SETBACK: | 5' Min |

REQUIRED SPACES:

OFFICE USES:

| | |
|---------------------|---|
| < 10,000 NET SQ FT: | No Off-Street Parking Requirement |
| > 10,000 NET SQ FT: | One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT (9)(10) |

PRIMARY RETAIL USES:

No Off-Street Parking Requirement

ASSEMBLY USES:

One (1) Space per Four (4) Seats
Maximum Occupancy to be Determined by the Fire Marshall

CIVIC / INSTITUTIONAL USES:

One (1) Space per 300 NET SQ FT

RESIDENTIAL USES:

One-half (0.5) Spaces Per Dwelling Unit
Not to Exceed Two (2) Spaces Per Dwelling Unit (9)(10)(11)

SECONDARY RETAIL USES:

| | |
|---------------------|---|
| < 10,000 NET SQ FT: | No Off-Street Parking Requirement |
| > 10,000 NET SQ FT: | One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT (9)(10) |

NOTE:

9. Existing on-street parking spaces located within 300 feet of the lot boundary may count toward parking space requirements.
10. Parking spaces in shared use off-street parking lots or parking structures located within 1,200 feet of the lot boundary may count toward parking space requirements
11. For developments with more than 50 dwelling units, one (1) additional parking space shall be provided for each ten (10) dwelling units.

3.0 BUILDING ENVELOPE STANDARDS

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3.0 BUILDING ENVELOPE STANDARDS

3.8 COTTAGE COURT SPECIAL OVERLAY DISTRICT (SD)



INTENT STATEMENT:

The intent of this Special Overlay District is to regulate the development of two (2) or more primary residential buildings (as opposed to the development of one [1] primary residential building and [1] ancillary building) on either (1) a single parcel; (2) an assemblage of multiple contiguous parcels under single ownership; or (3) an assemblage of multiple contiguous parcels under multiple ownership, subject to legally-enforceable development agreement among the multiple owners. This Overlay will provide more dense and diverse housing units types in various different Building Envelope Standard (BES) Districts, which are appropriate to each District in scale, massing, and architectural character.

EXAMPLES OF CHARACTER



I - REQUIREMENTS FOR PARCELS

In order to be eligible for the Special Overlay, parcels or assemblages of contiguous parcels shall conform to the following requirements:

- A. Parcels or assemblages of contiguous parcels shall be located in one of the following Building Envelope Standard (BES) Districts:
 - i. *Neighborhood Residential Type 2 (NR2)*
 - ii. *Neighborhood Residential Type 3 (NR3)*
 - iii. *Neighborhood Center Type 2 (NC2)*
- B. Parcels or assemblages of contiguous parcels shall have a minimum area of one-half (0.5) acres.
- C. Parcels or assemblages of contiguous parcels shall have direct access to a minimum of one (1) public street.
- D. Assemblages of contiguous parcels shall either:
 - i. Be owned by a single owner; or
 - ii. Be owned by multiple owners under a legally-enforceable development agreement to which all owners are party.
- E. If assemblages of parcels are located in multiple BES Districts, all Special Overlay District requirements referencing BES District Standards shall use the BES District for which each parcel is classified.
- F. Example site layout on typical existing parcel configurations are provided in this section for illustrative purposes only.
- G. Site plans shall be subject to approval by the Springdale Fire Department.
- H. Ancillary Buildings are not permitted in the Special Overlay District.

II - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: Per BES District (in which located) (1)
- [B] SIDE STREET: Per BES District (1)

SETBACK:

- [C1] SIDE: Per BES District (1)
- [C2] BLDG SIDE-TO-BLDG SIDE: 5' Min (between buildings) (3)
- [C3] BLDG SIDE-TO-BLDG REAR: 5' Min (between buildings) (3)
- [D1] REAR / ALLEY: Per BES District (1)(2)
- [D2] BLDG FRONT-TO-BLDG FRONT: 25' Min (between buildings) (4)
- [D3] BLDG FRONT-TO-BLDG SIDE: 10' Min (between buildings) (4)

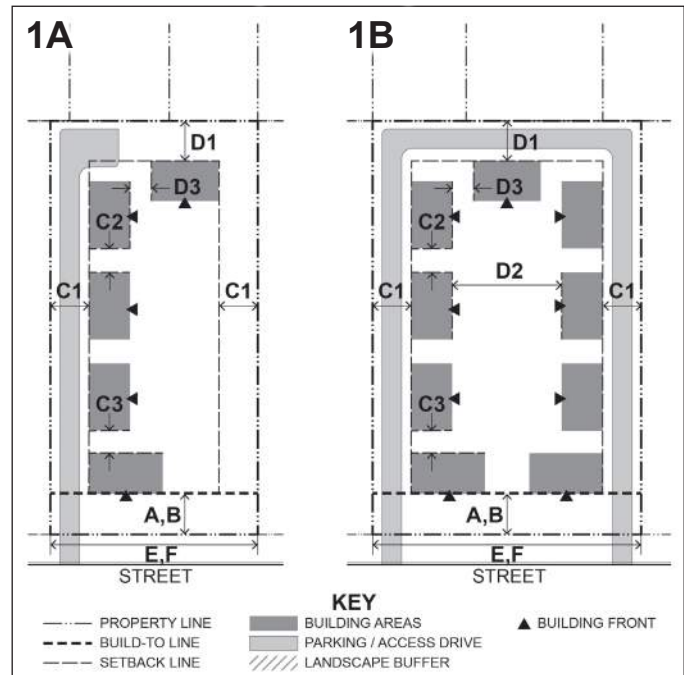
BUILDING FORM:

- [F] PRIMARY STREET: Per BES District (5)(6)
- [G] SIDE STREET: Per BES District (6)
- [H] LOT WIDTH: Per Existing
- [H] LOT DEPTH: Per Existing

NOTE:

1. Except Ancillary Buildings.
2. When buildings are arranged in a courtyard or mews configuration, perpendicular to the Primary Street (Example 1A, 1B), the Rear Setback shall be reduced to 5' Min in the Neighborhood Residential Type 3 (NR3) only.
3. Building sides may be arranged facing other building sides, and/or building sides may be arranged facing building rears.
4. Building fronts may be arranged facing building fronts, and/or building fronts may be arranged facing building sides; building fronts shall not be arranged facing building rears.
5. When buildings are arranged perpendicular to the Primary Street, the Primary Street Lot Occupation percentage shall be reduced to match the Side Street Lot Occupation percentage of the BES District in which the parcels(s) is/are located.
6. If the portion of the parcel or assemblage of parcels fronting the Primary or Side Street (Example 2) is wide enough for only an access drive, the associated Lot Occupation percentage shall be waived.

SITE LAYOUT DIAGRAM, EXAMPLE 1A, 1B



III - BUILDING HEIGHT

- [I] BUILDING HEIGHT MINIMUM: Per BES District (in which located)
- [J] BUILDING HEIGHT MAXIMUM: Per BES District
- [K] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: Per BES District
- [L] FINISHED GRND FLOOR LEVEL: Per BES District
- [M] FIRST FLOOR CEILING HTS: Per BES District
- [N] UPPER FLOORS CEILING HTS: Per BES District
- [N1] MEZZANINES AND PODIUMS: Per BES District

IV - BUILDING TYPES

Per BES District (7)

NOTE:

7. The Detached Garage and Carriage House Building Types are not permitted in the Special Overlay District.

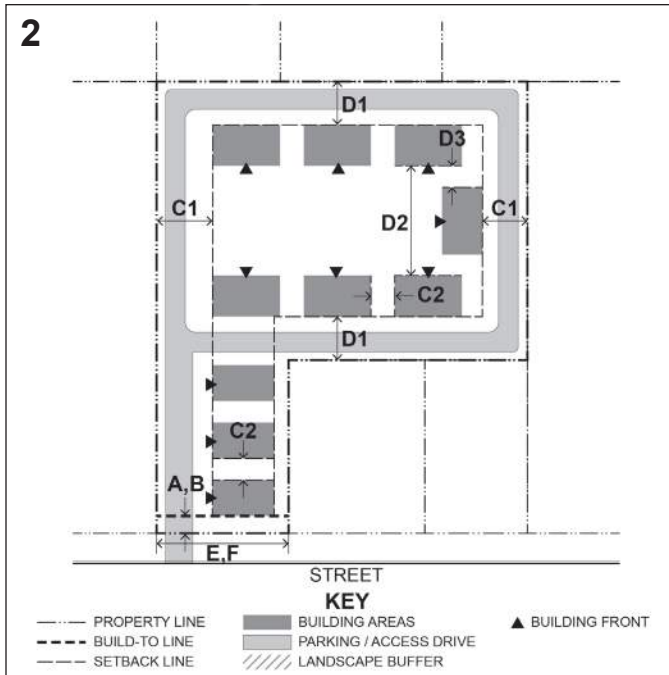
V - ENCROACHMENTS

LOCATION:

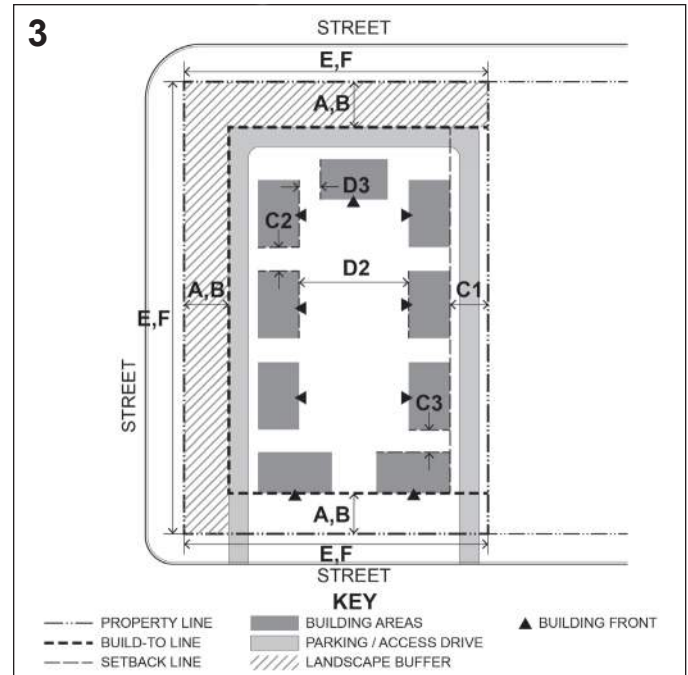
- [O] PRIMARY STREET: Per BES District
- [P] SIDE STREET: Per BES District
- [Q] ALLEY: Per BES District

3.0 BUILDING ENVELOPE STANDARDS COTTAGE COURT SPECIAL OVERLAY DISTRICT

SITE LAYOUT DIAGRAM, EXAMPLE 2



SITE LAYOUT DIAGRAM, EXAMPLE 3



V - USE REQUIREMENTS

GROUND FLOOR: Residential
 UPPER FLOOR(S): Residential

See Section 5.0: Use Tables for further details.

VI - PARKING REQUIREMENTS

GENERAL REQUIREMENTS:

- Each building and/or dwelling unit shall provide off-street parking in accordance with the BES District in which the parcel(s) is/are located.
- All parking shall be accessed from a public right-of-way via one (1) or more on-site, private driveway(s). Acceptable public rights-of-way for access include:
 - Public Streets
 - Alleys
- On-site, private driveways shall conform to the following dimensional standards:
 - One- (1) way driveways: 12' Min Width
 - Two- (2) way driveways: 20' Min Width
- On-site, private driveways shall conform to the City of Springdale Standard Specifications for Street and Drainage Construction, Version 4, dated November 2005.
- Required parking shall be provided on-site. Provision of on-site parking may require increased setbacks above the minimum requirements specified in SECTION II BUILDING PLACEMENT.

LOCATION:

- [R] PRIMARY STREET SETBACK: Per BES District (8)(9)
- [S] SIDE STREET SETBACK: Per BES District (9)
- [T] SIDE SETBACK: Per BES District
- [U] ALLEY SETBACK: Per BES District

REQUIRED SPACES:

RESIDENTIAL USES: Per BES District

NOTE:

- When buildings are arranged in a courtyard or mews configuration, perpendicular to the Primary Street (Example 1A, 1B), the Primary Street Parking Setback shall be reduced to match the Side Street Parking Setback of the BES District in which the parcels(s) is/are located.
- When parcels are directly adjacent to public streets on two (2) or more sides, parking and/or parking access may be located adjacent to the street (Example 3), subject to the following conditions:
 - Parking and/or parking access shall be located behind the respective Primary Street and/or Side Street Build-To Line;
 - A street wall shall be provided at the respective Primary Street and/or Side Street Build-To Line, meeting the requirements set forth in Section 4.3.4 Street Walls; and
 - The area between the Parcel Line and the respective Primary Street and/or Side Street Build-To Line shall be planted as a landscape buffer, meeting the requirements of the Section 56-31. Street Frontage, Interior, and Perimeter of the Springdale Code of Ordinances.

4.0

BUILDING DEVELOPMENT STANDARDS

4.0 BUILDING DEVELOPMENT STANDARDS

WHAT IS THE PURPOSE OF THE BUILDING DEVELOPMENT STANDARDS?

The purpose of the Building Development Standards is to regulate the form of development within the Form-Based District in order to ensure high quality construction, infill development, and improvements that will be cohesive with the historic context of the neighborhood; while enhancing the character of the area and creating a vibrant interface between private property and the public realm. The particular purpose of the Building Development Standards is to ensure that property owners and land developers utilize a series of locally and regionally appropriate Building Types, each of which may have a variety of different Frontage Types and should be constructed to an expected level of Architectural Standards in order to ensure the character and quality of the project.

The Building Development Standards assert that:

- Building mass shall consist of simple composition of basic building forms that follow a clear hierarchy and should be oriented to the creation of great public spaces and responsive to the particular micro-climate of the site.
- Each building should have at minimum a distinctive: horizontal base; occupied middle; and eave, cornice and/or parapet or roof line that complement and balance one another.
- The area shall be constituted by no one prevalent architectural style, nor a dominant building material; but rather that all buildings have a sense of scale, richness of detail, and quality of construction that creates and overall image of the district's character.
- The underlying guiding principle that the existing context of the area including its historic and architecturally significant buildings (including their historically significant materials and architectural features) are important to the creation of the district's character.
- All existing historical structures within the area are recognized as a physical record of it's time and place, and that new construction within the area shall in general be compatible in size, scale, set back, and proportion to the relevant existing, and adjacent structures as detailed herein.
- All existing historical structures including their architectural features and materials are important to the district's character, and new construction shall be compatible with the old in color, texture and other visual qualities.
- Renovations and additions to existing structures within the area shall not create a false sense of historical development, such as adding inappropriate decorative elements as to create a false sense of place. In addition, new construction is not to resort to fakery and imitation to fill in gaps within the streetscape.
- Through careful attention to scale, materials, siting, and landscaping; contemporary design may be created which is harmonious with the existing historic structures.
- Developers should be allowed a range of alternative solutions which are to be compatible with the existing district's character.

4.0 BUILDING DEVELOPMENT STANDARDS

WHAT DO THE BUILDING DEVELOPMENT STANDARDS CONSIST OF?

The Building Development Standards consist of three (3) basic components, including:

4.1 BUILDING TYPES *(SEE PAGE 4-3)*

The Building Types are a series of model buildings to be utilized for development which have been coordinated with the Building Envelope Standards. The following are the Building Types:

- 4.1.1 **Detached Single Family Dwelling** *(SEE PAGE 4-4)*
- 4.1.2 **Detached Single Family Bungalow** *(SEE PAGE 4-6)*
- 4.1.3 **Rear Garage** *(SEE PAGE 4-8)*
- 4.1.4 **Carriage House** *(SEE PAGE 4-10)*
- 4.1.5 **Duplex** *(SEE PAGE 4-12)*
- 4.1.6 **Triplex and Fourplex** *(SEE PAGE 4-14)*
- 4.1.7 **Rowhouse and Courtyard Rowhouse** *(SEE PAGE 4-16)*
- 4.1.8 **Stacked Flats** *(SEE PAGE 4-18)*
- 4.1.9 **Courtyard Building** *(SEE PAGE 4-20)*
- 4.1.10 **Commercial Block Building** *(SEE PAGE 4-22)*
- 4.1.11 **Live | Work Units** *(SEE PAGE 4-24)*
- 4.1.12 **Liner Building** *(SEE PAGE 4-26)*
- 4.1.13 **Civic / Institutional Building** *(SEE PAGE 4-28)*

4.2 FRONTAGE TYPES *(SEE PAGE 4-30)*

Each Building Type is allowed a variety of Frontage Types which describe the way in which the Building Type addresses the street. The following are the Frontage Types:

- 4.2.1 **Common Yard** *(SEE PAGE 4-31)*
- 4.2.2 **Porch** *(SEE PAGE 4-31)*
- 4.2.3 **Stoop** *(SEE PAGE 4-32)*
- 4.2.4 **Forecourt** *(SEE PAGE 4-32)*
- 4.2.5 **Awnings & Canopies** *(SEE PAGE 4-33)*
- 4.2.6 **Balconies** *(SEE PAGE 4-33)*
- 4.2.7 **Terrace & Lightcourt** *(SEE PAGE 4-34)*
- 4.2.8 **Bay Windows** *(SEE PAGE 4-34)*
- 4.2.9 **Shopfront** *(SEE PAGE 4-35)*
- 4.2.10 **Cafe** *(SEE PAGE 4-35)*

4.3 ARCHITECTURAL STANDARDS *(SEE PAGE 4-36)*

Each Building Type is also subject to a series of specific architectural criteria which are necessary to uphold an expected level of quality and design in construction. These standards include:

- 4.3.1 **Building Facades** *(SEE PAGE 4-37)*
- 4.3.2 **Roofs and Parapets** *(SEE PAGE 4-43)*
- 4.3.3 **Windows and Doors** *(SEE PAGE 4-46)*
- 4.3.4 **Street Walls** *(SEE PAGE 4-49)*
- 4.3.5 **Lighting** *(SEE PAGE 4-51)*
- 4.3.6 **Equipment** *(SEE PAGE 4-53)*
- 4.3.7 **Signage** *(SEE PAGE 4-54)*

4.0 BUILDING DEVELOPMENT STANDARDS

HOW DO I USE THE BUILDING DEVELOPMENT STANDARDS?

After the Building Types allowed on the parcel of property have been determined, based on the Building Envelope Standards; the following sequence of steps should be performed in order to use the Building Development Standards correctly:

1. PROCEED TO THE APPLICABLE BUILDING TYPE

When the desired Building Type has been determined, turn to the correct page of this District with the applicable Building Type and review the requirements to that Building Type.

2. ENSURE COMPLIANCE TO EACH REQUIREMENT OF THE BUILDING TYPE

On the page spread for the Building Type, there are a series of requirements with which the property must comply. Read and ensure compliance with each requirement.

3. PROCEED TO THE APPLICABLE FRONTAGE TYPE AND ENSURE COMPLIANCE

On the page spread for the Building Type, there is a specific requirement for Frontage Type. When the desired Frontage Type is determined, turn to the correct page of this District with the Frontage Type and ensure compliance with the requirements of that Frontage Type.

4. PROCEED TO THE ARCHITECTURAL STANDARDS AND ENSURE COMPLIANCE

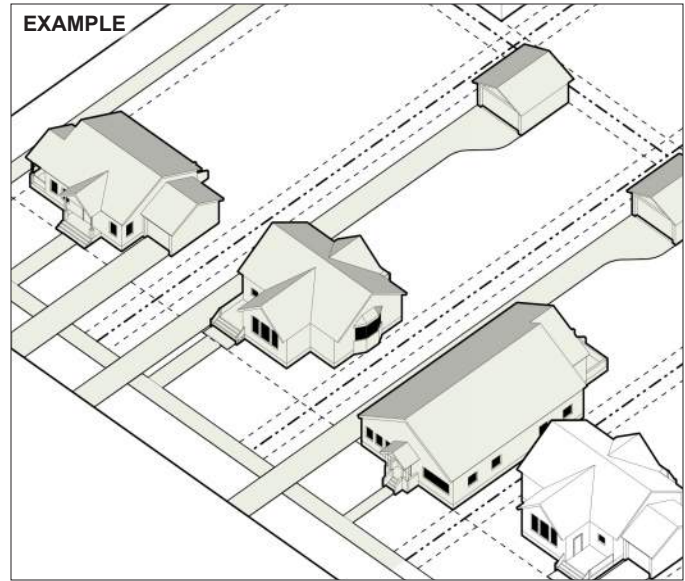
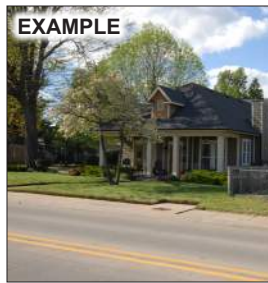
When compliance to the Building Type requirements and Frontage Type requirements is completed, proceed to the Architectural Standards and ensure compliance with each requirement.

4.1 BUILDING TYPES

WHAT IS THE PURPOSE OF THE BUILDING TYPES?

The purpose of the Building Types is to ensure that the buildings within the Form-Based District are consistent with the character goals of the Building Envelope Standards. The Building Types are a series of model buildings for development, which are both regional in application and particular to the neighborhood. Each Building Type is utilized within a particular zone of Building Envelope Standards in order to ensure that the character goals of the zone are upheld. Each development within this area, must be classified as a Building Type with one (or more) Frontage Types, and constructed according to the Architectural Standards.

4.1.1 DETACHED SINGLE FAMILY DWELLING



I - DESCRIPTION

A Detached Single Family Dwelling is described as a Building Type for residential uses with usable front and rear yards and oriented to the Primary Street. Garages may be attached or detached. Attached garages should be set back from the primary facade. Rear Garages (detached) or Carriage Houses should be located behind the Detached Single Family Dwelling, accessed by a side-yard driveway.

These building types are allowed in the Neighborhood Residential Type 1 (Light Yellow) and Neighborhood Residential Type 3 (Dark Yellow) Building Envelope Standards shown in the diagram on the opposite page.

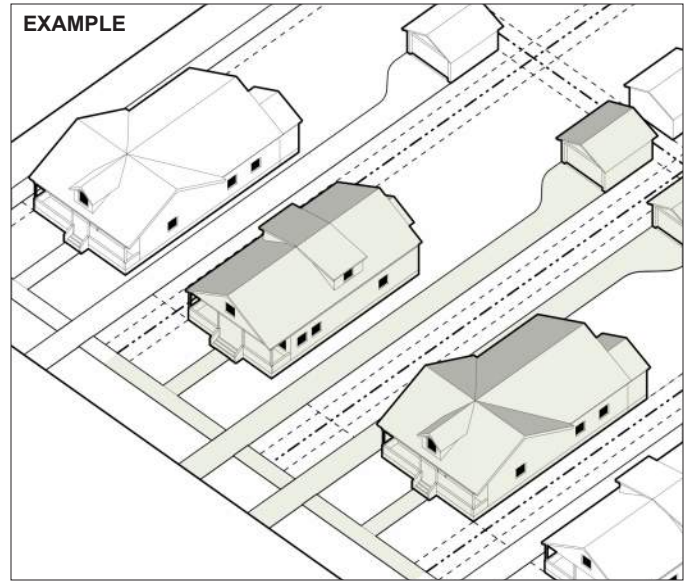
II - ACCESS

1. Access to these Building Types is encouraged to be from the Primary Building Facade facing the Primary Street; however, side entrances on Secondary Building Facades are allowed in combination with a sidewalk to and from the Primary Street or Side Street for access.
2. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
 - Minimum fifteen (15) feet wide.
3. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
 - Minimum fifteen (15) feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor space shall be provided behind this Building Type with the following specifications:
 - Minimum of fifteen (15%) percent of the lot area.
 - Must be regular geometry (a rectangle or square for example).
 - One (1) dimension must be a minimum of twenty (20') feet.
3. The rear outdoor space shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.2 DETACHED SINGLE FAMILY BUNGALOW



I - DESCRIPTION

A Detached Single Family Bungalow is described as a Building Type for residential uses with usable front and rear yards and oriented to the Primary Street. This building type is characterized by a minimum one-and-a-half (1-1/2) story building massing; large, full-width front porch; and/or a prominent second story dormer on the front facade. Rear Garages (detached) or Carriage Houses should be located behind the Detached Single Family Dwelling, accessed by a side-yard driveway.

These building types are allowed in the Neighborhood Residential Type 2 (Bright Yellow) Building Envelope Standards shown in the diagram on the opposite page.

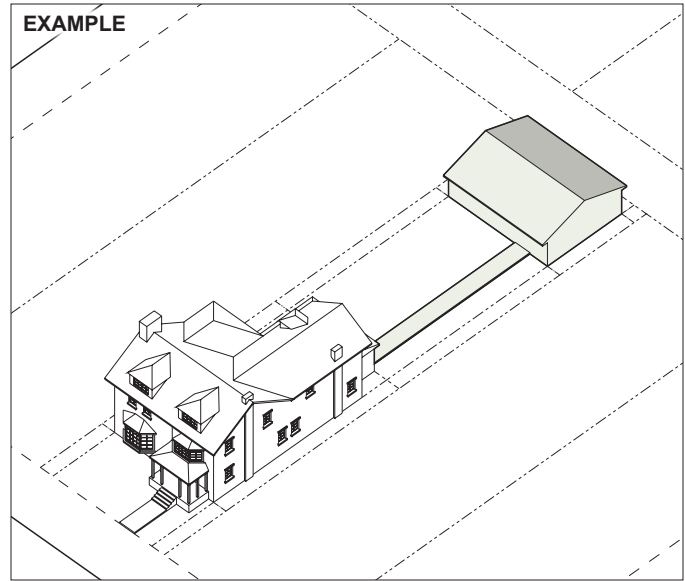
II - ACCESS

1. Access to these Building Types is encouraged to be from the Primary Building Facade facing the Primary Street; however, side entrances on Secondary Building Facades are allowed in combination with a sidewalk to and from the Primary Street or Side Street for access.
2. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
 - Minimum fifteen (15) feet wide.
3. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
 - Minimum fifteen (15) feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor space shall be provided behind this Building Type with the following specifications:
 - Minimum of fifteen (15%) percent of the lot area.
 - Must be regular geometry (a rectangle or square for example).
 - One (1) dimension must be a minimum of twenty (20') feet.
3. The rear outdoor space shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.3 REAR GARAGE



I - DESCRIPTION

A Rear Garage is described as a Building Type consisting of a single, freestanding structure designed for the storage of one (1) or more vehicles; and may contain a level for a shop, storage, or studio-work space on the second level. It is located at the back of a lot that includes a Main Building.

These building types are allowed in the Neighborhood Residential Type 1 (Light Yellow), Neighborhood Residential Type 2 (Bright Yellow), and Neighborhood Residential Type 3 (Dark Yellow) Building Envelope Standards shown in the diagram on the opposite page.

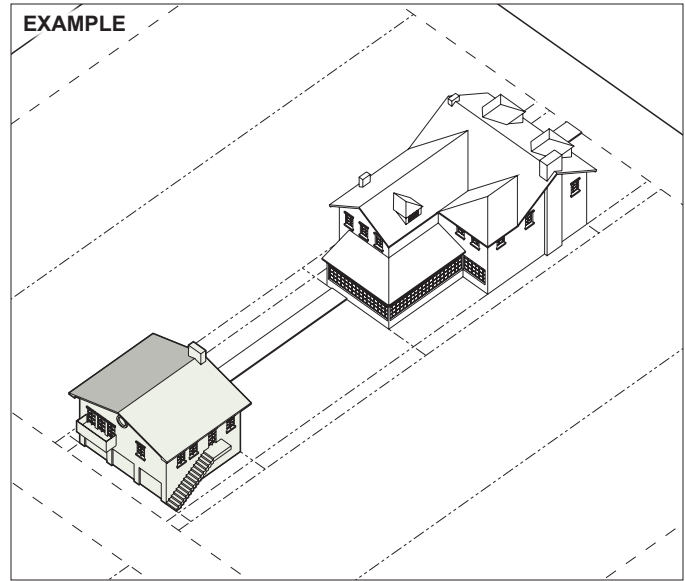
II - ACCESS

1. Access to these Building Types shall be through an open air / covered walkway between the Rear Garage and the Main Building.
2. If there is a second floor space, it shall be accessed by an internal or external staircase accessible only from the rear outdoor space of the Main Building.
3. If an alley is present, the building shall be accessed by vehicle through the alley.
4. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
 - Minimum fifteen (15) feet wide.
5. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
 - Minimum fifteen (15) feet wide.

III - OUTDOOR SPACE

1. There are no outdoor space requirements for Rear Garages. Refer to the outdoor space requirements of the Main Building for further information.

4.1.4 CARRIAGE HOUSE



I - DESCRIPTION

A Carriage House is described as a Building Type consisting of a single (1) Dwelling Unit which is located over a garage; or located on the ground floor, in lieu of vehicle storage. It is located at the back of a lot that includes a Main Building.

These building types are allowed in the Neighborhood Residential Type 2 (Bright Yellow) and Neighborhood Residential Type 3 (Dark Yellow) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. The main entrance to the dwelling shall be accessed from the Side Setback, Side Street or Rear Setback.
2. If an alley is present, the building shall be accessed by vehicle through the alley.
3. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
 - Minimum fifteen (15) feet wide.
4. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
 - Minimum fifteen (15) feet wide.

III - OUTDOOR SPACE

1. One (1) rear outdoor space shall be provided at-grade or via a balcony (or other exterior space) oriented toward the Rear Building Facade of the Main Building.
 - Minimum of one hundred and fifty (150 ft²)
 - One (1) dimension must be a minimum of ten (10') feet.
 - Must be regular geometry (a rectangle or square for example).
2. The rear outdoor space shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes designed in conjunction with the outdoor space of the Main Building.
3. On a lot without an alley, these Building Types shall have the following setbacks in order to establish a minimum amount of open space surrounding the building:
 - Minimum Rear Setback of ten (10') feet.
 - Minimum Side Setback of five (5) feet.

4.1.4 CARRIAGE HOUSE



IV - PRIMARY MATERIALS

| <i>Material Type</i> | <i>Allowable</i> |
|---|------------------|
| Brick masonry | YES |
| Natural quarried stone | YES |
| Stucco (cementitious finish) | YES |
| EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area) | YES |
| Architectural precast concrete | CU |
| Decorative face concrete masonry units (such as split-face, scored, ground, burnished) | YES |
| Glass, glass curtain wall | YES |
| Wood, natural (siding) | YES |
| Cement fiber siding (James Hardie or equivalent) | YES |
| Plastic Siding (vinyl or UPVC) | NO |
| Textured or texture coated concrete panels | CU |
| Cement fiber panels (maximum twenty (20) percent of facade area) | YES |
| Prefabricated metal panels (such as Alucobond or metal interlocking panels) | NO |
| Other (new materials, post adoption date) | CU |

CU = Conditional Use

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

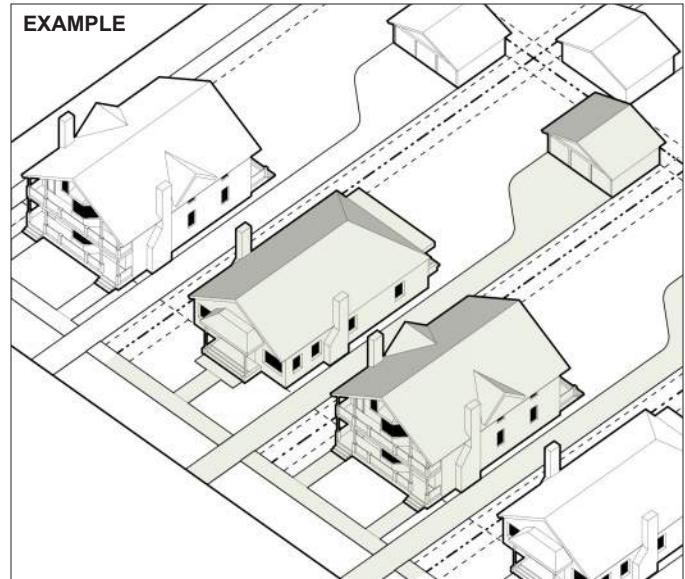
1. Buildings, when not in conjunction with vehicle storage, shall be designed as a Townhouse; and shall have a maximum height of two (2) stories; and in no case be taller than the main building.
2. Buildings, when in conjunction with vehicle storage, shall have a maximum height of three (3) stories and in no case be taller than the main building.
3. Buildings, when attached to garages at-grade, shall be no taller than two (2) stories and in no case taller than the main building.
4. All Buildings must meet the following:
 - Minimum seven hundred and fifty (750 ft²) square feet of habitable floor area is required.
 - Maximum story height of twelve (12') feet (floor to floor).
5. Buildings shall not exceed one half (1/2) of the Main Building's habitable floor area.
6. Buildings on corner lots shall be designed with two (2) Building Facades of equal architectural expression; addressing both Primary and Side Streets.
7. Primary Building Facades shall have multiple window openings.

VI - FRONTAGE TYPE

| <i>Frontage Type</i> | <i>Allowable</i> |
|----------------------|------------------|
| Common Yard | N/A |
| Porch | N/A |
| Stoop | N/A |
| Forecourt | N/A |
| Awnings & Canopies | N/A |
| Balconies | N/A |
| Terrace & Lightcourt | N/A |
| Bay Windows | N/A |
| Shopfront | N/A |
| Cafe | N/A |

See Section 4.2: Frontage Types for further details.

4.1.5 DUPLEX



I - DESCRIPTION

Duplexes are a Building Type described as two (2) dwelling units in a single (1) freestanding building that is architecturally compatible with Detached Single Family Dwellings.

These building types are allowed in the Neighborhood Residential Type 1 (Light Yellow), Neighborhood Residential Type 3 (Dark Yellow), and Neighborhood Center Type 2 (Salmon) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. Access to these Building Types is generally encouraged to be from the Primary Building Facade facing the Primary Street or Side Street; however, side entrances on Secondary Building Facades are allowed in combination with a sidewalk to and from the Primary Street or Side Street for access
2. Access to the second floor Dwelling Units shall be by a stair which is roofed or enclosed.
3. If an alley is present, the building shall be accessed by vehicle through the alley.
4. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
 - Minimum fifteen (15) feet wide.
5. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
 - Minimum fifteen (15) feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor space shall be provided behind this Building Type with the following specifications:
 - Minimum of fifteen (15%) percent of the lot area.
 - Must be regular geometry (a rectangle or square for example).
 - One (1) dimension must be a minimum of twenty (20') feet.
3. The rear outdoor space (at-grade) shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.5 DUPLEX



IV - PRIMARY MATERIALS

| <i>Material Type</i> | <i>Allowable</i> |
|--|------------------|
| Brick masonry | YES |
| Natural quarried stone | YES |
| Stucco (cementitious finish) | YES |
| EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area) | YES |
| Architectural precast concrete | CU |
| Decorative face concrete masonry units (such as split-face, scored, ground, burnished) | YES |
| Glass, glass curtain wall | YES |
| Wood, natural (siding) | YES |
| Cement fiber siding (James Hardie or equivalent) | YES |
| Plastic Siding (vinyl or UPVC) | NO |
| Textured or texture coated concrete panels | CU |
| Cement fiber panels (maximum twenty (20) percent of facade area) | YES |
| Prefabricated metal panels (such as Alucobond or metal interlocking panels) | NO |
| Other (new materials, post adoption date) | CU |

CU = Conditional Use

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

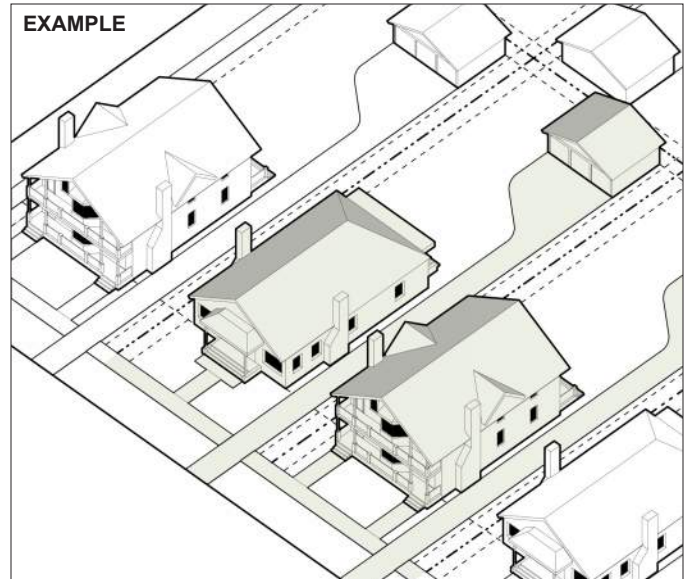
1. Buildings on infill lots shall be designed to address the Primary Street.
2. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.
4. Dwelling Units within buildings may be one (1) or multiple stories.
5. Buildings shall be composed of two (2) and/or three (3) story volumes.

VI - FRONTAGE TYPE

| <i>Frontage Type</i> | <i>Allowable</i> |
|----------------------|--------------------------|
| Common Yard | YES |
| Porch | YES |
| Stoop | YES |
| Forecourt | YES |
| Awnings & Canopies | Only if porch is present |
| Balconies | YES |
| Terrace & Lightcourt | NO |
| Bay Windows | YES |
| Shopfront | NO |
| Cafe | NO |

See Section 4.2: Frontage Types for further details.

4.1.6 DUPLEX BUNGALOW



I - DESCRIPTION

A Duplex Bungalow is described as two (2) dwelling units in a single (1) freestanding building that is architecturally compatible with Single Family Bungalow dwellings. This building type is characterized by a minimum one-and-a-half (1-1/2) story building massing; large, full-width front porch; and/or a prominent second story dormer on the front facade. Rear Garages (detached) or Carriage Houses should be located behind the Detached Single Family Dwelling, accessed by a side-yard driveway.

These building types are allowed in Residential 1, 2, and 3 and Neighborhood Center 2 Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. Access to these Building Types is generally encouraged to be from the Primary Building Facade facing the Primary Street or Side Street; however, side entrances on Secondary Building Facades are allowed in combination with a sidewalk to and from the Primary Street or Side Street for access
2. Access to any second floor Dwelling Units shall be by an internal staircase.
3. If an alley is present, the building shall be accessed by vehicle through the alley.
4. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
 - Minimum fifteen (15) feet wide.
5. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
 - Minimum fifteen (15) feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor space shall be provided behind this Building Type with the following specifications:
 - Minimum of fifteen (15%) percent of the lot area.
 - Must be regular geometry (a rectangle or square for example).
 - One (1) dimension must be a minimum of twenty (20') feet.
3. The rear outdoor space (at-grade) shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.6 DUPLEX BUNGALOW



IV - PRIMARY MATERIALS

| <i>Material Type</i> | <i>Allowable</i> |
|--|------------------|
| Brick masonry | YES |
| Natural quarried stone | YES |
| Stucco (cementitious finish) | YES |
| EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area) | YES |
| Architectural precast concrete | CU |
| Decorative face concrete masonry units (such as split-face, scored, ground, burnished) | YES |
| Glass, glass curtain wall | YES |
| Wood, natural (siding) | YES |
| Cement fiber siding (James Hardie or equivalent) | YES |
| Plastic Siding (vinyl or UPVC) | NO |
| Textured or texture coated concrete panels | CU |
| Cement fiber panels (maximum twenty (20) percent of facade area) | YES |
| Prefabricated metal panels (such as Alucobond or metal interlocking panels) | NO |
| Other (new materials, post adoption date) | CU |

CU = Conditional Use

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

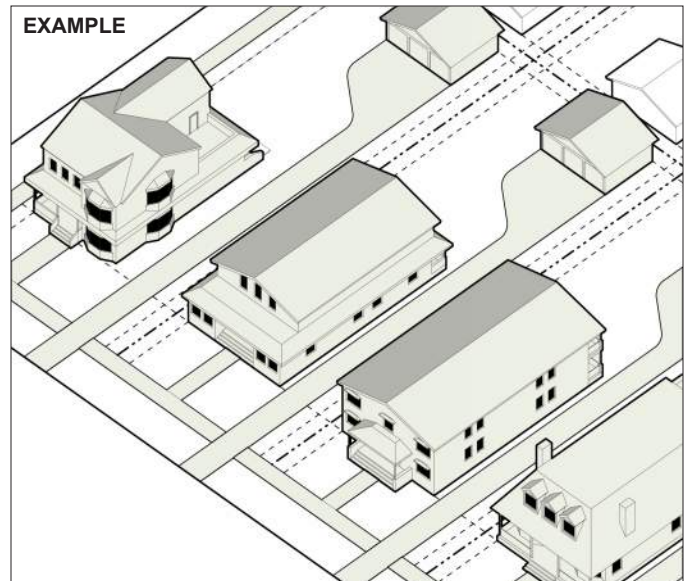
- Buildings on infill lots shall be designed to address the Primary Street.
- Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
- Primary Building Facades shall have multiple window openings.
- Dwelling Units within buildings may be one (1) or multiple stories.
- Buildings shall be composed of two (2) and/or three (3) story volumes.

VI - FRONTAGE TYPE

| <i>Frontage Type</i> | <i>Allowable</i> |
|----------------------|--------------------------|
| Common Yard | YES |
| Porch | YES |
| Stoop | YES |
| Forecourt | YES |
| Awnings & Canopies | Only if porch is present |
| Balconies | YES |
| Terrace & Lightcourt | NO |
| Bay Windows | YES |
| Shopfront | NO |
| Cafe | NO |

See Section 4.2: Frontage Types for further details.

4.1.7 TRIPLEX AND FOURPLEX



I - DESCRIPTION

Triplexes and Fourplexes are a Building Type described as three (3) or four (4) dwelling units in a single (1) freestanding building that is architecturally compatible with Detached Single Family Dwellings.

These building types are allowed in the Neighborhood Center Type 2 (Salmon) Building Envelope Standard shown in the diagram on the opposite page.

II - ACCESS

1. Access to these Building Types is generally encouraged to be from the Primary Building Facade facing the Primary Street or Side Street; however, side entrances on Secondary Building Facades are allowed in combination with a sidewalk to and from the Primary Street or Side Street for access
2. Access to the second floor Dwelling Units shall be by a stair which is roofed or enclosed.
3. If an alley is present, the building shall be accessed by vehicle through the alley.
4. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
 - Minimum fifteen (15) feet wide.
5. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
 - Minimum fifteen (15) feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor space shall be provided at-grade or via a balcony not oriented toward a Side Setback for each dwelling unit.
 - Minimum of one hundred and fifty (150 ft²)
 - One (1) dimension must be a minimum of ten (10') feet.
 - Must be regular geometry (a rectangle or square for example).
3. The rear outdoor space (at-grade) shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.7 TRIPLEX AND FOURPLEX



IV - PRIMARY MATERIALS

| <i>Material Type</i> | <i>Allowable</i> |
|--|------------------|
| Brick masonry | YES |
| Natural quarried stone | YES |
| Stucco (cementitious finish) | YES |
| EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area) | YES |
| Architectural precast concrete | CU |
| Decorative face concrete masonry units (such as split-face, scored, ground, burnished) | YES |
| Glass, glass curtain wall | YES |
| Wood, natural (siding) | YES |
| Cement fiber siding (James Hardie or equivalent) | YES |
| Plastic Siding (vinyl or UPVC) | NO |
| Textured or texture coated concrete panels | CU |
| Cement fiber panels (maximum twenty (20) percent of facade area) | YES |
| Prefabricated metal panels (such as Alucobond or metal interlocking panels) | NO |
| Other (new materials, post adoption date) | CU |

CU = Conditional Use

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

- Buildings on infill lots shall be designed to address the Primary Street.
- Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
- Primary Building Facades shall have multiple window openings.
- Dwelling Units within buildings may be one (1) or multiple stories.
- Buildings shall be composed of two (2) and/or three (3) story volumes.
- Dwelling Units may be repetitive or unique as established by design.

VI - FRONTAGE TYPE

| <i>Frontage Type</i> | <i>Allowable</i> |
|----------------------|--------------------------|
| Common Yard | YES |
| Porch | YES |
| Stoop | YES |
| Forecourt | YES |
| Awnings & Canopies | Only if porch is present |
| Balconies | YES |
| Terrace & Lightcourt | NO |
| Bay Windows | YES |
| Shopfront | NO |
| Cafe | NO |

See Section 4.2: Frontage Types for further details.

4.1.8 ROWHOUSE AND COURTYARD ROWHOUSE



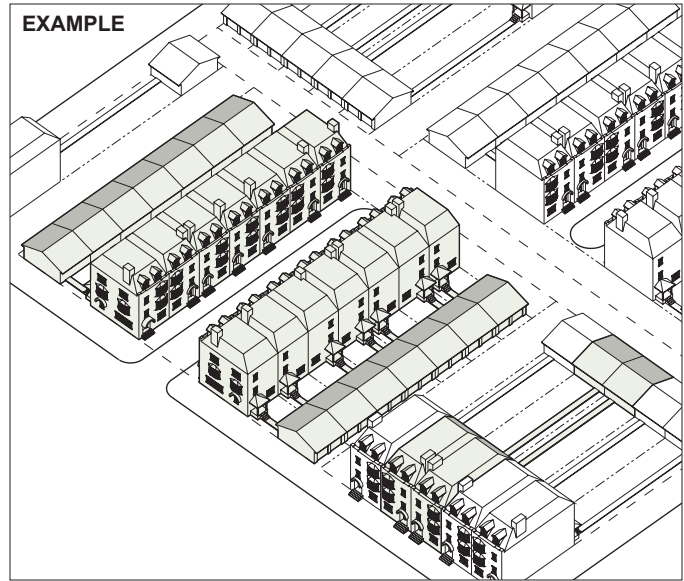
EXAMPLE



EXAMPLE



EXAMPLE



EXAMPLE

I - DESCRIPTION

A Rowhouse and Courtyard Rowhouse is described as one of a group of attached dwelling units divided from each other by at least one common wall, each having a separate entrance leading directly to the outdoors at ground level. Units may abut other units at the property line, or share common walls.

These building types are allowed in the Neighborhood Center Type 2 (Salmon) Building Envelope Standard shown in the diagram on the opposite page.

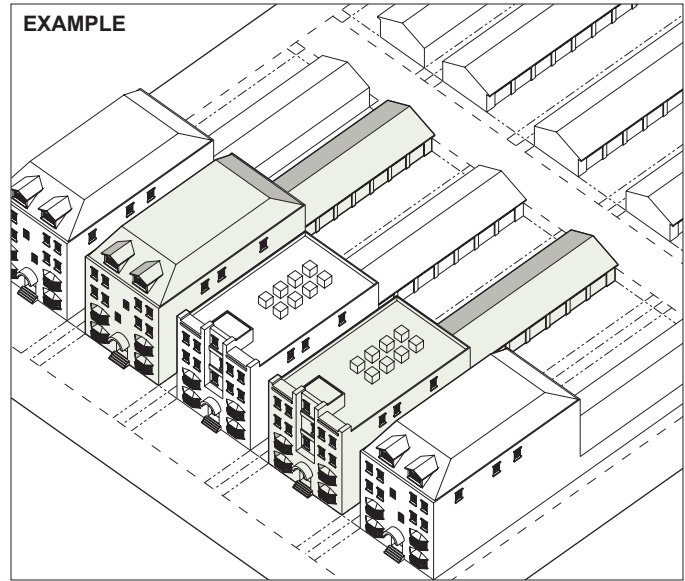
II - ACCESS

1. For Rowhouses, the main entrance to each dwelling shall be accessed directly from the Primary Building Facade on the Primary Street or Side Street.
2. For Courtyard Rowhouses, the main entrance to each dwelling shall be accessed from the courtyard, or private driveway through the courtyard.
3. If an alley is present, the building shall be accessed by vehicle through the alley.
4. Where an alley is not present, parking and services shall be accessed from the street by way of a two-way driveway into a rear or subterranean garage.
 - Minimum twenty-four (24') feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type, or a common courtyard and allowable Frontage Type for the building.
2. One (1) rear outdoor space shall be provided behind this Building Type.
 - Minimum of fifteen (15%) percent of the lot area.
 - One (1) dimension must be a minimum of twenty (20') feet.
 - Must be regular geometry (a rectangle or square for example).
3. The rear outdoor space shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.9 STACKED FLATS



I - DESCRIPTION

Stacked Flats are described as multiple, single (1) floor Dwelling Units in a single (1) freestanding building, in which the principal entry to building is common and the common entrance is from the Primary Street.

These building types are allowed in the Neighborhood Center Type 2 (Salmon) Building Envelope Standard shown in the diagram on the opposite page.

II - ACCESS

1. The main entrance to the building shall be through a street level lobby directly accessible from the Primary Building Facade on the Primary Street or Side Street.
2. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
3. If an alley is present, parking and services shall be accessed from that alley.
4. Where an alley is not present, parking and services shall be accessed from the street by way of a two-way driveway into a rear or subterranean garage.
 - Minimum twenty-four (24') feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor shall be defined by the back facade of the building, and its relationship to the Property Line.
 - One (1) dimension must be a minimum of twenty (20') feet.
 - Must be regular geometry (a rectangle or square for example).
3. The rear outdoor space shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.9 STACKED FLATS



IV - PRIMARY MATERIALS

| <i>Material Type</i> | <i>Allowable</i> |
|--|------------------|
| Brick masonry | YES |
| Natural quarried stone | YES |
| Stucco (cementitious finish) | YES |
| EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area) | YES |
| Architectural precast concrete | CU |
| Decorative face concrete masonry units (such as split-face, scored, ground, burnished) | YES |
| Glass, glass curtain wall | YES |
| Wood, natural (siding) | NO |
| Cement fiber siding (James Hardie or equivalent) | NO |
| Plastic Siding (vinyl or UPVC) | NO |
| Textured or texture coated concrete panels | YES |
| Cement fiber panels (maximum twenty (20) percent of facade area) | YES |
| Prefabricated metal panels (such as Alucobond or metal interlocking panels) | NO |
| Other (new materials, post adoption date) | CU |

CU = Conditional Use

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

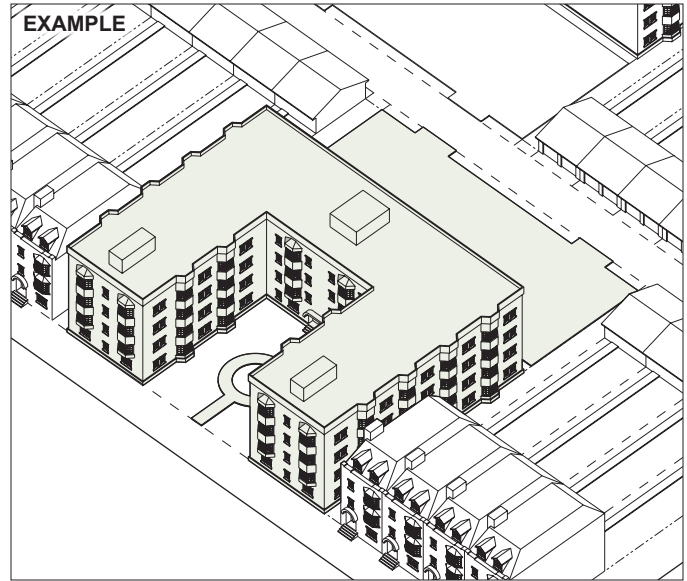
1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.
4. Buildings shall be comprised of a singular (1) volume and building design. Multiple building designs and/or unit volumes should not be expressed.
5. Dwelling Units may be repetitive or unique as established by design.

VII - FRONTAGE TYPE

| <i>Frontage Type</i> | <i>Allowable</i> |
|----------------------|--------------------------|
| Common Yard | YES |
| Porch | YES |
| Stoop | YES |
| Forecourt | YES |
| Awnings & Canopies | Only if porch is present |
| Balconies | YES |
| Terrace & Lightcourt | YES |
| Bay Windows | YES |
| Shopfront | NO |
| Cafe | NO |

See Section 4.2: Frontage Types for further details.

4.1.10 COURTYARD BUILDING



I - DESCRIPTION

Courtyard Buildings are a Building Type consisting of multiple Dwelling Units arrayed next to each other in a single (1) freestanding building to form a shared court that is partly or wholly open to the street.

These building types are allowed in the Neighborhood Center Type 2 (Salmon) Building Envelope Standard shown in the diagram on the opposite page.

II - ACCESS

1. The building may have one (1) or a few common entries.
2. For buildings three (3) to five (5) stories, the main entrance to each ground floor dwelling may be directly off a common courtyard through an allowed Frontage Type (i.e. Porch, Stoop, Terrace & Lightcourt) or have common access through a street-level lobby directly off a common courtyard. Entrances to each dwelling on floors above the ground floor shall be accessed through a street-level lobby with a common building entrance off a common courtyard.
3. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
4. If an alley is present, parking and services shall be accessed from that alley.
5. Where an alley is not present, parking and services shall be accessed from the street by way of a two-way driveway into a rear or subterranean garage.
 - Minimum twenty-four (24') feet wide.

III - OUTDOOR SPACE

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back facade of the building, and its relationship to the back Property Line. Rear outdoor space is to be used for dwelling unit parking.
3. The primary shared open space is the Courtyard Space which shall be designed as a courtyard and/or partial, multiple, separated, or interconnected courtyards.
 - Minimum of fifteen (15%) percent of the lot area.
4. The primary shared open space is the Courtyard Space which shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.
5. Private open spaces may be provided in Side Setbacks or Rear Setbacks; and included courtyards, balconies, and roof decks.

4.1.10 COURTYARD BUILDING



IV - PRIMARY MATERIALS

Material Type

| | |
|--|-----|
| Brick masonry | YES |
| Natural quarried stone | YES |
| Stucco (cementitious finish) | YES |
| EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area) | YES |
| Architectural precast concrete | CU |
| Decorative face concrete masonry units (such as split-face, scored, ground, burnished) | YES |
| Glass, glass curtain wall | YES |
| Wood, natural (siding) | YES |
| Cement fiber siding (James Hardie or equivalent) | NO |
| Plastic Siding (vinyl or UPVC) | NO |
| Textured or texture coated concrete panels | CU |
| Cement fiber panels (maximum twenty (20) percent of facade area) | YES |
| Prefabricated metal panels (such as Alucobond or metal interlocking panels) | CU |
| Other (new materials, post adoption date) | CU |

CU = Conditional Use

See Section 4.3: Architectural Standards for further details.

Allowable

V - MASSING & ARTICULATION

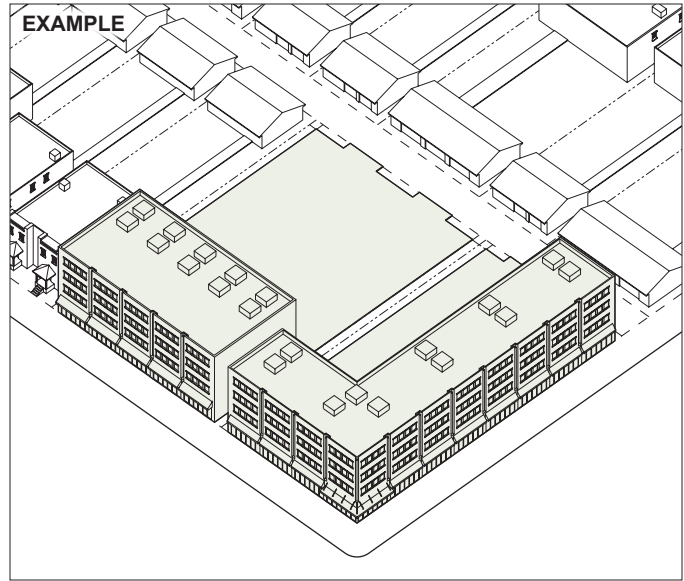
1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.
4. Dwelling Units may be repetitive or unique as established by design.
5. Buildings shall be comprised of a singular (1) volume in a “U” or “E” plan configuration and building design. Multiple building designs and/or unit volumes should not be expressed.
6. The visibility of elevators and exterior corridors shall be minimized by incorporation into the mass of the building.

VI - FRONTAGE TYPE

| Frontage Type | Allowable |
|----------------------|-----------|
| Common Yard | YES |
| Porch | YES |
| Stoop | YES |
| Forecourt | YES |
| Awnings & Canopies | NO |
| Balconies | YES |
| Terrace & Lightcourt | YES |
| Bay Windows | YES |
| Shopfront | NO |
| Cafe | NO |

See Section 4.2: Frontage Types for further details.

4.1.11 COMMERCIAL BLOCK BUILDING



I - DESCRIPTION

A Commercial Block Building is a multi-story standard rectangular urban building form designed to support a mix of office, primary retail, and secondary retail uses on the ground floor with residential above.

These building types are allowed in the Neighborhood Center Type 1 (Red), Neighborhood Center Type 2 (Salmon), Campus Type 1 (Medium Blue), and Campus Type 2 (Light Blue) Building Envelope Standard shown in the diagram on the opposite page.

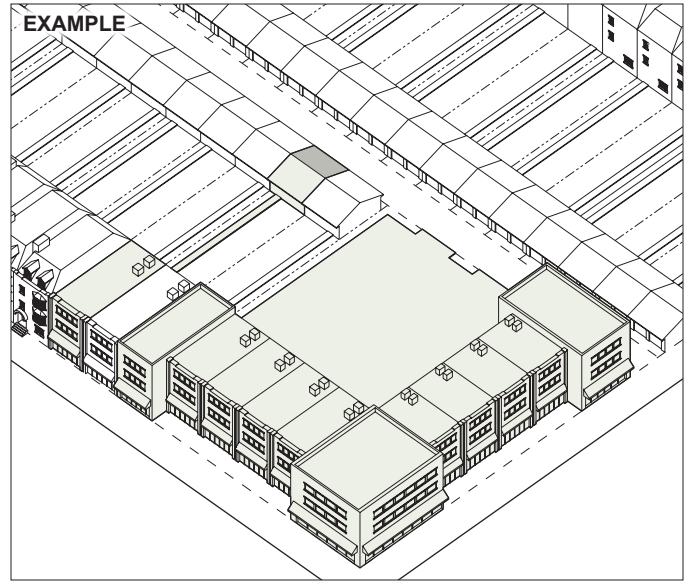
II - ACCESS

1. The main entrance to each non-residential ground floor unit shall be directly accessible from the Primary Building Facade to the Primary Street or Side Street.
2. The main entrance to each dwelling unit or non-residential area above the ground floor shall be accessible by a lobby directly accessible from the Primary Building Facade to the Primary Street or Side Street.
3. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
4. Where an alley is present, parking and services shall be accessed from an alley.
5. Where an alley is not present, parking and services shall be accessed from the Side Street by way of a two-way driveway.
 - Maximum eighteen (18') feet wide.
6. Loading docks, overhead doors, and other service entries are prohibited on Primary Streets and Side Street; and are only allowed on alley frontage.

III - OUTDOOR SPACE

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back facade of the building, and its relationship to the back Property Line.
3. Side Setbacks may also be used for outdoor patios connected to other ground floor Primary Retail or Secondary Retail uses.

4.1.12 LIVE | WORK UNITS



I - DESCRIPTION

Live | Work units are multi-story buildings that can be used flexibly for work | live, work | work, and live | live purposes. Dwelling Units can be located above the ground floor or attached to the rear of a storefront.

These building types are allowed in the Neighborhood Center Type 1 (Red), Neighborhood Center Type 2 (Salmon), Campus Type 1 (Medium Blue), and Campus Type 2 (Light Blue) Building Envelope Standard shown in the diagram on the opposite page.

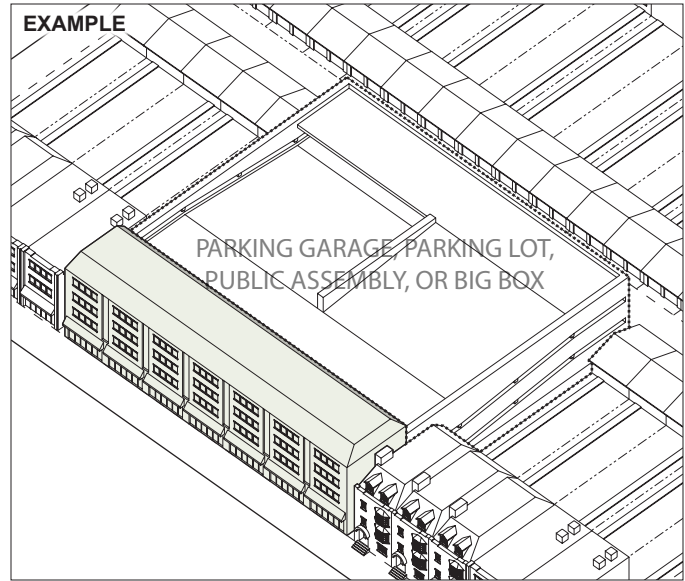
II - ACCESS

1. The main entrance to each ground floor area / dwelling unit shall be directly accessible from the Primary Building Facade on the Primary Street or Side Street.
2. Where an alley is present, parking and services shall be accessed from an alley.
3. Live | Work spaces shall not be allowed where alleys do not exist; where all parking and services shall occur from the alley.
4. Loading docks, overhead doors, and other service entries are prohibited on Primary Streets and Side Streets; and are only allowed on alley frontage.

III - OUTDOOR SPACE

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back facade of the building, and its relationship to the back Property Line.
3. Side Setbacks may also be used for outdoor patios connected to other ground floor Primary Retail or Secondary Retail uses.
4. Private patios may be provided in Side Setbacks and Rear Setbacks.

4.1.13 LINER BUILDING



I - DESCRIPTION

A Building Type specifically designed to mask a parking lot, parking garage, public assembly or large retail facility (big box) from a street.

These building types are allowed in the Neighborhood Center Type 1 (Red), Neighborhood Center Type 2 (Salmon), Campus Type 1 (Medium Blue), and Campus Type 2 (Light Blue) Building Envelope Standard shown in the diagram on the opposite page.

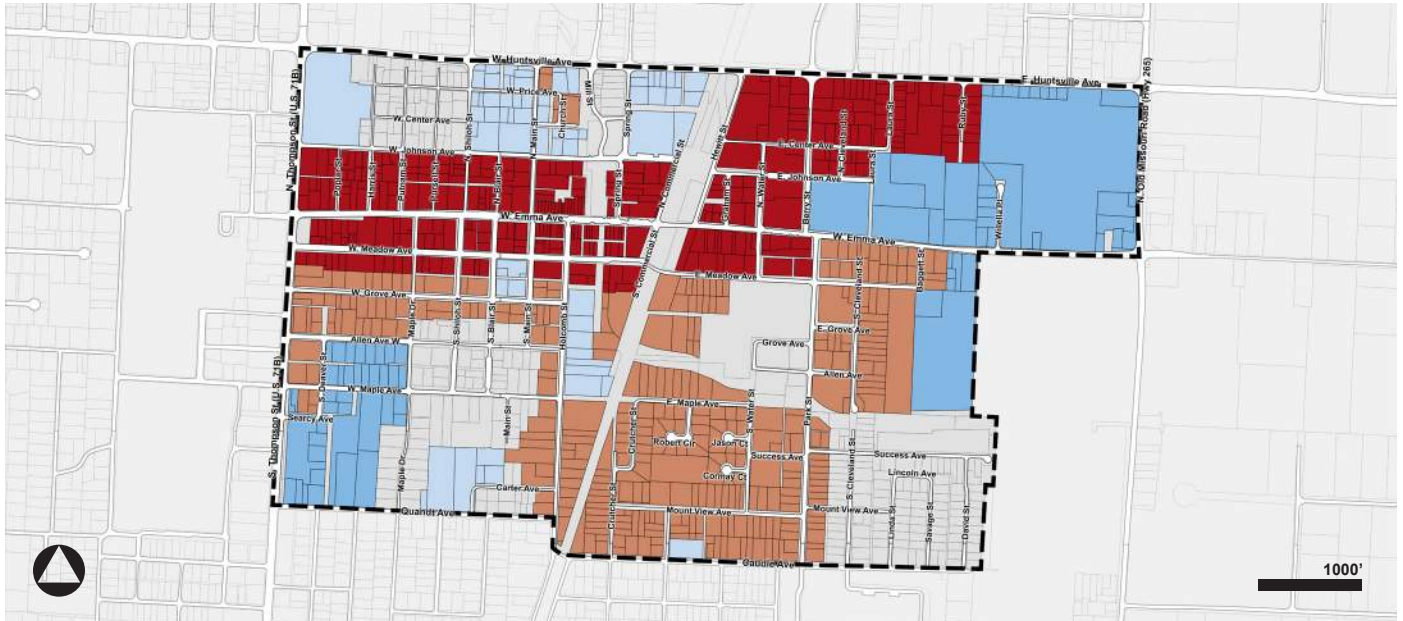
II - ACCESS

1. The main entrance to each ground floor area / Dwelling Unit shall be directly accessible from the Primary Building Facade from the Primary or Side Street.
2. The main entrance to each Dwelling Unit or non-residential areas above the ground floor shall be accessible by a street level lobby which shall be directly accessible from the Primary Building Facade from the Primary or Side Street.
3. Interior circulation to each dwelling unit shall be through a corridor which shall be single loaded.
4. Where an alley is present, parking and services shall be accessed from an alley.
5. Where an alley is not present, parking and services shall be accessed from a Side Street by way of a two-way driveway.
 - Maximum eighteen (18') feet wide.

III - OUTDOOR SPACE

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. There are no rear outdoor space requirements for Liner Buildings.

4.1.13 LINER BUILDING



IV - PRIMARY MATERIALS

| <i>Material Type</i> | <i>Allowable</i> |
|--|------------------|
| Brick masonry | YES |
| Natural quarried stone | YES |
| Stucco (cementitious finish) | YES |
| EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area) | YES |
| Architectural precast concrete | YES |
| Decorative face concrete masonry units (such as split-face, scored, ground, burnished) | YES |
| Glass, glass curtain wall | YES |
| Wood, natural (siding) | YES |
| Cement fiber siding (James Hardie or equivalent) | CU |
| Plastic Siding (vinyl or UPVC) | NO |
| Textured or texture coated concrete panels | CU |
| Cement fiber panels (maximum twenty (20) percent of facade area) | YES |
| Prefabricated metal panels (such as Alucobond or metal interlocking panels) | YES |
| Other (new materials, post adoption date) | CU |

CU = Conditional Use

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

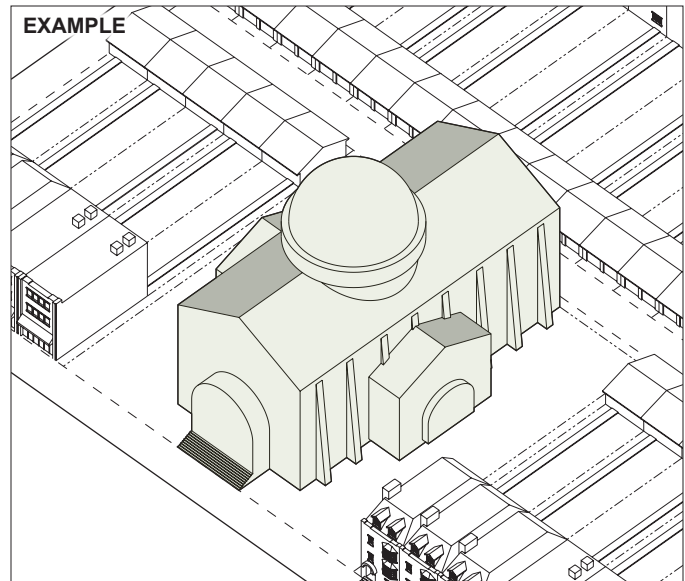
1. No structured parking within any block shall exceed the eave height of any building within forty feet (40') of the structured parking; and in no case be taller than the Liner Building.
2. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
3. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
4. Primary Building Facades shall have multiple window openings.
5. Dwelling Units may be repetitive or unique as established by design.
6. Buildings shall be comprised of a singular (1) volume and building design. Multiple building designs and/or unit volumes should not be expressed.

VI - FRONTAGE TYPE

| <i>Frontage Type</i> | <i>Allowable</i> |
|----------------------|------------------|
| Common Yard | NO |
| Porch | NO |
| Stoop | NO |
| Forecourt | NO |
| Awnings & Canopies | YES |
| Balconies | YES |
| Terrace & Lightcourt | NO |
| Bay Windows | YES |
| Shopfront | YES |
| Cafe | YES |

See Section 4.2: Frontage Types for further details.

4.1.14 CIVIC | INSTITUTIONAL BUILDING



I - DESCRIPTION

Civic | Institutional Buildings can accommodate a variety of arts, culture, education, recreation, transportation, government and public assembly uses. These buildings range from large floor plates and multiple levels to smaller, more intimately scaled structures. A variety of architectural styles is acceptable.

These building types are allowed in the Neighborhood Center Type 1 (Red), Neighborhood Center Type 2 (Salmon), Campus Type 1 (Medium Blue), and Campus Type 2 (Light Blue) Building Envelope Standard shown in the diagram on the opposite page.

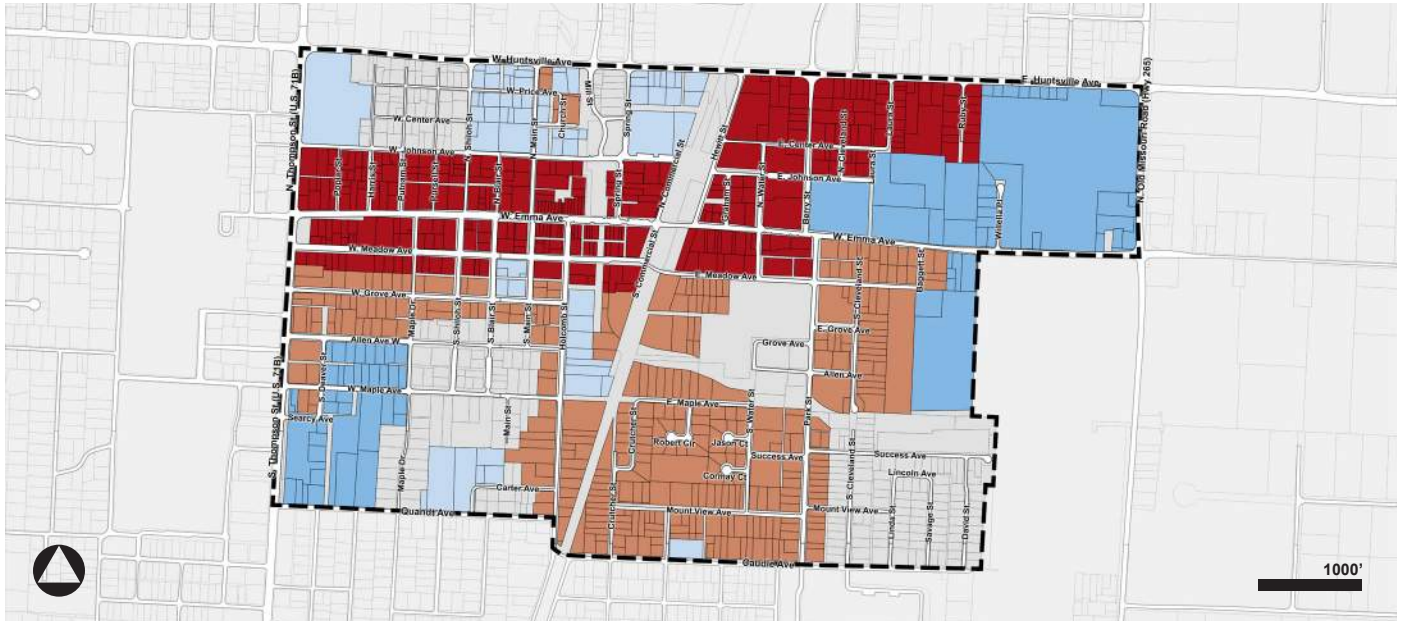
II - ACCESS

1. The main entrance shall be directly accessible from the street by way of direct access through a courtyard, forecourt, square, plaza, or park.
2. The main entrance from the exterior space shall be into a common lobby which shall be able to access each floor.
3. Where an alley is present, parking and services shall be accessed from an alley.
4. Where an alley is not present, parking and services shall be accessed from a Side Street by way of a two-way driveway.
 - Maximum eighteen (18') feet wide.

III - OUTDOOR SPACE

1. The primary shared open space for this Building Type is the front and side outdoor spaces; which shall be a courtyard, plaza, or park immediately in front and adjacent to the building.
2. Rear open space is defined by the back facade of the building, and its relationship to the back Property Line.
3. This Building Type should be situated within an open space.
 - Maximum of fifty (50%) percent of the lot area, not inclusive of parking.

4.1.14 CIVIC / INSTITUTIONAL BUILDING



IV - PRIMARY MATERIALS

Material Type

- Brick masonry
- Natural quarried stone
- Stucco (cementitious finish)
- EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)
- Architectural precast concrete
- Decorative face concrete masonry units (such as split-face, scored, ground, burnished)
- Glass, glass curtain wall
- Wood, natural (siding)
- Cement fiber siding (James Hardie or equivalent)
- Plastic Siding (vinyl or UPVC)
- Textured or texture coated concrete panels
- Cement fiber panels (maximum twenty (20) percent of facade area)
- Prefabricated metal panels (such as Alucobond or metal interlocking panels)
- Other (new materials, post adoption date)

Allowable

- YES
- YES
- YES
- YES
- CU
- YES
- YES
- YES
- NO
- NO
- CU
- YES
- YES
- CU

CU = Conditional Use

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

1. There are no massing & articulation requirements for these Building Types, in order to allow more distinctive architectural expressions and unique relationships to the streets and adjacent public spaces.

VI - FRONTAGE TYPE

Frontage Type

Allowable

- Common Yard
 - Porch
 - Stoop
 - Forecourt
 - Awnings & Canopies
 - Balconies
 - Terrace & Lightcourt
 - Bay Windows
 - Shopfront
 - Cafe
- N/A
 - N/A
 - N/A
 - N/A
 - N/A
 - N/A
 - N/A
 - N/A
 - N/A
 - N/A

See Section 4.2: Frontage Types for further details.

4.0 BUILDING DEVELOPMENT STANDARDS

4.2 FRONTAGE TYPES

WHAT IS THE PURPOSE OF THE FRONTAGE TYPES?

The Purpose of the Frontage Types is to provide a series of options for how the chosen Building Type will address the street and how that relationship defined character. For example, the shopfront and cafe Frontage Types would be more appropriate for primary and secondary retail uses; and accordingly, the common yard and porch would be more appropriate for residential uses. So depending upon the intended use of the Building Type, the various Frontage Types may define a variety of different characters which will form the public space of the Form-Based District. Each Building Type must have at least one (1) Frontage Type and may be associated with more than one (1) Frontage Type. In that case, the Building Type must meet the requirements for each Frontage Type.

HOW DO I READ THE FRONTAGE TYPES?

In the diagrams shown in *Section 4.2: Frontage Types*, it is important to note a few points about how to read each Frontage Type:

Each Frontage Type is structured with a general description of requirements followed by a specific set of dimensional requirements for adherence. In order to be in compliance, the Frontage Type must meet the general description requirements and the dimensional requirements.

Each Frontage Type also includes two (2) diagrams (one cross-section diagram and one plan diagram) and three (3) example photographs of the Frontage Type.

In both of the diagrams, it is important to note these drawing conventions:

- The Property Line (which coincides with the public right-of-way line) is noted by a dark black dash-dot-dot line in all cases.
- The Build-to-Line is noted by a dark black dashed line in all cases.
- The sidewalk / pedestrian path is noted by a light brown color tone.
- The building is noted by a dark grey color tone.
- The ground is noted by a light green color tone.
- The vegetation is noted by a dark green color tone.

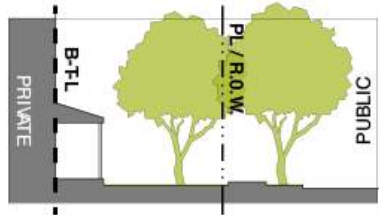
The example photographs shown for each Frontage Type are advisory only.

4.2.1 COMMON YARD

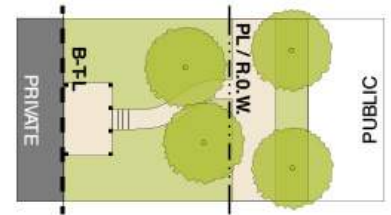
A Frontage Type wherein the Building Facade is set back substantially from the front Property Line. The Common Yard can be defined or undefined but typically, remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. Common Yards may include entry canopies or vestibules; and may be in combination with other Frontage Types. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard or sloped from the back of the sidewalk. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way.

Dimensional Requirements:

1. Lots higher than four (4') feet above the sidewalk should be sloped, terraced, or stepped back from the sidewalk.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B

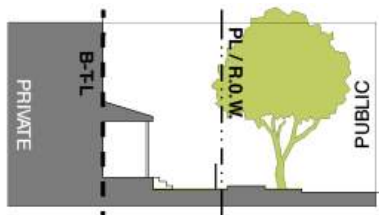


4.2.2 PORCH

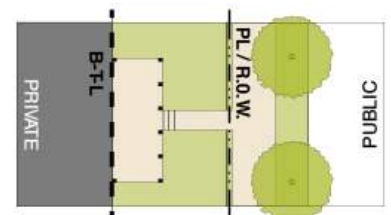
A Frontage Type typically associated with Detached Single Family Dwellings but sometimes used with other Building Types depending on the context. Porches must be open, non air-conditioned parts of the buildings with no screens. The porch maybe one (1) story only and the length of the porch may vary. Porches must be raised to transition into the building and be of a similar height of the interior floor level. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way.

Dimensional Requirements:

1. Maximum height of Porch is ten (10') feet.
2. Minimum length of twenty five (25%) percent to maximum length of one hundred (100%) of the Building Facade.
3. Minimum clear depth of six (6') feet and maximum clear depth of twelve (12') feet on Primary Streets.
4. Minimum clear depth of six (6') feet and maximum clear depth of ten (10') feet on Side Streets.



CROSS-SECTION DIAGRAM - A

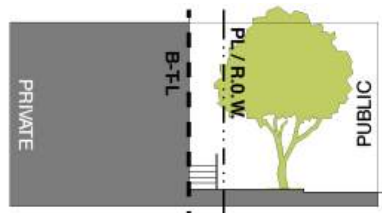


PLAN DIAGRAM - B

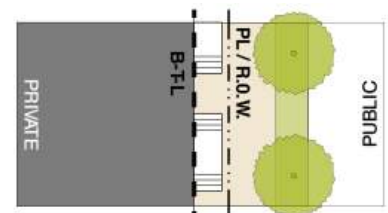


4.2.3 STOOP

A Frontage Type wherein the Building Facade is close to the front Property Line and the ground story is elevated from the sidewalk, securing privacy for the windows and front rooms; A Stoop is usually an exterior stair and landing which engages the sidewalk forward of the Build-to-Line. The Stoop should be elevated and the stairs from the Stoop may lead directly to the sidewalk or may be side loaded. A roof may also cover the Stoop. Stoops may be at grade or raised to transition into the building. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B

Dimensional Requirements:

1. Primary Street and Side Street B-T-L on all Building Types with a zero (0') foot front setback may have an additional five (5') feet to ten (10') feet setback and must correspond to the depth of the stoop, such that the face of the stoop is at the zero (0') foot mark.
2. May not be utilized within thirty feet (30') from a street corner; thus the B-T-L must remain as per the BES.
3. Minimum depth of five (5') feet.
4. Minimum length of five (5') feet.
5. May not be elevated more than three (3') feet above sidewalk.
6. Fences or Walls defining the Stoop must not exceed thirty (30") inches from the highest adjacent grade.



EXAMPLE



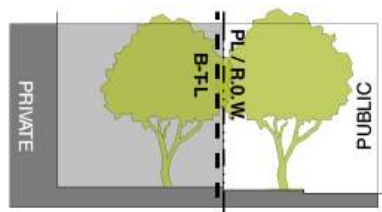
EXAMPLE



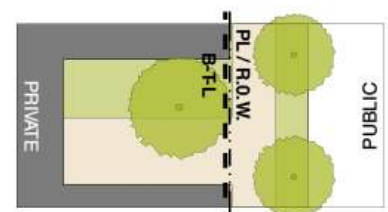
EXAMPLE

4.2.4 FORECOURT

A Frontage Type wherein the Building Facade is at or near the Build-to-Line and a small percentage of it is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial areas, and in some cases for vehicular drop-off. A Forecourt is not covered and should be designed with a balance of paving and landscaping. This Frontage Type does not encroach the Built-to-Line or the Property Line into Public Rights-of-Way.



CROSS-SECTION DIAGRAM - A



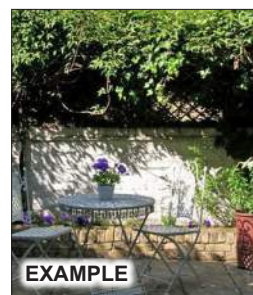
PLAN DIAGRAM - B

Dimensional Requirements:

1. Minimum dimensions of ten (10') feet wide by ten (10') feet deep.
2. Maximum dimensions of fifteen (15') feet wide by thirty (30') feet deep.
3. May be no greater than fifty (50%) percent of the lot width on a Primary or Side Street.
4. Those between ten (10') feet deep and fifteen (15') in deep shall be substantially paved, and enhanced with Landscaping.
5. Those between fifteen (15') and thirty (30') in depth shall be designed with a balance of paving and Landscaping.



EXAMPLE



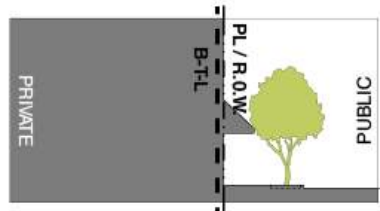
EXAMPLE



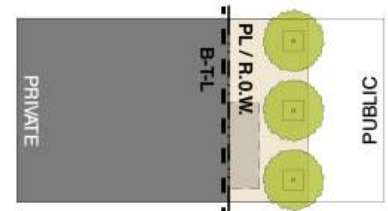
EXAMPLE

4.2.5 AWNINGS & CANOPIES

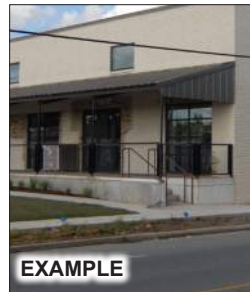
A Frontage Type wherein the Building Facade of a commercial or retail building is at or near the Build-to-Line and the canopy or awning element may overlap the sidewalk, occurring at the ground floor level only. The canopy is a structural, cantilevered, shed roof and the awning is canvas or similar material and is often retractable. The coverings should extend far enough from the building to provide adequate protection for pedestrians. Awnings may only cover openings so as to not cover the entire facade. This Frontage Type is appropriate for retail and commercial uses only because of the lack of a raised ground story. This Frontage Type may encroach the Build-to-Line and the Property Line into Public Rights-of-Way. Awnings and Canopies on Building Types setback from Public Rights-of-Way are not regulated. Awnings and Canopies may not be used for the display of goods for sale outside of the enclosed building envelope.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B



EXAMPLE



EXAMPLE



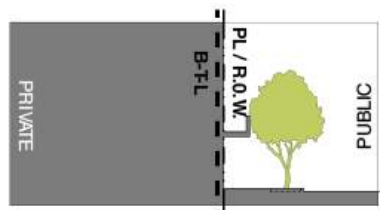
EXAMPLE

Dimensional Requirements:

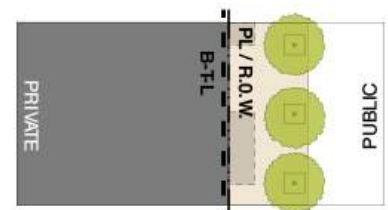
1. Must be located a minimum of eight (8') feet above the adjacent sidewalk when encroaching a Public Right-of-Way.

4.2.6 BALCONIES

A Frontage Type which occurs forward of the Build-to-Line and encroaches Public Rights-of-Way, but shall not extend past the curb line. Balconies may have roofs, but must be open, non air-conditioned parts of the Buildings; and may only be located on the second story or higher. Balconies may be occupied with a porch or exterior patio space, limited by the dimensional requirements. On corners, balconies may wrap around the side of the Building Facade facing the Side Streets. This Frontage Type may encroach the Build-to-Line and the Property Line into public rights-of-way. Balconies on Building Types setback from Public Rights-of-Way are not regulated.



CROSS-SECTION DIAGRAM - A



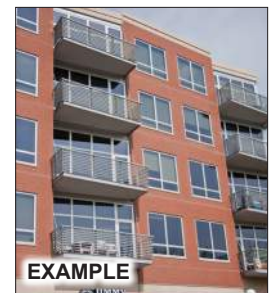
PLAN DIAGRAM - B



EXAMPLE



EXAMPLE



EXAMPLE

Dimensional Requirements:

1. Must have a maximum depth of six (6') feet.
2. Must have a minimum clear height of ten (10') feet above adjacent sidewalk or other balconies.
3. Must have a maximum coverage of twenty five (25%) percent to seventy five (75%) of the Building Facade.

4.2.7 TERRACE & LIGHTCOURT

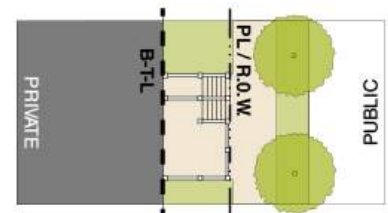
A Frontage Type wherein a portion of the Building Façade is set back from the Property Line by an elevated terrace or sunken lightcourt. This Frontage Type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes as the eye of the sitter is level with that of the standing passerby. Sub-basements may be accessed by a lightcourt. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way. Terrace & Lightcourts on Building Types setback from Public Rights-of-Way are not regulated.

Dimensional Requirements:

1. Primary Street and Side Street B-T-L on all Building Types with a zero (0') foot front setback may have an additional ten (10') feet to fifteen (15') feet setback and must correspond to the depth of the terrace & lightcourt, such that the face of the terrace & lightcourt is at the zero (0') foot mark.
2. May not be utilized within thirty feet (30') from a street corner; thus the B-T-L must remain as per the BES.
3. Lightcourts may be no more than six (6') feet below the adjacent sidewalk.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B

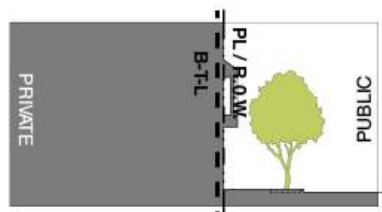


4.2.8 BAY WINDOWS

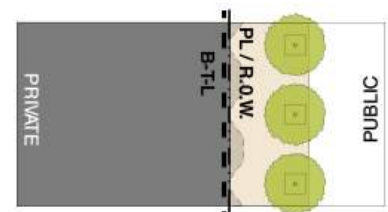
A Frontage Type wherein windows are permitted to protrude forward of the Build-to-Line and Property Line into Public Rights-of-Way. Bay Windows on the ground floor may encroach the Property Line into Public Rights-of-Way if approved; and Bay Windows projecting from the second floor or higher may encroach within Public Rights-of-Way by right. Bay windows shall have fenestration on both front and side surfaces. This Frontage Type may encroach the Build-to-Line and the Property Line into Public Rights-of-Way. Bay Windows on Building Types setback from Public Rights-of-Way are not regulated.

Dimensional Requirements:

1. Must have a minimum clear height of ten (10') feet above adjacent sidewalk.
2. Maximum depth of six (6') feet.
3. Maximum length of eight (8') feet.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B

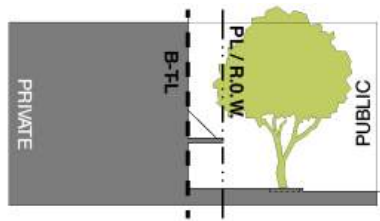


4.2.9 SHOPFRONT

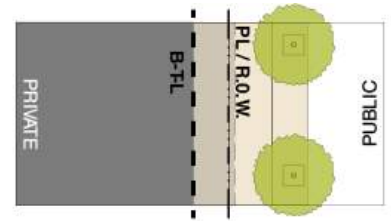
A Frontage Type wherein a Storefront facade is at or close to the edge of the Build-to-Line with an entrance at sidewalk grade. An overhang, canopy, shading element or awning that encroaches over the sidewalk is required. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way. Shopfronts on Building Types setback from Public Rights-of-Way are not regulated. Shopfronts may not be used for the display of goods for sale outside of the enclosed building envelope.

Dimensional Requirements:

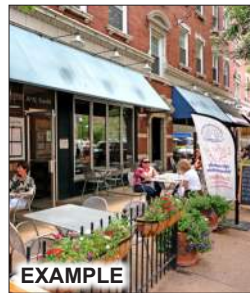
1. Primary Street and Side Street B-T-L on all Building Types with a zero (0') foot front setback may have an additional five (5') feet to ten (10') feet setback and must correspond to the depth of the shopfront, such that the face of the overhang on the shopfront is at the zero (0') foot mark.
2. May not be utilized within thirty feet (30') from a street corner; thus the B-T-L must remain as per the BES.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B



EXAMPLE



EXAMPLE



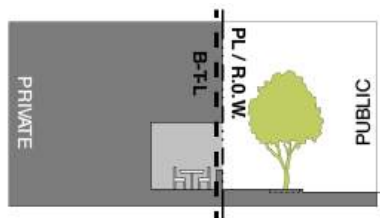
EXAMPLE

4.2.10 CAFE

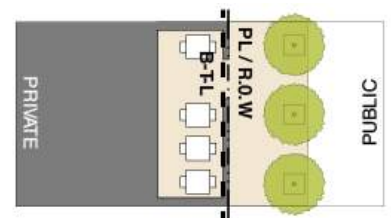
A Frontage Type wherein a storefront accommodates outdoor seating for restaurants and cafes. It may be setback from the edge of the pedestrian realm and may include roll up doors and bi-fold doors. Café frontage may be covered or open to the air. This Frontage Type may not encroach the Build-to-Line; nor the Property Line into Public Rights-of-Way. Cafes on Building Types setback from Public Rights-of-Way are not regulated.

Dimensional Requirements:

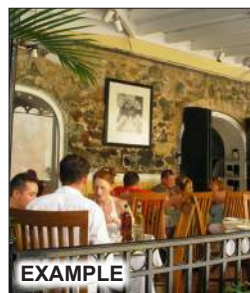
1. Maximum depth of fifteen (15') feet from the Build-to-Line.
2. Fences and walls are permitted up to a height of thirty six (36") inches from the adjacent sidewalk.



CROSS-SECTION DIAGRAM - A



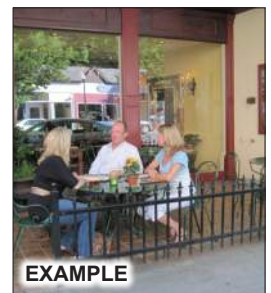
PLAN DIAGRAM - B



EXAMPLE



EXAMPLE



EXAMPLE

4.0 BUILDING DEVELOPMENT STANDARDS

4.3 ARCHITECTURAL STANDARDS

WHAT IS THE PURPOSE OF THE ARCHITECTURAL STANDARDS?

The purpose of the Architectural Standards is to establish a series of specific architectural criteria which are necessary to uphold an expected level of quality and design in construction while ensuring a coherent character for the Sustainable Development Form-Based District area.

The Architectural Standards intend to:

- Foster typical construction types and proven techniques.
- Foster an aesthetic of regionally applicable and contextually appropriate building materials.
- Foster an aesthetic that is traditional, modern, or contemporary in a broad sense.

4.3.1 BUILDING FACADES

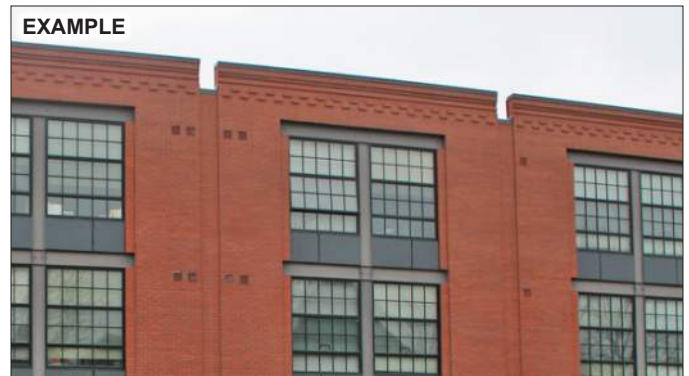
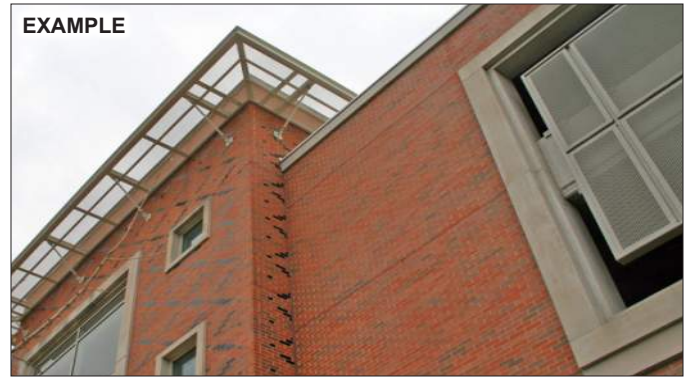
A. STATEMENT OF INTENT:

Building facade(s) should express the construction techniques and structural details of traditional, long-lasting, building materials; and favor simple configurations and solid craftsmanship over complexity and ostentation in building form and the articulation of details. These standards do not encourage “fakery” of historic character or the use of “faux” architectural elements; and are intended to encourage a mixture of traditional, modern, and contemporary styles and details in the support of a mixed blend of architectural richness which is respectful of the historic context.

Primary Building Facades should reflect and complement the existing context, materiality, and historic building techniques of the area, while allowing for new modern and contemporary construction methods. Primary Building Facades include those facades facing Primary Streets and Side Streets, or any rear facade immediately adjacent to a Primary Street or Side Street (such as an alley entrance on a Side Street, etc).

Secondary Building Facades should reflect a level of detail clearly compatible with Primary Building Facades, particularly when visible from streets, adjacent parking, or adjacent residences. Secondary Building Facade(s) include those facades which are along Side Setbacks or Rear Setbacks in typical infill lots throughout the area.

The statement above and the illustrations on this page are advisory only.



B. STANDARDS FOR BUILDING FACADES:

1. Plane Breaks on Building Facades

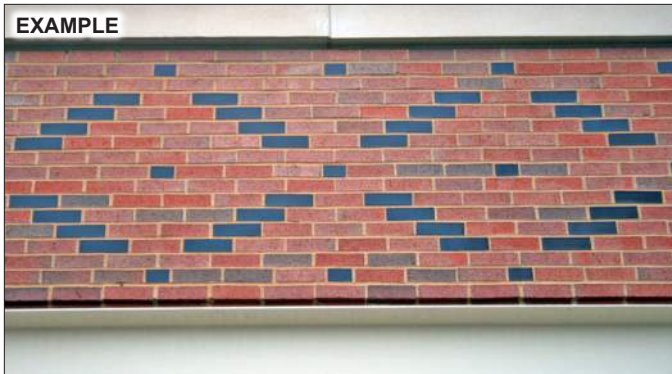
Each Building Type is required to have a specific set of Plane Breaks required on the Primary and Secondary Building Facades which have the intent of visually breaking the facades of buildings to a smaller scale more appropriate for the neighborhood. These Plane Breaks are as follows:

- a. Detached Single Family Dwelling; Detached Single Family Bungalow; Duplex; and Triplex and Fourplex:
 - i. Primary Building Facades: Any lot with a Lot Width greater than fifty (50') feet must have a minimum of one (1) vertical Plane Break in the Primary Building Facade associated with that lot line, and additional vertical Plane Breaks as necessary to never have a continuous flat length of building greater than fifty (50') feet long. Horizontal Plane Breaks are NOT required.
 - ii. Secondary Building Facades: Any facade on a Side Setback must have a minimum of one (1) vertical Plane Break located at a distance greater than twenty-five (25%) percent of the distance from the Front Facade of the building to the Rear Facade of the building, which should be coordinated with a change from Primary Material to Secondary Material; Horizontal Plane Breaks are NOT required.
- b. Rear Garage and Carriage House: Vertical and Horizontal Plane Breaks are NOT required on any facade of these Building Types.
- c. Rowhouses and Courtyard Rowhouse(s): Vertical and Horizontal Plane Breaks are NOT required on any facade of these Building Types; however, clear vertical, visual articulation between each unit shall be present in the form of a change in material, finish materials, or facade articulation.
- d. All other Building Types:
 - i. Primary Building Facades: Any lot with a Lot Width greater than fifty (50') feet must have a minimum of one (1) vertical Plane Break in the Primary Building Facade associated with that lot line, and additional vertical Plane Breaks as necessary to never have a continuous flat length of building greater than fifty (50') feet long. *For instance, a Commercial Block Building with a Lot Width of one hundred fifty-five (155') would require a total of three (3) vertical Plane Breaks along that lot line.* A single (1) horizontal Plane Break will be required per the upper story setback requirements of the Building Envelope Standards if applicable.
 - ii. Secondary Building Facades: Are NOT required to have a vertical or horizontal Plane Break.

2. Materials on Building Facades

Each Building Type permits a variety of Primary Materials, Secondary Materials, and Accent Materials for use on the Primary and Secondary Building Facades which are regulated as stated below:

- a. Primary Material(s) - Seventy-five (75%) percent of the Primary Building Facade(s) or greater:
 - i. Each Building Type is allowed a particular set of Primary Materials.
 - ii. Shown per Building Type in *Section 4.0: Building Development Standards*.
- b. Secondary Material(s) - NOT greater than twenty (20%)percent of the Primary Building Facade(s):
 - i. Natural quarried stone
 - ii. Stucco (cementitious finish)
 - iii. EIFS (Exterior insulation and finish system)
 - iv. Concrete (reinforced, poured in place)
 - v. Architectural Precast Concrete
 - vi. Glass, glass curtain wall
 - vii. Cement Fiber Siding (James Hardie or equivalent)
 - viii. Wood Siding
- c. Accent Material(s) - NOT greater than 5% of the Primary Building Facades:
 - i. Brick Masonry (for trim and cornice elements only)
 - ii. Cement Fiber Panels (for trim and cornice elements only)
 - iii. Metal (all types; for beams, lintels, trim elements and ornamentation only)
 - iv. Decorative Face Concrete Masonry Units (for piers, foundation walls & chimneys only)
- d. New Material(s) - Any new materials NOT noted per Building Type in *Section 4.0: Building Development Standards* which are used as the Primary Material, Secondary Material, or Accent Material (as noted above) are NOT allowed by right and are subject to the variance process as described in *Section 1.0: General Provisions*.
- e. Other Material(s) - Any materials NOT noted per Building Type in *Section 4.0: Building Development Standards* which are used as the Primary Material, Secondary Material, or Accent Material (as noted above) are NOT allowed by right and are subject to the variance process as described in *Section 1.0: General Provisions*.
- f. Secondary Building Facade(s): Should use Primary Materials, Secondary Materials, and Accent Materials compatible with the Primary Building Facades. The conversion from Primary to Secondary Materials shall occur in accordance with the Plane Break requirements for that Building Type.



3. Configurations and Techniques on Building Facades

Simple configurations and solid craftsmanship are favored over complexity and ostentation in Primary and Secondary Building Facade articulation. The following are required for Building Facades on each Building Type:

- a. The horizontal dimension of any Wall Opening in a Primary Building Facade shall NOT exceed the vertical dimension.
- b. Any Wall Opening in a Primary Building Facade may NOT span vertically more than one (1) story.
- c. Any Wall Opening in a Primary Building Facade must correspond to interior space and may NOT span across Building Structure, including any structural or mechanical systems thickness.
- d. Any Material used on a Primary Building Facade shall be consistent horizontally, for example the joints between different materials must be horizontal and continue around corners; except for chimneys and piers.
- e. Any Material changes on a Primary Building Facade must be made within a constructional logic, as where an addition of one material is built onto the original building of a second material.
- f. Any Material(s) used on a Primary Building Facades must be kept to a modest number, preferably two (2) types; but NOT more than four (4) types.
- g. Any combination of materials used on a Primary Building Facades must be combined in a manner such that lighter materials are applied above heavier materials; for example, wood siding above brick masonry, or stucco above native stone; all dependent, however, upon the chosen style of the Building.
- h. Any Primary Building Facades in which a complexity of Wall Openings occur (such as a complicated pattern of doors or windows), simple wall surfaces and configurations of Primary Materials are preferred (e.g. brick); accordingly, any Primary Building Facades which is simple in nature having few Wall Openings, should have additional wall texture and articulation applied (e.g. bricks or blocks, rusticated stucco, or ornamental reliefs).
- i. Any Secondary Building Facades: Should have a level of trim and finish compatible with the Primary Building Facades.



- j. Any Secondary Building Facades: The conversion from Primary to Secondary Materials shall occur in accordance with the Plane Break requirements for that Building Type.
- k. Blank Walls on any Primary Building Facades: Are not permitted.
- l. Blank Walls on any Secondary Building Facades: Areas without windows or doors are only allowed on Side Setbacks and Rear Setbacks and should complement the Primary Building Facades providing some level of relief in the wall, rather than a purely flat, single material facade.



4. Exterior Elements on Building Facades

The following encroachments are regulated on the Primary and Secondary Building Facades, in addition to the Frontage Type requirements for the Building Type, and must occur within the encroachment area for the applicable Building Envelope Standard:

a. Overhangs, Canopies, and Awnings:

- i. Retractable canvas awnings mounted within window openings are allowed on any building facade.
- ii. Awnings can be placed over side or carriage entrances as well as front entrances and windows on any building facade.
- iii. Canopies can be placed over side entrances as well as front entrances and windows on any building facade.
- iv. Canvas covered metal frame canopies can be placed over side entrances as well as front entrances and windows on any building facade.
- v. Minimum and maximum dimensions shall all be in accordance with the requirements of the Awnings & Canopies Frontage Type.

b. Porches, Verandas, and Balconies:

- i. Porches, Verandas, and Balconies are considered to be character-defining features on any building facade, and careful attention should be paid to their detailing.
- ii. Although NOT required to be historic in design, their components including columns, pilasters, hand rails, balusters, pediments, cornices, and steps
- iii. Minimum and maximum dimensions shall all be in accordance with the requirements of the Porch Frontage Type (for Porches and Verandas), and the Balconies Frontage Type (for Balconies).

c. Entry Vestibules:

- i. Entry vestibules shall NOT be enclosed by screens or other materials such that an enclosed space or barrier to pedestrian movement is created; and shall never exceed the requirements of the encroachment area for the applicable Building Envelope Standard.
- ii. Entry vestibules may never exceed the dimension of the sidewalk; or extend over the curb line into the street.

4.3.2 ROOFS AND PARAPETS

A. STATEMENT OF INTENT:

Roofs and Parapets should demonstrate a common-sense recognition of the climate by utilizing appropriate pitch, drainage, and materials in order to provide visual coherence to the area. Roof forms should complement the building's mass, style, detailing, and materials in order to provide a visual coherence to the area.

Low-slope ("flat") roofs are typically used on buildings containing a variety of uses (including primary retail uses, secondary retail uses, and residential uses) where they provide a strong, attractively detailed cornice and/or parapet. Double-pitched roofs (such as gable, hip, pyramid), dormer windows, and chimneys are typically used on buildings containing residential uses, or civic / institutional uses.

The statement above and the illustrations on this page are advisory only.



B. STANDARDS FOR ROOFS AND PARAPETS:

1. Materials:

The following materials are allowed on roofs:

- a. Bituminous Asphalt (Membrane, with reflective finishes): Allowed on low-slope roofs behind parapet walls only
- b. EPDM Rubber (Membrane): Allowed on low-slope roofs behind parapet walls only
- c. Asphalt Shingles (Dimensional): Allowed on all roofs
- d. Cedar Shingles: Allowed on all roofs
- e. Clay or concrete tiles (including faux clay): Allowed on all roofs
- f. Green Roofs (intensive or extensive); Allowed on low-slope roofs behind parapet walls only
- g. Slate (or equivalent synthetic); Allowed on all roofs
- h. Metal (standing seam, equivalent or better) Allowed on all roofs

2. Configurations and Techniques:

- a. Pitched Roofs (exclusive of roofs behind a Parapet):
 - i. Simple hip and gable roofs shall be symmetrically pitched between a minimum of 1:12 and maximum of 4:12.
 - ii. Shed roofs, attached to a Main Building, shall be pitched between a minimum of 3:12 and maximum of 8:12.
 - iii. In NO situation shall a pitched roof exceed fifteen (15') feet from the bottom of the eaves to the top of the pitch. See "Max From B.O. Eave to T.O. Parapet or Roof" for the applicable Building Envelope Standard.
- b. Mansard Roofs:
 - i. Mansard Roofs should occur in tandem with dormer windows and other architectural features on any building that is three (3) stories or taller.
 - ii. "Commercial" Mansard Roofs which have wraparound roofing panels that do not enclose a habitable floor may NOT be used on any Building Type.
 - iii. In NO situation shall a mansard roof exceed fifteen (15') feet from the bottom of the eaves / fascia to the top of the pitch. See "Max From B.O. Eave to T.O. Parapet or Roof" for the applicable Building Envelope Standard.

c. Overhangs:

- i. Eaves on Main Buildings must overhang between a minimum of eighteen (18") inches and maximum of thirty (30") inches on Primary Building Facade for the first four (4) stories. For each additional story; six (6") shall be added to the minimum and twelve (12") shall be added to the maximum, up to a maximum projection of five (5') feet.
- ii. Eaves on Ancillary Buildings, dormers, and other smaller structures must overhang a minimum of eight (8") inches.
- iii. Exposed purlins or rafters involved in an overhang must be visible on the overhang a minimum of twenty four (24") inches.
- iv. Timber eaves and balcony brackets must be a minimum of four (4") inches by four (4") inches in dimension.
- v. Open eaves, soffits and fascia are allowed.

d. Parapet Roofs and Walls:

- i. Parapet Walls shall be made of Primary Materials allowed for that Building Type.
- ii. Parapet Walls shall have a maximum height of thirty (30") inches (measured from the flat surface of the parapet roof).
- iii. Parapet Walls should have a distinct shape or profile, e.g. a gable, arc, or raised center varied dependent upon the style and character of the building.
- iv. Low-slope roofs behind parapets are typically used on buildings containing primary retail, secondary retail (or a mix of uses), but may be used on building with residential uses; and must NOT be visible from any adjacent public space, street space, or parking garage or lot.

e. Other Features:

- i. Cornices: Buildings without visible roof surfaces and overhanging eaves may satisfy the overhang requirement with a cornice projecting horizontally between six (6") inches and twelve (12") inches beyond the Primary Building Facade for buildings up to four (4) stories. For heights greater than four (4) stories; the projection shall be between twelve (12") and eighteen (18") inches.
- ii. Skylights and Roof Vents are allowed only on the roof plane when shielded from view by the building's parapet wall; and must NOT be visible from public space, street space, or parking garage or lot.

4.3.3 WINDOWS AND DOORS

A. STATEMENT OF INTENT:

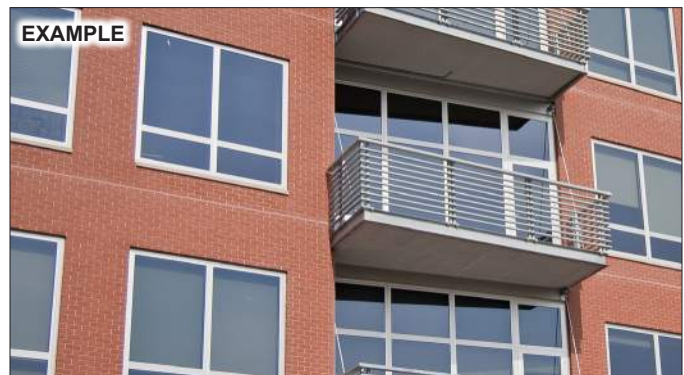
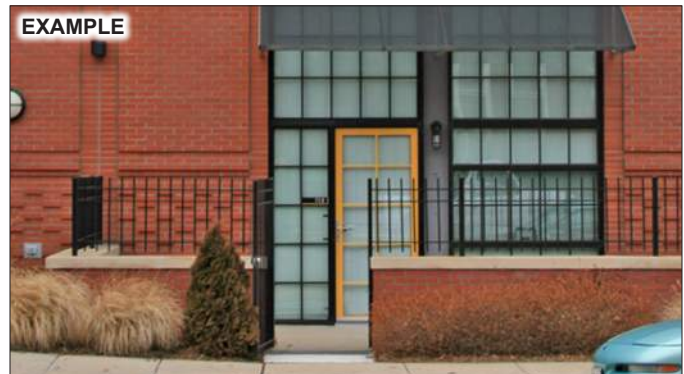
The placement, type, and size of windows and doors throughout the area help to establish the scale and intimacy of the street space.

For mixed-use areas (with Primary Uses and Secondary Retail Uses), windows and doors allow an interplay between the shop interiors and the street space; creating a vital visual link between the public realm and the activity of the private businesses.

For areas with more Residential Uses, windows and doors foster the “eyes on the street” surveillance inherent in time-tested, defensive urban design strategies which provide for security and safety for the area.

All Building Types are subject to the requirements for windows and doors in this section.

The statement above and the illustrations on this page are advisory only.



B. STANDARDS FOR WINDOWS AND DOORS

1. Requirement for Fenestration

All Building Types are required to have fenestration (including both doors and windows) on Primary and Secondary Building Facades, in accordance with this section.

2. Materials:

- a. Windows Frames: On Building Types with residential uses must be of an anodized aluminum, wood, fiberglass composite, vinyl, or steel; and must be finished; on Building Types with all other uses may also have clear finish aluminum or metal storefront.
- b. Typical Window Glass: Must be clear, with light transmission at the ground story at least ninety percent (90%) and for the upper stories seventy five percent (75%); modification can be added as necessary to meet any applicable / new building and energy code requirements by the City of Springdale.
- c. Specialty Window Glass: Maximum of one (1) per facade; may utilize stained, opalescent, or glass block.
- d. Window screens: Must be black or gray.
- e. Window Screen Frames: Must match Window Frame material or be dark anodized.
- f. Doors shall be of wood, clad wood, or steel and may include opaque or transparent glass panels. Doors may be painted.

3. Configurations and Techniques:

- a. The following requirements apply to any windows on Primary or Secondary Building Facades on any Building Type:
 - i. The horizontal dimension of the opening shall NOT exceed the vertical dimension.
 - ii. Windows may be grouped horizontally, maximum of five (5) per group, and each grouping must be separated by a mullion, column, pier, or wall section at least eight (8") inches wide.
 - iii. Windows shall be NO closer than thirty (30") inches to building corners, excluding bay windows which are NOT restricted; and corner windows which wrap from the Primary Building Facade to the Secondary Building Facade (or another Primary Building Facade).
 - iv. Security Bars or Security Screens are NOT allowed on windows above the basement level.
- b. The following requirements apply to any upper-story windows on Primary or Secondary Building Facades on any Building Type:
 - i. Windows shall be double-hung, single-hung, awning, or casement type for any Building Type.
 - ii. Fixed windows are permitted only as a component of a system including operable windows within a single (1) wall opening on any Building Type.
 - iii. Building Types with Residential Uses and Office Uses on upper floors are required to have single (1) panes of glass NO larger than sixty (60") inches vertical by thirty-six (36") inches horizontal on Primary Building Facades and Secondary Building Facades.
 - iv. A minimum of twenty percent (20%) of the Primary Building Facades shall have transparent window openings on all Building Types. No requirements for Secondary Building Facades.



- c. The following requirements apply to all windows on the ground floor of buildings with Primary Retail and Secondary Retail Uses in any Building Type:
 - i. On all Primary Building Facades, a maximum size for a single (1) panes of glass is eight (8') feet vertical by four (4") feet horizontal. Should Secondary Building Facades contain panes of glass, this requirements shall also apply.
 - ii. On all Primary Building Facades, a minimum of sixty percent (60%) of the window pane surface area shall allow views into the ground floor of the building for a depth of at least fifteen (15") feet into the interior of the space. Secondary Building Facades are NOT required to meet this standard.
- d. The following requirements apply to doors on Primary and Secondary Building Facades of any Building Type:
 - i. Door-height entry ways, those that span more than one (1) story, are not allowed.
 - ii. Doors may be solid or opaque, as pertinent to the use of the building.
 - iii. Doors may be made of a variety of materials. See *Section 4.3.3.B.2: Materials*.
 - iv. Doors shall not be recessed more than three (3') feet behind the shopfront windows.
 - v. Security Bars or Security Screens are not allowed on doors above the basement level.
- e. The following requirements apply to exterior shutters on Primary and Secondary Building Facades of any Building Type:
 - i. Exterior shutters may only be used in combination with a window or door.
 - ii. Exterior shutters, if applied, on any Building Type shall be sized and mounted appropriately for the window; and should be one half (1/2) the width of the window, even if inoperable.

4.3.4 STREET WALLS

A. STATEMENT OF INTENT:

Street Walls establish a defined edge to the street space where Building Facades do not exist, or where it is desirable to conceal elements such as surface parking lots or private exterior spaces. These requirements will also define outdoor spaces and separate the street space from the private realm along Primary Streets and Side Streets. Street Walls also include retaining walls and fences on lot lines along Primary and Side Streets.

All Street Walls can contribute to the visual vitality of the neighborhood and shall be as carefully designed as the Primary Building Facade with the finished side out (i.e. the “better” side facing the street space).

The statement above and the illustrations on this page are advisory only.

B. REQUIREMENTS FOR STREET WALLS

Street Walls are required for the following Building Types when necessary to conceal surface parking, service areas, equipment, or private outdoor spaces from view from the street:

1. Rowhouse and Courtyard Rowhouse
2. Stacked Flats
3. Courtyard Building
4. Commercial Block Building
5. Live | Work Units
6. Liner Building
7. Street Walls are required in the *Cottage Court Special Overlay District*, as described in *Section 3.8 Cottage Court Special Overlay District*.



C. STANDARDS FOR STREET WALLS:

1. Height:

The following height requirements are applicable to Street Walls per the appropriate Building Envelope Standards within which the Building Type is located. In general, areas including Residential Uses require lower walls and areas including mixed-uses (such as Primary or Secondary Retail; and Office) require higher walls. The height of the Street Wall must be measured from the adjacent sidewalk, or when not adjacent to a sidewalk, from the ground elevation once construction is complete.

a. Minimum of four (4') and Maximum of six (6') feet:

- i. Neighborhood Residential Type 1 (NR1)
- ii. Neighborhood Residential Type 2 (NR2)
- iii. Neighborhood Residential Type 3 (NR3)

b. Minimum of six (6') and Maximum of eighteen (18') feet:

- i. Neighborhood Center Type 1 (NC1)
- ii. Neighborhood Center Type 2 (NC2)

2. Setback:

a. All Street Walls are recommended to be at zero lot line, if possible and in accordance with the Building Envelope Standards; but are allowed to be setback not more than eight (8") inches from the Build-to-Line or adjacent building facade; and should in NO case be in front of the Build-to-Line in public rights-of-way.

3. Materials:

The following Materials are allowed, and should be compatible with the Primary Materials on the Primary Building Facades:

- a. Brick and Tile Masonry (units)
- b. Combination of materials (e.g. stone piers with brick infill panels)
- c. Concrete (reinforced, poured in place) with stucco (cementitious finish); must have brick or stone coping
- d. Metal (wrought iron, copper, welded steel and/or aluminum)
- e. Other Materials - By variance only; See Section 1.0: General Provisions.
- f. Stone block (native or synthetic equivalent)

4. Configurations and Techniques:

- a. Street Walls must have a thickness between two (2") inches and sixteen (16") inches.
- b. Street Walls along any unbuilt length of the Build-to-Line shall be built to the Height specified above required for the applicable Building Envelope Standards.
- c. Copings may project between two (2") inches and four (4") inches from the face of the street wall.
- d. Fences operating as Street Walls may have a maximum opacity of fifty (50%) percent.

5. Entrances:

- a. A pedestrian entry gate is allowed within the length of any Street Wall required by this District; and may be up to a maximum of six (6') foot opening. The materiality of the pedestrian gate must be complimentary with the materiality of the Street Wall.

4.3.5 LIGHTING

A. STATEMENT OF INTENT

Sidewalks are the primary means of transportation for the residents and visitors of the area. The Sidewalks are illuminated by a variety of lighting elements, often indirectly, and can be at the mercy of available spill light from the adjacent buildings, storefronts, and landscaping.

Lighting chosen for the building facades and site should be durable and weather resistant. Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution.

The statement above and the illustrations on this page are advisory only.

B. REQUIREMENTS FOR LIGHTING

Lighting to illuminate the exterior of buildings adjacent to the pedestrian realm is required for the following Building Types:

1. Stacked Flats
2. Courtyard Building
3. Commercial Block Building
4. Live | Work Units
5. Liner Building
6. Institutional | Civic Building





C. STANDARDS FOR LIGHTING

1. Placement Requirements:

- a. On the Primary Building Facades, lights must be mounted between a minimum of six (6') feet and maximum of fourteen (14') feet above the adjacent grade. Secondary Building Facades have NO requirements.
- b. On the Primary Building Facades, lights must be mounted within six (6') feet of and illuminate building entrances, and must NOT cause glare into the street. Secondary Building Facades have NO requirements.
- c. On any Primary Building Facades immediately adjacent to alleys, lighting fixtures must be located within six (6') feet of the alley right-of-way. This fixture must illuminate the alley, must be located between twelve (12') feet and sixteen (16') feet in height, and must NOT cause glare in adjacent lots. Secondary Building Facades have no requirements.

2. Candela and Uniformity Requirements:

- a. Building Types with only Residential Uses on ground and upper floors must have a minimum candela of 0.5 (1/2) foot candles and a uniformity of ten to one (10:1) at a distance of six (6') feet from the Primary Building Facades. Secondary Building Facades have no requirements.
- b. Building Types with other uses or a mix of uses must have a minimum candela of one (1) foot candle and a uniformity of six to one (6:1) at a distance of six (6') feet from the Primary Building Facade. Secondary Building Facades have no requirements.

3. Other Requirements (for Primary and Secondary Building Facades):

- a. Lighting elements shall be specified to prohibit those that cast a clearly/perceptively unnatural spectrum of light (such as low pressure sodium). Incandescent, metal halide, or halogen type lights are preferred. No heavy intensity discharge (HID) or fluorescent lights (except compact fluorescent bulbs that screw into standard sockets) may be used on the exterior of buildings.
- b. Floodlights or directional lights (maximum 75-watt bulbs) may be used to illuminate alleys, parking garages, and maintenance areas on Side Setbacks; but must be shielded or aimed in such a way that they do not shine into other lots, the street space, or direct light up and/or out of the lot.
- c. Floodlighting may not be used to illuminate Primary and Secondary Building Facades.
- d. Site lighting is not required by this District; but shall be of a design and height so as to illuminate only the lot; and in no instance is Up-lighting permitted.
- e. No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any Building Type whether such lighting is of temporary or long-term duration.
- f. These standards may be adjusted by the City as technologies advance and produce additional acceptable lighting elements; or as deemed appropriate by variance (See Section 1.0).

4.3.6 EQUIPMENT

A. STATEMENT OF INTENT:

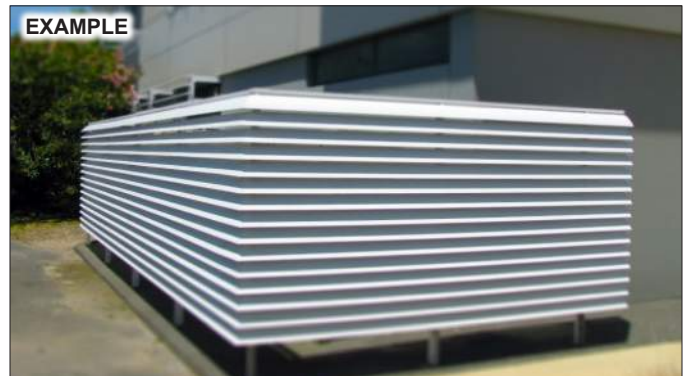
The placement of Equipment including service areas and mechanical equipment can have a drastic effect on the visual and sensorial experience of the streetscape, and an overall effect on the character of the neighborhood.

All Building Types are required to meet the following requirements for equipment.

The statement above and the illustrations on this page are advisory only.

B. STANDARDS FOR EQUIPMENT:

1. Equipment includes: air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, electric meters or boxes, garbage cans, dumpsters, recycling bins, storage tanks, and other similar mechanical or service equipment utilized for building operations or otherwise.
2. Equipment (at grade level or on the ground floor level) shall be placed a minimum of ten (10') feet behind the Build-to-Line(s), not stored or located within any area considered to be street space, and must be screened from view from Public Rights-of-Way by use of screening or walls. Street Walls used to conceal equipment are subject to the requirements for Street Walls in this Section.
3. Equipment (on roofs, elevated areas, or on upper floor levels) shall be placed a minimum of five (5') behind the Build-to-Line(s) and be screened from view from Public Rights-of-Way by the use of parapet walls or enclosures designed to conceal the equipment. Parapet Walls used to screen equipment are subject to the requirements for Parapet Walls in this Section.



C. STANDARDS FOR EQUIPMENT (CONTINUED):

4. Solar panels located on gabled or hipped roofs:
 - a. Generally, solar panels should not be visible from the street.
 - b. Solar panels shall not be permitted on any roof surface that faces a public street.
 - c. Solar panels shall be permitted on roof surfaces that face:
 - i. adjacent lots and/or
 - ii. the rear facades of buildings.
 - d. No part of any solar panel may be less than five (5) feet from the edge(s) of any roof surface(s) whose edge(s) facing a public street.

4.3.7 SIGNAGE

A. STATEMENT OF INTENT:

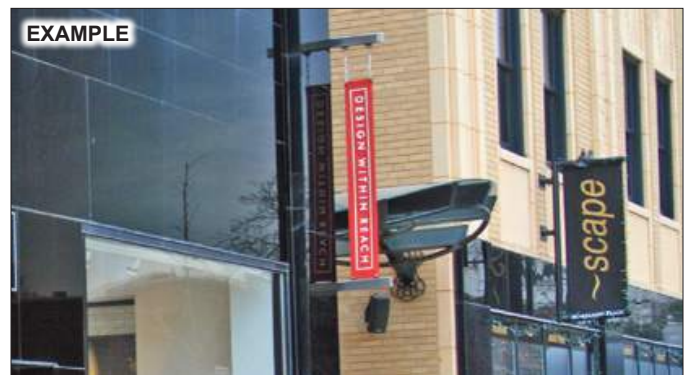
Signage should be clear, durable, and informative to the public. Signage is desirable for advertising local area shops and offices, and as a decoration.

Signage should be scaled to the nature of the area: mixed-use, pedestrian oriented, with slow-moving automobile traffic. Signage that is glaring or too large creates distraction, intrudes into and lessens the experience of the area, while creating visual clutter.

The statement above and the illustrations on this page are advisory only.

B. STANDARDS FOR SIGNS:

1. General Standards: Unless otherwise specified in this section, all signs shall comply with the applicable requirements set forth in Chapter 98 of the Springdale Municipal Code.
2. Residential Districts (NR1, NR2, and NR3):
 - a. All signs shall be displayed without lighting having a primary purpose or primary effect of lighting the sign.
 - b. All signs shall be located on premises currently used and controlled by the person having use and control of the sign message.



4.0 BUILDING DEVELOPMENT STANDARDS

B. STANDARDS FOR SIGNS (CONTINUED):

2. Campus Districts (C1 and C2): No signs are permitted except those exempt per section 98-36 (subject to section 98-61) of the Springdale Municipal Code, and:
 - a. Each lot or parcel shall contain, for each separately licensed business located thereon, no more than:
 - i. One non-flashing wall or projecting sign per building frontage. The sign area shall not exceed 32 square feet. Sign height shall not exceed 40 feet;
 - ii. One real estate sign. The sign area shall not exceed 32 square feet. Any billboard, wall sign or projecting sign duly permitted hereunder may advertise real estate.
 - b. Each lot or parcel shall contain no more than one billboard per every 1,320 feet of frontage on a public thoroughfare or fraction thereof.
3. Mixed-Use Districts (NC1 and NC2): No signs are permitted except those exempt per section 98-36 (subject to section 98-61) of the Springdale Municipal Code, and:
 - a. Each lot or parcel shall contain, for each separately licensed business located thereon, no more than:
 - i. One nonflashing, projecting or wall sign per building frontage. The sign area shall not exceed 300 square feet. Sign height shall not exceed 45 feet;
 - ii. One real estate sign. The sign area shall not exceed 32 square feet. Any billboard, freestanding sign, wall or projecting sign duly permitted hereunder may advertise real estate.
 - b. Each lot or parcel shall contain no more than one billboard per every 1,320 feet of frontage on a public thoroughfare, or fraction thereof, on parcels with direct frontage to the right-of-way of Thompson Street / U.S. 412 only.
 - c. Each lot or parcel shall contain no more than one temporary sign or banner.

4.0 BUILDING DEVELOPMENT STANDARDS

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5.0

USE TABLES

5.0 USE TABLES

WHAT IS THE PURPOSE OF THE USE TABLES?

The purpose of the Use Tables are to convert the language of existing City of Springdale land use units contained within the zoning ordinance to the simplified language of the Form-Based District.

In general with respect to the use tables, this District is intended to foster and preserve the core residential character of the neighborhood, while allowing for a mix of uses and intensities to exist along the edges of the area, within developing areas, and along key vibrant streets.

WHAT DO THE USE TABLES CONSIST OF?

The Use Tables consist of the following basic types:

- 5.1 Residential Uses** (*SEE PAGE 5-2*)
- 5.2 Primary Retail Uses** (*SEE PAGE 5-2*)
- 5.3 Secondary Retail Uses** (*SEE PAGE 5-2*)
- 5.4 Office Uses** (*SEE PAGE 5-2*)
- 5.5 Civic / Institutional Uses** (*SEE PAGE 5-2*)
- 5.6 Agricultural Uses** (*SEE PAGE 5-2*)
- 5.7 Industrial Uses** (*SEE PAGE 5-2*)
- 5.8 Utility and Services Uses** (*SEE PAGE 5-2*)
- 5.9 Special Uses** (*SEE PAGE 5-2*)

HOW DO I USE THE USE TABLES?

The Use Tables are constructed as a series of reference tables which each have a set of uses (as defined within the existing zoning ordinance) as rows, and the Building Envelope Standard as columns. Within the specific table, the user can identify what type of use they intend to use, and what Building Envelope Standards apply to the property; thus identifying whether the use is Permitted (P), Conditional (C), or prohibited (X) on the parcel of land.

5.0 USE TABLES

| 5.1 RESIDENTIAL USES | | NR1 | NR2 | NR3 | NC1 | NC2 | C1 | C2 |
|----------------------|---|-----|-----|-----|-----|-----|----|----|
| Unit 8 | Single-family dwellings | P | P | P | X | X | X | X |
| Unit 9 | Zero lot line | X | P | P | X | P | X | X |
| Unit 10 | Townhouse | X | P | P | X | P | X | X |
| Unit 11 | Duplexes | P | P | P | X | P | X | X |
| Unit 12 | High density residential | X | X | X | P | P | P | P |
| Unit 13 | Three and four family residential | X | X | X | X | P | X | X |
| Unit 14 | Medium density single family affordable housing (SF4) | P | P | P | X | P | X | X |
| Unit 15 | Manufactured home park | X | X | X | X | X | X | X |
| Unit 28 | Home occupation | P | P | P | P | P | P | P |
| Unit 29 | Home office | P | P | P | P | P | P | P |
| Unit 53 | Transitional housing | X | X | X | X | X | X | X |

| 5.2 PRIMARY RETAIL USES | | NR1 | NR2 | NR3 | NC1 | NC2 | C1 | C2 |
|-------------------------|--|-----|-----|-----|-----|-----|----|----|
| Unit 17A | Eating places, other than drive-in restaurants | X | X | X | P | P | P | P |
| Unit 17B | Eating places, including drive-in restaurants | X | X | X | X | X | X | X |
| Unit 18 | Hotel, motel, and entertainment facilities | X | X | X | P | P | P | P |
| Unit 19 | Neighborhood shopping goods | X | X | X | P | P | P | P |
| Unit 20 | Shopping goods | X | X | X | P | P | X | X |
| Unit 52 | Food truck courts | X | X | X | C | C | C | C |

| 5.3 SECONDARY RETAIL USES | | NR1 | NR2 | NR3 | NC1 | NC2 | C1 | C2 |
|---------------------------|--|-----|-----|-----|-----|-----|----|----|
| Unit 21 | Trades and services | X | X | X | P | P | C | C |
| Unit 22 | Automotive services | X | X | X | C | C | X | X |
| Unit 23 | Commercial large sites | X | X | X | X | X | X | X |
| Unit 37 | Auction houses | X | X | X | C | C | X | X |
| Unit 38 | Open display retail sales | X | X | X | X | X | X | X |
| Unit 41 | Automobile sales | X | X | X | C | C | X | X |
| Unit 43 | Automobile sale - Damaged vehicles | X | X | X | X | X | X | X |
| Unit 46 | Flea market, indoor | X | X | X | X | C | C | C |
| Unit 47 | Flea market, outdoor | X | X | X | X | X | X | X |
| Unit 48 | Automotive, machinery, and equipment open display retail sales | X | X | X | X | X | X | X |
| Unit 49 | Commercial assembly | X | X | X | C | C | P | P |

| 5.4 OFFICE USES | | NR1 | NR2 | NR3 | NC1 | NC2 | C1 | C2 |
|-----------------|--|-----|-----|-----|-----|-----|----|----|
| Unit 16 | Offices, studios, and related services | X | X | X | P | P | P | P |

| 5.5 CIVIC / INSTITUTIONAL USES | | NR1 | NR2 | NR3 | NC1 | NC2 | C1 | C2 |
|--------------------------------|---|-----|-----|-----|-----|-----|----|----|
| Unit 1 | Citywide public uses by right | C | C | C | C | C | P | P |
| Unit 4 | Cultural, recreation, and health facilities | X | X | X | C | C | P | P |
| Unit 5 | Institutional facilities | X | X | X | C | C | P | P |
| Unit 40 | Temporary classrooms | X | X | X | C | C | P | P |
| Unit 42 | Church synogogue | C | C | C | C | C | P | P |
| Unit 45 | Health care clinic | X | X | X | C | C | P | P |

| 5.6 AGRICULTURAL USES | | NR1 | NR2 | NR3 | NC1 | NC2 | C1 | C2 |
|-----------------------|----------------------------------|-----|-----|-----|-----|-----|----|----|
| Unit 6 | Agriculture | X | X | X | X | X | X | X |
| Unit 7 | Animal husbandry | X | X | X | X | X | X | X |
| Unit 36 | Horses kept in residential areas | X | X | X | X | X | X | X |
| Unit 50 | Agricultural occupation | X | X | X | X | X | X | X |

| 5.7 INDUSTRIAL USES | | NR1 | NR2 | NR3 | NC1 | NC2 | C1 | C2 |
|---------------------|-------------------------|-----|-----|-----|-----|-----|----|----|
| Unit 24 | Dedicated warehousing | X | X | X | X | X | X | X |
| Unit 25 | Limited manufacturing | X | X | X | X | X | X | X |
| Unit 26 | General industrial | X | X | X | X | X | X | X |
| Unit 39 | Temporary storage units | X | X | X | X | X | X | X |

| 5.8 UTILITIES AND SERVICES USES | | NR1 | NR2 | NR3 | NC1 | NC2 | C1 | C2 |
|---------------------------------|---|-----|-----|-----|-----|-----|----|----|
| Unit 3 | Utility facilities | C | C | C | C | C | C | C |
| Unit 27 | Parking lot | C | C | C | P | P | P | P |
| Unit 31 | Recycling collection facilities | X | X | X | X | C | C | C |
| Unit 33 | Self-supporting tower, antenna structure, or monopole | C | C | C | C | C | C | C |
| Unit 35 | Transportation services | X | X | X | C | C | C | C |
| Unit 51 | Airport hanger with flight crew quarter | X | X | X | X | X | X | X |

| 5.9 SPECIAL USES | | NR1 | NR2 | NR3 | NC1 | NC2 | C1 | C2 |
|------------------|---|-----|-----|-----|-----|-----|----|----|
| Unit 2 | Citywide uses by conditional use permit | X | X | X | X | X | X | X |
| Unit 30 | Recreational vehicle park | X | X | X | X | X | X | X |
| Unit 32 | Temporary buildings | C | C | C | C | C | C | C |
| Unit 34 | Model home/temporary marketing office | C | C | C | C | C | C | C |
| Unit 44 | Mobile vending site | X | X | X | X | X | X | X |

5.0 USE TABLES

USE TABLE KEY

NR1 – Neighborhood Residential Type 1

NR2 – Neighborhood Residential Type 2

NR3 – Neighborhood Residential Type 3

NC1 – Neighborhood Center Type 1

NC2 – Neighborhood Center Type 2

C1 – Campus Type 1

C2 – Campus Type 2

P Permitted Use

C Conditional Use

X Prohibited Use



SPRINGDALE™
WE'RE MAKING IT HAPPEN