



CHARLOTTESVILLE WEST MAIN STREET

PRESENTATION OF DRAFT FORM-BASED CODE

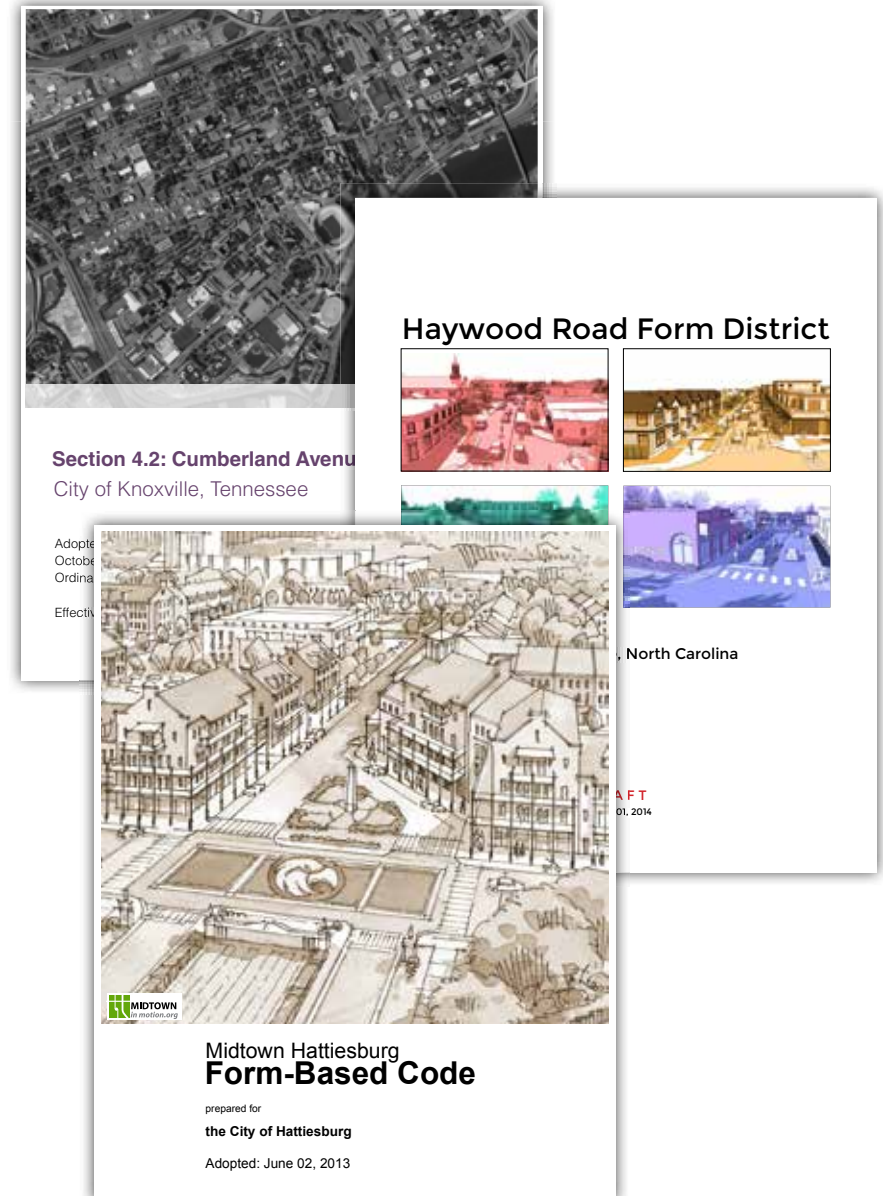
MARCH 17, 2015

TODAY'S PRESENTATION

- » Introduction to the Project
- » What is a Form-Based Code?
- » Why Would We Want a Form-Based Code?
- » Highlights of the Form-Based Code Draft
- » Discussion

LEE D. EINSWEILER

- » Principal, Founding Partner
Code Studio - Austin TX
- » 30 Years Planning,
Zoning Experience
- » Recent Work:
 - » Asheville (Corridor FBC)
 - » Chattanooga (Downtown FBC)
 - » Jackson WY (Downtown FBC)
 - » Buffalo (Citywide FBC)
 - » Denver (Citywide Zoning)
 - » Raleigh (Citywide Zoning)
 - » Los Angeles (Citywide Zoning)



» *Here to code/implement, with no preconceived model*

GENESIS OF THE PROJECT

» PLACE Annual Report 2013 (excerpt)

The subcommittee's preliminary discussions about the corridor suggested that there were several impediments to its success that related to: the design of many of its discrete elements; the codes and design guidelines that govern both the public right-of-way and the adjacent properties; and the review process for new development.

The different character of West Main along its length was not reflected in the planning guidelines and codes governing the corridor, and the expectations for redevelopment were not clear, creating a difficult review process for those wishing to build along the corridor.

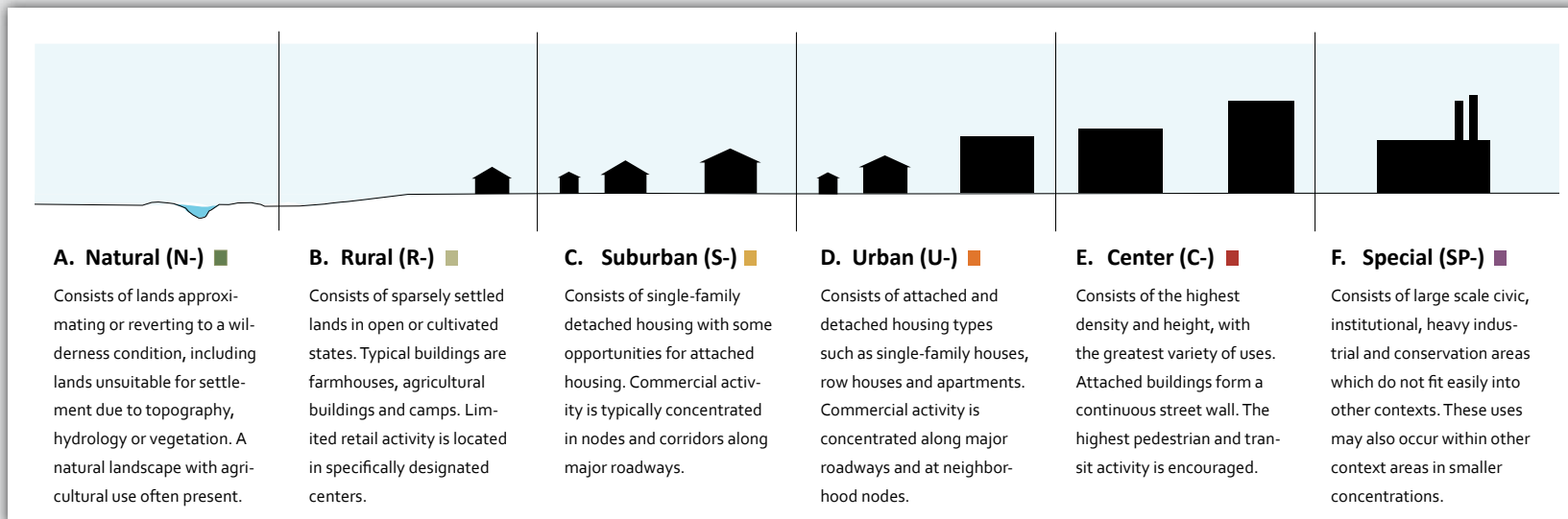
EXISTING EUCLIDEAN ZONING

- » Separation of Uses
- » Sprawling Development Patterns
- » Auto-Dominated Landscapes
- » Lacking Any Sense of "Place"
- » Without a Quality Public Realm
- » Or Predictable Outcomes


WHAT IS A FORM-BASED CODE ?

A **new approach to zoning** with an increased focus on **walkability, predictability** and **mixed use** development.

A **call for change** - a **market-driven** response to 50+ years of land use controls that have focused on separating land uses, instead of end results (the **built environment**).



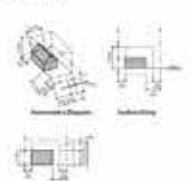
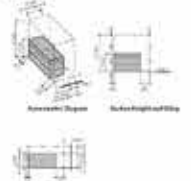

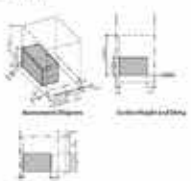
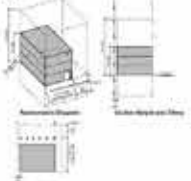



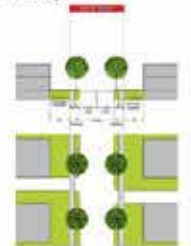
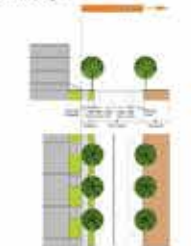
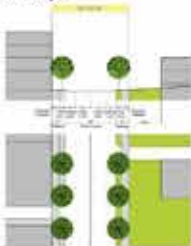
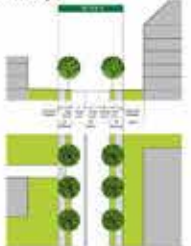
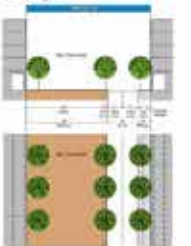
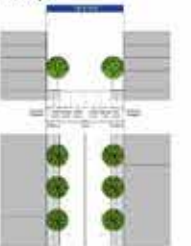

FORM-BASED CODES OFFER A NEW APPROACH TO ZONING



A POCKET GUIDE TO DEVELOPMENT ON KNOXVILLE'S SOUTH WATERFRONT

DRAFT

September, 2016

Old Town / South Main	Old Town / South Main	Old Town / South Main	Old Town / South Main	Old Town / South Main	Old Town / South Main	Old Town / South Main	Old Town / South Main	Old Town / South Main
<p>Diagrams</p>  <p>Description</p> <p>A. Lot Configuration</p> <p>1. Lot Area: 10,000 sq ft</p> <p>2. Building Footprint: 10,000 sq ft</p> <p>3. Building Height: 10 stories</p> <p>4. Parking: 10 spaces</p>	<p>Diagrams</p>  <p>Description</p> <p>A. Lot Configuration</p> <p>1. Lot Area: 10,000 sq ft</p> <p>2. Building Footprint: 10,000 sq ft</p> <p>3. Building Height: 10 stories</p> <p>4. Parking: 10 spaces</p>	<p>Diagrams</p>  <p>Description</p> <p>A. Lot Configuration</p> <p>1. Lot Area: 10,000 sq ft</p> <p>2. Building Footprint: 10,000 sq ft</p> <p>3. Building Height: 10 stories</p> <p>4. Parking: 10 spaces</p>	<p>Diagrams</p>  <p>Description</p> <p>A. Lot Configuration</p> <p>1. Lot Area: 10,000 sq ft</p> <p>2. Building Footprint: 10,000 sq ft</p> <p>3. Building Height: 10 stories</p> <p>4. Parking: 10 spaces</p>	<p>Diagrams</p>  <p>Description</p> <p>A. Lot Configuration</p> <p>1. Lot Area: 10,000 sq ft</p> <p>2. Building Footprint: 10,000 sq ft</p> <p>3. Building Height: 10 stories</p> <p>4. Parking: 10 spaces</p>	<p>Diagrams</p>  <p>Description</p> <p>A. Lot Configuration</p> <p>1. Lot Area: 10,000 sq ft</p> <p>2. Building Footprint: 10,000 sq ft</p> <p>3. Building Height: 10 stories</p> <p>4. Parking: 10 spaces</p>	<p>Diagrams</p>  <p>Description</p> <p>A. Lot Configuration</p> <p>1. Lot Area: 10,000 sq ft</p> <p>2. Building Footprint: 10,000 sq ft</p> <p>3. Building Height: 10 stories</p> <p>4. Parking: 10 spaces</p>	<p>Diagrams</p>  <p>Definitions</p> <ul style="list-style-type: none"> Minimum building height Minimum building depth Minimum lot area Minimum lot width Minimum building footprint Minimum building height 	
<p>Streetscape</p>  <p>Character</p> <p>1. Historic architecture</p> <p>2. Pedestrian-friendly</p> <p>3. Mixed-use</p>	<p>Streetscape</p>  <p>Character</p> <p>1. Historic architecture</p> <p>2. Pedestrian-friendly</p> <p>3. Mixed-use</p>	<p>Streetscape</p>  <p>Character</p> <p>1. Historic architecture</p> <p>2. Pedestrian-friendly</p> <p>3. Mixed-use</p>	<p>Streetscape</p>  <p>Character</p> <p>1. Historic architecture</p> <p>2. Pedestrian-friendly</p> <p>3. Mixed-use</p>	<p>Streetscape</p>  <p>Character</p> <p>1. Historic architecture</p> <p>2. Pedestrian-friendly</p> <p>3. Mixed-use</p>	<p>Streetscape</p>  <p>Character</p> <p>1. Historic architecture</p> <p>2. Pedestrian-friendly</p> <p>3. Mixed-use</p>	<p>Streetscape</p>  <p>Character</p> <p>1. Historic architecture</p> <p>2. Pedestrian-friendly</p> <p>3. Mixed-use</p>	<p>Form Based Coding</p> <p>The intent of the Form Based Code is to facilitate and enable development in the Knoxville South Waterfront Area.</p> <p>Form Based Coding is different than traditional zoning. Traditional zoning regulates development primarily by use, height, density, setbacks, etc. Form Based Code is a form-based approach. The regulations focus on the form of the building, the height, the setbacks, etc. Form Based Code is a form-based approach. The regulations focus on the form of the building, the height, the setbacks, etc.</p>	

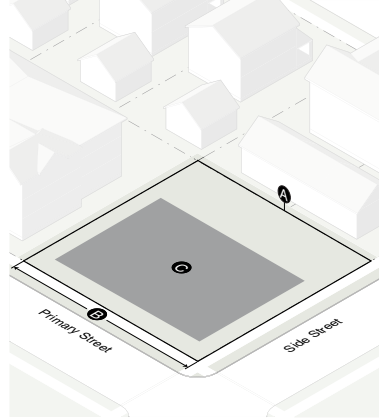
CHARLOTTESVILLE WEST MAIN STREET FORM-BASED CODE: PRESENTATION OF DRAFT 03.16.2015

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VISUALLY-ORIENTED, GRAPHIC

2.9. RM-2: Residential Multi-Family

1. Lot Dimensions



Description

RM-2 is intended to accommodate a variety of residential options including single-family, two-family and multi-family. Building type options include detached house, backyard cottage, cottage court, duplex, attached house, four-plex, townhouse and apartment. RM-2 should be applied in areas where the existing or proposed land use pattern allows for a variety of residential options. Uses that would substantially interfere with the residential nature of the district are not allowed.

Building Types Allowed

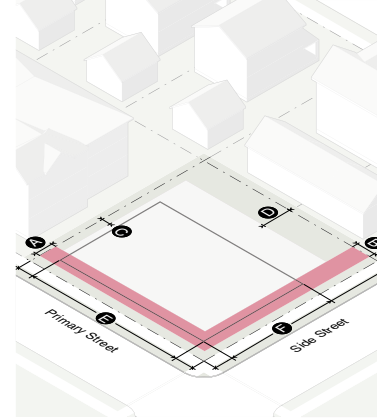
- Detached house see Sec. 6.2.2
- Backyard cottage see Sec. 6.2.3
- Cottage court see Sec. 6.2.4
- Duplex: side by side see Sec. 6.2.5
- Duplex: back to back see Sec. 6.2.6
- Attached house see Sec. 6.2.7
- Four-plex see Sec. 6.2.8
- Townhouse see Sec. 6.2.9
- Apartment see Sec. 6.2.10

Lot	A Area	B Width
Detached house	3,000 SF min	30' min
Backyard cottage	3,000 SF min	30' min
Cottage court	1,200 SF min	20' min
Duplex: side by side	5,000 SF min	50' min
Duplex: back to back	3,000 SF min	30' min
Attached house	2,500 SF min	25' min
Four-plex	7,000 SF min	65' min
Townhouse	1,500 SF min	20' min
Apartment	10,000 SF min	70' min

All lots 40 feet or less in width are required to take vehicular access from a rear alley, except cottage courts

Coverage	
Lot coverage	60% max C

2. Building Placement



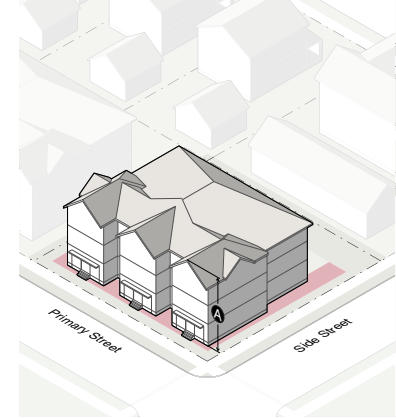
Building and Structure Setbacks

Primary street	5' min / 15' max	A
Side street	5' min / 15' max	B
Side interior	5' min	C
Rear	15' min	D
Rear, abutting alley	4' or 20' min	D

Build-to Zone (BTZ)

Building facade in primary street BTZ (% of lot width)	60% min	E
Building facade in side street BTZ (% of lot width)	30% min	F

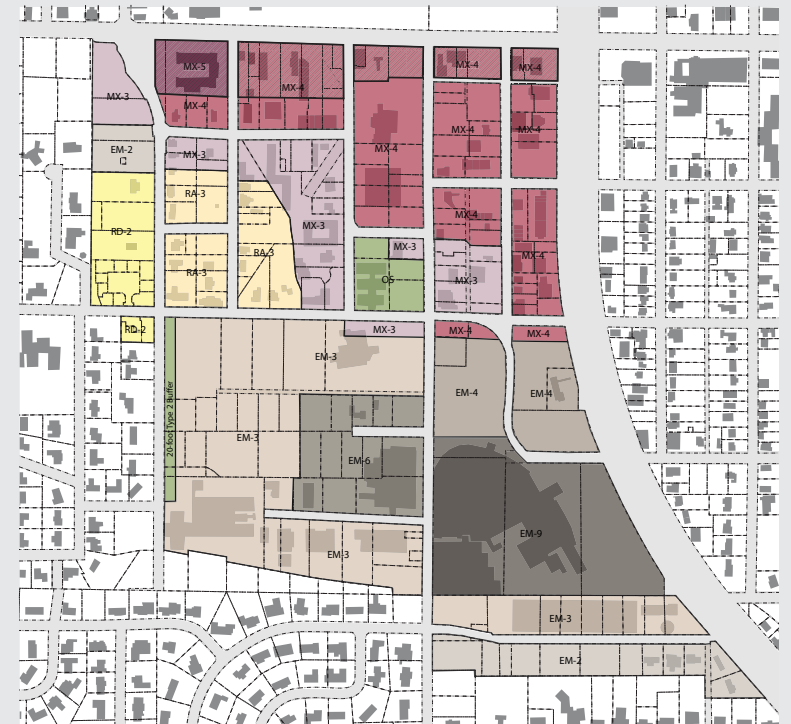
3. Height



Height

All buildings and structures	3.5 stories / 40' max	A
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WITH A FOCUS ON PLANNING



RED ON A ZONING MAP



ALSO RED ON A ZONING MAP



FORM: BUILDING PLACEMENT



FORM: BUILDING PLACEMENT



FORM: PARKING LOCATION



FORM: PARKING LOCATION



FORM: BUILDING HEIGHT



FORM: BUILDING HEIGHT



FORM: BUILDING HEIGHT



FORM: WINDOWS AND DOORS



FORM: WINDOWS AND DOORS



FORM: USE



FORM: STREETS

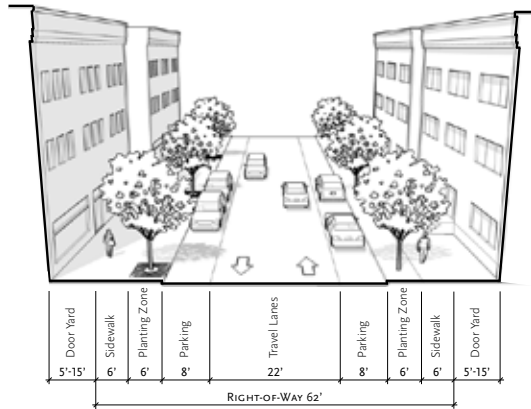


= CLEAR, PREDICTABLE RESULTS

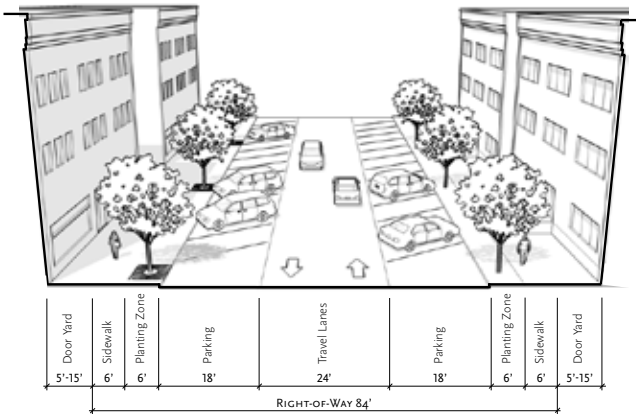
Division 51A-13.500 Minor Streets and Streetscapes.

Sec. 51A-13.502 New Minor Streets.

(A) Parallel Parking (MS-1A).



(B) Angle (60°) Parking (MS-1B).



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Article XIII. Form Districts | 5-5



= CLEAR, PREDICTABLE RESULTS

Article 3 Building Envelope Standards

3.10 Mixed Use and Industrial Districts
3.10.3 Frontage Standards

SHOPFRONT



PLACEMENT

SETBACK AREA

2ft min. (7 ft. if ground floor use is a restaurant with outdoor seating) to 15 ft. behind ROW line.

CONTEXTUAL INFILL

For any infill project along a designated Shopfront Frontage with less than 75 feet of frontage, and upon approval of the Planning Director, structures may be located closer to the ROW line than the minimum setback provided that the structure is located within the range of front setbacks on the street. This range of setbacks is measured on the basis of the four structures surrounding the project site (the two closest lots in either direction along the street). The new structure shall be located within the range of established setbacks (no closer than the narrowest setback, no further than the deepest setback). Where a setback in these four lots is significantly out of the range of setbacks along the street, it may be eliminated from the range.

REQUIRED BUILDING FRONTAGE

1. Primary street (sites 100 ft. or more in width). The building facade must be located within the setback area for a minimum of 80% of the site width.
2. Primary street (sites less than 100 ft. in width). The building facade must be located within the setback area for a minimum of 70% of the site width. For sites under 100 ft. in width, the required building frontage may be reduced to accommodate no more than a single 20-ft. access drive for a rear parking area.
3. Side street. The building facade must be located within the setback area for a minimum of 40% of the site depth.

SIDE/REAR SETBACKS

Abutting single-family: 10 ft min. Abutting multifamily, nonresidential: 0 or 10 ft min. Abutting alley: 5 ft. min. Building separation: 10 ft min.

PARKING SETBACK

1. Primary street setback. Min 30 ft. behind ROW line.
2. Side street setback. Min 8 ft. behind ROW line.
3. Abutting single-family Min 10 ft.
4. Parking shall be located behind the parking setback line. No parking is permitted between the street and the building. This requirement shall not restrict on-street parking.
5. On street parking is required.

ELEMENTS

TRANSPARENCY (WINDOWS & DOORS)

1. Ground floor. Primary Street 50% min, Side Street 30% min. Ground floor transparency is measured between 2 and 12 ft. above the adjacent sidewalk.
2. Upper floor. Min 20% (floor to floor).
3. A minimum of 60% of the window pane surface area shall allow views into the ground floor for a depth of at least 8 ft. Windows shall not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space).

BUILDING ENTRANCE

1. A functioning entrance, operable during normal business hours, is required facing the primary street. An angled entrance may be provided at either corner of the building along the primary street to meet this requirement.
2. A building located on two primary streets shall have either one entrance per frontage or provide one angled entrance at the corner of the building at the intersection. Buildings located on corner lots shall meet all applicable intersection sight distance requirements. Additional entrances off another street, pedestrian area or internal parking area are permitted.
3. A minimum of 50% of the required entrance shall be transparent.
4. Recessed entrances shall not exceed 3 ft. in depth and one floor in height.

BLANK WALL AREA

Blank lengths of wall exceeding 25 linear ft. are prohibited on all primary and side street building façades.

HEIGHT

GROUND FLOOR ELEVATION

For ground floor residential uses, the ground floor finished elevation shall be a minimum of 18 inches above the adjacent sidewalk. There is no minimum for ground floor nonresidential uses.

FLOOR HEIGHT

1. Ground floors shall have a floor to floor height of at least 14 ft.
2. Each upper floor shall have a floor to floor height of at least 9 ft.



WHY A FORM-BASED CODE ?

- » ECONOMIC DEVELOPMENT
- » PUBLIC SAFETY & HEALTH
- » GOVERNMENT ACCOUNTABILITY
- » TRANSPARENCY & ENGAGEMENT

ECONOMIC DEVELOPMENT

- » **Right Rules, Right Place**
 - » Zoning Customized for Each Place
 - » Allows greater innovation within the "box"
- » **Unlocks the Potential of Local Plans**
 - » Plans are Achieved, NOT Shelved
- » **Walkable, Mixed-Use Environment**
 - » Allows developers to "lead the market"
 - » Results in premium products from developers
- » **Levels the "Playing Field" for the "Little Guy"**
 - » Land Assembly, Specialized Attorneys Not Needed

PUBLIC SAFETY & HEALTH

- » Provides "Eyes on the Street"
 - » Active Streets Reduce Opportunities for Crime
- » Enhances Mobility
 - » Walking and Biking Options for Improved Public Health



GOVERNMENT ACCOUNTABILITY

» Development Review

- » Technical Checklist,
NOT a Negotiation
- » First Plan = Best Plan,
NOT a Strategy for
Compromise
- » Meet the Code =
Get Your Permit



TRANSPARENCY & ENGAGEMENT

- » Community Involved in Critical Decisions
- » Designing in Public, Frequent Feedback Loops



IN SUMMARY . . .

- » Focus on Form, Results
- » Predictable for All
- » Planning/Design-Based
- » Streets + Private Development

CHARACTER

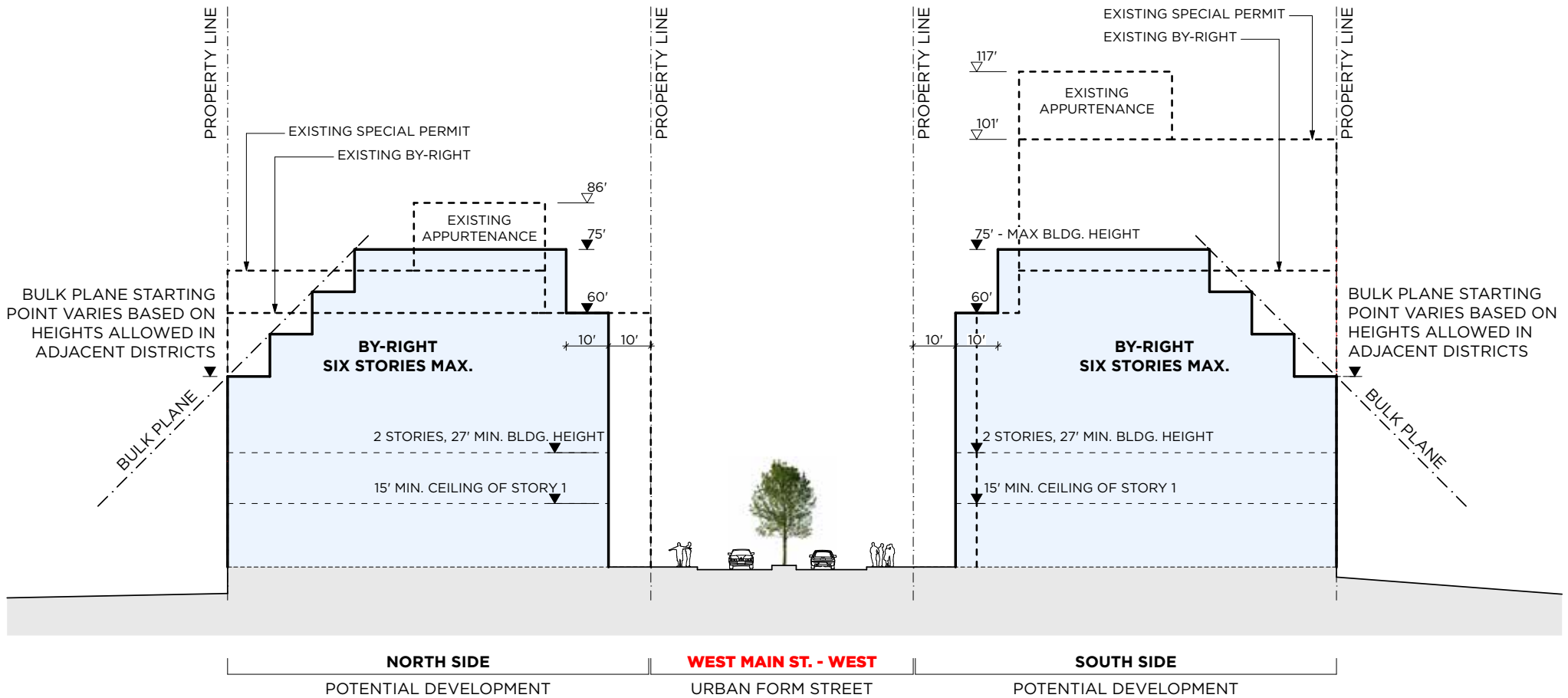
- » Existing Zoning
 - » Splits North/South
- » West
 - » Large-Scale Building Fabric
 - » Few Historic Buildings
- » East
 - » Fine-Grained Building Fabric
 - » More Historic Buildings



EXISTING CODE VS. PROPOSED

- » **Large, "Out of Context" Buildings**
 - » Reduced Allowed Height and Set Stepback Location
 - » Neighborhood Transition to Adjacent Zoning Districts
- » **Poor Activation of Street Edge**
 - » Transparency (Doors and Windows) Requirement
 - » Blank Wall Length Limit
 - » Entrance Spacing Requirement
- » **Review Process**
 - » Reduced Negotiation
 - » Deleted SUP for additional height

COMPARISON OF FORM ALLOWED



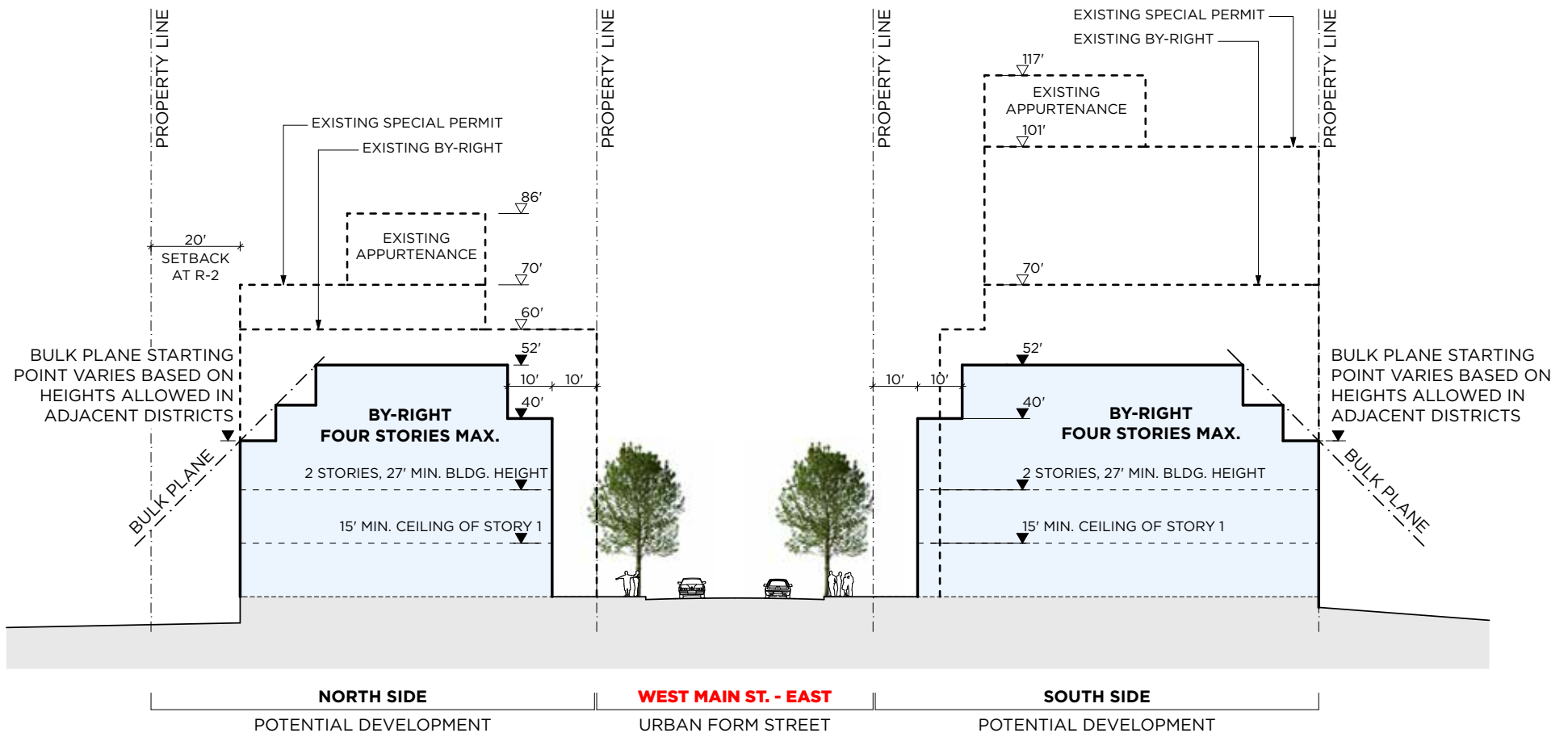
TYPICAL CROSS-SECTION WEST OF BRIDGE

WEST MAIN ST
CHARLOTTESVILLE

Nelson\Akkard Consulting Associates
 Sullivan\DePue Architects
 Code Studio
 HCLD
 Schuler + Grassov
 Sailer & Whithead
 Timmons Group
 Low Impact Development Center

08.05.14

COMPARISON OF FORM ALLOWED



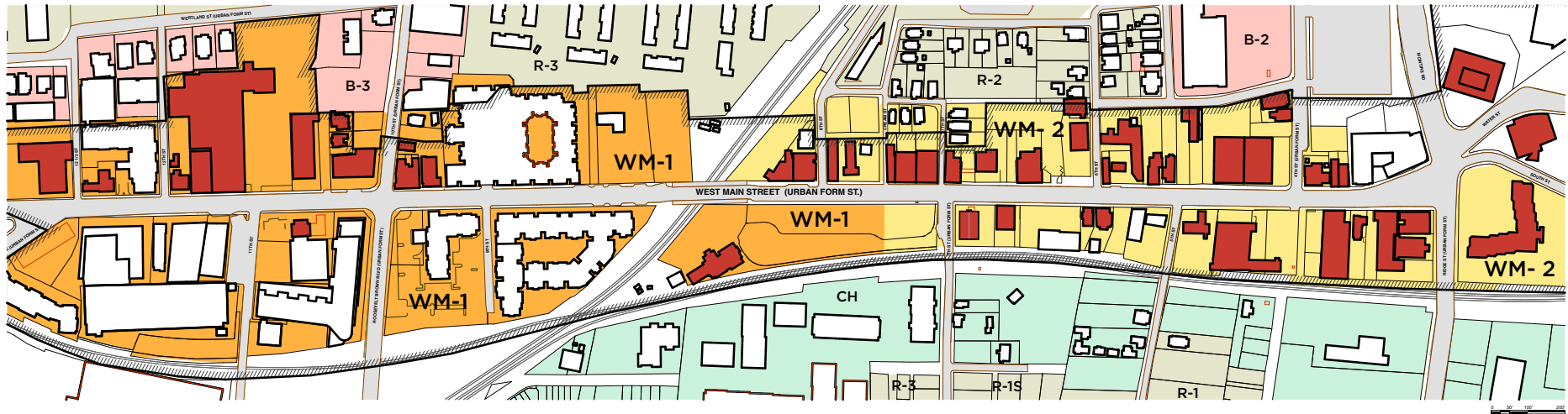
WEST MAIN ST
CHARLOTTEVILLE

Nelson\Nygaard Consulting Associates
Ballman Depfuss Architects
Code Studio
HCLD
Schulze + Grassov
Siedler & Wittnehead
Timmons Group
Low Impact Development Center

08.05.14

TYPICAL CROSS-SECTION EAST OF BRIDGE

DRAFT FORM-BASED CODE



ZONING MAP KEY

ADC DISTRICT	PROPOSED DISTRICTS	MIXED USE
ECONOMIC ANALYSIS LOT(S)	WM-1 WEST MAIN 1	RESIDENTIAL
EXISTING STRUCTURES	WM-2 WEST MAIN 2	COMMERCIAL
CONTRIBUTING		INDUSTRIAL
OTHER		

WEST MAIN ST
CHARLOTTESVILLE

Nelson\Nygaard Consulting Associates
Bullman Design Architects
Code Studio
RCLCO
Schulze + Grasso
Satter & Whitehead
Tennison Group
Low Impact Development Center

08.05.14

ZONING OF WEST MAIN ST.

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ARTICLE 2. DISTRICTS

Article 2. Districts / Div. 2.1. Rules Applicable to All Districts

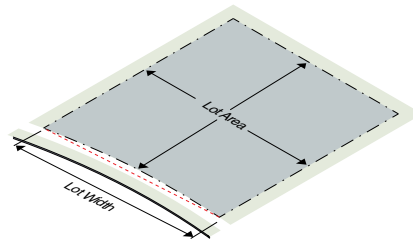
Div. 2.1. Rules Applicable to All Districts

The following general rules apply to all WM- Districts unless expressly stated otherwise.

A. Lot

1. Lot Width

Lot width is the distance between the two side lot lines measured at the primary street property line along a straight line or along the chord of the property line on a curvilinear lot.



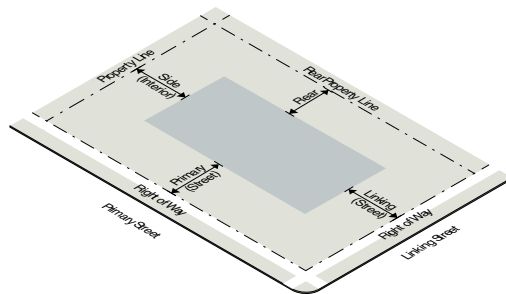
2. Lot Area

Lot area is the area included within the rear, side and front lot lines. Lot area does not include existing or proposed right-of-way, whether dedicated or not dedicated to public use.

B. Building Setbacks

1. Generally

There are 4 types of setbacks – primary street, linking street, side interior and rear. Building setbacks apply to both principal and accessory buildings or structures except where explicitly stated otherwise.



2. Measurement of Building Setbacks

- The primary street setback is measured at a right angle from the primary street right-of-way line.
- On corner lots, the linking street setback is measured at a right angle from the linking street right-of-way line.
- The rear setback is measured at a right angle from the rear property line or the rear right-of-way. The rear property line is the property line opposite the primary street property line.
- All lot lines which are not primary street, linking street or rear lot lines are considered side interior lot lines for the purpose of measuring setbacks. Side interior setbacks are measured at a right angle from the side property line.

3. Use of Setback Area

The primary or linking street setback area may be used for extension of the sidewalk, plaza, outdoor dining, seating, landscaping, or other similar uses.

C. Primary Street Designation

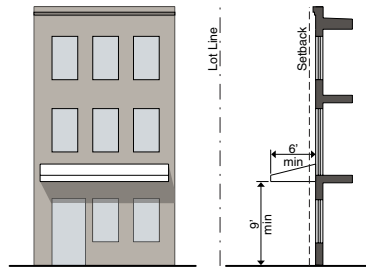
- Where only one street abuts a lot, that street is considered the primary street.
- Where more than one street abuts a lot, the following are considered primary streets:
 - West Main Street;
 - Roosevelt Brown Boulevard;
 - Commerce Street;
 - South Street;
 - Jefferson Park Avenue;
 - Wertland Street;
 - 10th Street NW;
 - 7th Street SW;
 - 4th Street NW; and
 - Ridge Street.
- Where a double frontage lot exists, each frontage is considered a primary street.

ARTICLE 2. DISTRICTS

Article 2. Districts / Div. 2.1. Rules Applicable to All Districts

P. Building Elements

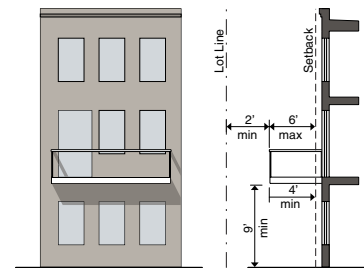
Individual building elements are allowed in each district.



1. Awning/Canopy

A wall-mounted, cantilevered structure providing shade and cover from the weather for a sidewalk.

- a. An awning/canopy must be a minimum of 9 feet clear height above the sidewalk and must have a minimum depth of 6 feet.
- b. An awning/canopy may extend into a required setback.
- c. An awning/canopy may encroach up to 9 feet into the public right-of-way but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.



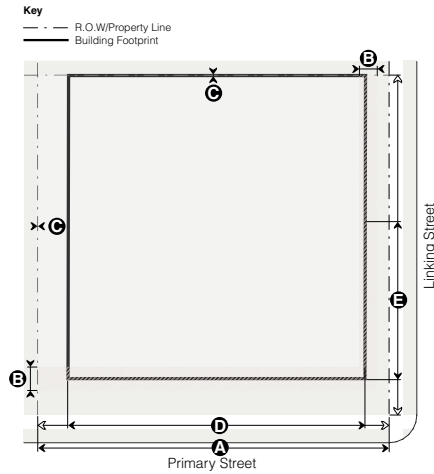
2. Balcony

A platform projecting from the wall of an upper-story of a building with a railing along its outer edge, often with access from a door or window.

- a. A balcony must be at least 4 feet deep and may extend up to 6 feet into a required setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
- b. A balcony must have a clear height above the sidewalk of at least 9 feet.
- c. A balcony may be covered and screened to protect from insects, but cannot be fully enclosed.
- d. A balcony may encroach up to 6 feet into the public right-of-way but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.

ARTICLE 2. DISTRICTS

Article 2. Districts / Div. 2.2. West Main 1 (WM-1)



A. INTENT

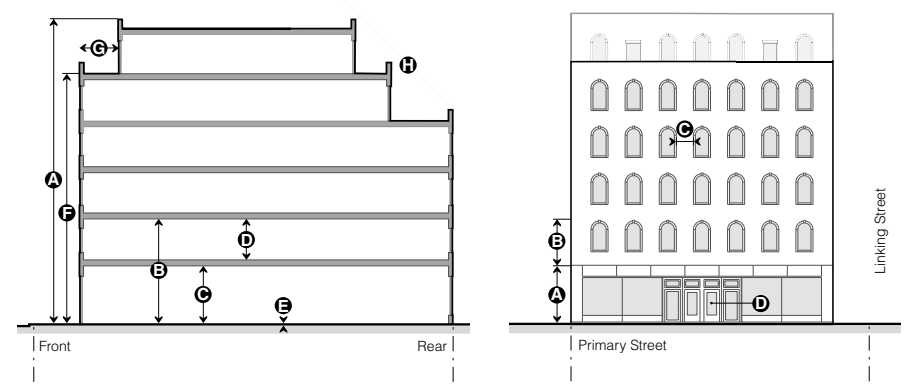
1. The intent of the West Main-1 District is to create a walkable, mixed use "main street" setting that encourages vibrant pedestrian activity.
2. The district is also intended to provide the opportunity for large-scale redevelopment influenced by the location near the University.
3. The district allows a height of 6 stories. Height steps back from Main Street above 60 feet.
4. A tall ground floor encourages retail development.

B. LOT CRITERIA & SITING

Lot	
A Width (min)	25'
Area (min)	n/a
Building Setbacks	
B Build-to zone	
Abutting primary street (min/max)	10' / 20'
Abutting linking street (min/max)	5' / 12'
C Side interior and rear setbacks	
Abutting any low density residential district (min)	20'
Abutting any other district (min)	0'
Building Facade Width	
D In primary street build-to zone (min)	80%
E In linking street build-to zone (min)	40%
Parking Location	
Rear or side yard	

ARTICLE 2. DISTRICTS

Article 2. Districts / Div. 2.2. West Main 1 (WM-1)



C. HEIGHT

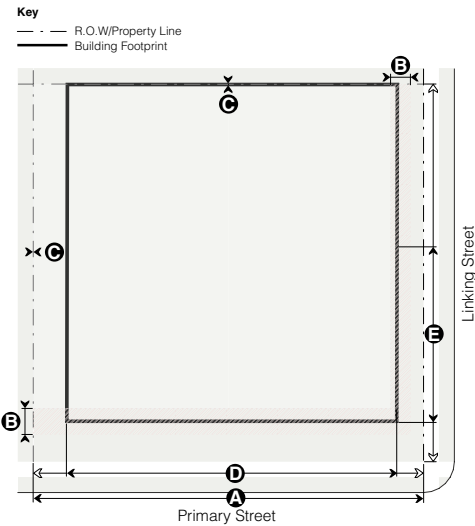
Building Height	
A Maximum stories/feet	6 stories / 75'
B Minimum stories/feet	2 stories / 27'
Story Height	
C Ground floor (min)	15'
D All other floors (min)	9'
Ground Floor Elevation	
E Residential (min/max)	1.5' / 3'
F Nonresidential (min/max)	0' / 3'
Building Stepback	
F Height without stepback (max)	60'
G Primary street stepback (min)	10'
Neighborhood Compatibility	
Abutting WM- District	Not required
H Abutting any other district (see Sec. 2.1.K)	Required

D. ACTIVATION

Transparency	
A Ground story (min)	
Residential, primary/linking street	50% / 30%
Nonresidential, primary/linking street	60% / 40%
B Upper story (min)	20%
C Blank wall area length (max)	
Residential	20'
Nonresidential	30'
Pedestrian Access	
D Entrance facing primary street	Required
Entrance spacing along primary street (max)	100'

ARTICLE 2. DISTRICTS

Article 2. Districts / Div. 2.2. West Main 1 (WM-1)



A. INTENT

1. The intent of the West Main-1 District is to create a walkable, mixed use "main street" setting that encourages vibrant pedestrian activity.
2. The district is also intended to provide the opportunity for large-scale redevelopment influenced by the location near the University.
3. The district allows a height of 6 stories. Height steps back from Main Street above 60 feet.
4. A tall ground floor encourages retail development.

B. LOT CRITERIA & SITING

Lot

A Width (min)	25'
Area (min)	n/a

Building Setbacks

B Build-to zone	
Abutting primary street (min/max)	10' / 20'
Abutting linking street (min/max)	5' / 12'
C Side interior and rear setbacks	
Abutting any low density residential district (min)	20'
Abutting any other district (min)	0'

Building Facade Width

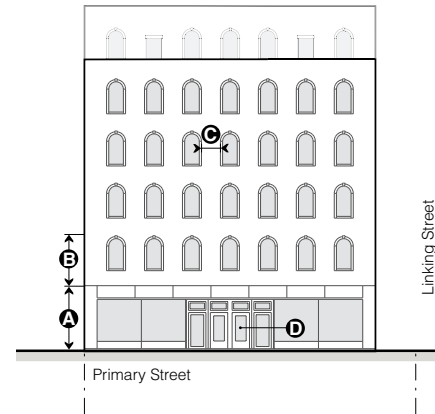
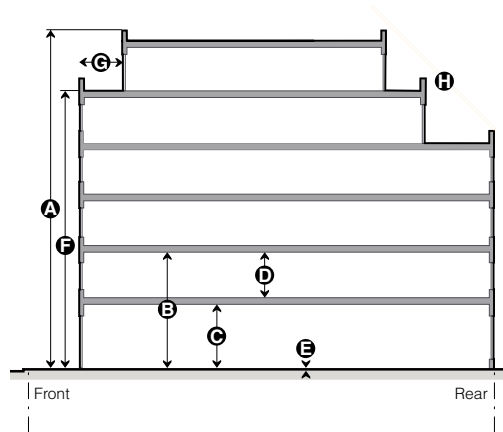
D In primary street build-to zone (min)	80%
E In linking street build-to zone (min)	40%

Parking Location

Rear or side yard

ARTICLE 2. DISTRICTS

Article 2. Districts / Div. 2.2. West Main 1 (WM-1)

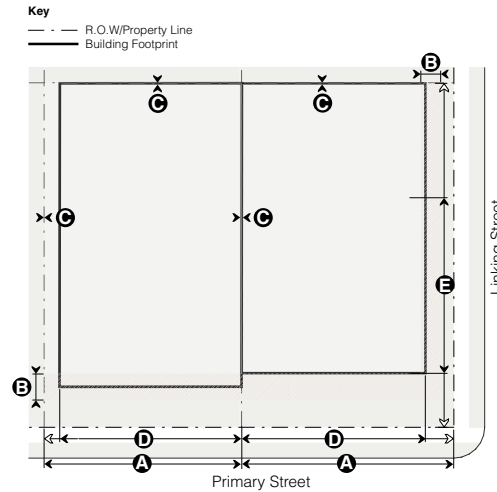


C. HEIGHT	
Building Height	
A Maximum stories/feet	6 stories / 75'
B Minimum stories/feet	2 stories / 27'
Story Height	
C Ground floor (min)	15'
D All other floors (min)	9'
Ground Floor Elevation	
E Residential (min/max)	1.5' / 3'
E Nonresidential (min/max)	0' / 3'
Building Stepback	
F Height without stepback (max)	60'
G Primary street stepback (min)	10'
Neighborhood Compatibility	
Abutting WM- District	Not required
H Abutting any other district (see Sec. 2.1.K)	Required

D. ACTIVATION	
Transparency	
A Ground story (min)	
Residential, primary/linking street	50% / 30%
Nonresidential, primary/linking street	60% / 40%
B Upper story (min)	20%
C Blank wall area length (max)	
Residential	20'
Nonresidential	30'
Pedestrian Access	
D Entrance facing primary street	Required
Entrance spacing along primary street (max)	100'

ARTICLE 2. DISTRICTS

Article 2. Districts / Div. 2.3. West Main 2 (WM-2)



A. INTENT

1. The intent of the West Main-2 District is to create a walkable, mixed use "main street" setting that encourages vibrant pedestrian activity.
2. The district is also intended to retain the fine-grained pattern of existing buildings.
3. The district allows a height of 4 stories. Height steps back from West Main Street above 40 feet.
4. Where low-density residential areas abut the district, it is intended to provide a transition in mass as well as a buffer for the surrounding area.
5. A tall ground floor encourages retail development.

B. LOT CRITERIA & SITING

Lot

A Width (min)	25'
Area (min)	n/a

Building Setbacks

B Street build-to zone	
Abutting primary street (min/max)	10' / 20'
Abutting linking street (min/max)	5' / 12'
C Side interior and rear setbacks	
Abutting any low density residential district (min)	20'
Abutting any other district (min)	0'

Building Facade Width

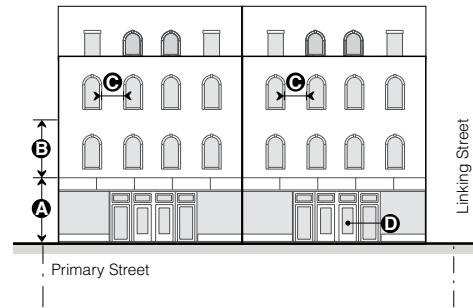
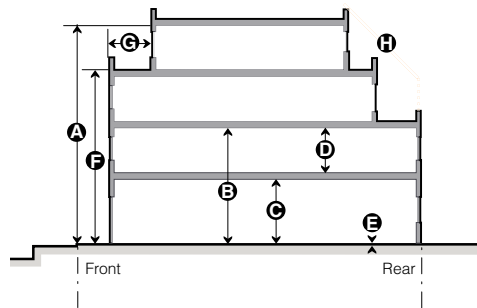
D In primary street build-to zone (min)	80%
E In linking street build-to zone (min)	40%

Parking Location

Rear or side yard

ARTICLE 2. DISTRICTS

Article 2. Districts / Div. 2.3. West Main 2 (WM-2)



C. HEIGHT	
Building Height	
A By-right, stories/feet (max)	4 stories / 52'
B Minimum	2 stories / 27'
Story Height	
C Ground floor (min)	15'
D All other floors (min)	9'
Ground Floor Elevation	
E Residential (min/max)	1.5' / 3'
E Nonresidential (min/max)	0' / 3'
Building Stepback	
F Height without stepback (max)	40'
G Primary street stepback (min)	10'
Neighborhood Compatibility	
Abutting WM- District	Not required
H Abutting any other district (see Sec. 2.1.K)	Required

D. ACTIVATION	
Transparency	
A Ground story (min)	
Residential, primary/linking street	50% / 30%
Nonresidential, primary/linking street	60% / 40%
B Upper story (min)	20%
C Blank wall area length (max)	
Residential	20'
Nonresidential	30'
Pedestrian Access	
D Entrance facing primary street	Required
E Entrance spacing along primary street (max)	50'

COMPARISON: WM-1 AND WM-2

» Intent

- » "large-scale" versus "fine-grained"

» Height

- » WM-1 (West) 6 Stories, 75'
- » WM-2 (East) 4 Stories, 52'

» Stepback

- » WM-1 (West) 60' - 5 stories
- » WM-2 (East) 40' - 3 stories

» Entrance Spacing

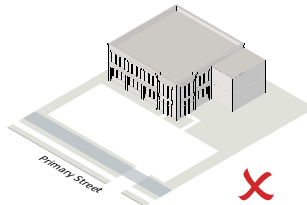
- » WM-1 (West) 100'
- » WM-2 (East) 50'

ARTICLE 2. DISTRICTS

Article 2. Districts / Div. 2.1. Rules Applicable to All Districts

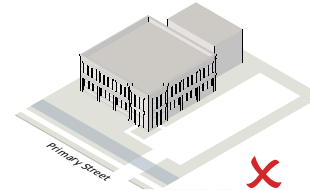
c. Side: Addition

Side additions are not allowed **because where** the extension increases the width of the building not located in the build-to zone. A side addition that extends into the build-to zone is allowed (see Front: Addition above).



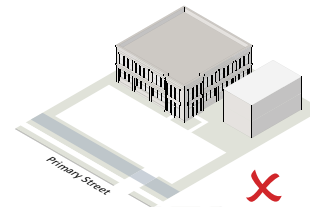
b. Rear: New Building

New buildings located outside of the build-to zone are not allowed until the build-to percentage for the lot has been met.



c. Side: New Building

New buildings located outside of the build-to zone are not allowed until the build-to percentage for the lot has been met.

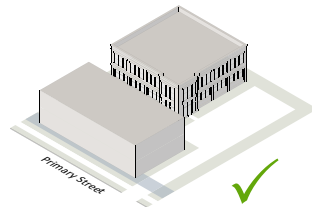


4. New Buildings

Where a new building is being constructed on a lot or site with an existing building that doesn't meet the building facade width requirement, the following provisions apply. Where the location of a new building on the same site as a contributing structure conflicts with historic character, the Board of Architectural Review may modify the provisions of this paragraph.

a. Front: New Building

All new buildings must be placed in the build-to zone until the build-to percentage for the lot has been met.



E. Parking Location

Where parking is allowed to the side of a building, it must be located at least 15 feet from the back of sidewalk, and the area between sidewalk and the parking must be used for landscaping, pedestrian plaza or other similar purposes (including street furniture and outdoor dining).

F. Setback Encroachments

All buildings and structures must be located at or behind the required setbacks, except as listed below. Unless specifically stated, no building or structure may extend into a required easement or public right-of-way.

1. Building Features

- a. Porches, stoops, balconies, galleries and awnings/canopies can extend into a required yard as stated in Sec. 2.2.P.

ARTICLE 2. DISTRICTS

Article 2. Districts / Div. 2.4. Design Standards

Div. 2.4. Design Standards

A. Parking Structures

1. Parking structures must meet all the requirements for a principal structure. In no case is structured parking allowed to exceed the height of the principal building.
2. The ground story of a structured parking garage facing a primary street must have active uses (such as, but not limited to, residential, commercial, office or civic space, where permitted) located between the parking structure and the street.
3. Where feasible, parking structure entrance and exit must take place on a linking street.
4. Where upper stories of structured parking are located at the perimeter of a building, they must be screened so that cars are not visible from ground level view from adjacent property or adjacent public street right-of-way (not including an alley).
5. Architectural and vegetative screens must be used to articulate the facade, hide parked vehicles and shield lighting. In addition, any ground floor facade treatment (building materials, windows, and architectural detailing) must be continued on upper stories.
6. Parking structure entries must not exceed 16 feet clear height and 25 feet clear width.

ARTICLE 3. LAND USE

Article 3. Land Use / Div. 3.1. Table of Permitted Uses

Div. 3.1. Table of Permitted Uses

This Section establishes the uses allowed. A lot or building must be occupied with only the uses allowed in this section. Multiple uses allowed in the District may be established on a single lot.

PERMITTED USES	WM-1	WM-2
RESIDENTIAL AND RELATED USES		
Accessory apartment, internal		
Accessory apartment, external		
Accessory buildings, structures and uses (residential)	B	B
Adult assisted living:		
1-8 residents	B	B
Greater than 8 residents	<u>B</u>	<u>B</u>
Adult day care	<u>B</u>	<u>B</u>
Amateur radio antennas, to a height of 75 ft.		
Bed-and-breakfasts:		
Homestay	B	B
B & B	B	B
Inn	B	B
Boarding: fraternity and sorority house		
Boarding house (rooming house)		
Convent/monastery	B	B
Criminal justice facility		
Dwellings:		
Multifamily	<u>B</u>	<u>B</u>
Single-family attached	B	B
Single-family detached	B	B
Townhouse		<u>B</u>
Two-family		
Family day home:		
1-5 children	B	B
6-12 children		
Home occupation	P	P
Manufactured home parks		
Night watchman's dwelling unit, accessory to industrial use		
Nursing homes		

KEY: B = By-Right P = Provisional use permit
 S = Special use permit required T = Temporary Use -- = Not allowed

ARTICLE 4. GENERAL DEVELOPMENT STANDARDS

Article 4. General Development Standards / Div. 4.1. In General

Div. 4.1. In General

The standards in Article VIII, Improvements Required for Developments and Article IX, Generally Applicable Regulations apply, except where expressly modified in this Section 4.

Div. 4.2. Off-Street Parking and Loading

- A. Article VIII, Division 3, Off-Street Parking and Loading, applies, except that:
1. Parking lot existing property line buffers are required only where the parking lot abuts a residential district outside of these Form Districts.
 2. No parking is required for existing or new retail spaces less than 5,000 square feet in floor area.

Div. 4.3. Bicycle Parking

A. Required Spaces

The following bicycle parking spaces are required for new development or the addition of new enclosed floor area.

Use	Spaces Required	Short-Term/ Long-Term
Residential	0.5 per unit	80% / 20%
Public/institutional	1 per 5,000 SF, 2 min	90% / 10%
Food & drink service	1 per 2,500 SF, 2 min	80% / 20%
Lodging	0.5 per guest room	80% / 20%
All other commercial or industrial uses	1 per 2,500 SF, 2 min	80% / 20%

B. Location of Required Bike Parking

1. General Requirements

- a. Bicycle parking spaces must be located on paved or pervious, dust-free surface with a slope no greater than 3%. Surfaces cannot be gravel, landscape stone or wood chips.

- b. Bicycle parking spaces must be a minimum of 2 feet by 6 feet. There must be an access aisle a minimum of 3 feet in width.
- c. Each required bicycle parking space must be accessible without moving another bicycle, and its placement must not result in a bicycle obstructing a required walkway.
- d. Up to 25% of bicycle parking may be structured parking, vertical parking or wall-mount parking, provided there is a 5-foot access aisle for wall mount parking.
- e. All racks must accommodate cable locks and "U" locks, must permit the locking of the bicycle frame and one wheel to the rack, and must support a bicycle in a stable position.

2. Short-Term Bicycle Parking

Required short-term bicycle parking spaces must be located in a convenient and visible area at least as close as the closest non-accessible vehicle parking. [Short-term bicycle parking must meet all other applicable design standards of the City.](#)

3. Long-Term Bicycle Parking

- a. Required long-term bicycle parking spaces must be located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather, and must be accessible to intended users.
- b. Required long-term bicycle parking for residential uses cannot be located within dwelling units or within deck, patio areas or private storage areas accessory to dwelling units.
- c. With permission of the Director of Neighborhood Development Services, long-term bicycle parking spaces for nonresidential uses may be located off-site within 300 feet of the site. The off-site parking distance is measured in walking distance from the nearest point of the remote parking area to the closest primary entrance of the use served.

ARTICLE 5. ADMINISTRATION

Article 5. Administration / Div. 5.1. Chapter 34 Procedures Apply

Div. 5.1. Chapter 34 Procedures Apply

- A. The administrative procedures of Chapter 34, Article I, Administration, apply to these Form Districts.
- B. The Director of Neighborhood Development Services will review site plans for compliance with this Article.
- C. The Board of Architectural Review will review development and apply any adopted guidelines; however, that review does not include the review of basic elements of form required by this Article such as building height and setbacks.
- D. The Zoning Administrator will categorize any uses not listed in this Article.

NEXT STEPS

- » **REMINDER: Council Meeting on Streetscape**
March 23, 4:30 PM
Neighborhood Development Conference Room
- » **Revision to Draft Based on Comments**
- » **Initiation of Amendment (PC or Council)**
- » **Planning Commission**
 - » Review and Study, Make Recommendation (100 days)
 - » Includes Public Hearing
- » **City Council for Adoption**

DISCUSSION . . .

» COMMENTS?

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(434) 970-3453

