

## Content

- Planned Districts
- Allowable Uses
- Buildout Options
- Buildout Data
- Organizing Principle:  
Building Types
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  - Allowable Forms
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- Picture Analogues

## **BROWN'S HILL** Site Reuse Initiative

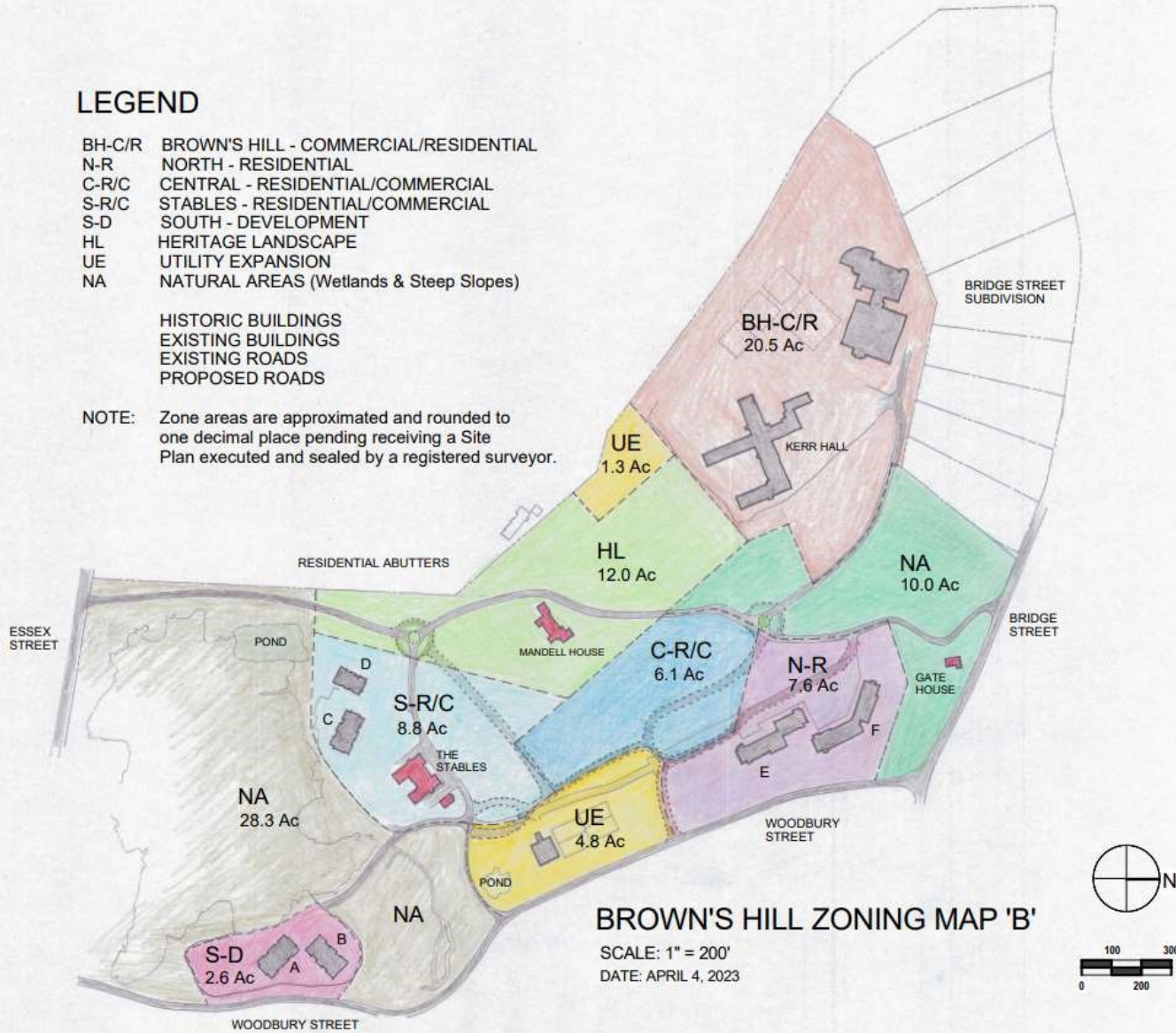
Date: 06/27/2023

## LEGEND

BH-C/R	BROWN'S HILL - COMMERCIAL/RESIDENTIAL
N-R	NORTH - RESIDENTIAL
C-R/C	CENTRAL - RESIDENTIAL/COMMERCIAL
S-R/C	STABLES - RESIDENTIAL/COMMERCIAL
S-D	SOUTH - DEVELOPMENT
HL	HERITAGE LANDSCAPE
UE	UTILITY EXPANSION
NA	NATURAL AREAS (Wetlands & Steep Slopes)

HISTORIC BUILDINGS  
 EXISTING BUILDINGS  
 EXISTING ROADS  
 PROPOSED ROADS

NOTE: Zone areas are approximated and rounded to one decimal place pending receiving a Site Plan executed and sealed by a registered surveyor.



**BROWN'S HILL ZONING MAP 'B'**

SCALE: 1" = 200'  
 DATE: APRIL 4, 2023

## Planned Districts

- Brown's Hill Commercial/ Residential
- North- Residential
- Central Residential/ Commercial
- Stables Residential/ Commercial
- South Development
- Heritage Landscape
- Utility Expansion
- Natural Areas

**Table 2 - Allowable Uses in Districts**

Land Use Types	Planned Districts	BH-R/C	N-R	C-R/C	S-R/C	S-D	HL	UE	NA
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY</b>									
Conference/Convention Facility		SP <sub>2</sub>							
Library, Museum, Art Gallery		SP <sub>2</sub>							
Studio: Art, Dance, Martial Arts, Music		SP <sub>2</sub>							
Trail		P	P	P	P	P	P	P	P
<b>RESIDENTIAL</b>									
Dwelling - One & Two Family		SP <sub>1</sub>	SP <sub>1</sub>	SP <sub>1</sub>	SP <sub>1</sub>				
Dwelling - Townhouse		SP <sub>2</sub>	SP <sub>1</sub>	SP <sub>1</sub>	SP <sub>1</sub>				
Dwelling - Apartments		SP <sub>2</sub>	SP <sub>1</sub>	SP <sub>1</sub>	SP <sub>1</sub>				
Dwelling - Multi-Family (4 or more DU)		SP <sub>2</sub>	SP <sub>1</sub>	SP <sub>1</sub>	SP <sub>1</sub>				
Dwelling - Dormitory Conversion			P		P	P			
Live/Work Unit				SP <sub>2</sub>	SP <sub>2</sub>				
Mixed-Use with Residential Component		SP <sub>2</sub>			SP <sub>2</sub>				
Senior Serviced Care, 7 or More Clients		SP <sub>2</sub>		SP <sub>2</sub>					
Second Unit or Carriage House					SP <sub>2</sub>				
<b>SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL</b>									
Reuse: Existing Office/Business Space <sup>1</sup>		P			P		P	P	
Expansion: Existing Office/Business <sup>2</sup>		SP <sub>2</sub>			SP <sub>2</sub>		SP <sub>2</sub>	SP <sub>2</sub>	
Business Support Services		SP <sub>2</sub>		SP <sub>2</sub>	SP <sub>2</sub>				
Medical Services: Clinic		SP <sub>2</sub>		SP <sub>2</sub>					
Medical Services: Doctor office		SP <sub>2</sub>		SP <sub>2</sub>					
Medical Services: Extended care		SP <sub>2</sub>		SP <sub>2</sub>					
New Office: Business, Service		SP <sub>2</sub>		SP <sub>2</sub>	SP <sub>2</sub>				
New Office: Professional, Administrative		SP <sub>2</sub>		SP <sub>2</sub>	SP <sub>2</sub>				
<b>INDUSTRY &amp; PROCESSING</b>									
Laboratory - Medical, Analytical		SP <sub>2</sub>		SP <sub>2</sub>					
Limited Light Industry		SP <sub>2</sub>							
<b>ACCESSORY USES</b>									
Day Care Center : Child or Adult		SP <sub>2</sub>	SP <sub>2</sub>	SP <sub>2</sub>	SP <sub>2</sub>	SP <sub>2</sub>			
Fitness/Health Facility		SP <sub>2</sub>	SP <sub>2</sub>	SP <sub>2</sub>	SP <sub>2</sub>	SP <sub>2</sub>			
Meeting Facility		SP <sub>1</sub>	SP <sub>1</sub>	SP <sub>1</sub>	SP <sub>1</sub>	SP <sub>1</sub>			
Home Occupation		SP <sub>2</sub>	SP <sub>1</sub>	SP <sub>1</sub>	SP <sub>1</sub>	SP <sub>1</sub>			
Park, Playground		SP <sub>1</sub>	SP <sub>2</sub>	SP <sub>2</sub>	SP <sub>2</sub>	SP <sub>2</sub>	SP <sub>2</sub>	SP <sub>2</sub>	SP <sub>2</sub>
Restaurant, Café & Coffee Shop		SP <sub>1</sub>	SP <sub>1</sub>	SP <sub>1</sub>	SP <sub>1</sub>	SP <sub>1</sub>			

**Key to Table of Allowable Uses**

- P = By-Right
- SP<sub>1</sub> = Special Permit 1
- SP<sub>2</sub> = Special Permit 2

**NOTE:**

1. Reuse of existing occupancies and uses in Kerr Hall, Library, Academic Center & Chapel, The Retreat, Pilgrim Hall, Gate House, Wastewater Treatment Facility & Dormitories: By Right
2. Expansion of usable space in existing facilities as noted in Note 1 by Special Permit (SP<sub>2</sub>).

# Allowable Uses

- Conference Facility
- Library, Museum Art Gallery
- Studio: Art, Dance, Martial Arts, Music
- Residential: Multi-Family, Townhouse, Apartments, Mixed-Use
- Residential Care Facility
- Business Support Services
- Medical Services
- Office: Business, Professional, Administrative
- Limited Light Industry
- Laboratory: Medical, Analytical
- Accessory Uses: Fitness/Health, Meeting Facility, Home Occupations/Park, Playground, Restaurant, Café & Coffee Shop, Day Care: Child or Adult



### BROWN'S HILL: COMPLETE COMPARE AND CONTRAST

	CONSULTANTS			PLANNING BOARD								
	Scenario: 1.B	Scenario: 2.B	Scenario: 4	Medium Intensity	High Intensity		Plan A	Plan B	Plan C1	Plan C2		
<b>SOUTH - DEVELOPMENT DISTRICT</b>												
Exist'g Dormitories A&B	60 Multi-Family Units	60 Multi-Family Units	60 Multi-Family Units	60 Multi-Family Units	60 Multi-Family Units	60 Multi-Family Units	60 Multi-Family Units	60 Multi-Family Units	60 Multi-Family Units	60 Multi-Family Units		
Occupancy / Use	0	0	0	0	0	0	0	0	0	0		
Subtotal Gross SF	50,688	50,688	50,688	50,688	50,688	50,688	50,688	50,688	50,688	50,688		
<b>STABLES, CENTRAL &amp; NORTH - RESIDENTIAL/COMMERCIAL DISTRICT</b>												
Exist'g Dormitories C&D & E&F	149 Multi-Family Units	149 Multi-Family Units	149 Multi-Family Units	149 Multi-Family Units	149 Multi-Family Units	149 Multi-Family Units	149 Multi-Family Units	149 Multi-Family Units	149 Multi-Family Units	149 Multi-Family Units		
Occupancy / Use	55+ Hous'g	Senior Serviced Liv'g	Senior Serviced Liv'g	Multi-plex Hous'g	Multi-plex	Sr. Srvc'd Lv'g	55+ Hous'g	55+ Hs'g	Sr. Srvc'd Lv'g	55+ & Multi-plex Hous'g	55+ Hs'g	Sr. Srvc'd Lv'g
New Dwelling Units (DU)	30	120	120	68	46	80 Beds	50	46	80 Beds	66	42	80 Beds
Subtotal Gross SF	215,703	239,703	239,703	294,900	302,100	265,303	297,700	285,700	285,700	288,000		
<b>BROWN'S HILL - COMMERCIAL/RESIDENTIAL DISTRICT</b>												
Occupancy / Use	Reuse Exist'g Bldgs	A: Life Science & B: Reuse Exist'g Bldgs	55+ Hous'g	A: Life Science & B: Reuse Exist'g Bldgs	A: Life Science & B: Reuse Exist'g Bldgs	55+ & Multi-plex Hous'g	55+ & Multi-plex Hous'g	55+ & Multi-plex Hous'g	A: Life Science & B: Reuse Exist'g Bldgs			
New Dwelling Units (DU)	0	0	75	0	0	46	46	46	0			
Subtotal Gross SF	164,612	325,057	180,000	325,057	325,057	119,600	119,600	119,600	325,057			
<b>TOTAL GROSS AREA (SF)</b>	<b>431,000</b>	<b>615,448</b>	<b>470,391</b>	<b>670,650</b>	<b>677,850</b>	<b>435,391</b>	<b>468,000</b>	<b>456,000</b>	<b>664,000</b>			
<b>NET ANNUAL FISCAL BENEFIT (\$)</b>	<b>870,000</b>	<b>1,850,000</b>	<b>1,530,000</b>	<b>2,140,000+/-</b>	<b>2,240,000+/-</b>	<b>1,400,00+/-</b>	<b>1,497,600+/-</b>	<b>1,460,000+/-</b>	<b>2,120,000+/-</b>			





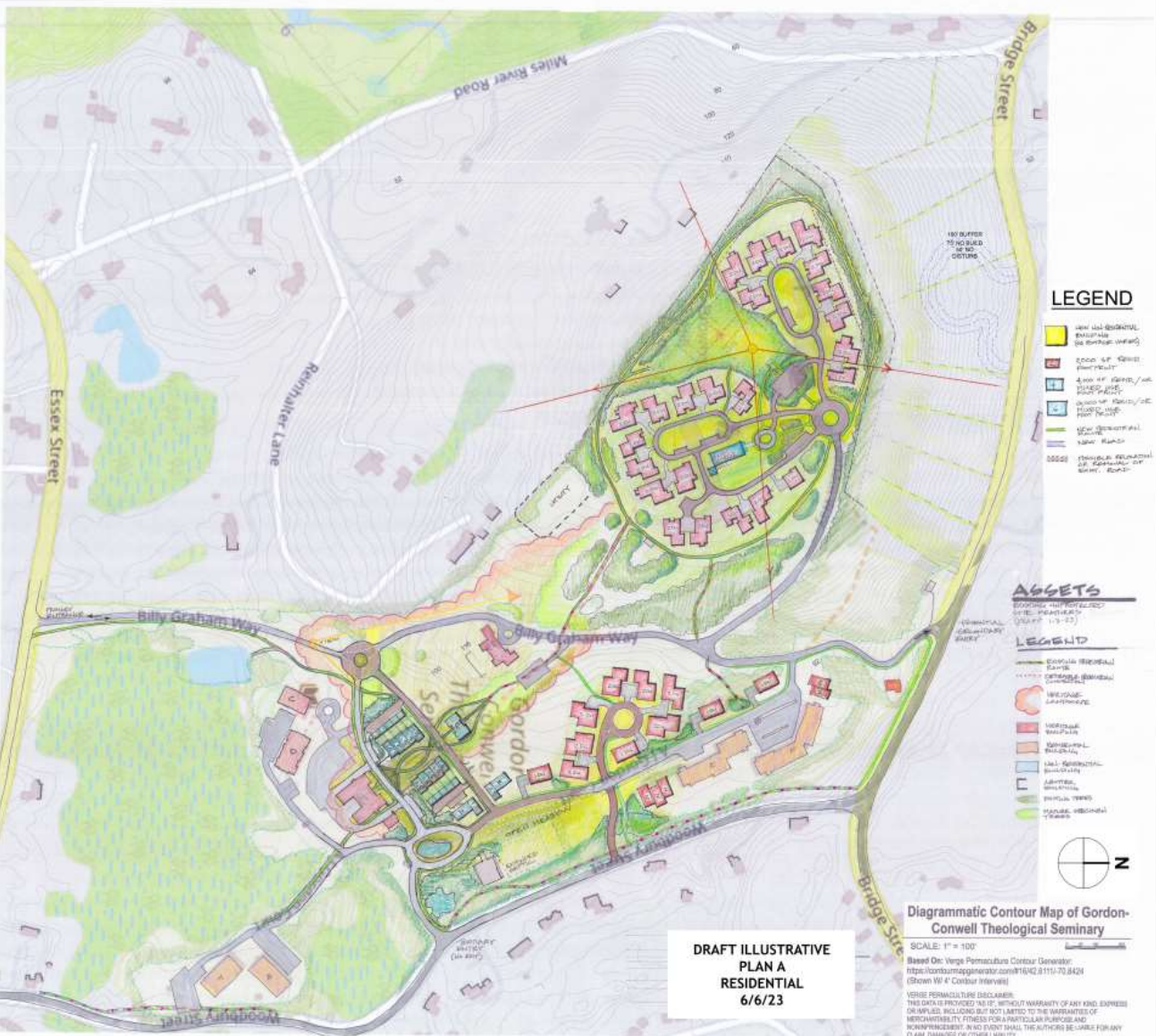
Central District

Medium Intensity



High Intensity

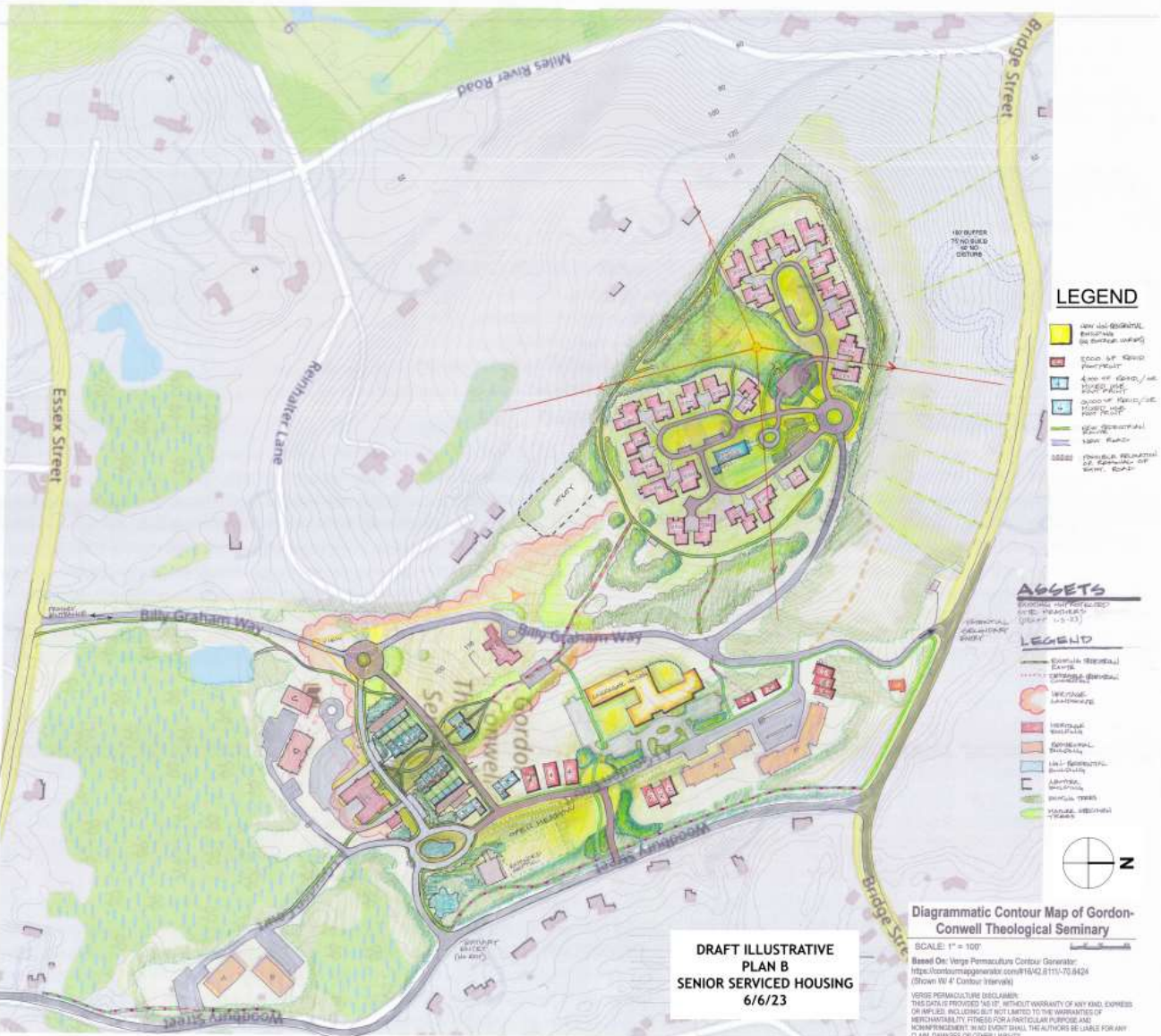




**DRAFT ILLUSTRATIVE  
 PLAN A  
 RESIDENTIAL  
 6/6/23**

# Plan A

- 55+ Duplex Housing
- Townhouses
- Converted Dormitories
- Mandell House
- The Stables
- Gateway House



**DRAFT ILLUSTRATIVE  
PLAN B  
SENIOR SERVICED HOUSING  
6/6/23**

# Plan B

- 55+ Duplex Housing
- Townhouses
- Multi-plex Units
- Senior Serviced Living
- Converted Dormitories
- Mandell House
- The Stables
- Gateway House





## Brown's Hill District

### Option 1

- 100' Buffer at top of hill along Bridge St.
- 4-buried water tanks
- Kerr Hall - Chapel - Academic Center - Library:
- Gross area: 232,000 SF





## Brown's Hill District

### Option 2

- 22-Duplex Houses
- 2-Single Family Houses
- Total: 46-Dwelling Units





# Plan C1

- Brown's Hill District
  - 55+ Duplex Housing
- Central/Stables District
  - Townhouses
  - Multiplex Housing



Central-Residential / Commercial District

# Plan C2

Central District  
Townhouses, Multi-Plex &  
Senior Serviced Living



Brown's Hill District  
Life Science & Reuse  
Existing Buildings



### Brown's Hill Overlay District - Buildout Distribution

MEDIUM INTENSITY										
District	SOUTH 2.6 Acres		STABLES 8.8 Acres		CENTRAL 6.1 Acres		NORTH 7.6 Acres		TOTALS 25.1 Acres	
New Construction	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft
Residential	0	0	20	56,400	36	71,200	12	23,600	68	151,200
<b>Subtotals:</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>56,400</b>	<b>36</b>	<b>71,200</b>	<b>12</b>	<b>23,600</b>	<b>68</b>	<b>151,200</b>
Dwelling Units/Acre	0		2.3		5.9		1.6		2.7	
Square Footage/Acre	0		6,400		11,700		3,100		6,020	

HIGH INTENSITY										
District	SOUTH 2.6 Acres		STABLES 8.8 Acres		CENTRAL 6.1 Acres		NORTH 7.6 Acres		TOTALS 25.1 Acres	
New Construction	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft
Residential	0	0	20	56,400	12	24,000	14	28,000	46	108,400
Senior Serviced Hs'g	0	0			80	50,000			80	50,000
<b>Subtotals:</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>56,400</b>	<b>92</b>	<b>74,000</b>	<b>14</b>	<b>28,000</b>	<b>126</b>	<b>158,400</b>
Dwelling Units/Acre	0		2.3		14.0		1.9		5.0	
Square Footage/Acre	0		6,400		12,130		3,680		6,300	

PLAN A										
District	SOUTH 2.6 Acres		STABLES 8.8 Acres		CENTRAL 6.1 Acres		NORTH 7.6 Acres		TOTALS 25.1 Acres	
New Construction	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft
Residential	0	0	19	49,000	19	48,600	12	24,000	50	121,600
<b>Subtotals:</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>49,000</b>	<b>19</b>	<b>48,600</b>	<b>12</b>	<b>24,000</b>	<b>50</b>	<b>121,600</b>
Dwelling Units/Acre	0		2.2		3.1		1.6		2.0	
Square Footage/Acre	0		5,570		8,000		3,160		4,840	

PLAN B										
District	SOUTH 2.6 Acres		STABLES 8.8 Acres		CENTRAL 6.1 Acres		NORTH 7.6 Acres		TOTALS 25.1 Acres	
New Construction	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft
Residential	0	0	19	49,000	15	31,000	12	24,000	46	104,000
Senior Serviced Hs'g	0	0			80	50,000			80	50,000
<b>Subtotals:</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>49,000</b>	<b>95</b>	<b>81,000</b>	<b>12</b>	<b>24,000</b>	<b>126</b>	<b>154,000</b>
Dwelling Units/Acre	0		2.2		15.6		1.6		5.0	

### Brown's Hill Overlay District - Buildout Distribution

Square Footage/Acre	0	5,570	13,300	3,200	6,140
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PLAN C1										
District	SOUTH 2.6 Acres		STABLES 8.8 Acres		CENTRAL 6.1 Acres		NORTH 7.6 Acres		TOTALS 25.1 Acres	
New Construction	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft
Residential	0	0	18	46,000	34	68,000	14	28,000	66	142,000
<b>Subtotals:</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>46,000</b>	<b>34</b>	<b>68,000</b>	<b>14</b>	<b>28,000</b>	<b>66</b>	<b>142,000</b>
Dwelling Units/Acre	0		2.0		5.6		1.8		2.6	
Square Footage/Acre	0		5,227		11,148		3,700		5,657	

PLAN C2										
District	SOUTH 2.6 Acres		STABLES 8.8 Acres		CENTRAL 6.1 Acres		NORTH 7.6 Acres		TOTALS 25.1 Acres	
New Construction	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft
Residential	0	0	18	46,000	14	28,000	10	20,000	42	94,000
Senior Serviced Hs'g	0	0			80	50,000			80	50,000
<b>Subtotals:</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>46,000</b>	<b>94</b>	<b>78,000</b>	<b>10</b>	<b>20,000</b>	<b>122</b>	<b>144,000</b>
Dwelling Units/Acre	0		2.2		15.4		1.3		4.9	
Square Footage/Acre	0		5,227		12,800		2,632		5,740	

SUMMARY										
District	SOUTH 2.6 Acres		STABLES 8.8 Acres		CENTRAL 6.1 Acres		NORTH 7.6 Acres		TOTALS 25.1 Acres	
Scenarios	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft
<b>Medium Intensity</b>	0	0	20	56,400	36	71,200	12	23,600	68	151,200
<b>High Intensity</b>	0	0	20	56,400	92	74,000	14	28,000	126	158,400
<b>Plan A</b>	0	0	19	49,000	19	48,600	12	24,000	50	121,600
<b>Plan B</b>	0	0	19	49,000	95	81,000	12	24,000	126	154,000
<b>Plan C1</b>	0	0	18	46,000	34	68,000	14	28,000	66	142,000
<b>Plan C2</b>	0	0	18	46,000	94	82,000	10	20,000	122	144,000

NOTE: Brown's Hill District and existing Dormitories are not included in the calculations noted in this table.

Dorms	No. of Units	Gross Sq. Ft.
A & B	60 Units	50,688 SF
C & D	40 Units	41,316 SF
E & F	109 Units	102,387 SF
<b>Total:</b>	<b>209 Units</b>	<b>194,391 SF</b>



## SUMMARY

District	SOUTH 2.6 Acres		STABLES 8.8 Acres		CENTRAL 6.1 Acres		NORTH 7.6 Acres		TOTALS 25.1 Acres	
Scenarios	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft	DU	Sq Ft
<b>Medium Intensity</b>	0	0	20	56,400	36	71,200	12	23,600	<b>68</b>	<b>151,200</b>
<b>High Intensity</b>	0	0	20	56,400	92	74,000	14	28,000	<b>126</b>	<b>158,400</b>
<b>Plan A</b>	0	0	19	49,000	19	48,600	12	24,000	<b>50</b>	<b>121,600</b>
<b>Plan B</b>	0	0	19	49,000	95	81,000	12	24,000	<b>126</b>	<b>154,000</b>
<b>Plan C1</b>	0	0	18	46,000	34	68,000	14	28,000	<b>66</b>	<b>142,000</b>
<b>Plan C2</b>	0	0	18	46,000	94	82,000	10	20,000	<b>122</b>	<b>144,000</b>

**NOTE:** Brown's Hill District and existing Dormitories are not included in the calculations noted in this table.

Dorms	No. of Units	Gross Sq. Ft.
A & B	60 Units	50,688 SF
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<b>Total:</b>	<b>209 Units</b>	<b>194,391 SF</b>

*“Building Types As the ‘Ingredients’  
of Great Neighborhoods”*

Daniel G. Parolek, AIA

Organizing  
Principle:  
Building Types





## Typical Building Types

- Detached House
- Duplex (Side-by-Side, Stacked)
- Attached House (Triplex, Quadplex)
- Townhouse
- Multi-Family (Apartment, Condo, 5 or More Units)
- Live / Work
- Business/Commercial
- Accessory

## Organizing Principle: Building Types

**Table - Lot Standards**

Lot Type	Permitted in Districts	Lot Width/Building Width (if specified)	Building Setbacks			Lot Coverage (max)	Height (min/max in stories)
			Front	Rear	Side		
Large House Lot		70 ft. min. 89 ft. max.				60%	1-2-1/2
Medium Multi-Family Lot		80 ft. min. 119 ft. max.				75%	2-2-1/2
Small Multi-Family Lot		60 ft. min. 79 ft. max.				80%	1-2
Duplex House Lot		25 ft. min. 39 ft. max.				65%	1-2
Large Multi-Family Lot		120 ft. min. 600 ft. max., provided no building may exceed 200 ft. in width				70%	2-3
Large Townhouse Lot		24 ft. min. 40 ft. max.				70%	2-2-1/2
Large Business Lot		200 ft. min. No max.				75%	1-3
Civic Lot		50 ft. min. No max.				80%	1-3

NOTES:

## Lot Standards

- Organizing Principle: Building Types



**Table 3a - Allowable Form Standards**

Form Standards	Planned Districts	BH-R/C	N-R	C-R/C	S-R/C
<b>Residential Density</b>					
Housing, Max.		3 du / acre	2 du / acre	6 du / acre	3 du / acre
Senior Serviced Living, Max.					
<b>Building Placement</b>					
Front Build-to-Line, or Setback		6' min., 40' max.	20' min., 48' max.	6' min., 12' max.	15'
Front Street Frontage Buildout		25% min.	40% min.	60% min.	60% min.
Side Street frontage Buildout		20% min.	n/a	30% min.	30% min.
Side Street Build-to-Line		6' min., 40' max.	12' min.	3' min., 10' max.	10' max.
Interior Side Property Line Setback		15' min.	8' min.	0' (Attached) 5' (Detached)	0' min.
Rear Setback (Lot or Alley)		15' min.	12' min.	5' min.	5' min.
<b>Lot and Block Standards</b>					
Lot Width		None	50' min.	20' min., 100' max.	100' max.
Lot Depth		None	110' min.	80' min.	150' max.
Lot Coverage		60% max.	60%	70% max.	60%
<b>Building Heights</b>					
Principal Building		3 stories max.	2-1/2 stories, 35' max.	2-1/2 stories, 35' max. (Res.)	2-1/2 stories, 35' max.
Ground Floor Elevation Above Sidewalk		n/a	1'6" min. (Res.) 6" min. (Non-Res.)	1'6" min. (Res.) 6" min. (Non-Res.)	1'6" Min.
Ground Floor Ceiling Height		14' min.	9' min. (Res.)	9' min. (Res.) 12' min. (Non-Res.)	9' min. (Res.)
Upper Floors Ceiling Height		14' min.	8' min. clear	10' min. clear (Res.) 9' min. (Non-Res.)	8' min. (Res.)
<b>Parking Locations</b>					
Front Setback		40' min.	30' min.	30' min.	20' min.
Side Street Setback		20' min.	5' min.	6' min.	0' min.
Interior Side Property Line Setback		5' min.	0' min.	0' min.	5' min.
Rear Setback (Lot or Alley)		5' min.	5' min.	5' min.	5' min.
<b>Allowed Frontages and Encroachments</b>					
Allowed Frontage Types		n/a	Forecourt, Gallery, Porch, Stoop		Forecourt, Gallery, Stoop
Other Allowed Frontages		n/a	Balconies, Bay Widows, Awnings, and Other Frontage Elements		
Front Setback		n/a	12' max.		3' max.
Side Street Setback		n/a	8' max.		3' max.
Rear Setback (Lot or Alley)		n/a	0' max.		3' max.
<b>District Specific Parking Requirements</b>					
a. Parking shall be as established in Section ???					
b. Parking locations applies to location of garage or parking lot					
c. A minimum 24' Front Setback to garage doors shall apply when no Rear Alley or Side Street access are present and garage doors are perpendicular to the Primary Street Frontage Line					
d. Parking shall be located behind the Front Façade of buildings and accessed from the Rear Alleys or Side Streets					
e. Garden Walls, Fences, or Hedges are required along unbuilt Street Rights-of-Ways adjacent to to parking					

# Allowable Form Standards

- Residential Density
- Building Placement
- Lot and Block Standards
- Building Heights
- Parking Locations
- Allowed Frontages and Encroachments

**Table 3b - Allowable Form Standards**

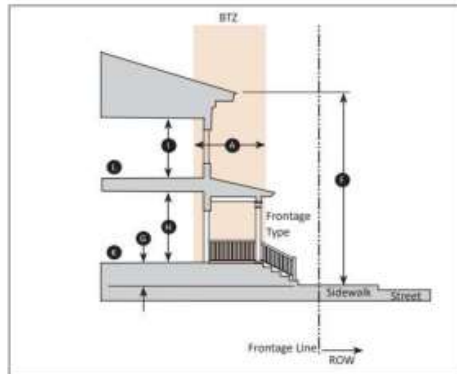
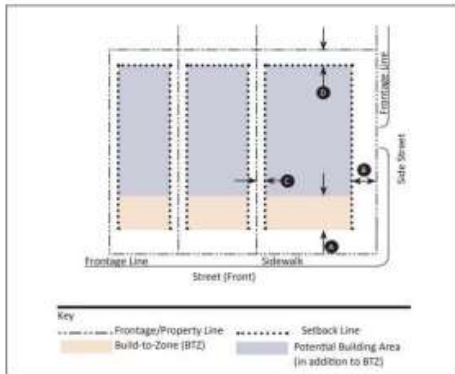
Form Standards	Planned Districts	S-D	HL	UE	NA
<b>Residential Density</b>					
Housing, Max.		1 du / acre	n/a	1 du / 20 acres	n/a
Senior Serviced Living, Max.		n/a	n/a	n/a	n/a
<b>Building Placement</b>					
Front Build-to-Line, or Setback		20' min., 48' max.	by warrant	20' min.	by warrant
Front Street Frontage Buildout		40% min.	by warrant	n/a	by warrant
Side Street frontage Buildout		n/a	by warrant	n/a	by warrant
Side Street Build-to-Line		12' min.	by warrant	20' min.	by warrant
Interior Side Property Line Setback		8' min.	by warrant	30' min.	by warrant
Rear Setback (Lot or Alley)		12' min.	by warrant	30' min.	by warrant
<b>Lot and Block Standards</b>					
Lot Width		50' min.	n/a	by warrant	n/a
Lot Depth		110' min.	n/a	by warrant	n/a
Lot Coverage		60%	by warrant	by warrant	by warrant
<b>Building Heights</b>					
Principal Building		2-1/2 stories, 35' max.	by warrant	1 Story max.	by warrant
Ground Floor Elevation Above Sidewalk		1'6" min. (Res.) 6" min. (Non-Res.)	by warrant	0' min.	by warrant
Ground Floor Ceiling Height		9' min. (Res.)	by warrant	9' min.	by warrant
Upper Floors Ceiling Height		8' min. clear	by warrant	9' min.	by warrant
<b>Parking Locations</b>					
Front Setback		30' min.	by warrant	12' min.	by warrant
Side Street Setback		5' min.	by warrant	12' min.	by warrant
Interior Side Property Line Setback		0' min.	by warrant	5' min.	by warrant
Rear Setback (Lot or Alley)		5' min.	by warrant	5' min.	by warrant
<b>Allowed Frontages and Encroachments</b>					
Allowed Frontage Types		Forecourt, Gallery, Porch, Stoop	n/a	n/a	n/a
Other Allowed Frontages		Balconies, Bay Windows, Awnings, and Other Frontage Elements	n/a	n/a	n/a
Front Setback		12' max.	n/a	n/a	n/a
Side Street Setback		8' max.	n/a	n/a	n/a
Rear Setback (Lot or Alley)		0' max.	n/a	n/a	n/a
<b>District Specific Parking Requirements</b>					
a. Parking shall be as established in Section ???					
b. Parking locations applies to location of garage or parking lot					
c. A minimum 24' Front Setback to garage doors shall apply when no Rear Alley or Side Street access are present and garage doors are perpendicular to the Primary Street Frontage Line					
d. Parking shall be located behind the Front Façade of buildings and accessed from the Rear Alleys or Side Streets					
e. Garden Walls, Fences, or Hedges are required along unbuilt Street Rights-of-Ways adjacent to to parking					

# Allowable Form Standards

- Residential Density
- Building Placement
- Lot and Block Standards
- Building Heights
- Parking Locations
- Allowed Frontages and Encroachments



**Table 3d - BUILDING FORM STANDARDS**  
**Central - Residential District**



**A. Building Placement**

**Setbacks**

<b>A</b>	Front Build-to-Line	0'
<b>B</b>	Side Street, Build-to-Line	0'
<b>C</b>	Interior Side Property Line Setback	0'
	Side Street, corner lot	0'
<b>D</b>	Rear Setback	0'

**Frontage Buildout**

Building Façade within Build-to-Zone	
Front Street Frontage	0'
Side Street Frontage	0'
Street facades must be built to BTL within 30' of every corner	

**B. Lot and Block Standards**

Lot Width	0'
Lot Depth	0'
Lot Coverage	0'

**C. Building Forms**

**Height**

<b>F</b>	Main Building	0'
<b>F</b>		0'
<b>G</b>	Ground Floor Elevation Above Sidewalk	0'
<b>H</b>	Ground Floor Ceiling Height	0'
<b>I</b>	Upper Floor(s) Ceiling Height	

**D. Allowed Frontage Types**

Porch	Stoop
Forecourt	Gallery

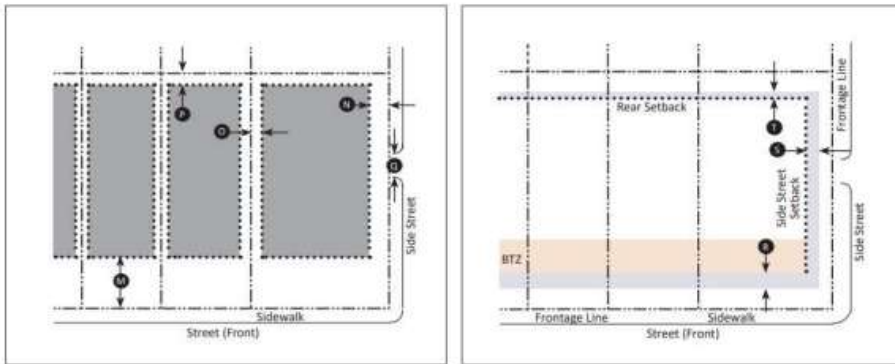
**E. Allowed Use Types**

<b>K</b>	Ground Floor	All Permitted Uses Allowed
<b>L</b>	All Floors Otherwise	All Permitted Uses Allowed

# Building Form Standards

- Building Placement
- Setbacks
- Frontage Buildouts
- Lot and Block Standards
- Building Forms
- Height
- Allowed Frontage Types
- Allowed Use Types

**Table 3d - BUILDING FORM STANDARDS**  
**Central - Residential District**



**F. Parking**

<b>M</b>	Front Setback	0'
<b>N</b>	Side Street Setback	0'
<b>O</b>	Side Setback	0'
<b>P</b>	Rear Setback	0'

Parking Location applies to location of garage or parking lot

A minimum 24' Front Setback shall apply when no Rear Alley or Side Street access are present and garage doors are perpendicular to the Primary Street Frontage Line

**G. District Specific Parking Requirements**

Parking shall be provided as established in Section ???

Parking shall be located behind the Front Façade of buildings and accessed from Rear Alleys or Side Streets whenever possible

Streetscreens, Garden Walls, fences, or hedges are required along unbuilt Street Right-of-Ways adjacent to parking

<b>Q</b>	Parking/Driveway Curb Cut Width	12' max.
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**H. Allowed Encroachments**

Balconies, Bay Windows, Awnings, Galleries, Stoops, and Other Frontage Elements

<b>R</b>	Front	0' max.
<b>S</b>	Side Street	0' max.
<b>T</b>	Rear	0' max.

Stairs may encroach beyond this maximum an additional 4 feet. Frontage Elements shall not Encroach into the right-of-way

**I. Miscellaneous**

All buildings must have a Principal Entrance along the Front Façade

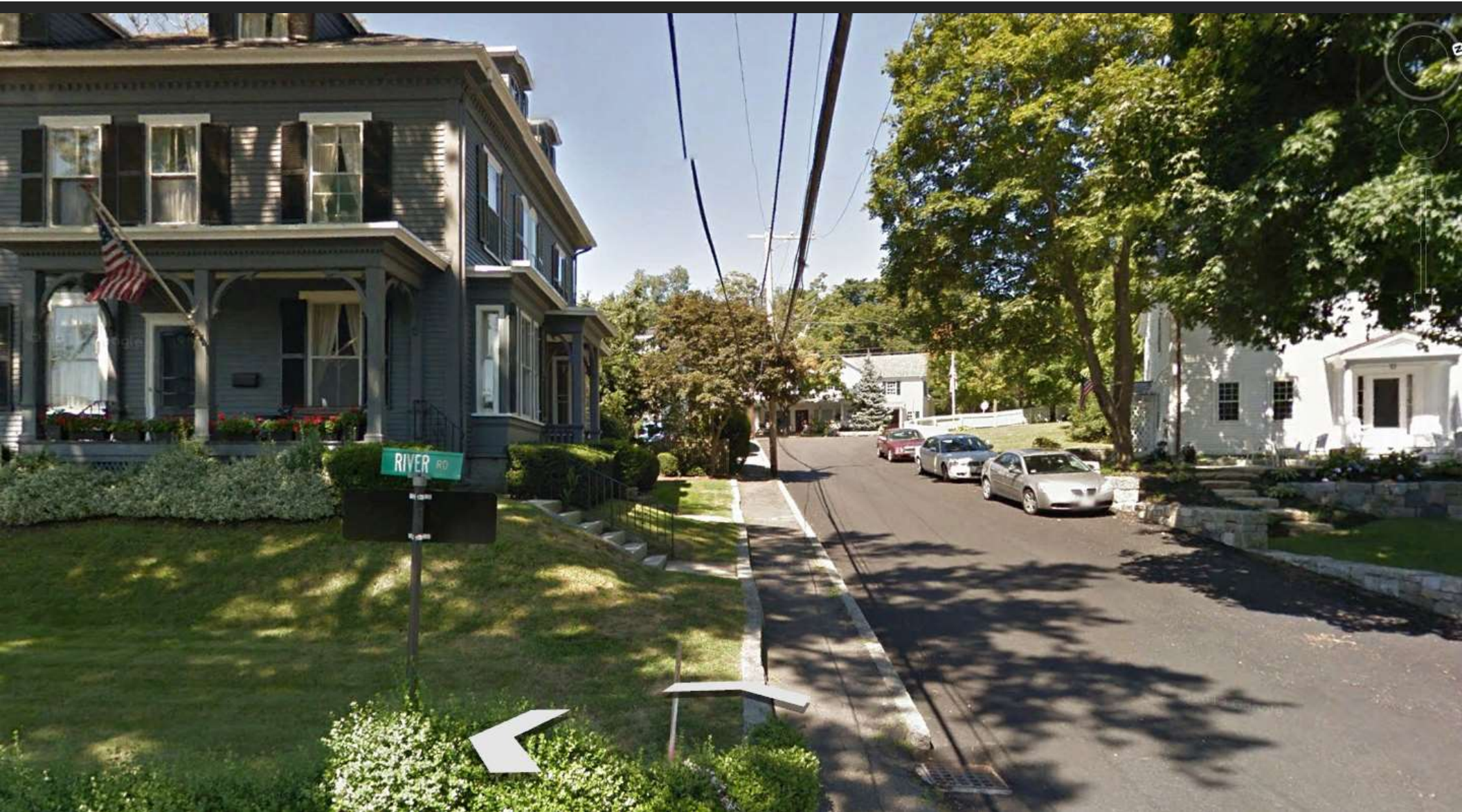
# Building Form Standards

- Building Placement
- Setbacks
- Frontage Buildouts
- Lot and Block Standards
- Building Forms
- Height
- Allowed Frontage Types
- Allowed Use Types











Central-Residential / Commercial District





Central





Cer



2







Cer







**Questions?**