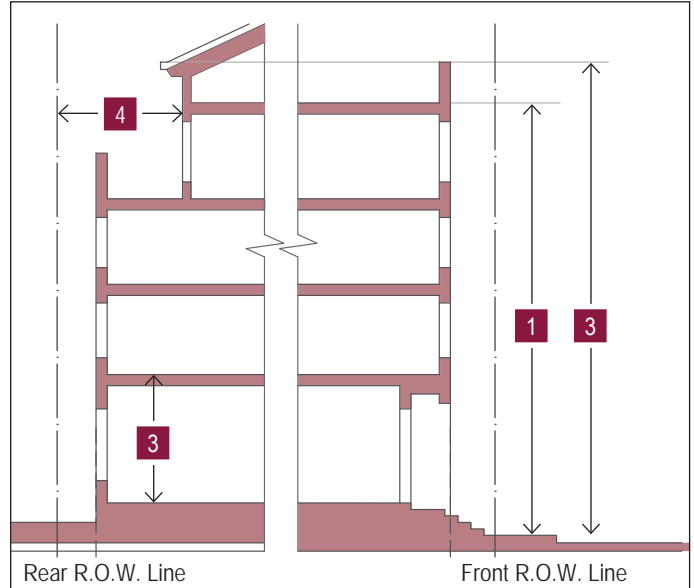


TOWN CORE

T.C. ZONE

T - 5.0 MAIN STREET

(SUBZONE)



1. SCALE

A. Ground Floor Use	Exclusively commercial use, small to medium scale.
Ground Floor Walls	Primarily transparent - window wall open to business
Entries	Shop entries at regular interval
B. Upper Floor Use	Mix of commercial and residential use
Upper Floor Walls	Regular windows / balconies - openings >40% area
C. Vehicle Support	On site parking at rear of lot, access from rear Service access at rear of lot

Key

- R.O.W./ Lot Line
- - - Building Setback Line

2. FORM

A. Building Type	Attached, Stacked
B. Lot Width	Narrow to Moderate Width
C. Footprint	Small to Medium Footprint
D. Front Setback	Buildings set at R.O.W. line
E. Side Setback	Buildings set at R.O.W. line; Interior line max. 5'
F. Height	Up to 4.5 Stories
G. Ground Floor	Tall floor height: ceiling min. 13'-0" above grade
H. Front Walls	Uniform wall alignment along street
I. Frontage	Various Center Frontages - Shopfront, Arcade, etc.
J. Sidewalk Access	Buildings open to, and enhance, pedestrian amenity

3. DENSITY

A. Commercial Use	Continuous on ground floor at a range of sizes Variety of footprints and business types for: smaller / less expensive shops along with larger
B. Residential Use	Moderate to high density building types Provide range of multifamily housing choices
C. Intent of Zone	Support town / neighborhood serving retail, services Support public transportation service Reinforce walkable character of town / neighborhood

4. BUILDING MASSING

A. Height

Primary Building	Stories	4 stories max.	1
	Eave Front	52'-0" max.	2
Floor to Floor	Ground Floor	15'-0" min.	3
	Accessory Building	Stories	2 stories max.

B. Roof Form

Allowed Conditions (along street front)	Flat
	Eave Front
	Mansard Front
Eave Projections	2'-6" max.

C. Roof Elements

Height	10'-0" max.	(within frontage zone)
Width (parallel to street)	20'-0" max.	(within frontage zone)

D. Adjacency

Stepback	Rear Parcel Line	12'-0" min.	4
	Abutting a Rear Alley	10'-0" min.	
	Abutting Zones	20'-0" min.	

TOWN CORE

T.C. ZONE



Photographs depict a selected view of the transect zone, and are descriptive only.

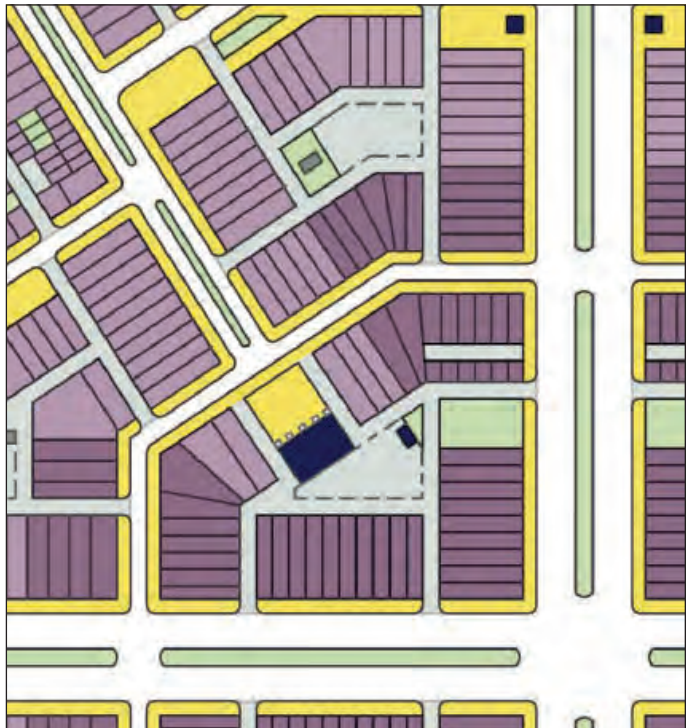


Typical Street Elevation

1. ZONE ATTRIBUTES

- A. A mixed-use setting with a variety of small-to-large land uses.
- B. Town-scale serving retail, service, food, and civic uses.
- C. Moderate-to-high building intensity: >0.50 FAR
- D. Variety of dwelling choices within attached / stacked / courtyard buildings.
- E. High pedestrian amenity with attractive sidewalks, controlled parking.
- F. Central to surrounding higher density residential.

2. STREET & BLOCK LAYOUT

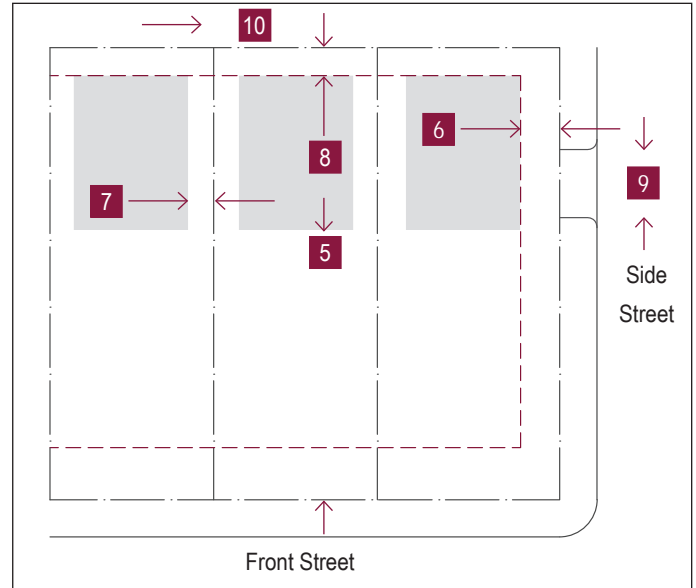
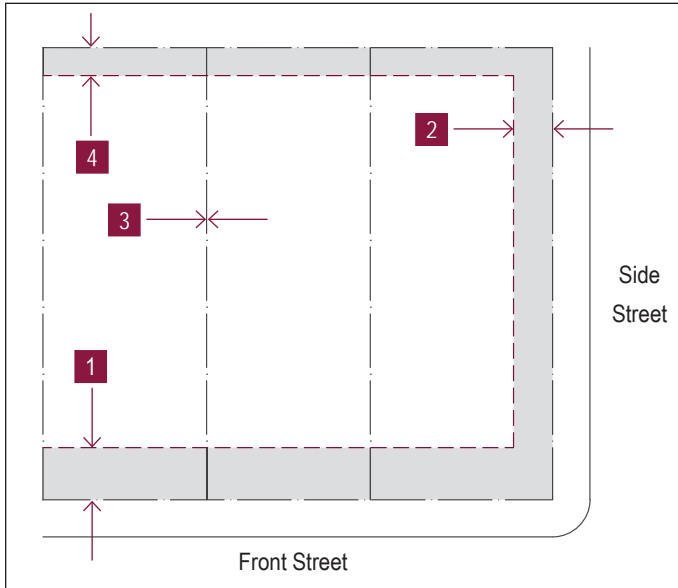


Building Form	Primarily attached buildings, occasional detached Primarily block-scale building frontage
Dimension	Height: Up to 4.5 Stories Width: Narrow to Moderate Width
Street Layout	Interconnected network, primarily of short streets. T-streets to comprise 20% of intersections in Tc Zone.
Blocks	Perimeter boundary not to exceed 1,800 ft. in Tc Zone. Configure to enhance pedestrian amenity, legibility.
Lots	Lot width: Range - small to large Lots with rear lane vehicle access: 80% min. in zone.
Platting	Building footprint: Range - small to large
Setbacks	Front: 0'-0" to 6'-0" Side: 0'-0" to 6'-0"
Frontages	a. Arcade b. Shopfront c. Stoop d. Dooryard e. Forecourt f. Common Entry

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TOWN CORE

T.C. ZONE



Key

— R.O.W./ Lot Line ■ Encroachment Area

- - - Building Setback Line

Key

— R.O.W./ Lot Line ■ Parking Area

- - - Building Setback Line

3. ENCROACHMENTS

A. Encroachment Type	Front St.	Side St.	Side	Rear
Frontage Type	Allowed	Allowed	X	X
Architectural Features (encroachment)	2'-0" (max.)	2'-0" (max.)	0'-0" (max.)	5'-0" (max.)
Steps to Building Entry (encroachment)	4 ft.	4 ft.	4 ft.	5 ft.
Fences & Walls	Allowed	Allowed	Allowed	Allowed
Unenclosed Balconies	5'-0"	5'-0"	4'-0"	4'-0"
Unenclosed Stairs (encroachment)	5'-0" (max.)	5'-0" (max.)	4'-0" (max.)	4'-0" (max.)
Signage	Allowed	Allowed		
	1	2	3	4

B. Encroachment Prohibition

1. Encroachments not allowed with ROW, alley ROW, or across property.
2. Encroachments over a public sidewalk shall not render the space below unsafe or difficult to use.

See Chapter II Section B.2 Narrative Standards for configuration and details

4. PARKING

A. Required Spaces				
All Uses	Table A.2 Section III.C.3			
Bicycle Parking	See paragraph V, Section III.C.3			
B. Setback				
Distance from POW / Lot Line	Frontage	Side St.	Side	Rear
Surface Parking	40'-0" (min.)	10'-0" (min.)	5'-0" (min.)	5'-0" (min.)
Structured Parking	30'-0" (min.)	0'-0" (min.)	0'-0" (min.)	5'-0" (min.)
	5	6	7	8

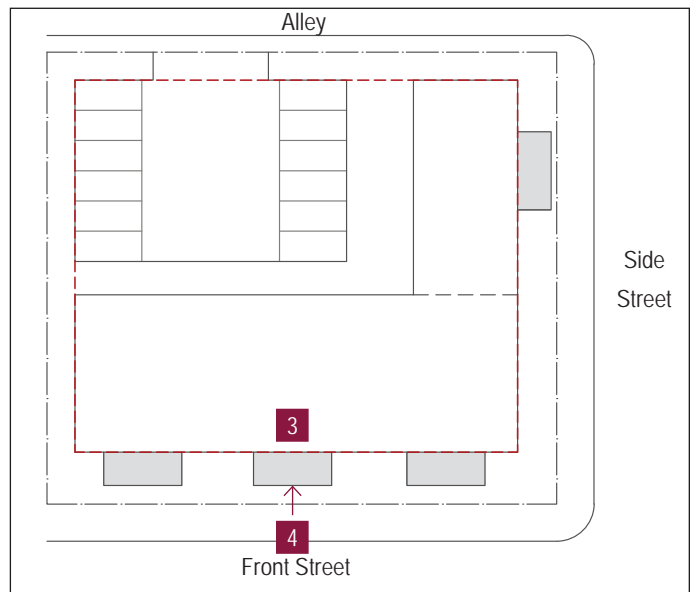
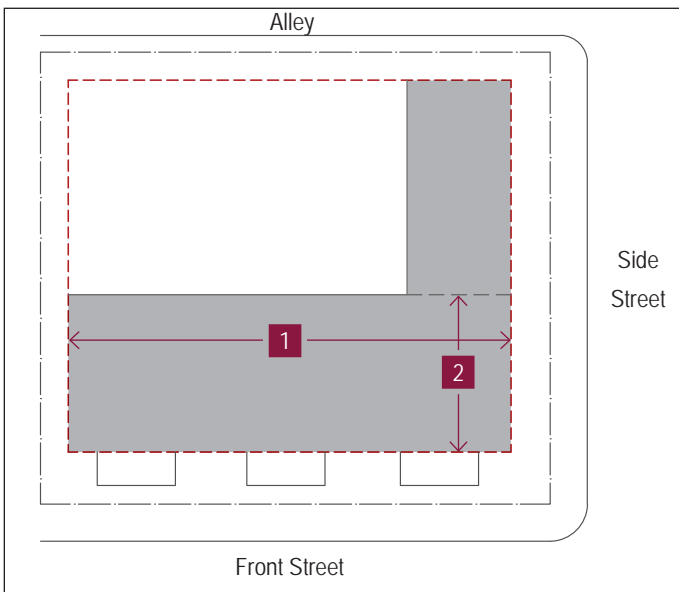
C. Driveways

Parking Access Location	
Front Street	Prohibited
Side Street	40 ft. (min.) from front Lot Line
Rear Alley	Allowed
Curb Cut Width	
Street	9
Alley	10
One way Use	12 ft. max. 14 ft. max.
Two way Use	20 ft. max. 22 ft. max.

See Chapter III Section B.2 Narrative Standards for configuration and details

MIXED USE

SHOPFRONT BLOCK, FLEX USE, LIVE WORK



Key Mixed use buildings may have shared Lot Line

— — — — R.O.W./ Lot Line	- - - - - Setback Line
- - - - - Shared Lot Line	■ Building

Key

— — — — R.O.W./ Lot Line	■ Frontage
- - - - - Setback Line	■ Private Open Space

1. BUILDING FORM

2. FRONTAGE, ACCESS, YARD

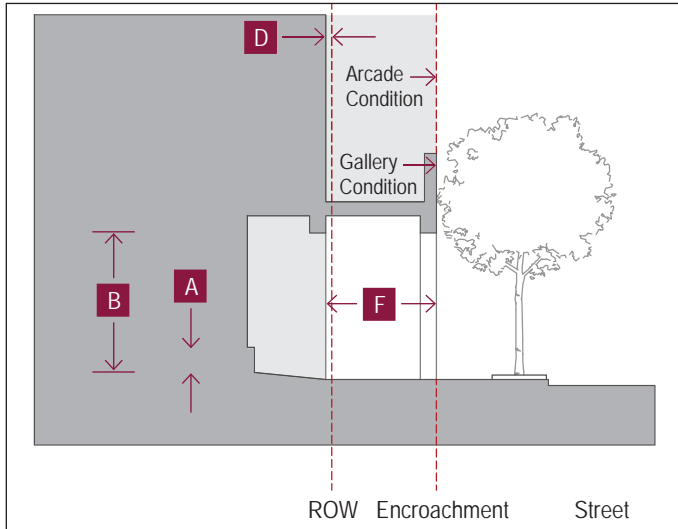
A. General	
Scale	Small to large typically attached, residential over commercial
Location	Tc Zones, at small scale - Nc Zones
Character	Provides commercial space at centers, with housing above
B. Area & Unit Quantities	
Residential	Ranges small to large - unit quantities per Zone standards
Commercial	Ranges small to large - unit quantities per Zone standards
C. Size & Massing	
Height	Ranges small to large - unit quantities per Zone standards
Width	Primary structure - 16'-0" min., 60'-0" max. 1
Depth	Primary structure - 60'-0" max. 2

A. Permitted Frontage			
Type	Arcade / Gallery	see Section II.C.2	3
	Shopfront	(" " ")	
	Common Entry / Stoop	(" " ")	
B. Pedestrian Access			
Main Entry	Commercial	Front Street	4
	Residential	Front Street	
C. Private Open Space			
Width	N.A.		5
Depth	N.A.		6
Area	N.A.		

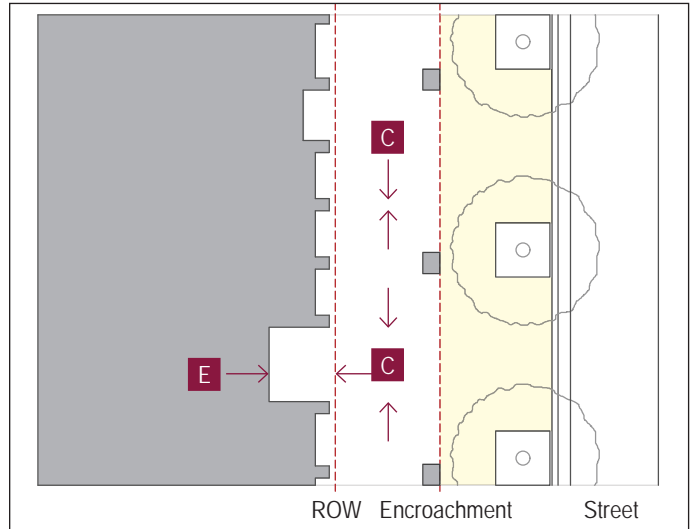
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1. ARCADE & GALLERY

BUILDING SECTION



BUILDING PLAN



1. DESCRIPTION

Use	Intended for service, retail, or restaurant uses and includes generous glazing for interior visibility.
Location	Piers for Arcade / Gallery shall encroach into ROW requiring passerby to immediate proximity to shop.
Building Wall	Ground: Commercial front at or near setback Upper: Arcade encroaches; Gallery at setback

2. ELEMENTS

Entrance	Direct to sidewalk.
Entry Elevation	At sidewalk level.
Covering / Enclosure	Both Arcade and Gallery conditions shelter entry.
Footprint	Piers allow for full width of pedestrian travel.

3. DIMENSIONS

Vertical	A	Shopfront base:	6" min., 24" max.
	B	Top of shop windows	8'-0" min.
Horizontal	C	Distance between glazing	24" max.
	D	Proximity of wall to ROW	
	E	Walls within 5'-0" of ROW	Doorway recess 5'

4. MISCELLANEOUS

Windows	Ground floor transparency	75% min.
	Residential types of windows not allowed.	
ArCADE/Gallery	F	Face not to exceed encroachment line.
	G	Width of recessed entry: 4'-0" min.
Signage		Details of sign design See section xx

5. PHOTOGRAPHS



ArCADE

Gallery

