ARTICLE XVII.A – SHELBURNE ROAD FORM-BASED OVERLAY DISTRICT

Adopted with original effective date May 18, 2016

Amended with changes effective February 1, 2017

Town of Shelburne, Vermont
ARTICLE XVII.A SHELBURNE ROAD FORM-BASED OVERLAY DISTRICT (SR-FBOD)

1.1 Purpose and Applicability

1.1.1 Purpose and Intent. The purpose of the Shelburne Road Form-Based Overlay District (SR-FBOD)s to provide a set of zoning regulations that place greater emphasis on the building design and site layout, and less emphasis on the types of land uses within those buildings with the goal of facilitating sustainable development in selected areas of Shelburne. These qualities will be achieved through implementation of context-based building forms, active open spaces and streetscapes, and complete streets collectively designed to be integrated, connected and complementary. The intent is to meet the goals of the 2014 Town of Shelburne Comprehensive Plan and other strategic area plans endorsed by the Town. The SR-FBOD, which extends along the corridor from the boundary shared with South Burlington to the LaPlatte River, is illustrated on the Regulating Plan in Figure 1.1.2.

1.1.2 Applicability.

A. Territorial Applications. This Article applies to all property in the SR-FBOD as shown on the Regulating Plan and the Zoning Overlay Districts Map.

B. Overlay Status. At the election of an applicant, a request for development in the SR-FBOD shall be reviewed under the provisions of this Article, which shall modify the requirements of the underlying zoning districts and applicable sections of Article XIX (General Regulations). When such a request is made, the terms of this Article shall control and further shall supersede any conflicting provisions contained in other Articles.

C. Ongoing Adherence With Overlay District Requirements. Upon the effective date of this Article, a property owner may apply for approval of land development under the SR-FBOD. Upon the approval of such application, the property shall thereafter be subject to this Article and, if this Article is discontinued or replaced, any successive Zoning Districts to which Form-Based Zoning requirements are transferred and in which the subject property is located.

D. Adult Entertainment Uses. The provisions and requirements of the SR-FBOD shall be superseded by the provisions and requirements of Section 1910.8 (“Adult Entertainment as a Conditional Use”) of the Shelburne Zoning Bylaw. No applications for Adult Entertainment Uses shall be allowed under the SR-FBOD.
1.1.3 Transitional Provisions.

A. New Development. If the property owner opts to use the SR-FBOD regulations for site development, subsequent development on that site must also comply with the SR-FBOD regulations.

B. Previously Issued Approvals. Zoning Permits and other approvals granted pursuant to the Zoning bylaws issued before the effective date of this Article shall remain in effect according to the terms specified in Section 2040.

C. Demolition of listed historic structure within two years of application under SR-FBOD. If a property owner demolishes or allows to be demolished any structure listed in Table 1.4.1 within five (5) years prior to filing an application under this SR-FBOD, any application filed in connection with the property on which demolished building was located shall be subject to a building type density adjustment. The effect of such adjustment shall be to modify lot area standards as follows:

1) Building Type 1 – Detached dwelling. 15,000 Min./1 Family D.U. or 1 Family and 1 accessory Lot Area of 20,000 S.F. required for 2 dwelling units
2) Building Type 2 – Townhouse Lot Area (in Square Feet) 10,000 Min./ D.U. Minimum Site Requirements: Area 20,000 S.F.
3) Building Type 3 – Multi Family Building. 10,000 S.F. per dwelling unit
4) Building Type 4 – Cottage and Cottage Courts. Lot Area Per Dwelling Unit: 10,000 S.F. Courtyard Area 5,000 S.F Min. Courtyard Area Per Cottage 1000 S.F. Min.
5) Building Type 5 – Live Work Unit Lot Area (in Square Feet) 10,000 Min./1-Family D.U.
6) Building Type 6 – Mixed Use Storefront Lot Area (in Square Feet) 20,000 S.F. Min.
7) Building Type 7 – Commercial Liner Building Lot Area (in Square Feet) 20,000 S.F. Min.
8) Building Type 8 – Tech Shop Building Lot Area (in Square Feet) 20,000 S.F. Min.
9) Building Type 9 – Flex Commercial/Industrial Lot Area (in Square Feet) 20,000 S.F. Min.
10) Building Type 10 – General Multi Purpose Building Lot Area (in Square Feet) 20,000 S.F. Min.
11) Building Type 11 – Civic Lot Area (in Square Feet) 20,000 S.F. Min.

1.1.4 Components of Form-Based Zoning.

A. Regulating Plan. The Regulating Plan is the controlling document for implementing form-based zoning standards in the SR-FBOD. The Regulating Plan contains seven subdistricts called "Character Districts", each with its own rules and standards appropriate to each area.
B. Permitted Use and Functional Standards. These standards regulate the uses allowed within a site or lot on the ground floor and upper floors, correlated to each building type and lot standards. Uses are defined in Section 1.3.

C. Building Form and Lot Development Standards. The Building Form Standards regulate the physical character of buildings through placement, form, and design. The Building Form Standards aim to provide the minimum level of control necessary to meet these goals while providing a range of standards appropriate to the context of the Character District. The specific requirements and applications of the Building Form Standards are in Section 1.4.

D. Public Realm Standards. The Public Realm includes all exterior places, Linkages and built form elements that are physically and/or visually accessible to all members of the general public, during all business hours, or the majority of the day for residential buildings, regardless of ownership. These elements can include, but are not limited to pedestrian ways, bikeways, plazas, nodes, squares, transportation hubs, playgrounds, parks, and landmarks and are typically adjacent to the street or public place. The Public Realm shall be a physical place. The Public Realm Standards regulate the type and form of streets and open spaces.

1) Street Types and Streetscape Standards. These design specifications describe the different types of streets and thoroughfares that may be created in the SR-FBOD. They prescribe roadway parameters and rights-of-way requirements. The specific requirements of the street types and streetscapes are in Section 1.5.2.

2) Public and Civic Open Space Standards. These standards establish the rules and parameters for the types of public or publicly-oriented private spaces that can be added to a site to fulfill the open space requirements of the SR-FBOD. The specific requirements of the Public and Civic Open Space Standards are in Section 1.5.5.

E. Site Development Standards, including Parking and Loading Standards. The Site Development Standards section establishes definitions of site, site area, site width, and site depth and illustrates the site envelope on projects involving multiple lots and a single lot. The Parking and Loading Standards in Section 1.6.2 supplement the parking regulations in the underlying districts with additional provisions for alternate methods of meeting the parking requirements.

F. Landscaping, Screening, and Lighting Standards. The intent of the Landscaping, Screening, and Lighting Standards section is to enhance the pedestrian environment and provide buffers where necessary in the SR-FBOD with appropriate landscape and lighting design. The landscaping requirements of this section are intended to
supersede the requirements under Article XIX Section 1905.B. through D. and apply specifically to the SR-FBOD.

G.  **Sustainable Design and Development Site Performance Standards.** The Sustainable Design and Development Site Performance Standards Section contains requirements and guidelines pertaining to stormwater management, sustainable landscaping, and similar topics. Adherence to such standards is encouraged, and in some cases required, to achieve low net energy consumption, reduced stormwater runoff and higher water quality, reduced vehicle miles traveled, and support public darkness, high canopy tree cover, and production of local food.

H. **Signage Standards.** Regulations in the Signage section apply to all signs within the SR-FBOD when a property owner elects to use the development standards in Article XVII.A. In this case, the signage standards in this section shall supersede standards contained in Article XIX Section 1970. Where a conflict between this section and other requirements pertaining to signage in the Zoning Bylaw exists, the requirements specifically set forth in this section shall prevail.

I. **Administrative Procedures.** Administration standards in Section 1.7 describe the development application, review, and approval process for projects in the SR-FBOD.

J. **Definitions.** Certain terms in this Article are used in very specific ways, often excluding some of the meanings of common usage. When a word or phrase is used in a manner specific to the SR-FBOD, a definition of the word or phrase is included in Section 1.8 or elsewhere in the SR-FBOD. Other portions of the Zoning Bylaws also contain specifically defined terms. Many of those terms are defined in Article XXI of the Zoning Bylaws. When there is no definition in the SR-FBOD, the meaning contained elsewhere in the Bylaws shall apply. Where there is an apparent contradiction between the definitions in this Article and those in other sections of the Zoning Bylaws, the definitions in this Article shall prevail and apply to the contents of this Article.

**1.1.5 Severability.** If any provision of this Article is found to be invalid by a court of competent jurisdiction, the remainder of this Article shall not be affected but shall remain in full force. The invalidity of any provision of this Article shall not affect the validity of the remainder of the Zoning Bylaws.
FIGURE 1.1. SHELBURNE ROAD ILLUSTRATIVE PLAN BASED ON 2014 CHARRETTE

**Mixed-Use Villages** The southern growth node expands around Shelburne Commons, including redevelopment of the existing Eric Lander facility. New mixed-use buildings and additions help enclose both sides of Rt. 7, with new interior street connections providing access to areas with a mix of single and multi-family homes. Site planning and architecture reflect the character of a traditional village, with irregular setbacks and varied building size, massing and proportions. Sidewalks and trails link a series of small parks and courtyards, allowing residents and visitors to get around the entire area on foot.

**Green Corridors** The central part of the study area is marked by Lamoille-related uses that will likely remain for the foreseeable future. Broad front setbacks, combined with views of the Monroe Brook floodplain and the Dole Farm, give the area an open, rural character. By maintaining the current setbacks and enhancing landscaping along Rt. 7, the area can become an attractive buffer between activity centers to the north and south. Businesses can expand to the rear of existing structures.

**Mixed-Use Streets** Redvelopment of the northern end of the corridor takes the form of a traditional village street, with 2.5-story buildings expanding toward Rt. 7 and wrapping around the corner of the existing side streets. As buildings are replaced over time, placement towards the Rt. 7 frontage allows parking to be hidden behind. Linking new parking lots provides convenient access from the side streets, allowing for many of the existing driveways along Rt. 7 to be closed and replaced with new buildings and landscaping.

**Mixed Residential Areas** Parts of the study areas that are largely residential will remain so, with opportunities for redevelopment of available sites for additional homes. Where space allows, this could include new neighborhoods designed according to traditional village principles, with relatively narrow streets, small parks and garden spaces, and continuous sidewalks, trail connections connecting homes with nearby amenities.

**Paths and Trails** Over the last few years the town has been planning bicycle and pedestrian trails linking residential neighborhoods with other areas. A bike path has already been constructed along Webster Road, and could be connected to a potential path following the railroad right-of-way.

**Existing Paths**
**Proposed Paths**

**Special Uses** Town-owned land slated for a future school and the adjacent Dole Farm create a unique area of opportunity. While low density residential growth is currently the most likely option, the open, rural character of these properties could be largely preserved by clustering village-style housing, a conference center, potential school facilities, and other uses while preserving the surrounding open space.

**Business Campus** Areas currently zoned commercial/industrial continue to provide a place for larger businesses that don’t require direct visibility from Route 7 but benefit from easy access to the corridor. New buildings and expansion of existing structures, access drives, parking lots, and open space areas are coordinated across lot lines to create a sustainable pedestrian campus. By sharing access drives, parking lots and other facilities where possible, land can be used more efficiently and space left over for a shared park system. Stormwater detention and treatment are accomplished with rain gardens, swales and ponds incorporated into the park system.
FIGURE 1.1.2: SHELBURNE ROAD REGULATING PLAN
(Full size version available in the Shelburne Planning Office)
1.2 **Regulating Plan**

1.2.1 **General Provisions.** The Regulating Plan and associated Character Districts define building form, placement, and use standards as well as street types applicable to each lot. These standards are further defined and illustrated in Sections 1.3, 1.4, and 1.5. Elements of the Regulating Plan include:

A. **Character Districts.** The SR-FBOD contains seven Character Districts representing a variety of development patterns, forms, uses, and intensities based on the 2014 Shelburne Road Illustrative Plan derived from the community design charrette and vision for the corridor area. (See Figure 1.1.1.) The boundaries and area of each Character District within the Regulating Plan are illustrated by a distinct color of the land parcels.

B. **Frontage Zones.** Frontage Zones are special areas on the Shelburne Road corridor where there is an emphasis on creating small neighborhood centers. As depicted in the Regulating Plan (Figure 1.1.2) Frontage Zones are focused on three signalized intersections: US 7 and Martindale Road; US 7 and Hullcrest Road; and US 7 and Longmeadow Road. Frontage Zones include the contiguous land area from the edge of the public right-of-way to the rear edge of the Build-To-Zone as defined in Section 1.4.2. An Active Ground Floor Use is required on parcels with frontage on designated streets within the Frontage Zones. Other uses are permitted but only above the ground floor as prescribed in Table 1.3.1.

C. **Property Line.** Property or lot lines shown on the Regulating Plan are merely illustrative. Any requirements in this article referring to property lines shall apply to actual property lines.

D. **Primary Street Type.** These streets generally carry higher volumes and provide access to other districts within Shelburne as well as the region. See Section 1.5 for specific primary street type and design standards.

E. **Secondary Street Type.** These streets generally carry lower volumes and provide access to adjacent neighborhoods. See Section 1.5 for specific secondary street type and design standards.

F. **Primary Facade Orientation.** A principal building’s primary, or front, facade shall be oriented towards the primary street.

G. **Secondary Facade Orientation.** A principal building’s secondary, or side, facade shall be oriented toward the secondary street.
H. **Build-To-Zone.** A Build-to Zone is a zone, the edge of which is a Build-To-Line, marking where the street-facing façade of a primary building shall be located. Numbers on the Regulating Plan indicate the minimum and maximum distance in feet from the front property line/right-of-way line, and side property line/right-of-way line on corner lots. Projecting building elements may encroach beyond the Build-To-Zone as provided in the Building Form Standards. See Section 1.4.2 for specific encroachment and articulation requirements.

I. **Build-To-Line.** Analogous to a maximum building setback, a Build-To-Line is a line marking where the street-facing façade of a primary building shall be located in some Character Districts. Numbers on the Regulating Plan labeled per the key as Rt. 7 Front Setback indicate distance in feet from the front setback line to the public right-of-way line.

J. **Build-To-Zone Occupancy.** A designated space on lots fronting a public street in certain Character Districts within which a percentage of the primary building façade, and where applicable, walls, fences and hedges, must be located. Walls and hedges may count towards this requirement, depending on Building Form Standards. See Section 1.4.2 for specific encroachment and articulation requirements.

K. **Height.** Minimum and maximum height requirements of principal buildings, in stories, are illustrated on the Regulating Plan. A half-story (.5) represents an attic story, which may or may not be habitable. See Section 1.4.2 Building Form Standards for specific dimensions of interior floor heights, ground-floor elevations, and other related requirements.

L. **Future Streets and Paths.** These corridor designations generally identify potential locations for future streets and paths that would enhance access to and connectivity between centers, street corridors, and neighborhoods. While the feasibility and appropriateness of specific thoroughfares would be determined at development review and may not be completed until some point in the future, these corridors as identified in the Regulating Plan are deemed important to achieving the desired development patterns, multimodal transportation system, and general sustainability of the SR-FBOD.

M. **Conservation.** Dedicated open space either publicly or privately owned is identified on the Regulating Plan. See Public Realm Standards in Section 1.5.5 regarding open space types and standards.

### 1.2.2 The Seven Character Districts: Intent and Standards.

A. **Mixed Use Street Character District (MUSCD).**
1) **Intent.** The MUSCD is at the northern end of Shelburne Road (U.S. Route 7) in Shelburne. This district is intended to provide an attractive northern gateway into Shelburne that provides a clear visual delineation of the Town line. The district is also intended to provide commercial opportunities catering to travelers on Shelburne Road within an area that is also safe and inviting to pedestrians through flexibility in new and existing building placement, convenient pedestrian and automobile circulation (provided in part by new interior multi-modal streets), and small scale public spaces.

2) **Specific Standards.** The MUSCD contains three Frontage Zones at the intersections of Route 7 at Martindale Road, Route 7 at Juniper Road/Clearwater Road, and Route 7 at Hullcrest Road/Lakeview Drive. Buildings have active ground floor uses, are between 1.5 and 3.5 stories, and are placed toward the front of the lot to create a street wall and enclosure. Outdoor activity zones are located between the building facade and street right-of-way, and parking is located primarily behind the building. In addition, stormwater Best Management Practices (BMP) are required.
B. Mixed Use Neighborhood Character District (MUNCD).

1) Intent. The MUNCD is centered on the intersection of Route 7 at Longmeadow Drive and the access road to Shelburne Commons and Rice Lumber. It is intended to accommodate a mix of new residential uses with expanded commercial uses in a mix of smaller scale new buildings and additions to existing buildings that provide enclosure along Shelburne Road. New interior streets provide multimodal access to neighborhoods. Building patterns reflect the character of traditional village design with irregular setbacks, integrated open spaces, complete streets, varied building size and massing, and projecting elements. Sidewalks and paths connect to surrounding neighborhoods and corridors.

2) Specific Standards. The MUNCD contains a Frontage Zone at the intersection of Route 7 at Longmeadow Drive and the access road to Shelburne Commons and Rice Lumber. Buildings along the frontage of Shelburne Road in this area are between 1.5 and 3.5 stories and have active ground floor uses. See Section 1.3 for more information on Frontage Zones. In addition, stormwater Best Management Practices (BMP) are required.
C. **Green Corridor Character District (GCCD)**

1) **Intent.** The GCCD is located north and south of the Bay Road and Route 7 intersection. It is intended to preserve the existing pattern of large setbacks for buildings along this portion of Shelburne Road while also providing multi-modal access. Commercial and residential buildings are intended to be clustered into less environmentally sensitive areas of the district. The open space in the GCCD is intended to accommodate environmental benefits, passive and active recreation, agriculture, and civic gatherings.

2) **Specific Standards.** Much of the GCCD lies within the watershed of an impaired waterway. Low-impact development (LID) design techniques or stormwater Best Management Practices (BMP) are required. See Section 1.6.4 for the types of LID and BMP that can be used in the GCCD.
D. **Business Campus Character District (BCCD).**

1) **Intent.** The BCCD includes the area currently located in the Commerce & Industry zoning district near the Bay Road intersection and southern end of the SR-FBOD. The BCCD is intended to provide opportunities for a variety of business enterprises that do not require visibility from Shelburne Road. It is also intended to provide multi-modal access to properties in the character district. The development standards provide considerable flexibility.

2) **Specific Standards.** Best Management Practices (BMP) for stormwater treatment are required. See Section 1.6.4 for the types of BMP that can be used in the BCCD.
E. **Special Uses Character District (SUCD).**

1) **Intent.** The SUCD is located east of Shelburne Road south of the Bay Road intersection. It is intended to accommodate a broad range of building types generally clustered into traditional neighborhood or campus development patterns to preserve open spaces and views from Shelburne Road. Development potential includes pedestrian-friendly neighborhoods, research and academic institutions, or visitor accommodations and facilities.

2) **Specific Standards.** Building heights may range from 1 to 4 stories providing views of Lake Champlain. An interconnected network of streets, paths, and open spaces connect development nodes. In addition, stormwater Best Management Practices (BMP) are required.

<table>
<thead>
<tr>
<th>Special Uses Character District</th>
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<td>![Location thumbnail]</td>
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</table>

F. **Mixed Residential Character District (MRCD).**

1) **Intent.** The MRCD covers the existing or potential residential areas along Shelburne Road. Much of the MRCD is located in the Residential zoning district and will largely remain as currently developed. Where opportunities exist for expansion, redevelopment and new development, the MRCD is intended to accommodate a mix of attached and detached residential building types in pedestrian-friendly neighborhoods. New sites and neighborhoods should be accessed through relatively narrow tree-lined streets and integrated with
pedestrian and bicycle amenities, small parks, and connections to surrounding neighborhoods and the village center.

2) **Specific Standards.** Stormwater Best Management Practices (BMP) are required.
G. Conservation Character District (CCD).

1) **Intent.** The CCD shall remain predominantly undeveloped and in its natural state, providing passive and active recreational opportunities as appropriate for the SR-FBOD.

2) **Specific Standards.** Due to the environmental sensitivity of the CCD, pervious pavers and other low-impact development (LID) design techniques or stormwater Best Management Practices (BMP) are required. See Section 1.6.4 for the types of LID and BMP that may be used in the CCD.

<table>
<thead>
<tr>
<th>Conservation Character District</th>
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<td>Location thumbnail</td>
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### 1.2.3 Building Types and Forms Standards.

A. **Building Types and Form Standards.** Specific building types and form standards are allowed in the Character Districts. The 11 permitted Building Types allowed in the SR-FBOD are identified below:

1) Detached Dwelling (1 and 2-Family)
2) Townhouse (Attached 1-Family)
3) Multi-Family Building (Apartment and Condominium 3 to 24 dwelling units)
4) Cottage Court
5) Live/Work Unit (Commercial and 1-Family)
6) Mixed Use Storefront
7) Liner Storefront
8) Tech-Shop Building
9) Flex Building
10) General Multi-Purpose Building
11) Civic Building

B. Building Types by Character District. Table 1.2.1 below shows the allowed Building Types by Character District.

C. Building Form Standards. Figure 1.4.7 contains the Building and Form Standards for each Building Type in detail.

### 1.2.4 Additional Building Types

Additional building types are not permitted unless and except where specially authorized in Section 1.7. Administrative Procedures.

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**TABLE 1.2.1: BUILDING TYPES ALLOWED BY CHARACTER DISTRICT**

<table>
<thead>
<tr>
<th>CHARACTER DISTRICT</th>
<th>BUILDING TYPES</th>
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<tbody>
<tr>
<td>Mixed Use Street Character District (MUSCD)</td>
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<td>Mixed Use Neighborhood Character District (MUNCD)</td>
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<td>Business Campus Character District (BCCD)</td>
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<td>Green Corridor Character District (GCCD)</td>
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<td>Special Uses Character District (SUCD)</td>
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<tr>
<td>Mixed Residential Character District (MRCD)</td>
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<tr>
<td>Conservation Character District (CCD)</td>
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*Allowed on building lots fronting Shelburne Road*
1.3 **Allowed Uses and Functional Standards**

1.3.1 **Allowed Uses.** This section establishes the principal and accessory uses allowed in the SR-FBOD. Principal uses are grouped by category and allowed by administrative or conditional use permit in different Building Types as shown on Table 1.3.1: SR-FBOD Use Table. Accessory uses, and related accessory structures, are allowed in conjunction with principal uses. General authority for accessory uses is found under Section 1.3.3, while certain additional requirements for accessory uses are specified in the bottom portion of Table 1.3.1. Certain principal uses listed in Table 1.3.1 also must comply with functional standards identified in Section 1.3.4.

1.3.2 **Use Determination.** The Zoning Administrative Officer (AO) is responsible for categorizing uses. If a proposed use is not covered by a use category, but is substantially, materially, and outwardly similar to another listed use, the AO shall treat the proposed use as a use under that category. If a proposed use is not similar to any other listed use, the use shall be prohibited.

1.3.3 **Accessory Uses.**

A. Accessory uses and accessory structures must comply with the definitions contained in Article XXI. Thus, they must be accessory and clearly incidental and subordinate to a permitted principal use or building.

B. No accessory use or structure may be established prior to the establishment of a permitted principal use or building.

C. The AO is responsible for determining whether a use or structure is accessory. In order to classify a use or structure as accessory, the AO must determine that the use or structure:

1) Is subordinate to the principal use or building in terms of area, extent and purpose;

2) Contributes to the comfort, convenience or necessity of occupants of the principal use or building served;

3) Is located on the same lot as the principal use of building, or on a contiguous lot in the same ownership when the lots are both subject to a common development approval granted by the Town;

4) Involves operations in keeping with the character of the principal use or building served; and

5) Is not of a nature likely to attract visitors in larger numbers than would normally be expected for the principal use or building.

D. Accessory structures must meet the setback and height requirements of Section 1.4.2.
### TABLE 1.3.1: SR-FBOD USE TABLE

<table>
<thead>
<tr>
<th>USES</th>
<th>PRINCIPAL USES</th>
<th>RESIDENTIAL</th>
<th>LODGING</th>
<th>COMMERCIAL</th>
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<td>Household Living</td>
<td>Group Living</td>
<td>Hotel or Inn or Motel</td>
<td>Bed &amp; Breakfast</td>
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### USES

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<td>BUSINESS PARK</td>
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**Key**
- ALL: Permitted on all floors
- GF: Permitted on ground floor
- UF: Permitted on upper floors

February 1, 2017
1.3.4 **Functional Standards.** Unless otherwise specified in Table 1.3.1, the following functional standards for specific uses shall apply to the SR-FBOD. Functional standards are standards applied according to the use and function of a property, as distinct from standards derived from a building form.

A. **Residential Uses.**

1) Residential uses shall meet Section 1.4 Building Form Standards specified for individual building types that accommodate household living units.

2) No civic, commercial, or industrial use is permitted above a residential use.

B. **Household Living.**

1) In the SR-FBOD, Household Living includes Single-Family, Two-Family, Multiple-Family, Accessory Apartments (1 and 2 bedroom), and Staff Quarters/Private Guest House.

2) A lobby serving an upper floor residential use is permitted on the ground floor of a commercial use.

C. **Group Living.** In the SR-FBOD district, Group Living includes Group/Residential Care Homes, Elder Housing, Elder Care Facilities, Elderly Supportive Service Housing, Continuing Care Retirement Community, and Nursing Homes.

D. **Child Care Facilities.** In the SR-FBOD, Child Care includes Licensed Day Care (six or less), Licensed Day Care (more than six), Registered Family Day Care Home, and Day Care Center. Child Care uses shall be accessory uses in a Tech-Shop Building and Flex Commercial/Industrial Building.

E. **Restaurant/Bar, Retail Uses.**

1) A Restaurant/Bar or Retail Use is permitted in the upper floors of a building as a conditional use or as a permitted use if it is a second story extension equal to or less than the area of the ground floor Restaurant/Bar or Retail Use, and the Restaurant or Bar shall not include Adult Entertainment.

2) Outdoor eating areas for bars and restaurants may be allowed on private sidewalks or public sidewalks provided that a clear walkway is provided within the right-of-way. Conditional Use approval shall be required in any location where outdoor dining is proposed to occur on a public sidewalk.

3) In Tech-Shop Buildings, retail sales may be permitted as accessory uses but not as principal uses.

F. **Uses Allowed in a Civic Building.** Only the specific civic uses listed in Section 1.4 are allowed in a civic building type. Under this definition Civic Institutions include Museums and Libraries; Membership Organizations and Religious Institutions include Fraternal Organizations, Social Clubs, Churches and related uses; Public
Services and Facilities include Municipal Offices, Police Stations, Fire/Rescue Stations, Post Offices, and Bus Transit Stations.

G. Agricultural Uses. Agricultural uses, including Integrated Agriculture, as defined in Article XXI are allowed in all Character Districts. See Section 1.5.5 for agricultural uses that would meet Open Space requirements.

H. Recreation/Open Space Uses. Outdoor Recreation and Open Space includes Outdoor Recreation (no structures), Outdoor Recreation (minor and major structures), Wildlife Management/Refuge Areas, Commercial Riding Stables, Campgrounds, and Cemeteries. See Figure 1.5.5 (Public and Civic Open Space Standards) for additional agricultural uses allowed in combination with other open space requirements.

I. Farmers’ Market. A Farmers’ Market selling regionally-produced goods, seasonal or otherwise, may be permitted on a site in either a permanent structure or in temporary accommodations in a structure that need not meet the requirements of the Building Form Standards in Section 1.4. A simplified site plan under Section XIX shall be required for approval.

J. Mobile Food Vendors. Reserved.

K. Drive-Through Associated with Commercial Use.
   1) Vehicles using drive-through facilities may not encroach on or interfere with the public use of streets and sidewalks by vehicles or pedestrians.
   2) Drive-through facilities and objects associated with the drive-through must be located to the side or rear of the building. Drive-through windows and lanes may not be placed between the street and associated buildings.
   3) No drive-through window or lane is permitted on the side or rear of a building facing a Residential District.
   4) Additional requirements pertaining to Drive-Through facilities are presented in section 1.6.2 (I) (6).

L. Parking Garage.
   1) The ground story of a parking garage must have active, non-parking uses located between the parking garage and the primary or secondary street right-of-way.
   2) Where upper stories of a parking garage 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 primary or secondary public street right-of-way.
3) Parking garage floors fronting a primary or secondary public street right-of-way must be level and not inclined.

4) Sloped ramps in a parking garage must not be discernible along the perimeter of the parking structure.

5) Ground floor facade treatment on a parking garage must be continued on upper stories.
1.4 Building Form and Lot Development Standards

1.4.1 Purpose and Intent. These standards regulate the way that buildings in the SR-FBOD are placed and oriented on their lots to positively address and complement other buildings as well as streets and civic spaces.

1.4.2 General Provisions Applicable to All Buildings.

A. Building Lot.

1) Definition. A Building Lot is a parcel of land either vacant or occupied intended as a unit for the purpose of transfer of ownership or possession, or for development.

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 rights-of-way, whether dedicated or not dedicated to public use.

3) 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.

4) Lot Depth. Lot depth is the distance between the front and rear property lines measured along a line midway between the side property lines.

5) Lot Frontage. Every Building Lot upon which development is proposed must have frontage upon a primary or secondary street.

B. Building Setbacks. Building setbacks include front setbacks, side setbacks, and rear setbacks as defined below:

1) Front setbacks are measured from primary street, or in the Conservation Character District, from the edge of the property line.

2) Side setbacks are measured from the side property line.

3) Rear setbacks are measured from the rear property line or the edge of the right-of-way.
FIGURE 1.4.1 – GENERAL BUILDING AND LOT STANDARDS

Lot Frontage

Setbacks and Build-To-Zone

Build-To-Zone Occupancy
A. Primary Street Build-To-Zone (BTZ);  B. Primary Street BTZ % Occupancy;  C. Secondary Street BTZ

Outdoor Activity Zones
A. OAZ Width;  B. OAZ Depth;  OAZ Area (S.F.)
C. Primary and Secondary Street Designation.

1) Where only one street abuts a lot, that street is considered a primary street.

2) A multiple street frontage lot must designate at least one primary street. A lot may have more than one primary street. The AO shall determine which street is the primary streets based on:

   a. The street or streets with the highest classification;
   b. The established orientation of the block;
   c. The street or streets abutting the longest face of the block;
   d. The street or streets parallel to an alley within the block; and
   e. The street that the lot takes its address from.

   See Figure 1.4.1.

D. Parking Setbacks.

1) If applicable, on-site surface and structured parking must be located behind the parking setback lines set forth in Figure 1.4.7. This requirement is not intended to restrict on-street parking.

2) Parking setbacks apply only to the levels at or above ground in a parking structure (not in below-ground parking levels).

3) No parking or display of vehicles offered for sale is allowed in rights-of-way, setbacks, or green or buffer areas.

4) Primary and secondary street parking setbacks are measured from the edge of the right-of-way.

   See Figure 1.4.1.

E. Build-To-Zone (BTZ).

1) Defined. The build-to-zone is the area between the minimum and maximum setbacks from the edge of the right-of-way. As per Figure 1.4.7, a specified percentage of the front building facade must be located within the build-to-zone. See Figure 1.4.1. The edge of the build-to-zone located closest to the right-of-way is marked by the build-to line, or the minimum setback.

2) Corner Lots. On a corner lot, a building facade must be placed within the build-to-zone for the first 30 feet along both streets extending from the block corner, measured from the intersection of the two right-of-way lines.

3) Uses Allowed. With the exception of parking spaces, all structures and uses allowed on the lot are allowed in the build-to-zone.

   See Figure 1.4.1.
F. **Build-To-Zone Occupancy.** As per Figure 1.4.7, build-to-zone occupancy refers to the amount of the front building facade that must be located in the build-to-zone, based on the width of the building divided by the width of the lot.

G. **Outdoor Activity Zones (OAZ).** Where open space is required, outdoor activity zones may be provided on the lot and must be available as unenclosed, improved active or passive recreational space for use by the occupants of the development. The Public and Private Open Space Standards in Section 1.5.5 further define these zones. General standards include the following:

1) The outdoor activity zone requirement may be met in one contiguous open area or in multiple open areas on the lot; to comply with open space requirement the area must be at least 10 feet in width and length.

2) Outdoor activity zones may be located at or above grade. Above-grade examples include a rooftop deck or terrace, garden, or fitness station.

3) Passive park areas must include improvements such as trails, paths and seating areas.

4) Formal or informal gardens, as well as greenbelts, are considered acceptable outdoor activity zones.

5) Outdoor activity zones may have a roof but cannot be enclosed.

6) Outdoor activity zones may include structures such as kiosks, bicycle racks, benches or other seating, sculpture, fountains and similar amenities. Such areas must not include signs unrelated to the amenities, utility areas, dumpsters or similar structures.

7) Outdoor activity zones cannot be used for parking or driveway, except for emergency access and permitted temporary events.

8) Outdoor activities zones must be designed as permanent uses. Activities that are seasonal or variable in nature, but designed to recur permanently, are deemed to meet the standards of this section in direct correlation to the percentage of time such amenity is functionally available each year. For example, an outdoor dining area used 6 months of the year would meet only half of the required standard.

See Figure 1.4.1.

H. **Setback Encroachments.** Buildings and structural elements must be located in the Build-To-Zone or behind the required setbacks except as listed below. Unless specifically permitted in Article XVII.A, no building or structural element can encroach upon a required easement or public right-of-way.

1) **Building Features.**
a. Porches, stoops, balconies, galleries, and awnings/canopies, and other permitted projecting building elements can extend into a required setback as stated in Section 1.4.3.
b. Chimneys or flues may encroach into side or rear setbacks up to 4 feet, provided that such extension is at least 2 feet from the vertical plane of any lot line.
c. Building eaves, roof overhangs and light shelves may encroach up to 4 feet, provided that such extension is at least 2 feet from the vertical plane of any lot line.
d. Bay windows, oriel s and vestibules that are less than 10 feet wide may encroach up to 4 feet, provided that such extension is at least 2 feet from the vertical plane of any lot line.
e. Unenclosed fire escapes or stairways may encroach up to 4 feet into a required side or rear setback, provided that such extension is at least 5 feet from the vertical plane of any lot line.
f. Unenclosed patios, decks or terraces may encroach up to 4 feet into a required side setback, or up to 8 feet into a required rear setback, provided that such extension is at least 3 feet from the vertical plane of any lot line and that all screening requirements in the underlying district are complied with.
g. Public outdoor seating and dining areas may extend into a front or side street setback in a manner consistent with Section 1.3.4 E(2) herein.
h. Cornices, belt courses, sills, buttresses or other similar architectural features may encroach up to 2 feet.
i. Handicap ramps may encroach to the extent necessary to perform their proper function.
j. Structures below and covered by the ground may encroach into a required setback.

2) Mechanical Equipment and Utility Lines.

a. Mechanical equipment associated with residential uses, such as HVAC units and security lighting, may encroach into a required rear or side setback, provided that such extension is at least 3 feet from the vertical plane of any lot line and all screening requirements in the underlying district are complied with.
b. Ground-mounted solar panels, wind turbines, and rainwater collection or harvesting systems less than 12 feet in height may encroach into a required rear or side setback, provided that such extension is at least 5 feet from the vertical plane of any lot line and all screening requirements in the underlying district are complied with.
a. Minor structures accessory to utilities (such as hydrants, manholes, and transformers and other cabinet structures) may encroach into a required rear or side setback.

3) Other Setback Encroachments.

a. Fences and walls under Section 1.6.3.
b. Transitional buffers under Section 1.6.3.
c. Signs under Section 1.6.5.
I. Transparency.

1) As per Figure 1.4.7, the minimum percentage of windows and doors that must cover a ground story facade is measured between 2 and 12 feet above the adjacent sidewalk, or where no sidewalk exists, the finished grade.

2) As per Figure 1.4.7, the minimum percentage of windows and doors that must cover an upper story facade is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plane.

3) Transparency applies to primary and secondary street-facing facades only.

4) Glass is considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%.

5) In a Mixed Use Storefront and Commercial Liner Storefront, a minimum of 60% of the street-fronting, street-level window pane surface area must allow views from 4 feet off the ground into the ground story use. Windows cannot be made opaque by window treatments (except operable sunscreen devices).
J. Blank Wall Area.

1) Blank wall area means a portion of the exterior facade of the building that does not include any of the following: windows or doors, columns, pilasters, any other articulation greater than 12 inches in depth, a substantial material change. Paint color is not considered a substantial material change.

2) Blank wall area applies in both a vertical and horizontal direction.

3) Blank wall area standards apply to ground and upper story primary and side street-facing facades.

   See Figure 1.4.2

K. Building Height.

1) Building height is regulated in both number of stories and feet and is measured from the average grade to the mean height level between the eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof, not including a maximum 4 foot high parapet wall encroachment.

2) Average grade is determined by calculating the average of the highest and lowest elevation along natural or improved grade (whichever is more restrictive) along the front of the building parallel to the front setback line.

3) An attic does not count as a story where 50% or more of the attic floor area has a clear height of less than 7 feet measured from the finished floor to the finished ceiling.

4) A basement with 50% or more of its perimeter wall area surrounded by natural grade is not considered a story.
L. **Height Encroachments.** Any height encroachment not specifically authorized is expressly prohibited, except where the AO determines that the encroachment is substantially, materially, and outwardly similar to an allowable encroachment listed below.

1) The maximum height limits of the Character District do not apply to spires, belfries, cupolas, domes not intended for human occupancy, monuments, water tanks, water towers or other similar structures which, by design or function, must exceed the established height limits.

2) The following accessory structures may exceed the established height limit of the Character District provided they do not exceed the maximum height by more than 6 feet:
   a. Chimney, flue or vent stack;
   b. Deck or patio shade structure;
   c. Flagpole; and
   d. Solar panels, wind turbines and rainwater collection or harvesting systems.

3) The following accessory structures may exceed the established height limits provided they do not exceed the maximum building height by more than 10 feet, do not occupy more than 25% of the roof area, and are set back at least 10 feet.
from the edge of the roof or sufficiently screened from view at ground level by landscaping or architectural elements:

a. Amateur communications tower;
b. Cooling tower;
c. Elevator penthouse or bulkhead;
d. Greenhouse;
e. Mechanical equipment;
f. Skylights; and
g. Elevator or stairway access to roof.

4) Any of the elements listed in paragraphs 2) and 3) above are considered accessory uses to the primary structure and must not be used for any purpose other than as uses incidental to the principal structures.

M. **Ground Floor Elevation.**

1) Ground floor elevation is measured from the improved ground level in the build-to-zone where the primary building is placed, to the top of the finished ground floor.

2) The first 30 feet of the lot measured from the right-of-way line shall have a minimum ground floor elevation as per described in Figure 1.4.7.

See Figure 1.4.3

N. **Story Height.**

1) Story height is measured from the top of the finished floor to the ceiling above.

2) The first 30 feet of the building measured inward from the street-facing façade shall have a minimum ground story height façade as provided in Figure 1.4.7. At least 50% of the ground story must meet the minimum height provisions.

3) At least 80% of each upper story must meet the minimum upper story height provisions.

O. **Building Materials.** Reserved.

P. **Active Ground Floor Uses.** Frontage Zones require Active Ground Floor Uses. Other permitted uses for a specific building type as defined in Figure 1.4.7 may occupy the ground floor or upper floors of the building. Street entrances may be allowed for access to permitted uses on both the ground floor and upper floors. See Figure 1.4.4.
Q. Pedestrian Access.

1) An entrance providing both ingress and egress, operable to residents or customers at all times, is required to meet the street-facing entrance requirements provided in Figure 1.4.7. Additional entrances off another street, pedestrian area or internal parking area are permitted.

2) The entrance spacing requirements as per Figure 1.4.7 must be met for each building.

3) An angled entrance may be provided at either corner of a building along the street to meet the street-facing entrance requirements.

4) Dedicated pedestrian access is required between the public sidewalk and the street-facing entrance. See Section 1.6.2 (Parking and Loading Standards).

R. Underground Utilities. All utility lines installed on public or private property after the effective date of this Article must be installed underground.

S. Neighborhood Compatibility.

1) Applicability. Any development abutting a Protected District shall trigger the application of the following neighborhood compatibility standards. A Protected District is defined as the following: a Conservation Character District; a Mixed Residential Character District; or land in an existing residential use, or.

2) Bulk Plane. A bulk plane is required where a proposed development abuts a Protected District. When abutting a Protected District, a building must not extend into a 45-degree angular plane projecting over the subject property measured from a height of 35 feet at the side interior or rear setback line. See Figure 1.4.5.
3) **Transitional Buffer.** A transitional buffer meeting the standards of Section 1.6.3 is required where a proposed development abuts a Protected District.

### T. Demolition of specifically-identified historic structures.

1) **Applicability.** Approval by the Development Review Board is required before any specifically identified historic structure depicted on the Regulating Plan and/or in Table 1.4.1 below may be demolished.

2) **Applications.** The Planning and Zoning Department shall receive all requests for the demolition of structures within the areas subject to this subsection. The Department shall initiate review of the request by providing notifications and scheduling discussion of the request at a meeting of the Shelburne Historic Preservation and Design Review Commission within thirty (30) days of the filing of said request.

3) **Review by Historic Preservation and Design Review Commission.** The SHPDRC shall meet and review requests for demolition under the criteria established in section 1.4.2 T. 5) below. Within fifteen (15) days after completion of the SHPDRC review the SHPDRC shall forward a written report and recommendation to the Development Review Board. The report shall describe whether the proposed demolition satisfies the standards in section 1.4.2 T. 5), and may include alternatives to demolition or removal of the structure.

4) **Review by Development Review Board.** Upon receipt of a written report from the SHPDRC the Development Review Board shall meet and review requests for demolition under the criteria established in section 1.4.2 T. 5) below and shall review the SHPDRC’s recommendation. The Board shall render a decision within forty five days of the conclusion of the meeting at which the proposal is considered.

5) **Criteria.** When considering a proposal to demolish a structure identified in Table 1.4.1 , a reviewing body may approve, or in the case of the SHPDRC it may
recommend approval of, the proposed demolition if it finds that the requirements of 1.4.2 T. 5) a or 1.4.2 T. 5) b below are met and further finds that the requirements of 1.4.2 T. 5) c are also met:

a. The structure proposed for demolition has deteriorated to the degree that rehabilitation and reuse of the structure is not feasible. It is the burden of the applicant to demonstrate that no feasible alternative to demolition, including rehabilitation, preservation, or relocation, exists.

b. The proposed redevelopment of the site after the demolition will provide a clear and substantial benefit to the community as a whole. It is the burden of the applicant to demonstrate that such a benefit will result.

c. All historically and architecturally important design features, construction techniques, examples of craftsmanship, and materials, have been properly documented using applicable standards of the Historic American Building Survey and made available to historians, architectural historians, and others interested in Shelburne’s architectural history.

6) Possible Actions by DRB. Upon proper Findings of Fact and Conclusions, the Development Review Board may approve a request for demolition. However, if the applicant does not demonstrate that a reasonable effort to find alternatives to demolition has been made, the demolition shall be denied.

7) Allowance for Fire or other Damage. If a structure for which demolition has been proposed has been damaged in excess of seventy (70) percent of its assessed value due to flood, fire, wind, or other act of God, permission for the demolition may be granted by the Administrative Officer, without prior review by the SHPDRC or Development Review Board. It is the burden of the applicant to demonstrate that this requirement is met before the Administrative Officer may act.

1.4.3 Building Elements.

Individual building elements are allowed for each building type or Character District. See Figure 1.4.6.

A. Awning/Canopy. Awnings and canopies are wall-mounted, cantilevered structures providing shade and cover from the weather for a sidewalk. All awnings and canopies in the SR-FBOD:

1) Must be a minimum of 10 feet clear height above a sidewalk or outdoor activity zone and must have a minimum depth of 6 feet;

2) May extend into a required setback.

3) May encroach into the public (municipal) right-of-way but must be at least 5 feet from the curb line or edge of pavement.
B. Balcony. A balcony is 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. Balconies in the SR-FBOD:

1) 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.

2) Must have a clear height above a sidewalk or pedestrian accessible area of at least 10 feet.

3) May be covered and screened, but cannot be fully enclosed.

4) May not encroach into the public right-of-way.

C. Forecourt. A forecourt is an open area at grade, or within 30 inches of grade, that serves as an open space, plaza or outdoor dining area. A maximum of one forecourt is permitted per lot. Forecourts in the SR-FBOD:

1) Must be no more than one-third of the length of the building face, and in no case longer than 35 feet in width.

2) May be no more than 35 feet in depth.
3) Is considered part of the building for the purpose of measuring the build-to-zone.

4) May be included in the calculation of required Outdoor Activity Zone.

D. Gallery. A gallery is a covered passage extending along the outside wall of a building supported by arches or columns that is open on 3 sides. Galleries in the SR-FBOD:

1) Must have a clear depth from the support columns to the building’s facade of at least 6 feet and a clear height above grade of at least 10 feet.

2) Must be contiguous and extend over at least 50% of the width of the building facade from which it projects.

3) May extend into a required setback.

4) May encroach into the public (municipal) right-of-way but must be at least 5 feet from the curb line or edge of pavement.

E. Porch. A porch is a raised structure attached to a building, forming a covered entrance to a doorway. Porches in the SR-FBOD:

1) Must be at least 6 feet deep (not including the steps).

2) Must be contiguous, with a width not less than 25% of the building facade from which it projects.

3) Must be roofed and may be screened, but cannot be fully enclosed.

4) May extend up to 8 feet, including the steps, into a required setback, provided that such extension is at least 5 feet from the vertical plane of any lot line.

5) May not encroach into the public (municipal) right-of-way.

F. Stoop. A stoop is a series of uncovered steps and/or a raised landing, with or without handrails, existing for the sole purpose of reaching the entrance to a building. Stoops in the SR-FBOD:

1) Must be no more than 6 feet deep (not including the steps).

2) May be covered but cannot be fully enclosed.

3) May extend up to 6 feet, including the steps, into a required setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.

4) May not encroach into the public right-of-way.
TABLE 1.4.1 SIGNIFICANT HISTORIC LANDMARK STRUCTURES IN SR-FBOD

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<th>PARCEL ID</th>
<th>APX. ACRES</th>
<th>APX. DISTANCE</th>
<th>HISTORICAL / CULTURAL SIGNIFICANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2517 Shelburne Road</td>
<td>Spear House 1804</td>
<td>20-50-13.000</td>
<td>1</td>
<td>2.04</td>
<td>Listed on the State Register. Despite some 20th century alteration to the façade fenestration, the house is an excellent example of the Federal Style. The house was built for Elhanan Spear and has an outstanding central doorway. Building constructed in early settlement/Post Revolutionary period when Shelburne Road was established by Benjamin Harrington to connect Middlebury and Burlington in the late 18th century. Large tracts of land were under cultivation by the early settlers of Shelburne. Spear and Blin(n) families owned most of the land along Route 7 all the way west to Spear Street.</td>
</tr>
<tr>
<td>2384 Shelburne Road</td>
<td>Angolano building c 1945</td>
<td>23-50-11.000</td>
<td>1</td>
<td>0.32</td>
<td>Spanish Colonial Revival style house. Unique architectural style for rural/suburban New England.</td>
</tr>
<tr>
<td>3038 Shelburne Road</td>
<td>Blinn House c 1810</td>
<td>23-50-46.000</td>
<td>1</td>
<td>7.27</td>
<td>Listed on the State Register. Originally built as a tavern, the Blin House is an excellent example of the Federal style with elegant features including dentil indentation along the cornice, semi-circular fanlights in the gables, and fluted pilasters flanking the central front entry. There is a later addition to the north of the house, but this addition, though unfortunate, does not disqualify the building for listing on the State Register or eligibility for the National Register. As with Spear House, building constructed in early settlement/Post Revolutionary period.</td>
</tr>
<tr>
<td>3455 Shelburne Road</td>
<td>(also 14) Monroe / White estate c 1940</td>
<td>26-50-14.000</td>
<td>1</td>
<td>10.20</td>
<td>Listed on the State Register as part of the Monroe property. This is the only remaining building on what was known as the Monroe farm. The house is a well preserved bungalow style house.</td>
</tr>
<tr>
<td>3689 Shelburne Road</td>
<td>House and barn c 1930</td>
<td>26-50-16.000</td>
<td>2</td>
<td>1.00</td>
<td>Excellent example of a vernacular Colonial Revival.</td>
</tr>
<tr>
<td>3733 Shelburne Road</td>
<td>(alt 3725) Rowley/Foreman house with barn c 1885</td>
<td>26-50-17.000</td>
<td>2</td>
<td>2.68</td>
<td>Rowley/Forman House – ca. 1885. Listed on the State Register. The Rowley House is one of Shelburne’s finest examples of the Queen Anne Style having elaborate details similar to the Van Vliet House in the Village. The attached barn is notable in its own right. Constructed in post Civil War period, when after a period of economic decline, Shelburne experienced a “growth spirt”. A combination of the growth in Dairy farming, the railroad, and the employment needed on the Webb Estate, fueled building throughout the Town.</td>
</tr>
</tbody>
</table>

(Continued)
### TABLE 1.4.1 LANDMARK STRUCTURES (HISTORIC) IN THE SR-FBOD (CONT'D)

<table>
<thead>
<tr>
<th>N to S Order</th>
<th>Street</th>
<th>Parcel ID</th>
<th>Building Type</th>
<th>Address / Street</th>
<th>Historic / Cultural Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Shelburne Road</td>
<td>26-50-21.100 Farrell/Precourt House and barn</td>
<td>26-50-21.100 Farrell/Precourt House and barn</td>
<td>4.19 Ca. mid-19th with significant addition ca. 1900. This farmstead has undergone several changes through the years. This house was probably built as a Federal style house; over many years, the house was updated and additions added. Now the house has the appearance of a late vernacular Queen Anne style. Not all of the structures on the site have historical significance; however, the main house and the one small barn are important to the streetscape and have the typical form and details of the turn-of-the-century vernacular Shelburne farmhouse. As with Rowley/Foreman house, constructed in post Civil War period.</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Shelburne Road</td>
<td>28-50-04.000 Northerly House</td>
<td>28-50-04.000 Northerly House</td>
<td>1.46 Complex listed on the State Register. The two houses are excellent examples of central entry Colonial Revival Houses. The buildings sit nicely close to the road and make a very appropriate visual impact as you drive south into the Village.</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Shelburne Road</td>
<td>28-50-05.000 Southerly House at Rice Lumber</td>
<td>28-50-05.000 Southerly House at Rice Lumber</td>
<td>10.76 4190 Shelburne Road - Windmill Motor Court (Main Building) - 1928. Listed on the State Register. Built by the bootlegger Clyde Irwin, the Windmill Motor Court is known as the first motor court in Vermont and some believe the first in New England. Only one of the cabins remains; the cabins were arranged in a semi-circle around the main building. (October 1920 – May 1945 –) –Average Americans hit the roads and ventured out to experience the natural beauty of our country. Lake Champlain and the towns along its shores became favorite vacation spots. Shelburne became a tourist town. Route 7 was a popular and affordable place to lodge. Places like the Red Apple and the Windmill Motor Court became popular family friendly vacation lodging. (immortalized in the Clark Cable and Claudette Colbert movie “It Happened One Night”). Quirky highway architecture, like the Windmill and the Harbor Hide-Away was being built all across the Country. Unfortunately, many of Shelburne’s motor lodges and highway architecture are not preserved, and the buildings were torn down due to economic reasons.</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Shelburne Road</td>
<td>29-50-62.100 Dutch Mill Restaurant</td>
<td>29-50-62.100 Dutch Mill Restaurant</td>
<td>1 3.86 4309 Shelburne Rd. - Windmill Motor Court (Main Building) - 1928. Listed on the State Register. Built by the bootlegger Clyde Irwin, the Windmill Motor Court is known as the first motor court in Vermont and some believe the first in New England. Only one of the cabins remains; the cabins were arranged in a semi-circle around the main building. (October 1920 – May 1945 –) –Average Americans hit the roads and ventured out to experience the natural beauty of our country. Lake Champlain and the towns along its shores became favorite vacation spots. Shelburne became a tourist town. Route 7 was a popular and affordable place to lodge. Places like the Red Apple and the Windmill Motor Court became popular family friendly vacation lodging. (immortalized in the Clark Cable and Claudette Colbert movie “It Happened One Night”). Quirky highway architecture, like the Windmill and the Harbor Hide-Away was being built all across the Country. Unfortunately, many of Shelburne’s motor lodges and highway architecture are not preserved, and the buildings were torn down due to economic reasons.</td>
<td></td>
</tr>
</tbody>
</table>
FIGURE 1.4.7 – BUILDING TYPES AND FORM STANDARDS

Building Type 1 - Detached Dwelling
Building Type 2 - Townhouse
Building Type 3 - Multi-Dwelling Building
Building Type 4 - Cottage Court
Building Type 5 - Live/Work Unit
Building Type 6 - Mixed Use Storefront
Building Type 7 - Commercial Liner Building
Building Type 8 - Tech-Shop Building
Building Type 9 - Flex Commercial-Industrial Building
Building Type 10 - General Multi-Purpose Building
Building Type 11 - Civic Building
FIGURE 1.4.7: BUILDING TYPES AND FORM STANDARDS

DEVELOPMENT TYPE 1 - DETACHED DWELLING

Description:
One (1) and two (2) family homes generally consistent with traditional neighborhood development patterns and residential architecture. Building mass should be articulated to reduce the overall scale and the primary building facade should be oriented to the street with appropriate secondary building elements such as porches and bay windows. Walkways should connect the building entry to public sidewalks and parking areas. Landscaping should be used to define the street edge, buffer parking areas and add interest to open spaces. Renovations should preserve the street facing facade of the dwelling, and garages and additions should be located behind the front elevation of the home and placed to the side and rear of the main body of the house as secondary elements in scale and massing.

LOT AND BUILDING PLACEMENT STANDARDS

<table>
<thead>
<tr>
<th>Lot Standards</th>
<th>Additional Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width/Primary Frontage</td>
<td>40’ Min.</td>
</tr>
<tr>
<td>Lot Depth</td>
<td>80’ Min.</td>
</tr>
<tr>
<td>Lot Area (in Square Feet)</td>
<td>5,000 Min. / 1-2 Family D.U.</td>
</tr>
<tr>
<td>See Section XIX - Home Occupations</td>
<td></td>
</tr>
</tbody>
</table>

Building Form Diagram

Lot Layout Diagram (note: not all features labeled below are subject to corresponding standards at left)

Lot Area of 7,500 S.F. required for 2 dwelling units (1 accessory)

Lot Placement Diagram (water-color of features labeled below is subject to corresponding standards at left)

Building Standards

Permitted Building Types by Character District

Ground Floor Limitations

Building Height

Primary Building Height (Stories/Feet) | 1.5(22’) Min. / 2.5(35’) Max.

Ground Floor Limitations

Primary Floor Height From Ground | N/A

Secondary Floor Height From Primary | N/A

Rear Floor Height From Ceiling | N/A

Ground Floor Finished Elevation | 1’ Min. / 4’ Max.

Building Separation | N/A

Hall Bath (Required) | N/A

Additional Requirements

ACTIVATION STANDARDS

Building Elements

Porches Allowed

Sidewalks Not Allowed

Parking/Lawn Not Allowed

Street Facing Entrance Required | Yes

Connection between Public Sidewalk and Street Entrance | Yes

Additional Requirements

Pedestrian Access

Street Facing Entrance Required | Yes

Connection to Public Sidewalk | N/A

Furniture on Street | No

Connection between Public Sidewalk and Street Entrance | Yes

Additional Requirements
### FIGURE 1.4.7: BUILDING TYPES AND FORM STANDARDS

#### Description:
The townhouses are horizontally attached or semi-detached single family dwelling units. The townhouse lot is located and designed to accommodate a building with a common wall on one or both side lot lines and an enclosed private yard or garden space to the rear. The primary entrance faces the street yard and is elevated above the sidewalk with a stoop, porch or landing. Street yards may be enclosed with a semi-opaque fence with a walkway connection between the front door and public sidewalk.

#### LOT AND BUILDING PLACEMENT STANDARDS

<table>
<thead>
<tr>
<th>Standards</th>
<th>Minimum/Maximum</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width (Primary Frontage Per Unit)</td>
<td>50 ft. / 100 ft.</td>
<td></td>
</tr>
<tr>
<td>Lot Depth</td>
<td>60 ft.</td>
<td></td>
</tr>
<tr>
<td>Lot Area (in Square Feet)</td>
<td>1,200 sq. ft. / 1,800 sq. ft.</td>
<td></td>
</tr>
<tr>
<td>Additional Requirements</td>
<td>See Section IX - Footprint Regulations.</td>
<td></td>
</tr>
<tr>
<td>Principal Building Placement on Lot</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Floor Height (Floor to Ceiling)</td>
<td>9 ft. Min.</td>
<td></td>
</tr>
<tr>
<td>Upper Floor Height (Floor to Ceiling)</td>
<td>9 ft. Min.</td>
<td></td>
</tr>
<tr>
<td>Ground Floor Finished Elevation</td>
<td>2 ft. Min. / 4 ft. Max.</td>
<td></td>
</tr>
<tr>
<td>Roof Pitch (Rise:Run)</td>
<td>4:12 Min. / 12:12 Max.</td>
<td></td>
</tr>
<tr>
<td>Flat Roofs Permitted</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Additional Requirements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Dwelling Unit may be permitted with CUP in the upper floor of a detached garage.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Building Placement on Lot</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary Street Setback</td>
<td>30 ft. Min.</td>
<td></td>
</tr>
<tr>
<td>Side and Rear Parking Setback</td>
<td>5 ft. Min.</td>
<td></td>
</tr>
<tr>
<td>Additional Requirements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-street parking is not permitted between the primary street and building or alley. Rear-loaded or side street vehicle access is required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space on Lot (See Section 1.5.5)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Placement on Lot (See Section 1.6.2)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### BUILDING STANDARDS

<table>
<thead>
<tr>
<th>Standards</th>
<th>Minimum/Maximum</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Building Types by Character District</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MUNCD, GCCD, SUCD, MRCD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Form Diagram</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### ACTIVATION STANDARDS

<table>
<thead>
<tr>
<th>Standards</th>
<th>Minimum/Maximum</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Facing Transparency and Articulation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Floor Limitations</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional Requirements</td>
<td>See Section 1.5.1 - Building Elements.</td>
<td></td>
</tr>
<tr>
<td>Maximum number of units permitted in any one row is 15. Maximum space between buildings at break in row is 12 feet.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Separation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional Requirements</td>
<td>See Section 1.4.3 - Building Elements.</td>
<td></td>
</tr>
<tr>
<td>Pedestrian Access</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Facing Entrance Required</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Entrance Spacing on Primary Street</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Connection between Public Sidewalk and Building Ground Floor</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Additional Requirements</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**LOT AND BUILDING PLACEMENT STANDARDS**

**Lot Standards:**
- Lot Width/Primary Frontage: 75' Min.
- Lot Depth: 100' Min.
- Lot Area (in Square Feet): 7,500 S.F. for first 3 dwelling units and 2,000 S.F. for each additional D.U.

**Additional Requirements:**
- Section 1.4.3 - Home Occupations

**Principal Building Placement on Lot**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Min.</th>
<th>Max.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear Yard (In Feet)</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Side Yard (In Feet)</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Lot Area (in Square Feet)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Accessory Building Placement on Lot**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Min.</th>
<th>Max.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Street Setback</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Side and Rear Parking Setback</td>
<td>5</td>
<td></td>
</tr>
</tbody>
</table>

**Open Space as % of Total Lot Area**
- Minimum: 15%
- Types: See Section 1.5.5

**Residential Building Height**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Min.</th>
<th>Max.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Building Height (Stories/Feet)</td>
<td>2(22')</td>
<td>3.5(40')</td>
</tr>
<tr>
<td>Ground Floor Height (Floor to Ceiling)</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Upper Floor Height (Floor to Ceiling)</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Ground Floor Finished Elevation</td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>Roof Pitch (Rise:Run)</td>
<td>4:12</td>
<td>18:12</td>
</tr>
</tbody>
</table>

**Building Elements**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Min.</th>
<th>Max.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Porch</td>
<td>Allowed</td>
<td></td>
</tr>
<tr>
<td>Awning</td>
<td>Allowed</td>
<td></td>
</tr>
<tr>
<td>Gallery</td>
<td>Not Allowed</td>
<td></td>
</tr>
<tr>
<td>Stoop</td>
<td>Allowed</td>
<td></td>
</tr>
<tr>
<td>Forecourt</td>
<td>Allowed</td>
<td></td>
</tr>
</tbody>
</table>

**Street Facing Transparency and Articulation**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Min.</th>
<th>Max.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor Transparency (%)</td>
<td></td>
<td>20%</td>
</tr>
<tr>
<td>Upper Floor Transparency (%)</td>
<td></td>
<td>20%</td>
</tr>
<tr>
<td>Building Height - Street Facing Facade</td>
<td>100 Max.</td>
<td></td>
</tr>
<tr>
<td>Front Wall Height - Minimum Length</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Front Wall Offset - Minimum Length</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Front Wall Offset - Maximum Length</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Front Wall Width - Minimum Length</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Front Wall Width - Maximum Length</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>Building Separation - Minimum Length</td>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>

**Pedestrian Access**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Min.</th>
<th>Max.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Separation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Connection between Public Sidewalk and</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Entrance</td>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

---

**FIGURE 1.4.7: BUILDING TYPES AND FORM STANDARDS**

**BUILDING TYPE 3 - MULTI-FAMILY BUILDING**

**Description:**
- A building located and designed to accommodate multiple dwellings above or beside each other and that occupies most of its lot width and is placed close to the sidewalk. This may include apartment and condominium building types of between three (3) and twenty-four (24) attached dwelling units with common access areas. Dwelling units may be in the form of ownership, rental or a combination of each.

**Additional Requirements:**
- See Section 1.4.3 - Home Occupations
- Minimum number of dwellings per building: 3

**Ground Floor Limitations**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Min.</th>
<th>Max.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Structure height</td>
<td></td>
<td>20 feet Max.</td>
</tr>
</tbody>
</table>

**Accessory Building Placement on Lot**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Min.</th>
<th>Max.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor Limitations</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Open Space on Lot (See Section 1.5.5)**

**Permitted Building Types by Character District**

<table>
<thead>
<tr>
<th>Character District</th>
<th>Permitted Building Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Apartment, Condominium,</td>
</tr>
</tbody>
</table>
FIGURE 1.4.7: BUILDING TYPES AND FORM STANDARDS

BUILDING TYPE A - COTTAGE AND COTTAGE COURTS

Lot Standards

- Site Area: 20,000 S.F. Min.
- Site Width: 120' Min.
- Site Depth: 120' Min.
- Number of Dwelling Units: 3 Min./12 Max.
- Lot Area Per Dwelling Unit: 1,200 S.F.

Principal Building Placement on Lot

- Site Front/Primary Street Setback: 30' Min.
- Site Side and Rear Parking Setback: 5' Min.
- Site Side and Rear Setback: 5' Min.

Cottage Lot Placement on Lot

- Cottage Lot Front Setback: 15' Min.
- Cottage Lot Interior Setback: 5' Min.
- Cottage Lot Rear Setback: 10' Min.
- Cottage Footprint: 800 S.F. Max.

Building Standards

- Building Height: 1 (16') Min. /2 (24') Max.
- Accessory Structures: 18' Max.
- Flat Roofs Permitted: No

Building Elements

- Porch: Allowed
- Stoop: Allowed
- Balcony: Allowed
- Gallery: Not Allowed
- Forecourt: Not Allowed
- Awning/Canopy: Not Allowed

Ground-Floor Transparency (%): N/A

Upper-Floor Transparency (%): N/A

Building Separation: 10' Min.

Additional Requirements:

- Accessory Structure height is 15 feet Max.
- Maximum footprint of Accessory Structures on Cottage Lot is 150 S.F.
- On site parking is not permitted between the Primary Street and Cottages.

LOT AND BUILDING PLACEMENT STANDARDS

- Additional Requirements:
  - Interior sidewalk or trail is required on courtyards adjacent to all fronting cottage lots.
  - Connection between Public Sidewalk and Courtyard: Yes
  - Pedestrian Access: Required for fronting units on servicing cottage lots.

ACTIVATION STANDARDS

- Character Examples: Cottage Courts include three (3) or more dwelling units and are typically oriented around a common courtyard with shared access, parking areas, accessory civic buildings, and community gardens conveniently located near the cottages. Cottages are single-family detached dwelling of 1,400 square feet or less and a maximum of 2 bedrooms. Cottage Courts can also serve as Co-operative Housing where common facilities and land are maintained by the unit owners.

Additional Requirements:

- Building elements fronting the courtyard may be located on the front lot line.
- Pedestrian Access is required.
- Additional requirements:
  - Accessory Building Placement on Lot
  - Principal Building Placement on Lot
  - Building Standards
  - Activation Standards
  - Lot and Building Placement Standards

Open Space on Lot (See Section 1.5.5)

- Courtyard Area: 3,000 S.F. Min.
- Courtyard Area Per Cottage: 600 S.F. Min.
- Courtyard Width: 40' Min.

Build to Zone and Min. Setbacks from Shelburne Road identified on the Regulating Plan supercede the requirements above.

Buildings and Ground-Floor Limitations

- Maximum footprint of Accessory Structures on Cottage Lot is 150 S.F.
- On site parking is not permitted between the Primary Street and Cottages.

The courtyard must be one contiguous open area and must be provided at grade. Only accessory civic buildings are permitted with a maximum footprint of 1,000 S.F. See Section XX for additional open space types permitted in Cottage Courts in addition to courtyards.
### LOT AND BUILDING PLACEMENT STANDARDS

<table>
<thead>
<tr>
<th>Description</th>
<th>Character Examples</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Standards</td>
<td></td>
</tr>
<tr>
<td>Lot Width/Primary Street Frontage</td>
<td>20' Min./50' Max.</td>
</tr>
<tr>
<td>Lot Depth</td>
<td>60' Min.</td>
</tr>
<tr>
<td>Lot Area (in Square Feet)</td>
<td>1,400 Min./1-Family D.U.</td>
</tr>
<tr>
<td>Additional Requirements</td>
<td>Area 10,000 S.F. and Width 100 Feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Principal Building Placement on Lot</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A Front Yard/Primary St. Setback</td>
<td>0' Min.</td>
</tr>
<tr>
<td>B Side Yard Interior Setback (No Street)</td>
<td>0' Min./5' End Unit</td>
</tr>
<tr>
<td>C Rear Yard Setback</td>
<td>10' Min.</td>
</tr>
<tr>
<td>D Primary Street Build-To-Zone</td>
<td>0' Min./15' Max.</td>
</tr>
<tr>
<td>Build-To-Zone Occupancy (%)</td>
<td>70% Min.</td>
</tr>
<tr>
<td>Additional Requirements</td>
<td>80' and Min. Setbacks from Shelburne Road identified on the Regulating Plan</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Additional Requirements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>E Front Parking Setback</td>
<td>30' Min.</td>
</tr>
<tr>
<td>Side and Rear Parking Setback</td>
<td>5' Min.</td>
</tr>
<tr>
<td>Open Space as % of Total Lot Area</td>
<td>10% Min.</td>
</tr>
<tr>
<td>Permitted Open Space Types</td>
<td>See Section 1.5.5</td>
</tr>
</tbody>
</table>

### BUILDING STANDARDS

<table>
<thead>
<tr>
<th>Description</th>
<th>Character Examples</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Height</td>
<td></td>
</tr>
<tr>
<td>Primary Building Height (Stories/Feet)</td>
<td>1.5(22') Min./2.5(30') Max.</td>
</tr>
<tr>
<td>Ground Floor Height (Floor to Ceiling)</td>
<td>10' Min.</td>
</tr>
<tr>
<td>Upper Floor Height (Floor to Ceiling)</td>
<td>9' Min.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Additional Requirements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor Finished Elevation</td>
<td>0' Min./4' Max.</td>
</tr>
<tr>
<td>Roof Pitch (Rise:Run)</td>
<td>4:12 Min./18:12 Max.</td>
</tr>
<tr>
<td>Flat Roofs Permitted</td>
<td>No</td>
</tr>
</tbody>
</table>

### Building Elements

<table>
<thead>
<tr>
<th>Description</th>
<th>Character Examples</th>
</tr>
</thead>
<tbody>
<tr>
<td>Terrace Allowed</td>
<td></td>
</tr>
<tr>
<td>Stoop Allowed</td>
<td></td>
</tr>
<tr>
<td>Balcony Allowed</td>
<td></td>
</tr>
<tr>
<td>Gallery Not Allowed</td>
<td></td>
</tr>
<tr>
<td>Awning/Canopy Allowed</td>
<td></td>
</tr>
<tr>
<td>Forecourt Not Allowed</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Additional Requirements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground-Floor Transparency (%)</td>
<td>40% Min.</td>
</tr>
<tr>
<td>Upper-Floor Transparency (%)</td>
<td>30% Min.</td>
</tr>
<tr>
<td>Building Length - Ground Level</td>
<td>N/A</td>
</tr>
<tr>
<td>Building Length - Street Facing Façade</td>
<td>N/A</td>
</tr>
<tr>
<td>Blank Wall Area - Primary/Secondary</td>
<td>35' Max.</td>
</tr>
<tr>
<td>Front Wall Length, Minimum Offset</td>
<td>N/A</td>
</tr>
<tr>
<td>Front Wall Offset - Minimum Length</td>
<td>N/A</td>
</tr>
<tr>
<td>Ground Floor Transparency</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### ACTIVATION STANDARDS

<table>
<thead>
<tr>
<th>Description</th>
<th>Character Examples</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Facing Transparency and Articulation</td>
<td></td>
</tr>
<tr>
<td>Street Facing Transparency Required</td>
<td>Yes</td>
</tr>
<tr>
<td>Street Facing Transparency on Primary Street</td>
<td>Yes</td>
</tr>
<tr>
<td>Street Facing Transparency on Secondary Street</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Additional Requirements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum number of units permitted in any one row is 10; Min. space between buildings: at break in row is 12 feet</td>
<td></td>
</tr>
</tbody>
</table>

### Pedestrian Access

<table>
<thead>
<tr>
<th>Description</th>
<th>Character Examples</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Facing Entrance Required</td>
<td>Yes</td>
</tr>
<tr>
<td>Entrance Location on Primary Street</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Additional Requirements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Connection between Public Sidewalk and Front Entrance</td>
<td>Yes</td>
</tr>
</tbody>
</table>
### Lot and Building Placement Standards

**Lot Width/Primary Street Frontage**
- 30' Min.
- 50' Min.

**Lot Depth**
- 100' Min.
- 1,000 LF Min.

**Lot Area (in Square Feet)**
- 5,000 S.F. Min.

### Additional Requirements
- Minimum number of dwelling units per building: 2 in MUSCD and MNC and 3 in other Character Districts.
- BTZ and Min. Setbacks from Shelburne Road identified on the Regulating Plan supersede the requirements above.

### Accessory Building Placement on Lot
- Gielz
- 30' Min.
- 60' Min.

### Parking Placement on Lot (See Section 1.6.2)
- On site parking is not permitted between the Primary Street and Building; Alley vehicle access is permitted.

### Open Space on Lot (See Section 1.5.5)
- 10% Min.
- Permitted Open Space Types: See Section 1.5.5.

### Building Standards

#### Principal Building Placement on Lot
- Primary Street
- 30' Min.
- 50' Min.

#### Parking Placement on Lot (See Section 1.6.2)
- On site parking is not permitted between the Primary Street and Building; Alley vehicle access is permitted.

### Activation Standards

#### Lot Placement Diagram (note: not all features labeled below are subject to corresponding standards at left)
- Ground Floor Limitations: See Table 1.3.1.

### BUILDING TYPE 6 - MIXED-USE STOREFRONT

**Character Examples**

This building type is intended to accommodate a variety of uses including residential on upper floors above various commercial uses on the ground floor level. The commercial ground floor uses address the street through the orientation of primary facades, primary entrances, display windows, privately owned public spaces and outdoor activity zones. The building clearly establishes the location of entries for each use and walkways connect the building entry to public sidewalks and parking areas. Canopy trees are used to define street edge and landscaped buffers are used to screen parking areas.

### Building Height and Massing

- Primary Building Height (Stories/Feet): 2 (24') Min. /3 (35') Max.
- Ground Floor Height (Floor to Ceiling): 12' Min.
- Upper Floor Height (Floor to Ceiling): 9' Min.
- Ground Floor Finished Elevation: 0' Min./2' Max.
- Flat Roofs Permitted: Yes
- Building Footprint: 15,000 S.F. Max.

### Building Elements

- Porch: Allowed
- Terrace: Allowed
- Stoop: Not Allowed
- Balcony: Allowed
- Gallery: Allowed
- Awning/Canopy: Allowed
- Forecourt: Allowed

- Ground-Floor Transparency (%): 40% Min.
- Upper-Floor Transparency (%): 20% Min.
- Balcony Wall Height - Public: 12' Min.
- Balcony Wall Height - Private: 6' Min.
- First Wall Height - Minimum Height: 6' Min.
- First Wall Offset - Minimum Depth: 4' Min.
- Building Slope Above: 50' Min.

### Additional Requirements
- Accessory Structure height is 20 feet Max.
- Minimum number of dwelling units per building: 12 in MUSCD and MNC and 24 in other Character Districts.

### Permitted Building Types by Character District

- MUSCD, MUNCD, GCCD, SUCD, MRCD

See Section 1.4.3 - Building Elements

### Ground Floor Limitations

- Maximum number of buildings permitted in any one lot is 4.
- Pedestrian Access: Permitted in MRCD only on lots fronting on Shelburne Road.
**Building Standards**

**Permitted Building Types by Character District**

- **MUCD, MUNCD, GCCD, SUCD, MRCD**
  - See Table 1.3.1

**Additional Requirements**

- Accessory Buildings are permitted.

**Building Height and Massing**

- **Primary Building Height (Stories/Feet)**: 4 (30') Max.
- **Ground Floor Height (Floor to Ceiling)**: 12' Min.
- **Upper Floor Height (Floor to Ceiling)**: N/A
- **Ground Floor Finished Elevation**: 0' Min./2' Max.
- **Roof Pitch (Rise:Run)**: 4:12 Min./18:12 Max.
- **Flat Roofs Permitted**: Yes
- **Building Footprint**: 20,000 S.F. Max.

**Building Elements**

- **Porch**: Not Allowed
- **Terrace**: Allowed
- **Stoop**: Not Allowed
- **Balcony**: Allowed
- **Gallery**: Allowed
- **Awning/Canopy**: Allowed
- **Forecourt**: Allowed

- **Ground-Floor Transparency (%)**: 40% Min.
- **Upper-Floor Transparency (%)**: 20% Min.

**Building Separation**: 10' Min.

**Street Facing Transparency and Articulation**

- **Street Facing Height Limit**: 120' Min.
- **Building Height - Street-Facing Façade**: 120' Min.
- **Rear Wall Area - Primary/Secondary Street**: 40' Max.
- **Rear Wall Height - Primary/Secondary Street**: 35' Min./40' Max.
- **Rear Wall Height - Minimum Length**: 3' Min.
- **Front Wall Height - Minimum Depth**: 4' Min.
- **Building Separation**: 10' Min.

**Pedestrian Access**

- **Access from number of buildings permitted per lot line**: Yes
- **Connection between Public Sidewalk and Front Entrances**: Yes

**ACTIVATION STANDARDS**

- **LOT AND BUILDING PLACEMENT STANDARDS**
  - **Lot Standards**
    - Lot Width (Primary Street Frontage): 50' Min.
    - Lot Depth: 100' Min.
    - Lot Area (in Square Feet): 5,000 S.F. Min.
  - **Additional Requirements**

- **Principal Building Placement on Lot**
  - **Front Yard/Primary Street Setback**: 5' Min.
  - **Side Yard/Secondary Street Setback (No Street)**: 10' Min./24' Max.
  - **Rear Yard Setback**: 10' Min.
  - **Rear or Side Yard Setback, Abutting Protected District**: 20' Min.
  - **Primary Street Build-To-Zone (BTZ)**: 20' Min./25' Max.
  - **Secondary Street Build-To-Zone (BTZ)**: 15' Min./20' Max.
  - **Primary Street BTZ Occupancy (%)**: 70% Min.
  - **Secondary Street BTZ Occupancy (%)**: 35% Min.

**Additional Requirements**

- Maximum number of buildings permitted in any one lot is 4.

**Pedestrian Access**

- **Additional Requirements**
  - See Section 1.4.3 - Building Elements

**LOT AND BUILDING PLACEMENT STANDARDS**

- **Lot Standards**
  - Lot Width (Primary Street Frontage): 50' Min.
  - Lot Depth: 100' Min.
  - Lot Area (in Square Feet): 5,000 S.F. Min.
  - Additional Requirements:

**Principal Building Placement on Lot**

- **Front Yard/Primary Street Setback**: 5' Min.
  - **Side Yard/Secondary Street Setback (No Street)**: 10' Min./24' Max.
  - **Rear Yard Setback**: 10' Min.
  - **Rear or Side Yard Setback, Abutting Protected District**: 20' Min.
  - **Primary Street Build-To-Zone (BTZ)**: 20' Min./25' Max.
  - **Secondary Street Build-To-Zone (BTZ)**: 15' Min./20' Max.
  - **Primary Street BTZ Occupancy (%)**: 70% Min.
  - **Secondary Street BTZ Occupancy (%)**: 35% Min.

**Additional Requirements**

- Maximum number of buildings permitted in any one lot is 4.

**Pedestrian Access**

- **Additional Requirements**
  - See Section 1.4.3 - Building Elements

**LOT AND BUILDING PLACEMENT STANDARDS**

- **Lot Standards**
  - Lot Width (Primary Street Frontage): 50' Min.
  - Lot Depth: 100' Min.
  - Lot Area (in Square Feet): 5,000 S.F. Min.
  - Additional Requirements:

**Principal Building Placement on Lot**

- **Front Yard/Primary Street Setback**: 5' Min.
  - **Side Yard/Secondary Street Setback (No Street)**: 10' Min./24' Max.
  - **Rear Yard Setback**: 10' Min.
  - **Rear or Side Yard Setback, Abutting Protected District**: 20' Min.
  - **Primary Street Build-To-Zone (BTZ)**: 20' Min./25' Max.
  - **Secondary Street Build-To-Zone (BTZ)**: 15' Min./20' Max.
  - **Primary Street BTZ Occupancy (%)**: 70% Min.
  - **Secondary Street BTZ Occupancy (%)**: 35% Min.

**Additional Requirements**

- Maximum number of buildings permitted in any one lot is 4.

**Pedestrian Access**

- **Additional Requirements**
  - See Section 1.4.3 - Building Elements
LOT AND BUILDING PLACEMENT STANDARDS

A Lot Width/Primary Street Frontage 50’ Min.
B Lot Depth 100’ Min.
C Lot Area (in Square Feet) 7,500 S.F. Min.
D Front Yard/Primary St. Setback 5’ Min.
E Side Yard/Secondary Street Setback 5’ Min.
F Rear Yard Setback 20’ Min.
G Primary Street Build-To-Zone (BTZ) 5’ Min./20’ Max.
H Secondary Street BTZ Occupancy (%) 20% Min.
I Primary Building Height (Stories/Feet) MRCD N/A
J Building Height and Massing MUSCD, MUNCD, GCCD 1(20’) Max.
K Ground Floor Height (Floor to Ceiling) 10’ Min.
L Upper Floor Height (Floor to Ceiling) 9’ Min.
M Roof Pitch (Rise:Run) 4:12 Min./18:12 Max.
N Flat Roofs Permitted Yes
O Building Footprint MUSCD, GCCD N/A
P Building Footprint MUSCD, GCCD 25,000 S.F. Max.
Q Ground-Floor Transparency (%) 20% Min.
R Upper-Floor Transparency (%) 10% Min.
S Blank Wall Area - Primary/Secondary St. 35’ Max./45’ Max.
T Front Wall Length Without Offset 100’ Max.
U Front Wall Offset - Minimum Length 8’ Min.
V Front Wall Offset - Minimum Depth 4’ Min.
W Building Separation 20’ Min.
X Street Facing Entrance Required Yes
Y Entrance Spacing on Primary Street 100’ Max.
Z Connection between Public Sidewalk and Front Yes

Building Form Diagram (note: not all features labeled below are subject to corresponding standards at left)

Permitted Building Types by Character District

MUSCD, MUNCD, SUCD, MRCD, GCCD
Approved Floor Limitations: 1 See Table 1.3.1

Accessory Structure height is 24 feet Max.

ACTIVATION STANDARDS

Street Facing Transparency and Articulation

Additional Requirements:

Pedestrian Access

Additional Requirements:

FIGURE 1.4.7: BUILDING TYPES AND FORM STANDARDS

BUILDING TYPES - TECH-SHOP BUILDING

Description:
A building designed to accommodate large and small scale manufacturing, repairs and workshops including artisans. These buildings are limited in height used to provide affordable space to small and large format business enterprises. Buildings are located near the frontage and parking lots are typically to the side and rear of the primary building and screen or partially landscaped.

Character Examples:

A building designed to accommodate large and small scale manufacturing, repairs and workshops including artisans. These buildings are limited in height used to provide affordable space to small and large format business enterprises. Buildings are located near the frontage and parking lots are typically to the side and rear of the primary building and screen or partially landscaped.
**LOT AND BUILDING PLACEMENT STANDARDS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Minimum Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width/Primary Street Frontage</td>
<td>50’ Min.</td>
</tr>
<tr>
<td>Lot Depth</td>
<td>100’ Min.</td>
</tr>
<tr>
<td>Lot Area (in Square Feet)</td>
<td>7,500 S.F. Min.</td>
</tr>
</tbody>
</table>

**Principal Building Placement on Lot**

| A | Free Yard/Primary St. Setback | 5’ Min. |
| B | Side Yard Interior Setback (No Street) | 5’ Min. |
| C | Rear Yard Setback | 20’ Min. |
| D | Rear Yard Setback, Abutting Protected District | 50’ Min. |
| E | Primary Street Build-To-Zone (BTZ) | 5’ Min./50’ Max. |
| F | Secondary Street BTZ | 5’ Min./50’ Max. |
| G | Primary Street BTZ Occupancy (%) | 30% Min. |
| H | Secondary Street BTZ Occupancy (%) | 20% Min. |

**Porch Use**

- Not Allowed

**Terrace Use**

- Allowed

**Stoop Use**

- Not Allowed

**Balcony Use**

- Allowed

**Gallery Use**

- Allowed

**Awning/Canopy Use**

- Allowed

**Forecourt Use**

- Allowed

**Ground-Floor Transparency (%)**

- 20% Min.

**Upper-Floor Transparency (%)**

- 10% Min.

**Building Height and Massing**

<table>
<thead>
<tr>
<th>Primary Building Height (Stories/Feet)</th>
<th>MUSCD, MUNCD, SUCD, MRCD</th>
</tr>
</thead>
<tbody>
<tr>
<td>MUSCD, MUNCD</td>
<td>2(30') Max.</td>
</tr>
<tr>
<td>BCCD, SUCD</td>
<td>3(40') Max</td>
</tr>
</tbody>
</table>

**Ground Floor Height (Floor to Ceiling)**

- 10’ Min.

**Upper Floor Height (Floor to Ceiling)**

- 9’ Min.

**Ground Floor Finished Elevation**

- 0’ Min./2’ Max.

**Roof Pitch (Rise:Run)**

- 4:12 Min./18:12 Max.

**Flat Roofs Permitted**

- Yes

**Building Footprint**

<table>
<thead>
<tr>
<th>MUSCD, MUNCD, SUCD, MRCD</th>
<th>25,000 S.F. Max.</th>
</tr>
</thead>
<tbody>
<tr>
<td>BCCD, SUCD</td>
<td>35,000 S.F. Max</td>
</tr>
</tbody>
</table>

**Building Form Diagram**

**PERMITTED BUILDING TYPES BY CHARACTER DISTRICT**

- MUSCD, MUNCD, SUCD, MRCD
- BCCD, GCCD

**Lot and Building Placement Standards**

- Building located and designed to accommodate a large footprint commercial and light industrial use building. Large commercial and light industrial formats are integrated into a flexible building which conceals large expanses of blank walls and faces from the street with ample windows and doors opening onto the sidewalk. Flex buildings are also used to provide affordable space to small and large format business enterprises. Front yards are well landscaped and parking lots are typically to the side and rear of the primary building and screen or partially landscaped.

**LOT STANDARDS**

- Building height and massing
- Ground floor limitations
- Building standards
- Parking placement on lot
- Pedestrian access
- Activation standards
- Building elements
- Additional requirements
- Character examples

**ACTIVATION STANDARDS**

- On site parking is not permitted between the Primary Street and Building.

**Street Facing Transparency and Articulation**

- See Section 1.4.3 - Building Elements

**Pedestrian Access**

- See Section 1.4.2 - Pedestrian Access

**Building Form Diagram**

**Permitted Building Types by Character District**

- MUSCD, MUNCD, SUCD, MRCD
- BCCD, GCCD

**Maximum number of buildings permitted in any one lot is 4.**

**Building Form Diagram**

**Lot Placement Diagram** (note: not all features labeled below are subject to corresponding standard in left column)
LOT AND BUILDING PLACEMENT STANDARDS

**Lot Standards**
- Lot Width / Primary Street Frontage: 50' Min.
- Lot Depth: 100' Min.
- Lot Area (in Square Feet): 7,500 S.F. Min.

**Additional Requirements**
- A Front Yard/Primary St. Setback: 5' Min.
- Side Yard/Secondary Street Setback: 5' Min.
- Rear Yard Setback: 5' Min.
- Rear or Side Yard Setback, Abutting Protected District: 50' Min.
- Primary Street Build-To-Zone (BTZ): 5' Min. / 20' Max.
- Primary Street BTZ Occupancy (%): 50% Min. / 75% Max.
- Secondary Street BTZ Occupancy (%): 25% Min. / 35% Max.

**Parking Placement on Lot**
- Open Space % of Total Lot Area: 15% Min. / 30% Max.
- Permitted Open Space Types: See Section 1.5.5

**Building Standards**

**Permitted Building Types by Character District**
- BUILDING TYPE 10 - GENERAL MULTI-PURPOSE BUILDING

**Character Examples**
This building type is intended to accommodate general commercial and office uses and is not intended for residential or retail uses. The building clearly establishes the location of entries for each use. Primary building façade is oriented to the street with walkways connecting the building entry to public sidewalks and parking areas. Landscaping is used to define street edge and buffer parking areas.

**LOT AND BUILDING PLACEMENT STANDARDS**

**Lot Standards**
- Lot Width / Primary Street Frontage: 50' Min.
- Lot Depth: 100' Min.
- Lot Area (in Square Feet): 7,500 S.F. Min.

**Additional Requirements**
- A Front Yard/Primary St. Setback: 5' Min.
- Side Yard/Secondary Street Setback: 5' Min.
- Rear Yard Setback: 5' Min.
- Rear or Side Yard Setback, Abutting Protected District: 50' Min.
- Primary Street Build-To-Zone (BTZ): 5' Min. / 20' Max.
- Primary Street BTZ Occupancy (%): 50% Min. / 75% Max.
- Secondary Street BTZ Occupancy (%): 25% Min. / 35% Max.

**Parking Placement on Lot**
- Open Space % of Total Lot Area: 15% Min. / 30% Max.
- Permitted Open Space Types: See Section 1.5.5

**Building Standards**

**Permitted Building Types by Character District**
- BUILDING TYPE 10 - GENERAL MULTI-PURPOSE BUILDING

**Character Examples**
This building type is intended to accommodate general commercial and office uses and is not intended for residential or retail uses. The building clearly establishes the location of entries for each use. Primary building façade is oriented to the street with walkways connecting the building entry to public sidewalks and parking areas. Landscaping is used to define street edge and buffer parking areas.
### LOT AND BUILDING PLACEMENT STANDARDS

#### LOT STANDARDS

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Minimum Width</th>
<th>Minimum Depth</th>
<th>Minimum Area (in Square Feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Street</td>
<td>50'</td>
<td>50'</td>
<td>5,000 S.F.</td>
</tr>
</tbody>
</table>

#### Principals Building Placement on Lot

- Front Yard/Primary Street Setback
- Side Yard/Secondary Street Setback (No Street)
- Rear Yard Setback
- C District

<table>
<thead>
<tr>
<th>Minimum</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>25'</td>
<td></td>
</tr>
</tbody>
</table>

#### Additional Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Minimum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard/Primary Street Build-To-Zone (BTZ)</td>
<td></td>
</tr>
<tr>
<td>Secondary Street Build-To-Zone (BTZ)</td>
<td></td>
</tr>
<tr>
<td>Primary Street BTZ Occupancy (%)</td>
<td></td>
</tr>
<tr>
<td>Secondary Street BTZ Occupancy (%)</td>
<td></td>
</tr>
</tbody>
</table>

#### Parking Placement on Lot (See Section 1.6.2)

- Front and Side Parking Setback
- Rear Parking Setback

<table>
<thead>
<tr>
<th>Minimum</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>25'</td>
<td></td>
</tr>
</tbody>
</table>

#### Open Space on Lot (See Section 1.5.5)

<table>
<thead>
<tr>
<th>Minimum</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>25%</td>
<td></td>
</tr>
</tbody>
</table>

### BUILDING STANDARDS

#### Permitted Building Types by Character District

- Civic buildings type permitted in Conservation Districts; See Section 1.5.5

#### Building Height and Massing

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Building Height (Stories/Feet)</td>
<td>3 (40') Max.</td>
<td></td>
</tr>
<tr>
<td>Ground Floor Height (Floor to Ceiling)</td>
<td>12' Min.</td>
<td></td>
</tr>
<tr>
<td>Upper Floor Height (Floor to Ceiling)</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Ground Floor Finished Elevation</td>
<td>0' Min./6' Max.</td>
<td></td>
</tr>
<tr>
<td>Roof Pitch (Rise:Run)</td>
<td>4:12 Min./18:12 Max.</td>
<td></td>
</tr>
<tr>
<td>Flat Roofs Permitted</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Building Footprint</td>
<td>20,000 S.F. Max.</td>
<td></td>
</tr>
</tbody>
</table>

#### Building Elements

- Porch Allowed
- Terrace Allowed
- Stoop Allowed
- Balcony Allowed
- Gallery Allowed
- Awning/Canopy Allowed
- Forecourt Allowed

#### Ground-Floor Transparency (%)

<table>
<thead>
<tr>
<th>Minimum</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>40%</td>
<td></td>
</tr>
</tbody>
</table>

#### Upper-Floor Transparency (%)

<table>
<thead>
<tr>
<th>Minimum</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>20%</td>
<td></td>
</tr>
</tbody>
</table>

#### Building Length - Street-Facing Façade

<table>
<thead>
<tr>
<th>Minimum</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>175' Max.</td>
<td></td>
</tr>
</tbody>
</table>

#### Blank Wall Area - Primary/Secondary Street

<table>
<thead>
<tr>
<th>Minimum</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>100' Max.</td>
<td></td>
</tr>
</tbody>
</table>

#### Street Facing Transparency and Articulation

- Ground-Floor Transparency (%) 40% Min.
- Upper-Floor Transparency (%) 20% Min.
- Building Length - Street Facing Façade 175' Max.
- Blank Wall Area - Primary/Secondary Street 100' Max.
- Front Wall Offset - Minimum Length 8' Min.
- Front Wall Offset - Minimum Depth 4' Min.

#### Pedestrian Access

- Street Facing Entrance Required: Yes
- Entrance Spacing on Primary Street: N/A
- Connection between Public Sidewalk and Front Entrances: Yes
1.5 Public Realm Standards

1.5.1 Applicability.

A. General Applicability. The Public Realm standards apply to land development as well as the construction of new streets, reconstruction of existing streets, and development of public and publicly accessible open spaces within the SR-FBOD. The Public Realm standards establish the rules and standards for street design, streetscape design and open space design.

B. New Streets. Where a new street needs to be constructed, the street must be constructed in conformance with the Regulating Plan unless an alternative alignment or connection is approved under Section 1.7 Administrative Procedures.

C. Existing Streets. An existing street cannot be rebuilt or substantially extended except in conformance with this Article. If an existing street does not need to be rebuilt and the sidewalk and street trees do not meet the minimum requirements of the applicable street type cross section, then sidewalk and street trees must be installed by the developer in conformance with this section. For the purposes of this section rebuilding shall include any of the following: any construction modifying the existing base or sub-base material; any pavement milling to a depth of 4 inches or greater; and any construction to enclose previously open drainage infrastructure, such as ditches, with materials other than culverts. For the purposes of this section substantially extended shall be defined as any of the following: any construction expanding the width of the existing street by more than three feet; or extending in length by more than 200 feet.

1.5.2 Street Type Specifications.

A. General Intent.

1) Streets are primary public spaces and must be designed and constructed to serve as an attractive framework for villages, neighborhoods, corridors, civic institutions, and special use districts.

2) Streets must balance the need of different combinations of transportation modes including auto, service vehicle, bus transit, bicycle and pedestrian to maximize safety, access, mobility and convenience for all residents and users. Street character will vary depending on location. Where competing objectives exist, the needs of pedestrians and bicyclists shall be given consideration consistent with the principles contained within Vermont’s “Complete Streets” law (Act 34 of the Vermont Legislature, 2011).

3) Within the Character Districts, village and neighborhood center streets (designed according to applicable street types) are intended to create pedestrian-oriented places that balance different transportation modes. The neighborhood street types are designed primarily for pedestrians and bicyclists, with automobile movement
as a secondary focus. The boulevard and business park street types are geared more to the free movements of vehicles, while maintaining good walking and bicycling facilities.

4) Future public and private roadway infrastructure construction in the Shelburne Road corridor should incorporate a broad range of “Green Streets” design elements such as street trees, permeable pavements, bioretention, swales, and other techniques. Although the design and appearance of streets will vary, the functional goals are the same: provide source control of stormwater, limit its transport and pollutant conveyance to the collection system, restore predevelopment hydrology to the extent possible, and provide environmentally enhanced thoroughfares. Successful application of green techniques will encourage soil and vegetation contact and infiltration and retention of stormwater.

B. Permitted Street Types. Specific street and thoroughfare types are allowed within the SR-FBOD Character Districts as identified on Table 1.5.1.

<table>
<thead>
<tr>
<th>TABLE 1.5.1: STREET AND THOROUGHFARE TYPES</th>
</tr>
</thead>
<tbody>
<tr>
<td>DISTRICTS</td>
</tr>
<tr>
<td>Mixed-Use Street (MUSCD)</td>
</tr>
<tr>
<td>Mixed-Use Neighborhood (MUNCD)</td>
</tr>
<tr>
<td>Mixed Residential (MRCD)</td>
</tr>
<tr>
<td>Green Corridor (GCCD)</td>
</tr>
<tr>
<td>Business Campus (BCCD)</td>
</tr>
<tr>
<td>Special Uses (SUCD)</td>
</tr>
<tr>
<td>Conservation (CCD)</td>
</tr>
</tbody>
</table>

1) Roundabouts. Within Frontage Zones, intersections configured as roundabouts are prohibited. Roundabouts are encouraged at the edges of and between Character Districts, where their ability to break up and distribute traffic flow is most appropriate and least disruptive to the pedestrian environment.

2) Street Construction Standards. The Thoroughfare Type and Design Standards in Figure 1.5.1 below supersede any conflicting standards in the Town of Shelburne Subdivision Regulations, Section 900. All other construction standards in Article IX of the Subdivision Regulations shall apply to existing and new thoroughfare
types as applicable in the SR-FBOD, except as provided for in Section 1.6.4 (Sustainable Design and Development Site Performance Standards) of this Article (Article XVII.A).

3) **Street Types Deviations.** The Development Review Board may approve a request for a waiver filed pursuant to Section 1.7.6 to deviate from street type specifications in areas where, owing to site specific conditions, strict enforcement would be physically impractical.

4) **Alternative Street Types.** The defined street types are intended to capture each of the possible variations in street use and type within the SR-FBOD; however, special circumstances may warrant the addition of an alternative street type. The Development Review Board may approve a request for a waiver filed pursuant to Section 1.7.6.

C. **Street Design Standards.** Except where Alternative Street Types are authorized to avoid conflicts with Section 1.2.2, new streets in the SR-FBOD are required to comply with the design standards in Figure 1.5.1 below. The Development Review Board may approve a request for a waiver filed pursuant to Section 1.7.6 to deviate from certain design standards contained in Figure 1.5.1 below. However, such deviations shall be limited to changes relating to curbing, drainage facilities, landscaping, and paving materials consistent with Low-Impact Design principles of Section 1.6.5 where such changes would enhance on-site stormwater management.

### 1.5.3 Access and Connectivity Standards.

A. **Street Networks and Connectivity.** Each Character District upon build-out is to have an interconnected network of streets and achieve the following transportation objectives:

1) Accommodation of existing or anticipated public transit improvements and facilities.

2) Except where unpermitted or contrary to the adjacent Character District when a proposed development abuts a Character District boundary, street stubs and/or rights-of-way shall be provided to adjoining undeveloped areas to accommodate future street connectivity. Completion of the connection will be required when the adjacent property is developed.

3) Preservation of existing topography and protected natural resources.

4) Dedication of new or reconstructed streets as public streets, with public access allowed to smaller facilities such as access streets, alleys, path or pedestrian passages.

5) Use of access streets and rear alleys as the primary means of internal vehicular access in village and neighborhood center Character Districts. Alleys and access street entrances should provide ease of ingress for service vehicles.
6) A street segment should be no longer than 1,000 feet without an intersecting street.

B. Site Access. Developments being done under SR-FBOD regulations shall provide site access as follows:

1) **Number of Access Drives.** No more than 1 access drive to a public street shall be allowed per lot. Where a lot is located at the corner of 2 public streets, access to the secondary or side street is required where feasible.

2) **Access Drive Width/Residential.** The maximum driveway width for residential properties shall be 12 feet between a public street and the front elevation of the primary structure. Behind the front elevation, the driveway may widen to accommodate on-site parking.

3) **Access Drive Width/Non-Residential and Mixed Use.** All non-residential or mixed use sites shall be in compliance with the access drive width standards of Article IX Section 1900.8.

4) **Common Driveways.** Common driveways are permitted in the SR-FBOD and required in the MUSCD. Common driveways shall be in compliance with Article IX Section 1900.8.

5) **Access to Public Ways.** All new developments shall demonstrate a safe means of pedestrian, bicycle and vehicular ingress and egress from and to a public street, sidewalk and abutting sites using one of the approved street types.

6) **Internal Access to Adjoining Lots.** Internal access is direct access between adjoining properties. Internal access between adjoining lots is permitted in the SR-FBOD and is required in the following Character Districts:

<table>
<thead>
<tr>
<th>TABLE 1.5.2: INTERNAL ACCESS REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>SR-FBOD CHARACTER DISTRICTS</td>
</tr>
<tr>
<td>Mixed Use Street Character District (MUSCD)</td>
</tr>
<tr>
<td>Mixed Use Neighborhood Character District (MUNCD)</td>
</tr>
<tr>
<td>Business Campus Character District (BCCD)</td>
</tr>
</tbody>
</table>

Where shared access is combined with shared parking between adjoining lots, buffer requirements between the lots is waived for the purpose of designing the parking lot shared internal circulation and shared use.
Article XVII.A - Form-Based Zoning Districts

EXAMPLE USE OF HIERARCHY

ST-60-20-BL
↑
With Bicycle Lane
↑
20 Ft Pavement Width
↑
60 Ft Right-of-Way Width
↑
Thoroughfare/Streetscape Type

CROSS SECTION/PERSPECTIVE VIEW

Movement
Free Movement
Travel Lanes
Two - 9 to 11 foot
Parking Lanes
Parallel, Both Sides, 8 x 22 Feet
Spaces, Lined
R.O.W. Width
60 feet
Pavement Width
38-40 feet
Traffic Flow
Two Ways
Curb Type
Raised or Flush Curb for Natural Drainage
Curb Radius
15 Feet
Vehicular Design Speed
25 MPH
Pedestrian Crossing Time
3.5 Seconds
Road Edge Treatment
Variable
Bike Way Type
Not Dedicated; With Flow
Bike Way Width
N/A
Transit Facilities
Bus Stops and Pull Outs

PLAN VIEW

Planter Type
Individual in Sidewalk at Curb; or 6 foot Planting Strip
Planting Pattern
Trees at 40 Feet O.C. Average
Planter Strip/Box Width
5x5 foot planters with expandable grates
Tree Type
Variable Tree Species; Drought and Salt Tolerant
Utilities
Buried Utilities
Street Light Type
Pedestrian Scale Ornamental
Street Light Spacing
40 - 60 foot Intervals
Sidewalk Placement
Both Sides
Sidewalk Width
Public: 5-11 Feet/Private: Extension onto Lot Permitted
Sidewalk Encroachment
Seating and Display as Permitted in District

DESCRIPTION: A local slow-movement thoroughfare suitable for village and neighborhood center streets, providing frontage for moderate density mixed-use buildings such as commercial, residential and civic uses. It is urban in character with raised curbs, storm-drain inlets, and striped on both sides. Trees and planters provide a balance between urban infrastructure and a pedestrian-friendly environment. Clear trunks and high canopies are necessary to avoid blocking views of storefronts, signage, and awnings.
**Article XVII.A - Form-Based Zoning District**

**EXAMPLE USE OF HIERARCHY**

| Cross Section/Perspective View | Movement | Traffic Lanes | Parking Lanes | R.O.W. Width | Pavement Width | Traffic Flow | Curb Type | Curb Radius | Vehicular Design Speed | Pedestrian Crossing Time | Road Edge Treatment | Bike Way Type | Bike Way Width | Transit Facilities | PLAN VIEW | Street Light Type | Street Light Spacing |
|-------------------------------|----------|---------------|---------------|--------------|---------------|--------------|------------|-------------|-----------------------|------------------------|---------------------|---------------|--------------|-------------|-------------------|----------|-----------------|------------------|
| Throughfare/Streetscape Type  | Free      | Two - 9 to 10 foot | Parallel, Both Sides, 7 x 22 feet | Spaces, Unlined | 50 feet | 34 feet | Raised or Flush for Natural Drainage | 15 Feet | 15 MPH | 2.7 Seconds | Variable |
|                               |          |               |               |              |              |              |            |             |          |            |              |

**Street Design Standards**

- **Character District Applications**: A local, yield moving thoroughfare suitable for village neighborhoods. Streets provide frontage for low to moderate density residential buildings such as single family detached or attached homes, multi-family buildings, and cottage courts.

**1.2. Neighborhood Residential Street (NRS-50-34)**

**Character District Applications**: Existing secondary streets off Shelburne Road and new streets in the MUSCD, MUNCD, MRCD, SUCD.

**Figure 1.5.1: Thoroughfare Type and Design Standards**

**Street Landscape Characteristics**

- **Planting Pattern**: Trees at 40 feet O.C.
- **Tree Type**: Variable; Tree Species; Drought, Wet and Salt Tolerant
- **Utilities**: Buried Utilities
- **Street Light Type**: Street Scale Ornamental
- **Street Light Spacing**: 40 - 60 Foot Intervals
- **Sidewalk Placement**: Both Sides
- **Sidewalk Width**: 5 feet minimum
- **Sidewalk Encroachment**: N/A

**Plan View**

- **50 R.O.W.**
- **Private Front Yard**
- **House**

**Cross Section/Perspective View**

- **Private Front Yard**
- **House**

**Figure 1.5.3: Thoroughfare Type and Design Standards**

**Street Landscape Characteristics**

- **Planting Pattern**: Trees at 40 feet O.C.
- **Tree Type**: Variable; Tree Species; Drought, Wet and Salt Tolerant
- **Utilities**: Buried Utilities
- **Street Light Type**: Street Scale Ornamental
- **Street Light Spacing**: 40 - 60 Foot Intervals
- **Sidewalk Placement**: Both Sides
- **Sidewalk Width**: 5 feet minimum
- **Sidewalk Encroachment**: N/A

**Plan View**

- **50 R.O.W.**
- **Private Front Yard**
- **House**

**Cross Section/Perspective View**

- **Private Front Yard**
- **House**
**Article XVII.A - Form-Based Zoning District**

**EXAMPLE USE OF HIERARCHY**

- **ST-60-20-BL**
  - With Bicycle Lane
  - 20 Ft Pavement Width
  - 60 Ft Right-of-Way Width
  - Thoroughfare/Streetscape Type

**CROSS SECTION/PERSPECTIVE VIEW**

- **Movement**
  - Free Movement
  - Traffic Lanes: Two - 11 foot
  - Parking Lanes: N/A
- **R.O.W. Width**: 50 feet
- **Pavement Width**: 30 feet
- **Traffic Flow**: Two Ways
- **Curb Type**: Raised or Flush Curb for Natural Drainage
- **Curb Radius**: 15 Feet
- **Vehicular Design Speed**: 20 MPH
- **Pedestrian Crossing Time**: 2.5 Seconds
- **Road Edge Treatment**: Variable
- **Bike Way Type**: Dedicated
- **Bike Way Width**: 4 Feet
- **Transit Facilities**: Bus Stops and Pull Outs in Strategic Locations

**PLAN VIEW**

- **Planter Type**: Planting Strip
- **Planting Pattern**: Trees at 40 Feet O.C.
- **Average Planter Strip/Box Width**: 6 Foot Planting Strips on Both Sides
- **Tree Type**: Variable Tree Species; Drought and Salt Tolerant
- **Utilities**: Buried Utilities
- **Street Light Type**: Street Scale Ornamental
- **Street Light Spacing**: 75 - 150 foot Intervals
- **Sidewalk Placement**: Both Sides
- **Sidewalk Width**: 4 feet public/private extension possible
- **Sidewalk Encroachment**: Seating and Display as Permitted in District

**STREETSCAPE CHARACTERISTICS**

**CHARACTER DISTRICT APPLICATIONS**

**EXAMPLE APPLICATIONS**: Executive Drive, Northside Drive, and Champlain Drive off Shelburne Road and new streets in the BCCD and SUCD

**DESCRIPTION**: A local thoroughfare suitable for business park settings providing frontage for moderate to higher density development that generates higher truck traffic than general commercial operations. It is urban in character with raised curbs, storm-drain inlets, and striped on street parking. The addition of landscaped areas, through a combination of planting and hardscape, not only improves the street edge but also provides a buffer between the street and the typically high-speed traffic. Transverse curbs are often used at intersections and along the street edge to reduce vehicle speeds and promote pedestrian safety. The addition of trees and other vegetation also enhances the street’s aesthetic appeal and provides environmental benefits such as reducing urban heat island effects and improving air quality.

**FIGURE 1.5.1: THOROUGHFARE TYPE AND DESIGN STANDARD**
### CHARACTER DISTRICT APPLICATIONS

**BOULEVARD AND PARKWAY (BV-70-40)**

Description: A long-distance thoroughfare traversing Character Districts and accessing non-FBZ districts in Shelburne. Gently meandering parallel to development nodes, neighborhoods, and open spaces. This thoroughfare type should be designed for moderate speeds with two travel lanes, separated by a landscaped median. The median can be a continuous landscaped strip or an intermittent landscaped strip, which can include tree plantings creating a smooth transition between districts. An intermittent landscaped median creates a linear parkway.

**Design Characteristics**

- **Sidewalk Width**: 5 feet
- **Streetlight Poles/Spans**: Centered
- **Right-of-Way**: 70 - 150 feet
- **Street Light Spacing**: 75 - 150 feet
- **Traffic Flow**: Two-Way
- **Curb Type**: Raised or flush curb for natural drainage
- **Curb Radius**: 15 feet
- **Vehicular Speed**: 30 mph
- **Time to Pass**: 4.5 seconds
- **Plant Type**: Street trees
- **Planting Pattern**: Trees at 40 feet O.C.
- **Tree Type**: Selected street trees
- **Utilities**: All utilities buried
- **Streetlight Type**: Street scale ornamental
- **Streetlight Spacing**: 75 - 150 foot intervals
- **Bike Way Type**: Dedicated bike lane or path
- **Bike Way Width**: None
- **Sidewalk Placement**: Both sides

**Figure 1.5.1: THOROUGHFARE TYPE AND DESIGN STANDARDS**
### Article XVII.A - Form-Based Zoning District

**EXAMPLE USE OF HIERARCHY**

- **ST-60-20-BL**
  - **↑ With Bicycle Lane**
  - **↑ 20 Ft Pavement Width**
  - **↑ 60 Ft Right-of-Way Width**
  - **Thoroughfare/Streetscape Type**

#### CROSS SECTION/PERSPECTIVE VIEW

**Movement**

- **Free Movement**
- **Traffic Lanes**
  - Two - 11 foot
- **Parking Lanes**
  - N/A
- **R.O.W. Width**
  - NA - Private
- **Pavement Width**
  - 22 feet
- **Traffic Flow**
  - Two Ways
- **Curb Type**
  - Raised or Flush
  - **C**
- **Natural Drainage**
- **Curb Radius**
  - 15 Feet
- **Vehicular Design Speed**
  - 15 MPH
- **Pedestrian Crossing Time**
  - 2.0 Seconds
- **Road Edge Treatment**
  - Variable
- **Bike Way Type**
  - Not Dedicated; With Flow
- **Bike Way Width**
  - N/A
- **Transit Facilities**
  - N/A

#### PLAN VIEW

- **Planter Type**
  - Planting Strip
- **Planting Pattern**
  - Trees at 40 Feet O.C.
- **Average Planter Strip/Box Width**
  - 6 Foot Planting Strips on Both Sides
- **Tree Type**
  - Variable Tree Species; Drought and Salt Tolerant
- **Utilities**
  - Buried Utilities
- **Street Light Type**
  - Street Scale Ornamental
- **Street Light Spacing**
  - 40 - 60 foot Intervals
- **Sidewalk Placement**
  - Both Sides
- **Sidewalk Width**
  - 4 Feet Private
- **Sidewalk Encroachment**
  - N/A

### STREETSCAPE CHARACTERISTICS

**CHARACTER DISTRICT APPLICATIONS**

**EXAMPLE APPLICATIONS:** Existing secondary Streets off Shelburne Road and new streets in the MUSCD, MUNCD, MRCD, GCCD, SUCD

---

**FIGURE 1.5.1 THOROUGHFARE TYPE AND DESIGN STANDARDS**

**STREET DESIGN STANDARDS**

- **MUSCD, MUNCD, MRCD, GCCD, SUCD**
- **Town of Shelburne, Vermont Section 1.5**

---

**PLAN VIEW**

- **View 1, 2, 3, 4, 5**
- **View 6**

---

**CROSS SECTION/PERSPECTIVE VIEW**

- **View 1, 2, 3, 4, 5, 6**

---

**Figure 1.5.1 Thoroughfare Type and Design Standards**
EXAMPLE USE OF HIERARCHY

ST-60-20-BL

↑ With Bicycle Lane
↑ 20 Ft Pavement Width
↑ 60 Ft Right-of-Way Width

THOROUGHFARE/STREETSCAPE TYPES

CROSS SECTION/PERSPECTIVE VIEW

Movement
Free Movement
Traffic Lanes
Two - 8 foot
Parking Lanes
N/A

R.O.W. Width
NA Private
Pavement Width
16 feet
Traffic Flow
Two Ways
Curb Type
Variable
Curb Radius
15 Feet
Vehicular Design Speed
10 MPH
Pedestrian Crossing Time
1.5 Seconds
Road Edge Treatment
Variable
Bike Way Type
Not Dedicated; With Flow
Bike Way Width
N/A

Planter Type
N/A
Planting Pattern
N/A
Planter Strip/Box Width
N/A
Tree Type
N/A
Utilities
N/A
Street Light Type
Street Scale
Street Light Spacing
40 - 60 foot Intervals
Sidewalk Placement
Both Sides
Sidewalk Width
2-Foot Shoulder Area
Sidewalk Encroachment
N/A

STREETSCAPE CHARACTERISTICS

CHARACTER DISTRICT APPLICATIONS

EXAMPLE APPLICATIONS: Existing secondary Streets off Shelburne Road and new streets in the MUSCD, MUNCD, MRCD, GCCD, SUCD

DESCRIPTION: A narrow vehicular access way to the rear of residential and commercial buildings providing access to service areas, parking, and utilities. Alleys are used by trucks and may accommodate dumpsters which should be screened if possible.

FIGURE 1.5.1: THOROUGHFARE TYPE AND DESIGN STANDARDS
EXAMPLE USE OF HIERARCHY

ST-60-20-BL

↑
With Bicycle Lane

↑
20 Ft Pavement Width

↑
60 Ft Right-of-Way Width

↑
Thoroughfare/Streetscape Type

CROSS SECTION/PERSPECTIVE VIEW

Movement
Pedestrian Only
Traffic Lanes
N/A
Parking Lanes
N/A
R.O.W. Width
NA Private
Pavement Width
N/A
Traffic Flow
N/A
Curb Type
N/A
Curb Radius
N/A
Vehicular Design Speed
Pedestrian Crossing Time

Road Edge Treatment
N/A
Planter Strip/Box Width
N/A
Planter Type
varies
Planting Pattern
varies
Tree Type
Optional/Occasional
Utilities
Optional/Selected St.
Trees
Street Light Type
Ped. Level
Street Light Spacing
None
Bike Way Type
N/A
Bike Way Width
N/A
Sidewalk Placement
One
Sidewalk Width
9-18 ft.
APPLICATIONS
All Character Districts

FIGURE 1.5.1: THOROUGHFARE TYPE AND DESIGN STANDARDS

3.1 PEDESTRIAN PASSAGE (MP-VAR-15-BL)

DESCRIPTION: A pedestrian and bicycle connector that passes between buildings. Passages provide shortcuts through long blocks and connect rear parking with street frontages. Passages may not be roofed over and lined by shop fronts.
### Article XVII.A - Form-Based Zoning District

**February 1, 2017**

**EXAMPLE USE OF HIERARCHY**

<table>
<thead>
<tr>
<th>ST-60-20-BL</th>
</tr>
</thead>
<tbody>
<tr>
<td>↑ With Bicycle Lane</td>
</tr>
<tr>
<td>↑ 20 Ft Pavement Width</td>
</tr>
<tr>
<td>↑ 60 Ft Right-of-Way Width</td>
</tr>
<tr>
<td>↑ Thoroughfare/Streetscape Type</td>
</tr>
</tbody>
</table>

**CROSS SECTION/PERSPECTIVE VIEW**

<table>
<thead>
<tr>
<th>Movement</th>
<th>Free Movement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic Lanes</td>
<td>Two Lanes</td>
</tr>
<tr>
<td>Parking Lanes</td>
<td>N/A</td>
</tr>
<tr>
<td>R.O.W. Width</td>
<td>20-foot Easement</td>
</tr>
<tr>
<td>Pavement Width</td>
<td>10 Feet Min.</td>
</tr>
<tr>
<td>Traffic Flow</td>
<td>Two Ways</td>
</tr>
<tr>
<td>Curb Type</td>
<td>None</td>
</tr>
<tr>
<td>Curb Radius</td>
<td>N/A</td>
</tr>
<tr>
<td>Vehicular Design Speed</td>
<td>10 MPH</td>
</tr>
<tr>
<td>Pedestrian Crossing Time</td>
<td>N/A</td>
</tr>
<tr>
<td>Road Edge Treatment</td>
<td>N/A</td>
</tr>
<tr>
<td>Bike Way Type</td>
<td>Shared and Dedicated</td>
</tr>
<tr>
<td>Bike Way Width</td>
<td>N/A</td>
</tr>
<tr>
<td>Transit Facilities</td>
<td>N/A</td>
</tr>
<tr>
<td>Planter Type</td>
<td>N/A</td>
</tr>
<tr>
<td>Planting Pattern</td>
<td>Variable Pattern</td>
</tr>
<tr>
<td>Planter Strip/Box Width</td>
<td>N/A</td>
</tr>
<tr>
<td>Tree Type</td>
<td>Variable Species</td>
</tr>
<tr>
<td>Utilities</td>
<td>N/A</td>
</tr>
<tr>
<td>Street Light Type</td>
<td>Variable</td>
</tr>
<tr>
<td>Street Light Spacing</td>
<td>100 feet or as needed for sufficient lighting levels</td>
</tr>
<tr>
<td>Sidewalk Placement</td>
<td>N/A</td>
</tr>
<tr>
<td>Sidewalk Width</td>
<td>N/A</td>
</tr>
<tr>
<td>Sidewalk Encroachment</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**STREETSCAPE CHARACTERISTICS**

**CHARACTER DISTRICT APPLICATIONS**

**EXAMPLE APPLICATIONS:** Passive recreation in all Character Districts

**DESCRIPTION:** An independent pedestrian and bicycle way generally running through or parallel with parkways and highways. Paths should connect directly with the sidewalk network.

**FIGURE 1.5.1: THOROUGHFARE TYPE AND DESIGN STANDARDS**

<table>
<thead>
<tr>
<th>STREETSCAPE CHARACTERISTICS</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLAN VIEW</td>
</tr>
<tr>
<td>CROSS SECTION/PERSPECTIVE VIEW</td>
</tr>
</tbody>
</table>
1.5.4 Streetscape Standards

A. General Provisions.

1) **Street Space.** Streetscape standards are applicable to the Street Space which is the area between the front facade of the primary building located in the Build-To-Zone and the back of the curb including the combined area of Public Frontage and Private Frontage. See Figure 1.5.3.

![FIGURE 1.5.3: STREET SPACE DIAGRAM](image)

2) **Street Space Maintenance Responsibility.** The respective owners of property within the Street Space shall be responsible for general maintenance of plant material in the Street Space. When stormwater facilities are located within the Street Space, maintenance shall be the responsibility of the property owner on which the facility is located unless the property owner has entered into an agreement with the Town of Shelburne (or the Town’s designee) for the provision of maintenance. Such agreements shall be in writing and for a term of no less than 20 years. No application proposing shared or assigned maintenance of stormwater facilities may be approved under this Article unless evidence of such an agreement or agreements is included as part of the application.

3) **Mechanical and Electrical Equipment.** Including, but not limited to, air compressors, pumps, exterior water heaters, water softeners, private trash cans (not including public sidewalk waste bins), and storage tanks may not be stored or located within any Street Space. Temporary placement of private trash cans within the Street Space may be allowed to accommodate scheduled pick-up.

B. **Street Trees.**

1) **General Standards.** Each Street Space shall have street trees planted along the street tree alignment line (generally centered in the tree belt or 5 feet from the back of the curb unless otherwise specified in the Street Type Specification) at an average spacing not less than 25 feet or greater than 50 feet on center. Where
necessary, spacing allowances may be made to accommodate curb cuts, bus transit stops, cross walks, fire hydrants and other infrastructure elements. Required street tree planting area configurations are specified in the “Thoroughfare Type and Design Standards” (Figure 1.5.) and Figure 1.5.4 below.

### FIGURE 1.5.4: TREE PLANTING IN THE STREET SPACE

<table>
<thead>
<tr>
<th>Description</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum planting area</td>
<td>Min. 25 sq. ft. impervious planting area</td>
</tr>
<tr>
<td>Minimum sidewalk width</td>
<td>Min. 5 ft wide sidewalk</td>
</tr>
<tr>
<td>Minimum distance between trees</td>
<td>7.5 ft min. between</td>
</tr>
<tr>
<td>Minimum distance from corner</td>
<td>20 ft min. from corner</td>
</tr>
<tr>
<td>Maximum height above ground</td>
<td>8 ft min.</td>
</tr>
<tr>
<td>Maximum distance from curb where tree belt is over 10 ft wide</td>
<td>5 ft from curb</td>
</tr>
</tbody>
</table>

2) **Species Type and Size.**

   a) At planting, street trees shall be at least 3.0 inches in diameter at designated breast height and at least eight feet in overall height.
   
   b) Street trees must be "limbed up" as they gain appropriate maturity, a minimum of 8 feet clear over the sidewalk and 14 feet over the travel lanes of the street. As specified in 1.6.3.C, shade canopies shall be of a height that, at maturity, remains predominantly clear of building frontages.
   
   c) Street trees should generally be of a different species than those on the connecting streets. Street trees shall comply with requirements 1.6.3.E.
   
   d) Applicants shall demonstrate that tree species have been selected, and tree planting methods and future tree maintenance will be performed in a manner consistent with the latest version of the Town of Shelburne Street Tree Management Plan dated [adoption anticipated].

### C. Other Streetscape Elements.

1) Street lights and sidewalks shall be constructed as specified in Figures 1.5.1 and 1.5.4. The project developer shall complete installation of street lights and sidewalks concurrent with development of land along the Street Space.

2) Street lights shall be installed on both sides of streets, and offset from street trees so as not to interfere with their growth and development.

3) Street lights shall be between 9 and 16 feet above ground in height and separated by a distance as specified in Figure 1.5.1 Thoroughfare Type and Design Standards based on the type of thoroughfare and Character District.
4) Sidewalks unless otherwise designated in the Street Type Specifications shall be a minimum of 5 feet wide and be constructed to meet all Town (and ADA) specifications.

5) Street furnishings such as benches in the Street Space shall not obstruct the clear walkway.

6) Private Frontage Landscaping shall be provided as specified in Section 1.6.3.D.

D. **On-Street Parking.**

1) The parking lane may be interrupted by curb extensions with street trees and other landscape treatments, existing or new driveways, streets, alleys, or bus transit stops.

2) Parking spaces must be constructed in a manner that allows proper drainage and may include pervious surfaces.

### 1.5.5 Public and Civic Open Space Standards

A. **Intent.** The intent of these standards is to provide for a combination of viable public and private open spaces and civic gathering areas.

B. **Applicability.** Open and civic space includes Street Spaces as defined in Section 1.5.4 above as well as dedicated spaces that are either publicly owned or publicly accessible.

C. **Open Space Types.** Specific public and private open space types are allowed within the SR-FBOD as identified in Figure 1.5.5, and are intended for the gathering of people for passive or active recreation, entertainment, and organized communal activities.

D. **Open Space Design Standards.**

1) **General Standards.** Public and private open spaces shall be designed, landscaped, and furnished to be consistent with the Character District in which they are located.

2) **Allocation of Lot for Open Space.** Individual property owners shall use a minimum percentage of their lot for open space in accordance with the applicable Building Type specified in Figure 1.4.7. The open space shall be in one of the types identified in Figure 1.5.5. Two or more property owners within the SR-FBOD may create a joint open space as long as the dedicated space is accessible to the public and provides an area of open space equal to or greater than the combined area of open space required for the Building Types involved. For the purposes of meeting this requirement, open space shall not include any impervious area or area with a runoff coefficient greater than .9.
3) Allocation of Development Site for Open Space. New developments involving a site area of 5 acres, 8 or more dwelling units, or 10,000 square feet of commercial or mixed use building space shall allocate a minimum of 5% of the site to Common Open Space in one or more of the forms illustrated in Figure 1.5.5. Two or more adjacent development sites subject to this requirement may create a joint Common Open Space as long as the dedicated space is accessible to the public and amounts to a minimum of 5% of the land area of all the properties involved.

4) Sustainable Design. The minimum unpaved pervious surface (turf, groundcover, gravel, soil, or mulch) for Common Open Spaces shall follow the specifications for each type of Open Space, as indicated in Figure 1.5.5. Pervious paving materials to allow oxygen and water for tree roots and to absorb stormwater runoff are also encouraged in all Open Spaces.

5) LID Applications on Open Space. If the selected Open Space types include hardscape surfaces, Low Impact Development applications consistent with those authorized in Section 1.6.4 shall be integrated into the design of the Open Space.

6) Civic Buildings Lot Design Standards. Civic Building Lots shall provide rear yard setbacks as specified in Figure 1.4.7.

7) Squares and Plazas Standards. Consistent with figure 1.5.5, Squares and plazas shall be located so that building walls facing the open space shall have at least 25% of the overall facade in transparent windows, and at least 40% of the ground floor facade in transparent windows.

8) Greens. These open spaces should be situated in prominent locations within Character Districts. The maximum slope across any green is 10%.

9) Parks. These open spaces are typically larger green spaces and should be located at the edge of a Character District or between Character Districts. Parks shall accommodate active or passive recreation.

E. Use of Street Space along Private and Public Frontages. The active use of Private and Public Frontages (the area between the primary building facade and back of curb) in a manner consistent with the applicable Character District is encouraged. Uses allowed in the Street Space are pedestrian access and outdoor accessory uses and shall occur consistent with the following:

1) Outdoor Activity Zones. Outdoor activities shall be allowed and encouraged where applicable as accessory uses to Restaurants, Retail and Personal Services within street yard and side yard areas on private lots. Outdoor dining areas may be extended onto the public sidewalk with a Conditional Use Permit authorized under Section 1.7 (Administrative Procedures) of this Article. Where outdoor dining is located on a public sidewalk, a minimum of 5 feet of unobstructed passage shall be provided for pedestrian use. All furnishings will be removed from the public portion of the sidewalk at the close of business each day.
2) **Outdoor Display.** Outdoor display of products available for sale shall be permitted in association with non-residential ground floor use in accordance with the following provisions:

a) Outdoor display shall occupy no more than 30% of the horizontal length of the building facade.

b) Outdoor display may be located within the street yard setback area.

c) Outdoor display may be located on a public sidewalk with a Conditional Use Permit authorized under Section 1.7 (Administrative Procedures). When located on a public sidewalk, the display area shall be located within 5 feet of the primary building and a minimum of 5 feet of unobstructed passage shall be provided for pedestrian use.

d) Outdoor display shall be removed and placed inside a fully-enclosed building at the end of each business day.
**Figure 1.5.5: Open and Civic Space Standards**

*Images for Parks and Plazas are from the SmartCode Version 9.2 prepared by DPZ Inc.; Privately Owned Public Spaces and Outdoor Activity Zones were prepared by Dodson & Flinker Associates.

<table>
<thead>
<tr>
<th>Open Space Type</th>
<th>Minimum Size</th>
<th>Percent Coverage</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preserve</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Park</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Green</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Square</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
</tbody>
</table>

**DIAGRAM EXAMPLE**

- **Suggested Frontage On At Least:**
  - Typical Lot Size
  - Unpaved Pervious Surface

---

**Figure 1.5.5 cont:**

- **Preserve:**
  - A Preserve is an area comprised of natural resources and constraints available for limited public access and low impact recreation. Its landscape may consist of paths and trails, meadows, woodland, wetlands, floodplains, scenic vistas, and other natural attributes.
  - Preserves may be lineal, such as the natural corridor along brooks, rivers, and lakes. The linear preserves should connect to surrounding neighborhood and civic buildings.

- **Park:**
  - A Park is a natural preserve available for active and passive recreation. Its landscape shall consist of one or more of the following: paths and trails, meadows, woodland, community gardens, open shelters, playgrounds, playing fields, and courts, all naturalistically disposed. Parks should connect to surrounding neighborhood and civic buildings.

- **Green:**
  - A Green is an open space available for unstructured recreation and programmed for civic gatherings that is less formal in nature than a Square. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed.

- **Square:**
  - A Square is an open space available for unstructured recreation and civic gatherings that is spatially defined by building frontages and located at the intersection of important thoroughfares. Its landscape shall consist of paths, lawns, and trees, formally disposed.
**Article XVII.A - Form-Based Zoning District**

March 1, 2017

- Plaza: A Plazz is a civic space designed for civic purposes and commercial activities generally paved and spatially defined by building frontages. Trees are optional in Plazas. Plazas may be located at the intersection of important streets.

- Pocket Park: An open space designed primarily for passive recreation and may be equipped for the active recreation of children and community garden plots. Pocket Parks may be interspersed within residential areas and may be placed within a block. There are no minimum or maximum typical size.

- Playground: An open space designed for the active recreation of children. A playground shall be fenced and may include an open shelter. Playgrounds may be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks, greens and community gardens. There are no minimum or maximum typical size.

- Community Garden Plots: A grouping of garden plots available to nearby residents for small-scale cultivation using shared water source. Community garden plots may be located on public parks or private lots.
### Article XVII.A - Form-Based Zoning Districts

#### Figure 1.5.5: Open and Civic Space Standards

<table>
<thead>
<tr>
<th>OPEN SPACE TYPE</th>
<th>DIAGRAM CHARACTER</th>
<th>EXAMPLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suggested Frontage</td>
<td>On At Least</td>
<td>N/A</td>
</tr>
<tr>
<td>Min. Suggested Frontage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Typical Lot Size</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Min. Unpaved Pervious Surfaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>FORM-BASED DISTRICTS/CHARACTER DISTRICTS</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Images for Parks and Plazas are from the SmartCode Version 9.2 prepared by DPZ Inc.; Privately Owned Public Spaces and Outdoor Activity Zones were prepared by Dodson & Flinker Associates.*

- Playing Fields and Courts: A publically accessible open space designed and equipped for active recreation and organized sports.
- Privately Owned Public Space (POPS) and Outdoor Activity Zones (OAZ): POPS may include various utilization of private frontages such as forecourts, outdoor terraces, seating areas, plazas, and public art installations that are intended to be utilized for passive recreation and public gathering. Outdoor Activity Zones include POPS but may also include use of publically owned spaces such as sidewalks as permitted by the Town.

*Figure 1.5.5: OPEN AND CIVIC SPACE STANDARDS page 3 of 3*
1.6  **Site Development Standards**

1.6.1  **Site Development Definitions.** Site development definitions are illustrated below and in Figure 1.6.1.

A.  **Site.** A site is any lot or group of contiguous lots owned or controlled by a person, group of persons, entity, or entities for the purpose of a single development.

B.  **Site Area.** Site area is the cumulative area of all contiguous lots that the site is composed of. Site area does not include existing or proposed right-of-way, whether dedicated or not dedicated to public use.

C.  **Site Width.** Site width is the cumulative width of all contiguous lots that the site is composed of.

D.  **Site Depth.** Site depth is the distance between the front and rear property lines measured along a line midway between the outside edge of all contiguous lots.

![FIGURE 1.6.1: SITE DEVELOPMENT DIAGRAM](image)

1.6.2  **Parking and Loading Standards**

A.  **Purpose and Intent.** The overall objective for parking standards is to ensure an adequate amount of parking is provided while taking into account the context of the individual Character District and avoiding excessive parking.

B.  **Applicability.** Unless specifically exempted by Character District standards, existing and proposed development in the SR-FBOD shall provide parking facilities in...
accordance with this section. In case of conflict with Article XIX Section 1960 of the Zoning Bylaws, the regulations in Section 1.6.2 shall supersede.

C. **Parking Location.**

1) **Off-Street Parking.** Off-street parking shall be located in accordance with applicable Character District Specific Standards found in Section 1.2.3.

2) **Shared Parking.** Abutting lots with compatible uses must physically join parking areas across lot lines and create shared access drives and connected parking aisles in the MUSCD and the MUNCD. Shared parking is encouraged in other Character Districts, provided a mutual access and use easement acceptable to the Town of Shelburne’s legal counsel is executed. The cost of reviewing such easement shall be borne by the developer.

3) **Remote Parking.** Required parking spaces may be permitted at off-site locations if the off-site parking complies with all of the following standards:

   a. **Customers.** Off-site parking spaces for customers shall be located within 500 feet of the primary entrance of the building along the shortest available pedestrian route (from the nearest point of the parking area to the nearest point of the primary entrance).

   b. **Employees.** Specifically designated off-site parking areas for employees shall be located within 700 feet of an employee entrance served along the shortest available pedestrian route (from the nearest point of the parking area to the nearest point of the employee entrance).

   c. **Parking Agreement.** A contract, written agreement, or other suitable legal instrument acceptable to the Town of Shelburne's legal counsel shall be filed with the application which shall specify the location, number, and available hours of all spaces to be used. The cost of reviewing such easement shall be borne by the developer.

D. **Off-Street Parking Requirements.** Minimum parking for all uses and structures in the SR-FBOD shall be provided in accordance with Article XIX Section 1960.1.C.1 through 14, except where the amount of required parking is reduced using one or more of the Parking Reduction Methods presented in Section 1.6.2.

E. **Maximum Surface Parking Requirements.** The maximum number of off-street surface parking spaces shall not exceed 100% of the minimum parking requirements specified in Article XIX Section 1960.1.C.1 through 14. The Development Review Board approve a Conditional Use application requesting parking in excess of the required parking limitation of Section 1960.1.C. Before an applicant can receive Conditional Use Approval, the applicant must demonstrate to the DRB that the proposed Conditional Use will comply with the following:
1) The need for additional parking cannot reasonably be met through provision of on-street parking, shared parking with adjacent or nearby uses, or other permitted off-site reduction methods;
2) The proposed development demonstrates that its design and intended uses will continue to support high levels of existing or planned transit and pedestrian activity;
3) Likely users of the parking area have characteristics that could increase parking demand;
4) There is a lack of feasible means of expanding existing parking areas;
5) Expanded sections of parking areas avoid harm to historic or natural resources, such as historic buildings, significant trees, or wetlands and other sensitive environmental areas; and
6) The site plan indicates where additional and expanded parking can be redeveloped to a more intensive use in the future.

F. Parking Requirement Exemptions.

1) Structured Parking. Spaces provided within the footprint of a structure containing 1 or more other uses, including rooftop, at-grade, or below-grade spaces shall not be limited by the maximum off-street parking requirement above, provided the square footage footprint dedicated to structured parking is less than 50% of the total square footage footprint that would be required for surface parking.

2) Outdoor Dining. Permitted outdoor dining located on the same site as the primary use and building shall be exempt from the calculation of required off-street parking spaces.

G. Reduction of Minimum Off-Street Parking Requirements. The DRB may approve a Conditional Use application requesting a reduction in the number of required non-handicapped-accessible off-street parking spaces or can require the reduction upon consideration of the standards below. The amount of parking required may be reduced as much as 50%.

1) Landowner Discretionary Reductions. Parking reduction factors that may be considered by the DRB shall include, but are not limited to, the following:

a. Mixed Use Shared Parking Efficiencies.
   i. Mixed use shared parking efficiencies occur when multiple uses on a site share parking facilities and one or more of the following conditions exists: the peak parking demand periods of 2 or more uses occur at different times; a shared parking agreement exists between proximate properties with different peak parking demand times; uses sharing parking have a high
rate of parking turnover; there is evidence of similar uses and location situations operating successfully with lower than required amounts of parking.

ii. Parking reductions of up to 25% may be awarded based on testimony of an applicant or applicant's representative or other evidence.

iii. When the size of the requested parking reduction exceeds 25%, the minimum number of parking spaces (for a mixed or multiple use development where shared parking is proposed) may be determined by an evaluation prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Manual (latest edition), the Institute of Transportation Engineers (ITE) Shared Parking Guidelines (latest addition), the Smart Code 9.2 Shared Parking Matrix, or other approved procedures determined by the DRB. See Figure 1.6.2 below. A formal parking evaluation may be waived for small developments where there is established experience with the land use mix and its impact is expected to be minimal.

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**FIGURE 1.6.2: SHARED PARKING FACTOR MATRIX**

<table>
<thead>
<tr>
<th>Building Function</th>
<th>Shared Factor</th>
<th>Building Function</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td>Residential</td>
</tr>
<tr>
<td>Lodging</td>
<td>1</td>
<td>Lodging</td>
</tr>
<tr>
<td>Office</td>
<td>1.1</td>
<td>Office</td>
</tr>
<tr>
<td>Retail</td>
<td>1.4</td>
<td>Retail</td>
</tr>
</tbody>
</table>

**To Calculate Required Parking:** Divide the sum of the parking requirements for two functions by the applicable ratio (Shared Factor). *SmartCode 9.2*

---

b. **Pedestrian Access and Facilities.** The site is located within a Character District with sufficient residential and/or commercial density and appropriate infrastructure to support pedestrian and bicycle travel between existing and proposed uses, and can support
pedestrian and bicycle access as a primary means of travel, and offers a viable alternative to access by a personal vehicle.

c. **Proximity to Public Parking.** There is reasonable proximity to publicly-available off-street parking lots or on-street parking spaces.

d. **Public Parking Reserve.** In lieu of providing the total minimum on-site parking required, the DRB may accept a permanent easement on the property for the purposes of constructing public parking for all or a portion of required on-site parking spaces. The reserve easement shall be subject to review and approval by the Selectboard.

e. **Proximity to Public Transit.** The site is within ¼ mile walking distance of public transit (including bus transit and future commuter rail transit) and the proposed uses are conducive to transit usage.

f. **Car-Sharing Program.** The DRB may approve a parking reduction where an active car-sharing program is made available to residents and/or employees; and where cars for the car-share program are available on the site or within a 700-foot walking distance of the site.

g. **Transportation Demand Mitigation (TDM) Plans.** Transportation mitigation plans may be implemented in conjunction with any use.

2) **Development Review Board Reductions:**

   a. **Transportation Demand Mitigation Plans.** TDM Plans shall be required for all large-scale parking facilities, where the required number of parking spaces exceeds 250. New construction of large-scale parking facilities, or any change to existing uses that requires additional parking onsite that would create large-scale parking facilities, may also require the applicant to employ parking mitigation to reduce the number of surface parking spaces if determined appropriate by the DRB. Qualifying parking mitigation shall include but not be limited to: shared and structured parking; parking shuttles and van services; employee carpool plans; incentives for employees to use alternative transportation such as bicycles, transit, and walking; telecommuting plans for employees; car sharing and corporate vehicle fleets for employee use, and other similar programs. The DRB shall have the discretion to require parking mitigation for large-scale facilities as appropriate taking into consideration stormwater, surface water impairment, the
character of the neighborhood, traffic, pedestrian safety, landscaping, and circulation.

b. Parking Reserve. In lieu of or along with an absolute reduction, the DRB may require a portion of the site to be reserved but not developed to comply with the off-street parking requirement. The reserved area shall be either landscaped or maintained in a natural state. The reserved area shall not count towards any open space standard specified in Section 1.5.2.

The reserved parking area shall be labeled as "Reserve Parking" on the site plan and maintained in a landscaped or natural state. It shall not be used for building area.

If, after one year from the issuance of a Certificate of Occupancy, the DRB finds that any of the reserve spaces are needed or not needed, the DRB may require that all or any portion of the spaces identified as reserve parking on the site plan be constructed or eliminated from the plan within a reasonable time period, as specified in writing by the DRB following a public meeting with the owner of the property.

c. Parking Reduction Plan. To this end, the DRB may require the applicant to provide a formal parking study that includes the following:

i. Size and type of existing and proposed uses or activities on site;
ii. Rate of parking turnover;
iii. Peak traffic and parking loads to be encountered;
iv. Shared parking reductions reference credible sources such as Urban Land Institute’s Shared Parking Manual or SmartCode 9.2 Shared Parking Matrix (see above);
v. Availability of on-street or public parking facilities or existing shared parking lots;
vi. Availability of public transit, bicycle infrastructure, and pedestrian infrastructure;
vii. Other factors identified by the DRB.

3) Conditional Use Permit Criteria. Before an applicant can receive Conditional Use Approval, the applicant must demonstrate to the DRB that the proposed Conditional Use complies with the following SR-FBOD-specific criteria:
a. The reduction is in harmony with the purpose and intent of the SR-FBOD;
b. The amount of off-street parking to be provided will be sufficient to serve the use(s) for which it is intended;
c. The reduction will not create, nor add to, undue congestion or unsafe traffic situations; and
d. The proposed parking layout and landscaping will be in conformity with all applicable Zoning Bylaws requirements.

H. **Bicycle Parking.** To facilitate bicycle use, the following bicycle parking regulations shall apply:

1) **Multi-Family Residential Developments.** Developments with 5 or more multi-family units shall provide at least one indoor covered bicycle parking area with space for 5 bicycles for every 5 dwelling units unless an alternative is approved by the DRB.

2) **Non-Residential Uses.** Non-residential uses shall provide the following minimum bicycle parking spaces unless an alternative is approved by the DRB. A single typical inverted-U rack or pole rack accommodates 2 bicycles.

<table>
<thead>
<tr>
<th>Size of Use</th>
<th>Required Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 10,000 square feet of gross floor area</td>
<td>4</td>
</tr>
<tr>
<td>10,001 to 30,000 square feet of gross floor area</td>
<td>10</td>
</tr>
<tr>
<td>30,001 square feet or more of gross floor area</td>
<td>14</td>
</tr>
</tbody>
</table>

Required bicycle parking spaces may be placed on private property or on a sidewalk along the curb, provided that at least 5 feet of sidewalk remains clear for pedestrian use. Required bicycle parking shall be publicly accessible and located within 100 feet of the building entrance.

I. **Parking Placement and Site Design.**

1) **On-Site Parking Placement.** Off-street parking shall be located to the rear of the primary building or a minimum of 5 feet behind the front wall elevation of the building nearest to the front property line and street right-of-way. A landscape buffer of at least 5 feet wide may be required by the DRB to screen parking areas from the street. On-site parking placement shall be provided in accordance with the design standards and guidelines in Figure 1.6.3 below.
General Design Guidelines and Associated Requirements.
The building should be brought forward as close to the street as possible, with parking and other services tucked around the side and back.

The parking area shall be designed in regular, rectangular shapes. Irregular wedge shaped parking areas created by following angled property lines are discouraged. Only the minimal amount of paved area necessary to meet the requirements should be provided.

A. The primary building entry shall be placed at the front of the building (facing the front lot line) and be clearly identifiable from the street.

B. Parking shall be placed at the side or rear of the lot. Where possible, break the parking areas up into groups of no more than 20 spaces per area (35 for large development projects) separated by landscaping areas.

C. Applicant must place as much of the building width at the front of the lot as possible to maximize front facade exposure to the traveling public. The front facade should be kept parallel to the street.

D. To reinforce the “street-edge”, align with adjacent buildings which are also close to the front setback line. Landscaping can also be used to reinforce this line.

E. Link with adjacent parking lots or provide shared parking areas which can serve neighboring buildings simultaneously.

F. Provide sidewalks for the full width of the property with a direct link to the primary building entry.

G. Loading docks, service areas and trash facilities shall be located at the rear of the building and not visible from the street. Fences, walls or landscaping can be used to shield them from view.

H. Existing, older trees shall be incorporated into new site plan development whenever possible.

I. Curb cuts shall be limited to a single driveway in and out of the property from the primary or secondary street unless specifically authorized elsewhere in the SR-FBOD. Secondary access points from side roads are encouraged. Curb cuts shall only be as wide as necessary to accommodate needed lanes. Curb radiiuses should be kept to a minimum. Any raised curbing used at site access point shall allow for sufficient stormwater infiltration.
| J. | Landscaped islands and other green space shall be consolidated into useful areas, and not just narrow strips of grass or plantings. |
| K. | Provide a continuous landscape screen on rear property boundaries that are in residential zoning districts. |
| L. | Using the area in front of the building for outdoor activity, seating and display is highly encouraged and the area will not be included for calculation of the minimum required parking spaces. |
| M. | Provide supplemental street trees where appropriate to shade the sidewalk or outdoor terraces while providing filtered views of the front façade by traveling motorists. |

2) **Internal Sidewalk Connectivity.** An internal sidewalk shall be provided for off-street parking lots with 20 or more spaces. Internal walkways shall be provided in appropriate locations on the site and shall be clearly recognizable through the use of raised, textured or color surface treatments. Internal walkways shall connect to the public sidewalk where abutting the property and provide safe pedestrian access to the primary use entrance and on-site parking area.

3) **Parking in Front Yard Area/Non-Residential and Mixed Use.** By Conditional Use Permit, the DRB may waive the requirement under Subsection I.1). above and permit parking in the front yard under the following conditions:

a. **Targeted Rehabilitation Site.** A project involving the renovation of an existing building and site where parking currently exists in front of the building.

b. **Teaser Parking.** Teaser parking may be allowed in the Front Yard of Commercial Liner Buildings proposed in the Mixed Use Street Character District, if located a minimum of 10 feet from the street line, landscaped according to the requirements in Section 1.6.3, and is no more than one double row of vehicles and associated parking aisle. See Figure 1.6.4 below.

c. **Street Side Parking.** Parallel or angled parking provided on a privately-owned lot directly adjacent to the public street right-of-way in combination with a minimum 5 foot wide planting strip with street trees planted 40 feet on center, and a 5 foot minimum concrete sidewalk connecting to abutting lots and to the primary building on-site. See Figure 1.6.4 below.
4) **Parking Aisle and Space Design.** Parking spaces and drive aisles must meet the dimensional standards presented in Table 1.6.1 and Figure 1.6.5 unless proposed dimensions are waiver per the requirements set forth in Section 1.7.6.

5) **Special Parking Types and Standards.** Each required off-street parking space shall be designed so that any motor vehicle may proceed to and from the space without requiring the moving of any other vehicle. Additional parking requirements are provided for below:

   a. **Compact Cars.** Compact car stalls shall have the minimum width of 7.5 feet and length of 15 feet and may be used to satisfy up to a maximum of 30% of the off-street parking spaces required. Such spaces shall be designated for "Compact Cars Only" by signs or pavement markings.

   b. **Alternative Fuel Vehicles.** In each parking lot or structure containing over 100 parking spaces, at least 2 spaces within the 10 spaces closest to the primary entrance to the building must be reserved for electric vehicle, and must have a sign indicating that reservation.

   c. **Parking for Disabled Persons.** See Article XIX Section 1960.3

   d. **Stacked Parking.** By Conditional Use Permit, the DRB may allow valet or stacked parking if an attendant is present to move vehicles. If stacked parking is used for required parking spaces, a written guarantee must be filed with the Town ensuring that an attendant will always be present when the lot is in operation. The requirements for minimum or maximum spaces continue to apply for stacked parking.

   e. **Valet Parking.** Valet spaces do not require individual striping and may allow tandem or stacked parking of vehicles (see Figure 1.6.5 below) Valet parking may be permitted on-site or off-site as a means of satisfying the applicable off-street parking requirements where:
i. Adequate assurance of the continued operation of the valet parking is provided.

ii. An equivalent number of valet spaces are available to replace the number of required off-street parking spaces.

iii. The design of the valet parking area will not cause queuing in a vehicular travel lane.

iv. An attendant is provided to park vehicles during business hours.

### TABLE 1.6.1: DIMENSIONAL STANDARDS FOR PARKING SPACES AND AISLES

<table>
<thead>
<tr>
<th>Parking Angle</th>
<th>A. Stall Width (ft)</th>
<th>B. Stall Length (ft)</th>
<th>D. Stall Overhang (ft)</th>
<th>Vehicle Projection (ft)</th>
<th>C. Aisle Width (ft)</th>
<th>E. Maximum Width Curb-to-Curb (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parallel</td>
<td>8</td>
<td>20</td>
<td>0</td>
<td>8</td>
<td>12</td>
<td>20</td>
</tr>
<tr>
<td>45</td>
<td>8.5</td>
<td>12</td>
<td>2</td>
<td>18.7</td>
<td>14</td>
<td>24</td>
</tr>
<tr>
<td>60</td>
<td>8.5</td>
<td>9.8</td>
<td>2</td>
<td>19.8</td>
<td>16</td>
<td>24</td>
</tr>
<tr>
<td>90</td>
<td>9</td>
<td>18</td>
<td>2</td>
<td>18</td>
<td>20</td>
<td>24</td>
</tr>
</tbody>
</table>

Parallel Parking

90° Parking Angle
TABLE 1.6.1: DIMENSIONAL STANDARDS FOR PARKING SPACES AND AISLES (continued)

- **45° Parking Angle**
  - **Interior Access Way**

- **60° Parking Angle**
  - **Interior Access Way**

**f. Tandem Parking.** By Conditional Use Permit, the DRB may allow tandem parking under the following conditions:
  
i. Single-family residential projects, multi-family projects, and the residential component of mixed-use projects.
    
    (a) Tandem spaces shall be assigned to the same dwelling unit.
    
    (b) Tandem parking shall not be used to provide guest parking.
  
  ii. Two parking spaces in tandem shall have a combined minimum dimension of 9 feet in width by 30 feet in length.
  
  iii. Up to 75% of the total off-street parking spaces provided may incorporate tandem parking.
6) **Drive-Through Standards.** In addition to the standards specified in Section 1.3.4.M, the following standards shall apply to drive-through facilities, where permitted:

   a. A bank or pharmacy with a drive-through must provide at least 3 queuing spaces per drive-through lane, measured from the teller box or window. The number of queuing spaces required for all other uses will be determined by the AO.
   
   b. Accessory drive-through facilities, including windows, aisles, and stacking lanes shall be behind the Build-To-Zone.
   
   c. Entrances and exits between the street and drive-through facilities shall be regarded as driveways and shall be consistent with Article XIX.
   
   d. Drive-through facilities shall be designed to accommodate an escape aisle next to the drive-through aisle.
   
   e. Drive-through lanes shall be physically separated from parking spaces.

7) **Structured Parking.** Parking facilities provided in an enclosed structure shall be subject to the provisions of this section, except for section 1.6.3 (parking lot landscaping). Structured parking may be connected directly to the primary building and may exceed the required number of spaces under section 1.6.3.B.1 if the excess spaces are offered for lease to surrounding uses within 700 feet. By Conditional Use Permit as per Table 1.3.1 and in a manner consistent with Section 1.3.4 (N), the DRB may allow for parking structures as provided for below:

   a. **Parking Garage Requirements.** Parking garages are permitted to the height allowed in the respective Character District. Parking garages shall be
screened from public rights-of-way or, in those instances where screening is not possible, the parking garage shall be given an architecturally articulated street edge with clearly defined openings.

b. **Basement or Podium Parking Requirements.** Podium parking may be used in those locations where either topography or density encourages siting parking beneath one or more buildings. Basement or podium parking shall have no more than 25% reveal along mapped frontages except at vehicular entry points and shall have either buildings or active uses atop the structure, unless waived by the DRB pursuant to Section 1.7.6.

c. **Tuck-Under Parking Requirements.** Tuck-Under parking occurs in buildings where enclosed parking is desired underneath a building. Tuck-under parking facilities are not permitted to be visible from or directly accessible from any street and shall be accessed only from an alley or interior portion of a lot.

J. **Parking Lighting Standards.** Lighting of parking areas and facilities shall follow standards in Section 1.6.3 below.

K. **Loading Standards.** The following standards shall apply to loading docks except where more specifically regulated by Character District development standards (Section 1.2):

1) The number of loading spaces shall follow the requirements of Article XIX Section 1960.2, unless otherwise approved by the DRB.

2) Loading areas shall be located on the same lot occupied by the use served unless arrangements acceptable to the DRB allow for a shared loading area by 2 or more lots.

3) Loading activities are not permitted in the public right-of-way.

4) Loading areas shall be located to the side or rear of buildings.

5) The loading dock must be located at least 50 feet away and sufficiently screened from adjacent residential properties.

6) Loading activities shall not encroach on or interfere with the use of on-site sidewalks or other pedestrian paths, bicycle facilities, driveways, or parking areas.
1.6.3 Landscaping, Screening and Lighting Standards

A. Intent. The intent of this section is to enhance the pedestrian environment and provide buffers where necessary in the SR-FBOD with appropriate landscape and lighting design. The landscaping requirements of this section are intended to supersede the requirements under Article XIX Section 1900.5.B. through D. and apply specifically to the SR-FBOD.

B. Applicability.

1) General. No Certificate of occupancy for any activity regulated by the SR-FBOD will be granted until landscaping and screening have been provided for in accordance with the requirements of this section, with consideration given to time of issuance and the optimal planting season. A Certificate of Occupancy may be issued at the discretion of the Administrative Officer, who may attach conditions relating to landscaping and screening. Failure to comply with such conditions shall result in the revocation of the Certificate of Occupancy.

2) Additions
   a. Except for cases of reconstruction, a building or site may be renovated or repaired without providing additional landscaping and screening, provided there is no increase in gross floor area or improved site area.
   b. When the gross floor area or improved site area is increased by more than 25% cumulatively, both the existing use and the additional floor or site area must conform to the landscaping requirements of this section.

3) Change in Use. Screening requirements shall apply to any change in use subject to Site Plan Review as specified in Section 1.7. Otherwise, a change in use does not trigger application of this section except when there is a specific use standard requiring landscaping or screening for the new use.

C. Public Street and Frontage Landscaping Requirements. Public frontages shall include street trees planted in a spacing pattern as prescribed in Section 1.5.4. Regardless of species, shade canopies shall be of a height that, at maturity, remains predominantly clear of building frontages.

D. Private Frontage Landscaping Requirements.

   1) Existing Trees. Existing significant trees and shrubs shall be preserved and maintained whenever possible. The DRB shall determine if a tree is significant by considering as part of Site Plan Review the tree’s age, size, species, and integration into the surrounding landscape.
2) **Visibility.** No plantings shall obscure site entrance and exit drives, street intersections, or driver visibility when stopped to enter or exit a site drive, or impair visibility of front entrances.

3) **Non-Residential Lots.** Street yard landscape is only required where the building is setback more than 10 feet, and only in those portions of the street yard not occupied by pedestrian amenities. Deciduous canopy trees shall constitute the primary required landscaping element and shall be placed so as to maintain relatively clear views of the ground floor elements including doorways, windows and signs. Hedges or shrubs planted along the front or side street yard property line shall not exceed a height of 4 feet except when abutting a protected district.

E. **Landscaping Materials.** Landscaped areas shall contain a mix of trees and other plants. All landscaping shall be maintained and replaced as necessary. Landscaping shall be installed at or below the level of the parking lot surface to allow for capture of stormwater runoff.

1) **General Provisions**

   a. Plant materials must be hardy to Zone 4 or Zone 5 in accordance with the U.S. Department of Agriculture's Plant Hardiness Zone Map.
   b. Plant materials must be able to survive on natural rainfall once established with no loss of health.
   c. Tree height is measured from the top of the root ball to the tip of the main stem.

2) **Shade Trees**

   a. All shade trees planted to meet the landscaping requirements must be a locally adapted species with an expected mature height of 35 feet or greater and an expected mature crown spread of at least 30 feet or greater.
   b. Shade trees, other than street trees, planted to meet the landscaping requirements must have a minimum caliper of 2.5 inches and be at least 10 feet tall at time of planting.

3) **Understory Trees**

   a. Understory trees planted to meet the landscaping requirements must be a locally adapted species with an expected mature height of at least 15 feet and an expected mature crown spread of at least 15 feet.
   b. Single-stem understory trees planted to meet the landscaping requirements must have a minimum caliper of 1.5 inches and be at least 6 feet tall at time of planting.
c. Multi-stem understory trees planted to meet the landscaping requirements must be at least 6 feet tall at time of planting.

F. Parking Area Landscaping Requirements

1. Existing Parking Lot Renovation. An existing parking lot may be renovated or repaired without providing additional landscaping, provided there is no increase in the size of the parking lot. When an existing parking lot is increased in size by less than 25%, landscaping is required for the additional parking area only. When an existing parking lot is increased in size by more than 25% cumulatively, landscaping is required for both the existing parking lot and the new parking area.

2. Small Parking Lot Applicability. Landscaping in off-street parking areas with 30 parking spaces or fewer shall include 1 tree per 5 parking stalls.

3. Large Parking Lot Landscaping. For parking lots with 30 or more spaces, the following standards apply:

   a. Sections. Parking areas shall be broken into sections not to exceed 140 cars per section. Sections shall be separated by landscaped buffers to provide visual relief. At a minimum, the buffers shall consist of islands which shall be a combination of “divider islands” and “terminal islands”. Landowners shall use islands for gathering and treating stormwater runoff in conjunction with rain gardens or other means of achieving detention and infiltration.

   b. Divider Islands. Divider islands shall be used to separate rows of parking.

      i. At least 1 landscaped divider island shall be provided for every 4 parallel rows of parking.
      ii. Trees shall be spaced not more than 40 feet on center.
      iii. Shrubs, bushes, and other ground cover shall be installed on pervious surfaces and maintained as appropriate.
      iv. No tree shall be planted less than 4 feet from the curbing.

   c. Terminal Islands. The following design standards apply to terminal islands:

      i. Landscaped terminal islands shall be provided at the ends of rows of parking where such rows are adjacent to driveways or vehicular travel lanes. In addition, terminal islands shall separate groups of parking spaces in a row, such that no continuous line of adjoining spaces contains more than 25 parking spaces.
ii. As an alternative to separating groups of parking spaces with small internal terminal islands, additional landscaped area elsewhere around the parking lot may be provided. Such additional landscaped area shall be provided as additional depth in the perimeter landscaped area above the minimum depth otherwise required in Subsection F.1 below, larger terminal or divider islands adjacent to rows exceeding 25 spaces. However, no more than 35 adjoining parking spaces may be provided in a row of spaces, regardless of the size of the landscaped islands at the ends of the row. When additional landscaping options are used, the total amount of required landscaping shall be at least 15% larger than the total amount of landscaping normally required.

iii. Terminal islands shall contain 1 shade tree for each abutting row of parking spaces.

iv. Terminal islands may contain grass, groundcover and evergreen shrubs. Such vegetation shall be planted in a pattern that does not inhibit visibility pedestrians and those driving vehicles. Such vegetation shall also be planted in a manner that prevents damage to vegetation due to pedestrian and vehicular traffic.

4. Perimeter Landscaping. The perimeter of all parking areas shall be surrounded by a landscape area as follows:

a. Surface parking areas shall provide minimum perimeter landscaping of at least 5 feet along each side property line, and be increased to a 20 foot minimum width where adjacent to existing residential districts.

b. In addition, all parking area perimeters adjacent to any public street shall provide a continuous landscaped area to a minimum depth of 15 feet. Landscaped berms, hedgerows, shrubbery or any combination may be used as appropriate to fulfill this requirement.

c. Street, canopy and shade trees shall also be installed as identified in Subsection 1.6.3.E above. Trees shall be planted at an average distance not to exceed 40 feet on center and aligned parallel 3 to 7 feet behind the property line.

d. Breaks for pedestrian and vehicle access are allowed.

5. Shade Tree Coverage. Trees shall be at least 2.5 inches in diameter at breast height at the time of planting. Parking areas shall include the following number of shade trees:
a. Street Screening: at least 1 shade tree for every 40 linear feet.
b. Interior Islands: at least 1 shade tree for every 150 square feet.
c. Median Islands: at least 1 shade tree for every 25 linear feet.

6. **Pervious Materials.** Pervious or semi-pervious parking area surfacing materials, such as pervious asphalt, grass, grasscrete, or ring and grid systems, are encouraged where ground conditions allow for adequate infiltration.

7. **Protection From Damage.** In order to preserve landscaped open space from damage by parking cars and snow removal operations, bumper overhang areas shall be provided with permeable ground cover that will not be damaged by bumpers or vehicle drippings and all landscaped open space shall be provided with suitable curbing, which shall contain openings or interruptions to allow infiltration by runoff.

G. **Transitional Buffer.** The following transitional buffer requirements apply along perimeter lot lines located: along boundaries between Character Districts; along boundaries between Character Districts and residential zoning districts; and as prescribed in 1.4.2. S.3). See Figure 1.6.6 below.

<table>
<thead>
<tr>
<th><strong>FIGURE 1.6.6: TRANSITIONAL BUFFER STANDARDS</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. Landscape Buffer Depth (minimum)</strong></td>
</tr>
<tr>
<td><strong>B. Fence Height (minimum/maximum)</strong></td>
</tr>
<tr>
<td><strong>C. Landscape Buffer Length and Landscaping Treatments</strong></td>
</tr>
<tr>
<td>Understory trees (minimum per 100 linear feet)</td>
</tr>
<tr>
<td>Shrubs (minimum per 100 linear feet)</td>
</tr>
<tr>
<td>Shrub Height (minimum)</td>
</tr>
</tbody>
</table>
1) **General Provisions.**

   a. A required transitional buffer shall be located within the outer perimeter of the lot, parallel to and extending to the property boundary line and must be provided along the entire frontage immediately abutting the property line. See Figure 1.6.7 below.

   ![FIGURE 1.6.7: TRANSITIONAL BUFFER PLACEMENT](image)

   b. The width of the buffer strip is determined exclusive of any required setback; however, the required buffer may be located wholly or partially within a required setback.

   c. The parking of vehicles and the placement of buildings is not allowed in a required buffer. All required setbacks apply.

   d. No building may be located closer than 10 feet to a required buffer.

   e. Breaks for pedestrian and vehicle access are allowed subject to approval by the Administrative Officer or DRB.

2) **Fence.** Fences (or, where integral to the design of the project, walls) in a transitional buffer must meet the following standards:

   a. Fences and walls must be constructed of high quality materials including 1 or a combination of the following: wood, composite fencing, wrought iron; or other material approved by the DRB.

   b. No fence or wall may be located within any required drainage or utility easement.
3) **Landscaping.**

   a. In the transitional buffer, 50% of required trees must be locally adapted evergreen species.
   
   b. At least 50% of required shrubs must be evergreen and be of a species that under typical conditions can be expected to reach a height and spread of 4 feet within 3 years of planting. All shrubs must be a minimum of 24 inches tall when planted.

H. **Screening.**

1) **Service Areas**

   a. Trash collection, trash compaction, recycling collection and other similar service areas must be located to the side or rear of buildings and must be screened from view from adjacent property or public street right-of-way. Where feasible, shared use and designated areas for trash dumpsters are encouraged.
   
   b. Service areas that are fully integrated into a building must be screened with a roll-down door or other opaque screen.
   
   c. Service areas that are not integrated into a building must be screened on 3 sides by a wall or fence at least 6 feet in height and on the 4th side by a solid gate at least 6 feet in height.
   
   d. The gate and wall or fence must be maintained in good working order and must remain closed except when trash pick-ups occur.

2) **Roof-Mounted Equipment**

   a. Roof-mounted equipment must be screened from ground-level view from adjacent property or adjacent public street right-of-way.
   
   b. New buildings must provide a parapet wall or other architectural element that screens roof-mounted equipment from ground level view.

3) **Wall-Mounted Equipment**

   a. Wall-mounted equipment cannot be located on any surface that directly faces a public right-of-way.
   
   b. Wall-mounted equipment located on any surface that is visible from a public right-of-way must be fully screened by landscaping or an opaque screen.
4) **Ground-Mounted Equipment.** Ground-mounted mechanical equipment, including solar arrays, that is visible from a public right-of-way (not including an alley) must be screened from view by landscaping or a fence or wall. The screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

I. **Fences and Walls.** Walls and fences located outside of a required buffer must meet the following standards:

1) Fences and walls may be placed up to the property line, and any posts or supporting rails must face inward toward the property being fenced.
2) A wall or fence located along a front or side street yard property line cannot be more than 3.5 feet in height. The opacity of the wall or fence must not exceed 50%.
3) A wall or fence located in the street yard setback and parallel to the primary building front elevation cannot be more than 4 feet in height.
4) A wall or fence located in a side or rear setback cannot be more than 8 feet in height.
5) Walls must be constructed of high quality materials approved by the AO or DRB. No wall containing more than 50% exposed standard concrete masonry block is allowed, whether painted or not.
6) Fences must be constructed of high quality materials approved by the AO or DRB.
7) No wall or fence may be located within required drainage or utility easement.
8) Barbed wire or concertina wire is not allowed.
9) Chain-link fences are not allowed in front or side street setback.

J. **Lighting Standards.** Outdoor site lighting shall meet the standards of Article XIX Section 1975 and primarily be used to provide safety and secondarily to accent key building and landscape features. Additionally, light fixtures shall be designed as an integral element of site design and may be expressed through style, material or color.

K. **Utilities and Services.**

1) **Utilities.** Existing above-ground utility lines and poles shall be buried underground, or moved behind buildings where technically feasible. New electrical and communication utilities in the SR-FBOD shall be placed underground.

2) **Mechanical Utilities.** Mechanical equipment shall be screened from view of adjacent properties and public rights-of-way and designed to be an integral part of the building.
L. **Maintenance.** The owner or tenant is responsible for maintaining all required landscaping in good health or condition. Any dead, unhealthy, deteriorating, broken or missing landscaping must be replaced with landscaping that conforms to this Section within 30 days (or within 180 days where weather concerns would jeopardize the health of plant materials).
1.6.4 Sustainable Design and Development Site Performance Standards

A. **intent.** Sustainable Design and Low Impact Development (LID) techniques are highly encouraged, and in some cases required, in the SR-FBOD to achieve low net energy consumption, reduced stormwater runoff and higher water quality, reduced vehicle miles traveled in the SR-FBOD and surrounding districts, and support public darkness, high canopy tree cover, and production of local food.

B. **Stormwater Management.**

1) **Purpose.** The purpose of this section is:

a. To promote stormwater management practices that maintain pre-development hydrology through site design, site development, building design and landscape design techniques that infiltrate, filter, store, evaporate and detain stormwater close to its source;

b. To protect water resources, particularly streams, lakes, wetlands, floodplains and other natural aquatic systems on the development site and elsewhere from degradation that could be caused by construction activities and post-construction conditions;

c. To protect other properties from damage that could be caused by stormwater and sediment from improperly managed construction activities and post-construction conditions on the development site;

d. To reduce the impacts on surface waters from impervious surfaces such as streets, parking lots, rooftops and other paved surfaces; and

e. To promote public safety from flooding and streambank erosion, reduce public expenditures in removing sediment from stormwater drainage systems and natural resource areas, and to prevent damage to municipal infrastructure from inadequate stormwater controls.

2) **Applicability.**

a. These regulations shall apply to all land development within the SR-FBOD where one-half acre or more of impervious area exists or will exist on an applicant's property or properties making up the project site.

b. If the combination of new impervious area created and the redevelopment or substantial reconstruction of existing impervious surfaces is less than 5,000 SF, then the application is exempt from requirements in this section.

c. Applications meeting the criteria set forth in Section 1.6.4.B.2.a and not exempt under Section 1.6.4.B.2.b shall meet the requirements in Section 1.6.4.B.3.
i. If the area of the lot (or lots) being redeveloped or substantially reconstructed is less than 50% of the lot's existing impervious area, then only those portions of the lot that are being redeveloped or substantially reconstructed must comply with Section 1.6.4.B.3. New impervious area must meet the requirements of Section 1.6.4.B.3.

ii. If the area of the lot (or lots) that is being redeveloped or substantially reconstructed exceeds 50% of the lot's existing impervious area, then all of the lot's impervious surfaces must comply with all parts of Section 1.6.4.B.3. New impervious area must meet the requirements of Section 1.6.4.B.3.

3). **Stormwater Best Practices.**

a. The Water Quality Volume (WQv) as defined in the Vermont Stormwater Management Manual for the lot's impervious surfaces must not be allowed to leave the lot via overland runoff, and shall be reused or infiltrated using Low Impact Development practices, including, but not limited to, practices detailed in the Shelburne Low Impact Development Guidance Manual. If it is not possible to infiltrate the volume of stormwater runoff specified in this Section due to 1 or more of the constraints listed in subparagraphs i. through vi. below, then the WQv shall be retained on the lot using other LID strategies and practices such as those detailed in the Shelburne Low Impact Development Guidance Manual or treated by stormwater treatment practices meeting the Water Quality Treatment Standard as described in the most recently adopted version of the Vermont Stormwater Management Manual. Constraints on infiltration recognized in these regulations include the following:

i. Seasonally high or shallow groundwater as defined in Appendix D1 of the Vermont Stormwater Management Manual;

ii. Shallow bedrock as defined in Appendix D1 of the Vermont Stormwater Management Manual;

iii. Soil infiltration rates of less than 0.2 inches per hour

iv. Contaminated soils;

v. The presence of a "stormwater hotspot" as defined in Section 2.6 of the Vermont Stormwater Management Manual;

vi. Other site conditions subject to the review and approval of the AO.
b. The post-construction peak runoff rate for the 1-year, 24 hour (2.1 inch) rain event shall not exceed the existing peak runoff rate for the same storm event from the site under existing conditions prior to submittal of an application. LID practices shall be incorporated into the design as necessary to achieve the required runoff rate. If constraints prevent the use of LID practices, stormwater treatment practices detailed in the Vermont Stormwater Management manual may be used to achieve the required post construction runoff rate.

C. Sustainable Landscaping and Open Space.

1) Natural Landscaping.

a. Natural and context-sensitive landscaping with plants native to local climate and soil conditions are required in the SR-FBOD. These plants thrive naturally, requiring less maintenance and irrigation than most hybrid or imported varieties.

b. Natural resource preservation and landscaping should be used to minimize the need for irrigation systems and improve planting longevity. Preserving existing wooded areas, mature trees, and natural terrain can give new developments a premium "mature landscape" appearance and provide residents with additional recreational amenities.

c. Plant materials should be selected for their form, color, and texture, as well as solar, soil, and moisture requirements. It is also recommended that native plants (vegetation that grows naturally in particular climates or regions) be used because of their performance, site enhancement, and life-cycle cost benefits.

2) Canopy and Shade Trees. The broad use of street canopy trees in the SR-FBOD is a simple and attractive solution to reducing heating and cooling needs for buildings and sites. When planted on the south and west sides of buildings, shade trees keep buildings cool in summer and then drop their leaves during the cooler fall season allowing warming sunlight to reach sidewalks and buildings. Additionally, they create a lush canopy in the warmer months.

3) Infiltration Parks. This form of bio-retention allows rainwater to be temporarily captured and stored for a short time, cleaning stormwater runoff before infiltration. Portions of public parks and open spaces may
be part of the stormwater system. Surrounding areas can be graded so that the rainwater flows towards the parks. Creating a gradual and imperceptible depression allows water to collect in the park and stay there long enough to infiltrate without giving the appearance of a stormwater facility. The depression should store water for no more than 24 hours.

D. Building Applications. All buildings in the SR-FBOD should strive to achieve a zero net energy goal of 100% through best practices in design and construction practices such as governed by the Energy Star Program or the U.S. Green Building Council LEED Rating System. Some specific methods are as follows:

1) Solar Orientation and Utilization. The use of solar thermal and solar photovoltaic techniques in the SR-FBOD is highly encouraged. Massing of buildings should be considerate of solar access to neighboring properties, particularly allowing sun during winter to properties immediately to the north.

   a. Whenever possible buildings should be of a size and orientation to minimize the blocking of sunlight on public spaces such as sidewalks.
   b. Windows should be oriented to make the best use of passive solar heating.
   c. The primary roof plane should face as close to solar south as possible, to allow for installation or retrofit with solar panels.
   d. Gable roofs and shorter buildings may be more appropriate on the south sides of a street while gable end roofs and taller buildings may be more suited for the north side.
   e. Solar powered lighting should be used where feasible.

2) Other Sustainable Building Design Techniques. There are many more opportunities to improve building envelope energy efficiency and use materials and equipment that reduce energy consumption in the SR-FBOD such as the following:

   a. Natural cooling through appropriate glazing, shading of glazed surfaces, and operable windows.
   b. Daylighting (using natural light as the primary source of general illumination).
   c. Heat reflective roofs and pavement.
   d. Wind and roof-mounted solar energy generation.
   e. Groundsource heat exchange (closed system geothermal energy).
f. On-site biomass use for energy production.
g. Non-renewable heat and cooling.
h. Combined heat and power systems.
i. Green walls and green blocks.
j. Increased insulation (e.g., R-26 and triple-glazed windows)
l. EcoStar or shared recycling programs.
m. Dual-flush and waterless toilets.
n. Ultra-efficient heat and hot water systems.
o. Open and simple floor plans (i.e. square and cubes).
p. Improved building air seal (i.e. taped sheathing).
q. Greywater systems.

E. Local Food Production. To address sustainability issues such as open space conservation, self-sufficiency, improved nutrition, recreation, exercise, and reduced food expenses, the Town of Shelburne encourages small scale agriculture to strengthen the local food system. Some techniques applicable in the SR-FBOD include the following:

1) Community Gardens. A private, not for profit, or public common area used by a group of households to grow and harvest food crops or non-food crops for personal or group consumption or donation.

2) Edible Landscapes. The utilization of plants and landscaping that produce edible food in settings that conventionally have been limited to ornamental or non-food producing plants.
### 1.6.5 Signage Standards

**A. Applicability.** Where a conflict between this section and other requirements pertaining to signage in the Zoning Bylaw exists, the requirements specifically set forth in this section shall prevail.

**B. Intent.** Within the SR-FBOD, signs should be clear and informative to the public, weather well, and be of a size, location, and form that fit the context of a given Character District. For example, signs within pedestrian-oriented neighborhood centers with slow-moving automobile traffic will differ fundamentally from other Character Districts. The further intent of these sign design regulations is to accomplish the following:

1) Establish clear and improved standards for business identification.
2) Assist property owners and business owners in understanding signage expectations.
3) Encourage creative and innovative approaches to signage within an established framework.
4) Promote commerce, vitality, identification and civic pride.
5) Reduce sign “clutter” and unappealing appearances due to non-contextual design and low quality materials.

**C. Sign Types.** Sign types and dimensional controls are specific to individual Character Districts and are set forth in Table 1.6.2. A sign type not specifically identified shall be construed as prohibited. The following sign types are permitted in the SR-FBOD:

1) Wall Signs.
2) Blade Signs.
3) Free-Standing Signs, Monument Signs, and Pole Signs.
4) Channel Letters Signs.
5) Awning Signs.
6) Sandwich Board Signs.
7) Construction Signs.
8) For Sale, Rent, or Lease Signs.
9) Non-Commercial and Political Signs.
10) Special Event Signs.
11) Vehicular Entrance, Exit, and Directional Signs.
12) Wayfinding Signs.
13) Public Banners.
14) Window signs.
15) Tenant Directory signs
D. **General Standards.** All new signs, replacement signs, and modifications to existing signs must comply with the general standards stated.

1) Signs may not be changed or installed until the AO and if necessary the DRB has approved the sign and a building permit (if applicable) has been issued. 
2) All signs should be architecturally integrated with their surroundings in terms of size, shape, color texture, and lighting so that they complement the overall design of the buildings.
3) Signs should reflect the character of the building and its use.
4) Signs should respect the immediate context of the building’s location and the overall character of the district
5) Signs should enhance the primary design elements or unique architectural features of buildings.
6) Signs should be designed with the purpose of promoting retail and street activity while enhancing the pedestrian experience.
7) The size of a sign and its letters should be in scale with the façade and the sign should be located in a "signable area" which relate to the pattern of the facade.
8) The number of signs per building facade should be limited to the fewest necessary to clearly identify businesses located within.
9) The layout and shape of the architectural features of the building shall be considered when determining the size and location of a sign.
10) Sign messages must be designed to fit properly into the sign location. Modifications to logos and corporate identifiers may be required to fit attractively in the space provided.
11) All signs are to be maintained properly such that they are always in clean, working condition and the copy is not obscured or damaged.
12) New signs proposed for existing buildings shall, where the applicant has opted to use the SR-FBOD, be required to meet the requirements of this section. Where existing signage will remain on buildings, proposed signs should be compatible in appearance with the existing signage in terms of size, color and general design.

E. **Design and Material Standards.** All new signs, replacement signs, and modifications to existing signs must comply with the design and materials standards stated below.

1) Exterior materials, finishes, and colors shall be the same or similar to those of the building or structures on site.
2) Signs should be professionally constructed using high-quality materials such as metal, stone, hard wood, brass-plated, and exposed neon.
3) Internally lit plastic letters, plastic box signs, or any other signs made of such materials are prohibited.
4) The colors and lettering styles should complement the building façade and harmonize with neighboring businesses.
5) The design and alignment of signs on multiple use buildings should complement each other such that a unified appearance is achieved.
F. **Permitted Signs By Character District.** Table 1.6.2 below identifies the sign types permitted in the SR-FBOD.

G. **Prohibited Sign Types.** Unless specifically permitted by Character District development standards, the following sign types are prohibited for the SR-FBOD:

1) Signs which move or give the appearance of moving, including pennants, streamers, string pennants, “garrison” size flags, and all other signs which flutter, undulate, swing, rotate, oscillate, or otherwise move by natural or artificial means.

2) Signs and lighting which imitate or obstruct or cause confusion with official traffic signs or signals or markings, or emergency vehicle lighting. This does not include signs accessory to parking lots or driveways.

3) Signs placed on or affixed to a parked vehicle or trailer where the apparent purpose is to advertise a product or direct people to a business. Mobile food vendors permitted by the Town are excluded from this provision.

4) Signs advertising or identifying a business or organization which is either defunct or no longer located on the premises.

5) Electronic multiple message boards or screens.

6) Off-Premise Signs.

7) Devices other than a sign used to draw attention such as “Dancing Air Men”; “Inflatable Figures” shall be prohibited,

8) Any signs that blink or flash.

9) Any other sign not specifically authorized by this section.

H. **Exempt Signs.** The following signs are exempt from the SR-FBOD regulation:

1) Flags bearing the officially adopted design of a nation, state, or political subdivision of a state. Flags should not exceed 30 square feet in area.

2) Signs on storefronts displaying hours of operation or menus, not to exceed 1 square foot.

3) Historic or interpretive plaques.

4) Banner signs, wayfinding signs, and gateway signage and other treatments which are located within the street right-of-way are exempt from the requirements of this section provided they are properly permitted by the public entity with jurisdiction of the street.
TABLE 1.6.2: PERMITTED SIGN TYPES

<table>
<thead>
<tr>
<th>SIGN TYPES</th>
<th>MIXED RESIDENTIAL NEIGHBORHOOD CHARACTER DISTRICT (MNCDD)</th>
<th>BUSINESS CAMPUS CHARACTER DISTRICT (BCCD)</th>
<th>GREEN CORRIDOR CHARACTER DISTRICT (GCCD)</th>
<th>SPECIAL USES CHARACTER DISTRICT (SUCD)</th>
<th>MIXED RESIDENTIAL CHARACTER DISTRICT (MURCD)</th>
<th>CONSERVATION CHARACTER DISTRICT (CCD)</th>
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<td>WALL SIGNS</td>
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<td>TENANT DIRECTORY SIGN</td>
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I. **Type Standards.**

1) **Wall Signs.** Wall Signs are only permitted below the second floor windows of a multi-story building, or below the cornice line of a single story building, within a horizontal band not to exceed 2.5 feet in height. In no case shall this band be higher than 24 feet above the adjacent sidewalk. See Figure 1.6.8. Wall Signs shall not obstruct the light into or vision to or from a window or door. In addition, the following standards apply:

   a. Wall Signs should be located on the upper portion of the storefront, within or just above the enframed storefront opening. The length of the sign should not exceed the width of the enframed storefront.
   b. Wall Signs shall be placed within a clear signable area. Signable areas are defined as an architecturally continuous wall surface uninterrupted by doors, windows or architectural detail.
   c. Wall Signs shall not exceed 15% of the building facade (the exterior walls of a building exposed to public view).
   d. Wall Signs shall be mounted in locations that respect the design of a building, including the arrangement of bays and openings.
   e. Signs shall not obscure windows, grillwork, piers, pilasters, and ornamental features. Typically, wall signs should be centered on horizontal surfaces (i.e., over a storefront opening).
   f. Wall Signs shall be designed to be compatible with the storefront in scale and proportions.
   g. Wall Signs should be designed to create a clearly defined edge, provide shadow relief, and a substantial appearance. This effect is generally difficult to achieve by painting the sign directly on the building. For this reason, painted signs are discouraged.
2) **Blade Signs.** Blade Signs shall provide a minimum of 8 feet clear height above the sidewalk, and are to be hung from the front facade below the second floor windows of a multi-story building, or below the cornice line of a single story building. Blade Signs shall not extend more than 6 feet from the facade. See Figure 1.6.9. Three-dimensional icon forms meeting these standards may be substituted for traditional flat blade signs. In addition, the following standards apply:

a. Blade Signs should be carefully designed to reflect the character of each building and business as well as fitting comfortably with other adjacent signage.

b. Blade Signs shall not be mounted above the second floor window-sill in multi-storied buildings.

c. The design of the Blade Sign shall consider visually interesting elements such as square or rectangular shapes with painted or applied letters, 2- or 3 dimensional symbols or icons, irregular outlines, and/or internal cut-outs.

d. Blade Signs shall not project more than 6 feet from the vertical wall of the building and provide a minimum vertical clearance of 8 feet along pedestrian areas.
3) **Free-Standing Signs, Monument Signs, and Pole Signs.** Free-Standing Signs, Monument Signs, and Pole Signs shall be located and sized according to Character District standards. Free-Standing Signs, Monument Signs, and Pole Signs shall not be placed to interfere with pedestrian movement or vehicular movement or sight lines. See Figure 1.6.10. In addition, the following standards apply:

- **a.** Free-Standing Signs, Monument Signs, and Pole Signs shall not overhang public property and must be supported by 2 columns, uprights, or have a solid footing in or upon the ground.
- **b.** Free-Standing Signs, Monument Signs, and Pole Signs should be constructed out of materials that complement the building structure and its use.
- **c.** Features of Free-Standing Signs, Monument Signs, and Pole Signs should complement the architectural lines of the building, especially with respect to the top of the sign.
- **d.** The design of the structure and the text of Free-Standing Signs, Monument Signs, and Pole Signs should express high quality construction.
- **e.** Free-Standing Signs, Monument Signs, and Pole Signs should be composed of individual lettering that is consistent with the image of the business.
- **f.** Free-Standing Signs, Monument Signs, and Pole Signs must be illuminated either by external fixtures designed to complement the appearance of the sign or internally illuminated such that only text and

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<th>Standards</th>
<th>Character Examples</th>
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<td><img src="image2" alt="Image1" /></td>
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logos illuminate. Opaque backgrounds are required and shall be of a non-reflective material.
g. The maximum height of Free-Standing Signs, Monument Signs, and Pole Signs, including the sign base, is not to exceed 8 feet.

4) **Channel Letter Signs.** Letters and symbols in a Channel Letter Sign shall not exceed 6 inches in relief, and may be constructed with up to 2 inch standoffs to allow for reverse-lit/halo-lit illumination. See Figure 1.6.11.
5) **Awning Signs.** Signs on awnings shall appear on either the angled portion or vertical valance portion of the awning, but not both. See Figure 1.6.12. Awning Signs are not permitted on upper floors unless the floor contains a publicly accessible business use. Awning Signs shall also comply with the following:

a. Sign lettering and/or the logo encompassed by an Awning Sign shall comprise no more than 30% of the total exterior surface of an awning.

b. Awnings encompassed by an Awning Sign must be permanently attached to buildings.

c. The minimum height of awnings encompassed by an Awning Sign shall be 8 feet from the lowest point to the sidewalk.

d. Open-ended awnings are preferred.

e. Awnings encompassed by an Awning Sign shall be mounted on the horizontal framing element separating the storefront window from the transom (a crosspiece separating a doorway from a window).

f. Awnings encompassed by an Awning Sign shall be designed to project over individual window and door openings and not project as a single continuous feature extending over masonry piers or arches.

g. Awnings encompassed by an Awning Sign shall be mounted on the wood or metal framing within a door or window opening, not on the wall surrounding the opening.
6. **Sandwich Board Signs.** Sandwich Board Signs are designed to stand on their own, either on public or private property. Such signs are portable and are usually placed along public sidewalks to attract pedestrians into shopping areas. Sandwich board signs shall be no larger than 6 square feet per face. Only 1 sandwich board sign shall be allowed per ground floor business. In addition, the following standards apply:

   a. Sandwich Board signs are allowed for daily use and shall not be located within the ROW.
   b. Sandwich Board signs are allowed in the MUSCD and the MUNCD as permitted uses and in the BCCD, GCCD, BCCD, and MURCR following approval as conditional uses.
c. Sandwich Board signs must be constructed using one of the following durable materials: wooden or metal signs suspended from a wire frame, wooden A-Frame signs with open bases, or shaped silhouette signs made of plywood, metal, or similar wood-like material that can withstand various weather conditions.
d. Glass, breakable materials, paper, laminated paper, vinyl, plastic, PVC pipe frames, or illumination are not permitted materials for Sandwich Board Signs.
e. Sandwich Board sign designs shall be uncluttered, with a minimum of text. Logos and graphics are encouraged.
f. Sandwich Board signs must not be permanently affixed to any object, structure, or the ground.
g. Sandwich Board signs may contain one area not larger than 1 square foot in size, with small text. The remainder of the sign lettering shall be between 2-4 inches high.
h. The Sign shall clearly exhibit the business name on it. A logo is encouraged.
i. Rectangular signs are required to have an open base, either through wooden cut-outs or legs.
j. Sandwich Board Signs that incorporate a chalk-board or marker-board front are permitted to easily change information but the sign must have a permanent business name exhibited (logos are encouraged). No plastic or similar, changeable lettering is permitted.

<table>
<thead>
<tr>
<th>Standards</th>
<th>Character Examples</th>
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<tbody>
<tr>
<td><img src="image" alt="Board Sign" /></td>
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<tr>
<td><img src="image" alt="Character Example 2" /></td>
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**FIGURE 1.6.13: SANDWICH BOARD SIGNS STANDARDS AND CHARACTER EXAMPLES**
7) **Construction Signs.** These signs shall be no larger than 12 square feet and can remain up only while structure is under construction and no longer than a 1-year period.

8) **For Sale, Rent, or Lease Signs.** These signs shall be no larger than 8 square feet and can remain up no longer than a 1-year period.

9) **Non Commercial and Political Signs.** Non-commercial and political signs are subject to existing standards in Article XIX Section 1970.

10) **Special Event Signs.** Special event signs shall be governed by Article XIX section 1970.3 of the Shelburne Zoning Bylaws.

11) **Vehicular Entrance, Exit, and Directional Signs.** Vehicular entrance, exit, and directional signs shall be free-standing or wall-mounted, without logos or commercial type, and are limited to 4 square feet in area and 3 feet in height if free-standing.

12) **Way-finding Signs.** Reserved.

13) **Public Banners.** Public Banners must comply with the following:

   a. When permitted, public banner signs shall hang from projecting metal brackets of a size and design appropriate to the banner and the character of the district.
   b. Banner signs shall be mounted perpendicular to the supporting pole at both the top and bottom.
   c. Free-standing banners are not permitted.

14) **Window Signs.** Window signs are illustrated in Figure 1.6.14. Where allowed, window signs shall comply with the following:

   a. Window Signs shall not exceed 15% of the window area so that visibility into and out of the window is not obscured.
   b. Sign copy encompassed by a Window Sign shall not exceed 8 inches in height.
   c. Window Sign copy shall be applied directly to glazed area.
   d. Window Signs shall be created from high-quality materials such as paint, gold-leaf, or neon. Appropriate techniques for window signs include sandblasting or etched glass.
15) **Tenant Directory Signs.** Tenant Directory Signs are illustrated in Figure 1.6.14. In addition:

a. Tenant Directory Signs shall be mounted flat against a solid wall or incorporated into a freestanding sign located on the property on which the tenants are located.

b. The sign copy encompassed in a Tenant Directory Sign may include the following: building or project name, project logo, address, business tenant names, and suite numbers or letters.

c. The letter size of the building name, project name, or logo encompassed in a Tenant Directory Sign shall not exceed 6 inches in height. All other copy shall not exceed 4 inches in height.

d. Tenant Directory Signs should be constructed out of materials that complement both the building structure and its use.
J. **Illumination Standards.** In addition to all illumination methods and standards specified for each sign type in the Character District and in Article XIX Section 1970, the following general standards apply:

1) Illumination should be integrated into the building facade, sign, or ground. Conduit and junction boxes should be concealed from public view. Light fixtures should be positioned to not obscure the sign’s message and graphics.

2) The light source shall be shielded from view to prevent glare and overspill of light. This requirement is not intended to preclude the use of creative exposed lighting.

3) Only downcast lighting (as opposed to up-lighting) of signs is permitted.

4) Awnings and canopies shall not be under-lit or internally illuminated.

5) With the exception of neon signs, the brightness of a sign shall not exceed the foot-candles requirements in Article XIX Section 1970.

6) The use of light-emitting diodes (LED) and other energy-efficient illumination methods are encouraged. Neon lighting and tubing may be used as lettering or logos on permitted signs, but shall not be used to outline buildings, architectural elements, or ornamental features unless specifically approved by the DRB under the waiver provisions in Section 1.7.6.

7) Signs which contain or are illuminated by flashing, blinking, running, scrolling, traveling, animated, or intermittent lighting, or are designed to attract attention by a change in lighting intensity are prohibited.

8) Signs which contain or are illuminated by electronic message boards or screens are prohibited.
1.7 Administrative Procedures

1.7.1 Intent

Administration standards are intended to carry out the regulations and standards for the SR-FBOD and ensure these are effectively, fairly, and consistently applied in order to promote the general purpose and intent of each Character District.

1.7.2 Applicability

Section 1900, Section 1910, and Section 2010 of the Shelburne Zoning Bylaws shall prescribe the process for review of Site Plan Review, Conditional Use, and Zoning Permit applications. Where in conflict with the aforementioned sections of the Zoning Bylaws, and when an applicant has requested review under this Overlay District, the standards of this section and other Form-Based regulations in Section 1700.A (the SR-FBOD) shall supersede Section 1900, Section 1910, and Section 2010.

1.7.3 Pre-Existing Uses, Structures, and Sites

Uses, structures, architectural elements, signs, and parking facilities in existence prior to the adoption date of Section 1700.A, but which do not conform to the provisions of Section 1700.A, may continue to be used so long as they remain otherwise lawful, subject to the provisions below. Nothing contained in this section shall be construed so as to allow for the continuation or alteration of structures or uses that were not in compliance with applicable ordinances and laws at the time the structure was constructed or the use begun.

A. Ordinary Repair and Maintenance. Normal maintenance, repairs, and installation or relocation of non-bearing walls may be performed on non-conforming structure or structure that is devoted in whole or in part to a non-conforming use.

B. Discontinuance and Re-Establishment of a Pre-Existing Use. A pre-existing use which has been discontinued or abandoned shall be subject to the requirements of Article XIX Section 1920.

C. Alterations (Not Addition or Expansion). A pre-existing structure may be altered (not including reconstruction, addition, or expansion), provided that such alteration shall not create an additional non-conformity or increase the degree of the existing non-conformity of all or any part of such structure. Alterations shall be subject to requirements specified in Section 1.7.7 and Table 1.7.2, Development Type and Applicable Compliance to SR-FBOD Standards. In addition to reviews specified in Section 1.7.7 and Table 1.7.2, any and all alterations to structures listed in Table 1.4.1 shall also require review under 1.7.3. I below.

D. Addition or Expansion: Single and Two-Family Uses and Structures. An addition or expansion (increase in size, footprint, or height) of a non-conforming single-family or two-family structure shall follow the requirements of Section 1920. Additions to or expansions of any Single and Two-Family Uses and Structures listed in Table 1.4.1 shall also require review under 1.7.3. I below.
E. **Addition or Expansion: Multi-Family and Non-Residential Uses and Structures.** An addition or expansion (increase in size, footprint, or height) of a pre-existing and non-conforming multi-family, mixed use, or non-residential use or building shall require a Conditional Use Permit from the DRB. In addition to the relevant findings necessary for approval under Section 1920, the DRB shall also make the following findings before approving a Conditional Use Permit:

1) The proposed changes will support or at least not be more detrimental to the general Purpose and Intent of the SR-FBOD and the goals for the specific Character District (Section 1.2).

2) The proposed changes will conform to the standards as required by Section 1.7.7 and Table 1.7.2.

3) Additions to or expansions of any Multi-Family or Non-Residential Uses and Structures listed in Table 1.4.1 shall also require review under 1.7.3. I below.

F. **Restoration/Reconstruction.** A damaged pre-existing structure not listed in Table 1.4.1 may be restored or reconstructed if it meets the standards of Section 1920. Otherwise, any restoration or reconstruction shall be subject to Section 1.7.7 and Table 1.7.2 and, when involving a structure listed in Table 1.4.1, shall also require review under 1.7.3. I below.

G. **Pre-Existing Signs.** Signs shall follow Section 1970. Alterations shall be subject to the Applicability of Standards Matrix (Section 1.7.6).

H. **Pre-Existing Parking, Driveway, and Loading Areas.** For property owners that have opted to use the SR-FBOD standards under this Article, parking, driveway, drive-through, and loading areas shall be brought into conformity per Section 1.7.7 and Table 1.7.2.

I. **Alteration, Addition, or Expansion Relating to Listed Historic Structures.** Proposals to alter, add to, or expand structures listed in Table 1.4.1 shall be reviewed under the following:

1) Required application materials. To apply for approval an applicant must prepare and submit the following:
   a) Narrative describing how proposal conforms to criteria in 1.7.3 I.3) below.
   b) Elevations drawings of existing structure, including architectural details such as trim and molding;
   c) Drawings of new structures or changes to existing structures, where changes are clearly identified;
   d) A description and samples of all materials to be used on the exterior of any structure;
   e) Accurate representations or samples of all colors to be used on the exterior of any structure;
   f) A plot plan showing existing building footprints and proposed footprints along with landscaping information;
   g) Current photos showing the site and affected structures, all four sides; and
   h) Lighting fixtures, bulb type, wattage, and direction of light.
2) Procedure.
   a) Applications will be received by the Shelburne Planning and Zoning Office and directed to the Administrative Officer, who shall, when the application is deemed complete, schedule a meeting of the Historic Preservation and Design Review Commission within 15 days of receipt of the application. The applicant or the applicant’s representative shall attend the meeting.
   b) A decision regarding the proposal’s conformance with the review criteria below must be made by the Administrative Officer, following consultation with the Historic Preservation and Design Review Commission, within 30 days of receipt of the application. At the request of the applicant, the 30 day deadline may be waived.

3) Review criteria. In making an evaluation of an application, the Administrative Officer and the Historic Preservation and Design Review Commission each shall give consideration to the criteria set forth in paragraphs 1550.1-1550.6 of the Shelburne Zoning Bylaw. Before granting any approval, the Administrative Officer must determine that:
   a) The scale and general size of the proposal is compatible with listed historic buildings, where compatibility is established through consistency in building height, width, street frontage, number of stories, roof type, facade opening (window, door, etc.) and architectural details;
   b) The proposed exterior design is compatible with listed historic buildings, where compatibility is established through consistency in arrangement, orientation, texture, and material type; and
   c) The proposal will not make the structure ineligible for listing on the National Register.

J. Density bonus for certain development proposals pertaining to properties listed in Table 1.4.1.
Development proposals pertaining to properties listed in Table 1.4.1 as configured on [effective date of regulations], including their size, will be eligible for density bonuses when the projects retain and do not alter any listed structures or, if such structure is altered, the alteration is approved pursuant to 1.7.3. I above. Density bonuses may not be expanded through the merger of lots.

1) The effect of such density bonus shall be to modify lot area standards as follows when the lot is <=2 acres and not located in the Green Corridor character district:
   a) Building Type 1 – Detached house. 3,850 S.F. Min./1 Family D.U. or 1 Family and 1 accessory unit; Lot Area of 5,000 S.F. required for 2 dwelling units.
   b) Building Type 2 – Townhouse Lot Area (in Square Feet) 1,100 Min./ D.U. Minimum Site Requirements: Area 8,000 S.F.
   c) Building Type 3 – Multi Family Building. 5,800 S.F. for first 3 dwelling units and 1,550 S.F. per additional dwelling unit.
   d) Building Type 4 – Cottage and Cottage Courts. Lot Area Per Dwelling Unit: 925 S.F. Courtyard Area: 2,300 S.F. Min. Courtyard Area Per Cottage: 460 S.F.
   e) Building Type 5 – Live Work Unit Lot Area (in Square Feet): 1080 S.F. Min./1-Family D.U.
   f) Building Type 6 – Mixed Use Storefront Lot Area (in Square Feet): 3,850 S.F. Min.
g) Building Type 7 – Commercial Liner Building Lot Area (in Square Feet): 3,850 S.F. Min.
h) Building Type 8 – Tech Shop Building Lot Area (in Square Feet): 5,800 S.F. Min.
i) Building Type 9 – Flex Commercial/Industrial Lot Area (in Square Feet): 5,800 S.F. Min.
j) Building Type 10 – General Multi Purpose Building Lot Area (in Square Feet): 5,800 S.F. Min.
k) Building Type 11 – Civic Lot Area (in Square Feet): 3,850 S.F. Min.

1) The effect of such density bonus shall be to modify lot area standards as follows when the lot is >2 acres and not located in the Green Corridor character district:
a) Building Type 1 – Detached house: 4,350 S.F. Min./1 Family D.U. or 1 Family and 1 accessory unit. Lot Area of 6,525 S.F. required for 2 dwelling units
b) Building Type 2 – Townhouse Lot Area (in Square Feet): 1,220 S.F. Min. D.U. Minimum Site Requirements: Area 8,700 S.F.
c) Building Type 3 – Multi Family Building. 6,525 S.F. for first 3 dwelling units and 1,750 S.F. per additional dwelling unit
d) Building Type 4 – Cottage and Cottage Courts. Lot Area Per Dwelling Unit: 1,050 S.F. Courtyard Area 2,610 S.F Min. Courtyard Area Per Cottage 525 S.F. Min.
e) Building Type 5 – Live Work Unit Lot Area (in Square Feet): 1,220 Min./1-Family D.U.
f) Building Type 6 – Mixed Use Storefront Lot Area (in Square Feet): 4,350 S.F. Min.
g) Building Type 7 – Commercial Liner Building Lot Area (in Square Feet): 6,525 S.F. Min.
h) Building Type 8 – Tech Shop Building Lot Area (in Square Feet): 6,525 S.F. Min.
i) Building Type 9 – Flex Commercial/Industrial Lot Area (in Square Feet): 6,525 S.F. Min.
j) Building Type 10 – General Multi Purpose Building Lot Area (in Square Feet): 6,525 S.F. Min.
k) Building Type 11 – Civic Lot Area (in Square Feet): 4,350 S.F. Min.

2) The effect of such density bonus shall be to modify lot area standards as follows when the lots are in the Green Corridor character district:
a) Building Type 1 – Detached house: 4,550 Min./1 Family D.U. or 1 Family and 1 accessory unit. Lot Area of 6,820 S.F. required for 2 dwelling units
b) Building Type 2 – Townhouse Lot Area (in Square Feet) 1,275 Min./ D.U. Minimum Site Requirements: Area 9,100 S.F.
c) Building Type 3 – Multi Family Building. 6,820 S.F. for first 3 dwelling units and 1,825 S.F. per additional dwelling unit.
d) Building Type 4 – Cottage and Cottage Courts. Lot Area Per Dwelling Unit: 1,100 S.F. Courtyard Area 2,730 S.F Min. Courtyard Area Per Cottage 545 S.F. Min.
e) Building Type 5 – Live Work Unit Lot Area (in Square Feet): 1,275 Min./1-Family D.U.
f) Building Type 6 – Mixed Use Storefront Lot Area (in Square Feet): 4,550 S.F. Min.
g) Building Type 7 – Commercial Liner Building Lot Area (in Square Feet): 4,550 S.F. Min.
h) Building Type 8 – Tech Shop Building Lot Area (in Square Feet): 6,820 S.F. Min.

i) Building Type 9 – Flex Commercial/Industrial Lot Area (in Square Feet): 6,820 S.F. Min.

j) Building Type 10 – General Multi Purpose Building Lot Area (in Square Feet): 6,820 S.F. Min.

k) Building Type 11 – Civic Lot Area (in Square Feet): 4,550 S.F. Min.

K. Density reductions for certain development proposals pertaining to properties listed in Table 1.4.1. Development proposals pertaining to properties listed in Table 1.4.1 will be subject to density reductions when any listed structure or structures on the property has been demolished or is neglected or altered so it is no longer eligible for listing on the National Register.

2) The effect of such density reduction shall be to modify lot area standards as follows:
   a) Building Type 1 – Detached house. 6,250 Min./1 Family D.U. or 1 Family and 1 accessory unit. Lot Area of 9,375 S.F. required for 2 dwelling units.
   b) Building Type 2 – Townhouse Lot Area (in Square Feet): 1,750 Min./D.U. Minimum Site Requirements: Area 12,500 S.F.
   c) Building Type 3 – Multi Family Building. 9,375 S.F. for first 3 dwelling units and 2,500 S.F. per dwelling unit.
   d) Building Type 4 – Cottage and Cottage Courts. Lot Area Per Dwelling Unit: 1,500 S.F. Courtyard Area 3,750 S.F Min. Courtyard Area Per Cottage 740 S.F. Min.
   e) Building Type 5 – Live Work Unit Lot Area (in Square Feet) 1,750 Min./1-Family D.U.
   f) Building Type 6 – Mixed Use Storefront Lot Area (in Square Feet) 6,250 S.F. Min.
   g) Building Type 7 – Commercial Liner Building Lot Area (in Square Feet): 6,250 S.F. Min.
   h) Building Type 8 – Tech Shop Building Lot Area (in Square Feet): 9,375 S.F. Min.
   i) Building Type 9 – Flex Commercial/Industrial Lot Area (in Square Feet): 9,375 S.F. Min.
   j) Building Type 10 – General Multi Purpose Building Lot Area (in Square Feet): 9,375 S.F. Min.
   k) Building Type 11 – Civic Lot Area (in Square Feet): 6,250 S.F. Min.

1.7.4 Projects Requiring Site Plan Review

For property owners that have opted to use the SR-FBOD standards under this Article, Table 1.7.1 below specifies when a Site Plan Review is required, and which method of review is available. In addition, the DRB, the AO, DRB Coordinator, Planning Director, or the applicant may refer any project that requires a Site Plan Review to the DRB for review. Except where superseded by specific requirements found in Section 1700.A, Site Plan Review shall follow the criteria established in Section 1900, and current Site Plan Review procedures of the DRB.
<table>
<thead>
<tr>
<th>Proposed Development</th>
<th>SITE PLAN REVIEW</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>None Required</td>
</tr>
<tr>
<td><strong>Change of Use</strong></td>
<td></td>
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<tr>
<td>Change of use, less or same parking demand</td>
<td>X</td>
</tr>
<tr>
<td>Change of use, higher parking demand</td>
<td></td>
</tr>
<tr>
<td><strong>Expansion of Use Within Existing Building</strong></td>
<td></td>
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<tr>
<td>Accessory dwelling unit</td>
<td>X</td>
</tr>
<tr>
<td>Expansion of commercial space</td>
<td>X</td>
</tr>
<tr>
<td><strong>Change of Parking Area/Spaces</strong></td>
<td></td>
</tr>
<tr>
<td>Repaving/restripping only</td>
<td>X</td>
</tr>
<tr>
<td>Change to driveway/curbs only</td>
<td>X</td>
</tr>
<tr>
<td>New or Expansion of parking area (less than 21 spaces)</td>
<td>X</td>
</tr>
<tr>
<td>New or Expansion of parking area (21 or more spaces)</td>
<td>X</td>
</tr>
<tr>
<td>Off-site parking</td>
<td>X</td>
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<tr>
<td><strong>Sign Changes</strong></td>
<td></td>
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<tr>
<td>Face change only</td>
<td>X</td>
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<tr>
<td>New or replaced sign structure or sign illumination</td>
<td>X</td>
</tr>
<tr>
<td><strong>Building and Yard Changes Visible from Street</strong></td>
<td></td>
</tr>
<tr>
<td>New or replacement doors, windows, exterior materials</td>
<td>X</td>
</tr>
<tr>
<td>New or replacement balcony, front porch, awning/canopy</td>
<td>X</td>
</tr>
<tr>
<td>New or replacement site or exterior building lighting</td>
<td>X</td>
</tr>
<tr>
<td>Structural changes (new window/door openings, roof)</td>
<td>X</td>
</tr>
<tr>
<td>New or replacement front yard fence/wall</td>
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<tr>
<td><strong>Addition/Expansion of Building Area</strong></td>
<td></td>
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<tr>
<td>Addition to single or two-family building</td>
<td>X</td>
</tr>
<tr>
<td>Addition to non-residential building less than 2,000 square feet</td>
<td>X</td>
</tr>
<tr>
<td>Addition to non-residential building equal or greater than 2,000 square feet</td>
<td>X</td>
</tr>
<tr>
<td><strong>New Construction</strong></td>
<td></td>
</tr>
<tr>
<td>Reconstruction of existing building with no change in use</td>
<td>X</td>
</tr>
<tr>
<td>New single or two-family building</td>
<td>X</td>
</tr>
<tr>
<td>Other principal building less than 2,000 square feet</td>
<td>X</td>
</tr>
<tr>
<td>Other principal building greater than 2,000 square feet</td>
<td>X</td>
</tr>
<tr>
<td>Accessory building less than 50 sq. ft. in area</td>
<td>X</td>
</tr>
<tr>
<td>Accessory building greater than 50 sq. ft. in area</td>
<td>X</td>
</tr>
</tbody>
</table>
1.7.5 Projects Requiring Conditional Use Permit

A. Conditional Use Permit Criteria. Projects requiring Conditional Use Permits as identified in Table 1.3.1 and otherwise herein shall follow appropriate criteria in Section 1910, as well as the following supplemental criteria specific to the SR-FBOD:

1) The project meets applicable SR-FBOD Regulating Plan and Character District development standards;
2) The project offers wider public benefits to the Town and nearby areas characterized by three or more of the following:
   a. Improved access and enhancements to public transportation;
   b. Enhancements to parking, traffic, and roadways;
   c. Civic and public spaces that accommodate a variety of uses and promote a vibrant street life;
   d. Improvements to pedestrian and bicycle facilities;
   e. Public safety improvements;
   f. Sustainable and low-impact design;
   g. On-site affordable housing opportunities; or
   h. Public utility and infrastructure enhancements.

3) The project has been designed to allow uses that are appropriate for its context and consistent with Town planning goals and objectives for the area;
4) Pedestrian and vehicular access and infrastructure are appropriately designed, in terms of Character District context, streetscape continuity, and avoidance of adverse impacts on nearby centers and neighborhoods from traffic and other activities generated by the project;
5) The project provides a high quality design so as to enhance the visual and civic quality of the site;
6) The project has proposed feasible measures to mitigate or eliminate substantial negative impacts associated with the following:
   a. Noise, smells, and light pollution;
   b. Negative aesthetics or loss of neighborhood or center character;
   c. Loss of on-street parking;
   d. Disruption of pedestrian, transit, or bicycle infrastructure;
   e. Traffic increase and/or lowered level of service of nearby roadways.

1.7.6 Waivers

As set forth exclusively in the list below, certain minor deviations from strict adherence to SR-FBOD standards may be permitted based on architectural merit, hardship, or other extenuating circumstances, where the resulting design will further the specific intent and purposes of the SR-FBOD regulations in Section 1.1.1. When requested by an applicant, the DRB is authorized to approve limited waivers to certain requirements of Section 1700.A as specified below.

A. Civic Buildings and Spaces. Civic and community buildings and attached civic spaces with unique public, monumental, or ceremonial purposes (i.e. town halls, schools, churches and other religious buildings, museums, libraries, etc.) may vary from Character District Development Standards (Section 1.2), Permitted Uses and Functional Standards (Section 1.3), and Building
Form Standards (Section 1.4), in order to physically express their prominence and community orientation, and allow distinctive architectural expression. Civic buildings are encouraged to be a visual landmark through design and/or placement at terminal vistas of a street or public space, and are encouraged to be sited with adjoining or surrounding open spaces. Waivers may be granted if proposed designs comply with all of the following criteria:

1) The design remains consistent with the Intent expressed in Section 1.1.1.
2) Proposed designs shall not create significant interruption of the alignment of any sidewalk constructed on public or private property or will not otherwise interfere with pedestrian access.
3) The change or alteration ensures new development is in accord with existing neighborhood character.

B. Multiple Buildings on One Lot. More than one principal building on a single lot may be permitted provided the applicant can demonstrate via sufficient evidence that all proposed uses and structures comply with the following criteria:

1) The primary uses and structures are complementary to one another, and are individually permitted in a Character District. This provision shall not allow continuation of existing illegal or non-conforming uses.
2) Neighboring uses of the proposed primary uses and buildings have similar characteristics including but not limited to the intensity of lot usage, hours, noise level, amount of traffic, number of employees, size of structure and other factors.
3) The combination of primary uses and structures are complementary to other uses within the Character District or to the adjoining land uses.
4) The proposal provides housing where appropriate and provides an appropriate mix of affordability and age levels.

C. Other Deviations From Standards. The following deviations are permitted via waiver subject to the criteria specified in 1.7.6.D. Requests for waivers must also meet the criteria specified in subsections 2 through 8 below, as applicable:

1) Section 1.3 – Permitted Uses: no deviation permitted.
2) Section 1.4 – Building Placement:
   a. Required Build-To-Zone: +/- up to 10 feet.
   b. Required Build-To-Zone Occupancy: up to 25% deviation.
   c. Rear setback adjoining nonresidential property: up to 10 feet deviation.
   d. Curb cut locations: Reserved
3) Section 1.4 – Building Height:
   a. Minimum and maximum stories: Reserved
   b. Wall/fence height: Reserved
   c. Finished floor elevation: Reserved
   d. Accessory building height: Reserved
e. Alternative building height allowances resulting from demonstrated need to achieve compliance with the Americans with Disabilities Act (ADA) requirements may be authorized by the DRB.

4) Section 1.4 – Building Activation:

a. Fenestration percentage: up to 10%.
b. Blank length of wall: Reserved
c. Entry door interval: Reserved

5) Section 1.4 – Building Elements and Encroachments:

b. Awnings, Canopies, and Encroachments: projection distances and permitted materials (shall be equivalent or better). Material expressly not permitted shall remain not permitted.
c. Front Yards: materials for non-residential and mixed-use buildings.
d. Design alterations resulting from demonstrated need to achieve compliance with the Americans with Disabilities Act (ADA) requirements may be authorized by the DRB.

6) Section 1.5.2 – Street Types and Street Design Standards:

a. Street Types: Alternative Street Types may be authorized when the DRB determines, by a preponderance of evidence, that use of Street Types as specified in Table 1.5.1 would be in conflict with Section 1.2.2 and the Intent and Specific Standards associated with the applicable Character District or Districts.
b. Street Design Standards: Standards may be modified with respect to curbing, drainage facilities, landscaping, and paving materials when consistent with Low-Impact Design principles of Section 1.6.5.

7) Section 1.6.2.C.2 - Shared Parking: mandatory sharing may be waived when applicant demonstrates sufficient parking capacity on site.

8) Section 1.6.5 - Signage Standards. The following deviations are permitted:

a. Wall Sign and Blade sign location on facade.
b. Channel letter dimensions.
c.

9) Section 1.6.2 - Parking, Driveway, and Loading Standards:

a. Minimum Off-Street Parking requirements. Reserved.
b. Bicycle Parking requirements: Reserved.
c. Parking Layout Standards: dimensions, but only upon the recommendation of the Town Engineer or other professional engineer reviewing the proposal at the Town’s request.
d. Street Access and Driveway Standards:
   i. Location of access drives.
   ii. Number of access drives.
iii. Width of access drives.

e. Loading Space Standards: size and quantity.
f. Drive-Through Facilities: number of stacking spaces.
g. Lighting Standards: maximum lighting height.
h. Landscaping Standards:

i. Street Screening dimensions, where the alternative design provides adequate buffers and sightlines.

ii. Large Parking Lot landscaping: interior island quantity and dimensions, median island dimension.

iii. Shade Tree Coverage: required number of shade trees.

D. Criteria for Waiver. In approving a waiver, the DRB shall find that the deviation meets the following criteria:

a. The resulting design will further the specific purpose and intent of the SR-FBOD regulations (Section 1.1.1).

b. The resulting design is consistent with the purposes and intent of the Regulating Plan.

c. Granting the waiver will not materially and adversely affect adjacent land uses, effective stormwater management, and the character of uses in the immediate vicinity of the proposed project.

d. Granting the waiver will not have an undue adverse impact on the built landscape or street-space of the immediate vicinity of the proposed project.

1.7.7 Applicability of Standards

The standards of Section 1700.A shall be applied according to the following Table 1.7.2. Generally, the more intense a proposed development is, the higher level of development review and number of standards applied. For existing sites and buildings opting to use the SR-FBOD, development standards and review generally apply to the proposed changes.
<table>
<thead>
<tr>
<th>Use</th>
<th>Functional Standards</th>
<th>Building Forms</th>
<th>Parking</th>
<th>Access</th>
<th>Loading</th>
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<tbody>
<tr>
<td>New Construction</td>
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<td>New single or two-family building</td>
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<td>New office building</td>
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<td>Hospital</td>
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<td>New residential building</td>
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<td>Condominium</td>
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**TABLE 1.7.2: DEVELOPMENT TYPE AND APPLICABLE COMPLIANCE TO SR-FBOD STANDARDS (cont'd)**
Section 1.8 Definitions

Certain terms in this Article are used in very specific ways, often excluding some of the meanings of common usage. When the definition is specific to the SR-FBOD, it is included below or elsewhere in this Article. When there is an apparent contradiction between the definitions in this Article and those in other Articles of the Zoning Bylaws, the definitions in this Article shall prevail and apply to the contents of this Article.

A-frame sign. A type of sandwich board sign.

Active Ground Floor Use. A use, usually street-level, that faces and engages the public at large, primarily relying on in-person visitors, customers, and patrons. Examples include retail, restaurants, bars, personal service establishments, theaters, and libraries.

Alley. A vehicular way located to the rear of lots providing access to service areas, parking, and outbuildings and containing utility easements. Rear alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges.

Attached Dwelling. A residential unit attached to other buildings on both sides, i.e. a townhouse (separate lots), or triplex units (common lot). See Detached Dwelling and Semi-Detached Dwelling for differentiation.

Auto-Oriented Use. A use, typically commercial in nature, that centers on the sale, rental, servicing, washing, refueling, storing, or commercial parking of vehicles.

Attic Story. A habitable space under a sloping roof with dormers or other raises.

Awning Sign. Sign incorporated into the design of a roof-like cover that projects from the wall of a building and shields a doorway or window from the elements.

Best Management Practice (BMP). A term used to describe types of water pollution control. Stormwater BMPs are techniques, measures or structural controls used to manage the quantity and improve the quality of stormwater runoff. The goal is to reduce or eliminate the contaminants collected by stormwater as it moves into streams and rivers.

Bicycle Lane. A dedicated lane for cycling within a moderate-speed vehicular thoroughfare, demarcated by striping.

Blade Sign. A sign oriented perpendicular to the face of the building.

Building Envelope. The Building Envelope dictates the specific set of building envelope standards that apply to all properties. Building Envelope Standards consist of Use, Siting, Height, and Element requirements.
**Build-To-Line.** A Build-To-Line is a line marking where the street-facing facade of a primary building shall be located in some Character Districts.

**Build-To-Zone.** A zone, the edge of which is a Build-To-Line, marking where the street-facing façade of a primary building shall be located. Numbers on the Regulating Plan indicate the minimum and maximum distance in feet from the front property line / right-of-way line. A range distance is indicated by a dash (-), and street-facing facades may be located anywhere within this range. Projecting building elements may encroach beyond the Build-To-Zone as provided in the Building Form Standards.

**Build-To-Zone Occupancy.** A designated space on lots fronting a public street in certain Character Districts within which a percentage of the primary building facade, and where applicable, walls, fences and hedges, must be located. A 100% BTZ Occupancy means the entire width of the lot must be occupied by a building or qualifying wall, fence, or hedge. A 50% BTZ Occupancy means at least half the lot width must be occupied by a building or qualifying wall, fence, or hedge and the remaining lot width may be open space, driveway, parking, building, or other activities.

**Channel Letter Sign.** A sign of a type authorized by this bylaw that is composed of three-dimensional letters or other emblems, logos, symbols, or images. Allowable locations for signs with Channel Letters are determined by the underlying sign type.

**Civic Building.** Civic buildings are public and private buildings with unique public, monumental, or ceremonial purposes. Examples include town halls, schools, churches and other religious buildings, museums, and libraries.

**Civic Space.** Civic space includes public greens, squares, plazas and streetscapes. Civic spaces “democratize” and diversify urban life by providing a venue for all types of people to meet, mingle and interact. They establish a sense of “place” and, when used to host events such as markets and festivals, draw people and business downtown. Civic space also includes the pedestrian portion of streetscapes, which establish pedestrian access to and connections between public and private space. Good design is essential to creating functional and attractive civic space.

**Construction Sign.** A temporary sign directly connected with a construction project; may include the construction company’s name, addresses, and/or telephone number.

**Curb Cut.** Any access point onto a roadway. This may include, but is not limited to, an entrance to a parcel, or an intersection with another roadway.

**Curb Radius.** The curved edge of a thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the turning radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.

**Design Speed.** The velocity at which a thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed.
**Detached Dwelling.** A stand-alone residential building with one or two units, with yards or other non-building space on all sides, i.e. a Single-Family Dwelling, or a stacked Two-Family Dwelling. See Attached Dwelling and Semi-Detached Dwelling for differentiation.

**Directional Sign.** Any sign intended to be permanently affixed and utilized only for the purpose of indicating the direction of any object, place, or area.

**Duplex.** A residential development with two units in a side-by-side formation on a single lot. Each unit has a separate entrance.

**Encroachment.** Any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, into the public frontage, or above a height limit.

**Fenestration.** Clear openings within a building wall, typically for windows, doors.

**Freestanding Sign.** A permanent sign that is self-supporting in a fixed location and not attached to a building. A freestanding sign can be connected or attached to a sign structure, fence, or wall that is not an integral part of a building. Freestanding signs include monument signs and pole signs.

**Gallery.** Any covered passage that is open at one side, such as a portico or a colonnade. More specifically, it is a narrow balcony or platform running the length of a wall.

**Green.** An open space available for unstructured recreation and programmed for civic gatherings that is less formal in nature than a Square.

**Ground Floor.** The floor located at the street level, closest to the naturally occurring grade.

**Interior Clear Height.** The height of interior space, as measured between the top of the flooring and the bottom of the ceiling.

**Liner Building.** A building specifically designed to mask a parking lot or a parking structure from a frontage.

**Linkages.** Elements of the system of links or pathways that help connect different portions of the built and natural environment with each other. Examples of linkages include streets, paths, and vistas.

**Live-Work.** A mixed use unit consisting of a commercial or light industrial and residential function. The commercial function is in the ground floor of the unit. It is intended to be occupied by a business operator who lives in the same structure or lot that contains the commercial activity or industry.

**Low Impact Development (LID).** An innovative stormwater management approach with a basic principle that is modeled after nature: manage rainfall at the source using uniformly distributed decentralized micro-scale controls. LID's goal is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source. Techniques
are based on the premise that stormwater management should not be seen as stormwater disposal. Instead of conveying and managing / treating stormwater in large, costly end-of-pipe facilities located at the bottom of drainage areas, LID addresses stormwater through small, cost-effective landscape features located at the lot level.

**Mezzanine.** An intermediate floor between main floors of a building, often located between the ground floor and the floor above.

**Mixed Use.** Two principal uses within the same building through superimposition or adjacency, or in multiple buildings by adjacency.

**Monument Sign.** A freestanding sign fixed to the ground by means of a permanent foundation in which the area containing the support pole(s) is replaced or covered by a pedestal structure.

**Node.** A location of increased interest and concentrated activity taking place within the built environment, frequently in association with the intersection of two or more linkages. Examples of nodes include public squares, shopping districts, and crossroads.

**Opacity, Fence or Wall.** The amount of the fence or wall that may be seen through. A traditional picket fence is approximately 50% opaque, while a stockade fence is 100% opaque.

**Open Space.** Land maintained in essentially an undisturbed, natural state for purposes of resource conservation, and/or maintaining forest cover; or that is enhanced and managed for outdoor recreation and civic use, working lands, or local food production. Usable open space must be of a quality and size that supports its intended function or use. Usable open space specifically excludes streets, parking areas, driveways and other areas accessible to motor vehicles. Open space is restricted and regulated where stipulated in the SR-FBOD.

**Open Space, Common.** Land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents or employees of the development, and may include such complementary structures and improvements as are necessary and appropriate.

**Open Space, Public.** Open space owned in fee or by a public agency, land trust, or nonprofit organization and maintained for the use and enjoyment of the general public, health, safety, and welfare of the general public, habitat preservation, agriculture or urban agriculture, or preservation of other public goods such as landscape or scenic vista preservation.

**Outbuilding.** An accessory building, usually located toward the rear of the same lot as a principal building, and sometimes connected to the principal building.
Outdoor Activity Zone. Outdoor Activity Zones are areas located between the edge of a street and building façade intended to be utilized for passive recreation and public gathering. Outdoor Activity Zones include Privately Owned Public Space. Outdoor Activity Zones may also include publicly-owned spaces such as sidewalks, where such publicly-owned space has been approved by the Town for uses such as dining.

Owner-Occupied (Housing). A residential unit that is lived in full-time by the owner of the unit.

Park. A natural preserve available for active and passive recreation.

Parking Structure. A building containing one or more stories of parking above or below grade.

Passage. A pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long blocks and connect rear parking areas to frontages.

Path. A pedestrian way traversing a park, open or rural area ideally connecting directly with the sidewalk network.

Plaza. A civic space type designed for civic purposes and commercial activities generally paved and spatially defined by building frontages.

Pre-Development Conditions. The land use conditions that existed prior to the initiation of the development activity in terms of topography, vegetation, land use and rate, volume and direction of stormwater runoff.

Principal Building. The main building on a lot, usually located toward the frontage.

Principal Entrance. The main point of access for pedestrians into a building.

Primary Facade. The main street-facing face of a principal building, typically where entrances, porches, storefronts, signs, etc. present the public face of the building. For a building fronting multiple streets, a primary facade usually faces the most important street.

Principal Frontage. On corner lots, the private frontage designated to bear the address and principal entrance to the building, and the measure of minimum lot width.

Private Frontage. The privately held layer between the frontage line and the principal building facade.

Privately Owned Public Space. Privately Owned Public Space is space along private frontages intended to be utilized for passive recreation and public gathering. Privately Owned Public Spaces include forecourts, outdoor terraces, seating areas, plazas, and public art installations.
**Pole Sign.** A freestanding sign in excess of six feet in height that is detached from a building and is supported by one or more structural elements that are either architecturally dissimilar to the design of the sign or less than 1/4 the width of the sign face.

**Political Sign.** A sign erected prior to (and may exist after) an election to advertise or identify a candidate, campaign issue, election proposition, or other related matters.

**Public Banner.** Public Banners are signs on public property that help to add interest and color to the streetscape. They are vertically oriented and compatible with the overall character of the district.

**Public Frontage.** The area between the private lot line and the edge of the vehicular lanes. It usually includes walkways, planters and lighting (i.e. such as the public sidewalk).

![Example of Public and Private Frontages](SmartCode 8.0, Duany Plater Zybeck & Company)

**Public Realm.** Includes all exterior places, linkages, and built form elements that are physically and/or visually accessible to all members of the general public, during all business hours, or the majority of the day for residential buildings, regardless of ownership. These elements can include, but are not limited to pedestrian ways, bikeways, plazas, nodes, squares, transportation hubs, playgrounds, parks, landmarks and are typically adjacent to the street or public place. The Public Realm shall be a physical place.

**Redevelopment.** In the FBZ, redevelopment means infill development on vacant parcels that have no existing activity but were previously developed; constructing with a denser land usage; or adaptive reuse where older structures which have outlive their uses are converted into new ones.

**Regulating Plan.** The coding key for a Form-Based Zoning District, usually a map with Building Envelopes, Build-To-Zones, and other requirements which vary by block face.

**Roof Pitch.** The slope of the main face of a roof, often described as a ratio of rise to run. A flat roof would have a pitch of 0:12. A Mansard roof is closer to 18:12.
Sandwich Board Sign. A portable easel-style sign displayed during business hours only.

Secondary Facade. A principal building’s less-important street-facing façade, typically a side, often without entrances, signs, or storefronts. For a building fronting multiple streets, a primary facade usually faces the lesser streets.

Shared Driveway. A private driveway connection between two lots that does not require traveling on the public roadway system.

Shared Parking Factor. An accounting for parking spaces that are available to more than one function.

Semi-Detached Dwelling. A residential unit with one side attached to another, i.e. “twin” homes (separate lots) or a duplex (common lot). See Attached Dwelling and Detached Dwelling for differentiation.

Square. A square is an open space available for unstructured recreation and civic gatherings that is spatially defined by building frontages and located at the intersection of important thoroughfares.

Stacked Dwelling. A residential building with two or more units arranged on top of one another.

Stoop. Uncovered steps and/or raised landing, with or without handrails, existing for the sole purpose of reaching the entrance to a building.

Streetscape. A comprehensive ground level view of a street including its private and public frontage.

Street Line. The edge of the public layout of the street, or public right-of-way as defined by the sidewalk, whichever is greater.

Substantial Reconstruction. Any reconstruction, rehabilitation, addition, or other improvement of a structure taking place for which the cost equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement. The term includes structures that have incurred substantial damage, regardless of the actual work performed.

Tenant Directory Signs. Tenant Directory signs are used to identify multi-tenant buildings and businesses that do not have direct frontage on a public street.

Townhouse. An attached single-family dwelling, on a separate lot from neighboring dwellings.

Triplex/Quadriplex. A residential development with three, four, or more units in a side-by-side formation on a single lot, i.e. a rental townhouse terrace. Each unit has a separate entrance.

Wall Sign. A sign attached to or erected on the exterior wall of the building or structure with the exposed face of the sign in a plane approximately parallel to the plane of the exterior wall.
**Window Sign.** Window signs are signs that are painted, posted, displayed, or etched on an interior translucent or transparent surface, including windows or doors. This type of signage generally contains only text but in some circumstances can express a special business personality through graphic logos or images combined with color.