

EXHIBIT T

Part 2. Woolwich Regional Center and Auburn Road Village Regulations and Design Standards

Article XXIV. Residential Receiving – Base Density (RR-BD)

§ 203-179. Residential Receiving – Base Density (RR-BD)

- A. Goal: to provide a mixture of unit types to address the needs and desires of those at various stages of life in a zone eligible for TDR receiving credits.
- B. Permitted Uses:
1. Residential Uses
 - a. Single-family detached
 - b. Twin
 - c. Townhouses and court townhouses
 - d. Multi-Family
 2. Civic green, square
 3. Daycare establishments for children and adults
 4. Parks and recreation facilities, including but not limited to tot lots, public playgrounds, conservation areas, tennis, basketball, football, soccer, hockey and ice skating
 5. Public transportation stations and shelters
 6. Congregate Care
 7. Nursing Homes
 8. Utility facilities, including telephone, water, sewer, electricity and gas
 9. Wireless telecommunications towers and antenna located entirely within an existing building or on the roof or side of a building or attached to an existing structure
 10. Independent living units for occupancy by residents of age 55 or over, including community centers and community gardens.
- C. Accessory Uses Customary Accessory Uses Incidental to the Above Permitted Principal Uses
1. Flag poles
 2. Home occupations and home professional offices
 3. Temporary building or yards for construction materials or equipment, both incidental and necessary to construction in the immediate area.
 4. Temporary construction trailers
 5. Temporary office or model home both incidental and necessary for the sale or rental of real property in the immediate area
 6. Tool sheds and noncommercial greenhouses
 7. Surface parking lots
 8. Swimming pools on individual lots
 9. Walls and fences
 10. Clubhouses and associated recreational facilities including, but not limited to, swimming pools, tennis courts, patios, etc.
 11. Decks and patios

D. Size and scope.

- (1) Minimum Density – 4.5 d.u./ac. with TDR Credits
- (2) Maximum Density – 7.5 d.u./ac. with TDR Credits
- (3) Minimum *number* of affordable units - 204
- (4) A variety of unit sizes must be offered.
- (5) No front yard parking.
- (6) All vehicle access via alleys.
- (7) On-street parking.

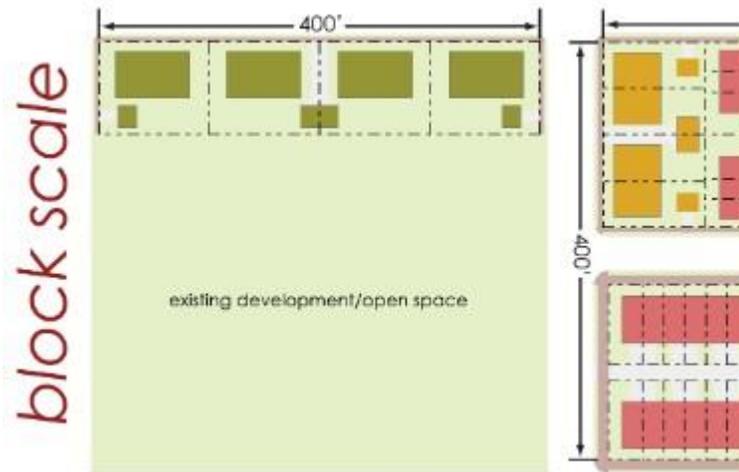
§ 203-180. Single-family detached units with or without alley

A. The following examples best embody the purpose, goals and objectives of the single-family detached unit:

- (1) Photo 1.
 - (a) Bays, vertical elements, window dimensions and window locations work together to break down the scale of an otherwise large house.
 - (b) Special consideration to front door design.
 - (c) Sensitive use of varied materials reduces monotony and helps provide a human scale.
- (2) Photo 2.
 - (a) Porches and terraces provide necessary “eyes” on the street and private outdoor space- appropriate public/private transition.
 - (b) Durable materials stand the test of time.
 - (c) Single-family still functions very well with small front yard setbacks.
- (3) Photo 3.
 - (a) Where outlined in the zoning plan, driveway access from street is permitted.
 - (b) Parking and garage locations limited to backyards only.
 - (c) Porous pavement provides stormwater benefit.
- (4) Photo 4.
 - (a) Variety of architecture along street frontage provides personal identity and makes the journey for pedestrians more enjoyable.
 - (b) Small gable ends facing the street help to reduce the scale of the house mass.
 - (c) Horizontal banding helps reduce the perception of the vertical massing of the house.



B. The Block



(1) Architecture and design.

(a) Design elements

- i. Contextual neighborhood consistency.
- ii. Special architectural features at corners.
- iii. Public and private outdoor spaces accessible and visible to the public.

(b) Zoning Requirements

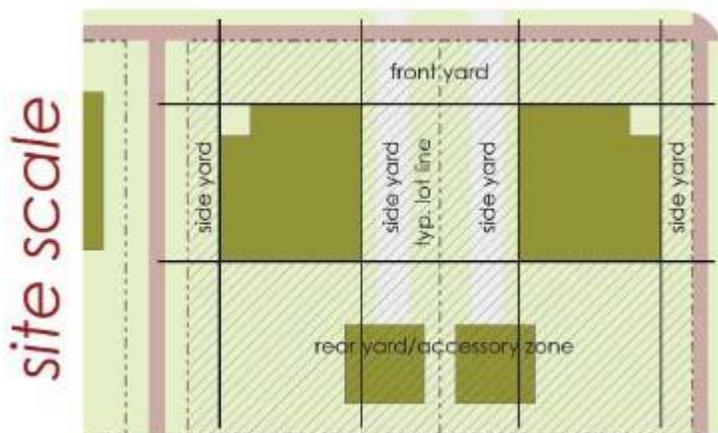
	Minimum	Maximum
Block length	175'	500'
Block perimeter	1,150'	1,800'
Sidewalk width	5'	10'
Planting strip width	4'	10'
Mid-block crossings		
Number per block	1	3
ROW width	15'	20'
Path width	5'	10'
Decorative streetlighting (distance on center)	50'	75'

(2) Parking Requirements

	Minimum	Maximum
Alley width		
ROW	22'	25'
Cartway	18'	21'
Alley access points	2	3
On-street stalls		
Length	20'	—
Width	8'	—

- (a) Off-street parking provided through driveways to street.
 - (b) On-street parking provided through parallel stalls.
 - (c) Porous pavement.
 - (d) Belgian block curbing.
- (3) Edges and buffers.
- (a) Street tree spacing (distance on center).
 - i. Minimum: 36 feet.
 - ii. Maximum: 50 feet
 - (b) Planting buffers
 - (c) Maximize uniqueness to street.
 - (d) Custom mailboxes.
- (4) Environment Design Recommendations
- (a) Porous pavement and rain gardens are encouraged for on-street parking lanes.
 - (b) Deciduous street trees are encouraged to lower summer cooling load.
 - (c) Trees to modulate microclimate.

C. The Site.



- (1) Architecture and design.
- (a) Design elements.
 - i. Vertical breaks are encouraged.
 - ii. Material change, window lines and pediments are required as horizontal breaks.
 - (b) Zoning Requirements

	Minimum	Maximum
Lot area	7,000 SF	12,000 SF
Lot width	50'	110'
Corner lot	50'	110'
Lot depth	75'	125'
Building coverage	—	50%
Impervious coverage	—	60%
Front yard setback	10'	30'

Side yard setback	5'	10'
Rear yard setback	20'	—
Accessory structure setbacks		
Rear and side yards	2'	5'
Principal building	10'	—

(2) Parking Requirements

	Minimum	Maximum
Ratio (spots/du)	1.5	2.5
Driveway length	40'	—
Driveway width	8'	12'

- (a) Driveways shall be constructed of colored asphalt, scored concrete, decorative paving blocks or porous pavement.
- (b) Garages in rear yard only.

(3) Edge and buffer Design Recommendations.

- (a) Front yard fence height: maximum of three feet.
- (b) Front yard hedge height: maximum of three feet.
- (c) Side and rear yard fence height: maximum of five feet.
- (d) Foundation plantings.
- (e) Planting buffers between different land uses.
- (f) Parking planting.
- (g) Screen ground-mounted utility boxes.
- (h) Pergolas.
- (i) Trellises.
- (j) Arbors.

(4) Environment Design Recommendations.

- (a) Long-life trees encouraged to maximize green infrastructure funds
- (b) Xeriscape
- (c) Nonexotic, noninvasive species encouraged to minimize water needs.
- (d) Bioswales, cisterns, rain gardens and porous pavement driveway material are encouraged to aid in reducing stormwater runoff.

E. The Public realm.



(1) Zoning and design.

(a) Design elements

- i. Dormers
- ii. Gables
- iii. Recessed entries
- iv. Cupolas or towers
- v. Pillars or posts
- vi. Bay windows
- vii. Balconies
- viii. Decorative cornices
- ix. First-floor colonnades
- x. Decorative patterns on exterior finishes
- xi. Front porches
- xii. Porticos

(b) Zoning Requirements

	Minimum	Maximum
Building height	30'	45'
First floor elevation	3'	8'
Eave height	18'	28'
Window-to-eave offset	6"	—
Front facade fenestration	30%	—
Side and rear facade fenestration	20%	—
Building face or roof offset	16"	—
Window trim offset	4"	—

(2) Parking

- (a) Rear yard garage with windows and storage space.
- (b) Individual garage doors.

- (3) Edge and buffer Design Recommendations.
 - (a) Pool and deck setback from side and rear property lines: minimum of 10 feet.
 - (b) In-ground pools are permitted.
 - (c) Patio setback from side and rear property lines: minimum of five feet.
 - (d) Spas are only permitted on or within a rear deck.
 - (e) Gutters shall be architecturally compatible with a building.

- (4) Environment Design Recommendations.
 - (a) North-south building orientation.
 - (b) Solar screens.
 - (c) Solar panels.
 - (d) Discharge spouts shall have splash parts or be discharged underground.

(F) The Private realm.

(1) Zoning and design.

(a) Design Elements

- i. Building walls shall be brick, stone, synthetic trim board, stucco, wood and simulated clapboard or similar material.
- ii. Roof materials shall be clad in cedar wood shingles, raised-seam metal, slate, architectural asphalt shingles, tiles or similar material.
- iii. Roof types shall be gable, gambrel, mansard, hipped, salt box or combinations thereof.
- iv. Exterior chimneys shall be finished in brick, stone or stucco.
- v. Chimney tops shall have decorative details.
- vi. All rooftop equipment shall be screened from view.

(b) Zoning Requirements

	Minimum	Maximum
First story clear height	10'	15'
Roof pitch	— 9/12	
Front and side encroachments		
Front porch	— 8'	
Bay window Awning	— 4'	
	— 4'	
Solar screen	— 4'	
Balcony/Balconette	— 4'	
Rear deck	— 8'	

(2) Parking Requirements

	Minimum	Maximum
Garage height	10'	15'
Garage width	14'	24'

Garage depth	25'	—
Garage setback	20'	—

(3) Edge and Buffer Recommendations

- (a) Window boxes.
- (b) Espaliers.
- (c) Roof decks/gardens.
- (d) Green roofs.
- (e) Garden walls may be brick, stone or stucco to match the principal building.
- (f) Side and rear yard fences may be wood picket, wrought iron or materials similar in appearance and durability.
- (g) All side and rear yard fences over four feet in height shall be wood or similar material (shadow box design).

(4) Environment Design Recommendations.

- (a) Bioswales, cisterns, rain gardens and porous pavement driveway material are encouraged to aid in reducing stormwater runoff.

G. General Design Standards

(1) Building orientation.

- (a) Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street facade. A front door required on a public street.
- (b) At least 50% of a building's front facade must be built to the minimum setback line.
- (c) Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.

(2) Fenestration.

- (a) No blank facades or walls are permitted.
- (b) Minimum area of window opening on front facades: 30%.
- (c) Vertically align windows
- (d) Windows shall be more vertical than horizontal.
- (e) Minimum area of window opening on wide and rear facades: 20%

(3) Vertical breaks:

- (a) Vertical breaks are required.

(4) Horizontal breaks.

- (a) Use of material change, window lines and pediments is required.

(5) Roofline.

- (a) Gable, gambrel, mansard, hipped and salt box are permitted.
- (b) Maximum length of roofline: 40 feet.

(6) Building materials permitted.

- (a) Wood and simulated clapboard.
- (b) Brick.
- (c) Stone.
- (d) Stucco.
- (e) Synthetic trim boards.

(7) Roof materials permitted.

- (a) Architectural asphalt roof shingles.
- (b) Raised-seam metal roof.
- (c) Tiles.
- (d) Slate.

- (e) Cedar wood.
- (8) Accessory structures.
 - (a) Freestanding garages are permitted.
 - (b) Sheds are permitted, with a maximum floor area of 120 square feet and height of eight feet tall.
 - (c) In-ground pools are permitted.
- (9) The Public Realm
 - (a) Front of building set back from sidewalk.
 - (b) Front doors on public street.
- (10) The Semi-Public Realm
 - (a) All yards must be fully appointed with landscaping of trees, shrubs, ornamental grasses or ground cover.
 - (b) Bioswales and rain gardens are permitted.
 - (c) Front porches and walks are encouraged as public space transition.
- (11) The Private Realm
 - (a) Pergolas, trellises and arbors are permitted.
 - (b) Spas are only permitted on or within a rear deck.
- (12) Edges, buffers and transition Design Guidelines.
 - (a) Edge treatments may include walls, fences, and hedges.
 - (b) Maximum edge height for front yard: three feet.
 - (c) Maximum edge height for side yards: six feet.
 - (d) Maximum edge height for rear yard: six feet.
- (13) Amenity Design Guidelines.
 - (a) Custom mailboxes.
 - (b) Foundation plantings required.
 - (c) On-lot sidewalks.
- (14) Parking amenities/access notes.
 - (a) Porous pavement driveways are permitted.
 - (b) No parking in front yard

§ 203-181. Twin units, with or without alley.

B. The following examples best embody the purpose, goals and objectives of the twin unit:

- (1) Photo 1.
 - (a) Front porches provide entry features and a sitting area to converse and interact with passers-by.
 - (b) Roof offsets combined with porches help to provide appropriate scale and rhythm.
 - (c) Small front yards provide adequate privacy.
- (2) Photo 2.

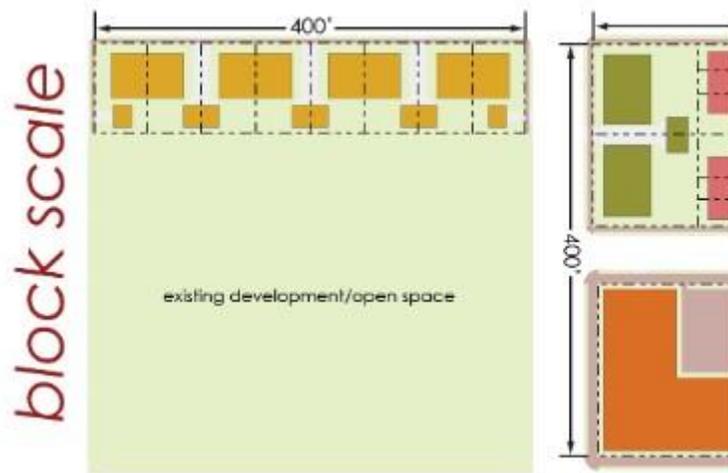


- (a) Modern can coexist with traditional as long as well-established rules of rhythm, scale and material choice are respected.
- (b) Generous window dimensions animate the facade and help provide appropriate vertical and horizontal scale and rhythm.
- (c) Two-foot vertical offsets conform to rules of vertical offsets.
- (d) Garden wall and front garden serve as public/private transition.
- (e) Material change provides vertical breaks.



- (3) Photo 3
 - (a) When appropriately scaled, twins can serve as transition units between townhouses and single-family detached units.
 - (b) Twins need not be identical.
 - (c) First- and second-floor porches and terraces provide necessary “eyes” on the street and private outdoor space.
- (4) Photo 4.
 - (a) Simple architecture following basic rules can be attractive.
 - (b) Wraparound porch can add unique architectural element.
 - (c) Low front yard fence provides appropriate public/private transition.
 - (d) Water table element provides horizontal offset.

C. The Block.



- (1) Zoning and Design
 - (a) Design Elements
 - i. Contextual neighborhood consistency
 - ii. Special architectural features at corners.
 - iii. Public and private outdoor spaces accessible and visible to the public.
 - (b) Specifications. Zoning Requirements

	Minimum	Maximum
Block length	175'	500'
Block perimeter	1,160'	1,850'
Sidewalk width	5'	10'
Planting strip width	6'	10'

Mid-block crossings		
Number per block	1	3
ROW width	15'	20'
Path width	5'	10'
Decorative streetlighting (distance on center)	50'	75'

(2) Parking Requirements

	Minimum	Maximum
Alley width		
ROW	22'	25'
Cartway	18'	21'
Alley access points	2	3
On-street stalls		
Length	20'	—
Width	8'	—

- (a) Off-street parking provided through alley-loaded driveways and garages
- (b) On-street parking provided through parallel stalls
- (c) Porous pavement
- (d) Belgian block curbing

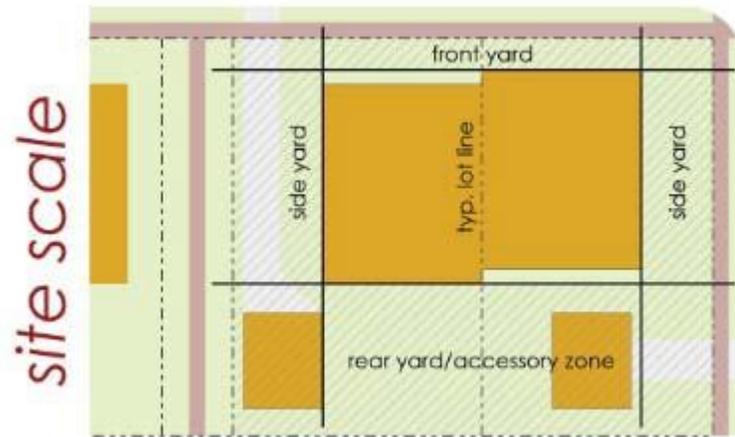
(3) Edge and buffer Design Recommendations

- (a) Street tree spacing (distance on center)
 - i. Minimum: 36 feet
 - ii. Maximum 50 feet
- (b) Planting buffers
- (c) Maximize uniqueness to street
- (d) Custom Mailboxes

(4) Environment Design Recommendations

- (a) Porous pavement and rain gardens encouraged for on-street parking lanes
- (b) Deciduous street trees encouraged to lower summer cooling load.
- (c) Trees to modulate microclimate.

D. The Site.



(1) Zoning and design.

(a) Design elements.

- i. Required break at party wall with adjacent twin
- ii. Vertical blocks with window treatment encouraged including bays, projections, and recesses.

(b) Zoning Requirements

	Minimum	Maximum
Lot area	3,000 SF	6,250 SF
Lot width	40'	—
Corner lot	40'	—
Lot depth	75'	125'
Building coverage	—	60%
Impervious coverage	—	80%
Front yard setback	15'	30'
Side yard setback	10'	15'
Rear yard setback	20'	—
Accessory structure setbacks		
Rear and side yards	2'	5'
Principal building	10'	—

(2) Parking Requirements

	Minimum	Maximum
Ratio (spots/du)	1.5	2.5
Driveway length	20'	—
Driveway width		12'

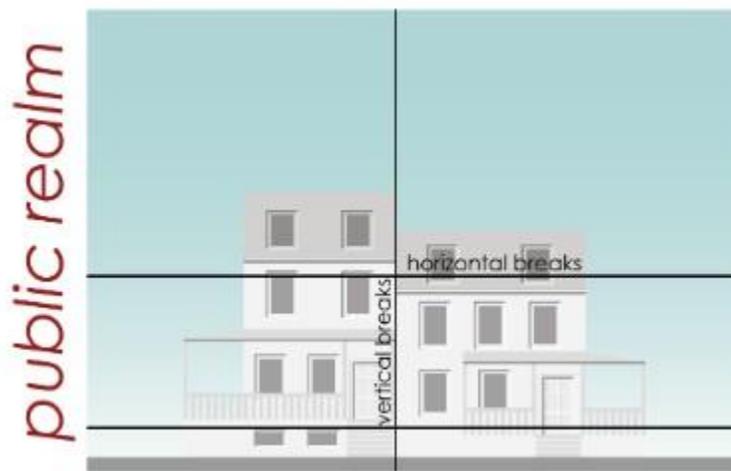
- (a) Driveways shall be constructed of colored asphalt, scored concrete, decorative paving blocks, or porous pavement.

(3) Edge and buffer Design Recommendations.

- (a) Front yard fence height: maximum of three feet.
- (b) Front yard hedge height: maximum of three feet.

- (c) Side and rear yard fence height: maximum of six feet.
 - (d) Foundation plantings.
 - (e) Planting buffers between different land uses.
 - (f) Parking planting.
 - (g) Screen ground-mounted utility boxes.
 - (h) Pergolas.
 - (i) Trellises
 - (j) Arbors
- (4) Environment Design Recommendations
- (a) Long-life trees encouraged to maximize green infrastructure funds.
 - (b) Xeriscape.
 - (c) Nonexotic, noninvasive species encouraged to minimize water needs.
 - (d) Bioswales, cisterns, rain gardens and porous pavement driveway material encouraged to aid in reducing stormwater runoff.

E. The Public realm.



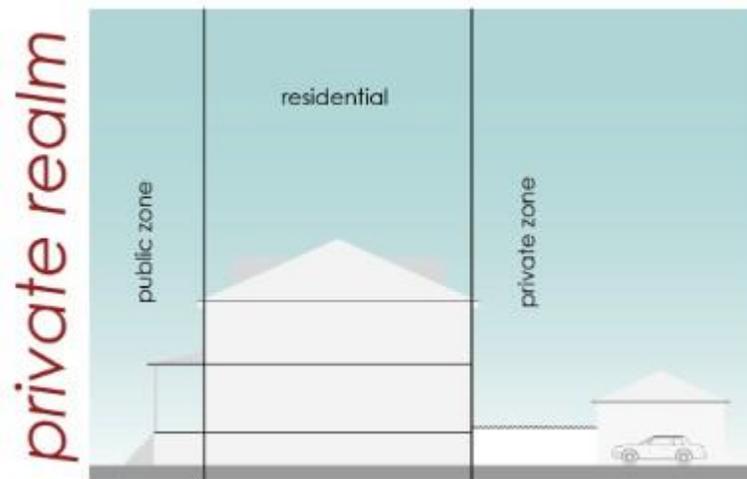
- (1) Zoning and design.
- (a) Design Elements
 - i. Dormers
 - ii. Gables
 - iii. Recessed entries
 - iv. Cupolas or towers
 - v. Pillars or posts
 - vi. Bay windows
 - vii. Balconies/Balconettes.
 - viii. Decorative cornices.
 - ix. First-floor colonnade
 - x. Decorative patterns on exterior finishes.
 - xi. Front porches.
 - xii. Usable open or covered stoops
 - xiii. Porticos
 - (b) Zoning Requirements

	Minimum	Maximum
Building height	30'	45'

First floor elevation	2'	5'
Eave height	24'	36'
Window-to-eave offset	1'	—
Front facade fenestration	30%	—
Side and rear facade fenestration	20%	—
Building face or roof offset	2'	—

- (2) Parking Requirements.
 - (a) Rear-loaded garage with windows and storage space.
 - (b) Individual garage doors.
- (3) Edge and buffer Design Recommendations.
 - (a) In ground pools are permitted Pool and deck setback from side and rear property lines: minimum of 10 feet.
 - (b) Patio setback from side and rear property lines: minimum of five feet.
 - (c) Spas are only permitted on or within a rear deck.
 - (d) Gutters shall be architectural compatible with a building.
- (4) Environment Design Recommendations.
 - (a) North-south building orientation.
 - (b) Solar screens.
 - (c) Solar panels.
 - (d) Discharge spouts shall have splash parts or be discharged underground.

F. The Privaterealm.



- (1) Zoning and design.
 - (a) Design Elements
 - i. Building walls shall be brick, stone, synthetic trim board, stucco, wood and simulated clapboard or similar material.
 - ii. Roof materials shall be clad in cedar wood shingles, raised-seam metal, slate, architectural asphalt shingles or similar material.
 - iii. Roof types shall be gable, gambrel, mansard, hipped, salt box or combinations thereof.
 - iv. Exterior chimneys shall be finished in brick, stone or stucco. Chimney tops shall have decorative details.
 - v. All rooftop equipment shall be screened from view.

(b) Zoning Requirements

	Minimum	Maximum
First story clear height	10'	16'
Roof pitch	—	9/12
Front and side encroachments		
Front porch	—	8'
Stoop	—	8'
Bay window	—	4'
Awning	—	4'
Solar screen Balcony/Balconette	—	4'
	—	4'
Rear deck	—	8'

(2) Parking

	Minimum	Maximum
Garage height	10'	15'
Garage width	14'	24'
Garage depth	25'	—
Garage setback	20'	—

(3) Edge and Buffer Design Recommendations

- (a) Window Boxes
- (b) Espaliers
- (c) Roof decks/gardens
- (d) Green Roofs
- (e) Garden walls may be brick, stone, or stucco to match the principal building.
- (f) Side and rear yard fences may be wood picket, wrought iron or materials similar in appearance and durability.
- (g) All side and rear yard fences over four feet in height shall be wood or similar material (shadow box design).

(4) Environment Design Recommendations.

- (a) Bioswales, cisterns, rain gardens and porous pavement driveway material are encouraged to aid in reducing stormwater runoff.

G. General Design Standards.

(1) Building orientation.

- (b) Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street facade. A front door required on a public street.
- (c) At least 50% of a building's front facade must be built to the minimum setback line.
- (d) Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.

(2) Fenestration.

- (a) No blank facades or walls are permitted.
- (b) Minimum area of window opening on front facades: 30%.
- (c) Vertically align windows
- (d) Windows shall be more vertical than horizontal.
- (e) Minimum area of window opening on wide and rear facades: 20%

- (3) Vertical breaks:
 - (a) Required offset at party wall with adjacent twin: two-foot minimum.
 - (b) Vertical breaks with window treatments, such as bays, projections and recesses, are encouraged.
- (4) Horizontal breaks.
 - (a) Material changes, horizontal banding, window lines and pediments are required.
 - (b) A minimum of one horizontal break is required.
- (5) Roofline.
 - (a) Flat, gable, gambrel, mansard, hipped and salt box are permitted.
 - (b) Required offset at party wall with adjacent twin: two-foot minimum.
- (7) Building materials permitted.
 - (a) Wood and simulated clapboard.
 - (b) Brick.
 - (c) Stone.
 - (d) Stucco.
 - (e) Synthetic trim boards.
- (8) Roof materials permitted.
 - (a) Architectural asphalt roof shingles.
 - (b) Raised-seam metal roof.
 - (c) Tiles.
 - (d) Slate.
 - (e) Cedar wood.
- (9) Accessory structures.
 - (a) Freestanding garages are permitted.
 - (b) Sheds are permitted, with a maximum floor area of 120 square feet and height of eight feet tall.
 - (c) In-ground pools are permitted.
- (10) Appurtenances (porches, stoops, balconies, balconettes, bay windows).
 - (a) Front porches are required with a minimum dimension of eight feet by 10 feet.
 - (b) Bay windows are encouraged.
 - (c) Rear decks are required, with a minimum area of 160 square feet.
- (11) The Semi-Public Realm
 - (a) All yards must be fully appointed with landscaping of trees, shrubs, ornamental grasses or ground cover.
 - (b) Semi-public space must be separated from public space by either a low garden wall, decorative fence, hedge or combination of the three. Fences in front yards shall have a maximum height of three feet. Fences in side and rear yards shall have a maximum height of six feet high.
 - (c) Bioswales and rain gardens are permitted.
 - (d) Usable open or covered stoops are encouraged as public space transitions.
- (12) The Private Realm
 - (a) Pergolas, trellises and arbors are permitted.
 - (b) Spas are only permitted on or within a rear deck.
- (13) Edges, buffers and transition Design Guidelines.
 - (a) Edge treatments may include walls, fences, and hedges.
 - (b) Maximum edge height for front yard: three feet.
 - (c) Maximum edge height for side yards: six feet.
 - (d) Maximum edge height for rear yard: six feet.

- (14) Amenity Design Guidelines.
 - (a) Custom mailboxes.
 - (b) Foundation plantings required.
 - (c) On-lot sidewalks.

- (15) Parking amenities/access notes.
 - (a) Porous pavement driveways are permitted.
 - (b) Vehicle access from alley only.
 - (c) No parking in front yard

§ 203-182. Townhouse and Court Townhouse Units

A. The following examples best embody the purpose, goals and objectives of the townhouse unit:

(1) Photo 1

- (a) Bay windows work to provide street rhythm and to break down the horizontal scale.
- (b) Small private front yard planting softens street environment.
- (c) Windows on side facade enliven corner buildings.
- (d) Stoop provides public/private transition.
- (e) Front door accentuated in scale.
- (f) Durable materials stand up to the test of time.



(2) Photo 2.

- (a) On a case-by-case basis townhouses may be arranged in a courtyard configuration with front doors and garages facing a landscaped parking/multipurpose court.
- (b) Modern can coexist with traditional as long as well-established rules of rhythm, scale and material choice are respected.
- (c) Low garden walls define courtyard edges.
- (d) High-quality landscaping and surface materials such as pavers are required in courtyards.



(3) Photo 3

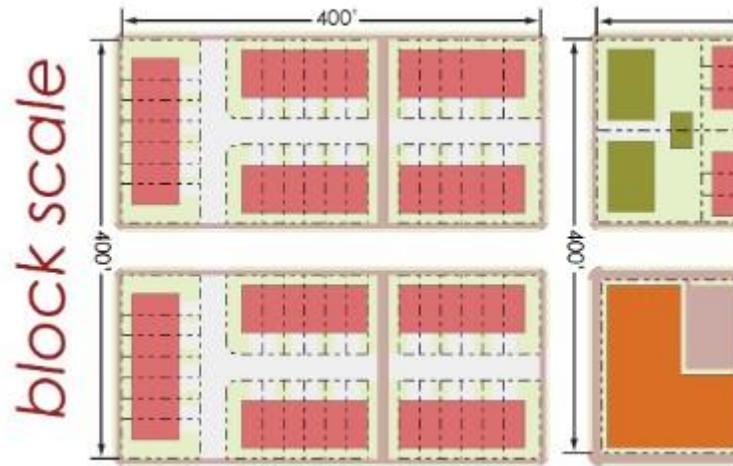
- (a) Slight variations in dormer design reduces monotony in otherwise identical units.
- (b) Low front yard garden walls provide appropriate public/private transition.
- (c) Large mansard roof elements accentuates horizontal break to respect human scale at sidewalk level.
- (d) Generous windows on front facade provide internal light while animating street and promoting safety.
- (e) Roof gardens and decks provide necessary outdoor private space.



(4) Photo 4.

- (a) Vertical and horizontal architectural offsets and material changes reinforce human scale at street level.
- (b) Window turning corner of building acknowledges special location at street intersection.
- (c) Solar screens provided reduce unit energy loads and provide horizontal break.
- (d) Variations in window dimensions provide interest to the street and address scale and rhythm issues.

B. The Block



(1) Zoning and Design

(a) Design Elements

- i. Special architectural features at corners.
- ii. Public and private outdoor spaces accessible and visible to the public

(b) Zoning Requirements

	Minimum	Maximum
Block length	175'	500'
Block perimeter	1,150'	1,800'
Sidewalk width	5'	10'
Planting strip width	4'	10'
Mid-block crossings		
Number per block	1	3
ROW width	15'	20'
Path width	5'	10'
Decorative streetlighting (distance on center)	50'	75'

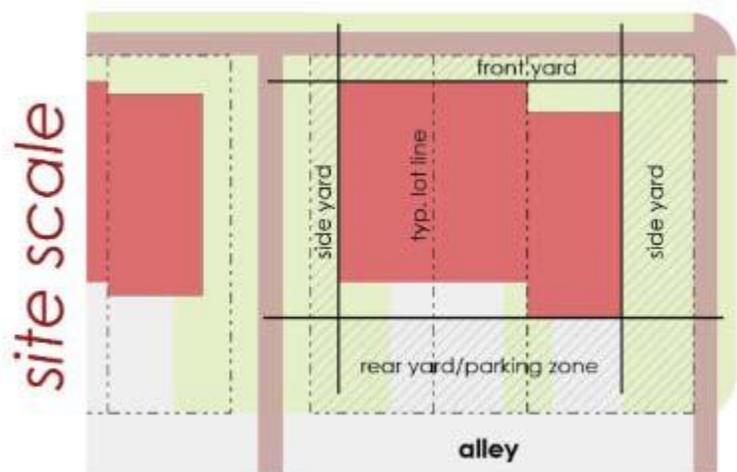
(2) Parking Requirements.

	Minimum	Maximum
Alley width		
ROW	22'	25'
Cartway	18'	21'
Alley access points	2	3
On-street stalls		
Length	20'	—
Width	8'	—

- (a) Off-street parking provided through alley-loaded driveways and garages.
- (b) On-street parking provided through parallel stalls.

- (c) Porous pavement.
 - (d) Belgian block curbing.
- (3) Edge and buffer Design Recommendations
- (a) Street tree spacing (distance on center).
 - i. Minimum 36 feet
 - ii. Maximum 50 feet
 - (b) Planting buffers.
 - (c) Maximize uniqueness to street.
 - (d) Custom mailboxes.
- (4) Environment Design Recommendations
- (a) Porous pavement and rain gardens encouraged for on-street parking lanes.
 - (b) Deciduous street trees encouraged to lower summer cooling load.
 - (c) Trees to modulate microclimate.

C. The Site.



- (1) Zoning and design.
- (a) Design elements.
 - i. No more than eight units built in a row
 - ii. Provide common mid-block crossing through building to rear alley if eight units are built.

(b) Zoning Requirements.

	Minimum	Maximum
Lot area	1,500 SF	2,625 SF
Lot width	20'	30'
Corner lot	20'	35'
Lot depth	—	75'
Building coverage	—	60%

Impervious coverage	—	80%
Front yard setback	5'	15'
Side yard setback	0'	15'
Rear yard setback	20'	—

(2) Parking Requirements

	Minimum	Maximum
Ratio (spots/du)	2	—
Driveway length	2	—
Driveway width	8	12'

(a) Driveways shall be constructed of colored asphalt, scored concrete, decorative paving blocks or porous pavement.

(3) Edge and buffer Design Recommendations.

- (a) Front yard hedge height: maximum of three feet.
- (b) Side and rear yard fence height: maximum of six feet.
- (c) Foundation plantings.
- (d) Planting buffers between different land uses.
- (e) Parking planting
- (f) Screen ground-mounted utility boxes.
- (g) Pergolas.
- (h) Trellises.
- (i) Arbors.

(4) Environment Design Recommendations

- (a) Long-life trees encouraged to maximize green infrastructure funds.
- (b) Xeriscape.
- (c) Nonexotic, noninvasive species encouraged to minimize water needs.
- (d) Bioswales, cisterns, rain gardens and porous pavement driveway material encouraged to aid in reducing stormwater runoff.

D. The Public realm.



(1) Zoning and design.

- (a) Design elements.
 - i. Dormers

- ii. Gables.
- iii. Recessed entries.
- iv. Cupolas or towers.
- v. Pillars or posts.
- vi. Bay windows.
- vii. Balconies/Balconettes.
- viii. Decorative cornices.
- ix. First-floor colonnade
- x. Decorative patterns on exterior finishes
- xi. Usable open or covered stoops
- xii. Porticos

(b) Zoning Requirements.

	Minimum	Maximum
Building height	30'	45'
First floor elevation	2'	5'
Eave height	24'	36'
Window-to-eave offset	1'	—
Front facade fenestration	30%	—
Side and rear facade fenestration	20%	—
Building face or roof offset	2'	—

(2) Parking Requirements.

- (a) Rear-loaded attached garage with windows and storage space.
- (b) Individual garage doors.

(3) Edge and buffer Design Recommendations.

- (a) Deck setback from side and rear property lines: minimum of 10 feet.
- (b) Patio setback from side and rear property lines: minimum of five feet.
- (c) Pools are not permitted.
- (d) Spas are only permitted on or within a rear deck.
- (e) Gutters shall be architecturally compatible with a building.

(4) Environment Design Recommendations.

- (a) North-south building orientation.
- (b) Solar screens.
- (c) Solar panels.
- (d) Discharge spouts shall have splash parts or be discharged underground.

E. The Private Realm



(1) Zoning and design.

(a) Design elements

- i. Building walls shall be brick, stone, stucco, or similar masonry material
- ii. Synthetic trim board is permitted as an accent material.
- iii. Roof materials shall be clad in cedar wood shingles, raised-seam metal, slate, architectural asphalt shingles, tiles or similar material.
- iv. Roof types shall be flat, gable, gambrel, mansard, hipped, salt box or combinations thereof.
- v. Exterior chimneys shall be finished in brick, stone or stucco.
- vi. Chimney tops shall have decorative details.
- vii. All rooftop equipment shall be screened from view.

(b) Zoning Requirements.

	Minimum	Maximum
First story clear height	10'	15'
Roof pitch	—	9/12
Front and side encroachments		
Stoop	—	8'
Bay window	—	4'
Awning	—	4'
Solar screen	—	4'
Balcony/Balconette	—	4'
Rear deck	—	8'

(2) Parking Requirements.

	Minimum	Maximum
Garage height	10'	15'
Garage width	14'	24'
Garage depth	25'	—
Garage setback	20'	—

(3) Edge and buffer design recommendations.

- (a) Window boxes.
 - (b) Espaliers.
 - (c) Roof decks/gardens.
 - (d) Green roofs.
 - (e) Garden walls may be brick, stone or stucco to match the principal building.
 - (f) Side and rear yard fences may be wood picket, wrought iron or materials similar in appearance and durability.
 - (g) All side and rear yard fences over four feet in height shall be wood or similar material (shadow box design).
- (4) Environment Design Recommendations.
- (a) Bioswales, cisterns, rain gardens and porous pavement
 - (b) driveway material are encouraged to aid in reducing stormwater runoff.

F. General Design Standards.

- (1) Building orientation.
- (a) Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street facade. A front door required on a public street.
 - (b) At least 50% of a building's front facade must be built to the minimum setback line.
 - (c) Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.
- (2) Fenestration.
- (a) No blank facades or walls are permitted.
 - (b) Minimum area of window opening on front facades: 30%.
 - (c) Vertically align windows
 - (d) Windows shall be more vertical than horizontal.
 - (e) Minimum area of window opening on wide and rear facades: 20%
- (3) Vertical breaks: two-foot building offsets every 60 feet minimum.
- (4) Horizontal breaks.
- (a) Material changes, horizontal banding, window lines and pediments are required.
 - (b) A minimum of one horizontal break is required.
- (5) Roofline.
- (a) Flat, gable, gambrel, mansard, hipped and salt box are permitted.
 - (b) A minimum two-foot offset is required every 60 feet for multiple units.
- (6) Building materials permitted.
- (a) Brick.
 - (b) Stone.
 - (c) Stucco.
 - (d) Synthetic trim boards.
- (7) Roof materials permitted.
- (a) Architectural asphalt roof shingles.
 - (b) Raised-seam metal roof.
 - (c) Tiles.
 - (d) Slate.
 - (e) Cedar wood.
- (8) Appurtenances (porches, stoops, balconies, balconettes, bay windows).
- (a) Stoops are required.

- (b) Balconies are encouraged.
 - (c) Rear decks are required, with a minimum area of 160 square feet.
- (9) The Public Realm
- (a) Front of building setback from sidewalk.
 - (b) Front doors must face public street.
- (10) The Semi-Public Realm
- (b) Front of building (i.e., yards) must be fully appointed with landscaping of trees, shrubs, ornamental grasses or ground cover.
 - (c) Bioswales and rain gardens are permitted.
 - (d) Front stoops are encouraged as public space transition.
- (11) The Private Realm
- (a) Pergolas, trellises and arbors are permitted.
 - (b) Pools are not permitted on or within a rear deck.
- (12) Edges, buffers and transition Design Guidelines.
- (a) Edge treatments may include walls, fences, and hedges.
 - (b) Walls, fences, and hedges in front yards are prohibited.
 - (c) Maximum edge height for side yards: six feet.
 - (d) Maximum edge height for rear yard: six feet.
- (13) Amenity Design Guidelines.
- (a) Custom mailboxes.
 - (b) Foundation plantings required.
 - (c) On-lot sidewalks.
- (14) Parking amenities/access notes.
- (a) Porous pavement driveways are permitted.
 - (b) Vehicle access from alley only.
 - (c) No parking in front yard.

§ 203-183. Residential Flats

- A. The following examples best embody the purpose, goals and objectives of the residential flat:
- (1) Photo 1
- (a) Prominent architectural features at key corners provide visual reference points in the town fabric
 - (b) Terraces and balconies provide necessary outdoor space and an opportunity to modulate the scale of the architecture with vertical and horizontal breaks
 - (c) Small private green spaces provides public/private transition
 - (d) Cornice line serves as horizontal break
 - (e) First floor height differentiated from upper floor heights.
- (2) Photo 2.
- (a) Large windows serve to provide scale to the building as well as interior light for units
 - (b) Bay windows provide design interest to street façade
 - (c) Balconies provide outdoor space for individual units while providing solar screen for lower level windows
- (3) Photo 3.
- (a) Flats reflect smaller family lifestyle choices
 - (b) Large areas of units are devoted to entertaining space
 - (c) Floor plans often emphasize the dramatic that takes advantage of town views
 - (d) Typical loft units

- (4) Photo 4.
 - (a) Modern can coexist with traditional as long as well-established rules of scale, rhythm and materials choice are respected
 - (b) Use of large windows and glass elements provides interest to street elevation
 - (c) Varying roof heights reduces the monotony of large buildings

B. The Block

(1) Zoning and Design

- (a) Design Elements
 - i. Contextual Neighborhood Consistency
 - ii. Special Architectural Features at Corners
 - iii. Public and Private Outdoor Spaces accessible and visible to the public
 - iv. Plazas
 - v. Mid-block pedestrian connections to respond to street grid
 - vi. Bus shelters
- (b) Zoning Requirements

	Minimum	Maximum
Block length	300'	500'
Block perimeter	1,400'	1,800'
Sidewalk width	5'	10'
Planting strip width	4'	10'
Mid-block crossings		
Number per block		3
ROW width	20'	
Path width	10'	
Decorative streetlighting (distance on center)	50'	75'

(2) Parking Requirements.

	Minimum	Maximum
Alley width		
ROW	22'	25'
Cartway	18'	21'
Alley access points	2	3
On-street stalls		
Length	20'	—
Width	8'	—

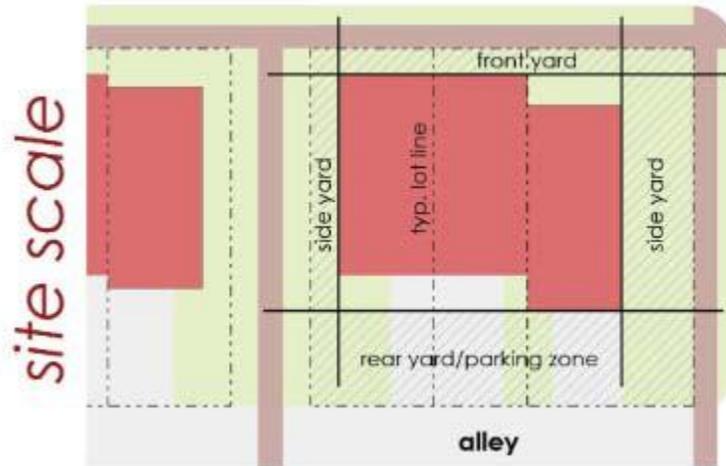
- (a) Off-street parking provided through alley-loaded driveways and garages.
- (b) On-street parking provided through parallel stalls.
- (c) Porous pavement.
- (d) Belgian block curbing.

(3) Edge and buffer Design Recommendations

- (a) Street tree spacing (distance on center).
 - i. Minimum 36 feet
 - ii. Maximum 50 feet
- (b) Planting buffers.

- (c) Maximize uniqueness to street.
 - (d) Custom mailboxes.
 - (e) Tree Grates
- (4) Environment Design Recommendations
- (a) Porous pavement and rain gardens encouraged for on-street parking lanes.
 - (b) Deciduous street trees encouraged to lower summer cooling load.
 - (c) Trees to modulate microclimate.

C. The Site.



- (1) Zoning and design.
- (a) Design elements.
- i. Bike Racks
 - ii. Water Features/Fountains
 - iii. Decorative Pedestrian Lighting
 - iv. Litter Containers
 - v. Architectural Lighting
 - vi. Benches
 - vii. Clock Towers
 - viii. Kiosks
 - ix. Public Art

(b) Zoning Requirements.

	Minimum	Maximum
Lot area	20,000 sf	
Lot width	100'	
Corner lot	100'	
Lot depth	150'	
Impervious coverage	—	85%
Front yard setback	10'	30'
Side yard setback		10'
Rear yard setback	20'	—

(2) Parking Requirements

	Minimum	Maximum
Ratio (spots/du)	0.8	1.3
Driveway length	20'	—
Driveway width	8	12'

(a) Driveways shall be constructed of colored asphalt, scored concrete, decorative paving blocks or porous pavement.

(3) Edge and buffer Design Recommendations.

- (a) Front yard hedge height: maximum of three feet.
- (b) Side and rear yard fence height: maximum of six feet.
- (c) Foundation plantings.
- (d) Planting buffers between different land uses.
- (e) Parking planting
- (f) Screen ground-mounted utility boxes.
- (g) Planters
- (h) Potted Plants

(4) Environment Design Recommendations

- (a) Long-life trees encouraged to maximize green infrastructure funds.
- (b) Xeriscape.
- (c) Nonexotic, noninvasive species encouraged to minimize water needs.
- (d) Bioswales, cisterns, rain gardens and porous pavement driveway material encouraged to aid in reducing stormwater runoff

D. The Public realm.



(1) Zoning and design.

- (a) Design elements.
 - i. Dormers
 - ii. Gables.
 - iii. Recessed entries.
 - iv. Cupolas or towers.
 - v. Pillars or posts.
 - vi. Bay windows.
 - vii. Balconies/Balconettes.
 - viii. Decorative cornices.
 - ix. First-floor colonnade

- x. Decorative patterns on exterior finishes
- xi. Usable open or covered stoops
- xii. Porticos

(b) Zoning Requirements.

	Minimum	Maximum
Building height	45'	60'
Eave height	24'	36'
Window-to-eave offset	2'	—
Upper Front facade fenestration	30%	—
Lower Front façade fenestration	60%	—
Side and rear facade fenestration	25%	—
Building face or roof offset	5'	—

(2) Parking Requirements.

- (a) Rear-loaded attached garage with windows and storage space.
- (b) Individual garage doors.
- (c) Carports
- (d) Structured Parking

(3) Edge and buffer Design Recommendations.

- (a) Patio setback from side and rear property lines: minimum of five feet.
- (b) Pools and spas are not permitted.
- (c) Gutters shall be architecturally compatible with a building.

(4) Environment Design Recommendations.

- (a) North-south building orientation.
- (b) Solar screens.
- (c) Solar panels.
- (d) Discharge spouts shall have splash parts or be discharged underground.

E. The Private Realm



(1) Zoning and design.

- (a) Design elements
 - i. Building walls shall be brick, stone, stucco, synthetic trim board, or similar masonry material
 - ii. Roof materials shall be clad in raised-seam metal, slate, architectural asphalt shingles, tiles or similar material.
 - iii. Roof types shall be flat, mansard, or a combination thereof.
 - iv. All rooftop equipment shall be screened from view.

(b) Zoning Requirements.	Minimum	Maximum
First story clear height	10'	15'
Roof pitch	—	9/12
Front and side encroachments		
Terraces	8'	
Patios	8'	10'
Bay windows		8'
Awning	—	8'
Solar screen	—	8'
Balcony/Balconette	2'	8'

(2) Parking Requirements.	Minimum	Maximum
Garage height	10'	15'
Garage width	14'	24'
Garage depth	25'	—
Garage setback	20'	—

(a) Structured parking shall have a maximum height of 2 stories

- (3) Edge and buffer design recommendations.
 - (a) Window boxes.
 - (b) Espaliers.
 - (c) Roof decks/gardens.
 - (d) Green roofs.
 - (e) Garden walls may be brick, stone or stucco to match the principal building.
 - (f) Side and rear yard fences may be wood picket, wrought iron or materials similar in appearance and durability.
 - (g) All side and rear yard fences over four feet in height shall be wood or similar material (shadow box design).

- (4) Environment Design Recommendations.
 - (a) Bioswales, cisterns, rain gardens and porous pavement driveway material are encouraged to aid in reducing stormwater runoff.

F. General Design Standards.

- (1) Building orientation.
 - (a) Buildings shall be oriented to the street with primary pedestrian access points directly accessing the street facade. A front door required on a public street.
 - (b) At least 50% of a building's front facade must be built to the minimum setback line.
 - (c) Buildings shall be oriented to maximize winter solar gain, consistent with the north/south orthogonal grid.

- (2) Fenestration
 - (a) No blank facades or walls are permitted.
 - (b) Minimum area of window opening on upper front facades: 30%.
 - (c) Minimum area of window opening on lower front facades: 30%.
 - (d) Vertically align windows
 - (e) Windows shall be more vertical than horizontal.
 - (f) Minimum area of window opening on wide and rear facades: 25%
- (3) Vertical breaks: Required every 30 feet minimum through use of offsets, fenestration, bay windows, balconies, balconettes or material change requires minimum one foot offset
- (4) Horizontal breaks.
 - (a) Required at a minimum of one (1) per every 24 feet of vertical height
 - (b) May use banding, setbacks, or material change.
- (5) Roofline.
 - (a) Flat and mansard are permitted.
 - (b) Maximum length of roofline - 60 feet.
 - (c) Minimum offset – 5 feet.
- (6) Building materials permitted.
 - (a) Brick.
 - (b) Stone.
 - (c) Stucco.
 - (d) Synthetic trim boards.
- (7) Roof materials permitted.
 - (a) Architectural asphalt roof shingles.
 - (b) Raised-seam metal roof.
 - (c) Tiles.
 - (d) Slate.
- (8) Appurtenances (porches, stoops, balconies, balconettes, bay windows).
 - (a) Prominent front entry feature required.
 - (b) Balconies, balconettes, terraces and/or patio are required at one per unit.
 - (c) Bay windows are encouraged.
- (9) Accessory Structures
 - (a) Structured parking is permitted.
 - (b) Free standing garages are permitted.
 - (c) Carports are permitted.
- (10) The Public Realm
 - (a) Front of building setback from sidewalk.
 - (b) Entry plazas and courts should be designed to welcome public use.
 - (c) Front doors or doors to common lobbies should be grand in scale and largely transparent to public space through the use of glass walls and doors.
 - (d) Canopies, awnings and overhangs are encouraged on the first floor with emphasis on the front doors
 - (e) Screening of loading, service and trash storage areas are required
- (11) The Semi-Public Realm
 - (a) All semi-public space (i.e. yards, courts, plazas) must be fully appointed with landscaping of trees, shrubs, ornamental grasses and groundcover or a combination of decorative paving and landscaping. Where appropriate seating and lighting shall be provided.

- (b) Semi- public space must be separated from public space by a low garden wall, decorative fence (maximum 6' high), hedge material or a combination of the three.

(12) The Private Realm

- (a) Residential storage space is required.
- (b) Residential outdoor space is required.

(13) Edges, buffers and transition Design Guidelines.

- (a) Parking lots adjacent to street edges must be screened with 4 ½ foot high hedge or masonry wall.
- (b) Parking adjacent to residential use must be screened with minimum 6 foot high masonry wall or fence and must include a minimum 3 foot wide vegetated buffer that is a minimum of 6' high at time of planting.
- (c) Lighting must be screened from residential uses.

(14) Amenity Design Guidelines.

- (a) Must provide at least one direct pedestrian connection to perimeter public streets per 150 foot of frontage.
- (b) Connection must be a minimum of 10 foot wide path with 5 foot wide landscaped edges.
- (c) Must provide textured pedestrian crosswalks internal to parking lots.

(15) Parking amenities/access notes.

- (a) Porous pavement driveways are permitted.
- (b) Vehicle access from alley or secondary streets only.
- (c) Maximum one vehicle access point per secondary street frontage