

Article II. Districts
Proposed New **Division 8**
Sections **62-215 through**
62-218

Village of Brookfield

Station Area Districts

January 9, 2017

Village of Brookfield

Funding Provider

Regional Transportation Authority
Technical Assistance Grant
for Transit Supportive Zoning
Regulations
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CODAMETRICS

CONTENTS

62-215. Overview	1
A. Intent.....	2
B. Organization of Code	2
C. Mapping.....	2
D. Districts.....	6
E. Development Approval Process.....	7
F. Nonconforming Structures	8
G. Definitions	9
62-216. Building Types	13
A. General Requirements.....	15
B. Storefront Building Type.....	17
C. General Building Type.....	21
D. Row Building Type.....	25
E. Yard Building Type.....	29
F. Civic Building Type	33
G. Measurement of Building Type Requirements.....	37
H. Cap Types	40
I. Uses	43
62-217. General Design	49
A. Materials	50
B. Building Facade Elements.....	52
C. Auto-Oriented Structures	56
D. Building Articulation.....	58
E. Signs	59
F. Mechanical Appurtenances	60
G. Streetscape Requirements.....	61
H. Landscape Requirements.....	62

62-215. OVERVIEW

62-215. Overview

Intent

A. INTENT

The regulations of the station area districts are intended to promote pedestrian-oriented redevelopment around each of the station areas in the Village core as well as to preserve the scale and character of the areas. The station area districts have been created and mapped to further the intents of the Village Master Plan in areas of change within the a walkable radius from each stations. Further, these districts are intended to achieve the following:

- 1. Mixed-Use.** To achieve a balanced pattern of development, provide for mixed-use development that encourages a high level of activity through the day and into the evening.
- 2. High Quality and Distinctive.** To require high quality development that draws on the distinctive characteristics existing in the downtown.
- 3. Appropriate Scale.** To achieve development that is appropriate in scale and intensity for downtown and adjacent neighborhoods.
- 4. Mix of Housing.** To ensure that a mix of housing types and sizes can be developed to meet the needs of the entire community.
- 5. Sustainable Development.** To promote sustainability goals, such as reductions in vehicle miles traveled (VMT) and greenhouse gas (GHG) emissions through a focus on pedestrian-friendly design, transit-supportive development, and a mix of daily uses within a pedestrian-oriented center.

B. ORGANIZATION OF CODE

- 1. Section 62-215: Overview.** A set of districts address the three mixed-use station areas of the Village: the Congress Park Station Area, Brookfield Station Area, and Hollywood Station Area.
- 2. Section 62-216: Building Types.** Five building types are defined for use in the station area districts. A mix of building types are typically permitted per district. These building types outline the desired building forms for new construction and renovation of structures. The building types contain regulations that determine basic physical building elements such as build-to-zones, transparency levels, entrance location, and parking location.
- 3. Section 62-216: Uses.** Use requirements for the station area districts are defined in Section 62-216 for each of the station area districts. Uses may also be further limited by the building types based on location within the building. Refer to 62-

216 Building Types under “Uses” in the tables per building type.

- 4. Section 62-217: General Design.** Design requirements applicable to all building types are defined in this section.

C. MAPPING

- 1. Village-Wide Zoning Map.** These regulations apply to the station areas in the Village as mapped on the Village’s zoning map: Congress Park Station Area, Brookfield Station Area, Hollywood Station Area.
- 2. Primary Frontage Designation.** In the station area districts, the front lot line is determined by the primary street designation. Several of the building type requirements are specific to the primary frontage.
 - a. Regulating Plans.** The Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) designate certain streets as primary within each station area. These designations prioritize the street frontages for locating the front lot line as well as required amounts of building frontage and allowable amounts of parking frontage.
 - b. Two Primary Streets.** When two primary streets abut a parcel, the Village Manager shall determine which street shall serve as the primary street, unless otherwise defined in these sections, 62-215 through 62-217.
- 3. Congress Park Station Area Special Street Requirements.** Refer to Figure 62-215-5. Illustrative Example of Congress Park Station Area Development, for one example of the requirements of this code. The following street and block requirements apply:
 - a. Burlington Extension.** Burlington Avenue shall extend to Blanchan Avenue with the same cross section as Blanchan Avenue. Parallel or head-in diagonal parking is required along at least one side of the street.
 - b. Streetscape.** Streetscape is required along all block faces, including the following:
 - i. Street Trees.** Street trees, placed a minimum of 40 feet on center with layout and type approved by the Village Manager or his/her designee.
 - ii. Sidewalk.** Sidewalk, a minimum of 5 feet in width, continuous with appropriate ramps and intersection treatments, approved by the





62-215. Overview

Intent



Figure 62-215-1. Regulating Plan: Congress Park Station Area

LEGEND

-  Building(s) in this location shall utilize a courtyard minimum 60 feet wide and 40 feet deep
-  Primary Frontage Required
-  New Street Required
-  New Street - Alley Required

62-215. Overview

Intent

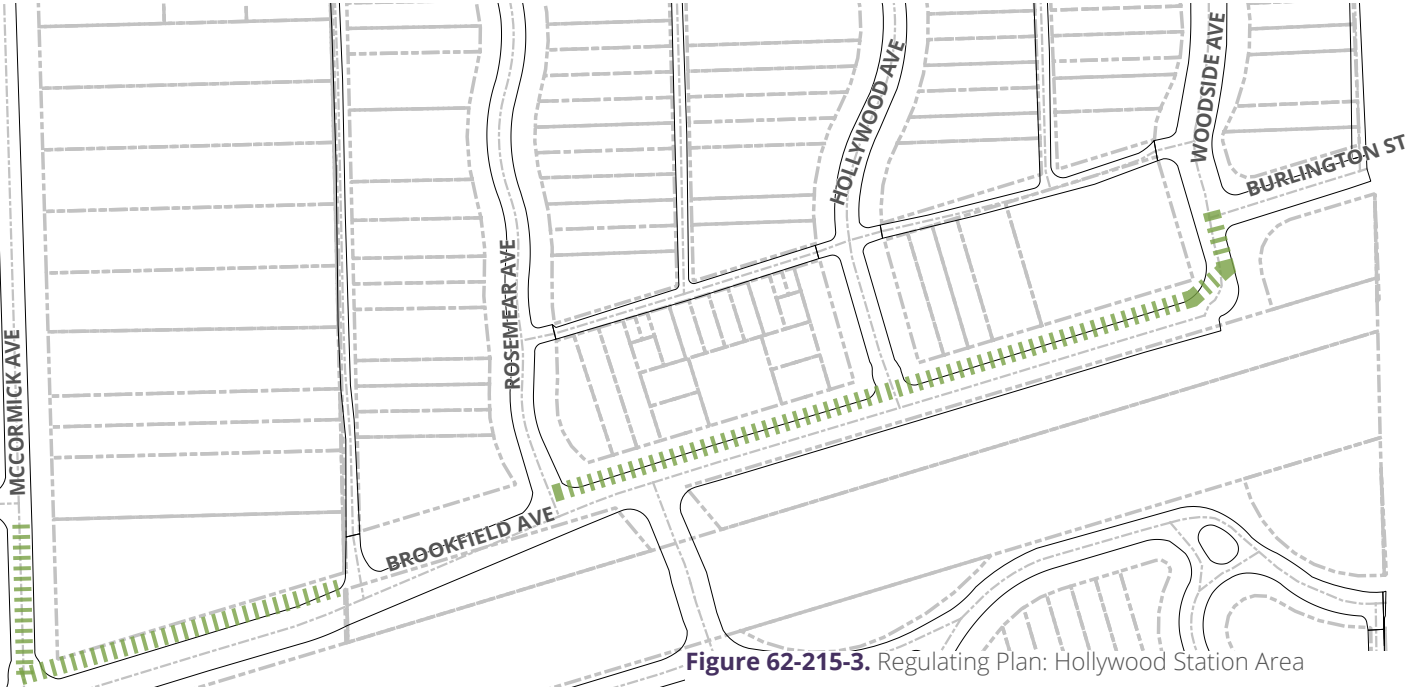
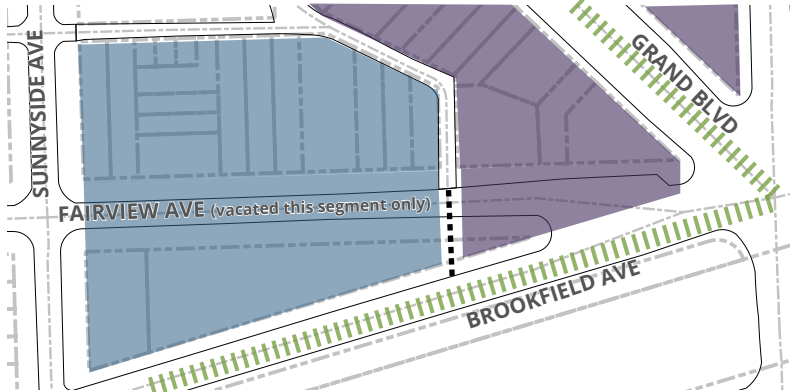
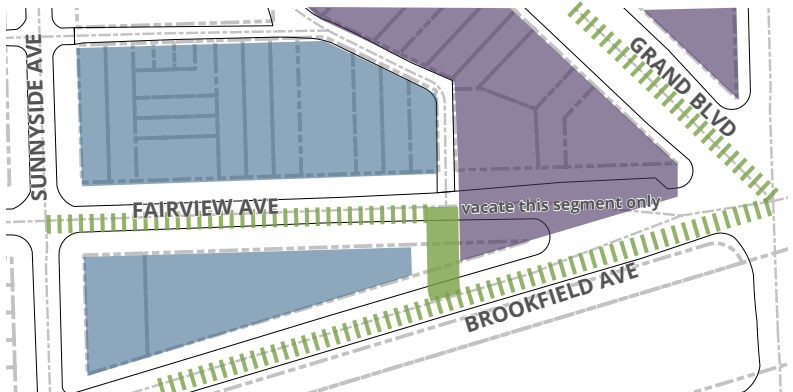


Figure 62-215-3. Regulating Plan: Hollywood Station Area



Alternative A: Vacation of Fairview Ave between Sunnyside Ave and Grand Blvd.



Alternative B: Vacation of a portion of Fairview Ave between Sunnyside Ave and Grand Blvd.

- LEGEND
- Refer to Village Zoning Map for applicable districts:
 - SA 1: Core Mixed-Use
 - SA 4a: General Mix
 - Upper Story Stepback Required per Building Type
 - Primary Frontage Required
 - New Street
 - New Street - Alley

Figure 62-215-4. Inset Regulating Plans: Alternative at Brookfield Station Area

62-215. Overview

Mapping

Village Manager. Where the sidewalk crosses an alley or driveway, the sidewalk pattern and material shall continue through the alley or driveway, signaling pedestrian priority.

- iii. **Driveway or Alley Access.** New driveway or alley access shall generally align with access across street, so that buildings across the streets shall face new buildings on the site.
- iv. **On-Street Parking.** Head-in angled or parallel parking shall be utilized off Blanchan and the commercial segments of Dubois to provide visitor and customer parking for the development.
- v. **Courtyard Required.** A courtyard is required for buildings located along Dubois Boulevard as illustrated on Figure 62-215-1. The courtyard shall open onto Dubois Boulevard and shall be a minimum 60 feet wide along the right-of-way and a minimum 40 feet deep, measured perpendicular to the right-of-way. Refer to 62-215.G. Definitions for courtyard.

4. Regulating Plan Alternatives: Fairview Ave.

Two alternative plans represent right-of-way vacation scenarios the Village Manager may approve with acceptable redevelopment of the adjacent parcels under these sections, 62-215 through 62-217.

a. Alternative A. Vacation of the entire segment of Fairview Avenue between Sunnyside Avenue and Grand Boulevard requires the following:

- i. Redevelopment of all parcels along this segment of Fairview Avenue.
- ii. Extension of the alley to Brookfield Avenue as shown. Alley right-of-way to be a minimum of 22 feet wide with paving a minimum of 20 feet wide.
- iii. Both Brookfield Avenue and Grand Boulevard shall be treated as primary streets.

b. Alternative B. Vacation of the segment of Fairview Avenue between the midblock alley and Grand Boulevard requires the following:

- i. Redevelopment of the three parcels along this segment of Fairview Avenue on the north side.
- ii. Ownership of the triangularly shaped parcel between Fairview Avenue and Brookfield Avenue to accommodate the extension of Fairview Avenue.
- iii. Extension of Fairview Avenue to Brookfield Avenue with the same cross section as existing Fairview Avenue.



Key Features of Sample, Illustrative Site Plan

- A** General building types oriented to the street with parking in the rear of the first story and surface parking behind.
- B** New street connecting Blanchan to Burlington Avenue.
- C** Streets with on-street parking, street trees, and sidewalks.
- D** Townhouses oriented around a courtyard across the street from existing single family homes.
- E** Mixed-use or commercial buildings along Ogden are located on the corners with parking between them and in the rear.
- F** Building at corner of Ogden and Dubois provides a gateway feature signaling the location of the station.
- G** Parking is located on the interior of the site, screened from view from the streets.
 - ▶ Garage entrances for the townhouses are screened from view from the street by the buildings.

Figure 62-215-5. Illustrative Example of Congress Park Station Area Development

- iv. Both Brookfield Avenue and Grand Boulevard shall be treated as primary streets.

D. DISTRICTS

The following districts are established for development within the station areas. These districts have been written for the specific geographic locations on which they are designated, considering the scale and context of the existing parcels. Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3 illustrate the locations for the districts.

1. SA 1: Core Mixed-Use District.

- a. **Intent.** The SA 1 district applies to core lots intended to continue and enhance the scale and walkability of the existing mixed-use, main-street-style buildings.
- b. **Description.** The SA 1 district is a mid-scale district that supports one to 6 story buildings that make up the core of the mixed use areas adjacent to the stations. The main street building type of this district establishes a street wall of ground story, storefront facades built up to the sidewalk, and utilizes on-street parking or parking in the rear. This district focuses pedestrian-friendly retail and service uses on the ground story with residential and/or office uses in upper stories.

2. SA 2: Neighborhood Mixed Use District.

- a. **Intent.** The SA 2 district applies mainly to corner lots outside the downtown area, intended to continue and enhance the scale and pedestrian-orientation of the existing mixed-use, main-street-style buildings at the Hollywood Station area and to create new similar scale buildings at the Congress Park Station area.
- b. **Description.** The SA 2 district is a low-scale district that supports up to 3 story buildings, smaller in scale than the SA 1 buildings. The main street building type of this district establishes a street wall of ground story, storefront facades built up to the sidewalk, and utilizes on-street parking or parking in the rear. This district focuses pedestrian-friendly retail and service uses on the ground story with residential and/or office uses in upper stories.

3. SA 3: Corridor Mixed-Use District.

- a. **Intent.** The corridor mixed-use district is intended to increase the pedestrian-orientation of shopping centers and commercial uses that

are more automobile oriented, mainly along Ogden Avenue.

- b. **Description.** The corridor mixed-use district is a lower scale, one to 3 story commercial district designed to serve the greater community. A wider range of commercial uses are permitted as well as more off-street parking location options.

4. SA 4a & 4b: General Mix District.

- a. **Intent.** The SA 4 District is a transitional district, intended to support the core with offices and residential uses at the edges of the core area and within the neighborhood station areas,.
- b. **Description.** The SA 4 District is a mid-scale district that supports a mix of building heights: in SA 4a, heights range from 2 to 6 stories and, in SA 4b, heights range from 1 to 3 stories. The form of this area remains pedestrian-centered but allows for a looser mix of uses, including residential and office on the ground floor, and a variety of building forms.

5. SA 5: Residential Mix District.

- a. **Intent.** The SA 5 District is intended to allow for redevelopment of transit-supportive residential in the station areas, while respecting the scale of adjacent neighborhood residential.
- b. **Description.** The Residential Mix District is a low-scale mainly residential district of 2 to 6 stories within a mix of pedestrian-oriented building types, with parking located in the rear and entrances on the front facades.

6. SA 6: Residential Multi-Unit District.

- a. **Intent.** The SA 6 district is a low scale residential district serving as a transition between other station area (SA) districts and single-family residential neighborhoods outside the SA districts (subject to traditional zoning).
- b. **Description.** The SA 6 district is a low-scale residential district with a maximum of 3 stories. The SA 6 district allows rowhouse and townhouse buildings as well as houses with surrounding yards. Parking is located in the rear and entrances on the front facades.

62-215. Overview

Development Approval Process

E. DEVELOPMENT APPROVAL PROCESS

1. **Site Plan Approval.** An approved Site Plan submittal is required for the development or redevelopment of all parcels in any station area (SA) district per the following.
 2. **Applicability.** Development or redevelopment is defined as construction of a new building, any addition to an existing building or site, renovation to the exterior facades or site, or change in use. Minor repairs and maintenance are not required to be submitted for Site Plan approval.
 3. **Approval Process.** The Village Manager or his/her designee shall review the Site Plan submittal and approve, reject, or approve with conditions.
 4. **Pre-Submittal Meeting.** For new buildings, additions to buildings, additions or renovation of site features, and changes to the exterior facade, a pre-submittal meeting is required with staff.
 5. **Submittal Materials.** In SA districts, an application and the following review documents are required. All maps and plans shall include the date of preparation, north arrow, and scale.
 - a. Site Location Map, Legal Description/Limits of Plan.
 - b. Plat of Survey. Dimensions of property lines, easements, rights-of-way. Plat shall be no older than 5 years from date of application submittal.
 - c. Development Boundaries and Proposed Phasing, if applicable.
 - d. Existing Conditions Plan. Existing on-site and adjacent off-site structures, streets, utilities, easements, pavement noted either on an aerial photograph or site survey.
 - e. Existing Natural Conditions Plan. Existing topography, vegetation, drainageways, floodplain/way, or other unique features either on an aerial photograph or site survey.
 - f. Site Plan. A Site Plan delineating all proposed structures and surfaces, including parking, pavement, decks, patios, landscape, and retaining walls.
 - g. Building Plan(s). Floor plans for all buildings illustrating compliance with the requirements of 62-216 Building Types.
 - h. Declaration of Use. A table of uses is required on the Building Plan delineating locations and gross square footages of categories of uses, special uses, and illustrating compliance with 62-217 Uses.
 - i. **Building Elevations.** Building elevations of all facades, rendered to illustrate compliance with the requirements of 62-216 Building Types, including but not limited to such items as color, materials, depth of details on facades required to create an expression line, glass locations, entrance locations, and types of glass.
 - j. **Landscape Plan.** Landscape Plan illustrating compliance with the requirements of 62-218-B Landscape. All ground plane vegetation shall be illustrated. For sites with less than ten percent landscape area, the Landscape Plan may be combined with the Site Plan.
 - k. **Parking Plan.** Parking layout/location plan with table of spaces keyed to plan, illustrating compliance with 62-218-A Parking. Driveways, shared parking arrangements, cooperative parking, and any other parking reductions shall be included and noted for compliance with 62-218-A Parking.
 - l. **Sign Plan,** if signs are included. Sign location plan, and large scaled plan(s) and elevation(s) illustrating each sign in detail with dimensions, colors, and materials of all components.
6. **Special Uses.** Special Use permits shall follow the process defined in 62-821 of the Zoning Regulation.
 7. **Appeal.** Refer to 62-736 and 62-737 for matters of appeals.
 8. **Exceptions Process.** The Applicant shall submit requested exceptions to the Village Manager or his/her designee with the Site Plan review application.
 9. **Minor Exceptions.** Minor exceptions may be requested for approval by the Village Manager, as follows:
 - a. **Conditions.** Exceptions, outlined below, are permitted under the following conditions:
 - i. The exception fulfills the intent defined for this chapter of the zoning regulations. Refer to 62-215.A. Intent.
 - ii. The resulting form is consistent or compatible with the surrounding context.
 - b. **Permitted Exceptions.** The following are the only permitted exceptions, if the above conditions are met.

62-215. Overview

Development Approval Process

- i. The location of the building within up to one foot from any minimum yard requirement or build-to zone width/location.
 - ii. Up to 10 percent increase in total impervious coverage, not to exceed the total amount of permitted impervious plus semi-pervious coverage.
 - iii. Up to 10 percent decrease in Front Property Line coverage.
 - iv. Additional height of any story up to two feet, as long as the overall building height does not exceed the allowable height of all floors at their maximum permitted height.
 - v. Up to ten percent decrease in transparency or a ten percent increase in blank wall limitation for corner side facades.
- iii. For renovation of existing buildings, the minimum height of the ground story and upper story may be increased or decreased by up to two feet for existing stories.
 - iv. For renovation of existing buildings, other required dimensions may be modified up to five feet or 10 percent, whichever is less, unless otherwise modified by this section.

10. Design Exceptions. Design exceptions may be requested for approval by the Village Manager per the following. The Village Manager is authorized to request the review and recommendation by the Planning & Zoning Commission.

a. Alternative Building Materials. Alternative building materials may be exempted from the requirements of 62-217.A. Materials, unless expressly prohibited under 62-217.A. Materials . For approval, the following shall be met:

- i. The Applicant shall submit samples and local examples of the material a minimum of four weeks prior to the review, to allow site visits to the location.
- ii. The submitted application meets the intent of the materials requirements and the Village Manager determines that the material will maintain its structure, color, and appearance for a minimum period of 15 years with little or no maintenance.

b. Existing Building Exceptions. The following exceptions are permitted when applied to the renovation of an existing building(s):

- i. For renovation of existing buildings, the maximum front property line coverage may be waived with an existing coverage of 60%; however, any expansion on the ground story shall contribute to the extension of the front property line coverage.
- ii. For renovation of existing buildings, the location of the building within up to five feet from any minimum yard requirement or build-to zone width/location.

62-215. Overview

Nonconforming Structures

F. NONCONFORMING STRUCTURES

All building type standards apply to all new construction and renovation of existing structures. The following exception for nonconforming buildings in the station area (SA) districts is in addition to the requirements of Chapter 62, Article IV.

1. **General Design Requirements.** For any expansion or exterior renovation, Section 62-217 General Design Requirements shall be met.
2. **General Renovations.** Where any renovation includes an addition of more than 50 percent in gross building square footage within a 5 year period, all requirements of this division shall be met.
3. **Facade Renovations.** For any level of renovation, if the building's façade exists or will exist within the required build-to zone of these regulations, the Facade Requirements of the applicable building type shall be met, if the renovation includes any one of the following:
 - a. Installation of additional doors or a change in location of a door.
 - b. Expansion or change in location of 30 percent of windows on any street façade.
 - c. Replacement of 30 percent or more of facade materials on any street facing facade with a different facade material.
4. **Roof Renovations.** For any level of renovation, if the renovation of the shape or style of more than 50 percent of the roof occurs and 30 percent of the street facing façade exists within the build-to zone, the Cap Type Requirements of the applicable building type (per Section 62-216.H. Cap Types) shall be met.
 - a. Installation of additional doors or a change in location of a door. For a storefront door and window system, installation or change in location of 2 or more doors.
 - b. Expansion or change in location of 30 percent of windows on any street façade.
 - c. Replacement of 30 percent or more of facade materials on any street facing facade with a different facade material.

G. DEFINITIONS

For the purposes of Sections 62-615 through 62-618, the following terms shall have the following meanings:

Build-to Zone. An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly abutting a lot line. The zone dictates the minimum and maximum distance a structure may be placed from a lot line. Refer to Figure 62-215-6. Build-to Zone vs. Setback Line.

Courtyard. An outdoor area enclosed by a building or buildings on at least three sides for at least 75 percent of the length of each side, and open to the sky.

Expression Line. An architectural feature consisting of a decorative, three-dimensional, linear element, horizontal or vertical, protruding or indented at least 2 inches from the exterior facade of a building typically utilized to delineate the top or bottom of floors or stories of a building, intended to create a shadow line. Examples may include cast stone cornices, pilasters, or stepped brick coursing.

Impervious Site Coverage. The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.

Occupied Space. Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

Pedestrianway. A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.

Pervious Surface. Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material.

Pervious Surface, Semi-. Also referred to as semi-pervious material. A material that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, gravel, vegetated or green roofs.

Primary Street. A street that receives priority over other streets in terms of setting front lot lines and locating building entrances. Refer to Figure 8.101 C-1 for mapped Primary Streets.

Story, Ground. Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.

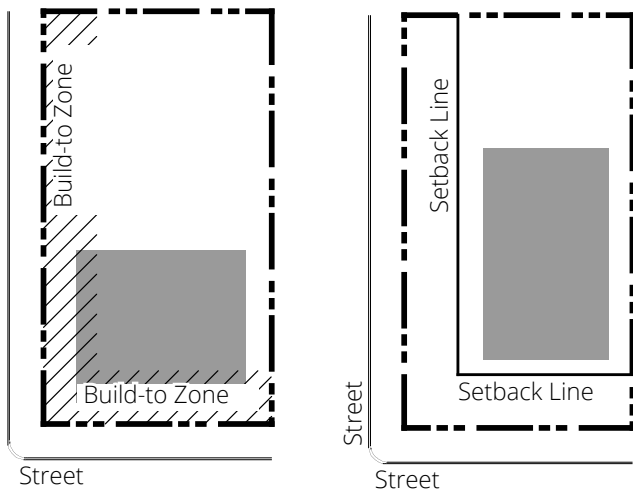
Story, Half. A story either in the base of the building, partially below grade and partially above grade ("basement"), or a story fully within the roof structure with transparency facing the street.

Story, Upper. Also referred to as upper floor. The floors located above the ground story of a building.

Street Face. The facade of a building that faces a street right-of-way.

Transparency. The measurement of the percentage of a facade that has highly transparent, low reflectance windows. Mirrored glass is not permitted.

Visible Basement. A half story partially below grade and partially exposed above with required transparency on the street facade.



Build-to Zone vs Setback Line

A setback line indicates the closest a building may be placed to a property line, but is silent on where behind that line a building may be placed. A build-to zone indicates a zone or area in which the facade of a building must be located. The use of a build-to zone allows some control over building placement, while the range provides some flexibility. This method also provides an element of predictability that is absent when the only requirement is to locate a building beyond a certain line.

Figure 62-215-6. Build-to Zone vs. Setback Line

62-215. Overview

Definitions

Yard. The space on a lot which is unoccupied and unobstructed from the ground to the sky by the Principal Structure. Refer to Figure 62-215-7. Illustration of Yards. *Note that the Rear Yard is fully screened from the street by the structure.*

Yard, Corner Side. For the purposes of sections 62-615 through 62-617, A yard extending from the corner side building facade along a corner Side Property Line between the Front Yard and Rear Property Line.

Yard, Front. A yard extending from the front facade of the Principal Structure along the full length of the Front Property Line, between the Side Property Lines or Side and Corner Side Property Lines.

Yard, Rear. A yard extending from the rear building facade along the rear property line between the side yards or, on a corner lot, the corner side and side yards.

Yard, Side. A yard extending from the side building facade along a side property line between the front yard and rear property line.

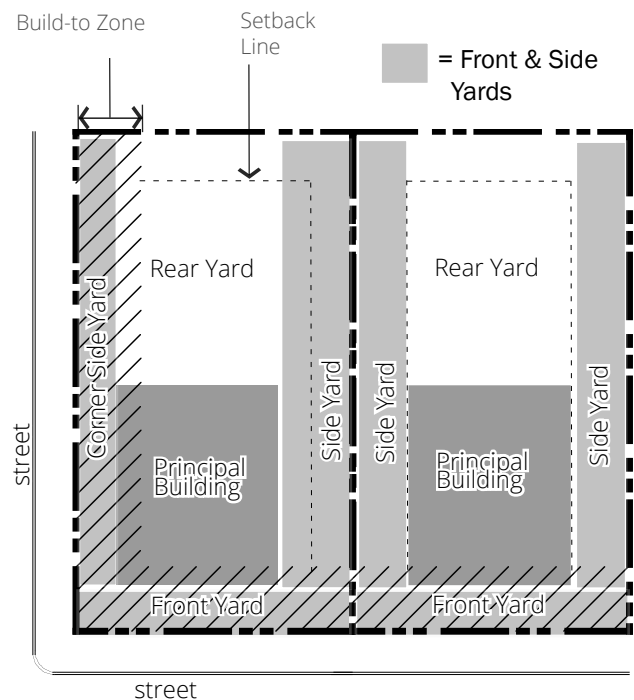


Figure 62-215-7. Illustration of Yards

62-216. BUILDING TYPES

62-216. Building Types

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62-216. Building Types

General Requirements

A. GENERAL REQUIREMENTS

- 1. Applicability.** This section establishes the building type regulations for new construction and renovated structures within the districts defined in 62-215 and located on the Village's zoning map. Refer to the Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for additional requirements.
- 2. Building Types by Zoning Districts.** Each building type shall be constructed only within its designated district(s) as defined by Figure 62-216-1. Building Types by District Table.
- 3. Uses.** Each building type can house a variety of uses depending on the district in which it is located. Refer to 62-216.I. Uses for uses permitted per district. Some building types have additional standards on permitted uses.
- 4. No Other Building Types.** All buildings constructed shall meet the standards of one of the permitted building types within the zoning district of the lot.
- 5. Multiple Principal Buildings on One Lot.** For all building types, multiple principal buildings are

permitted on all lots; however, each building must meet the requirements of the building type, unless otherwise noted.

- 6. Build to the Corner.** The intersections of two build-to zones at a corner shall be occupied by building. Refer to Figure 62-216-2. Build-to Corner and Build-to Zones.
- 7. Permanent Structures.** All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.
- 8. Primary and Non-Primary Street Frontages.** A hierarchy of frontages is established for the station area districts by the definition of primary streets on the Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3). Refer to Figure 62-216-2. Refer to building type requirements (refer to 62-216.B through F) for requirements along these street frontages.
 - a. Frontages along Civic or Open Space.** Lots containing or abutting civic spaces or public open space shall treat frontages abutting that space as primary frontages.
 - b. Corners.** At all intersections of primary and non-primary streets, primary frontage facade treatments shall extend along the facade of the non-primary street from the corner a minimum of 30 feet along the facade. Refer to Figure

BUILDING TYPES BY DISTRICTS		DISTRICTS					
		SA 1: CORE MIX-USE	SA 2: NEIGHBORHOOD MIXED-USE	SA 3: CORRIDOR MIXED USE	SA 4: GENERAL MIX	SA 5: RESIDENTIAL MIX	SA 6: RESIDENTIAL MULTI-UNIT
BUILDING TYPES	STOREFRONT BUILDING	●	●	●			
	GENERAL BUILDING			●	●	●	
	ROW BUILDING				●	●	●
	YARD BUILDING						●
	CIVIC BUILDING	●	●	●	●	●	●

● = Permitted within district

Figure 62-216-1. Building Types by District Table

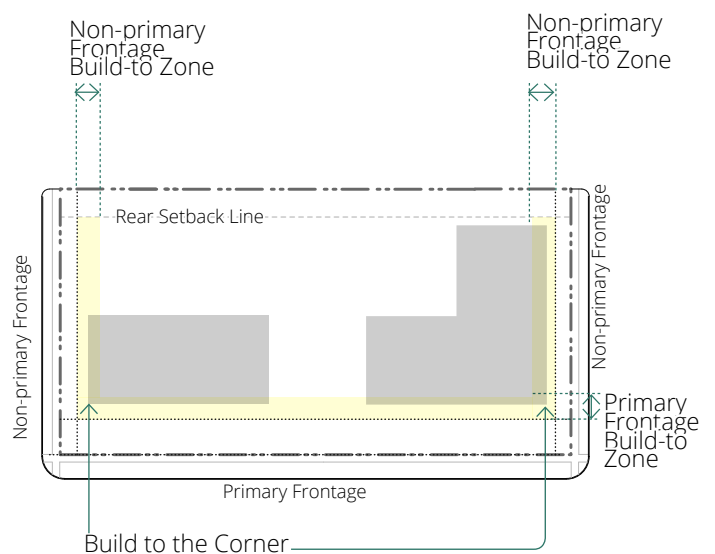


Figure 62-216-2. Build-to Corner and Build-to Zones

62-216. Building Types

General Requirements

62-216-3. Examples of Storefront extending down the Non-Primary Street Facade

- c. Non-Primary Frontages.** Non-primary frontages allow for a lower level of facade treatment as well as permit locations for garage and parking lot driveways entrances. Non-primary frontages may always be treated at the higher level of a primary frontage.
- 9. Landscape and Hardscape Areas.** The following outlines the treatments permitted for site surfaces other than building locations:
 - a. Landscape Areas.** All front yards, build-to zones, side yards, corner side yards, and rear yards not covered by buildings, parking, or driveway shall contain either landscape, patio space, or sidewalk space.
 - b. Permitted Parking and Driveway Locations.** Parking areas and driveway locations are permitted in specific locations by building type. Generally, parking is not permitted in front or corner side yards, unless specifically noted.
 - c. Build-to Zones and Setbacks.** Parking and driveways are not permitted in build-to zones or setbacks except as follows: Where driveway access is permitted off streets, driveways may cross perpendicularly through the build-to zone or setback with a maximum width of 22 feet for two way driveways and 12 feet for one way and residential driveways for 8 units or less.
- 10. Utility Structures.** Utility structures permitted in the district are exempted from the building type standards.



Figure 62-216-3. Examples of Storefront extending down the Non-Primary Street Facade

62-216. Building Types

Storefront Building Type

B. STOREFRONT BUILDING TYPE

Refer to Figure 62-216-1. Building Types by District Table and the Village's zoning map for permitted locations for the Storefront building type.

- 1. Description & Intent.** The Storefront building type is a highly pedestrian-oriented, mixed-use building. Ground story storefront is required along all primary streets with retail sales, eating and drinking establishments, and a variety of service uses to provide activity. Upper story uses are highly flexible. Parking is in the rear and side yards, depending on the district.

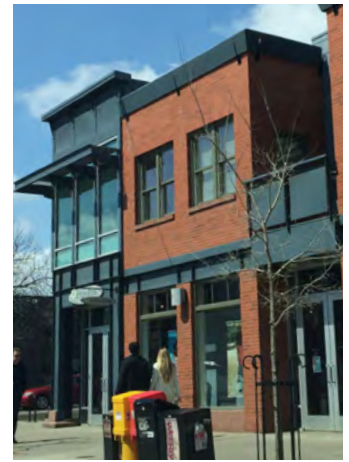


Figure 62-216-4. Illustrative Examples of Storefront Buildings. Note that each building image may not exhibit all of the requirements of the building type.

62-216. Building Types

Storefront Building Type

2. **Requirements.** The following defines the requirements specific to this building type. Refer to 62-216.A and 62-216.H. for requirements applicable to all building types.

	SA 1: Core Mixed Use	SA 2: Neighborhood Mixed Use	SA 3: Corridor Mixed Use	REFERENCES/ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to Figure 62-216-5.				
1 Minimum Primary Frontage Build-to Zone Coverage	95% required	80% required	60% required	Refer to NOTE a for courtyard allowance.
2 Primary Frontage Build-to Zone	0' to 5'	0' to 15'	5' to 15'	Refer to Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for location of primary and non-primary frontages.
3 Non-primary Frontage Build-to Zone	0' to 10'	0' to 10'	0' to 20'	
4 Minimum Side Setback	0'; or minimum 5' if abutting other building type			
5 Minimum Rear Setback	10'; minimum 20' if abutting a district permitting residential on ground story; 0' if abutting an alley			
6 Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	90% 10%	75% 10%	60% 40%	Refer to 62-215.G Definitions for semi-pervious coverage.
7 Surface or Accessory Parking	Rear yard only	Rear and limited side yard only	Rear, side yard; limited front & corner side yard	Refer to NOTE b for explanation of limited parking.
8 Refuse & Recycling, Utilities, & Loading Location	Rear yard only			Refer to 62-217.H. Landscape Requirements for screening requirements.
9 Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley only Rear or side facade			Refer to NOTE c for driveway access where there is no alley.
HEIGHT Refer to Figure 62-216-6.				
10 Overall: Minimum Height Maximum Height	2 stories 6 stories	2 stories 3 stories	1 stories 3 stories	Refer to NOTE b for step back requirement for buildings over 3 stories. Refer to 62-216.E for explanation of measurement.
11 Ground Story: Minimum Height Maximum Height	14' 18'	14' 16'	14' 22'	Stories are measured floor to floor. Refer to 62-216.E for explanation of measurement.
12 Upper Stories: Minimum Height Maximum Height	9' 12'	9' 12'	9' 12'	Stories are measured floor to floor. Refer to 62-216.E for explanation of measurement.

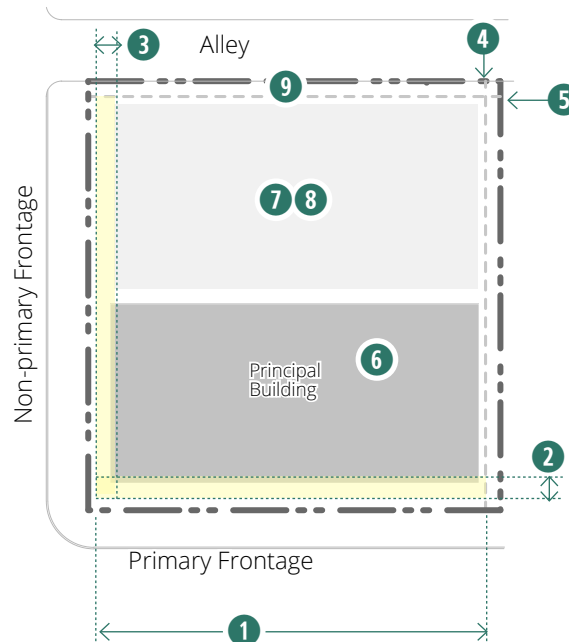


Figure 62-216-5. Storefront Building: Building Siting

62-216. Building Types

Storefront Building Type

	SA 1: Core Mixed Use	SA 2: Neighborhood Mixed Use	SA 3: Corridor Mixed Use	REFERENCES/ADDITIONAL REQUIREMENTS
USES Refer to Figure 62-216-6.				
13 Primary Frontage Ground Story				Refer to Chapter 62-216.I. Uses for permitted uses per zoning district.
14 Non-primary Frontage, All Upper Stories, & Basement				
15 Parking within Building				Refer to Occupied Building Space requirement below.
16 Required Occupied Building Space				Refer to 62-215.G. Definitions for Occupied Building Space.
FACADE & CAP REQUIREMENTS Refer to Figure 62-216-7.				
17 Primary Frontage Ground Story Facade Transparency				Note that 62-216.A.8 requires this treatment to turn corners. Refer to 62-216.G.4 for information on measuring transparency.
18 Required Transparency Street Facades & Facades Visible from the Street				Refer to 62-216.E for information on measuring transparency.
19 Entrance Location & Number				Refer to 62-216.G. for Principal Entryway requirements.
20 Entryway Configuration				Refer to 62-216.G. for Principal Entryway requirements.
21 Entrance/Ground Story Elevation				
22 Ground Story Vertical Facade Divisions				Refer to 62-215.G. Definitions for expression line.
23 Horizontal Facade Divisions				
24 Permitted Cap Types				Refer to 62-216.G. for definition of Cap Types, including towers, and other cap requirements.

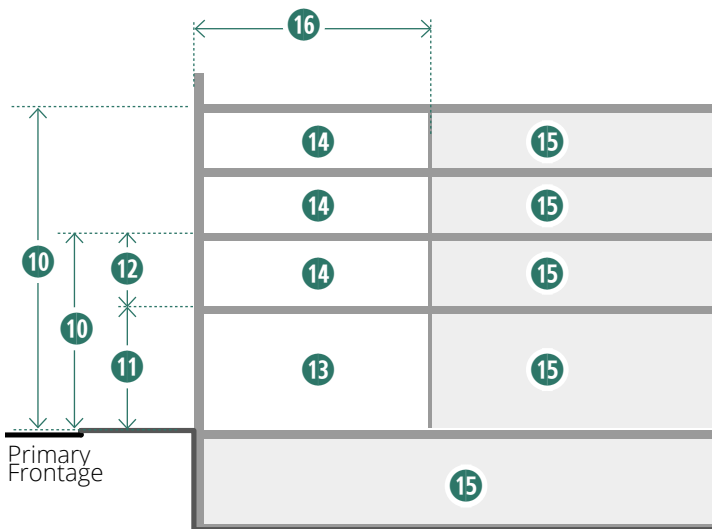


Figure 62-216-6. Storefront Building Section: Height & Use Requirements

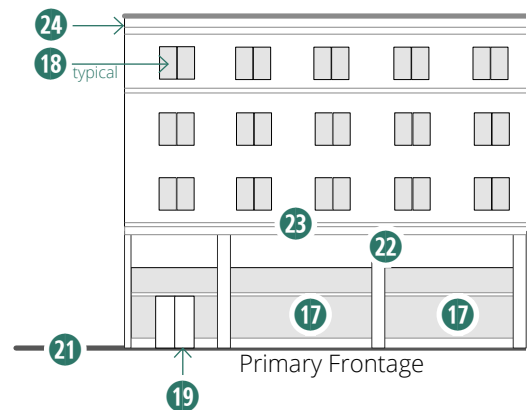


Figure 62-216-7. Storefront Building Elevation: Facade Design Requirements

62-216. Building Types

Storefront Building Type

- 3. Notes.** The following notes supplement the above requirements for the Storefront building type.
- a.** Courtyards. One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards the Minimum Primary Frontage Build-to Zone Coverage.
 - b.** Limited Parking. Limited Side Yard parking means one double or single loaded aisle, perpendicular to the street. Limited Front & Corner Side parking means head-in parking off the adjacent right-of-way. Refer to 62-217.H. Landscape Requirements for screening requirements.
 - c.** Driveways off Streets. If no alley exists or is required per the Regulating Plan, one driveway or garage entrance is permitted off non-primary street or facade. Refer to Figure 62-215-1. Regulating Plan: Congress Park Station Area, Figure 62-215-2. Regulating Plan: Brookfield Station Area, and Figure 62-215-3. Regulating Plan: Hollywood Station Area.
 - d.** Stepped Back Stories. Refer to Figure 62-215-2. Regulating Plan: Brookfield Station Area for locations where buildings are required to step back stories above the third story. Stories above the third shall be stepped back a minimum of 12 feet from the front facade located in the build-to zone. Refer to Figure 62-216-8. Examples of Upper Story Stepped Back Facade above the Third Story.



Figure 62-216-8. Examples of Upper Story Stepped Back Facade above the Third Story

62-216. Building Types

General Building Type

C. GENERAL BUILDING TYPE

Refer to Figure 62-216-1. Building Types by District Table and the Village's zoning map for permitted locations for the General building type.

- 1. Description & Intent.** The General building type is a basic building that can accommodate a wide range of uses, from residential to office to light industrial. The General building type differs from the storefront by its lack of requirement for additional ground story glass and the more flexible ground story grade elevation requirements.



Figure 62-216-9. Illustrative Examples of General Buildings. Note that each building image may not exhibit all of the requirements of the building type.

62-216. Building Types

General Building Type

2. **Requirements.** The following defines the requirements specific to this building type. Refer to 62-216.A and 62-216.H. for requirements applicable to all building types.

		SA 3: Corridor Mixed Use	SA 4: General Mix	SA 5: Residential Mix	REFERENCES/ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to Figure 62-216-10.					
1	Minimum Primary Frontage Build-to Zone Coverage	60% required	80% required	80% required	Refer to NOTE a for courtyard allowance.
2	Primary Frontage Build-to Zone	5' to 20'	5' to 20'	10' to 20'	Refer to Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for location of primary and non-primary frontages.
3	Non-primary Frontage Build-to Zone	5' to 15'	5' to 15'	5' to 20'	
4	Minimum Side Setback	5'; or minimum 10' if abutting Storefront building type			
5	Minimum Rear Setback	10'; minimum 20' if abutting a district permitting residential on ground story			
6	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	75% 10%	60% 20%	75% 15%	Refer to 62-215.G Definitions for semi-pervious coverage.
7	Surface or Accessory Parking	Rear, side yard; limited front & corner side parking	Rear and limited side yard only	Rear yard only	Refer to NOTE b for explanation of limited parking.
8	Refuse & Recycling, Utilities, & Loading Location	Rear yard only			Refer to 62-217.H. Landscape Requirements for screening requirements.
9	Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley only Rear or side facade			Refer to NOTE c for driveway access where there is no alley.
HEIGHT Refer to Figure 62-216-11.					
10	Overall: Minimum Height Maximum Height	2 stories 4.5 stories	2 stories SA 4a: 5.5 stories SA 4b: 3 stories	2 stories 6 stories	Refer to NOTE b for step back requirement for buildings over 3 stories. Refer to 62-216.E for explanation of measurement. Refer to the Village's zoning map for location of SA 4a and SA 4b districts.
11	All Stories: Minimum Height Maximum Height	9' 12'	9' 12'	9' 12'	Stories are measured floor to floor. Refer to 62-216.E for explanation of measurement.

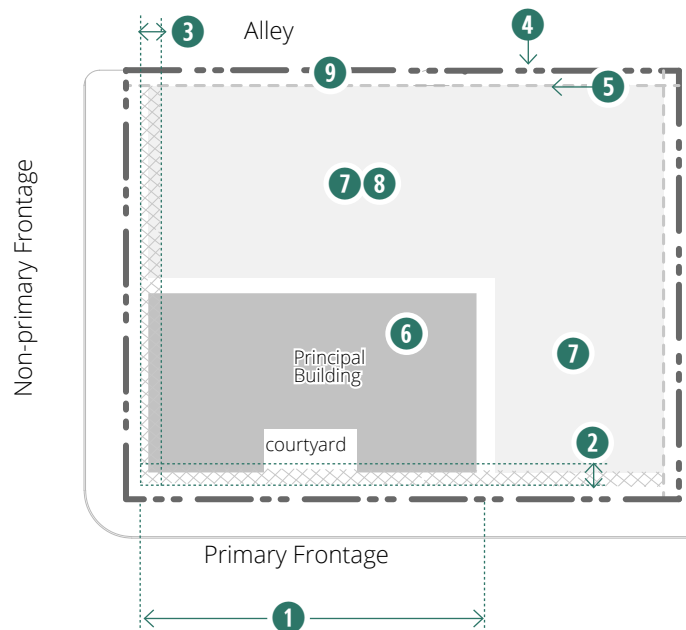


Figure 62-216-10. General Building: Building Siting

62-216. Building Types

General Building Type

	SA 3: Corridor Mixed Use	SA 4: General Mix	SA 5: Residential Mix	REFERENCES/ADDITIONAL REQUIREMENTS
USES Refer to Figure 62-216-11				
12 All Frontages & Stories	All permitted uses			Refer to Chapter 62-216.I. Uses for permitted uses per zoning district
13 Parking within Building	Permitted fully in any basement and in rear of all other stories			Refer to Occupied Building Space requirement below.
14 Required Occupied Building Space	Minimum 20' deep on all full height floors from any primary street facade; not required in any basement			Refer to 62-215.G. Definitions for Occupied Building Space.
FACADE & CAP REQUIREMENTS Refer to Figure 62-216-12.				
15 Required Transparency Street Facades & Facades Visible from the Street	Minimum 15%, measured per story of all stories; blank wall limitations required per 62-216.E.			Refer to 62-216.E for information on measuring transparency.
16 Entrance Location & Number	Principal entrance required on primary frontage facade; entrances required a minimum of one per every 90' of building facade			Refer to 62-216.G. for Principal Entryway requirements.
17 Entryway Configuration	Entry doors shall be off a stoop, minimum 6' wide and 3' deep			Refer to 62-216.G. for Principal Entryway requirements.
18 Entrance/Ground Story Elevation	80% of entrances and the ground story shall be within 30" of adjacent street sidewalk average elevation OR between 30" and 5' with visible basement (transparency required)			
19 Ground Story Vertical Facade Divisions	One 2" deep expression line per every 60' of facade width			
20 Horizontal Facade Divisions	One 2" deep expression line within 3' of the top of the ground story and the bottom of any 5th story			Refer to 62-215.G. Definitions for expression line.
21 Permitted Cap Types	Parapet, pitched, flat; Maximum of one tower permitted within 15' of any street facade, and 2 additional towers permitted			Refer to 62-216.G. for definition of Cap Types, including towers, and other cap requirements.

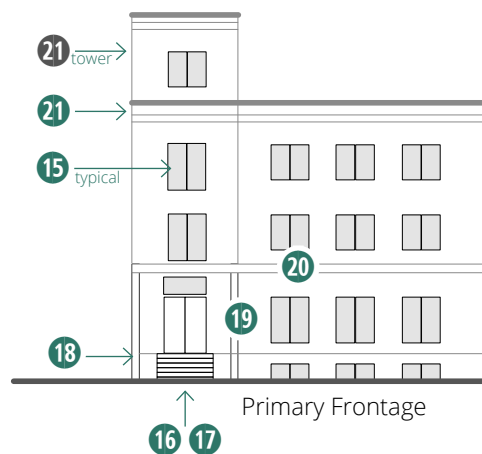
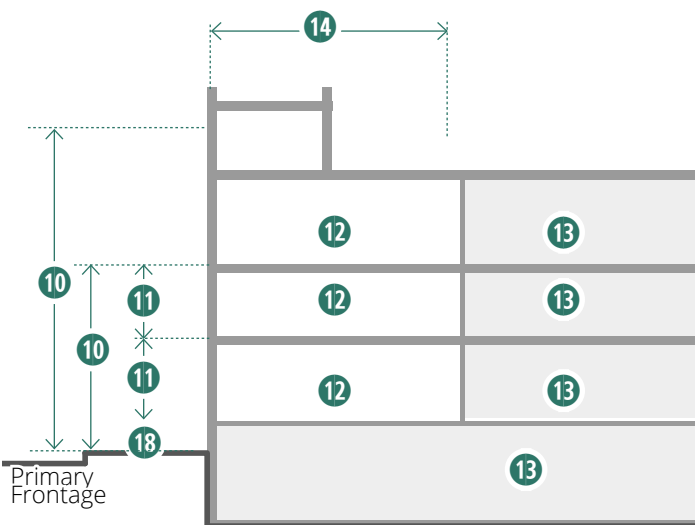


Figure 62-216-11. General Building: Height & Use Requirements

Figure 62-216-12. General Building: Facade Design Requirements

62-216. Building Types

General Building Type

- 3. Notes.** The following notes supplement the above requirements for the General building type.
- a.** Courtyards. One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards the Minimum Primary Frontage Build-to Zone Coverage.
 - b.** Limited Parking. Limited Side Yard parking means one double or single loaded aisle, perpendicular to the street. Limited Front & Corner Side parking means head-in parking off the adjacent right-of-way. Refer to 62-217.H. Landscape Requirements for screening requirements.
 - c.** Driveways off Streets. If no alley exists or is required per the Regulating Plan, one driveway or garage entrance is permitted off non-primary street or facade. Refer to Figure 62-215-1. Regulating Plan: Congress Park Station Area, Figure 62-215-2. Regulating Plan: Brookfield Station Area, and Figure 62-215-3. Regulating Plan: Hollywood Station Area.
 - d.** Stepped Back Stories. Refer to Figure 62-215-2. Regulating Plan: Brookfield Station Area for locations where buildings are required to step back stories above the third story. Stories above the third shall be stepped back a minimum of 12 feet from the front facade located in the build-to zone. Refer to Figure 62-216-8. Examples of Upper Story Stepped Back Facade above the Third Story.

62-216. Building Types

Row Building Type

D. ROW BUILDING TYPE

Refer to Figure 62-216-1. Building Types by District Table and the Village's zoning map for permitted locations for the Row building type.

- 1. Description & Intent.** The Row building type is similar to the General building, but is smaller in scale and divided into different vertical units each with separate entrances. Townhouses, rowhouses, or live-work units exemplify this building type.



Figure 62-216-13. Illustrative Examples of Row Buildings. Note that each building image may not exhibit all of the requirements of the building type.

62-216. Building Types

Row Building Type

2. **Requirements.** The following defines the requirements specific to this building type. Refer to 62-216.A and 62-216.H. for requirements applicable to all building types.

	SA 4: General Mix	SA 5: Residential Mix	SA 6: Residential Multi-Unit	REFERENCES/ADDITIONAL REQUIREMENTS	
BUILDING SITING Refer to FIGURE 62-216-14.					
For the purposes of the Row building type, a building consists of multiple units.					
1	Minimum Primary Frontage Build-to Zone Coverage	80% required	80% required	65% required	Refer to NOTE a for build-to zone requirement per unit. Refer to NOTE b for courtyard allowance. Refer to NOTE e for build-to zone expansion for live-work units, permitted in SA 4 only.
2	Primary Frontage Build-to Zone	10' to 20'	10' to 15'	10' to 25'	Refer to Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for location of primary and non-primary frontages.
3	Non-primary Frontage Build-to Zone	5' to 15'	5' to 15'	5' to 15'	
4	Minimum Side Setback	5' from side lot line	5' from side lot line	5' from side lot line	Required for buildings.
5	Minimum Rear Setback	15'; 5' adjacent to alley	15'; 5' adjacent to alley	20'	
6	Maximum Building Length per Street Face	Maximum 8 units or 160', whichever is less		Maximum 6 units or 120', whichever is less	
	Space between Buildings	Minimum 15'		Minimum 15'	
7	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	75% 20%	75% 15%		Refer to 62-215.G Definitions for semi-pervious coverage.
8	Surface or Accessory Parking, Refuse & Recycling, Utilities, & Loading Location	Rear yard only			Refer to 62-217.H. Landscape Requirements for screening requirements.
9	Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley only Rear facade only of principal building			Refer to NOTE c for access if no alley exists. Refer to NOTE d for access on courtyard units.

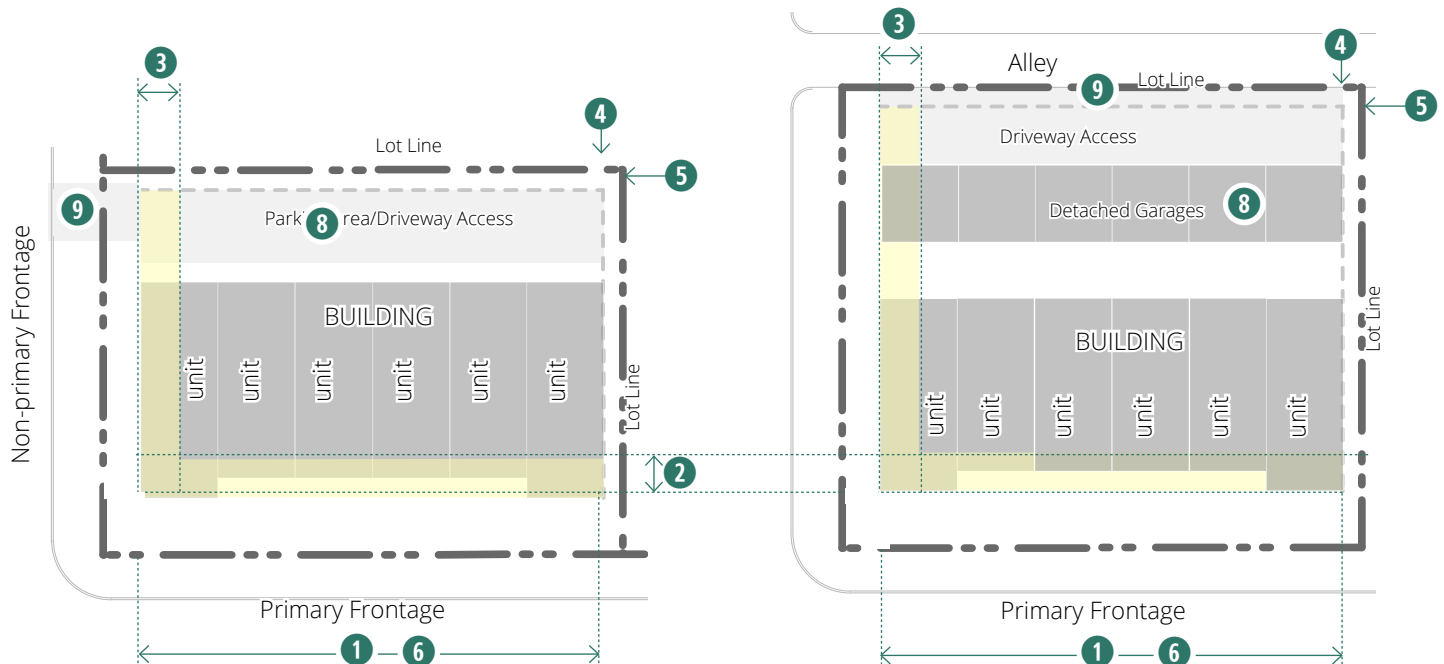


Figure 62-216-14. Row Building: Building Siting

62-216. Building Types

Row Building Type

		SA 4: General Mix	SA 5: Residential Mix	SA 6: Residential Multi-Unit	REFERENCES/ADDITIONAL REQUIREMENTS
HEIGHT Refer to FIGURE 62-216-15.					
10	Overall: Minimum Height	SA 4a: 2 stories SA 4b: 1 story	2 stories	2 stories	Refer to 62-216.E for explanation of measurement
	Maximum Height	SA 4a: 4 stories SA 4b: 3 stories	4 stories	3 stories	
11	All Stories: Minimum Height	9'			Stories are measured floor to floor. Refer to 62-216.E for explanation of measurement.
	Maximum Height	14'			
USES Refer to FIGURE 62-216-15.					
12	All Frontages Ground Story	All permitted uses except eating and drinking establishments			Refer to NOTE e for live-work units, permitted in SA 4 only. Refer to Chapter 62-216.I. Uses for permitted uses per zoning district.
13	All Frontages Upper Stories	Residential only	All permitted uses		
14	Parking within Building	Permitted fully in any basement and in rear of ground story			Refer to Occupied Building Space requirement below.
15	Required Occupied Building Space	Minimum 20' deep on all full height floors from any primary street facade. Not required in any basement.			Refer to 62-215.G. Definitions for Occupied Building Space.
FACADE & CAP REQUIREMENTS Refer to FIGURE 62-216-16.					
16	Required Transparency Street Facades & Facades Visible from the Street	Minimum 15%, measured per story of all stories; blank wall limitations required per 62-216.E.			Refer to 62-216.E for information on measuring transparency.
17	Entrance Location & Number	One entrance required per unit on the primary frontage facade, courtyard, or open space per notes above; minimum of one principal entrance required per 30' of facade			Refer to 62-216.G. for Principal Entryway requirements. Refer to NOTE a for entrance location per unit.
18	Entrance Configuration	Entry doors shall be off a stoop, minimum 4' wide and 3' deep, OR a porch, minimum 8' wide & 5' deep No more than 2 entry doors may be located off each stoop or porch			Refer to NOTE e for live-work units, permitted in SA 4 only. Refer to 62-216.G. for Principal Entryway requirements.
19	Entrance/Ground Story Elevation on Primary Frontage Facade	80% of entrances and the ground story shall be within 30" of adjacent street sidewalk average elevation OR between 30" and 5' with a visible basement (transparency required)			Refer to 62-215.G. Definitions for visible basement.
20	Ground Story Vertical Facade Divisions	One 2" deep expression line per every 60' of facade width or every 2 units, whichever is less			Refer to 62-215.G. Definitions for expression line and visible basement.
21	Horizontal Facade Divisions	One 2" deep expression line within 3' of any visible basement			
22	Permitted Cap Types	Parapet, pitched, flat; one tower is permitted per building			Refer to 62-216.G. for definition of Cap Types, including towers, and other cap requirements.

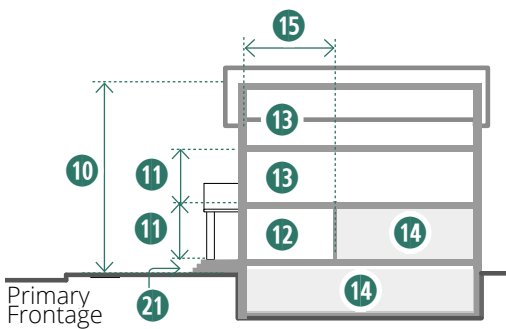


Figure 62-216-15. Row Building: Height & Use Requirements



Figure 62-216-16. Row Building: Facade Design Requirements

62-216. Building Types

Row Building Type

- 3. Notes.** The following notes supplement the above requirements for the Row building type.
- a. Front Facade & Entrances.** Each unit shall have a facade located within the primary build-to zone, except 1 of every 3 units may front a courtyard, existing open space/park, waterway, or non-primary street with its principal entrance. Refer to Entrance Location & Number for additional requirements. Refer to Figure 62-216-17, below for one illustration of a courtyard siting.
 - b. Courtyards.** A courtyard may contribute to the Minimum Primary Frontage Build-to Zone Coverage. One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards Primary Frontage Build-to Zone Coverage. Refer to Figure 62-216-17, below for one illustration of a courtyard siting.
 - c. Alley Access off Streets.** If no alley exists or is required per Regulating Plan, a private alley is required with access off a non-primary street. One access point is permitted off a secondary street for every 175 feet of street frontage. If a non-primary street exists, one access point off a primary street is permitted, maximum 18' in width. Refer to Figure 62-215-1. Regulating Plan: Congress Park Station Area, Figure 62-215-2. Regulating Plan: Brookfield Station Area, and Figure 62-215-3. Regulating Plan: Hollywood Station Area.
 - d. Visibility of Garage Doors.** Units shall be configured so that garage doors are screened from the street by the building.
 - e. Live-work Unit.** In the SA 4 district, units may be designated on the Site Plan for live-work uses in one of the following configurations: All units in the build-to zone shall be live-work or any units on corners of buildings may be live-work. If only one live-work unit is designated, it must be an end unit located at an intersection of two streets. Live-work units in these configurations may have larger storefront-style glass on the facade and may be located within 5' of the primary street lot line.

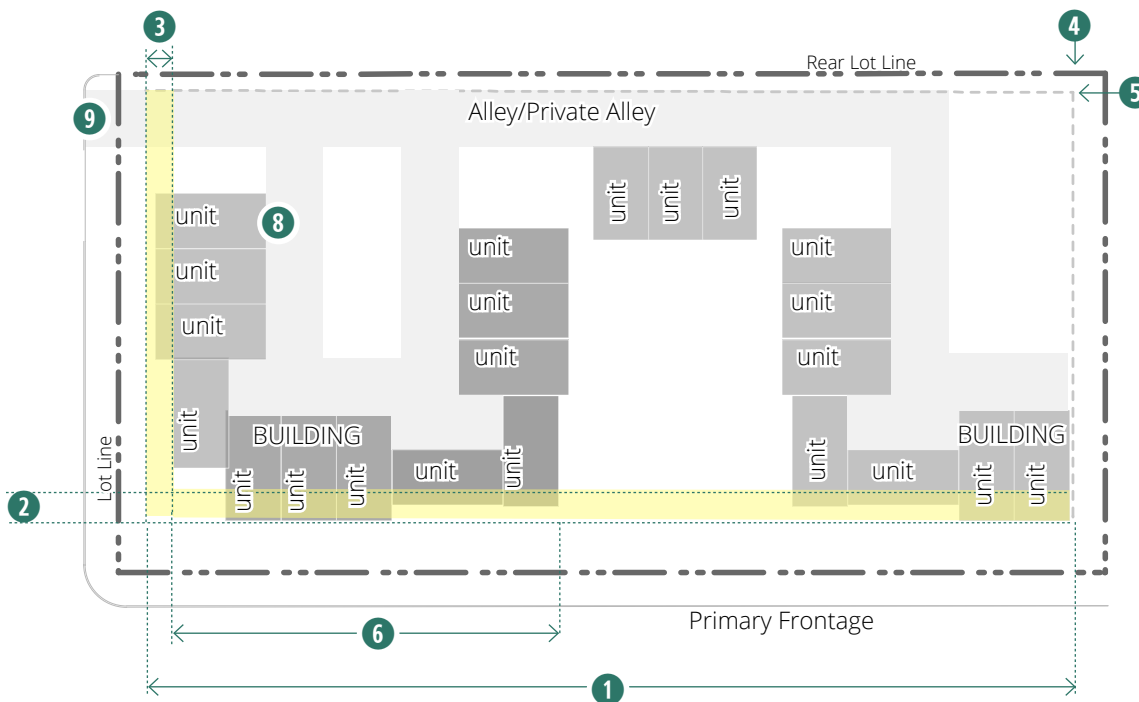


Figure 62-216-17. Row Building Courtyard Siting Option

62-216. Building Types

Yard Building Type

E. YARD BUILDING TYPE

Refer to Figure 62-216-1. Building Types by District Table and the Village's zoning map for permitted locations for the Yard building type.

- 1. Description & Intent.** The Yard building is low scale building, surrounded by yard and landscape area, housing 1 to 6 family units, with requirements for a front stoop or porch and parking in the rear.

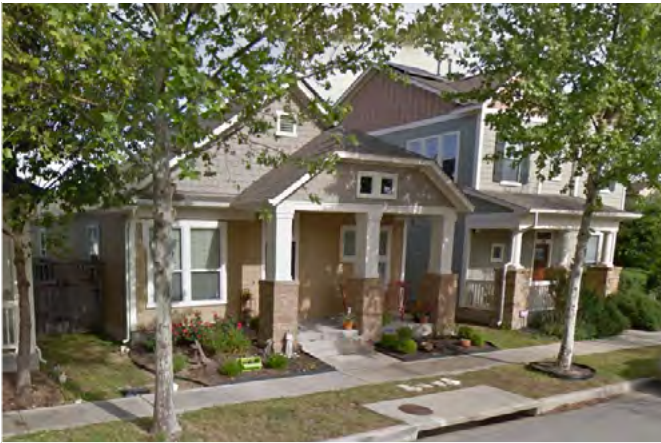


Figure 62-216-18. Illustrative Examples of Yard Buildings. Note that each building image may not exhibit all of the requirements of the building type.

62-216. Building Types

Yard Building Type

2. Requirements. The following defines the requirements specific to this building type. Refer to 62-216.A and 62-216.H. for requirements applicable to all building types.

		SA 6: Residential Multi-Unit	REFERENCES/ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to FIGURE 62-216-19.			For the purposes of the Row Building, a building consists of multiple vertical units.
1	Minimum Primary Frontage Build-to Zone Coverage	50% required	Refer to NOTE a for build-to zone requirement per unit. Refer to NOTE b for courtyard allowance.
2	Primary Frontage Build-to Zone	10' to 25'	Refer to Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for location of primary and non-primary frontages.
3	Non-primary Frontage Build-to Zone	7.5' to 15'	
4	Minimum Side Setback	5'	
5	Minimum Rear Setback	20'	
6	Maximum Building Width Space between Principal Buildings	Maximum 60' Minimum 10'	
7	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	65% 15%	Refer to 62-215.G Definitions for semi-pervious coverage.
8	Surface or Accessory Parking, Refuse & Recycling, Utilities, & Loading Location	Rear yard only	Refer to 62-217.H. Landscape Requirements for screening requirements.
9	Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley only Rear facade only of principal building	Refer to NOTE c for access if no alley exists.
2. HEIGHT Refer to FIGURE 62-216-20.			
10	Overall: Minimum Height Maximum Height	1.5 stories 3 stories	Refer to 62-216.E for explanation of measurement
11	All Stories: Minimum Height Maximum Height	9' 14'	Stories are measured floor to floor. Refer to 62-216.E for explanation of measurement.

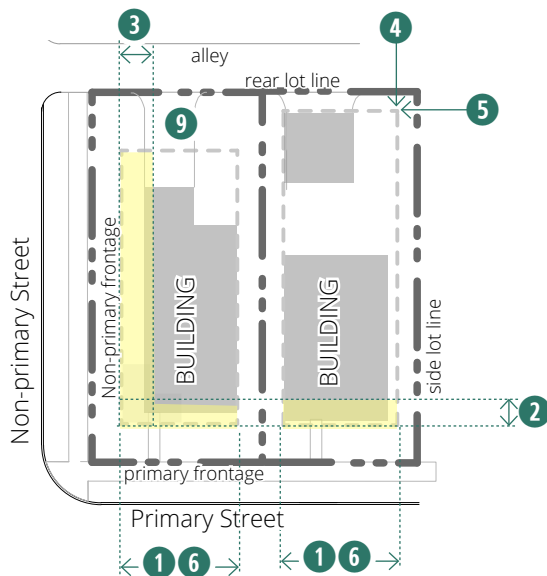


Figure 62-216-19. Yard Building: Building Siting

62-216. Building Types

Yard Building Type

		SA 6: Residential Multi-Unit	REFERENCES/ADDITIONAL REQUIREMENTS
USES Refer to FIGURE 62-216-20.			
14	All Frontages & Stories	Residential uses up to 6 units	Refer to Chapter 62-216.I. Uses for permitted uses per zoning district.
15	Parking within Building	Permitted fully in any basement and in rear of ground story	Refer to Occupied Building Space requirement below.
16	Required Occupied Building Space	Minimum 20' deep on all full height floors from any primary street facade; not required in any basement	Refer to 62-215.G. Definitions for Occupied Building Space.
FACADE & CAP REQUIREMENTS Refer to FIGURE 62-216-21.			
17	Required Transparency Primary Street Facades	Minimum 12%, measured per story of all stories; blank wall limitations required per 62-216.E	Refer to 62-216.E for information on measuring transparency.
18	Entrance Location & Number	One entrance required per building on the primary street facade, courtyard, or open space	Refer to 62-216.G. for Principal Entryway requirements. Refer to NOTE a for entrance location per unit.
19	Entrance Configuration	Entry doors shall be off a stoop, minimum 4' wide and 3' deep, OR a porch, minimum 8' wide & 5' deep	Refer to 62-216.G. for Principal Entryway requirements.
20	Entrance/Ground Story Elevation on Primary Frontage Facade	80% of entrances and the ground story shall be within 30" of adjacent street sidewalk average elevation OR between 30" and 5' with visible basement (transparency required)	Refer to 62-215.G. Definitions for visible basement.
21	Ground Story Vertical Facade Divisions	none required	Refer to 62-215.G. Definitions for expression line and visible basement.
22	Horizontal Facade Divisions	One 2" deep expression line within 3' of any visible basement	
23	Permitted Cap Types	Parapet, pitched, flat; one tower is permitted per building	Refer to 62-216.G. for definition of Cap Types, including towers, and other cap requirements.

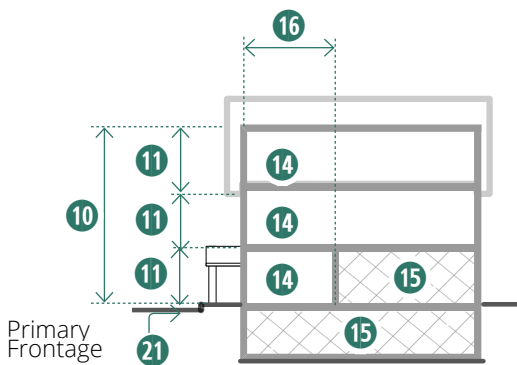


Figure 62-216-20. Row Building: Height & Use Requirements

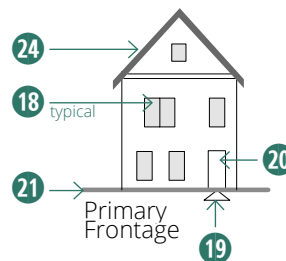


Figure 62-216-21. Yard Building: Facade Design Requirements

62-216. Building Types

Yard Building Type

- 3. Notes.** The following notes supplement the above requirements for the Yard building type.
- a. Front Facade & Entrances.** Each unit shall have a facade located within the primary build-to zone, except 1 of every 3 units may front a courtyard, existing open space/park, waterway, or non-primary street. Refer to Entrance Location & Number for additional requirements.
 - b. Courtyards.** Multiple yard buildings may be organized on a lot to create a yard building court. Refer to Figure 62-216-22. A courtyard may contribute to the Minimum Primary Frontage Build-to Zone Coverage. One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards primary frontage build-to zone coverage.
 - c. Alley Access off Streets.** If no alley exists or is required per Regulating Plan, a private alley is required with access off a non-primary street. One access point is permitted off a secondary street for every 175 feet of street frontage. If a non-primary street exists, one access point off a primary street is permitted, maximum 18' in width. Refer to Figure 62-215-1. Regulating Plan: Congress Park Station Area, Figure 62-215-2. Regulating Plan: Brookfield Station Area, and Figure 62-215-3. Regulating Plan: Hollywood Station Area.



Figure 62-216-22. Illustrative Examples of Yard Building Court. (image: Pocket Neighborhoods, Ross Chapin)

62-216. Building Types

Civic Building Type

F. CIVIC BUILDING TYPE

Refer to Figure 62-216-1. Building Types by District Table and the Village's zoning map for permitted locations for the Civic building type.

- 1. Description & Intent.** The Civic building type is the most flexible building, meant to allow for singular, more iconic designs within the district. This building type, however, is limited to civic and institutional uses.



Figure 62-216-23. Illustrative Examples of Civic Buildings. Note that each building image may not exhibit all of the requirements of the building type.

62-216. Building Types

Civic Building Type

2. Requirements. The following defines the requirements specific to this building type. Refer to 62-216.A and 62-216.H. for requirements applicable to all building types.

In all districts, development of this building type requires a special use permit.

		ALL DISTRICTS	REFERENCES/ ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to FIGURE 62-216-24.			
1	Minimum Primary Frontage Coverage	50%	Refer to NOTE a for courtyard allowance.
2	Primary Frontage Minimum <u>Setback</u>	15'	Refer to Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3) for location of primary and non-primary frontages.
3	Non-primary Frontage Minimum <u>Setback</u>	15'	
4	Minimum Side Setback	15'	
5	Minimum Rear Setback	15'	
6	Maximum Building Length	None required	
7	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	50% 20%	Refer to 62-215.G Definitions for semi-pervious coverage.
8	Surface or Accessory Parking, Refuse & Recycling, Utilities, & Loading Location	Rear yard, limited side yard, limited front & corner side parking	Refer to NOTE b for explanation of limited parking. Refer to 62-217.H. Landscape Requirements for screening requirements.
9	Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley only Rear or side facade	If no alley exists, refer to NOTE b.
2. HEIGHT Refer to FIGURE 62-216-25.			
10	Overall: Minimum Height Maximum Height	1 stories 3.5 stories	Refer to 62-216.E for explanation of measurement.
11	All Stories: Minimum Height Maximum Height	9' 18'; 24' on single story building	Stories are measured floor to floor. Refer to 62-216.E for explanation of measurement.

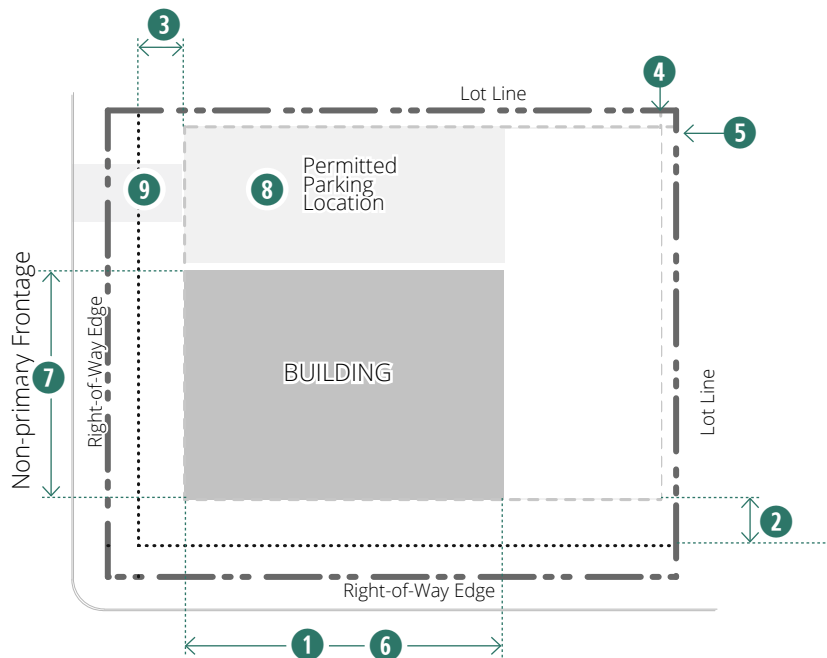


Figure 62-216-24. Civic Building: Building Siting

62-216. Building Types

Civic Building Type

	ALL DISTRICTS	REFERENCES/ ADDITIONAL REQUIREMENTS
USES Refer to FIGURE 62-216-25.		
12 All Frontages & Stories	Limited to Public, Civic and Institutional categories of uses, except Day Care	Refer to Chapter 62-216.I. Uses for permitted uses per zoning district.
13 Parking within Building	Permitted fully in any basement and in rear of all other stories	Refer to Occupied Building Space requirement below.
14 Required Occupied Building Space	Minimum 20' deep on all full height floors from any street facade. Not required in any basement.	Refer to 62-215.G. Definitions for Occupied Building Space.
FACADE & CAP REQUIREMENTS Refer to FIGURE 62-216-26.		
15 Required Transparency Street Facades & Facades Visible from the Street	Minimum 15%, measured per story of all stories	Refer to 62-216.E for information on measuring transparency.
16 Entrance Location & Number	Principal entrance required on primary frontage facade	Refer to 62-216.G. for Principal Entryway requirements.
17 Entrance Configuration	No requirement other than principal entryway requirements per 62-216.G	Refer to 62-216.G. for Principal Entryway requirements.
18 Entrance/Ground Story Elevation	Principal entrance and 80% of the ground story shall be within 30" of adjacent street sidewalk average elevation OR between 30" and 5' with visible basement (transparency required)	Refer to 62-215.G. Definitions for visible basement.
19 Ground Story Vertical Facade Divisions	No requirement; one 2" deep expression line recommended per every 60' of facade width or every 2 units, whichever is less	
20 Horizontal Facade Divisions	No requirement; one 2" deep expression line recommended within 3' of any visible basement	
21 Permitted Cap Types	Parapet, pitched, flat, other with minor design exception; one tower permitted per building	Refer to 62-216.G. for definition of Cap Types, including towers, and other cap requirements.

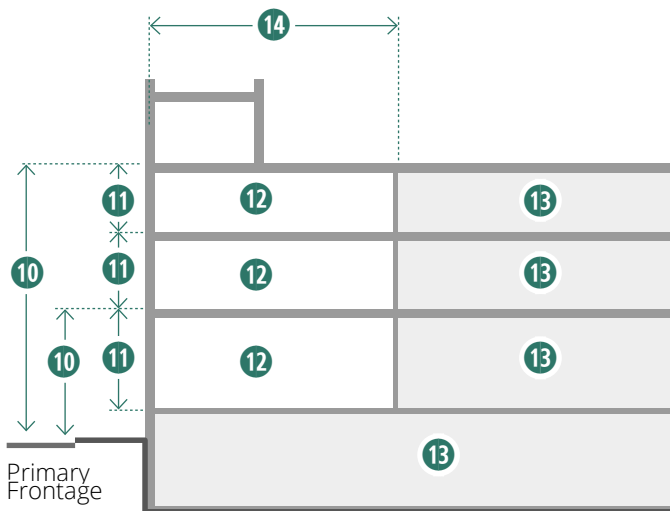


Figure 62-216-25. Civic Building: Height & Use Requirements

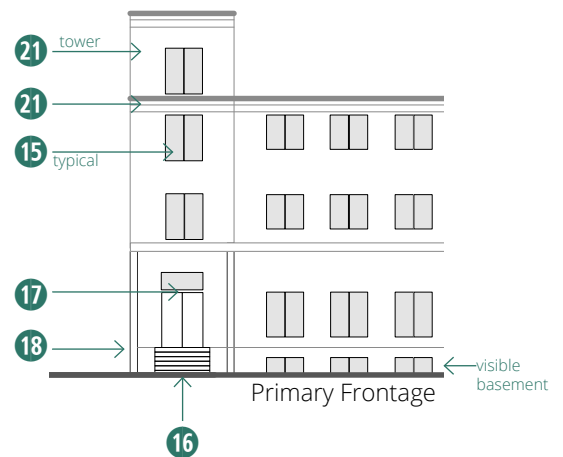


Figure 62-216-26. Civic Building: Facade Design Requirements

62-216. Building Types

Civic Building Type

- 3. Notes.** The following notes supplement the above requirements for the Civic building type.
- a.** Courtyards. A courtyard may contribute to the Minimum Primary Frontage Build-to Zone Coverage. One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards Primary Frontage Build-to Zone Coverage.
 - b.** Limited Side Yard parking means one double or single loaded aisle, perpendicular to the street. Limited Front & Corner Side parking means head-in parking off the adjacent right-of-way.
 - c.** Driveway Access off Streets. If no alley exists or is required per the Regulating Plans, one driveway is permitted off non-primary street or facade. If no non-primary street exists, one driveway is permitted off a primary street, maximum width of 22 feet. Refer to Figure 62-215-1. Regulating Plan: Congress Park Station Area, Figure 62-215-2. Regulating Plan: Brookfield Station Area, and Figure 62-215-3. Regulating Plan: Hollywood Station Area.

62-216. Building Types

Measurement of Building Type Requirements

G. MEASUREMENT OF BUILDING TYPE REQUIREMENTS

The following explains and further defines the standards outlined on the tables on the previous pages, specific to each building type, refer to 62-216 .C through F.

1. Minimum Primary Frontage Lot Line Coverage.

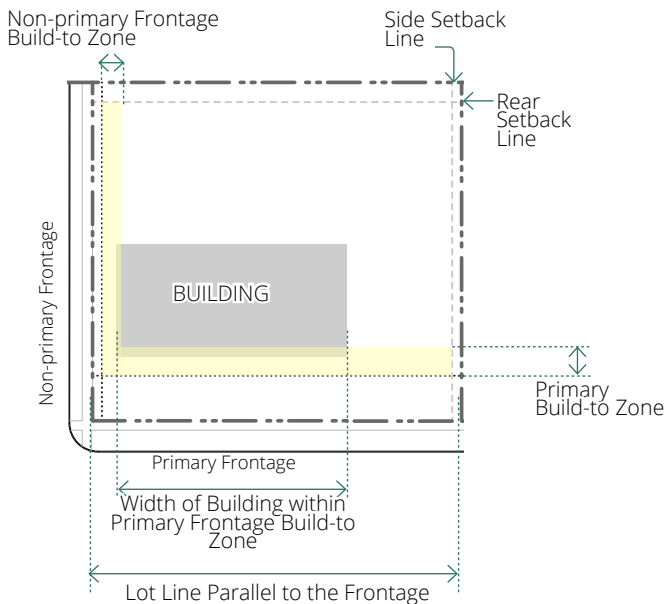
The minimum percentage of building facade along the primary frontage of a lot is designated on each building type table.

- i. **Measurement.** The width of the principal structures (as measured within the build-to zone along the frontage edge) is divided by the length of the frontage parallel to the property line following the street. Refer to Figure 62-216-27. Minimum Primary Frontage Lot Line Coverage.
- ii. **Courtyards.** Where noted by building type, courtyards, per 62-215.G. Definitions, located along the facade in the build-to zone count towards the minimum coverage.

- iii. **Civic Space Type.** Open spaces per civic space type requirements are exempt from minimum primary frontage lot line coverage.

a. **Build-to Zone.** The build-to zone is designated separately for each frontage on each building type table. Refer to Figure 62-216-28. Build-to Zones.

- i. **Measurement.** The build-to zone for all frontages is measured from the property line parallel to the frontage, unless otherwise noted. When additional streetscape area is required, the build-to zone is measured from the edge of the required streetscape onto the site.
- ii. **Encroachments.** Awnings, balconies, and building mounted signage may extend up to 3 foot beyond the build-to zone into any yard area, but may not extend into the street right-of-way.



$$\frac{\text{Width of Building within Build-to Zone}}{\text{Lot Line parallel to the Frontage}} = \text{Building Coverage}$$

Figure 62-216-27. Minimum Primary Frontage Lot Line Coverage

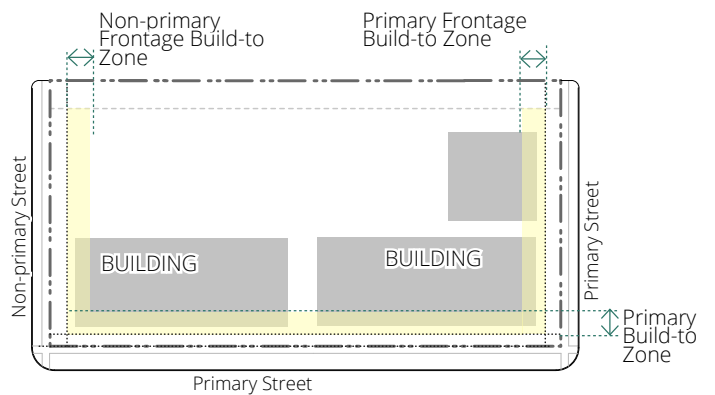


Figure 62-216-28. Build-to Zones

62-216. Building Types

Measurement of Building Type Requirements

2. Ground Story and Upper Stories, Minimum and Maximum Height. (Refer to Figure 62-216-29. Measuring Stories with Floor-to-Floor Height).

- a. **Minimum Overall Height.** Minimum heights require a minimum number of stories on the primary frontage facades of the building. The building must meet the minimum required height for the first 30 feet of occupied building space measured from the primary frontage facade into the building.
- b. **Maximum Overall Height.** Maximum heights are specified both in number of stories and overall dimension. This requirement applies to the entire building.
 - i. **Towers.** Where noted, towers may exceed the overall maximum height per 62-216.H. Cap Types.
 - ii. **Cap Type.** Where noted, certain cap types may allow additional height.
- c. **Two Half Stories.** Refer to 62-215.G for definition of a half story. A building incorporating both a half story within the roof and a visible

basement shall count the height of the two half stories as one full story.

3. Minimum & Maximum Height per Story.

Each story is measured with a range of permitted floor-to-floor heights. Refer to Figure 62-216-29. Measuring Stories with Floor-to-Floor Height.

- a. **Measurement.** Floor height is measured in feet between the floor of a story to the floor of the story above it. Minimum and maximum floor-to-floor heights are required to be met on floors along facades, a minimum of 80 percent of each story.
- b. **Single Story Buildings & Top Floor Measurement.** For single story buildings and the uppermost story of a multiple story building, floor-to-floor height shall be one foot less than noted per building type and measured from the floor of the story to the ceiling.
- c. **Mezzanines.** Mezzanines may be included within the floor-to-floor height of any story, included in the calculation of stories. Mezzanines occupying more than 30 percent of the floor area below and extending above the story's allowable floor-to-floor height shall count as an additional story, including articulation of the story per 62-217.D. Building Articulation.
- d. **Taller Spaces.** Spaces exceeding the allowable floor-to-floor heights of the building are not permitted on primary frontage facades. These spaces are unlimited on interior lots and non-primary frontage facades, but shall be counted as the number of stories that would fit within their height.

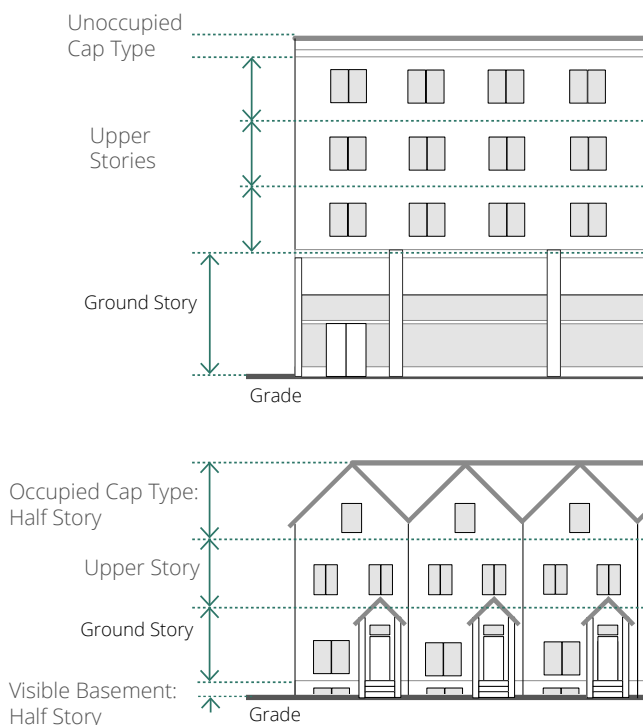


Figure 62-216-29. Measuring Stories with Floor-to-Floor Height

62-216. Building Types

Measurement of Building Type Requirements

4. Minimum Required Transparency. Per the requirements of each building type, a minimum amount of transparency is required on all stories of all facades.

a. Measurement. Minimum facade transparency is measured from floor-to-floor of each story separately. Refer to Figure 62-216-30. Measuring Minimum Facade Transparency. Transparency, defined in 62-215.G. Definitions, includes windows and any glass in doors that is highly transparent with low reflectance. The measurement may include the frame, mullions, and muntins, but shall not include trim or casing.

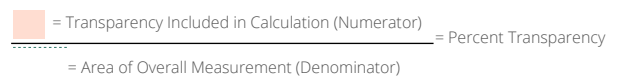
b. Blank Wall Segments. No more than a 15-foot wide section, measured horizontally, and no more than 30 percent of any story shall be without transparency.

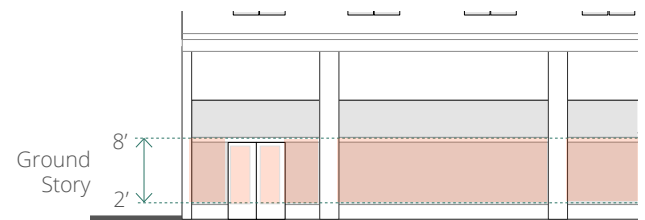
i. Exception. When a facade of any story is located within 3 feet of a parallel building facade, no minimum transparency is required for that story.

c. Minimum Ground Story Transparency. When required by the building type, ground story transparency shall be measured between 2 feet and either 8 or 10 feet, as noted, from the average grade at the base of the facade. Minimum ground story transparency supersedes the overall minimum transparency required for the building type.

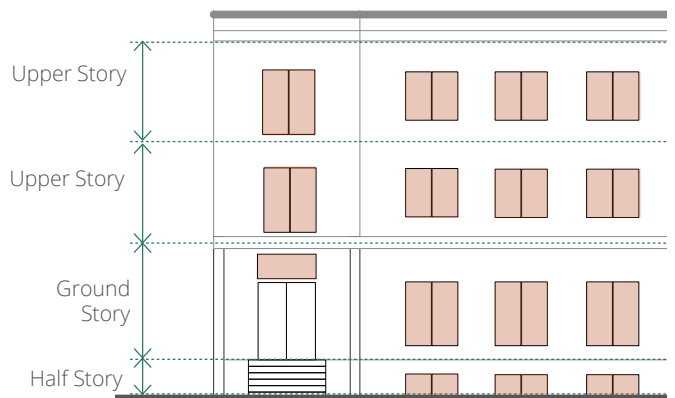
d. Tall Stories. Stories that are 18 feet or taller in height shall be counted as 2 stories for the purpose of calculating minimum facade transparency, with each horizontal half of the story calculated separately.

e. Half Stories. All half stories located within roof structure and visible basements are required to meet the minimum transparency.





Ground Story Transparency



Transparency All Stories

Figure 62-216-30. Measuring Minimum Facade Transparency

62-216. Building Types

Cap Types

H. CAP TYPES

The major components of any roof shall meet the requirements of one of the cap types permitted per building type. Roofs for bay or bow windows and dormers are not required to meet a cap type.

1. **Other Cap Types.** Special cap designs otherwise not defined in this section may be approved through an minor design exception during the design review process with the following requirements:
 - a. The building shall warrant a separate status from the majority of buildings in the district, with a correspondence between the form of the cap and the building use, such as a dome for a planetarium, a dome for a place of worship, or a unique, singular roof for a more distinctive city hall.
 - b. The cap type shall not create additional occupiable space beyond that permitted by the building type.
 - c. The shape of the roof shall be different from those defined in this section 62-216.H. Cap Types, such as a dome, spire, or vault, and not a gabled roof, hipped roof, butterfly roof, gambrel roof, mansard roof, roof with parapet, or flat roof.

2. **Pitched Cap Type.** (Refer to Figure 62-216-31. Examples of Pitched Cap Type). This cap type is a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run.

- a. **Pitch Measure.** The roof may not be sloped less than a 4:12 (rise:run) or more than 14:12. Slopes less than 4:12 are permitted to occur on second story or higher roofs.

- b. **Configurations.**

- i. Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
- ii. Butterfly (inverted gable roof) and shed roofs are permitted with a maximum height of 8 feet, inclusive of overhang.
- iii. Gambrel and mansard roofs are not permitted.

- c. **Parallel Ridge Line.** A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof when the ridge line runs parallel to the front lot line. (Refer to Figure 62-216-31. Examples of Pitched Cap Type).

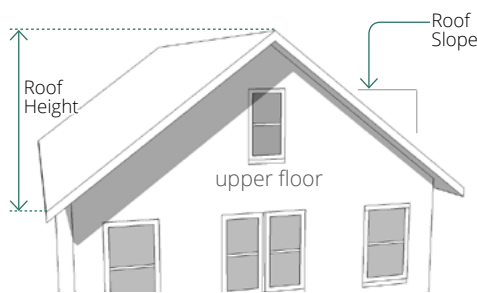
- d. **Roof Height.** Roofs without occupied building space and/or dormers shall have a maximum height on primary and non-primary frontage facades equal to no more than 1.5 times the upper story floor to floor height utilized on the building.

- e. **Occupied Building Space.** Occupied building space may be incorporated behind this cap type. If used, the space counts as a half story.

- f. **Rooftop Appurtenances.** With the exception of solar panels, any rooftop appurtenances shall be recessed within the pitched roof with no visibility on any street elevation drawing.



Parallel Pitched



Pitched Cap Type (Gable Roof)



Low Pitched Roof Cap Type (Hip Roof)

Figure 62-216-31. Examples of Pitched Cap Type

62-216. Building Types

Cap Types

3. Parapet Cap Type. (Refer to Figure 62-216-32. Example of a Parapet Cap Type). A parapet is a low wall projecting above a building's roof along the perimeter of the building.

a. Parapet Height. Height is measured from the top of the upper story to the top of the parapet. Minimum height is 2 feet with a maximum height of 6 feet. Horizontal expression lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap. Refer to 62-215.G. Definitions for expression line.

b. Occupied Building Space. Occupied building space shall not be incorporated behind this cap type.

c. Rooftop Appurtenances. With the exception of solar panels, any rooftop appurtenances shall be located towards the rear or interior of the parapet roof. The parapet shall screen the mechanicals from the elevation of the sidewalk across the street

4. Flat Cap Type. (Refer to Figure 62-216-33. Example of a Flat Cap Type). This cap type is a visibly flat roof with overhanging eaves.

a. Configuration. The roof shall have no visible slope from the street and eaves are required on all primary and non-primary frontage facades.

b. Eave Depth. Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.

c. Eave Thickness. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of 6 inches thick.

d. Interrupting Vertical Walls. Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.

i. No more than one-third of the front facade may consist of an interrupting vertical wall.

ii. Vertical walls shall extend no more than 8 feet above the top of the eave.

e. Occupied Building Space. Occupied building space shall not be incorporated behind this cap type.

f. Rooftop Appurtenances. With the exception of solar panels, any rooftop appurtenances shall be located behind the interrupting vertical wall with no visibility on any street elevation drawing.

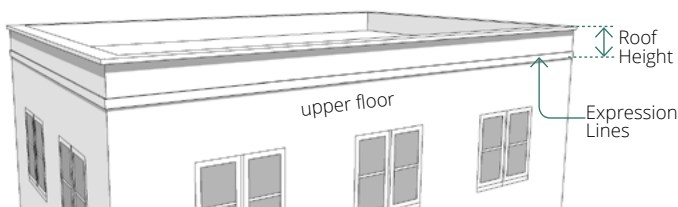


Figure 62-216-32. Example of a Parapet Cap Type



Figure 62-216-33. Example of a Flat Cap Type

62-216. Building Types

Cap Types

5. **Towers.** A tower is a vertical element, polygonal (simple), rectilinear or cylindrical in plan that shall be used with other cap types. Refer to Figure 62-216-34. Example of a Tower.
- a. **Quantity.** The number of towers permitted on each building type is specified in the building type tables (62-216. B through F). Tower locations are typically limited to allowing towers associated with the facade design and visible from the street, and those more functional towers located beyond the facade.
 - b. **Tower Height.** Maximum height, measured from the top of the parapet or eave to the top of the tower shaft not including the cap, is the equivalent of the height of one upper floor of the building to which the tower is applied.
 - c. **Tower Width.** Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
 - d. **Tower Spacing.** Towers shall be generally spaced from other towers a minimum of 60 feet and specifically by a minimum of 120 feet along a primary or non-primary frontage facade.
 - e. **Transparency.** Towers that meet the minimum floor-to-floor to height of the building type and are located within 30 feet of a facade shall meet the minimum transparency requirements of the building.
 - f. **Horizontal Expression Lines.** An expression line is required between the 4th and 5th stories of any tower and at the cap of the tower.
 - g. **Occupied Building Space.** Towers may be occupied by the same uses allowed in upper stories of the building type to which it is applied, unless otherwise stated.
 - h. **Rooftop Appurtenances.** No rooftop appurtenances are permitted on tower roofs.
 - i. **Tower Cap.** The tower may be capped by the parapet, pitched, or flat roof cap types.

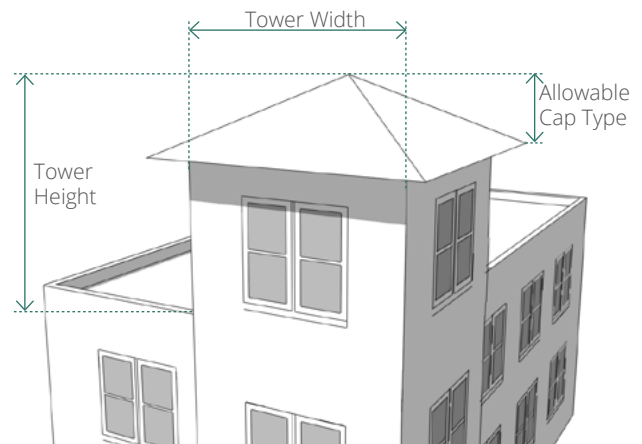


Figure 62-216-34. Example of a Tower

62-216. Building Types

Uses

I. USES

Uses are allowed in the station area (SA) districts in accordance with the following table. Uses may be further restricted by building type permitted in each district (refer to 62-216.B through 62-216.F).

USE CATEGORY	SA 1 : Core Mixed-Use	SA 2: Neighborhood Mixed-Use	SA 3: Corridor Mixed-Use	SA 4: General Mix	SA 5: Residential Mix	SA 6: Residential Multi-Unit
USE Subcategory Specific use type						
RESIDENTIAL						
Household Living						
Single-family detached	-	-	-	-	P	P
Single-family attached	S	-	-	P	P	P
Two-family	S	-	-	P	P	P
Multi-family	-	-	-	-	P	P
Mixed-use	P	P	P	P	-	-
Group Living	-	-	-	-	S	S
PUBLIC, CIVIC AND INSTITUTIONAL						
Cemetery	-	-	-	-	-	-
College or University	P/U	-	S	P	-	-
Day Care	P/U	S	S	P	-	-
Governmental Service	S	S	S	P	-	-
Hospital	-	-	-	-	-	-
Library or Cultural Exhibit	S	S	P	P	-	-
Parks and Recreation	S	S	-	S	S	S
Postal Service	P	S	P	P	-	-
Religious Assembly	S	-	-	S	S	S
Safety Service	S	S	S	S	S	S
School	-	-	-	-	-	-
Utilities and Public Service Facility						
Minor	P	P	P	P	P	P
Major	-	-	-	-	-	-
COMMERCIAL						
Animal Service						
Boarding or shelter	-	-	-	-	-	-
Grooming	-	P/35	P	-	-	-
Veterinary	-	P	P	-	-	-
Assembly and Entertainment						
Indoor	P	-	P	P	-	-
Outdoor	-	-	-	-	-	-
Broadcast or Recording Studio	S	-	P	P	-	-
Commercial Service						
Building service (no outdoor storage)	P/U	P/U	P	P	-	-
Business support service	S	-	P	-	-	-
Consumer maintenance and repair service	P	P/35	P	P/35	-	-
Personal improvement service	P	P/35	P	P/35	-	-
Research service	P/U	P/35	P	P/35	-	-
Eating and Drinking Establishments						
Bar	P	-	P	P/35	-	-
Prepared food shop	P	P	P	P/35	-	-
Take-out restaurant	P	-	P	P/35	-	-
Sit-down restaurant	P	-	P	P/35	-	-

P = Use permitted as of right S = Requires special use approval - = Prohibited use
 /U = Limited to rear of ground story or upper stories only /35 = Maximum floor area of 3,500 square feet

62-216. Building Types

Uses

USE CATEGORY	SA 1: Core Mixed-Use	SA 2: Neighborhood Mixed-Use	SA 3: Corridor Mixed-Use	SA 4: General Mix	SA 5: Residential Mix	SA 6: Residential Multi-Unit
Use Subcategory Specific use type						
Financial Services (except as indicated below)	P	-	P	P	-	-
Personal credit establishment	S	-	-	-	-	-
Fraternal Organization	P/U	-	S	S	-	-
Funeral or Mortuary Service	-	-	P	P	-	-
Lodging	S	-	S	S	S	-
Office						
Business or professional office	P/U	P/U	P	P	-	-
Medical, dental or health practitioner office	P/U	S/U	P	P	-	-
Parking, Non-accessory	S	-	S	S	-	-
Retail Sales						
Building supplies	-	-	S	-	-	-
Durable goods	P	P/35	P	-	-	-
Nondurable goods	P	P/35	P	P/35	-	-
Self-service Storage Facility	-	-	S	-	-	-
Studio, Artist or Instructional Service	P/U	P/U/35	P	P	-	-
Trade School	P/U	-	P	P	-	-
Vehicle Sales and Service						
Commercial vehicle repair/maintenance	-	-	S	-	-	-
Commercial vehicle sales and rentals	-	-	P	-	-	-
Fueling station	S	S	P	-	-	-
Personal vehicle repair and maintenance	-	-	P	-	-	-
Personal vehicle sales and rentals	-	-	P	-	-	-
Vehicle body and paint finishing shop	-	-	S	-	-	-
WHOLESALE, DISTRIBUTION & STORAGE						
Equipment and Material Storage	-	-	-	-	-	-
Junk, Salvage or Impound Yard	-	-	-	-	-	-
Trucking and Transportation Terminal	-	-	-	-	-	-
Warehouse	-	-	S	-	-	-
Wholesale Sales and Distribution	-	-	S	-	-	-
INDUSTRIAL						
Low-impact Manufacturing & Industry	-	-	S	-	-	-
Moderate-impact Manufacturing & Industry	-	-	-	-	-	-
High-impact Manufacturing & Industry	-	-	-	-	-	-
RECYCLING						
Consumer Material Drop-off Station	-	-	S	-	-	-
Consumer Material Processing	-	-	-	-	-	-
AGRICULTURAL						
Community Garden	-	-	-	-	P	P
Greenhouse or Nursery	-	-	P	P	-	-
OTHER						
Drive-in or Drive-through Facility (as a component of an allowed principal use)	S	-	S	-	-	-
Medical Cannabis Cultivation Center	Allowed only in Medical Cannabis Overlay (see Division 7)					
Medical Cannabis Dispensing Facility						
Sexually Oriented Business	Allowed only in the Sexually Oriented Business Overlay (see Division 6)					
Zoo	-	-	-	-	-	-

P = use permitted as of right S = requires special use approval - = Prohibited use
 /U = limited to rear of ground story or upper stories only /35 = maximum floor area of 3,500 square feet

62-217. GENERAL DESIGN

62-217. General Design

Materials

A. MATERIALS

The following establishes general materials requirements applicable to all building types.

1. **Intent.** The intent of the following requirements is to require well-tested, high quality, durable materials intended for the majority of finished surfaces, while permitting a wider range of materials for details.
2. **Major Materials.** A minimum of 80 percent of each street facade, not including window and door areas, shall be constructed of Major Materials.
 - a. **Simplicity of Surface Materials.** A minimum of 70 percent of each facade, not including window and door areas, shall be constructed of one or two Major Materials per this section.
 - b. **Side and Rear Facades.** Permitted Major Materials shall continue around the corner of a building from the street facade onto the side or rear facade for no less than 30 feet along the side or rear facade. Refer to Limited Use Major Materials for materials permitted on side and rear facades.
 - c. **Permitted Major Materials.** Major Materials shall be finish quality materials. The following

are acceptable Major Materials. Refer to Figure 62-217-1. Major Materials.

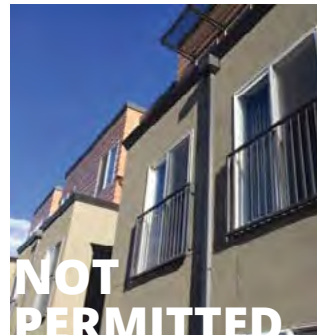
- i. Stone
 - ii. Brick
 - iii. Glass curtain wall
 - iv. Architectural metal panels
 - v. Wood and composite wood rainscreen system
- d. **Prohibited Major Materials.** The following materials are not permitted for use as major materials.
- i. Exposed, unfinished concrete
 - ii. Synthetic stucco (using foam insulation board)
 - iii. Unfinished or untreated wood except as listed above
 - iv. Glass block
 - v. Vinyl siding
 - vi. Plastic, fiberglass and acrylic panels
- e. **Limited Use Major Materials.** The following materials are prohibited except consistent with the following:



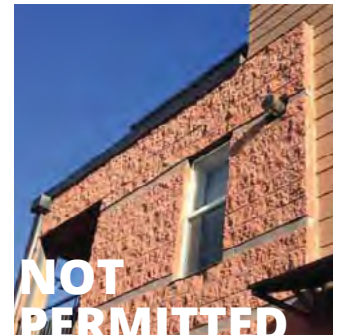
Brick with Metal Details



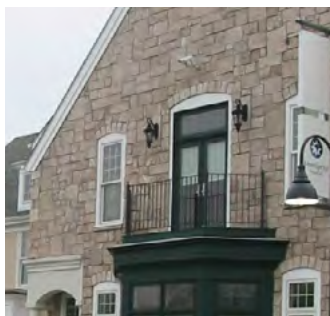
Two Brick Colors with Metal Panel Accents



Synthetic Stucco



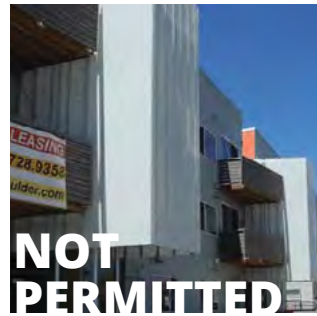
Concrete Masonry Units



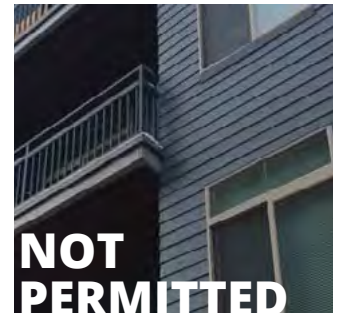
Stone with Cast Stone Details



Glass Curtain Wall



Plastic Panels



Vinyl Siding

Figure 62-217-1. Major Materials.

62-217. General Design Materials

- i. **Economy Bricks.** Brick types larger than 3 inches in height are permitted as major materials on interior side, rear, and alley facades.
 - ii. **Fiber Cement Board.** Fiber cement lap siding or shingles (such as HardiePlank or HardieShingle or similar) are permitted on the Yard and Row building type.
 - iii. **Wood Lap Siding and Shingles.** Painted wood, engineered wood, or composite wood lap siding and wood shingles are permitted on the Yard and Row building type.
 - iv. **Cement-Based Stucco.** Cement-based stucco is permitted on all stories above the third story, and on all story facades facing rear yards or alleys.
 - v. **Concrete Masonry Units (CMU).** Burnished, glazed, or honed concrete masonry units (CMU) or block are permitted as major materials on facades facing rear yards or alley.
- 3. Minor Materials.** Minor materials are limited to trim, details, and other accent areas that combine to less than 20 percent of the total surface of each facade.
- a. **Major Materials.** All permitted major materials may serve as minor facade materials.
 - b. **Permitted Minor Materials.** Permitted minor materials include the following:
 - i. Fiber cement and wood trim pieces
 - ii. Metal for beams, lintels, trim, exposed structure, and other ornamentation
 - iii. Burnished, glazed, or honed concrete masonry units (CMU) or block for columns, trim, and details, and no surfaces except storefront knee walls.
 - iv. Split-face, honed, or glazed concrete masonry units with a height less than 4.5 inches for surfaces less than 10 percent of the facade surface
 - v. Cast stone concrete elements
 - vi. Vinyl for window trim and soffits
 - vii. Cement-Based Stucco for surfaces
 - c. **Limited Use Minor Materials.** The following materials are permitted as minor surface materials on upper floor facades only:
 - i. Synthetic stucco or exterior insulation and finishing systems (EIFS), such as Dryvit
 - ii. Fiber cement lap siding or shingles (such as HardiePlank or HardieShingle or similar) on Storefront, General, and Civic building types.
- 4. Roof Materials.** Acceptable roof materials include dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the Site Plan process with an approved sample as delivered to the Village Manager and documented examples of successful, high quality local installations.
- 5. Other Materials with Approval.** Other high quality materials, not listed, may be requested with a minor design exception during the design review approval process. Samples and examples of successful, high quality local installations shall be provided by the applicant to the Village Manager.



Roof Materials: Asphalt Composite Shingles



Roof Materials: Metal



Roof Materials: Ceramic Tile

Figure 62-217-2. Roof Materials.

62-217. General Design

Building Facade Elements

6. Appropriate Grade of Materials. Commercial grade doors, windows, and hardware shall be used on all building types with the exception of the Row Building and the Yard Building. Refer to Figure 62-217-3.



Residential Grade Doors on Commercial Buildings.



Commercial Grade Doors & Windows on Commercial Buildings.

Figure 62-217-3. Commercial Grade Doors & Windows.

B. BUILDING FACADE ELEMENTS

The following establishes general building facade design requirements applicable to all building types.

- 1. Windows.** Windows on all buildings shall be constructed per the following requirements as shown in Figure 62-217-4. Vertically Oriented Windows with Expressed Lintels. The following requirements apply to all buildings in the Special Design Areas.
 - a. Amount.** The required percentage of transparency is defined per building type. Refer to 62-216.B through 62-216.F.
 - b. Recessed.** On all buildings, all windows, with the exception of ground story storefront systems, shall be recessed with the glass a minimum of 2 inches back from the facade surface material or adjacent trim.
 - c. Vertically Oriented.** All windows shall be vertically oriented with the following exceptions:
 - i. Flat Cap Type.** When the flat cap type (refer to 62-216.H. Cap Types) is utilized, horizontally oriented windows are permitted for 30 percent of the total transparency area of each story above the ground story.
 - ii. Rear & Side Facades.** On rear and side facades, up to 50 percent of the total transparency area of each story may include horizontally oriented windows.
 - iii. Exception.** Horizontally oriented windows exceeding 40 percent or more of the level of



Figure 62-217-4. Vertically Oriented Windows with Expressed Lintels

62-217. General Design

Building Facade Elements

transparency for any story may be requested through the minor design exception process.

- d. Visibility through Glass.** Reflective glass and glass block are prohibited on street facades. Refer to 62-215.G. Definitions for permitted reflectance of window and door glass.
 - e. Operable Windows.** A minimum of 50 percent of the windows on each story of each facade shall be operable.
 - f. Expressed Lintels.** Lintels shall be expressed above all windows and doors, whether by a change in brick coursing or a separate element.
- 2. Awnings.** Refer to Figure 62-217-5. Examples of Permitted Awnings.
- a. Material.** All awnings shall be canvas or metal. Plastic awnings are prohibited.
 - b. Shapes.** Waterfall or convex, dome, and elongated dome awnings are not permitted.
 - c. Lighting.** Backlit awnings are not permitted.
 - d. Supports.** Frames shall be metal and shall be wall mounted. Support poles are not permitted unless utilized for outdoor eating areas over 8 feet in depth.
 - e. Clearance.** All portions of any awning shall provide at least 8 feet of clearance over any walkway and shall not extend over any driveway.
 - f. Multiple Awnings on the Facade.** When more than one awning is mounted on a facade, the awning types and colors shall be coordinated by matching the color, shape, material, or other element.
- 3. Security Grills.** Interior and exterior security bars, grills, mesh or similar obstructions, whether permanently or temporarily affixed, shall not cover any exterior door or more than ten percent of any individual window or contiguous window area.
- 4. Balconies.** The installation or construction of balconies on street facades is encouraged, but not required. Refer to Figure 62-217-6. Examples of Balconies.
- a. Applicability.** These provisions apply to locations where balconies are incorporated into the facade design facing any street or public way.
 - b. Size.** Balconies shall be a minimum of 4 feet deep and 5 feet wide.
 - c. Balcony Structure.** Balcony structure shall not include more than one balcony. The balcony support structure shall be integrated with the



Metal Awning

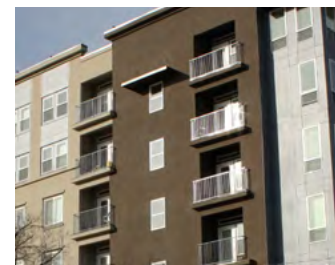


Canvas Awning

Figure 62-217-5. Examples of Permitted Awnings.



Balconies: Covers More than 40 Percent of Facade



Balconies Appropriately Attached to or Incorporated into Facade.

Figure 62-217-6. Examples of Balconies.

62-217. General Design

Building Facade Elements

building facade; separate columns or posts supporting any balcony from the ground are prohibited. Balconies on stepped-back stories may be independently secured, extending from the facade.

- d. Facade Coverage.** A maximum of 40 percent of the primary and non-primary frontage facades, calculated separately for each facade, may be covered by balconies. The balcony area is calculated by drawing a rectangle around the platform/floor of balcony, any columns or indentions, and any ceiling/upper balcony.
- 5. Shutters.** If installed, shutters on any facing facade, whether functional or not, shall meet the following requirements:

 - a. Size.** All shutters shall be sized for the windows, so that if the shutters were to be closed, they would completely cover the window.
 - b. Materials.** Shutters shall be wood, metal, or fiber cement. Vinyl shutters are not permitted. Other “engineered” woods may be approved by the Village Manager with an approved sample and examples of successful, high quality local installations showing no degradation or wear of the material.
- 6. Principal Entryway.** Refer to Figure 62-217-7. Examples of Defined Principal Entryway. Principal entrances to buildings or units shall be clearly delineated through one or more of the following:

 - a. Cap or Canopy.** The entryway shall be covered by a cap or canopy differentiating it from the overall building cap.
 - b. Sidelights and Transom.** Sidelights and/or transom windows shall be included around the entryway.
 - c. Extended Articulation.** The entryway shall be included in a separate bay of the building extended up at least two stories.
 - d. Other Design Options.** The Village Manager may approve different design options that add emphasis and draw attention to the entryway through a minor exception during design review.



Inappropriately Scaled Shutters.



Appropriately Scaled Shutters.

Figure 62-217-8. Shutters.



Figure 62-217-7. Examples of Defined Principal Entryway.

62-217. General Design

Building Facade Elements

7. Rear Parking Facade Design. The following applies in all locations where a public building entrance occurs on the rear or side facade adjacent to a parking lot. Refer to Figure 62-217-9. Rear Parking Facade Design Examples.

a. Entrance Type. The “Entrance Configuration” requirement under Facade & Cap Requirements for the building type shall be utilized. Refer to building types, sections 62-216.B through 62-216.F.

b. Materials. The materials permitted for street facades, above, shall be utilized for the portions of the facade with a public entrance.

c. Transparency Requirement. Public building entrance facade area, minimum 20 feet wide, shall utilize one of the following:

- i. On Storefront buildings, a minimum 45 percent transparency is required for the ground floor facade entrance, and the door shall be a minimum of 45 percent transparent.
- ii. On any other building, the minimum transparency required for upper floors of the street facade shall apply to the rear ground floor entrance area, and the door shall be a minimum of 45 percent transparent.

d. Awnings and Signage. Awnings and Signage are encouraged. When awnings and signage are utilized on the front facade, that treatment is required to be continued on entrance portions of rear parking lot facades.



Examples of Rear Facade Treatment on Historic Main Streets.

Figure 62-217-9. Rear Parking Facade Design Examples.

62-217. General Design

Auto-Oriented Structures

C. AUTO-ORIENTED STRUCTURES

The following applies to the auto-oriented structures outlined and developed within the station area districts.

- 1. Parking Structures.** Parking structures as the principal use on the lot require a special use permit (refer to Chapter 62, Article IX) and shall meet the following. Refer to Figure 62-217-10 for one illustration of a compliant parking structure.
 - a. Materials.** Major and minor material requirements, per section 62-216.A, above, shall be met on all street facades. Additional permitted secondary material is stained, finished concrete.
 - b. Ramps and Slopes.** Ramps and slopes shall be located on non-primary street facades. Refer to Regulating Plans (Figure 62-215-1, Figure 62-215-2, and Figure 62-215-3).
 - c. Vertical Divisions.** Vertical divisions extending to the full height of the structure are required every 30 feet to de-emphasize the horizontal decks.

Divisions shall be a minimum of 2 feet in width with a minimum projection of 2 inches.

- d. Blank Wall Limitations.** No rectangular area greater than 30% of any story's facade, as measured from floor to floor, and no horizontal segment of a story's facade greater than 15 feet in width may be solid, blank wall.
- e. Entry Tower.** A defined pedestrian entrance/exit is required separate from the vehicular entrance and directly accessing the sidewalk. If the space is enclosed, windows are required to meet a transparency rate of 65 percent. Refer to the tower defined in 62-216.5.
- f. Cap.** The top story of the parking structure shall include a parapet or cap type along the street facades. Refer to cap types defined in 62-216.H. Cap Types.

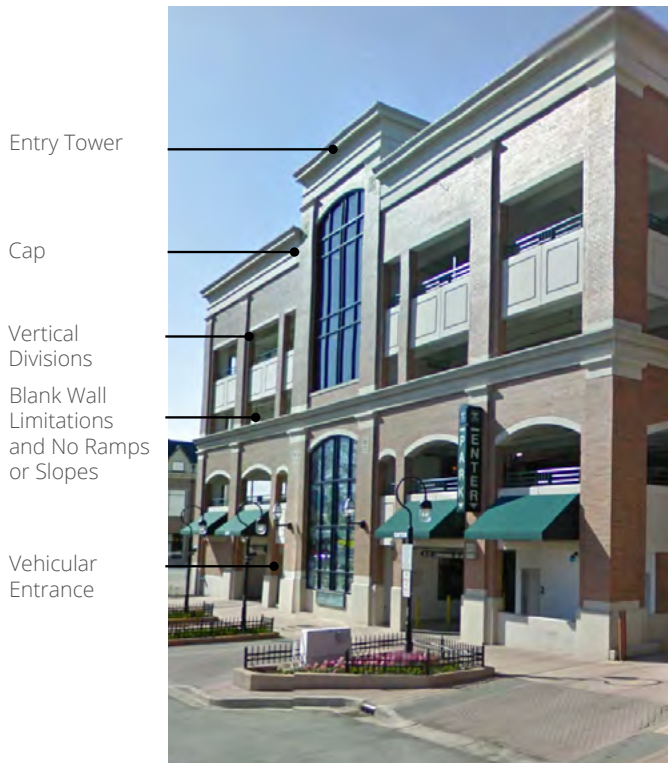


Figure 62-217-10. Example of Acceptable Parking Structure

62-217. General Design

Auto-Oriented Structures

- g. **Vehicular Entrances.** Driveways shall be no wider than 22 feet and the entrance and exit should be split if possible. Access should be located on a non-primary street, when feasible. No more than two access points shall be located on any one street, totaling no more than twenty four feet of drives crossing sidewalk
- 2. **Fuel Stations & Car Washes.** Fueling stations and car washes require a special use permit (refer to Article IX) and shall meet the following. Refer to Figure 62-217-11. Example of Fuel Station for one illustration of a compliant Fuel Station.
 - a. **Location of Pumps.** Any fueling pumps shall be located in the rear or interior side yard.
 - b. **Convenience Store/Building.** A building on the premises of a fueling station shall be located in the build-to zone and shall occupy any corner. The building shall fulfill all requirements of the building type with the exception of the Minimum Primary Build-to Zone Coverage and the Minimum Height Requirement.
 - c. **Car Wash Facility.** Any car wash facility shall be located in the rear of the lot. Vehicle entrance doors may be located on the rear facade, non-primary street facade, or an interior facade not visible from the primary street. Vehicular entrances are prohibited on the primary street

facade, unless otherwise approved through a minor design exception.

- d. **Additional Drive Entrance.** One driveway entrance, in addition to the driveways permitted by building type, is permitted on the lot, maximum width 22 feet. With a minor design exception, the driveway may be located on the primary street.
- 3. **Drive-through Facilities.** A drive-through facility is a structure or portion of a building that permits patrons to purchase goods or services while remaining in their vehicle. Refer to Figure 62-217-12. Recommended Drive-Through Facility Layout. for one illustration of a compliant drive-through facility.
 - a. **Location.** The drive-through shall be located on the rear of the building, fully screened by the building from the primary street. In SA 3, the drive-through may be located on the interior side facade.
 - b. **Stacking.** Stacking of cars shall be accommodated in the rear yard.
 - c. **Accessory Structures/Signs.** The menu board and speaker shall be located in the rear yard.

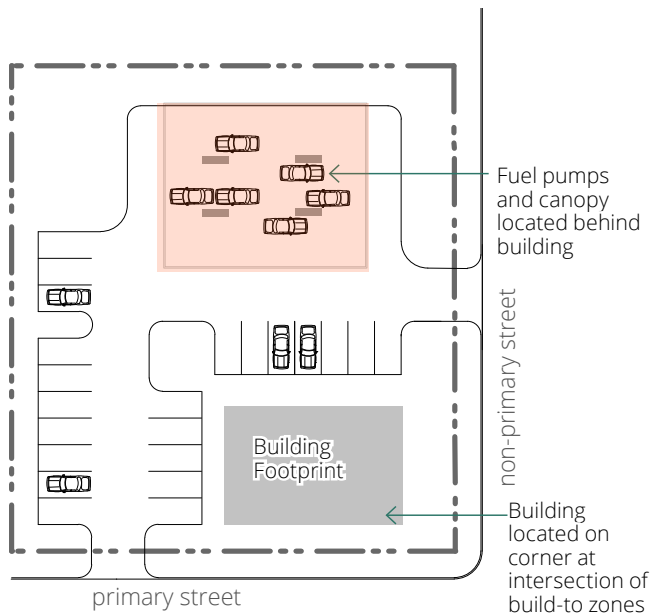


Figure 62-217-11. Example of Fuel Station

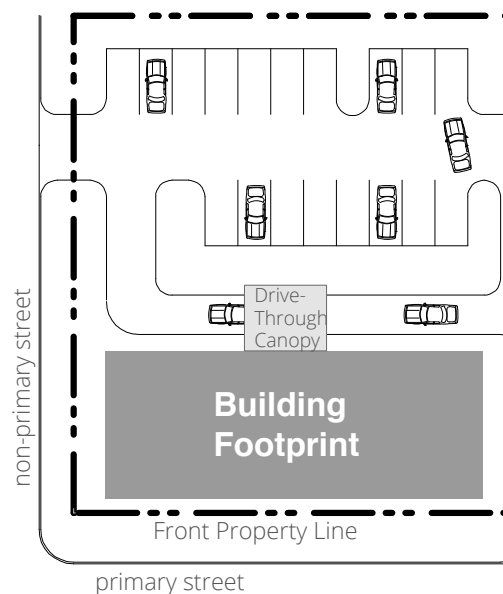


Figure 62-217-12. Recommended Drive-Through Facility Layout.

62-217. General Design

Building Articulation

D. BUILDING ARTICULATION

The following applies to all building types developed in the station area (SA) districts. Articulated buildings include clearly differentiated components, using surface materials, expression lines, and separate patterns or configurations.

1. Base, Middle, Top. Layering the components of the building provides a sense of order and stability to buildings. The following intent statements support the requirements specified in 62-216 Building Types and 62-217. General Design. All buildings are meant to include a clearly articulated base, middle, and top as discussed in the following. Refer to Figure 62-217-13. Illustration of Base, Middle, and Cap.

- a. Base.** The base of a building shall be differentiated from the upper stories per the requirements of 62-216. Building Types.
 - i. For mixed use and non-residential buildings, the base is meant to establish an active ground story along the street, providing a public face (such as retail, service, or restaurant uses) for activities that occur within a building.
 - ii. For residential buildings, the base may be offset in height to separate the ground story from the sidewalk elevation as permitted by the building type regulations (62-216). More public spaces, such as lobbies, community rooms, workout rooms, should be located on the ground story as transition space between the public and the private residences.

- b. Middle.** The middle section of a building is meant to be occupied by people throughout the day and into the evening, with transparent windows providing visibility to the street. Balconies and terraces in the middle section of the building further this intent.
 - c. Top.** The top of the building shall cap the building and complete the design, as required by 62-216.H. Cap Types.
- 2. Articulation of Stories.** Stories shall be clearly readable and articulated on all street and rail facades utilizing the following.
- a. Fenestration.** Fenestration or window placement shall be organized by stories. Minimum transparency is required per story per building type (refer to 62-216 .C through F. Building Types). Refer to 62-216.H.5. for requirements for measuring transparency.
 - b. Expression Lines.** Horizontal expression lines and/or lintels may be used to delineate stories. Minimum expression lines are required per building type (refer to 62-216 .B through F. Building Types).
 - c. Mezzanines.** Mezzanines designed with a separate floor to floor height and story shall be articulated on the facade as a separate story.
 - d. Taller Spaces.** Refer to 62-216.G.4.d for transparency requirements on tall stories, over 18 feet in floor to floor height.

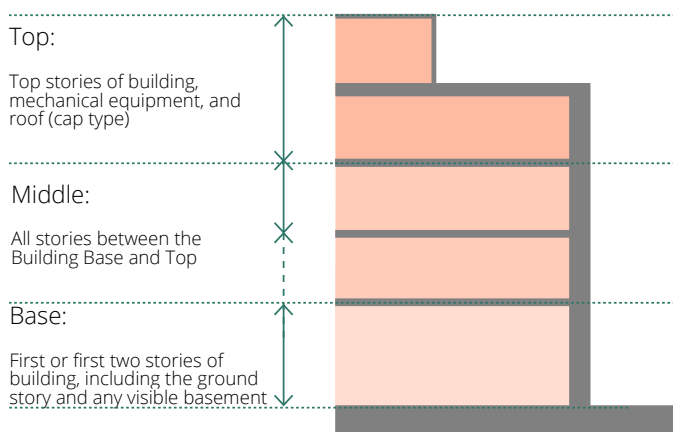


Figure 62-217-13. Illustration of Base, Middle, and Cap

- 3. Building Facade Variety.** All buildings 100 feet in width or greater along any primary street frontage shall fulfill the following requirements:
- a. Increments.** Each primary frontage facade shall be varied in segments less than or equal to 90 feet.
 - b. Requirements.** Each facade segment shall vary by the type of dominant material, or color, scale, or orientation of that material, and at least two of the following:
 - i. The proportion of recesses and projections.
 - ii. The location of the entrance and window placement, unless storefronts are utilized
 - iii. Cap type, plane, or material, unless otherwise stated in the building type requirements
 - iv. Building heights



Figure 62-217-14. Facade Variety.

E. SIGNS

Refer to Chapter 42 for sign regulations. The following additional requirements apply to the station area (SA) districts.

- 1. Back-Lit Box Signs.** In all SA districts, back-lit box signs are prohibited, whether projecting, wall, or freestanding signs. Back-lit box signs include any sign with a box configuration and lighting within the box, shining through the front panel, whether the panel is opaque or translucent.
- 2. Plastic.** Plastic is permitted only to be utilized for separate alphanumeric characters or logos on any sign type. Translucent or plastic panels are prohibited for all sign types.
- 3. Freestanding Signs.** Freestanding signs are prohibited in all SA districts, with the exception of SA 3. In SA 3, the following applies:
 - a. Monument Sign.** Freestanding signs in SA 3 may be constructed as monument signs with a maximum overall height of 6 feet. A monument sign includes a base with a sign panel mounted directly upon the base. The base height shall be less than 30 percent of the overall sign height.
 - b. Pole-Mounted Signs.** Pole-mounted signs are prohibited.
- 4. Projecting Signs.** Projecting signs in all SA districts shall be oriented to the pedestrian on the sidewalk and limited to a maximum of 7 square feet for each sign face. Projecting signs may be mounted no higher than 16 feet from the sidewalk elevation. A maximum of one pedestrian-scaled projecting sign is permitted for every 30 feet of storefront facade.
- 5. Wall Signs.** Wall sign letters in the SA districts are limited to a maximum of 2 feet in height and shall not cover any architectural detail on the building. Separate letters, each pin-mounted, are preferred to panels.
- 6. Total Signage.** For all SA districts, the total square feet of signage for each street face shall not exceed 150 square feet.

62-217. General Design

Mechanical Appurtenances

F. MECHANICAL APPURTENANCES

In the station area (SA) districts, mechanical appurtenances shall be located to create the least visual impact.

1. Rooftop Mechanical Equipment. The visual impact of rooftop mechanical equipment, including, without limitation, vents, ventilators, skylights, antennas, solar systems, condensers, air handling systems shall be minimized.

- a. Rooftop mechanical equipment shall be located using one of the following methods.
 - i. Locate all equipment within the interior of the building.
 - ii. Incorporate equipment into the roof design per 62-216.H. Cap Types.
 - iii. Locate the equipment in a tower set a minimum of 15 feet from any primary frontage facade. Refer to 62-216.H.5. Towers
- b. The Village Manager may approve rooftop mechanical equipment that is not located per paragraph 1.a, above, through a minor design exception.
- c. Solar and wind energy equipment are exempted from F.1.a and F.1.b., above.

2. Mechanical Appurtenances on Facades.

Mechanical appurtenances, such as but not limited to dryer vents, gas meters, and air conditioners, shall be located as follows:

- a. **Facade.** All mechanical appurtenances required to be exposed on an exterior facade shall be located on a non-primary frontage facade.
- b. **Alignment.** Multiple mechanical appurtenances shall be organized on the facade in a regular pattern, aligned, and illustrated on the drawing elevations submitted for approvals.
- c. **Material Coordination.** To the extent possible, mechanical appurtenances shall be located on a surface material that limits their visibility. For example, dark colored vents will likely be more visible on light colored stucco than a textured, darker surface such as brick.

3. Mechanical Appurtenances on Other

Horizontal Surfaces. Mechanical appurtenances located on the ground, decks, or horizontal surfaces other than the roof, such as but not limited to electrical equipment, transformers, and air conditioners, shall be located as follows:

- a. Mechanical equipment and appurtenances are expressly prohibited on primary street frontages.
- b. All mechanical appurtenances may be located in the rear.
- c. Mechanical appurtenances may be located in a side yard, screened from the primary frontage sidewalk.
- d. The Village Manager may approve appurtenances located on a non-primary street frontage through a minor design exception.

G. STREETScape REQUIREMENTS

For all developments in station area (SA) districts, the following streetscape is required to be installed by the applicant, unless otherwise determined by the Village Manager.

1. **Streetscape Location.** Streetscape occupies the full pedestrian area of any street right-of-way (back of curb to edge of street right-of-way) and the front yard of all developments as defined by the type of development in G.2 and G.3, below.
2. **Non-Storefront Developments.** For all residential and office developments without storefronts, the following minimum landscape is required on all street frontages.
 - a. **Parkway Planting.** The parkway area between the back of curb and the sidewalk shall be planted with street trees and ground plane vegetation per 62-217.H.2. Stormwater accommodations, lighting, and signage may be located in this area.
 - b. **Street Yards.** The front and corner side yard areas shall be planted with a minimum of 40 percent planting bed. The remaining area may be grass or patio area.
3. **Storefront Developments.** For all developments with storefront on the front facade, the following streetscape and landscape is required along all street frontages.
 - a. **Streetscape Required.** The entire area from building face to back of curb shall be designed as a combination of hardscape, tree wells, and/or bed areas.
 - b. **Standard Specifications.** Streetscape shall meet any standards defined by the Village for sidewalk, curb, access, and parkway construction. The Village Manager, at his/her discretion, may request additional requirements or waive any requirements.
 - c. **Streetscape Design Submittal.** A consistent streetscape design shall be submitted for approval with Site Plan Review for all new streets within the development and any existing streets. At a minimum, the streetscape design submittal shall include the following:
 - i. **Street Trees.** Trees meeting the minimum requirements of Chapter 58, Article II, shall be included in the streetscape design, with details related to tree pits, tree grates, and tree planting.
 - ii. **Pavement Design.** Paving materials and pattern is required for each street. Pavement design shall include the minimum sidewalk widths required by the Village and any extension of the sidewalk to the back of curb included on the private lot.
 - iii. **Street Furnishings.** For a full block development, benches and/or seatwalls, planters, planter fences, tree grates, tree guards, and trash receptacles shall be specified and quantities and locations listed for each street. For each block face, a minimum of two benches and one trash receptacle is required.
 - iv. **Bicycle Racks.** Bicycle racks shall be supplied to meet the minimum bicycle parking requirements of the blockface uses per Chapter 62, Article III, for required bicycle parking spaces. If rear bicycle parking is utilized, a minimum of 50% of the required ground floor use bicycle parking shall be supplied within the streetscape, coordinated with the Village Manager.
 - v. **Landscape Design.** Ground plane vegetation per 62-217.H.2 shall be designated for any landscape bed areas, planter areas, and open tree wells.
 - vi. **Lighting.** Pedestrian and vehicular lighting shall be specified and locations and quantities noted. All lighting shall meet any requirements of the Village Standards and Specifications Manual. Cut sheets and samples shall be submitted upon request of the Village Manager.
 - d. **Streetscape Design Continuation.** The approved streetscape design for each street may be utilized by the Village for the extension of any street outside the development to provide district continuity.

62-217. General Design

Landscape Requirements

H. LANDSCAPE REQUIREMENTS

The following establishes general landscape requirements applicable to all building types in the station area (SA) districts.

- 1. General Installation Requirements.** The installation of landscape shall adhere to the following standards.
 - a. National Standards.** All landscape shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.
 - b. Seasonal Preclusion of Installation.** If seasonal conditions preclude the complete installation, a cash escrow or irrevocable letter of credit, equal to 1.5 times the installation costs as estimated by a qualified professional will be submitted to the Village. Complete installation is required within 9 months of the issuance of the occupancy permit or the cash escrow or letter of credit may be forfeited.
 - c. Condition of Planting Materials.** The landscape materials used shall be free from visible signs of disease, infestation, or physical defect at the time of planting.
 - d. Selection of Materials.** Landscape materials shall be appropriate for the conditions of the location, including sun and wind exposure, air quality, salt exposure, soil type, expected moisture content of soil, and slope. Plant material shall not be considered invasive or potentially invasive.
 - e. Compost and Organic Matter.** Compost and organic matter shall be utilized within the soil mix to reduce the need for fertilizers and increase water retention.
 - f. Establishment.** All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary. All landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.
- 2. Ground Plane Vegetation Requirements.** All unpaved areas on the lot shall be covered by one of the following.
 - a. Planting Bed.** Planting beds shall include shrubs, ornamental grasses, ground cover, vines, or perennials. A minimum of 60 percent of the bed area shall be covered in plant material. The remaining portion of the bed shall be covered with non-living permeable materials, such as mulch or landscape aggregate.
 - b. Grass.** Seeded, plugged, or sodded grass shall be established within 90 days of planting or the area must be reseeded, replugged, or resodded.

62-217. General Design

Landscape Requirements

3. **Frontage Buffer.** The frontage buffer is required in all locations in the station area (SA) districts where vehicular areas are adjacent to or visible from any street right-of-way, except alleys.

4.

FRONTAGE BUFFER REQUIREMENTS

a. Buffer Depth & Location

Depth Minimum 7' from street facing property line for parking areas or minimum 7' from the sidewalk for other uses covered by this section.

Driveways/
Walkways This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

b. Buffer Landscape Requirements

Uses & Materials Uses and materials other than those indicated are prohibited in the buffer

Shade Trees Medium or large shade tree required at least every 40', located on the street side of the fence. Where feasible in the opinion of the zoning administrator, spacing should alternate between trees on the lot and trees in the public right of way.

Hedge Required continuous hedge on street side of fence, between shade trees & in front of vehicular areas

Hedge Composition Individual shrubs with a minimum width of 24", spaced no more than 36" on center, height maintained no more than 48".

Existing Vegetation May be credited toward buffer area

c. Fence

Location 2' from back of curb of vehicular area for parking areas or 3' from hedge trunk for other uses covered by this section.

Materials Steel or colored PVC; masonry columns (maximum width 2'6") and base (maximum 18" height) permitted

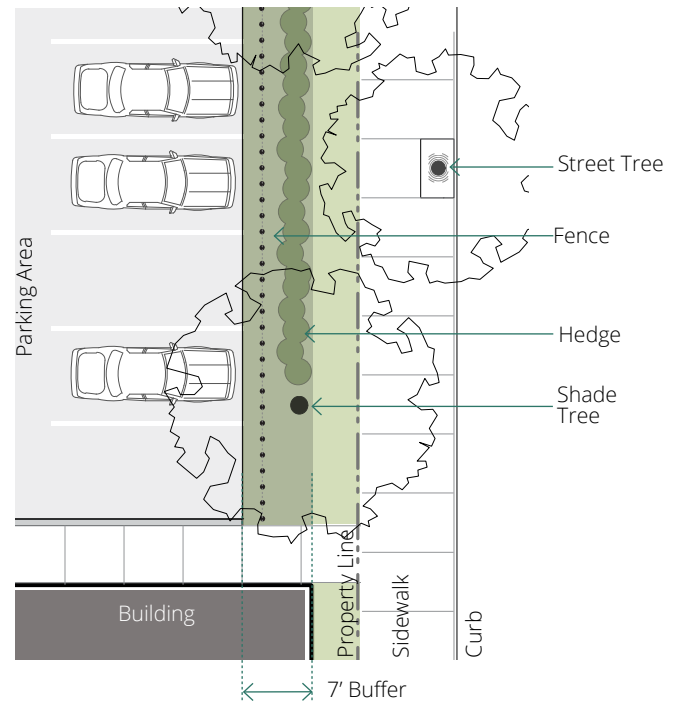
Minimum Height 3'

Maximum Height 4'

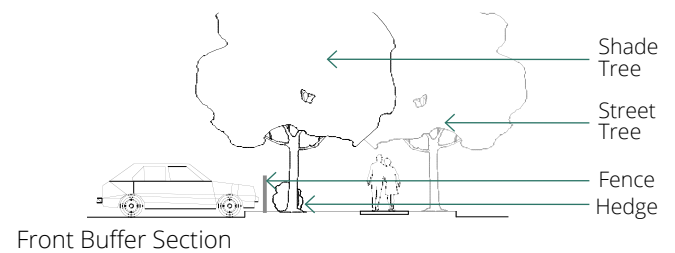
Colors Black, gray, or dark green

Opacity Minimum 30%; maximum 60%

Gate/Opening One gate permitted per street frontage; opening width maximum 6'



Front Buffer Plan



Front Buffer Section

Figure 62-217-15. Frontage Buffer.

62-217. General Design

Landscape Requirements