# Sec. 3.11.2. District Character

## 3.11.2.1. Districts and Frontages

A. District Summary. The Blue Hill District is a vital node of living, shopping and working, centrally located between downtown Chapel Hill and Durham. The Form District ensures that this essential hub is able to reach its full potential as both a destination and a community. The regulations support residential and mixed uses at varying levels of intensity, all of which will combine to foster a lively and engaging street environment easily accessible to pedestrians, bicyclists, transit riders and automobile users.

B. District Intent. This Form District is intended to implement the Ephesus Church Road/Fordham Boulevard Small Area Plan. Specifically, the Blue Hill District provides the implementation mechanism for the citizen-endorsed vision for the project area, which is a more dense, walkable urban environment with balanced access for all modes of travel.

C. Subdistricts Established. In order to implement the vision of the Ephesus Church Road/Fordham Boulevard Focus Area Plan, the following subdistricts have been established and are depicted on the Regulating Plan in Sec. 3.11.2.2.

1. Walkable Residential (WR-). The Walkable Residential Subdistrict is intended to create residential neighborhoods with a mix of housing types, together with civic buildings and open space essential to creating neighborhoods. The Walkable Residential Subdistricts are differentiated by the maximum building height permitted.
    a. WR-3: maximum height limit of 3 stories (45 feet).
    b. WR-7: maximum height limit of 7 stories (90 feet).
2. Walkable Mixed Use (WX-). The Walkable Mixed Use Subdistrict is intended to accommodate a mix of compatible uses in close proximity to one another (residential, civic, retail, office, service and entertainment uses) to create mixed use neighborhoods for residents, employees and visitors to live, work and play. The Walkable Mixed Use Subdistricts are differentiated by the maximum building height permitted.
    a. WX-5: maximum height limit of 5 stories (60 feet).
    b. WX-7: maximum height limit of 7 stories (90 feet).

D. Frontages Established. Frontages are established in this code to apply certain standards for development along all thoroughfares in the district, both existing and proposed. All public thoroughfare frontages shall be assigned one of the frontage types defined in this code.

1. Type A Frontage. The Type A Frontage is intended for areas where the highest level of walkability is desired. The Frontage creates a "main street" environment with buildings pulled up to the street edge. Type A frontage is differentiated into Type A-1, Type A-2, and Type A-3 to provide three different levels of build-to-zone coverage, sidewalk width, and setback criteria. Type A frontages are generally appropriate for Collector Streets, Local Streets, and District Streets.
2. Type B Frontage. The Type B Frontage is intended for areas adjacent to major streets where pushing buildings back creates a quiet pedestrian setting at the building. While buildings are allowed to be pulled up to the street edge, they may also be set back behind one or two rows of head-in or angle parking served by a single drive aisle.
3. Type C Frontage. Streets with significant traffic volumes that are not conducive to sustained pedestrian activity have been designated with a Type C Frontage.
4. Type D Frontage. The Type D Frontage is appropriate for Alleys that are shared between sites and provide residents and businesses access to garages, parking decks, loading docks and service areas. An alley used to satisfy the maximum block length requirement shall meet the assigned frontage requirement.
5. Type E Frontage. The Type E Frontage is intended for non-vehicular thoroughfares where development fronts on a multiuse path corridor and/or a significant natural feature.
6. The Regulating Plan shows assigned frontages for existing streets and some proposed streets in the district. Frontages along all new thoroughfares west of Fordham Boulevard not otherwise shown in the Regulating Plan are assigned as Type A-1.

Frontages along all new thoroughfares south of Europa Drive, east of 15-501, and north of Ephesus Church Road not otherwise shown in the Regulating Plan are assigned as Type A-1. Frontages along all new thoroughfares south of Ephesus Church Road and east of Fordham Boulevard not otherwise identified in the Regulating Plan are assigned as Type A-2. Frontages along any new thoroughfares north of Europa Drive not otherwise identified in the Regulating Plan are assigned as Type A-2.

For new thoroughfares not shown on the Regulating Plan, the Town Manager may assign a different frontage other than what is described in the preceding paragraph where one of the following applies:

a. Because there are Type A-1 and/or Type A-2 Frontages on other sides of the development parcel;

b. To protect sensitive natural areas or save healthy existing trees;

c. To protect natural conditions, such as watercourses, riparian buffers, natural rock formations or topography;

d. Due to the presence of existing utilities or other easements;

e. For traffic safety, site distance considerations, intersection spacing, or intersection alignment and/or adequate site distance;

f. Because there are no other options for ingress and egress;

g. To provide greater consistency with pedestrian infrastructure, building placement and/or streetscape on adjoining lots and/or the opposite side of the street; or

h. Because an alternative designation of frontage would promote greater consistency with the overall objectives of the district.

7. Corner Lot Application of Frontage

a. Where a corner lot has two different assigned frontages, the more restrictive frontage requirement shall apply to the assigned frontage, and must be continued for a minimum of 75 feet around the corner, measured from the intersection of the two right-of-way lines.

b. Where a corner lot has the same assigned frontage on two or more sides, the Town Manager shall designate one side of the lot as the primary frontage where one of the following applies:

   i. To provide greater consistency with pedestrian infrastructure, building placement and/or streetscape on adjoining lots and/or the opposite side of the street.

   ii. Because of a condition where a longer frontage on a development parcel promotes consistent pedestrian character; or

   iii. Because the frontage designation would promote greater walkability and support the overall objectives of the district as described in Section 3.11.1.

   The assigned frontage requirements shall apply to that primary frontage, and must be continued along all other frontages for a minimum of 75 feet around the corner, measured from the intersection of the two right-of-way lines.

c. Any frontages not designated as the primary frontage shall be deemed secondary lot frontages, and shall meet at least one half of the minimum Build-to-zone percentage requirement of the underlying frontages unless a design alternative is approved by the Community Design Commission.



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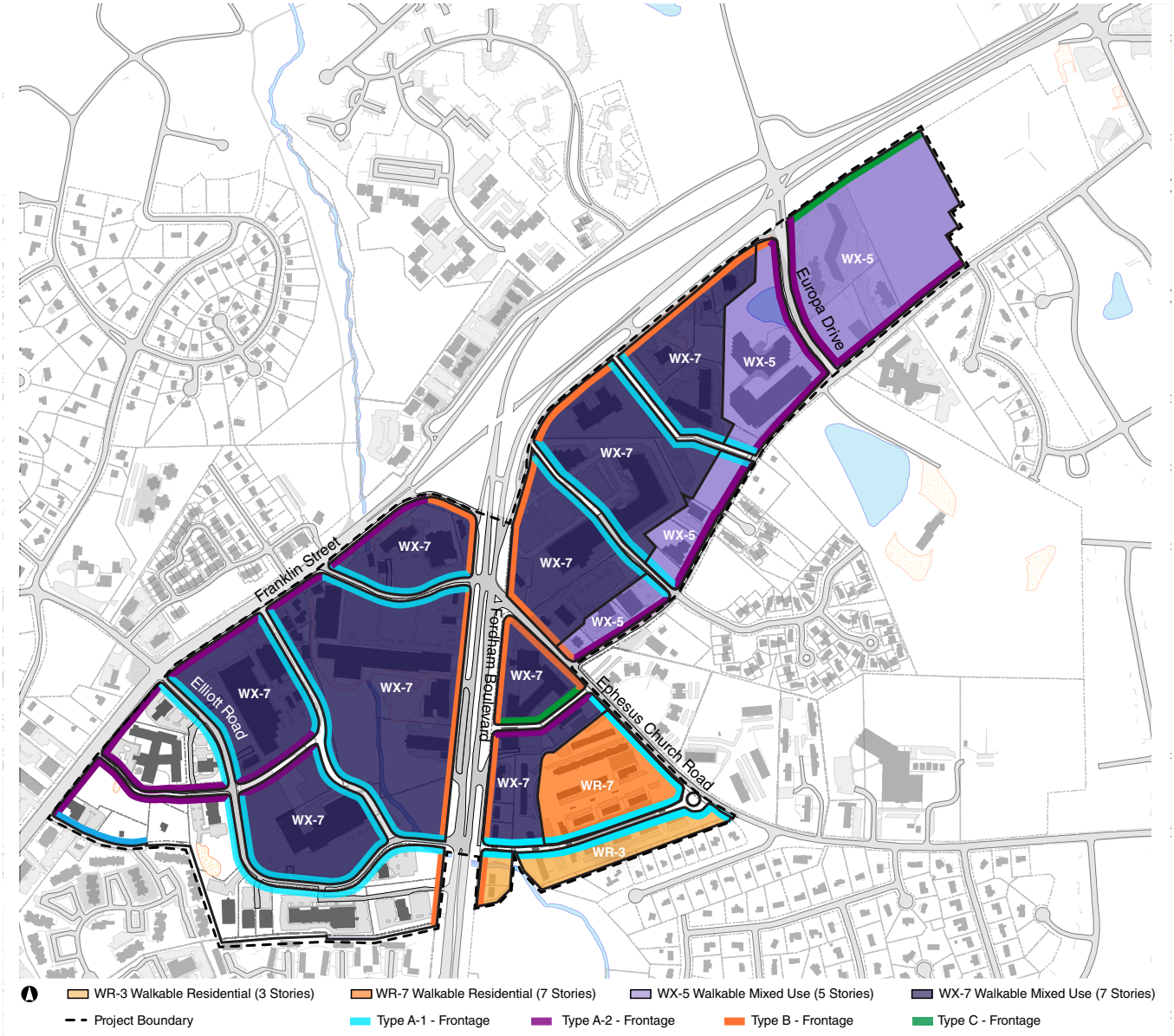
## 3.11.2.2. Regulating Plan

The Walkable Residential (WR-), Walkable Mixed Use (WX-) subdistricts are identified and located on the Town of Chapel Hill Official Zoning Map. The Regulating Plan is intended to show the general areas of each subdistrict and associated road frontage(s). Additional street right-of-way or public easement may be required at the time of development, in accordance with the Ephesus Church/Fordham Boulevard Small Area Plan, the Ephesus Fordham District Illustrative Block Studies, the Ephesus Fordham sections of the Mobility and Connectivity Plan and this Section 3.11.



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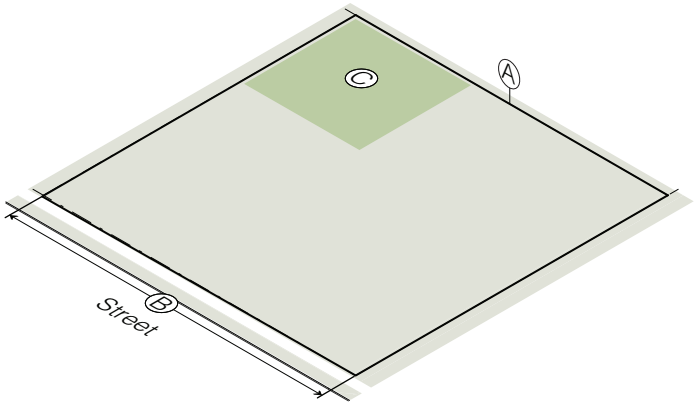
## 3.11.2.3. Walkable Residential (WR-3 and WR-7)

### 1. Lot

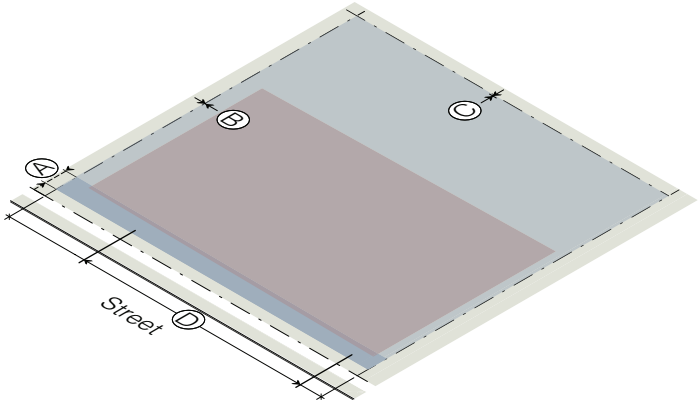



| Lot Dimensions | | |
|---|---|---|
| Ⓐ | Net land area (min) | 1,700 SF |
| Ⓑ | Lot width (min) | 20' |

| Lot Parameters | | |
|---|---|---|
| Ⓒ | Outdoor amenity space ratio (min) | 0.06 |
| | Recreation space ratio (min), applies to residential portion of building | |
| | 1-3 story building | 0.08 |
| | 4+ story building | 0.12 |

Outdoor amenity space is a ratio of net land area.
Recreation space is a ratio of gross land area.

### 2. Placement




| Building Setbacks | | |
|---|---|---|
| Ⓐ | Front | As defined by Frontage Type |
| Ⓑ | Side interior (min) | 0' or 5' |
| Ⓒ | Rear (min) | 0' or 5' |
| Ⓒ | Rear, alley (min) | 5' |

| Build-to Zone (BTZ) | | |
|---|---|---|
| Ⓓ | Building façade in BTZ (min % of lot width) | As defined by Frontage Type |

| Block Parameters | | |
|---|---|---|
| | Maximum block length | 450' |
| | Maximum block perimeter | 1,800' |

1. For the definition of Build-to-Zone (BTZ), see Section 3.11.2.7, Measurements and Exceptions, subsection G.
2. For additional information regarding other terms, definitions and requirements, see Section 3.11.2.7 Measurements and Exceptions.



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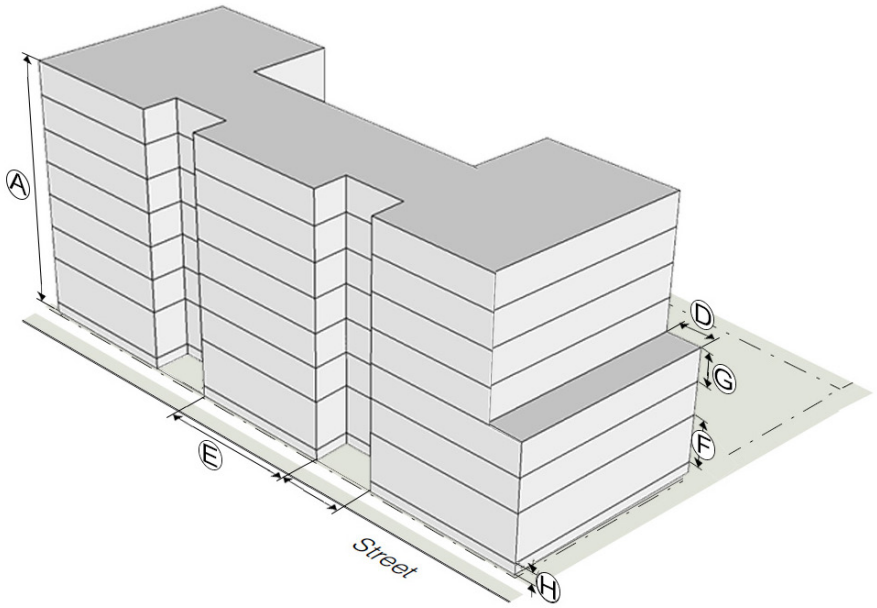
### 3. Mass




| Building Height | | |
|---|---|---|
| Ⓐ | Building height (max) | |
| | - WR-7 | 7 stories, not to exceed 90' |
| | - WR-3 | 3 stories, not to exceed 45' |
| Ⓑ | Building height for principal structures | 2 stories* |

| Mass Variation | | |
|---|---|---|
| Ⓒ | Average floor plate area (max) above 3rd floor | |
| | - 3 story buildings or less | 70% of floor plate area of third floor, with no floor plate exceeding 80% of third floor area |
| | Buildings 4 stories or greater shall meet either the step back or module offset standard below | |
| Ⓓ | Building step back above 2nd or 3rd floor (min) | 10' step back above 2nd or 3rd floor |
| Ⓔ | Module offset | |
| | - Module width (max) | 80' |
| | - Depth of offset (min) | 6' |
| | - Width of offset | 12' |

| Story Height | | |
|---|---|---|
| Ⓕ | Ground story height, floor to ceiling (min) | 9' |
| Ⓖ | Upper story height, floor to ceiling (min) | 9' |

| Ⓗ Ground Floor Elevation | | |
|---|---|---|
| | Ground floor elevation (min/max) | 2' / 4' |

* The second story shall be at least 2/3rds the floor area of the first story.



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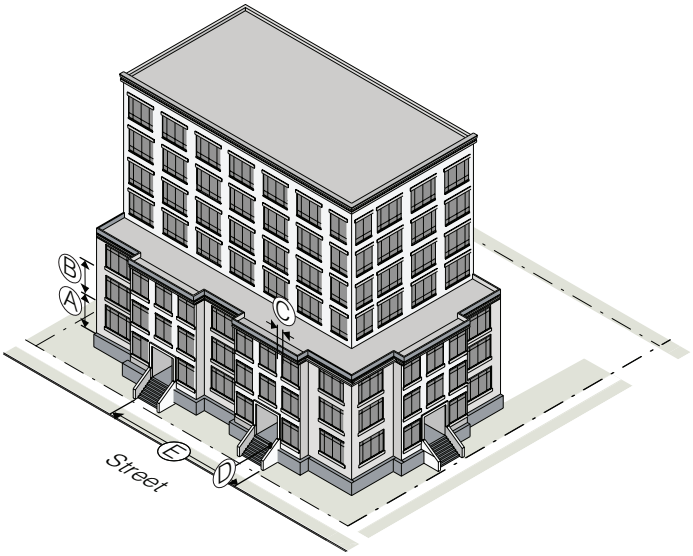
4. Form




| | | |
|---|---|---|
| **Transparency** | | |
| Ⓐ | Ground story (min) | 20% |
| Ⓑ | Upper story (min) | 20% |
| Ⓒ | Blank wall distance (max) | 50' |
| **Pedestrian Access** | | |
| Ⓓ | Principal entrance facing the public realm | required |
| Ⓔ | Principal entrance spacing along street-facing façade (max) | 50' |
| Ⓕ | Building pass-through | 330' maximum spacing |
| | Width (min) | 12' |
| | Height (min) | Equal to the height of the adjacent first floor ceiling |
| **Ⓖ Building Elements Permitted** | | |
| | Front porch, stoop | |
| | Balcony | |
| | Forecourt | |



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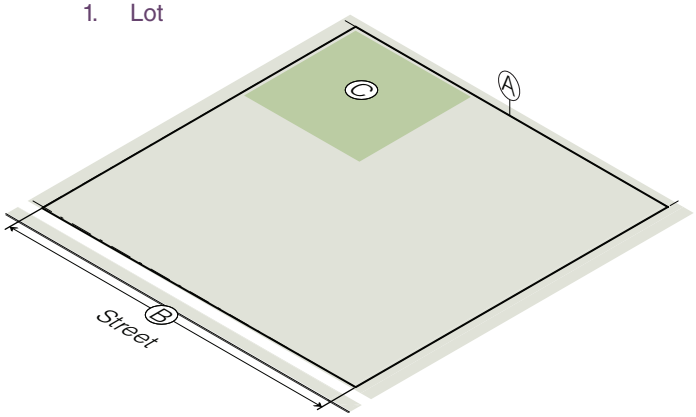
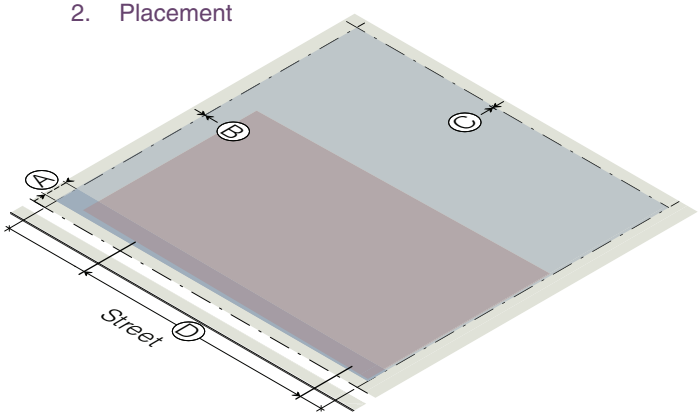
## 3.11.2.4. Walkable Mixed Use (WX-5 and WX-7)

1. Lot




2. Placement




| Lot Dimensions | | |
|---|---|---|
| Ⓐ | Net land area (min) | |
| | - All residential | 1,700 SF |
| | - Mixed use / nonresidential | 5,000 SF |
| Ⓑ | Lot width (min) | |
| | - All residential | 20' |
| | - Mixed use / nonresidential | 50' |

| Lot Parameters | | |
|---|---|---|
| Ⓒ | Outdoor amenity space ratio (min) | 0.06 |
| | Recreation space ratio (min), applies to residential portion of building | |
| | 1-3 story building | 0.08 |
| | 4+ story building | 0.12 |

Outdoor amenity space is a ratio of net land area. Recreation space is a ratio of gross land area

| Building Setbacks | | |
|---|---|---|
| Ⓐ | Front | As defined by Frontage Type |
| Ⓑ | Side interior (min) | 0' or 5' |
| Ⓒ | Rear (min) | 0' or 5' |
| Ⓒ | Rear, alley (min) | 5' |

| Build-to Zone (BTZ) | | |
|---|---|---|
| Ⓓ | Building façade in BTZ (min % of lot width) | As defined by Frontage Type |

| Block Parameters | |
|---|---|
| Maximum block length | 450' |
| Maximum block perimeter | 1,800' |

1. For the definition of Build-to-Zone (BTZ), see Section 3.11.2.7 Measurements and Exceptions, subsection G
2. For additional information regarding other terms, definitions and requirements, see Section 3.11.2.7 Measurements and Exceptions



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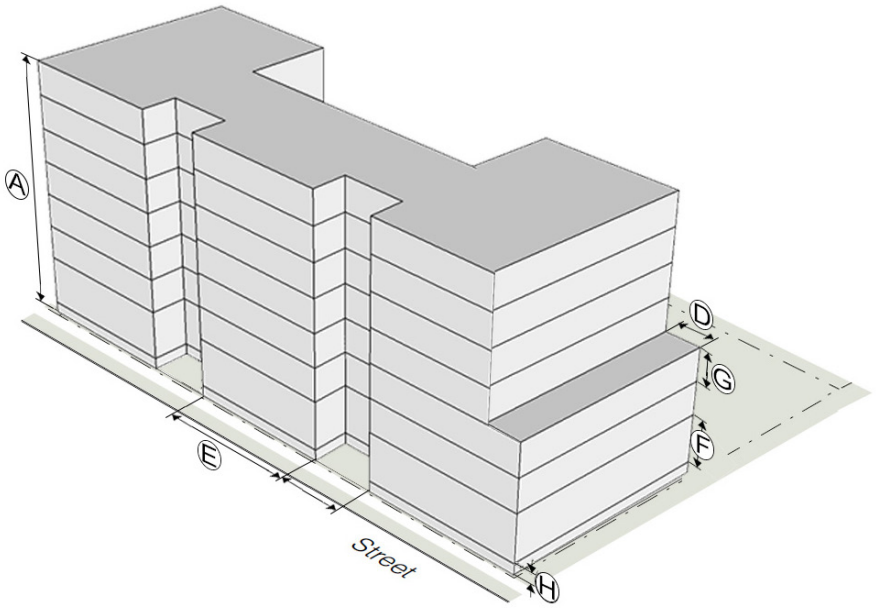
### 3. Mass




| | | |
|---|---|---|
| **Building Height** | | |
| Ⓐ | Building height (max) | |
| | - WX-7 | 7 stories, not to exceed 90' |
| | - WX-5 | 5 stories, not to exceed 60' |
| Ⓑ | Building height for principal structures (min) | 2 stories* |
| **Mass Variation** | | |
| Ⓒ | Average floor plate area (max) above 3rd floor | |
| | - 3 story buildings or less | |
| | - 4 story buildings or greater | 70 % of floor plate area of third floor, with no floor plate exceeding 80% of third floor area |
| | Buildings 4 stories or greater shall meet either the step back or module offset standard below | |
| Ⓓ | Building step back above 2nd or 3rd floor (min) | 10' step back above 2nd or 3rd floor |
| Ⓔ | Module Offset | |
| | - Average Module Width (max) | 80' |
| | - Depth of offset (min) | 6' |
| | - Width of offset (min) | 12' |
| **Story Height** | | |
| Ⓕ | Ground story height, floor to ceiling (min) | |
| | - Residential | 9' |
| | - Nonresidential | 13' |
| Ⓖ | Upper story height, floor to ceiling (min) | 9' |
| **Ⓗ Ground Floor Elevation** | | |
| | - Residential (min/max) | 2' / 4' |
| | - Nonresidential (min/max) | 0' / 2' |

* The second story shall be at least 2/3rds the floor area of the first story.

** Greater floor plate area is permitted above the 3rd floor for a building that includes non-residential uses, subject to provision of a 20' building stepback, as described in 3.11.2.7.T



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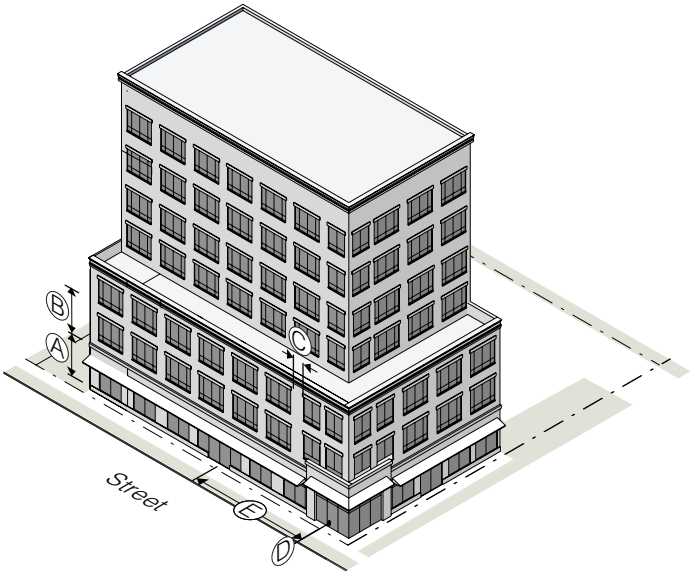
4. Form




| Transparency | | |
|---|---|---|
| Ⓐ | Ground story (min) | |
| | - Residential | 20% |
| | - Nonresidential | 60% |
| Ⓑ | Upper story (min) | 20% |
| Ⓒ | Blank wall distance (max) | |
| | - Residential | 50' |
| | - Nonresidential | 30' |

| Pedestrian Access | | |
|---|---|---|
| Ⓓ | Principal entrance facing the public realm | Required |
| Ⓔ | Principal entrance spacing along street-facing façade (max) | |
| | - Residential | 50' |
| | - Nonresidential | 100' |
| Ⓕ | Building pass-through | 330' maximum spacing |
| | Width (min) | 12' |
| | Height (min) | Equal to the height of the adjacent first floor ceiling |

| Ⓖ Building Elements Permitted |
|---|
| Front porch, stoop |
| Balcony |
| Awning/canopy |
| Gallery |
| Forecourt |



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## 3.11.2.5. Frontages

Type A With On-Street Parking


Type A Without On-Street Parking


### TYPE A FRONTAGE

| | | |
|---|---|---|
| **Building Location** | | |
| Ⓐ | Front setback, Type A1 (min/max) | 0–10' |
| | Front setback, Type A2 (min/max) | 0–20' |
| | Front setback, Type A3 (min/max) | 0–20' |
| | Building façade in BTZ (min % of lot width) | |
| | – Type A1 | 80% |
| | – Type A2 | 60% |
| | – Type A3 | 60% |
| **Streetscape** | | |
| Ⓑ | Sidewalk, Type A1 (min) | 10' with 10' minimum clear zone |
| | Sidewalk, Type A2 (min) | 10' with 10' minimum clear zone |
| | Sidewalk, Type A3 (min) | 10' with 10' minimum clear zone |
| Ⓒ | Tree planting zone (min)<br>Note: Between tree plantings, this area is only required to be hardscaped where retail frontages are located, or as otherwise determined by the Town Manager as desirable or necessary to support transit stops, other public infrastructure or pedestrian connectivity. | 8' |
| | Tree spacing (on center, avg) | 40' |
| Ⓓ | On-street parking, where provided (min) | Per thoroughfare standards |
| **Parking Location** | | |
| | **Surface parking:** Not permitted in the Build-to-Zone | |
| | **Structured or covered parking:** 30' minimum behind front building façade for all floors. A smaller setback may be permitted for the second and third floors with a design alternative. | |

Canopy trees meeting the stated average spacing are required. Where conflicts exist due to utility locations, fire access, or required site lines, an equivalent or better alternative for tree type, location, and average spacing can be reviewed and approved by the Community Design Commission.



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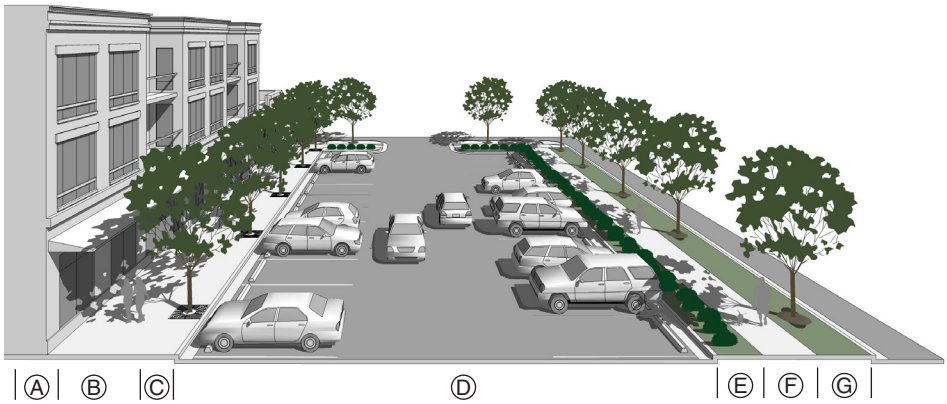
Type B Frontage




## TYPE B FRONTAGE

| | | |
|---|---|---|
| **Building Location** | | |
| Ⓐ | Front setback, with parking (min/max) | 0–85' |
| | Front setback, without parking (min/max) | 0–20' |
| | Building façade in BTZ (min % of lot width) | 60% |
| **Pedestrian Way** | | |
| Ⓑ | Sidewalk (min) | 8' |
| Ⓒ | Tree planting zone (min)<br>Note: Between tree plantings, this area is only required to be hardscaped where retail frontages are located, or as otherwise determined by the Town Manager as desirable or necessary to support transit stops, other public insfrastructure or pedestrian connectivity. | 8' |
| | Tree spacing (on center, avg) | 40' |
| **Vehicular Way** | | |
| Ⓓ | Parking area (max) | 60' |
| Ⓔ | Hedge planting or wall zone (36" min height) | 5' (min width) |

| | | |
|---|---|---|
| **Streetscape** | | |
| Ⓕ | Sidewalk or multiuse path not in conjunction with a Town plan (min)<br>OR | 6' with 6' minimum clear zone<br>OR |
| | Sidewalk or multiuse path in conjunction with a Town plan (min) | 12' with 14' minimum clear zone |
| Ⓖ | Tree planting zone (min)<br>Note: Between tree plantings, this area is only required to be hardscaped where retail frontages are located, or as otherwise determined by the Town Manager as desirable or necessary to support transit stops, other public infrastructure or pedestrian connectivity. | 8' |
| | Tree spacing (on center, avg) | 40' |
| **Parking Location** | | |
| | **Surface parking:** 2 bays maximum permitted between building and street | |
| | **Structured or covered parking:** 30' minimum behind front building façade for all floors. A smaller setback may be permitted for the first through third floors with a design alternative. | |

Canopy trees meeting the stated average spacing are required. Where conflicts exist due to utility locations, fire access, or required site lines, an equivalent or better alternative for tree type, location, and average spacing can be reviewed and approved by the Community Design Commission.

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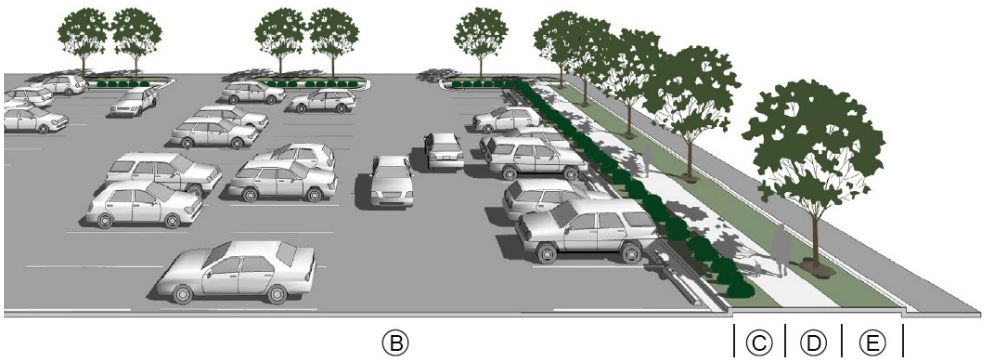
Type C Frontage




| TYPE C FRONTAGE | | |
|---|---|---|
| **Building Location** | | |
| Ⓐ | Front setback (min/max) | 5' |
| | Building façade in BTZ (min % of lot width) | n/a |
| **Vehicular Way** | | |
| Ⓑ | Parking area (min) | Unlimited |
| Ⓒ | Hedge planting or wall zone (36" min height) | 5' (min width) |
| **Streetscape** | | |
| Ⓓ | Sidewalk or multiuse path not in conjunction with a Town plan (min)<br>OR | 6' with 6' minimum clear zone<br>OR |
| | Sidewalk or multiuse path in conjunction with a Town plan (min) | 12' with 14' minimum clear zone |
| Ⓔ | Tree planting zone (min) | 8' |
| | Tree spacing (on center, avg) | 40' |
| **Parking Location** | | |
| | **Surface parking:** No restriction | |
| | **Structured or covered parking:** No restriction | |

Canopy trees meeting the stated average spacing are required. Where conflicts exist due to utility locations, fire access, or required site lines, an equivalent or better alternative for tree type, location, and average spacing. can be reviewed and approved by the Community Design Commission.



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Type D Frontage


## TYPE D FRONTAGE

| | | |
|---|---|---|
| **Building Location** | | |
| Ⓐ | Front setback (min/max) | 5–20' |
| | Building façade in BTZ (min % of lot width) | 60% |
| **Streetscape** | | |
| Ⓑ | Sidewalk (min) | 6' with 6' minimum clear zone |
| Ⓒ | Planting zone (min)<br>Note: Portions may be hardscaped | 4' |
| | Shrub/Tree spacing (on center, avg) | 20' |
| **Parking Location** | | |
| | **Surface parking:** Not permitted in the Build-to-Zone | |
| | **Structured or covered parking:** No restriction | |

A mix of columnar trees, understory trees and shrubs may be provided to meet shrub/tree spacing requirements. Where conflicts exist due to utility locations, fire access, or required site lines, an equivalent or better alternative for tree type, location, and average spacing can be reviewed and approved by the Community Design Commission.



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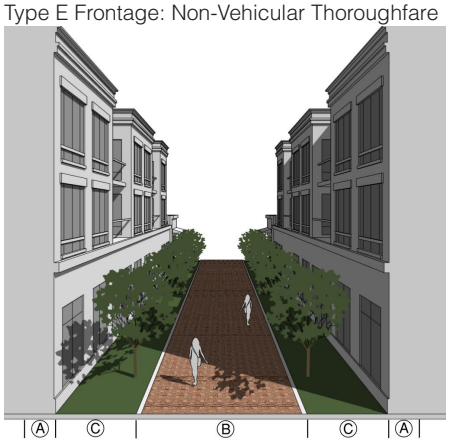
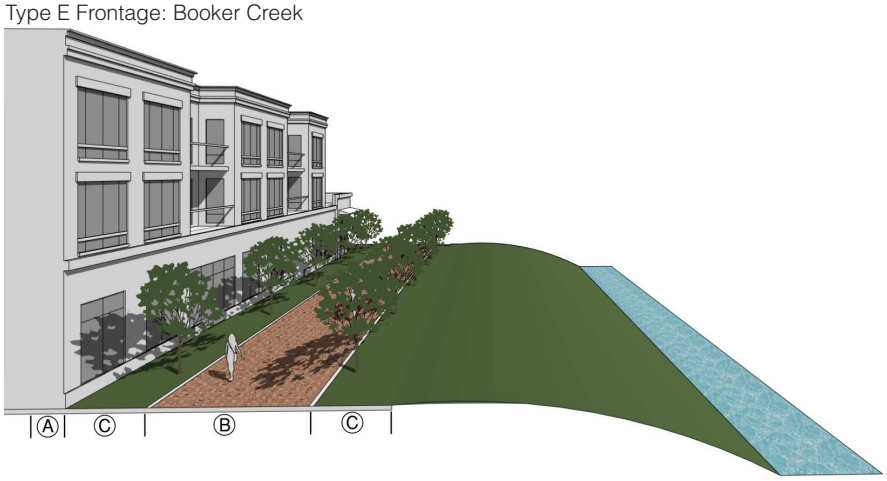
## Type E Frontage

Type E Frontage: Non-Vehicular Thoroughfare




Type E Frontage: Booker Creek




### TYPE E FRONTAGE

| | | |
|---|---|---|
| **Building Location** | | |
| Ⓐ | Front setback (min/max) | 0–20' |
| | Building façade in BTZ (min % of lot width) | 60% |
| **Streetscape** | | |
| Ⓑ | Sidewalk or path adjoining stream corridor, not in conjunction with a Town plan (min) OR | 10' with 10' minimum clear zone |
| | Multiuse path (min) | 12' with 14' minimum clear zone |
| Ⓒ | Tree planting zone (min)<br>Note: Between tree plantings, this area should not be hardscaped, except to support path amenities, public infrastructure or pedestrian connectivity.<br>Where a tree planting zone adjoins an outdoor amenity space, it may be considered part of the outdoor amenity space. | 8' provided on both sides of sidewalk or path |
| | Tree spacing (on center, avg) | 20' |
| **Parking Location** | | |
| | **Surface parking:** Not permitted in the Build-to-Zone | |
| | **Structured or covered parking:** 30' minimum behind front building façade for all floors. | |

A mix of canopy trees and understory trees, provided on both sides of the sidewalk or path, may be provided to meet tree spacing requirements.



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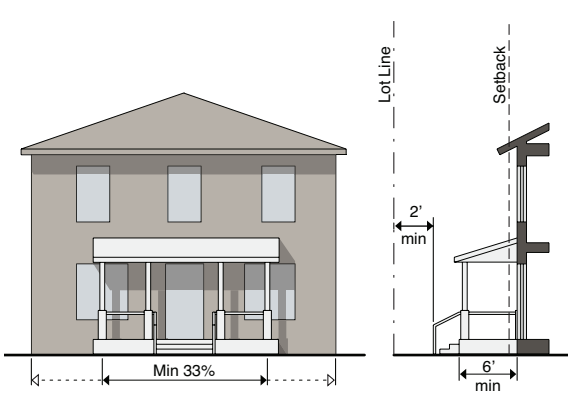
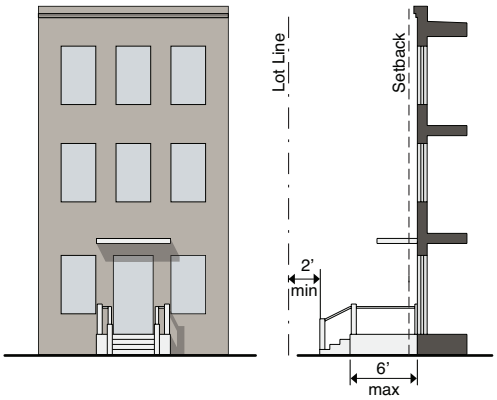
## 3.11.2.6. Building Elements

The following standards are intended to ensure that certain building elements, when added to a street-facing façade, are of sufficient size to be usable, functional and architecturally compatible with the building to which they are attached. These regulations do not apply to building elements on building façades that do not face a street. Building elements are permitted by subdistrict as shown in each subdistrict.




A. Front Porch. A raised structure attached to a building, forming a covered entrance to a doorway.

1. A front porch must be at least 6 feet deep (not including the steps).
2. A front porch must be continuous, with a width not less than 33% of the building façade from which it projects.
3. A front porch must be roofed and may be screened, but cannot be fully enclosed.
4. A front porch, including the steps, may extend into a front setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
5. A front porch may not encroach into the public right-of-way.

B. Stoop. A small raised platform that serves as an entrance to a building.

1. A stoop may be no more than 6 feet deep (not including the steps) and 6 feet wide.
2. A stoop may be covered but cannot be fully enclosed.
3. A stoop, including the steps, may extend into a front setback, provided that such extension at least 2 feet from the vertical plane of any lot line.
4. A stoop may not encroach into the public right-of-way.



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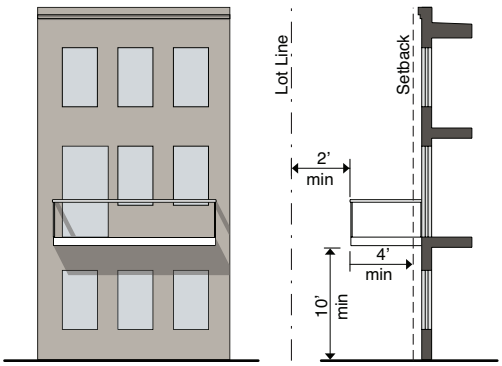


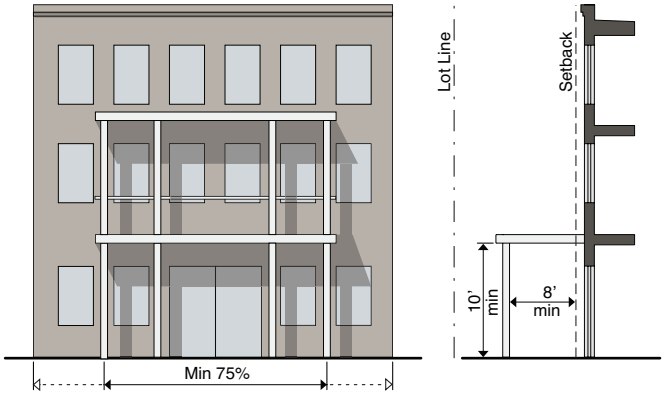


C. Balcony. A platform projecting from the wall of an upper-story of a building with a railing along its outer edge, often with access from a door or window.

1. A balcony must be at least 4 feet deep and may extend into a required setback, provided that such extension is at least 2 feet from the vertical plane of side interior or rear lot line.
2. A balcony must have a clear height above the sidewalk of at least 10 feet.
3. A balcony may be covered and screened, but cannot be fully enclosed.
4. A balcony may encroach up to 6 feet into the public right-of-way but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.

D. Gallery. A covered passage extending along the outside wall of a building supported by arches or columns that is open on 3 sides.

1. A gallery must have a clear depth from the support columns to the building's façade of at least 8 feet and a clear height above the sidewalk of at least 10 feet.
2. A gallery must be contiguous and extend over at least 75% of the width of the building façade from which it projects.
3. A gallery may extend into a required front setback.
4. A gallery may encroach up 8 feet into the public right-of-way but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.



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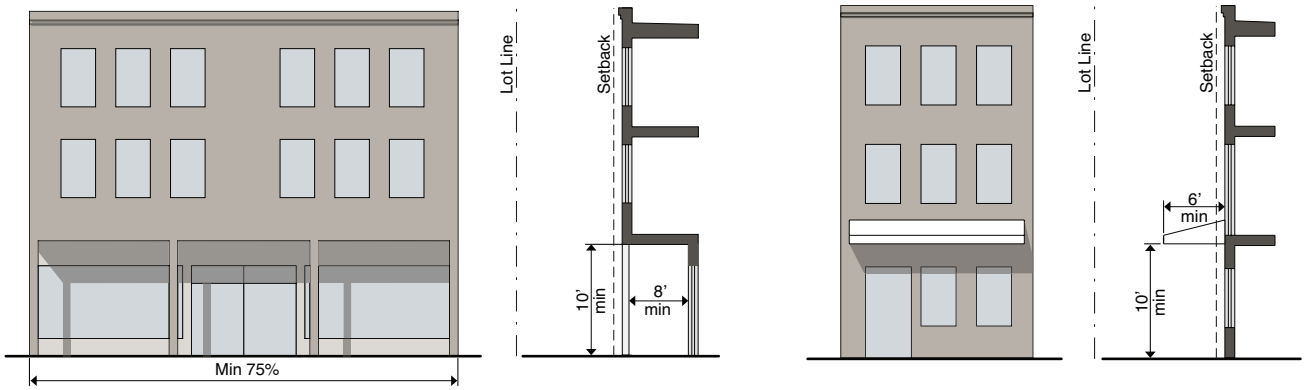


E. Arcade. A covered passage extending along the outside wall of a building supported by arches or columns that is open on 3 sides.

1. An arcade must have a clear depth from the support columns to the building's façade of at least 8 feet and a clear height above the sidewalk of at least 10 feet.
2. An arcade must be continuous and extend over at least 75% of the width of the building façade.
3. An arcade may extend into a required front setback.
4. An arcade may not encroach into the public right-of-way.

F. Awning/Canopy. A wall-mounted, cantilevered structure providing shade and cover from the weather for a sidewalk.

1. An awning/canopy must be a minimum of 10 feet clear height above the sidewalk and must have a minimum depth of 6 feet.
2. An awning/canopy may extend into a front setback.
3. An awning/canopy may encroach up to 8 feet into the public right-of-way but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.



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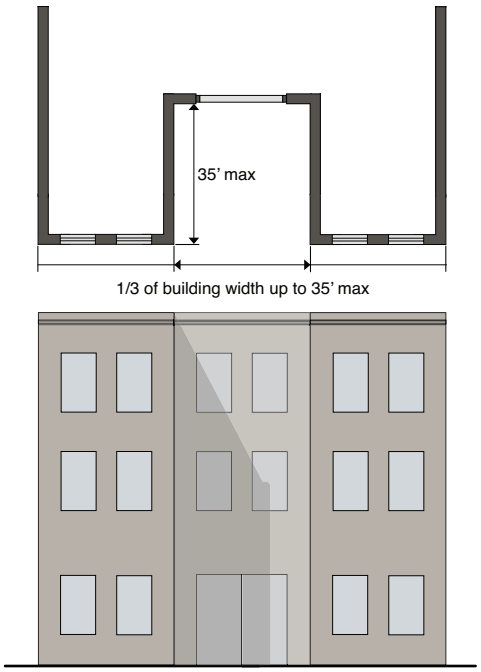


G. Forecourt. An open area at grade, or within 30 inches of grade, that serves as an open space, plaza or outdoor dining area.

1. A forecourt must be no more than one-third of the length of the building face and no longer than 35 feet in width, except where a larger space would increase pedestrian interest and/or allow more variation in the massing and design of the building. Where such purpose is achieved, the width may increase up to 50 feet with approval of a design alternative.
2. A forecourt may be no more than 35 feet in depth, except where a larger space would achieve the purposes defined above, in which case the depth may increase up to 50 feet with approval of a design alternative.
3. A maximum of one forecourt is permitted for every 100 feet in lot width.
4. A forecourt meeting the above requirements is considered part of the building for the purpose of measuring the build-to zone.
5. The area of a forecourt may be included in the calculation of required outdoor amenity space.

H. Other Building Elements or Design Treatments. Architectural elements or design treatments at the ground level not included above may be approved by the Community Design Commission if they are deemed to contribute to walkability by activating the street frontage, whether associated with residential or other uses.



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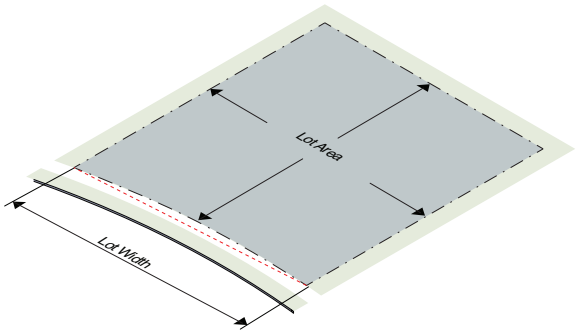
## 3.11.2.7. Measurements and Exceptions

A. Net Land Area. Net land area is the area included within the rear, side and front lot lines. Net land area does not include existing or proposed right-of-way, whether dedicated or not dedicated to public use.

B. Lot Dimensions.

1. Lot width. Lot width is the distance between the two side lot lines measured at the primary street property line along a straight line or along the chord of the property line on a curvilinear lot.




C. Block Length. Block length is the distance between two intersections or an intersection and the terminus of a road. Block length is measured from right-of-way line to right-of-way line or right-of-way line to property line. Block length requirements apply to the block face along all frontages designated by Type A, B, C, D, or E, as shown on the Regulating Plan (Section 3.11.2.2) or assigned by the Town Manager. A new public thoroughfare created by the block length standard shall connect to another street where practical, and shall align at the project boundary such that a future connection is viable as determined by the Town. A partial width public thoroughfare created near the property line, intended for expansion by the adjacent property owner at the time of future development, shall be located so that at least hal of the ultimate right-of-way width is provided.

a. The maximum allowable block length may be increased by ten percent (10%) through an administrative adjustment where one or more of the following applies:

i. Proposed to protect sensitive natural areas or save healthy existing trees;

ii. Required to protect natural conditions, such as watercourses, riparian buffers, natural rock formations or topography;

iii. Required based on some unusual aspect of the development site or the proposed development that is not shared by landowners generally within the Blue Hill district (e.g., unusual lot size, configuration, or surrounding parcelization patterns);

iv. Required due to the presence of existing utilities or other easements;

v. Required for traffic safety, site distance considerations, intersection spacing, or intersection alignment; or

vi. Proposed because there are no other options for ingress and egress.

b. Where the Community Design Commission makes a finding that a proposed design alternative for block length will provide access, support future extension and connectivity to adjacent properties, and supports a walkable public realm consistent with the purpose and intent of Section 3.11.2.1.B. and where one or more of the site constraints listed below applies, the Community Design Commission may approve an alternatively designed block length up to 600 feet as part of a Certificate of Appropriateness;

i. Proposed to protect sensitive natural areas or save healthy existing trees;

ii. Required to protect natural conditions, such as watercourses, riparian buffers, natural rock formations or topography;

iii. Required based on some unusual aspect of the development site or the proposed development that is not shared by landowners generally within the Blue Hill District (e.g., unusual lot size, configuration, or surrounding parcelization patterns);

iv. Required due to the presence of existing utilities or other easements;

v. Required for traffic safety, site distance considerations, intersection spacing, or intersection alignment; or



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vi. Proposed because there are no other options for ingress and egress.

D. Block Perimeter. Block perimeter is measured along the property line or right-of-way line along streets, thoroughfares, or other public lands.

a. The maximum allowable block perimeter may be increased by five percent (5%) through an administrative adjustment where one or more of the following applies:

i. Proposed to protect sensitive natural areas or save healthy existing trees;

ii. Required to protect natural conditions, such as watercourses, riparian buffers, natural rock formations or topography;

iii. Required based on some unusual aspect of the development site or the proposed development that is not shared by landowners generally within the Blue Hill district (e.g., unusual lot size, configuration, or surrounding parcelization patterns);

iv. Required due to the presence of existing utilities or other easements;

v. Required for traffic safety, site distance considerations, intersection spacing, or intersection alignment; or

vi. Proposed because there are no other options for ingress and egress.

b. Consistent with Section 3.11.2.C.b, the maximum allowable block perimeter may be increased by up to 2400' by application to and approval from the Community Design Commission for a design alternative.

c. A site bound by vehicular or non-vehicular thoroughfares on all sides, forming a complete block and complying with the maximum block perimeter as specified by the Subdistrict, is encouraged where feasible. A site that is only partially bound by thoroughfares shall locate the thoroughfares in a way that allows a feasible alignment for a vehicular or non-vehicular connection on adjacent properties that would complete the block without exceeding the maximum block perimeter.

E. Gross Land Area. Gross Land Area is all area within the boundaries of a zoning lot (net land area) plus half of the following areas located within or adjoining the lot: (1) publicly-owned or otherwise permanently dedicated open space, such as parks, recreation areas, water bodies, cemeteries and the like, and (2) existing or proposed right-of-way, whether dedicated or not dedicated to public use; provided that the total amount of credited open space and public streets shall not exceed ten (10) percent of the net land area of the zoning lot.

F. Outdoor Amenity Space

1. In General. Outdoor amenity space is required for all uses. Outdoor amenity space must be provided on the lot, or lands permanently designated as publically accessible open space, and must be available as unenclosed exterior space appropriately improved as a pedestrian amenity or for aesthetic appeal and cannot include areas used for vehicles, except for incidental service, maintenance or emergency actions. Outdoor amenity space shall be made available to the general public.

2. Fee Alternative. A minimum of 10% of any outdoor amenity space requirement must occur on the development site; however, up to 90% of the outdoor amenity space requirement may, with the approval of the Town Manager, be met through payment of a fee in-lieu to the Town. The amount of the payment is the product of the amount of outdoor amenity space required multiplied by a dollar amount established by the Town Council annually as part of the budget process. The applicant must make the payment before issuance of a Form District Permit, provided, however, that the Town Manager may allow phasing of payments consistent with the approved phasing of the development.

3. Greenway Alternative. Form District development applications for sites that include any land which overlaps a portion of a proposed greenway shown on the Town's adopted Greenway Master Plan must be designed to accommodate the extension of that greenway in accordance with the Greenway Master Plan. A developer's financial obligation to

contribute to the dedication and construction of the greenway is based on the formulas for calculation of amenity space and recreation space provided in Section 3.11.2.7. Land dedicated for a public pedestrian and non-motorized vehicle easement or deeded to the Town along the greenway may be substituted for required improved outdoor amenity or recreation space, where deemed acceptable by the Town Manager.

4. Standards

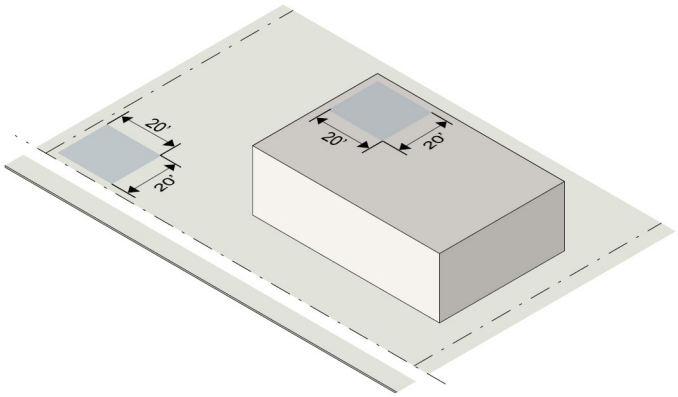
   a. The minimum size of outdoor amenity space is the number of square feet derived by multiplying the net land area of the development by the applicable ratio shown for the zoning district.

   b. Outdoor amenity space may be met in one contiguous open area or in multiple open areas on the lot and must meet minimum dimensions described as follows:

      i. Where not located adjacent to a building, or where located adjacent to a building that is three stories in height or less, an outdoor amenity space must be at least 20 feet in width and length.

      ii. Where located adjacent to a building that is four stories in height or greater, the outdoor amenity space shall have greater dimensions, such that the space is in proportion to the associated building, provides a comfortable scale for pedestrians, and invites public use and enjoyment. In no case shall the area of a single outdoor amenity space be required to exceed the minimum outdoor amenity space ratio as specified for the subdistrict.

      iii. Where located in the build-to zone and used to create inviting space along a street facing façade, the width of the outdoor amenity space measured perpendicular to the right-of-way may be less than the dimension prescribed above, subject to approval of a design alternative.




   c. Outdoor amenity space must be adjacent or adjoining a public right-of way, greenway, or publicly accessible thoroughfare, and must be within one-half story in elevation of the adjoining public walkway except under the following circumstances:

      i. An administrative adjustment is provided due to unusual topographical or environmental conditions of the site.

      ii. A design alternative is approved for outdoor amenity space to be within two stories in elevation of the adjoining public walkway. A rooftop amenity space must be highly visible from the adjoining public walkway and must have an easily identified route of public access, including provision of ADA access.

   d. Outdoor amenity space may be counted to meet the build-to-zone percentage requirements; however, only half the width of the applicable outdoor amenity space can be counted toward the required percentage.



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e. Where pedestrian pass-throughs are provided, they may qualify as outdoor amenity space if they are unobstructed above by any building elements and meet all other requirements of this section. A building element used for shade purposes, such as a pergola or canopy, which allows partial views to the sky, may be considered as unobstructed above.

f. Outdoor amenity space cannot be parked or driven upon, except for emergency access and permitted temporary events.

g. Outdoor amenity spaces may include but not be limited to:

   i. Facilities such as a playground, sport court, dog park, garden, community garden, park, green, pavilion, seating area plaza or water feature

h. Outdoor amenity space expressly does not include:

   i. Any streetscape components located within the public right-of-way; and

   ii. Any landscaping internal to or screening a parking lot.

i. The requirement for outdoor amenity space may also be met by means of a design alternative approved by the Community Design Commission where the space is located on a parcel other than the subject property, no further than 800' from the subject parcel and within the boundaries of the Blue Hill District. This provision is intended to allow the aggregation of outdoor amenity space to create larger, publically accessible areas.

G. Recreation Space

1. In General. Active, improved outdoor space must be provided for common active recreational use by residents of multifamily or mixed use developments.

2. Fee Alternative. In lieu of providing recreation space, an applicant may, with the approval of the Town Manager, make a payment to the Town whereby the Town may acquire or develop recreation land or greenways to serve the development. A minimum of 50% of the required recreation space must be met through a payment in lieu. The amount of the payment is the product of the amount of recreational space required multiplied by a dollar amount established by the Town Council annually as part of the budget process. The applicant must make the payment before issuance of a Form District Permit, provided, however, that the Town Manager may allow phasing of payments consistent with the approved phasing of the development.

3. Greenway Alternative. Form District development applications for sites that include any land which overlaps a portion of a proposed greenway shown on the Town's adopted Greenway Master Plan must be designed to accommodate the extension of that greenway in accordance with the Greenway Master Plan. A developer's financial obligation to contribute to the dedication and construction of the greenway is based on the formulas for calculation of amenity space and recreation space provided in Section 3.11.2.7. Land dedicated for a public pedestrian and non-motorized vehicle easement or deeded to the Town along the greenway may be substituted for required improved outdoor amenity or recreation space, where deemed acceptable by the Town Manager.

4. Standards

   a. The minimum size of active recreation space is the number of square feet derived by multiplying gross land area of the development by the applicable ratio shown for the zoning district and building height. Where a development contains residential and nonresidential uses, this standard applies only to the residential portion of the building. The land area used for applying the ratio described above is calculated based on the proportion of residential floor area.

   b. Recreation space not provided as a Fee or Greenway Alternative shall be provide on-site at ground level, at the perimeter lot line of the site.

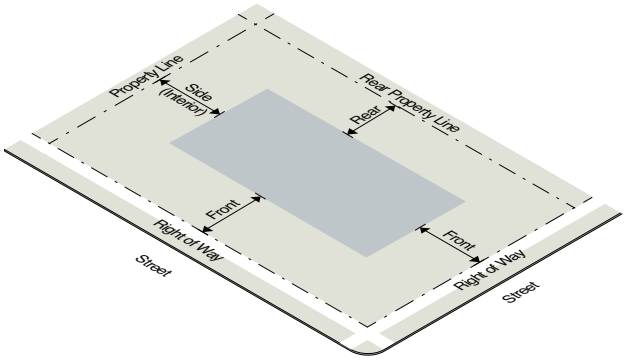
   c. Recreation space shall be unobstructed above by any building elements. Canopies, coverings, or other roofs incidental to the intended use or purpose of the recreation space may be considered as unobstructed above.

d. A pedestrian connection shall be provided between a recreation space and an adjoining public sidewalk or greenway.

e. A pedestrian connection shall be provided between a recreation space and at least one area provided for outdoor amenity space.

## H. Building Setbacks

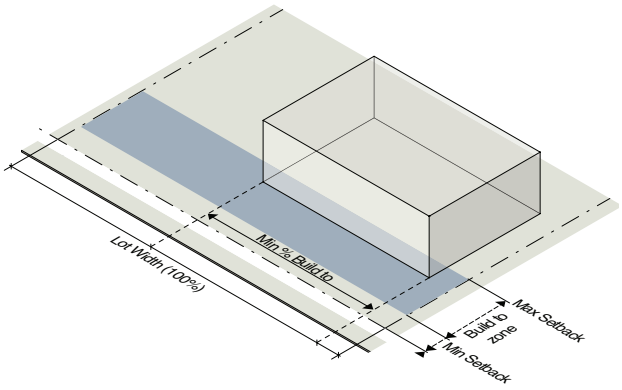
1. There are three types of building setbacks – front, side interior and rear.



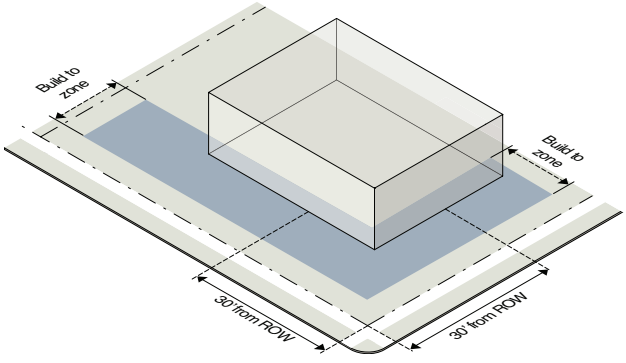

2. Front setbacks are measured from the edge of the nearest right-of-way line.
3. Side interior setbacks are measured from the side property line or the edge of the right-of-way where applicable.
4. Rear setbacks are measured from the rear property line or the edge of the right-of-way where applicable.
5. When the side interior or rear setback is 0 or 5 feet, the building or structure must be placed on the side or rear property line or be placed a minimum of 5 feet from the side or rear property line or the edge of the right-of-way line where applicable.
6. The Town Manager will determine the application of front, side and rear setbacks to any irregularly-shaped lot.

## I. Build-to Zone (BTZ)

1. The build-to zone is the area on the lot where a certain percentage of the front building façade must be located, measured as a minimum and maximum setback range from the edge of the right-of-way.
2. The required percentage specifies the amount of the front building façade that must be located in the build-to zone, measured based on the width of the building divided by the buildable width of the lot.




3. On a Type A Frontage on a corner lot, a building façade, outdoor amenity space, outdoor dining area, and/or building element must be placed within the build-to zone for the first 30 feet along the street extending from the block corner, measured from the intersection of the two right-of-way lines.



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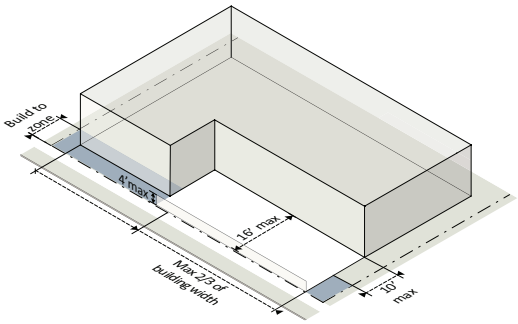
4. Outdoor seating and dining areas may qualify as building façade for the purpose of meeting the build-to requirement provided that the following standards are met:

   a. The front building façade is located no more than 10 feet behind the maximum street setback;

   b. The outdoor seating and dining area is no more than 2/3 the width of the building.

   c. The outdoor seating and dining area is no more than 16 feet deep; and

   d. The seating area is separated from the sidewalk by a wall or fence no higher than 4 feet above the sidewalk.




J. Setback Encroachments. All buildings and structures must be located at or behind required setbacks, except as listed below. Unless specifically stated no building or structure can extend into a required setback or public right-of-way.

1. Building Features

   a. Porches, stoops, balconies, galleries and awnings/canopies can extend into a required setback under Sec. 3.11.2.6.

   b. Building eaves, roof overhangs, gutters, downspouts, light shelves, bay windows and oriels less than 10 feet wide and cornices, belt courses, sills, buttresses or other similar architectural features may encroach up to 2 feet into a required setback.

   c. Low impact stormwater management features may encroach into the first 2 feet of the minimum front setback. The features may include, but are not limited to:

      i. Rain barrels or cisterns, 6 feet or less in height;

      ii. Planter boxes;

      iii. Bioretention areas; and

      iv. Similar features, as determined by the Town Manager.

   d. Low impact stormwater management features listed above may encroach into a side interior or rear setback, provided such extension is at least 2 feet from the vertical plane of any lot line.

   e. Unenclosed patios, decks or terraces may encroach into a side interior or rear setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.

   f. Handicap ramps may encroach to the extent necessary to perform their proper function.

   g. Structures below and covered by the ground may encroach into a required setback.

2. Mechanical Equipment and Utility Lines

   a. Mechanical equipment associated with residential uses, such as HVAC units and security lighting, may encroach into a side interior or rear setback, provided that such extension is at least 3 feet from the vertical plane of any lot line.

   b. Minor structures accessory to utilities (such as hydrants, manholes, and transformers and other cabinet structures) may encroach into a side interior or rear setback.

   c. Mechanical equipment and utility lines below and covered by the ground may encroach into any required setback.

   d. Aboveground mechanical equipment and minor structures shall not be placed within 10' of a sidewalk for a Type A or Type B street frontage, unless the Town Manager approves an alternative proposal that demonstrates compliance to the maximum extent feasible with the intent of this section.

3. Other Setback Encroachments

   a. Fences and walls permitted in Sec. 3.11.4.2.G.

   b. Signs permitted in Sec. 3.11.4.4.



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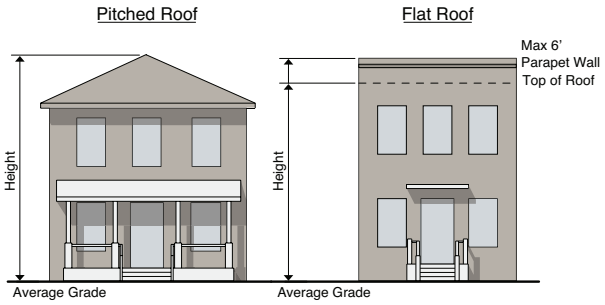
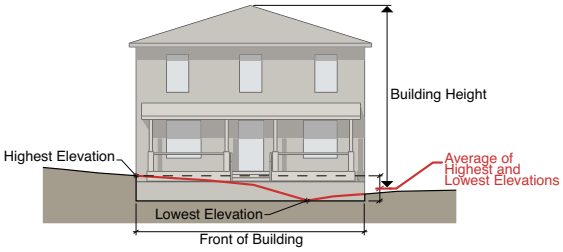
K. Building Height

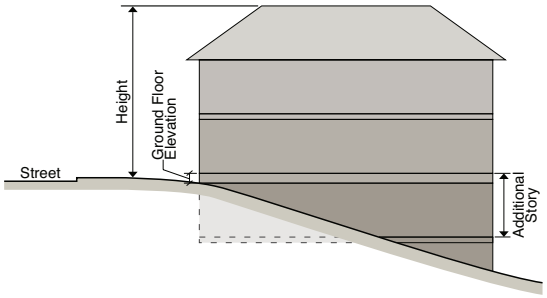
1. Building height is measured in both the number of stories and in feet. Building height is the vertical distance from the average grade at the foundation to the highest portion of the structure.



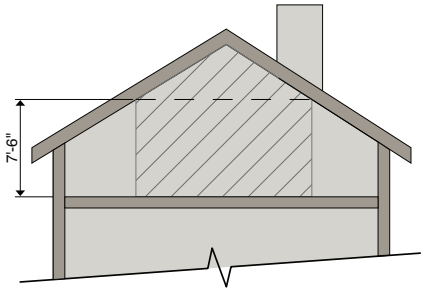

2. Average grade is determined by calculating the average of the highest and lowest elevation along natural or improved grade (whichever is more restrictive) along the front of the building parallel to the primary street setback line.




3. Where a lot slopes downward from the front property line, one story that is additional to the specified maximum number of stories may be built on the lower, rear portion of the lot.




4. An attic does not count as a story where 50% or more of the attic floor area has a clear height of less than 7½ feet; measured from the finished floor to the finished ceiling.




5. A basement with 50% or more of its perimeter wall area surrounded by natural grade is not considered a story.

L. Height Encroachments. Any height encroachment not specifically listed is expressly prohibited except where the Town Manager determines that the encroachment is similar to a permitted encroachment listed below.

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

2. The following accessory structures may exceed the established height limit of the district provided they do not exceed the maximum height by more than 15% of the maximum height limitation that defines the portion of the building envelope penetrated by such structures:

   a. Chimney, flue or vent stack, spire, smokestack, water tank, windmill;

   b. Rooftop deck, patio, shade structure;

   c. Monument, steeple, flagpole;

   d. Accessory radio or television antenna, relay tower;

   e. Transmission pole, tower or cable;

   f. Garden, landscaping;

   g. Skylight;

   h. Cupola, clock tower or decorative tower not exceeding 20% of the principal building footprint;



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i. Parapet wall; and

j. Solar panel, wind turbine, rainwater collection system.

3. The following accessory structures may exceed the established height limits provided they do not exceed the maximum building height by more than 10 feet, do not occupy more than 25% of the roof area, and are set back at least 10 feet from the edge of the roof:

   a. Elevator or stairway access to roof

   b. Greenhouse; and

   c. Mechanical equipment.

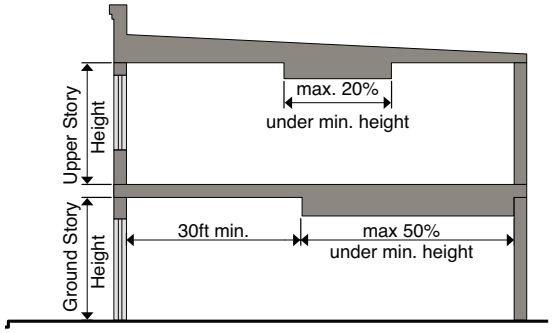
4. An accessory structure located on the roof must not be used for any purpose other than a use incidental to the principal use of the building.

## M. Story Height

1. Story height is the height of each story of building and it is measured from the top of the finished floor to the ceiling above.

2. Minimum ground story height applies to the first 30 feet of the building measured inward from the interior wall of a street-facing façade. At least 50% of the ground story must meet the minimum height provisions.

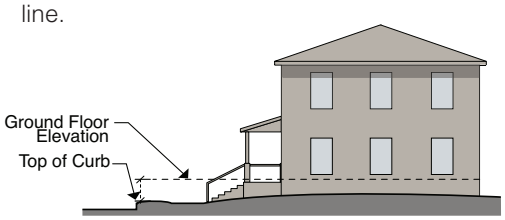
3. At least 80% of each upper story must meet the minimum upper story height provisions.




## N. Ground Floor Elevation

1. Ground floor elevation is the height of the ground floor relative to the height of the sidewalk and it is measured from top of the abutting curb to the top of the finished ground floor.

2. Minimum ground floor elevation applies to the first 20 feet of the lot measured from the right-of-way line.




## O. Transparency

1. Transparency is the minimum percentage of windows and doors that must cover a ground or upper story façade. Transparency is required for any building façade facing a street.

2. The transparency requirement on ground story façades is measured between 2 and 10 feet above the adjacent sidewalk.

3. The transparency requirement on upper story façades is measured from the top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate.

4. Glass is considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. Windows must be clear, unpainted, or made of similarly-treated glass; spandrel glass or back-painted glass does not comply with this provision.

5. Transparency applies to street-facing façades only.

6. For ground story retail uses, a minimum of 60% of all windows must allow views into the ground story for a depth of at least 6 feet.

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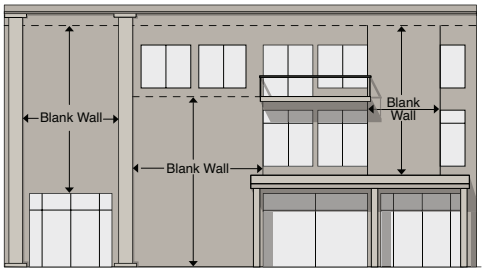
P. Blank Wall Area

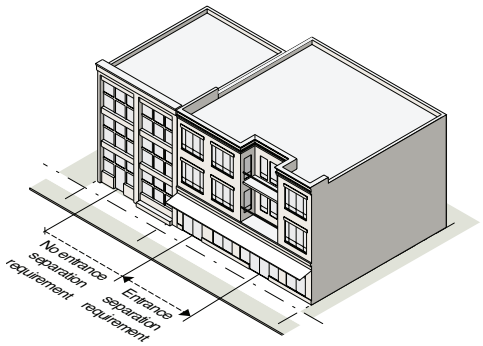
1. Blank wall area means a portion of the exterior façade of the building that does not include: windows or doors; columns, pilasters or other articulation greater than 12 inches in depth; or a substantial material change (paint color is not considered a substantial change).




2. Blank wall area applies in both a vertical and horizontal direction.
3. Blank wall area applies only to ground and upper story street-facing façades.

Q. Building Entrances

1. An entrance providing both ingress and egress, operable to residents at all times or to customers during normal business hours, is required along each side of the building facing a streetscape or any other non-vehicular, publically accessible area to meet the public realm principal entrance requirements. Additional entrances are permitted.
2. The principal entrance separation requirements must be met for each development along street-facing façades, but are not applicable to adjacent (existing) development.




3. An angled (clipped corner) entrance may be provided at any corner of a building along the street to meet the street entrance requirements, provided the applicable entrance spacing requirements can still be met.
4. A principal entrance may be oriented perpendicular to the adjacent public realm, where the entrance is clearly defined by a Building Element, with approval of the Community Design Commission.
5. For a residential building façade, entries to individual units are considered principal entrances.



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R. Building Materials

1. Applicability. The requirements of this Section apply to all building façades, including masonry walls, fences, light fixtures, steps and pavement, visible from any street right-of-way or public easement.

2. Primary Materials. Primary material changes must occur only at inside corners. The following materials are required for not less than 75% of the building wall surface area on each façade:

   a. Brick and tile masonry;

   b. Stone (or synthetic equivalent);

   c. Wood – clapboard or shingles;

   d. Glass curtain wall;

   e. Cementitious siding; and

   f. Stucco (cementitious finish).

3. Accent Materials. The following materials may make up 25% of the building wall surface area on each façade:

   a. Pre-cast masonry (for trim and cornice elements only);

   b. External Insulation Finishing System - EIFS (for trim and cornice elements only);

   c. Gypsum Reinforced Fiber Concrete (GFRC—for trim elements only);

   d. Metal (for beams, lintels, trim elements and ornamentation only);

   e. Split-faced block (for piers, foundation walls and chimneys only);

   f. Wood – clapboard or shingles;

   g. Cementitious siding; and

   h. Glass block.

4. Alternate Materials. Alternate building materials may be approved by the Community Design Commission. New materials must be considered equivalent or better than the materials listed above, and regionally-available materials are preferred. The following specific criteria is provided for alternate building materials:

   a. Architectural concrete shall utilize detailing, patterns, and/or panel size to convey visual interest and a sense of scale.

   b. Architectural metals shall be appropriate to the local climate and shall utilize detailing, patterns, and/or panel size to convey visual interest and a sense of scale.

S. Building Pass-throughs

1. Building pass-throughs shall be a minimum height equal to the first floor ceiling height of the adjacent building, except under any of the following circumstances:

   a. Life safety service is required;

   b. The height of the adjacent building is four stories or greater, in which case the pass-through shall be a minimum height equal to the second floor ceiling; or

   c. The length of the building pass-through is greater than 50', in which case the pass-through shall be a minimum height equal to the second floor ceiling.

2. Building pass-throughs shall be a minimum width of 12', except when the adjacent building is 4 stories or greater or when the length of the pass-through is greater than 50'. In such cases, the building pass-through shall be a greater width, with consideration of the following criteria;

   a. The width of the pass-through should be in proportion to the height of the pass-through and in proportion to the associated building;

   b. The pass-through should have prominent entrances;

   c. The pass-through should be a safe and enjoyable public passage; and

   d. The scale of the pass-through should invite use by pedestrians.

3. Variation to the dimensional requirements of a building pass-through may be granted through a design alternative, provided that varied massing, higher façade transparency, increased lighting, furnishings, and/or building entrances are incorporated to make the pass-through an inviting space.

4. Design Considerations

   a. Building pass-throughs shall be adequately lit as per Section 3.11.4.5. (Site Lighting), with

0.5 (min) and 15.0 (max) foot candles at any point.

b. Building pass-throughs shall serve as a publically accessible passage between or through buildings that allows pedestrians to move from one side of a building to another, through a privately owned or publically dedicated area.

5. Pass-Through Spacing

a. The maximum building pass-through spacing may be increased by five percent (5%) through an administrative adjustment where one or more of the following applies:

i. Proposed to protect sensitive natural areas or save healthy existing trees;

ii. Required to protect natural conditions, such as watercourses, riparian buffers, natural rock formations or topography;

iii. Required based on some unusual aspect of the development site or the proposed development that is not shared by landowners generally within the Blue Hill District (e.g., unusual lot size or configuration);

iv. Required due to the presence of existing utilities or other easements; or

v. Proposed because there are no other options for ingress and egress.

b. Where the Community Design Commission makes a finding that a proposed design alternative for building pass-through will provide access that at a minimum meets the purpose or intent of Section 3.11.2.1.B and where one or more of the site constraints listed below applies, the Community Design Commission may approve an alternatively designed building pass-through up to the maximum allowable block length as part of a Certificate of Appropriateness:

i. Proposed to protect sensitive natural areas or save healthy existing trees;

ii. Required to protect natural conditions, such as watercourses, riparian buffers, natural rock formations or topography;

iii. Required based on some unusual aspect of the development site or the proposed development that is not shared by landowners generally within the Blue Hill District (e.g., unusual lot size or configuration); or

iv. Required due to the presence of existing utilities or other easements

T. Mass Variation. Mass variation is the way the form and shape of a building changes to establish a sense of human scale. This may be achieved by changing the heights of different parts of a building and by creating offsets in wall planes to express individual building modules. All buildings four stories in height or greater shall have a reduced upper story floor plate area as specified for the Subdistrict. Further, building façades of buildings four stories in height or greater along all frontages designated by Type A, B, C or E shall meet either the building step back requirement or the module offset requirement, as specified for the Subdistrict. A building three stories in height or less is not subject to the above. Frontage designations are as shown on the Regulating Plan (Section 3.11.2.2) or assigned by the Town Manager.

1. Upper Story Floor Plate Area. The maximum upper story floor plate area shall be based on the area measured for the third story and applies at the fourth story and above. Where multiple stories are subject to the floor plate area requirement, both an average upper story and maximum upper story floor plate area apply.

a. Bonus. An upper story bonus is permitted for a building or a site that includes a non-residential use as listed in the Permitted Use Table under 3.11.3.4. Where non-residential square footage is required under Sec. 3.11.3.5.A.4, the bonus described in this subsection is only available for square footage that exceeds the minimum required. For each square foot of non-residential use provided, the floor plate area of an upper story may increase by one (1) square foot in excess of the average upper story and maximum upper

story floor plate, subject to provision of a 20' building step back in accordance with Sec. 3.11.2.7.T.2.b.

2. Building Step Back. The building step back shall be measured as the horizontal change in the building wall plane, perpendicular to the applicable frontage or property line.
    a. In addition to applicable frontages, a 10' building step back above the second or third floor is also required for buildings four stories or greater on a façade facing the boundary of the Form District.
    b. A 20' building step back above the second or third floor is required for the primary street frontage of a building that utilizes an upper story bonus in accordance with Sec. 3.11..2.7.T.1.a. A building façade located outside of the build-to zone remains subject to this requirement.
    c. A building step back is not required where a street-facing façade is located outside of the build-to zone and is not the primary frontage of a building that utilizes an upper story bonus, or where a building façade facing the Form District boundary is located more than 20' from the boundary.
3. Module Offset. The module offset shall be measured as the horizontal change of a portion of the building wall plane at ground level, perpendicular to the applicable frontage. The module width shall be measured for the portion of the wall plane closer to the sidewalk, while the width of offset shall be measured for the portion further from the sidewalk. The dimensions of modules and offsets should maintain a sense of proportion to the building as a whole.
    a. Offset areas may count towards a build-to zone requirement when the area meets the criteria for a forecourt, outdoor amenity space, or outdoor dining area.
    b. A module offset is not required where a building façade is located outside of the build-to zone.
4. The Community Design Commission may approve a design alternative for mass variation, where a building exhibits varied heights, smaller building masses and/or articulated façades that provide a positive visual impact and a sense of scale in the public realm.



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