# TABLE OF CONTENTS

## ARTICLE 1: GENERAL PROVISIONS

[Reserved]

## ARTICLE 2: DISTRICT STANDARDS

[Reserved]

## ARTICLE 3: BUILDING STANDARDS

General to Primary Buildings ........................................ 1-9
Standards for Building Types ........................................ 1-13
Standards for Components ............................................ 1-20

## ARTICLE 4: SITE STANDARDS

Purpose........................................................................... 1-25
Additional Structures Standards ................................. 1-25
Bicycle Parking Standards ........................................... 1-25
Vehicular Parking Standards ........................................ 1-26
Driveway Standards .................................................... 1-26
Parking Lot Standards .................................................. 1-27
Drive-Thru Standards .................................................... 1-27
Loading Facility Standards ............................................ 1-27
Storage Area Standards .............................................. 1-28
Mechanical Equipment Standards ............................... 1-28
Landscape Standards .................................................... 1-28
Landscape Buffer Standards ........................................ 1-28
Soil Erosion Standards ................................................. 1-29
Fence and Wall Standards ............................................ 1-29
Lighting Standards ..................................................... 1-29
Outdoor Cafe Seating Standards ................................. 1-31
Stormwater Management Standards ............................ 1-31
Sewage and Water Infrastructure Standards .................. 1-32
Water Quality Protection Standards ............................... 1-32
Hazardous, Special, and Radioactive Materials Standards 1-32

## ARTICLE 5: NEIGHBORHOOD STANDARDS

Pedestrian Shed Standards ........................................... 1-33
District Mix Standards .................................................. 1-33
Block Standards ......................................................... 1-34
Retail Streets Standards .............................................. 1-34
Alley Standards .......................................................... 1-34
Building Mix Standards .............................................. 1-35
Thoroughfare Standards .............................................. 1-35
ARTICLE 6: ADMINISTRATION

[Reserved]

ARTICLE 7: DEFINITIONS

[Word file to be attached]
[RESERVED]
1. **BUILDING ASSEMBLY**

A. **PURPOSE**
1. To provide a clear and flexible system for enabling the construction of new buildings and the expansion and modification of existing buildings.

B. **APPLICABILITY**
1. This section applies to all primary buildings, comprised of a main building mass and components.

C. **GENERAL**
1. Allowed primary building types, lot dimensions, and building placement are permitted according to Section 400 Zoning Districts.
2. Primary buildings must correspond with a permitted building type in Article 3.B, Standards for Building Types, based on the definition of each type.
3. All primary buildings must meet the standards for one of the building types provided within this Ordinance.
4. Each primary building must be comprised of a main building mass with a rectangular form and a single allowed roof type.
5. The following building types are not required to take a rectangular form but must meet standards for floor area, height, and setbacks: multi-use building, parking garage, and big box.
6. In order to create a broad range of building designs, components may attach to primary buildings.
7. The outer wall of a main building mass must be located entirely in a single plane.
8. Deviations to the wall plane of a primary building are allowed only through permitted articulations.
9. For the purpose of measurement, building length and width standards apply only to the main building mass of primary buildings. Components have unique dimensions and standards.
10. The main building mass may only be cut into by components allowed to assume an integral or engaged condition. The space required by the component may only occur at the story the component is attached to, and may not replace or remove the rectangular boundaries of any floor or roof system below or above, except as allowed specifically by the deck component.

D. **ATTACHED BUILDINGS**
1. Primary buildings may attach on one or two sides, as indicated in Section 3.B, Standards for Building Types.
2. Primary buildings that are allowed to attach may do so on side or rear walls only.
3. A building may not encroach on setbacks in order to attach to an adjacent building.
4. Only one building can attach to any given building face of another building.
5. Primary buildings may attach to adjacent buildings across a theoretical or legal lot line.
6. Townhouses are required to attach on one side to an adjacent townhouse.
7. All attached buildings in a single grouping of attached buildings must maintain the same front setback.
8. A grouping of attached buildings may not exceed 180 feet in aggregate length and must be interrupted by a break of at least 3 ft in width, with the exception of the Commercial Business Special District where a grouping of attached buildings may not exceed 500 ft.

E. **INTERNAL CIRCULATION**
1. Two attached buildings may have openings between them in order to share circulation, corridors, stairwells, and elevators.
2. No individual unit may be shared between two buildings.
3. Each building must maintain an independent structural system, with the exception of party walls, which are shared.
4. Shared walls must be structural, load bearing, and extend through the width of both buildings forming a continuous wall.
5. First floor commercial units in existing buildings may, by special permit, share a unit between two or more attached buildings.
6. Where two buildings attach, the division between buildings must be apparent on the building’s exterior, though techniques such as seams in materials, downspouts, pilasters, or buttresses.
7. The soffit along the frontage of a building may not extend beyond the party wall.

F. **NUMBER OF UNITS**
1. Buildings have a maximum number of units. Allowed units may be occupied by any of the uses or use categories permitted within that building type.
2. Accessory units may be incorporated into the primary building, provided the total area of the accessory unit does not exceed 30% the area devoted to the building’s primary unit.

2. **ROOFS**

A. **PURPOSE**
1. To provide for buildings that have identifiable roof shapes based on local character.

B. **APPLICABILITY**
1. Roof standards apply to all primary buildings and components.

C. **GENERAL**
1. Roof standards apply to all building types and components and must be designed in accordance with this section and Table 3.1, Roofs by Building Type and Table 3.2, Roofs by Component Type.
2. Pitched roofs must converge, symmetrically, to a single ridge beam at their highest point.
3. Roof assemblies with multiple ridge beams are prohibited.
Article 3: Building Standards // 3.A General to Primary Buildings

4. Primary buildings and components may have a maximum of one roof per instance.
5. The highest point of the roof of any component must be lower than or equal to the highest point of the roof of the primary building, unless specifically allowed to be taller.
6. Gable ends must be located on the narrowest building face or component face, except for townhouses, which must orient the ridge beam parallel with the building fronts.
7. The upper slope of mansard/gambrel roof profiles must always be less steep than the lower slope.
8. Pitched roofs, if provided, must have wood shingles, asphalt shingles, slate tile, standing seam galvalume, or v-crimp galvalume.
9. The enclosed eaves of gabled roofs may not extend beyond the face of a gable end creating a “pork-chop” return.

3. HEIGHT

A. PURPOSE
1. To ensure that residential units on the first floor are elevated above grade along the primary frontage to protect privacy and reinforce character.

B. APPLICABILITY
1. This section applies to all new buildings or modifications to existing buildings that increase the overall height of the structure.

C. GENERAL
1. Building Height requirements for each building type are regulated in Article 3.B: Standards for Building Types.
2. Building height in this Ordinance is measured in stories.
3. Story height is measured from the surface of any floor to the surface of the floor above it or, if there is no floor above, from the surface of the floor to the top of the wall plate.
4. For buildings with pitched roofs, habitable space is allowed within the pitch and is not considered a story.
5. A building that has more than one floor contained within the structure of a pitched roof must count all but the top floor as a story.
6. A habitable floor within a pitched roof must be counted as a story if the roof rafters intersect the wall plate or top of the exterior wall frame at a height more than 2 feet above the finished floor of the space.
7. Basements are counted as a story when 5 feet or more of an exterior wall located within the frontage zone is exposed above the average ground level.
8. In the event that floor heights vary in different parts of the same building, such that multiple stories in one area equate in height to one story in another, the shorter floor-to-floor height should be used to determine number of stories, provided that none of the floors are mezzanines.
9. Height limits do not apply to mechanical equipment; roof mounted cellular, radio and Internet transmission equipment; vents or exhausts; solar panels or skylights; flagpoles; chimneys; parapets or other non-habitable architectural features.

D. ELEVATION
1. Buildings must be elevated along their primary frontage to meet first floor elevation requirements of each primary building type.
2. Buildings with less than a 10 ft front setback must have the first floor at the same grade or higher than the abutting sidewalk.
3. Residential units on the first floor of any primary building must be elevated above grade a minimum of 2 ft.
4. First floor elevation is measured from the average ground level along the frontage of a building to the top of the first finished floor of a building.

4. BUILDING ORIENTATION

A. PURPOSE
1. To ensure that buildings address the street in a way that reinforces or creates the desired character.
2. To enable pedestrian access to buildings.
3. To provide consistent placement of buildings within neighborhood centers.

B. APPLICABILITY
1. This section applies to all new primary buildings and components.

C. SIDEWALK ADJACENCY
1. Buildings with a 0 ft front setback must be connected to an abutting sidewalk.
2. Shopfronts in CD4, CD5, and SD-CB must meet the average grade of the adjacent sidewalk along the entire frontage, regardless of the slope.

D. BUILDING ORIENTATION
1. The facade of all primary buildings must be oriented parallel to the primary frontage line.
2. In the case where a thoroughfare bends, a building may take the orientation of the abutting thoroughfare, the angle of which is determined by drawing an imaginary line between the endpoints of the two side lot lines along the frontage.
3. Alternatively, a building on a thoroughfare that bends may take the orientation of adjacent buildings to maintain the line of an existing streetwall.

5. WINDOWS & DOORS

1. Window & doors requirements for each building type are regulated in Article 3.B, Standards for Building Types.
2. Window and door requirements apply to any building face within the frontage zone, except where installation of windows along side or rear property lines is infeasible due to separation requirements mandated by the fire code.
3. The required window and door percentages apply to the total area of the exterior of each story of the building facade as measured from the surface...
## TABLE 3.1 ROOFS BY BUILDING TYPE

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Gable Lower</th>
<th>Hip Lower</th>
<th>Mansard/Gambrel Lower</th>
<th>Shed Lower</th>
<th>Flat* Lower</th>
<th>Gable Upper</th>
<th>Hip Upper</th>
<th>Mansard/Gambrel Upper</th>
<th>Shed Upper</th>
<th>Flat* Upper</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>HOUSE</strong></td>
<td>9:12 Min</td>
<td>6:12 Min</td>
<td>9:12 Min Lower</td>
<td>1.5:12 Min*</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>14:12 Max</td>
<td>12:12 Max</td>
<td>60:12 max</td>
<td>1/2 Lower Slope Max</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>DETACHED MIXED-USE</strong></td>
<td>9:12 Min</td>
<td>6:12 Min</td>
<td>9:12 Min Lower</td>
<td>1.5:12 Min*</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>14:12 Max</td>
<td>12:12 Max</td>
<td>60:12 max</td>
<td>1/2 Lower Slope Max</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>TOWNHOUSE</strong></td>
<td>6:12 Min</td>
<td>3:12 Min</td>
<td>-</td>
<td>-</td>
<td>3:12 Min*</td>
<td>6:12 Max</td>
<td>2:12 Max</td>
<td>3:12 Min**</td>
<td>6:12 Max**</td>
<td>1:5:12 Min*</td>
</tr>
<tr>
<td></td>
<td>12:12 Max</td>
<td>12:12 Max</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>MULTI-USE BUILDING</strong></td>
<td>6:12 Min</td>
<td>3:12 Min</td>
<td>9:12 Min Lower</td>
<td>1.5:12 Min*</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>12:12 Max</td>
<td>12:12 Max</td>
<td>60:12 max</td>
<td>1/2 Lower Slope Max</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>PARKING GARAGE</strong></td>
<td>6:12 Min**</td>
<td>3:12 Min**</td>
<td>-</td>
<td>-</td>
<td>3:12 Min**</td>
<td>6:12 Max**</td>
<td>1:5:12 Min*</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>12:12 Max**</td>
<td>12:12 Max**</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>BIG BOX</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

*Note: Roofs marked with a dash (-) are not permitted with that building type.

* Or minimum slope required by building code for specified roof system.

** These roof types may be used on the lining elements of a garage only.

## TABLE 3.2 ROOFS BY COMPONENT TYPE

<table>
<thead>
<tr>
<th>Component Type</th>
<th>Gable Lower</th>
<th>Hip Lower</th>
<th>Mansard/Gambrel Lower</th>
<th>Shed Lower</th>
<th>Flat* Lower</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Porch</strong></td>
<td>-</td>
<td>3:12 Min</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>12:12 Max</td>
<td>12:12 Max</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Side Wing</strong></td>
<td>9:12 Min</td>
<td>3:12 Min</td>
<td>9:12 Min Lower</td>
<td>1.5:12 Min*</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>14:12 Max</td>
<td>12:12 Max</td>
<td>60:12 max</td>
<td>1/2 Lower Slope Max</td>
<td>-</td>
</tr>
<tr>
<td><strong>Rear Addition</strong></td>
<td>9:12 Min</td>
<td>3:12 Min</td>
<td>9:12 Min Lower</td>
<td>1.5:12 Min*</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>14:12 Max</td>
<td>12:12 Max</td>
<td>60:12 max</td>
<td>1/2 Lower Slope Max</td>
<td>-</td>
</tr>
<tr>
<td><strong>Cross Gable</strong></td>
<td>9:12 Min</td>
<td>-</td>
<td>9:12 Min Lower</td>
<td>1.5:12 Min*</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>14:12 Max</td>
<td>60:12 max</td>
<td>1/2 Lower Slope Max</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Shed Dormer</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Window Dormer</strong></td>
<td>3:12 Min</td>
<td>3:12 Min</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>14:12 Max</td>
<td>12:12 Max</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Bay Window</strong></td>
<td>3:12 Min</td>
<td>3:12 Min</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>14:12 Max</td>
<td>12:12 Max</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Extended Shopfront</strong></td>
<td>9:12 Min</td>
<td>3:12 Min</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>14:12 Max</td>
<td>12:12 Max</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Deck</strong></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>
of the floor of that story, to the surface of the next floor above; or, if there is no floor above, to either the top of the wall plate, or the base of the buildings eaves, whichever is shorter.

4. Windows and doors must have clear, transparent glass that has a minimum VLT of 50% as indicated by the glass manufacturer.

5. All windows and doors on a building face must be square or vertical in proportion and must have center or edge alignment that is vertical and horizontal, except as follows:
   a. Stairwell windows may be circular or take the shape of any regular polygon, other than a triangle, and may take the orientation of the roof pitch.
   b. Shopfront windows are exempt.

6. Multiple vertically proportioned windows or window lights may be combined to create horizontal compositions.

7. Shutters, if provided, must be operable.

8. Sliding doors and windows are prohibited along frontages.

9. Garage-style lifting doors are permitted on a building facade within the frontage zone in CD4, CD5, and SD-CB, as long as the doors have 50% glazing comprised of transparent glass.

10. To the extent possible, window and door patterns and window configurations should be used that break the direct line of sight between neighboring properties to minimize privacy impacts.

6. PEDESTRIAN ACCESS

A. PURPOSE

1. To ensure that buildings are accessible from thoroughfares as a way to encourage pedestrian activity along a street.

2. To prevent extended blank walls that can cause a street to feel uncomfortable for pedestrians.

B. APPLICABILITY

1. This section applies to all new buildings or modifications to existing buildings that include any changes to entry location.

C. GENERAL

1. At least one primary entrance must be located along the primary frontage of a primary building’s main building mass.

2. Houses and detached multi-use buildings may have their primary entrance on the side of a primary building’s main building mass, provided the side door is located within the frontage zone.

3. Primary entrances must provide both ingress and egress and be operable at all times.

4. Any building longer than 60 ft must have a functioning, operable, permanently clear entry door along a first floor facade at intervals of no greater than every 30 linear feet.

5. Primary entrance spacing requirements must be met for each building individually, in that doors on adjacent buildings may not be used to meet the spacing requirement.

7. STOREFRONT STANDARDS

A. PURPOSE

1. To ensure that areas intended for commercial activity have shopfront treatment that supports business vitality.

B. APPLICABILITY

1. This section applies to the first floor facade of multi-use buildings, big boxes, and parking garages.

C. GENERAL

1. Storefronts are required:
   a. Along shopfront streets designated on the Zoning Map.
   b. Whenever a retail unit occurs at a building’s primary frontage.

2. Shopfronts, where required, must provide doors and windows with a minimum of 70% fenestration.

3. A functioning, operable, permanently clear entrance door must be provided at intervals of no greater than every 20 linear feet along a shopfront.

4. Shopfronts must have doors into a unit that can be occupied by a permitted use. Residential units are not permitted along shopfront streets, though may be located in portions of a building not directly facing onto the shopfront street.

5. Buildings on corner lots that require shopfronts must extend shopfront fenestration a minimum of 12 feet along the secondary frontage.

6. Measurements:
   a. Shopfront area is determined by the ground story height and the total width of the ground story of a building measured at the frontage.
   b. Where a Shopfront is not required to extend across a building’s entire facade, the area of the shopfront must be determined by the ground story height and the total width of the commercial unit.
   c. The width of a commercial unit is determined by the horizontal distance between the interior walls of the unit, measured at the frontage.
C. **GENERAL**

1. Architectural features and small articulations within 6 horizontal inches from the surface of a building’s facade are not regulated by this Ordinance.

2. Forecourts are permitted on multi-use buildings provided they meet the following standards:
   a. Only one building facade may have a forecourt.
   b. Forecourts must provide access to the first floor of a building with the same frequency and fenestration requirements as the facade it is associated with.
   c. The width of a forecourt must be no greater than 1/3 of the building face to which it is associated.
   d. The maximum depth of a forecourt must maintain a ratio of 1:1 with the height of the associated building face, measured from the surface of the forecourt to the base of the eaves or top of the parapet.
   e. The average elevation of the floor of a forecourt must not exceed 1 ft above the abutting sidewalk.
   f. Courtyards located away from the primary and secondary frontages are allowed for multi-use buildings, but their dimensions, shape, and size are not regulated by this ordinance.
   g. Arcades, may extend across the gap created by a forecourt to create a peristyle, provided they are not enclosed by glass, railings, or other physical obstructions.

3. Corner buildings with first floor shopfronts may have a chamfered corner, provided the length of the resulting chamfer face is less than 12 feet and that both edges of the chamfer are equidistant from the corner.
   a. Chamfered corners must provide an entrance. This entrance may not be counted toward the primary entrance spacing requirement.
   b. Multi-use buildings may extend the chamfer to upper stories as desired. All other building types must limit the chamfer to the first floor only.

**9. MATERIALS**

A. **PURPOSE**

1. To allow for a range of building materials that reflect desired character.

B. **APPLICABILITY**

1. This section applies to new buildings or to substantially modified buildings.

C. **GENERAL**

1. On building facades, the exterior finish material must be brick, brick veneer, wood clapboard, wood shingles, cement board siding, stone, stone veneer, or corrugated metal, and / or lime-based stucco.

2. On building facades, building wall materials must be combined horizontally, with the heavier below the lighter.

**3. Painted concrete is allowed on foundations only.**

**4. No more than 5 materials may be used on one facade including the siding, trim, roof, and foundation.**

**5. Facade colors shall be low reflectance. The use of high intensity, high reflectance, chrome, metallic, or fluorescent paint colors are prohibited.**

10. **COMPONENTS**

A. **PURPOSE**

1. To provide a clear and flexible system for enabling the construction of new buildings and the expansion and modification of existing buildings.

B. **APPLICABILITY**

1. This section applies to all primary buildings, comprised of a main building mass and components.

C. **GENERAL**

1. At least one component is required per primary building except on the multi-use building, parking garage, and big box.

2. Occupiable roof mounted architectural structures such as roofdecks, cupolas, and mechanical penthouses are only allowed by special permit.

3. All components may attach to other components, unless otherwise indicated.

4. All components are allowed to stack on top of one another, unless otherwise indicated.

5. Multiple components of the same type may be used more than once, unless otherwise indicated.

6. Multiple components of the same type may not attach to each other, unless specifically allowed, and must be separated horizontally by a distance of no less than 1 ft.

7. Two components may not occupy the same space (overlap), unless specifically allowed.

8. Any enclosed component, that is permitted to extend flush with a side or rear lot line, is permitted to attach to a neighboring structure also built flush to the same lot line.

9. Components may encroach their entire width and/or depth into all setbacks, unless specifically disallowed in Section 3.C, Standards for Components.

10. Components may be allowed to encroach into the public right-of-way by special permit.
11. SLOPES & TERRACES

A. PURPOSE
1. To ensure that buildings located in mixed-use areas meet the sidewalk.
2. To allow terraces as a way to provide pedestrian circulation adjacent to shopfronts on streets with steep slopes.

B. APPLICABILITY
1. This section applies to new buildings or existing buildings that want to construct a terrace.

C. GENERAL
1. When the grade of a thoroughfare at a primary or secondary frontage has a slope of 10% or greater, the adjacent buildings may provide a level terrace in their front setback.
2. The following standards apply to all buildings in CD5 and SD-CB and to buildings in CD4 that are set back less than 12 ft from the street:
   a. The terrace must be paved to match the adjacent sidewalk.
   b. A railing or low wall must be provided wherever the terrace is elevated more than 1 ft above grade.
   c. Stairs may be provided between abutting terraces to promote pedestrian circulation along shopfronts.
   d. When applied, terraces must extend along the entire frontage of the building.

12. MEZZANINES

A. PURPOSE
1. To allow additional flexibility within building envelopes.
2. To enable additional partial floors to encourage tall stories.

B. APPLICABILITY
1. This section applies to new buildings or existing buildings that want to add a mezzanine.

C. GENERAL
1. Publicly accessible mezzanines may be provided within a building story with the following provisions:
   a. A building story must be at least 18 ft in height to accommodate a public mezzanine.
   b. A public mezzanine must have a ceiling height of at least 8 ft measured from the finished floor of the mezzanine to the surface of the finished ceiling or underside of the structural members of an unfinished ceiling.
   c. The area of a public mezzanine may be no greater than 50% the area of the main floor beneath it.

2. Utility or mechanical mezzanines, intended only for access by repair personnel, may be provided within a full building story with the following provisions:
   a. A building story must be at least 15 ft in height to accommodate a mechanical mezzanine.
   b. Mechanical mezzanines may be designed as a crawlspace, and have a minimum ceiling height of 4 ft.
   c. Mechanical mezzanines may be no greater than 75% the area of the main floor beneath them.
3. From the exterior of the building, mezzanines should appear like part of the story they are associated with. A mezzanine may not appear like a complete building story from the outside.

13. ADDITIONAL STRUCTURES

A. PURPOSE
1. To allow for additional structures that support activities associated with primary buildings.
2. To minimize visual impacts from private and public spaces.

B. APPLICABILITY
1. This section applies to all structures that do not qualify as buildings.

C. GENERAL
1. Additional structures are permitted in conjunction with a permitted primary building.
2. A structure is additional if it is:
   a. Clearly incidental and subordinate to a permitted primary building in terms of area, size, function, and location.
   b. Operated and maintained under the same ownership and on the same lot as the primary building.
3. Additional structures not expressly permitted are prohibited, except where a specific additional structure is customarily found in association with an allowed primary building, staff may interpret the additional structure as allowed.
4. Additional structures may be permitted on undeveloped lots, as long as the screening and setback standards are met.
5. Additional structures must be screened, if required in Table 3.3, Additional Structures.
6. Screening must be of a height equal to or greater than the height of the additional structure being screened.
7. Additional structures must be setback, if required in Table 3.3, Additional Structures.
8. Where an additional structure is required to have a setback, it must be located behind the frontage zone.
9. All permitted additional structures must be located at least 18 inches from lot lines.
D. **FIRE ESCAPES**

1. Fire escapes may be added to existing buildings when no other means of providing egress is possible or practical.
2. Exterior fire escapes may encroach upon all setbacks.
3. A fire escape may encroach upon a public right-of-way. Sizing and location of fire escapes must be approved by the Fire Marshall.

E. **SPECIFIC STANDARDS**

   
   a. Ground-mounted towers must be located a minimum of ten feet from any lot line and any overhead electric distribution or transmission lines.
   
   b. Ground-mounted towers may not exceed 35 feet, measured from the base of the supporting tower to its tallest point. A roof-mounted antenna, when fully extended, is limited to a maximum height of ten feet above the height of the structure to which it is mounted.
   
   c. Additional height may be approved by staff if the applicant can demonstrate that such height is necessary to effectively engage in radio communications.

---

**TABLE 3.3 ADDITIONAL STRUCTURES**

<table>
<thead>
<tr>
<th>Screening</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Above-ground Storage Tank</strong></td>
<td>Y</td>
</tr>
<tr>
<td><strong>Antenna Equipment</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Garden Furniture</strong></td>
<td>Y</td>
</tr>
<tr>
<td><strong>Agricultural Structures</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Stationary Machines</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Carport</strong></td>
<td>Y</td>
</tr>
<tr>
<td><strong>Recreational Equipment</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Pools</strong></td>
<td>Y</td>
</tr>
<tr>
<td><strong>Game Courts</strong></td>
<td></td>
</tr>
</tbody>
</table>
1. **HOUSE**

   a. **DESCRIPTION**
   
   A small to medium sized, detached building type, which accommodates a single residential unit.

   b. **BUILDING FORM**
   
<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Length</td>
<td>48 ft max</td>
</tr>
<tr>
<td>Building Width</td>
<td>36 ft max</td>
</tr>
<tr>
<td>Total Stories</td>
<td>2 stories max</td>
</tr>
<tr>
<td>First Story Height</td>
<td>9 ft min, 12 ft max</td>
</tr>
<tr>
<td>Upper Story Height</td>
<td>9 ft min, 10 ft max</td>
</tr>
<tr>
<td>First Floor Elevation</td>
<td>2 ft min</td>
</tr>
<tr>
<td>Roof</td>
<td>See Table 3.1</td>
</tr>
<tr>
<td>Attachment</td>
<td>1 side</td>
</tr>
</tbody>
</table>

   c. **ALLOWABLE UNITS**
   
   1 unit max

   d. **WINDOW & DOORS**
   
<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Story Window &amp; doors</td>
<td>20% min</td>
</tr>
<tr>
<td>Upper Story Window &amp; doors</td>
<td>20% min</td>
</tr>
</tbody>
</table>

   e. **STANDARDS**

   1. Houses smaller than 600 total sf may be mounted on a chassis with independent suspension and axles capable of free rotation, provided the chassis is screened so as to appear like a permanent foundation, the wheels are not visible from any abutting street or lot line, and the building is not greater in height than 1 story.
2. DETACHED MULTI-USE BUILDING

a. DESCRIPTION
A versatile medium to large sized detached building, providing residential units, commercial units, or a combination of the two, and an optional shopfront.

b. BUILDING FORM

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Length</td>
<td>100 ft max</td>
</tr>
<tr>
<td>Building Width</td>
<td>60 ft max</td>
</tr>
</tbody>
</table>
| Total Stories           | 2 stories max (CD4)  
  3 stories max (CDS)   |
| First Story Height      | 9 ft min, 15 ft max |
| Upper Story Height      | 9 ft min, 12 ft max |
| First Floor Elevation   | 2 ft min        |
| Roof                    | See Table 3.1   |
| Attachments             | none            |

c. ALLOWABLE UNITS
8 units max

d. WINDOW & DOORS

<table>
<thead>
<tr>
<th>Component</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Story Window &amp; doors</td>
<td>20% min</td>
</tr>
<tr>
<td>Upper Story Window &amp; doors</td>
<td>20% min</td>
</tr>
</tbody>
</table>

e. STANDARDS
3. TOWNHOUSE

a. DESCRIPTION

A small, attached building type, which accommodates a single residential unit.

b. BUILDING FORM

- Building Length: 50 ft max
- Building Width: 18 ft min, 36 ft max
- Total Stories: 2 min, 3 max
- First Story Height: 9 ft min, 12 ft max
- Upper Story Height: 9 ft min, 12 ft max
- First Floor Elevation: 2 ft min
- Roof: See Table 3.1
- Attachment: 1 side min

c. ALLOWABLE UNITS

1 unit max

d. WINDOW & DOORS

- Ground Story Window & doors: 20% min
- Upper Story Window & doors: 20% min

e. STANDARDS
4. MULTI-USE BUILDING

a. DESCRIPTION

A versatile medium to large sized attached building, providing residential units, commercial units, or a combination of the two, and an optional shopfront.

b. BUILDING FORM

<table>
<thead>
<tr>
<th>Building Length</th>
<th>100 ft max</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Building Area</td>
<td>20,000 sf max</td>
</tr>
<tr>
<td>Total Stories</td>
<td>3 max</td>
</tr>
<tr>
<td>First Story Height</td>
<td>14 ft min, 20 ft max</td>
</tr>
<tr>
<td>Upper Story Height</td>
<td>10 ft min, 12 ft max</td>
</tr>
<tr>
<td>First Floor Elevation</td>
<td>0 ft max</td>
</tr>
<tr>
<td>Roof</td>
<td>See Table 3.1</td>
</tr>
<tr>
<td>Attachments</td>
<td>2 sides max</td>
</tr>
</tbody>
</table>

c. ALLOWABLE UNITS

40 units max

d. WINDOW & DOORS

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Story Window &amp; doors</td>
<td>30% min</td>
</tr>
<tr>
<td>Upper Story Window &amp; doors</td>
<td>20% min</td>
</tr>
</tbody>
</table>

e. STANDARDS

1. The Floor Plate may not exceed an area of 10,000 sf
5. PARKING GARAGE

a. DESCRIPTION

A large structure primarily used for the parking and storage of automobiles, but lined with commercial units along one or more faces.

d. WINDOW & DOORS

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Story Window &amp; doors</td>
<td>50% min (ii)</td>
</tr>
<tr>
<td>Upper Story Window &amp; doors</td>
<td>30% min</td>
</tr>
</tbody>
</table>

e. STANDARDS

1. In CD5, 50% of the length of all facades are subject to shopfront standard.
2. Building Screening requirements apply for all stretches of blank facade longer than 20 ft.
3. Commercial spaces lining the exterior of a parking garage may take window & doors requirements identical to the multi-use building.
4. Parking garage floors should be flat to enable possible re-use.
5. Parking garage floor plate may not exceed 50,000 sf.
6. **BIG BOX**

**a. DESCRIPTION**

A large commercial building providing one or many commercial units.

**b. BUILDING FORM**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Length</td>
<td>360 ft max</td>
</tr>
<tr>
<td>Total Building Area</td>
<td>200,000 sf max (SD-CB)</td>
</tr>
<tr>
<td></td>
<td>60,000 sf max (CD5)</td>
</tr>
<tr>
<td>Total Stories</td>
<td>1 max</td>
</tr>
<tr>
<td>First Story Height</td>
<td>15 ft min</td>
</tr>
<tr>
<td>Upper Story Height</td>
<td>n/a</td>
</tr>
<tr>
<td>First Floor Elevation</td>
<td>0 ft min</td>
</tr>
<tr>
<td>Roof</td>
<td>See Table 3.1</td>
</tr>
<tr>
<td>Attachments</td>
<td>2 sides max</td>
</tr>
</tbody>
</table>

**c. ALLOWABLE UNITS**

- 2 units min (CD5)
- 1 unit min (SD-CB)

**d. WINDOW & DOORS**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Story Window &amp; doors</td>
<td>n/a</td>
</tr>
<tr>
<td>Upper Story Window &amp; doors</td>
<td>20%</td>
</tr>
</tbody>
</table>

**e. STANDARDS**

1. A big box may use an alley as its primary frontage.
2. When fronting an alley a big box is only required to provide a shopfront for 30% of its alley frontage.
3. In CD5 50% of the length of all facades are subject to shopfront standards.
4. Building screening requirements apply for all stretches of blank facade longer than 20 ft.
1. **PORCH**

   a. **DESCRIPTION**
   A raised, roofed platform that provides additional outdoor living space.

   b. **DIMENSIONS**
<table>
<thead>
<tr>
<th>Dimension</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width</td>
<td>No more than the width of the building face to which it attaches</td>
</tr>
<tr>
<td>Projection</td>
<td>6 ft min, 12 ft max</td>
</tr>
<tr>
<td>Height</td>
<td>8 ft min</td>
</tr>
<tr>
<td>Window &amp; doors</td>
<td>60% min when enclosed</td>
</tr>
</tbody>
</table>

   c. **STANDARDS**
   1. Porches may be partially or fully enclosed.
   2. Porches may be projecting, engaged, or integral.
   3. Porches may wrap around corners to attach to porches, galleries, decks, or balconies on abutting building faces.
   4. Stairs may extend off the front or side of the porch, except when a porch is located on an upper story in which case the stairs cannot be located along the Primary Frontage.
   5. When built on an upper story, porches must be supported from below by a porch, arcade, or other supporting component; or visually supported by Brackets, Corbels, or Rafters along its full depth.

2. **SIDE WING**

   a. **DESCRIPTION**
   A multi-story extension from the side walls of a Primary Building.

   b. **DIMENSIONS**
<table>
<thead>
<tr>
<th>Dimension</th>
<th>Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from Facade</td>
<td>8 ft min</td>
</tr>
<tr>
<td>Width</td>
<td>max 2/3 width of Primary building</td>
</tr>
<tr>
<td>Projection</td>
<td>max 2/3 depth of Primary building</td>
</tr>
<tr>
<td>Height</td>
<td>Equal to or less than height of Primary building</td>
</tr>
<tr>
<td>Window &amp; doors</td>
<td>20% min</td>
</tr>
</tbody>
</table>

   c. **STANDARDS**
   1. Side wings may not encroach on setbacks.
   2. The Primary Building may only have one side wing per Building side.
   3. Side wings may be centered or offset at the side wall of the Primary Building, provided they share at least 6 ft with the common wall.
   4. A side wing may only attach to a primary building, though other components may attach to it.
3. REAR ADDITION

a. DESCRIPTION
An extension from the rear wall of a Primary Building

b. DIMENSIONS

<table>
<thead>
<tr>
<th>Dimension</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width</td>
<td>Max width of rear wall, less 2 ft</td>
</tr>
<tr>
<td>Projection</td>
<td>No greater than the width or depth, whichever is less, of the Primary building</td>
</tr>
<tr>
<td>Height</td>
<td>Equal to or less than height of Main Building Mass</td>
</tr>
<tr>
<td>Window &amp; doors</td>
<td>20% min</td>
</tr>
</tbody>
</table>

c. STANDARDS

1. Rear Additions may not encroach on setbacks.
2. The Primary building may only have one Rear Addition.
3. Rear Additions may be centered or offset at the rear wall of the Main Building Mass, provided they share at least 6 ft with the common wall.
4. A Rear Expansion may only attach to a primary building, though other components may attach to it.

4. CROSS GABLE

a. DESCRIPTION
A gable or gambrel roof that projects perpendicular from the roof of the Primary Building to increase the habitable space of a half-story.

b. DIMENSIONS

<table>
<thead>
<tr>
<th>Dimension</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width</td>
<td>Equal to eave width of the narrowest face of the Primary Building</td>
</tr>
<tr>
<td>Height</td>
<td>The ridge beam of the Cross Gable may not be higher than the Ridge Beam of the Primary Building</td>
</tr>
<tr>
<td>Window &amp; doors</td>
<td>20% min</td>
</tr>
</tbody>
</table>

c. STANDARDS

1. Cross Gables may project outward from a building face (to a maximum of 12 ft) if supported from below by a Component or visually supported by Brackets, Corbels, or Rafters.
2. Two cross gables of equal size and roof pitch may be used together and may occupy the same space, with an overlap of no more than 1/2 the Width of each.
5. **SHED DORMER**

   a. **DESCRIPTION**

   A room, or portion of a room with a shed roof that projects vertically from the roof a Building Element, designed to provide increased light and expand the habitable space under a roof.

   b. **DIMENSIONS**

   - Gable End Setback: 4 ft min
   - Ridge Line Setback: 1 ft min
   - Window & doors: 20% min

   c. **STANDARDS**

   1. When a shed dormer faces a Frontage Line, it must be limited in width to 1/3 the total length of the primary ridge beam of the Building Element to which it is attached.
   2. The windows(s) in a shed dormer should be vertically proportioned and no more than 3 ft wide.
   3. The face of the shed dormer must not project beyond the building eaves.

6. **DORMER WINDOW**

   a. **DESCRIPTION**

   A window or group of up to 3 windows with a gable, hip, or shed roof that projects vertically from the roof a Building Element, designed to provide increased light and expand the habitable space of a half-story.

   b. **DIMENSIONS**

   - Width: 10.5 ft max
   - Height: see standards (iv)

   c. **STANDARDS**

   1. The window(s) in a dormer window should be vertically proportioned and no more than 3 ft wide.
   2. The total width of a Dormer window must be no more than 18 inches wider than the rough opening required for its' windows.
   3. The face of the dormer window must not project beyond the building eaves.
   4. When attached to a mansard or gambrel roof the dormer may not pass above the chine of the roof.
7. **BAY WINDOW**

a. **DESCRIPTION**

An enclosed window assembly extending from the face of a Building Element to permit increased light, multi-directional views, and articulate a building facade.

b. **DIMENSIONS**

<table>
<thead>
<tr>
<th>Dimension</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width</td>
<td>16 ft max</td>
</tr>
<tr>
<td>Projection</td>
<td>6 in min, 4 ft max</td>
</tr>
<tr>
<td>Height</td>
<td>Max equal to total number of full building stories</td>
</tr>
<tr>
<td>Window &amp; doors</td>
<td>30% min</td>
</tr>
</tbody>
</table>

c. **STANDARDS**

1. Bay Windows must be visually supported by Brackets, Corbels, or Rafters along their full depth or, when built at the first floor, must extend visually to the ground plane.
2. Bay Windows may only attach to the main building mass, rear additions, side wings, and Extended Shopfronts.
3. Bays may intersect with and occupy the same space as porches.
4. Bays Windows may be two sided, multisided, or curved.
5. Bay Windows may provide openings for doorways as well as windows.

8. **EXTENDED SHOPFRONT**

a. **DESCRIPTION**

An extension of a building into a front setback providing new or expanded commercial space and a storefront.

b. **DIMENSIONS**

<table>
<thead>
<tr>
<th>Dimension</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width</td>
<td>No more than the length of the building face to which it attaches</td>
</tr>
<tr>
<td>Projection</td>
<td>0 ft min</td>
</tr>
<tr>
<td>Height</td>
<td>Max equal to total number of full building stories</td>
</tr>
<tr>
<td>Window &amp; doors</td>
<td>70% min (Storefront) 30% min (Upper Stories)</td>
</tr>
</tbody>
</table>

c. **STANDARDS**

1. Extended shopfronts may wrap corners to join with an Extended Shopfront on another building face.
2. Only allowed in CD4 and CD5.
3. Extended shopfront may only be used in conjunction with a new or existing commercial use.
9. **DECK**

a. **DESCRIPTION**

A roofless, uncovered, raised platform accessible from a secondary entrance to a building that provides outdoor amenity space.

b. **DIMENSIONS**

- **Setback from Facade**: 8 ft min
- **Width**: 8 ft min
- **Projection**: 8 ft min
- **Height**: varies
- **Fenestration**: none

c. **STANDARDS**

1. Decks are not permitted along primary and secondary frontages, at ground level.
2. The space between piles or piers must be enclosed with latticework or similar material, or concealed visually by evergreen landscaping, on all sides, except for decks that are elevated more than 8 ft from the ground plane.
3. Decks may not be enclosed.
4. Decks built above the first floor level are limited to a size of 144 sf
5. Only one deck is allowed per building face, and one per primary roof.
6. Roof decks may sit entirely above the structure of a roof.
7. Roof decks may be incorporated within a roof such that a portion of the roof is cut away directly above the surface of the deck. The surface of the floor of roof decks integrated in this manner may not be located at a lower elevation than where the roof rafters intersect the outer wall frame.
8. A roof deck may not extend beyond the building eaves.
1. **BICYCLE PARKING**

A. **PURPOSE**

1. To provide secure space for bicycle parking in order to support active lifestyles.

B. **APPLICABILITY**

1. Bicycle parking must be provided by projects that meet the criteria below, with the exception of buildings that have fewer than 3 residential units:
   - New construction or substantial renovation of a primary building.
   - Expansion of an existing primary building by 2,000 square feet or more.

C. **GENERAL**

1. A single bicycle rack that is designed for parking two bicycles is counted as two bicycle parking spaces.
2. A minimum of two bicycle parking spaces must be provided for each building type, except for multi-use buildings, big box, and parking garages, which require 6 spaces each.

D. **DESIGN**

1. All bicycle racks must be:
   - Securely anchored, able to support the bicycle frame in at least two places to prevent the bicycle from falling over.
   - Configured to allow locking of the frame and at least one wheel with a U-lock.
   - Constructed of materials that resist cutting, rusting, bending, or deformation.
2. A bicycle rack may be erected on a public sidewalk in the furnishing zone.

2. **VEHICULAR PARKING**

A. **PURPOSE**

1. To allow for parking that supports the function of abutting land uses while preserving the walkability and character of neighborhoods.
2. To set standards that enable parking lots that have a natural and informal treatment and ensure that parking lots not only maintain but enhance land values.

B. **APPLICABILITY**

1. Parking lot standards apply to:
   - New parking lot construction.
   - Reconstruction of an existing parking lot.
   - Expansion of an existing parking lot by 10 or more spaces.
   - Resealing or re-striping of a parking lot, which does not entail paving, resurfacing, or replacement of the asphalt, concrete, or other surface paving material, is not considered reconstruction.

C. **REQUIRED SPACES**

1. Off-street vehicle parking is not required. Where provided, off-street vehicular parking must comply with the standards of this section.

D. **PARKING LOCATION**

1. Parking may not be located on a lot that does not contain a primary building, except:
   - A municipal lot that is authorized by special permit.
   - An existing unbuildable lot.
   - Where a liner building, such as an informal structure, is permitted.
2. All off-street parking must be located behind the frontage zone, with the following exceptions:
   - Parking is permitted in the frontage zone within permitted building types that allow parking.
   - Parking may occur in a driveway along the side of houses. Parking is not allowed to occur within the frontage zone for any other building type.
   - Where a liner building is permitted, parking must be located behind the building. Any portions of the parking lot exposed to the street must be lined with a hedge or low wall.
3. If located more than 100 feet from any thoroughfare or lot line, a parking lot may be located anywhere on site.

E. **SCREENING**

1. Where any parking lot is located along, within 50 feet of, or visible from a thoroughfare other than an alley, the parking lot must be screened by:
   - A dense evergreen hedge;
   - A solid masonry wall installed at the right-of-way line of between two feet and three and one-half feet in height; or
   - Dedicated spaces for market stalls, farm stands, or mobile food vendors abutting to the right-of-way line.

F. **VEHICULAR ACCESS**

1. Off-street parking must be accessed from an alley or secondary thoroughfare. When there is no abutting alley or secondary thoroughfare, parking may be accessed from the primary thoroughfare.

G. **PEDESTRIAN ACCESS**

1. Sidewalks or passages must be provided to connect buildings to thoroughfares, adjacent buildings, existing sidewalks, and trails, or when appropriate, to amenities such as parks or open space on or adjacent to the site.
2. The location of sidewalks and passages must minimize conflicts with moving vehicles.
H. DESIGN
1. Surfacing materials for parking lots must be selected based upon the amount and type of use expected on the lot in order to maximize effectiveness of the materials and to minimize maintenance.
2. Parking lots may be surfaced using non-permeable materials, such as concrete, asphalt, bricks, pavers, stone, gravel, and crushed stone.
3. Parking lots may be surfaced with permeable materials such as permeable pavers, gravel- or crushed stone-filled grid pavers, vegetated grid pavers, and lawn.
4. Surfacing solutions may include any combination of permeable and non-permeable materials.
5. Parking lots surfaced in uniform, poured surfacing material, such as asphalt and concrete, are required to plant 1 shade tree of a minimum caliper of 2 inches for every 2 parking spaces. Each parking space must be located within 8 feet of a tree.
6. Parking lots surfaced in unit-based material, such as pavers, bricks, and stone, are required to plant at least one shade tree of a minimum caliper of 2 inches for every 8 parking spaces. Each parking space must be located within 8 feet of a tree. Parking lots intended for flexible use may be exempted from this tree planting requirement for spaces located within the interior of the lot.
7. An existing shade tree may satisfy a tree planting requirement in instances where the existing tree canopy occupies the same vertical space as the required tree, so long as the existing shade tree is located on the same property, is a minimum of four inches diameter at breast height, possesses a healthy and full canopy, has an unmolested critical root zone, and has incurred no damage that would undermine its long-term vitality and quality.
8. Loose surfacing materials, such as gravel and crushed stone, must be stabilized and compacted, and an edge must be installed to minimize the scatter of surfacing materials.
9. Vegetated surfacing material, such as vegetated grid pavers and lawn, must have proper maintenance and management to maintain healthy vegetation and root structure and to reduce exposure of bare soil.
10. Parking lots should consider and anticipate alternative activities and be designed for flexible use.
11. Terminal islands, where provided, must be designed as follows:
   a. Flush with the parking lot without curbs and landscaped with evergreen hedges, other evergreen plantings, and trees to facilitate stormwater management.
   b. Depressed beds or swales without curbs designed as rain gardens to facilitate stormwater management.
   c. Raised, curbed beds designed as rain gardens to facilitate stormwater management.
12. Parking lot landscaping must be integral, where possible, with on-site stormwater management facilities.

I. MAINTENANCE
1. All required plant materials must be maintained in a healthy growing condition over their lifetime and replaced as necessary.
2. All permeable surfacing materials should be maintained and tested periodically to ensure they are still functioning as intended.

3. DRIVEWAYS

A. PURPOSE
1. To provide access to individual properties or to multiple properties that have a shared access agreement.

B. APPLICABILITY
1. This section applies to all new driveways, driveway resurfacing, or driveway relocation.

C. GENERAL
1. The following standards apply to driveways. Driveways are not thoroughfares and cannot be used to meet lot frontage requirements.

D. LOCATION
1. One driveway is permitted per building lot.
2. Driveways may pass through required front, side, and rear setbacks to access parking locations.
3. Curb cuts must be separated by a minimum of 75 feet where possible.
4. Curb cuts must be aligned with curb cuts on the opposite side of a thoroughfare to the greatest extent possible.

E. DESIGN
1. Driveways may not be wider than 10 ft within the frontage zone. The driveway must have a maximum curb radius of 1 ft maximum where it crosses a sidewalk and 2 ft maximum where it does not cross a sidewalk.
2. A maximum 12 ft driveway is permitted by Waiver within the CD4 and CD5 Districts to accommodate commercial vehicles. The driveway must have a maximum curb radius of 12 ft maximum where it crosses a sidewalk and 20 ft maximum where it does not cross a sidewalk.
3. Double-lane driveways with a maximum width of 24 ft are permitted by Waiver for commercial properties, when intended for exclusive use by employees and commercial vehicles accessing loading docks. When practical, double-lane driveways should be accessed off an alley or secondary thoroughfare. The driveway must have a maximum curb radius of 12 ft maximum where it crosses a sidewalk and 20 ft maximum where it does not cross a sidewalk.
4. A garage apron that exceeds the maximum permitted driveway width is permitted to extend for a depth of 25 feet from the garage doors, at which point the driveway must be no wider than the maximum permitted driveway width. The garage apron may only be as wide as the width of the garage.
5. Where driveways on abutting lots are located next to each other, an effort should be made to provide vertical landscaping between the driveways to break up the visual width of the paved areas.

F. SHARED DRIVEWAYS
1. Driveways may provide access in whole or in part on or across from an abutting lot, provided that an access easement exists between owners.
4. LANDSCAPING

A. PURPOSE

1. To ensure that landscaping supports a clear transition between the street and adjacent buildings.
2. To enable landscaping and hardscaping treatments that maintain the character of mixed-use neighborhoods.
3. To minimize soil erosion and protect water quality.
4. To minimize conflicts between landscaping and areas that require easy and safe human access.

B. APPLICABILITY

1. These standards apply to all development that involves new construction of a primary building or expansion of an existing primary building by 2,000 square feet or more.
2. This section applies to commercial properties, frontage zones in CD3, CD4, and CD5, parking lots, and civic spaces.

C. DESIGN & INSTALLATION

1. On commercial properties, landscaping must consist primarily of native species requiring minimal irrigation, fertilization, and maintenance. Planting must be cold hardy, drought tolerant, and able to survive on natural rainfall once established with no loss of health.
2. Plant materials must be installed in soil of sufficient volume, composition, and nutrient balance to sustain healthy growth.
3. Plant materials installed adjacent to thoroughfares that are plowed and typically receive seasonal salt treatment should be non-woody and salt-tolerant to ensure survival.
4. Slopes which currently or are in danger of erosion should receive an erosion-mitigating treatment such as planting of densely-rooted vegetation suitable for its site condition, terracing of the landscape with retaining structures and planting, or similar solution, especially when abutting natural water, located on municipal sewer, or where the slopes of the land cause water to cross property boundaries.
5. Artificial plants and artificial turf are prohibited, excluding active recreation sports fields that are subject to intense use.
6. All portions of a lot not occupied by a building or permitted paved area must be planted with living vegetation, such as grass, groundcover, plants, shrubs, or trees.
7. Permitted paved areas include:
   a. Pathways that lead to a building entrance.
   b. Driveways and parking lots.
   c. Pool decks and patios.
      i. A pool deck may encompass a paved area extending from the lip of a pool 10 ft horizontally around its perimeter.
      ii. Patios may not exceed 625 sf of impervious paved area and in CD3 and CD4 may not be located closer than 3 ft to any lot line.
      iii. In CD4 and CD5, where an existing building has a non-conforming front setback, a patio is permitted in the frontage.
   d. Extended Sidewalks
      i. In CD4, and CD5 any building with a setback of less than 12 ft my pave the entire frontage between the building and the adjacent sidewalk as an extended sidewalk.
      ii. In CD4, and CD5 any building with a shopfront and a setback of less than 12 ft must pave the frontage as an extended sidewalk to match the adjacent sidewalk and function as an extension of the public realm.
8. Non-paved areas which do not require landscape improvements include:
   a. Land area dedicated to agricultural activities.
   b. Trails.
   c. Naturally occurring stream beds, rock outcroppings, and similar natural features typically lacking in vegetation.
   d. Recreation fields and facilities.
   e. Water features.
9. Permitted non-paved groundcovers excluding vegetation include: rock or gravel, wood chips, bark, or other non-living material typically used in landscaping.
10. Ground vegetation or shrub plantings with spines, thorns, or needles that may present hazards to pedestrians or cyclists are prohibited within 2 feet of any front lot line within the CD3, CD4, and CD5 Districts.
11. Within 3 feet of any fire protection system or when underground or overhead utility or drainage easements are present, ground cover less than 6 inches in height must be planted, unless other plantings are expressly permitted by the utility provider, easement holder, and the municipality.
12. Natural drainage areas must be preserved to the maximum extent. Development must include appropriate measures for protecting these resources, including but not limited to, modification of the proposed design of the site, timing of construction, and limiting the extent of excavation.

D. IRRIGATION

1. Where installed, permanent irrigation systems must:
   a. Utilize low-volume irrigation emitters such as bubbler, drip irrigation, and soaker hose emitters.
   b. Be equipped with a meter, backflow preventer, and weather-based irrigation controller.

E. MAINTENANCE

1. On commercial properties, any plant material that is significantly damaged, missing, disease-ridden, or dead must be abated by the property owner within one year or the next planting season, whichever occurs first.
5. **LANDSCAPE BUFFERS**

A. **PURPOSE**
   1. To provide clear standards for the use of buffers that mitigate visual, noise, and light conflicts between abutting properties.

B. **APPLICABILITY**
   1. Landscape buffers are required per Use Performance Standards in Section 500.

C. **DESIGN**
   1. A required landscape buffer must provide a screen along 100% of the length of any shared lot lines.
   2. A landscape buffer must be a minimum of 6 ft in height, except when in the frontage zone it may be no more than 4 ft in height.
   3. The landscape buffer must be planted with dense evergreen hedges that will provide a solid visual barrier upon maturity.
   4. A landscape buffer must be planted with a minimum of 3 large canopy trees for every 100 feet of length along the lot line.
   5. Preexisting vegetation that meets the spacing standards may substitute.
   6. Accessory parking for motor vehicles is prohibited within a required landscape buffer.
   7. Where a landscape buffer is required, it must be continuous, with the following exceptions:
      a. Pedestrian and vehicle access, plus related signs, may cross a landscape buffer.
      b. A building or other structure that better mitigates potential impacts between the proposed project and abutting properties may encroach upon the landscape buffer.
      c. A natural, pre-existing grade separation may be conserved, in lieu of a fence or wall, to the extent that the height of the pre-existing grade separation meets the minimum required height of the fence or wall.

6. **SOIL EROSION**

A. **PURPOSE**
   1. To mitigate soil erosion and sedimentation of watercourses and water bodies with an active program meeting the requirements of the “Maine Erosion and Sediment Control BMPS” (Maine Department of Environmental Protection), dated March 2003, or other construction management practices system approved by the Planning Board or Development Review Committee, as appropriate.

B. **APPLICABILITY**
   1. All site plans for development must meet the standards of the Town of Windham’s Surface Water Protection Ordinance, where applicable (See Chapter 142 Surface Water Protection Ordinance).

C. **GENERAL**
   1. Applicants are encouraged to utilize contractors who are certified in erosion control through the Maine Department of Environmental Protection’s Voluntary Contractor Certification Program.

7. **FENCES & WALLS**

A. **PURPOSE**
   1. To ensure that fences allow for delineation of private yard space while allowing for a street that is visually transparent, safe, and interesting.
   2. To allow for rear yard fences that provide privacy.

B. **APPLICABILITY**
   1. The provisions of this Article apply to any fences or walls, including those required per Use Performance Standards in Section 500, to minimize the trespass of undue sound and light between abutting properties.

C. **FENCES & WALLS**
   1. Fences and walls installed directly onto a shared side or rear lot line require consent of the abutting property owner.
   2. Fence posts or supporting rails must face inward toward the property being fenced and the finished face must be oriented towards the abutting property, thoroughfare, or civic space.
   3. Fences and walls located within the frontage zone may be no more than 4 feet in height, and must be constructed of pickets or pickets set onto a low wall, where the pickets are no more than 50% opaque. Fence and gate posts may not be more than 4.5 feet in height.
   4. Fences and walls located behind the frontage zone may be up to 8 feet in height. Fence and gate posts may not be more than 8.5 feet in height.
   5. Fences within 4 feet of windows must be a minimum of 70% opaque.
   6. Fences and walls must be constructed of durable, natural materials, such as wood, brick, stone, or painted metal. Plastic, vinyl, and chain link fences are prohibited. Barbed wire and concertina wire are prohibited. Stone walls must be laid so that most stones and the predominant visual pattern are horizontal.
   7. When required for screening, fences and walls must be a minimum of 6 feet in height and must provide a solid visual barrier.
   8. The following are exempt from the above standards:
      a. An open fence enclosing a tennis, basketball, pickleball, or other recreational court may be erected to a maximum of 12 feet in height and may be constructed of chain link fencing.
      b. Fences made of plastic mesh, electrified wire, galvanized steel mesh, chicken wire, metal rails, and PVC may be installed on lots used for agricultural activities, except within the frontage zone.

D. **RETAINING WALLS**
   1. Projects should be designed in a way to reduce the need for retaining walls.
   2. Retaining walls over 6 feet in height require a waiver by the Planning Board.
8. **OUTDOOR STORAGE**

A. **PURPOSE**

1. To ensure that storage areas are allowed everywhere in support of business activity.
2. To ensure that storage areas are located in a way that minimize visual and operational conflicts with thoroughfares and abutting properties.

B. **APPLICABILITY**

1. This section applies to all outdoor storage, including waste management, materials storage, and other materials associated with the uses contained within buildings.

C. **GENERAL**

1. The storage of refuse, recycling, or other materials is not permitted in the frontage zone.
2. Storage areas must be located at least 20 feet, or to the extent practicable, away from any structure used for dwelling purposes.
3. Storage areas visible from a thoroughfare must be fully enclosed by a wall or a fence at least 6 feet in height.

9. **MECHANICAL EQUIPMENT**

A. **PURPOSE**

1. To allow for mechanical equipment while minimizing negative impacts of noise, blowing air, and smells on pedestrians and abutting properties.

B. **APPLICABILITY**

1. This section applies to all new buildings or substantial modifications to existing buildings.

C. **ROOF-MOUNTED**

1. Mechanical equipment must be screened from ground level view, thoroughfares (not including alleys), civic spaces, and abutting properties by a parapet or other screening structure at least one foot above the height of the mechanical equipment.
2. Screens must be of durable, permanent materials.

D. **BUILDING OR GROUND MOUNTED**

1. Mechanical equipment cannot be located within the frontage zone.
2. Mechanical equipment that is visible from a thoroughfare (not including alleys) or civic space must be screened by a fence, wall, or dense evergreen hedge.
3. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.
4. Screens must be of durable, permanent materials.

10. **LOADING FACILITY**

A. **PURPOSE**

1. To provide design guidance for the design and orientation of loading and service areas.
2. To ensure loading and service areas are properly screened when necessary.

B. **APPLICABILITY**

1. The following standards apply to loading docks, delivery vehicles, and areas used for the storage and staging of materials.

C. **GENERAL**

1. Loading areas are not permitted within the frontage zone.
2. Where any loading area is located along, within 50 feet of, or visible from a thoroughfare, other than an alley, loading facilities, must be screened from view by a wall or fully closed fence between 6 and 12 feet in height.
3. Loading areas that are fully integrated into a building must be screened with a solid, opaque, self closing door or gate finished to coordinate with the materials and design of the building.
4. Loading facility doors are only permitted to be opened during loading and unloading activities.
5. All loading berths must be signed to indicate “No Idling.”
6. Turning movements associated with loading docks may not impede the public right-of-way.

11. **OUTDOOR CAFE SEATING**

A. **APPLICABILITY**

1. This provisions of this section are applicable to all outdoor cafe seating located in a frontage or on a public sidewalk.

B. **GENERAL**

1. The operator of the outdoor cafe seating is responsible for the proper maintenance of the cafe area at all times, including proper disposal of all trash generated.

C. **CAFE AREA DIMENSIONS**

1. Outdoor cafe seating areas may be located along the face of a building or freestanding within a sidewalk or civic space, provided a 5-foot clear walkway is maintained.

D. **FURNITURE**

1. Furnishings may only consist of moveable tables, moveable chairs, moveable umbrellas, required enclosures, and portable or mounted heaters.
2. All furnishing must be made of safe, sturdy, and durable materials, such as wood, steel, or wrought iron.
3. When not intended for use during the winter months, outdoor cafe furnishings must be removed and stored indoors.
4. Tables larger than 3 feet 6 inches in length or diameter are not permitted.
5. Standing or stooled table ledges, if provided, must be at least 18 inches in depth.
6. Heaters are encouraged to extend the use of outdoor cafe seating during colder weather. The following standards apply:
   a. Heating fixtures require approval by the Fire Department.
   b. Heaters may be freestanding or mounted to the underside of an awning.
   c. Portable heaters must be stored indoors when the business is closed.

E. ENCLOSURES
1. The perimeter of outdoor cafe seating areas must be defined and enclosed on all sides by any combination of metal fencing, bollards and chain, or planters.
2. Vertical wind breaks may be provided on each end of the cafe area, provided that the wind break is attached to and fits completely under an awning.
3. Any necessary frames or supports for awnings or windbreaks are permitted.
4. Metal Fencing
   a. Fencing must be 36 inches or less in height.
   b. The maximum gap permitted between fence segments is 4 inches.
5. Bollards & Chain
   a. Metal or wooden bollards must be 36 inches or less in height.
   b. Bollards may be linked with rope or chain that hangs no less than 30 inches from the ground at its lowest point.
6. Planter Boxes
   a. Planters or planter enclosures must be between 18 inches and 24 inches in height.
   b. The combined height of planters and live plants must not exceed 4 feet from sidewalk grade.
   c. Planters and flower boxes must be made of safe, durable material.

12. DRIVE-THROUGHS

A. PURPOSE
1. To permit auto-oriented drive-through services in a predictable manner.
2. To reduce the negative impacts associated with drive-throughs on abutting properties, pedestrians, and bicycle traffic.

B. APPLICABILITY
1. This section applies to all new drive-throughs.
2. Drive-through standards apply to all businesses that service customers directly from their vehicles through a window or electronic interface.
3. Drive-through standards apply to all businesses where vehicles must queue in an on-site driveway while idling.
4. Drive-through standards apply to all businesses where a vehicle must pass under a large illuminated canopy in order to be serviced.

C. GENERAL
1. Nonresidential projects that include drive-through services must be designed and have sufficient stacking capacity to avoid the queuing of vehicles on any public street.
2. Drive-throughs must be accessed from alleys or secondary thoroughfares, when available.
3. When necessary, drive-through canopies, vehicular access, and stacking may occur on driveways or private alleys.
4. Drive-throughs, including their canopies, may not be located in the frontage zone.
5. When located on the side of a building, a drive-through canopy must be attached to the primary building, must be shorter than the eave of the building or no more than 16 ft in absolute height (whichever is lesser), and may not project more than 12 ft.
6. When located on the side of a building, canopy materials must match the materials used on the primary building.

13. LIGHTING

A. PURPOSE
1. To allow adequate night time lighting that provides safety, utility, and security while prohibiting excessive light trespass beyond property boundaries.
2. To protect residential areas from the glare and ambient spillover of lighting in abutting commercial areas.
3. To protect drivers from the glare caused by lighting on properties fronting onto thoroughfares, not including alleys.
4. To reduce the consumption of electricity for lighting purposes.
5. To require lighting fixtures and layout patterns that contribute to unified exterior lighting design of development.

B. APPLICABILITY
1. This section applies to all outdoor lighting fixtures except for the following:
   a. Sign lighting (see Signage standards).
   b. Holiday lighting.
   c. Outdoor lighting used for emergency equipment and work conducted in the interest of law enforcement or for public health, safety, or welfare.
   d. Ground mounted pedestrian lighting.

C. GENERAL
1. Lighting levels are regulated by District according to total permitted lumens per square foot, a unit of measurement related to light intensity.
2. Maximum lighting levels are located in Table 4.1, Allowed Lighting by District.
3. Light levels must be specified, calculated, and measured in lumens per square foot, as calculated by multiplying the square footage of the paved portion of the area to be lighted by the allowed lumens per District to determine a total maximum number of allowed lumens for that area.
4. Total allowed lighting for any given area should be evenly distributed across the paved portion of a site.
5. Lights may not have a color temperature in excess of 3,000 Kelvin.
6. All outdoor light fixtures must be energy efficient and produce at least 80 lumens per watt of energy consumed, as documented by manufacturer’s specifications or the results of an independent testing laboratory.
7. The use of sensors, timers, or other means to activate outdoor light fixtures on demand and only when it is needed is encouraged to conserve energy, provide safety, and promote compatibility between different land uses.
8. Motion sensor light fixtures must shut off after 10 minutes and must not be triggered by off-site activity.

D. OFF-SITE IMPACTS

1. Light levels measured at the front lot line exceeding 2.0 foot candles are prohibited.
2. Light levels measured at any side or rear lot line of any property abutting a CD3 district exceeding 1.0 foot candles are prohibited.
3. Foot candles are measured at the lot line, with the light-reading sensor of a light meter held parallel to the ground, pointed up.

E. FIXTURE HEIGHT

1. Lighting intended to illuminate areas for pedestrian travel and/or seating must be mounted between 12 and 15 feet in height.
2. Lighting intended to illuminate areas for vehicular travel and parking are not permitted to be taller than 20 feet in height.
3. Light fixtures located within 50 feet of the side or rear lot line abutting any residential neighborhood are not permitted above 15 feet in height.

F. SHIELDING

1. All outdoor lighting fixtures must be placed and directed to prevent light trespass or glare onto abutting throughfares or properties in a manner that may distract or interfere with the vision of drivers or create a nuisance for abutting residential uses.
2. All outdoor light fixtures must be full cutoff or fully shielded to prevent light at or above horizontal 90° (above nadir) and limited to a value not exceeding 10% of lamp lumens at or above 80°, as defined by the Illuminating Engineering Society of North America (IESNA, or IES).
3. All outdoor light fixtures must be fitted so that no portion of the light source or drop lens is visible below the fixture when viewed directly from the side.

G. PROHIBITED LIGHTING

1. The following is prohibited:
   a. Lighting that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other property.
   b. Lighting that emits light in excess of 45,000 lumens.
   c. Low pressure sodium and all mercury vapor gas-discharge lamps.
   d. Cobra-head fixtures having dished or drop lenses or refractors.
   e. Searchlights and other high-intensity narrow-beam fixtures.
   f. Strobe lights and rotating lights.

H. SPECIFIC LIGHTING REQUIREMENTS

1. Vehicular Canopies
   a. Lighting for any canopy area over fuel sales, drive-through lanes, automated teller machines, or similar structures must use recessed luminaire fixtures and be designed and located so as to prevent glare onto abutting properties.
   b. Highly reflective material installed on the underside of the canopy is prohibited.

2. Security Lighting
   a. Building-mounted (wall pack) security light fixtures are not permitted to project above the fascia or roof line of a building.
   b. Building-mounted (wall pack) security light fixtures are only permitted for loading, storage, or service areas and/or rear entrances to buildings and are not permitted as substitutes for appropriate lighting fixtures for parking areas or pedestrian walkways.

3. Accent Lighting
   a. Only lighting used to accent architectural features, landscaping, or art may be directed upward, provided that light fixtures are located, aimed, or shielded to reflect the light off surfaces to emphasize form and texture and minimize light spill into the night sky.
   b. Architectural accent lighting may use multiple light sources to emphasize important architectural features.

4. Entrances and Exits
   a. All entrances and exits of non-residential buildings open to the general public and residential buildings with more than 6 dwelling units must be lit during nighttime hours to ensure the safety of persons and the security of the building.

5. Parking Area Lighting
   a. All commercial parking areas in CD5, CD6, and SD Districts are required to provide lighting during nighttime hours of operation.

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TABLE 4.1 ALLOWED LIGHTING BY DISTRICT

<table>
<thead>
<tr>
<th>LUMENS PER SF IMPERVIOUS PAVING</th>
<th>CD3</th>
<th>CD4</th>
<th>CD5</th>
<th>SD - CB</th>
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### 14. STORMWATER MANAGEMENT

#### A. APPLICABILITY

1. All projects requiring major or minor site plan review must provide stormwater management systems to detain, retain, or result in the infiltration of stormwater from the 24-hour storms of the 2-year, 10-year, and 25-year frequencies such that the peak flows of stormwater from the project site do not exceed the peak flows of stormwater prior to undertaking the project. The Planning Board may waive the flooding standard in accordance with the following criteria:
   a. **Insignificant Increases in Peak Flow Rates from a Project Site.** When requesting a waiver for a project resulting in an insignificant increase in peak flow rates from a project site, the applicant must demonstrate that insignificant increases in peak flow rates cannot be avoided by reasonable changes in project layout, density, and stormwater management design. The applicant must also demonstrate that the proposed increases will not unreasonably increase the extent, frequency, or duration of flooding at downstream flow controls and conveyance structures. In making its determination to allow insignificant increases in peak flow rates, the Planning Board must consider cumulative impacts.

2. In addition to the standards of this section, all projects requiring Major Site Plan review must submit a stormwater management plan that complies with Section 4B(2) and Section 4B(3) of the General Standards of the DEP Chapter 500 Stormwater Management, as amended.

#### B. DESIGN

1. On- and off-site downstream channel or system capacity shall be sufficient to carry the flow of a minimum 25-year storm without adverse effects, including but not limited to, flooding and erosion of drainage channels and shoreland areas, or that he/she will be responsible for whatever improvements are needed to provide the required increase in capacity and/or mitigation.

2. The Staff Review Committee or Planning Board may require capacity for a storm of greater than 25 years due to soil, topographic, or other factors that affect stormwater drainage.

3. Use of Low-Impact Development (LID) systems are highly encouraged.

4. All natural drainage ways shall be preserved at their natural gradients and shall not be filled or converted to a closed system unless approved as part of the site plan review.

5. The design of the stormwater drainage system shall provide for the disposal of stormwater without damage to streets, adjacent properties, downstream properties, soils, and vegetation.

6. The design of the storm drainage systems shall be fully cognizant of upstream runoff which shall pass over or through the site to be developed and provide for this movement.

### 15. SEWAGE & WATER INFRASTRUCTURE

#### A. GENERAL

1. If the project is to be served by a public water supply, the applicant shall secure and submit a written statement from the Portland Water District that the proposed water supply system conforms with its design and construction standards, will not result in an undue burden on the source or distribution system, and will be installed in a manner adequate to provide needed domestic and fire protection flows.

2. All sanitary sewage from new or expanded uses shall be discharged into a public sewage collection and treatment system when such facilities are currently available or can reasonably be made available at the lot line and have adequate capacity to handle the projected waste generation.

3. If the public collection system is not at the lot line, but can be extended in the public right-of-way, the collection system shall be extended by the owner and the new or expanded use connected to the public system. If the extension shall be required if the public system is within 100 feet of a new use with a design sewage flow of less than 500 gallons per day or within 300 feet of a new use with a design sewage flow of 500 or more gallons per day and the system has adequate capacity to accommodate the additional flow. The Planning Board may waive this requirement if the use is already served by a properly functioning subsurface disposal system that is properly sized for the projected flows, provided that connection to the public system shall occur if and when the subsurface system needs to be replaced.

4. If the public system cannot serve or be extended to serve a new or expanded use, the sewage shall be disposed of by an on-site sewage disposal system meeting the requirements of the Subsurface Wastewater Disposal Rules.

5. When 2 or more lots or buildings in different ownership share the use of a common subsurface disposal system, the system shall be owned and maintained in common by an owner’s association. Covenants in the deeds for each lot shall require mandatory membership in the association and provide for adequate funding of the association to assure proper maintenance of the system.

6. Industrial or commercial wastewater may be discharged to public sewers in such quantities and/or of such quality as to be compatible with sewage treatment operations. Such wastes may require pretreatment at the industrial or commercial site in order to render them amenable to public treatment processes. Pretreatment includes, but is not limited to, screening, grinding, sedimentation, pH adjustment, surface skimming, chemical oxidation and reduction and dilution. The pretreatment standards shall be determined by the Portland Water District.

7. Applicants whose projects involve on-site water supply or sewage disposal systems with a capacity of 2,000 gallons per day or greater shall demonstrate that the groundwater at the property line will comply, following development, with the standards for safe drinking water as established by the State of Maine.
16. WATER QUALITY PROTECTION

A. GENERAL

1. All storage facilities for fuel, chemicals, chemical or industrial wastes, and biodegradable raw materials, must meet the standards of the Maine Department of Environmental Protection and the State Fire Marshall’s Office.

2. If the project is located within the direct watershed of a ‘body of water most at risk from development’, as identified by the Maine Department of Environmental Protection (DEP), the following standards shall apply.

3. If the project does not require review under Chapter 500 of the Maine DEP Stormwater Law, the Planning Board may require a Phosphorus Control Plan. The plan shall be submitted to the Town for review by an appropriate third-party reviewer at the applicant’s expense.

17. HAZARDOUS, SPECIAL & RADIOACTIVE MATERIALS

A. GENERAL

1. No flammable or explosive liquids, solids or gases shall be stored in bulk above ground unless they are located at least 75 feet from any lot line, or 40 feet in the case of underground storage. All materials shall be stored in a manner and location which is in compliance with appropriate rules and regulations of the Maine Department of Public Safety and other appropriate federal, state, and local regulations.
1. **BLOCK STANDARDS**

   A. **PURPOSE**
   
   1. To encourage walkable neighborhoods that provide numerous route options and connectivity.
   2. To provide a flexible framework for the creation of buildable land in a form that supports the creation of complete neighborhoods.

   B. **APPLICABILITY**
   
   1. This section applies to development sites that create new or reconfigured blocks or that create any new public or private thoroughfare.
   2. Block perimeter in special districts may be increased by waiver.

   C. **GENERAL**
   
   1. Land must be subdivided with thoroughfares to create blocks conforming to Table 5.1, Block Perimeter.
   2. A block may not be bounded by alleys.
   3. If a block contains multiple character districts, the most intense character district must be used to establish the requirements for block size.
   4. Blocks should be generally rectangular in shape, but are expected to respond to natural features, and the block pattern of the surrounding urban fabric.
   5. Blocks should be a minimum width so as to provide two rows of developable lots.
   6. Portions of development sites abutting areas of undeveloped land, areas unsuitable for development, pre-existing incomplete blocks, or rail rights-of-way may be granted a waiver from the block size requirements in accordance with the provisions of Section 800, if part of a site plan, or Section 900 if part of a subdivision plan.

2. **ALLEYS**

   A. **PURPOSE**
   
   1. To provide shared access for motor vehicles, loading, and service to lots or blocks.
   2. To enable alley-loaded blocks that concentrate “back-of-house” elements to the rear of buildings, including utility infrastructure, refuse collection, and access to parking & loading in the block interior.
   3. To enable use of alleys for spillover creative, light manufacturing, or service uses.

   B. **APPLICABILITY**
   
   1. Alley standards apply to all thoroughfares designated as alleys on the Windham Zoning Map.
   2. This section applies to all newly platted property in CD4 and CD5 that is 1 block or more in size.
   3. Alleys cannot be used to meet the requirements for building placement except as specifically allowed in Article 3.

   C. **DESIGN**
   
   1. The following thoroughfare types may be used as alleys: curbed lane and pedestrian passage.
   2. Blocks may be accessed by alleys in one of the configurations defined below:
      a. **Common Block**: A block where parking and service areas are shared among several buildings and, in some cases, lots.
      b. **“H” - Block**: A block with three alleys that intersect to form an “H”, allowing development to front on four block faces.
      c. **“T” - Block**: A block with two perpendicular alleys that intersect to form a “T”, allowing development to front on three block faces.
   3. To the greatest extent possible, alleys should be aligned to run between opposite block faces where possible provide connections to alleys on the opposite side of the street to allow for a continuous path of travel.

3. **SHOPFRONT STREETS**

   A. **PURPOSE**
   
   1. To promote intensity of business and pedestrian activity by providing mandatory shopfront windows along certain important thoroughfares, or civic spaces.

   B. **APPLICABILITY**
   
   1. Shopfront street standards apply to every lot that fronts a shopfront street and to all thoroughfares designated as Shopfront streets on the Windham Zoning Map.

   C. **GENERAL**
   
   1. The inner zone of every pedestrian shed is required to provide an aggregate length of shopfront street as determined in Table 5.3, Shopfront Streets by Neighborhood Type.
   2. Any project may be required by the planning board to designate a thoroughfare or a portion thereof as a shopfront street.
   3. Any project providing more than 1,200 feet of CD5 frontage within a pedestrian shed must designate at least 300 ft of continuous shopfront street within the project.
   4. Shopfront streets can be applied to any thoroughfare type, except service alleys.
   5. Shopfront streets should be located along portions of thoroughfares that are envisioned as “main streets” and should take the following into account:

---

**TABLE 5.1 BLOCK PERIMETER**

<table>
<thead>
<tr>
<th>CD3</th>
<th>2,640 ft max</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD4</td>
<td>1,760 ft max</td>
</tr>
<tr>
<td>CD5</td>
<td>1,320 ft max</td>
</tr>
<tr>
<td>SD-CB</td>
<td>2,640 ft max</td>
</tr>
</tbody>
</table>
Article 5: Neighborhood Standards

a. The thoroughfare must see sufficient traffic to make commercial uses viable.
b. The thoroughfare must be centrally located with regard to new and existing development.
c. The thoroughfare must be easily accessible to new and/or existing residents.
d. The thoroughfare must be designed in a manner that ensures pedestrian friendliness and safety.

6. Shopfront streets are required to be continuous for at least 100 ft.

<table>
<thead>
<tr>
<th>TABLE 5.2 SHOPFRONT STREET LENGTH</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRONTAGE LENGTH</td>
</tr>
<tr>
<td>5 MINUTE WALK</td>
</tr>
<tr>
<td>NEIGHBORHOOD CENTER 300 FT</td>
</tr>
<tr>
<td>DOWNTOWN CENTER 900 FT</td>
</tr>
</tbody>
</table>

4. THOROUGHFARES

A. PURPOSE

1. To ensure the development of a well-connected thoroughfare network, composed of direct & convenient routes that reinforce North Windham as a walkable, human-scaled environment.
2. To accommodate multiple modes of transportation.
3. To minimize the use of one-way thoroughfares and infrequent intersections that limit connectivity, discourage walking, induce traffic congestion, and increase vehicular air pollutant emissions by reducing the number of possible routes of travel and add unnecessary distance between destinations.
4. To provide a safe pedestrian environment including safe street crossings by avoiding turning lanes, minimizing lane widths, and providing curb extensions or pedestrian refuge islands.
5. To promote streets that increase economic value and attract private sector investment.

B. APPLICABILITY

1. This section applies to any project that provides a thoroughfare, regardless of whether it will be under public or private ownership.
2. Thoroughfares are permitted by character district, in accordance with Table 5.3, Permitted Thoroughfares.
3. Sidewalks must be constructed or reconstructed according to sidewalk standards any time a project proposes new buildings or new uses to existing buildings in CD4 and CD5.
4. Sidewalks must be constructed or reconstructed according to sidewalk standards any time a project proposes a substantial modification to a property, a new or reoccupied shopfront, a new non-single-family use, or if a discontinuous sidewalk exists on the same street within 300 ft of the project in district CD3.
5. On street parking standards apply to any thoroughfare on which on-street parking is permitted.

C. GENERAL STANDARDS

1. Thoroughfares must be permanently open and provide public access as part of an overall connected thoroughfare network.
2. All thoroughfares must be open to the public, but may be maintained under either public or private ownership.
3. All thoroughfares must conform to the standards of this section and tables in Appendix B, Thoroughfare Standards.

D. DESIGN

1. All thoroughfares must intersect with other thoroughfares, forming a network.
2. To every extent practical, new thoroughfares must align with existing or anticipated thoroughfares on the opposite side of the street to allow for a continuous path of travel.
3. Road rights-of-way must be extended to adjoining property boundaries such that a roadway connection or thoroughfare stub is provided:
   a. At least every 1,500 feet for each direction in which development abuts vacant lands; or
   b. The minimum block length as defined in Table 5.1.
4. Project submittals must identify all stubs for thoroughfares and include a notation that all stubs are intended for connection with future thoroughfares on adjoining undeveloped property.
5. Where development is proposed abutting vacant land, or land that is planned to be redeveloped, new thoroughfares adjacent to the project perimeter must be extended to the abutting property boundaries and connect with any existing roadways, or provide a stub to enable future connection.
6. When required, stub thoroughfares must be provided at intervals no further apart than 1,500 ft.
7. Cul-de-sac and other dead-end thoroughfares are prohibited unless granted a Waiver from the intersection requirement on a case-by-case basis to accommodate specific site conditions.
8. Rights-of-way narrower than 40 ft and verge assemblies narrower than 9 ft are exempt from all street planting and street furnishing requirements.

E. MOVEMENT

1. One-way streets are permitted by waiver only, when available narrow thoroughfare types such as lanes are not feasible because of dimensional site constraints and commercial parking needs.
2. When one-way streets are authorized, thoroughfare types apply, adjusted to reflect the lane reduction. Right-of-way and pavement width metrics may be reduced, while all other thoroughfare standards must be met.

F. SIDEWALKS

1. Sidewalks must be installed, widened, or modified according to the minimum dimensions prescribed by Appendix B, Thoroughfares.
2. Sidewalks must be maintained in a state of good repair by the owner of the property fronting any thoroughfare.

3. Sidewalks must be paved with a fixed, non-slip material.

4. Sidewalks must be as straight and direct as possible, except to avoid established trees or unavoidable obstacles.

5. Where sidewalks cross driveways or alleys, the sidewalk must remain level, with no change in cross-slope. The appearance of the sidewalk where it crosses a driveway or alley, including sidewalk material, must be maintained.

6. In CD4 and CD5 where sidewalks do not exist within the public right-of-way, temporary sidewalks made from gravel or other bituminous materials laid on a stabilized base must be provided on private land to enable safe pedestrian travel.

G. CROSSWALKS

1. A crosswalk may be marked or unmarked. Legally, crosswalks must exist at all intersections (including T-intersections) unless specifically prohibited.

2. Marked crosswalks must be installed and maintained on all sides of an intersection, except on alleys, natural lanes, and shared streets.

3. Midblock crosswalks must be provided in the CD5 district when intersection spacing is greater than 800 feet.

4. A marked crosswalk must align with curb ramps and be at least six feet in width. Where large volumes of pedestrians are expected at the intersection, high-visibility piano key striping is required.

5. At intersections, ADA-compliant curb ramps enabling persons with special mobility needs to safely cross a roadway must be installed.

6. Curb ramps must align with the crosswalk, consistent with the direction of pedestrian travel.

H. ON-STREET PARKING

1. Parking stalls may be configured in one of five ways:
   a. Parallel parking stalls located in a single-file line on pavement directly adjacent to the verge, parallel with the movement of the traffic lanes.
   b. Perpendicular parking stalls located on pavement directly adjacent to the verge, perpendicular to the movement of the travel lanes.
   c. Angled parking stalls located on pavement directly adjacent to the verge set at an angle relative to the direction of travel, usually 30, 45, or 60 degrees.
   d. Opportunistic parking unmarked and located partially or entirely within the verge on a stabilized shoulder.

2. When marked, parking lanes may be distinguished from adjacent travel lanes by painted lines, changes in materials, or a combination thereof.

3. Thoroughfares with required parking may drop one or both parking lanes for portions of their length as long as the resulting space is given to the adjacent verge assembly.

4. If perpendicular or angled parking are accommodated, right of way and pavement width may be increased by the additional width required by these parking configurations.

5. When parking meters are proposed, they must be located in the furnishing zone of the adjacent verge assembly.

### TABLE 5.3 PERMITTED THOROUGHFARES

| CD3  | P | P | S | S |
| CD4-R| P | P | P | P |
| CD4-N| P | P | P | P |
| CD5  | S | S | P | P |
| SD-CB| P | P | P | P |

P = Permitted, S = Special Permit

5. STREET TREES

A. PURPOSE

1. To provide thoroughfares that are shaded with street trees as a way to increase property values and slow vehicular traffic within existing and proposed neighborhoods.

B. APPLICABILITY

1. These standards apply to any project that has 30 feet or more of frontage along a thoroughfare.

C. STANDARDS

1. Street trees must be installed according to the provisions of Appendix B, Thoroughfare Standards.

2. The required shape of street trees will be determined by the abutting character district as indicated in Table 5.4, Street Tree Planting Summary.

3. The Permitting Authority may exempt applicants from the street tree requirement when:
   a. The minimum number of required street trees already exists in the abutting thoroughfare.
   b. One or more mature, healthy trees planted on-site in close proximity to the front lot line, with canopy reaching over the abutting thoroughfare, would cause overcrowding of the new street tree.
   c. The specific location of an existing curb cut, utility line, or other feature conflicts with the proper placement of a street tree.
   d. When the abutting street has a right-of-way of less than 40 ft.
4. The Permitting Authority may require street tree installation in alternative locations within the Town when installation cannot be accommodated within the abutting thoroughfare.

5. When tree pits are required, they must consist of a rectangle, no smaller than 36 sf in size, with a minimum width of 48 inches, and be spaced along the length of a street by at least 35 feet.

### TABLE 5.4 STREET TREE PLANTING SUMMARY

<table>
<thead>
<tr>
<th>SHAPE</th>
<th>COLUMNAR</th>
<th>OVAL</th>
<th>BALL</th>
<th>CONICAL</th>
<th>SPREADING</th>
<th>VASE</th>
<th>FORMAL</th>
<th>NATURALISTIC</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD3</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<td>P</td>
<td>P</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td>S</td>
</tr>
<tr>
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<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
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<tr>
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<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>SD-CB</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
</tbody>
</table>

P = Permitted, S = Special Permit

### 6. STREET LIGHTING

#### A. PURPOSE

1. To provide streets that have appropriate lighting for their content.
2. To maintain dark skies by limiting light pollution.

#### B. APPLICABILITY

1. These standards apply to any project that creates a new thoroughfare longer than 300 ft, not including alleys.

#### C. STANDARDS

1. Thoroughfares must provide ambient illumination conforming to standards found in Section 4.13, Lighting Standards.
2. Ambient Illumination should be controlled on a block by block basis.
3. Thoroughfares must not exceed the ambient light level permitted within abutting character districts and civic spaces.
4. When a segment of a thoroughfare is fronted by multiple districts, the lowest ambient illumination level should be used.
5. Thoroughfares may provide higher illumination than their abutting context in high hazard areas at the discretion of the [department of public works].

### 7. PEDESTRIAN SHEDS

#### A. PURPOSE

1. To provide a method for enabling walkable neighborhoods.
2. To create and reinforce walkable environments with a mix of housing, civic, retail, and service choices within a compact, walkable, and transit friendly environment.
3. To encourage the social, environmental, and economic benefits provided by a walkable development pattern.

#### B. APPLICABILITY

1. This section applies to projects within designated pedestrian sheds as delineated on the Windham Zoning Map.

#### C. GENERAL TO PEDESTRIAN SHEDS

1. Each pedestrian shed is assigned a place type as delineated on the Windham Zoning Map.
2. There are two types of pedestrian shed, linear and standard.
   a. A standard pedestrian shed defines a neighborhood located a certain radius (5 or 10 minute walk) from a single node, which is typically centered on an important place central to that neighborhood.
   b. A linear pedestrian shed defines a neighborhood that extends along a corridor located a certain radius (5 or 10 minute walk) from a centerline, which may extend up to a mile in length.
3. Pedestrian sheds are comprised of two sizes:
   a. 5 minute walk: A pedestrian shed indicating the center and edges of a neighborhood, with a radius of 1/4 mile.
   b. 10 minute walk: A pedestrian shed indicating a center of regional importance, and consequently a larger area of coverage, with a radius of 1/2 mile.
4. In order to control the quality and type of development in different areas of a pedestrian shed, each pedestrian shed will be comprised of three zones:
   a. The Inner Zone: comprises the inner third of a pedestrian shed centered on the node.
   b. The Middle Zone: comprises the middle third of a pedestrian shed outside of the inner zone.
   c. The Outer Zone: comprises the outer third of a pedestrian shed extending to the edge and includes parcels that extend over the boundary, as long as part of the parcel is within the boundary of the pedestrian shed.
5. When a project is located within two or more pedestrian sheds of different sizes, the standards for the larger pedestrian shed must be used.
6. When a project is located within two or more pedestrian sheds of the same size, the pedestrian shed with the highest required intensity must be used.
7. All portions of a project located within the center zone of any pedestrian shed must take the standards for that zone, irrespective of whether the project is located in multiple pedestrian sheds or not.
8. DISTRICT MIX

A. PURPOSE

1. To provide a mix of character that reflects authentic feeling places within North Windham.

B. APPLICABILITY

1. District mix standards apply to any project (or portion thereof) located within a pedestrian shed that:
   a. Creates more than 3 new primary buildings or building lots within 5 years.
   b. Creates more than 2 new primary buildings or building lots within the inner zone within 10 years.
   c. Creates 1,200 feet or more of new public or private thoroughfares within 5 years.
   d. Creates 300 feet or more of new public or private thoroughfares within the inner zone within 10 years.
   e. Results in extensive modification to any lot or combination of lots by a single individual, business entity, legal trust, foundation, or agent thereof with an aggregate area of 6 acres or more within 5 years.

C. GENERAL

1. In order to control the allocation and density of development within a pedestrian shed, new projects must allocate character districts in accordance with Table 5.5, District Mix by Place Type, and subdivide into lots or hypothetical lots and blocks consistent with the character districts so allocated.

2. Lots in a particular district should be grouped together, either adjacently, or across a street or civic space, such that no individual lot is separated entirely from other lots in the same district.

3. Transitions between character districts are encouraged to occur within the block or alleys, but may occur across a street.

4. Districts of higher intensity should always be clustered around important intersections, civic spaces, and thoroughfares to promote the creation of recognizable places.

5. Districts that do not allow building types with shopfronts are disallowed from fronting on shopfront streets.

Values in Table 5.5, District Mix by Neighborhood Type apply to the total area of all lots of record in a project that occur, in whole or in part, within the pedestrian shed. All lots of record included in a project that fall entirely outside the pedestrian shed boundary, do not count towards the totals reflected in this percentage. When calculating the area devoted to a particular district within the inner and middle zones of a pedestrian shed, only those portions of a lot within each zone contribute to the calculation of the total area. The outer zone must include the total area of all lots of record that extend beyond the outer boundary, and all lots resulting from their re-platting as if they were inside the outer zone.

9. BUILDING MIX

A. PURPOSE

1. To ensure a variety of building types along a street to reinforce neighborhood character.

2. To provide neighborhoods with a variety of housing types to serve the needs of the population.

3. To provide neighborhoods with a variety of commercial spaces, where permitted.

B. APPLICABILITY

1. Building mix standards apply to any project (or portion thereof) that:
   a. Creates more than 6 new primary buildings or building lots within 5 years.
   b. Creates 300 feet or more of new public or private thoroughfares within 5 years.
   c. Results in extensive modification to any lot or combination of lots by a single individual, business entity, legal trust, foundation, or agent thereof with an aggregate area of 3 acres or more within 5 years.

C. GENERAL

1. Projects must provide 3 building types throughout the project area.

### TABLE 5.5 DISTRICT MIX BY NEIGHBORHOOD TYPE

<table>
<thead>
<tr>
<th></th>
<th>DOWNTOWN</th>
<th>NEIGHBORHOOD CENTER</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>INNER MIDDLE OUTER</td>
<td>INNER MIDDLE OUTER</td>
</tr>
<tr>
<td>FARM</td>
<td>- - -</td>
<td>- 10% 30%</td>
</tr>
<tr>
<td>CD3</td>
<td>- - 10%</td>
<td>50% 50% 70%</td>
</tr>
<tr>
<td>CD4</td>
<td>40% 50% 60%</td>
<td>40% 40% -</td>
</tr>
<tr>
<td>CD5</td>
<td>60% 50% 30%</td>
<td>10% - -</td>
</tr>
</tbody>
</table>
Article 5: Neighborhood Standards

North Windham Character-Based Code

PUBLIC DRAFT 05.15.2017
GENERAL DEFINITIONS

Access:
The way or means to enter and leave property or structure.

Alley:
A thoroughfare typically located internal to a block that provides access to the side or rear of lots and onto which no lot directly fronts. Alleys typically provide access to service areas, parking, and accessory buildings and may contain utility easements.

As-of-right:
Permitted uses and building types.

Attached:
An object may be said to be attached to another when their outer surfaces are permanently in direct contact, or when they share part of their structural system.

Attic:
The non-habitable interior space located directly under a pitched roof of a building.

Basement:
A story of a building that is, in whole or in part, below the ground story.

Blank Wall:
A portion of any facade of a building that does not include windows, doors, columns, pilasters, or other architectural features.

Block:
The aggregate land area, including passages and service alleys, circumscribed by thoroughfares.

Block Face:
The aggregate length of one side of a Block, including all lots and service alleys.

Block Perimeter:
The aggregate of all Block Face lengths of an individual block.

Build-to Line:
A maximum, parallel distance recessed from a front lot line where a building facade must be built and established as the maximum front setback.

Building:
Man-made construction completely enclosed by a roof, window, doors and solid exterior walls, and designed, built, or occupied as a shelter or enclosure for persons, animals, or property, and for the legal occupancy of which a Certificate of Occupancy approved is required, or has been issued prior to the effective date of hereof. Not synonymous with Structure.

Primary Building:
A permitted building capable of occupying a lot as the sole structure, as distinct from accessory buildings and additional structures which are dependent on a primary building.

Building, Accessory:
A second, and typically smaller building, typically located on a lot with a primary building, often times toward the rear of the lot, and sometimes connected to the primary building.

Building Element:
Any part of a Building, including the main building mass, components, accessory buildings, etc.

Building Face:
Any exterior wall of a Building, .
Building Mass:
See Main Building Mass.

Building Type:
A classification or kind of structure characterized and differentiated by its placement on a lot, massing, composition, use, and features.

Building Wall:
See Wall.

Cellar:
See “Basement.”

Change of Use:
The change in the purpose or function of a structure or land from one use to another.

Chine:
The break-point or horizontal plane formed where two differently sloped portions of a complex roof system meet.

Character District:
An area that shares common characteristics with other land in the same zoning designation, or is an area that is intended to transition toward a character that has been determined by the community. Character Districts span a range of development intensity from most rural, CD1, to most urban, CD5.

Component:
One of the elements that make up a building, the other being the main building mass. Components are comprised of smaller attachments to the main building mass and provide architectural articulation and additional usable space.

Crosswalk:
A lateral extension of a sidewalk through an intersection.

Curb:
The edge of the vehicular pavement that may be raised or flush to a swale. It usually directs the flow of water to the drainage system.

Depth:
When related to property boundary designations, depth refers to the perpendicular distance between the front lot line and the rear property line. (when the rear property line is not parallel with the front lot line, this measurement is considered to extend to that part of the rear property line closest to the front lot line)

Detached:
A dwelling that is physically separated from any other structure or structures except accessory buildings.

Development:
The construction, reconstruction, alteration, expansion, extension, or relocation of any building or structure; excavation, earth filling, grading, or mining; any use or change in use of any building or structure or land; any change in building type; or, any expansion in the use of land.

Development Site:
The land area encompassed in a development proposal irrespective of the number or configuration of lots, land ownership, and/or municipal boundaries.

Division of Land:
The division of a lot or parcel of land into two smaller lots or parcels of land.

Driveway:
An unimproved vehicular way providing access from a thoroughfare to the interior of a lot, including homes, parking lots, or loading docks. Driveways are not subject to construction specifications required for thoroughfares. Driveways include farm roads and cart paths.
Dwelling:
A building or portion of a building designed or used as living quarters containing 1 or more dwelling units.

Dwelling Unit:
A single unit providing complete, independent, living facilities containing 1 or more rooms arranged for use by no more than 4 unrelated individuals living together as a single housekeeping unit with cooking, living, sanitary, and sleeping facilities.

Easement:
A liberty, privilege, or advantage without profit, which a person(s) may have in the lands of another person(s).

Eave:
The soffit resulting from the junction of a building wall and an overhanging roof.

Elevation:
The vertical distance between the average ground plane and the top of the finished first floor of a building.

Enclose(d): To fill in the spaces between structural supports with latticework, walls, windows, or other non-structural wall covering to increase the usability of an outdoor space.

Element:
See Building Element.

Encroach: To break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, above a height limit, or over the sidewalk of a public right-of-way.

Encroachment: Any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, above a height limit, or the breaking of such limit by a structural element.

Engage: To incorporate within a larger volume; in whole or in part.

Erect: To construct, reconstruct, excavate, fill, drain, or conduct physical operations of any kind in preparation for or in pursuance of construction or reconstruction, or to move a building or structure upon a lot.

Façade: The exterior wall of a building oriented in whole or in part toward a Civic Space, On-Site Civic Space, or Thoroughfare, not including service alleys.

Face: The surface of a structure or element, especially one that is presented to the view.

Fenestration: The arrangement, proportioning, and design of openings on every exterior wall of a building, including windows and doors, but excluding entrances and doors for parking, loading, and service facilities.

First Floor: See Ground Floor.

Floor Plate: The total gross floor area of a single story of a building, excluding balconies.

Forecourt: A landscaped, semi-public area, open to the sky, formed by a recess in a portion of a building façade.
Front Setback:
The distance from the front lot line to the point where any structure may be constructed.

Frontage:
The land that lies adjacent to a thoroughfare, right-of-way, easement, civic space, or natural feature, or the space between a building and the same. Buildings facades that face onto primary and secondary frontages define the public realm and are therefore more regulated than the buildings oriented toward side and rear lot lines.

Frontage Line:
A lot line bordering a thoroughfare, right-of-way, easement, civic space, or natural feature.

Frontage, Primary:
The primary frontage is located along the thoroughfare upon which the lot fronts. For corner lots, the primary frontage is designated by one or more of the following conditions:
- The property's postal address.
- The orientation of primary building.
- The lot line with the narrowest width.
- The widest thoroughfare, or the thoroughfare with the widest pedestrian

Frontage, Secondary:
On corner lots, the frontage that is oriented toward the second, non-address-bearing thoroughfare.

Front Setback, Primary:
The setback required along a primary frontage.

Front Setback, Secondary:
The setback required along a secondary frontage.

Frontage Zone:
The area between the front line of a property and the first 20 ft of a building and that applies to both the primary and secondary frontages.

Furnishing Zone:
An area of space that allows for the placement of furniture without restricting the movement of pedestrians.

Gable Roof:
A type of roof with a single, central ridge beam

Garage:
An enclosed area integral to a primary building or accessory building that provides space for parking or storage of vehicles. Not synonymous with parking garage.

Glazing.
A component of a window or wall made of glass.

Grade:
The natural finished ground level of land ground level, or the elevation, at any given point.

Ground Floor:
The lowest floor of a building that is not considered a basement.

Half Story:
The habitable space located directly under a pitched roof.

Hipped Roof:
A roof that slopes down on all four sides.
Improvements:
Any man-made alteration of land, a lot, a building or a structure.

Integrated:
See Integral

Landscaping:
The improvement of land the term landscaping may include natural or manufactured materials including, but not limited to, reflecting pools, works of art, walkways, screens, walls, fences, and benches or outdoor furniture. Landscaping excludes curbing and pavement for vehicular use.

Length:
In a three-dimensional measurement system, length is a horizontal measurement, distinct and longer than width.

Lodging:
Premises available for daily and weekly renting of bedrooms.

Lot:
A designated parcel of land, tract, or area of land established by a deed or plat, or as otherwise permitted by law.
Syn: Parcel or Lot of Record.

Lot, Building:
A theoretical lot created as part of a building group to accommodate the building types permitted within that group, in their dimensions and setbacks.

Lot, Theoretical:
A potential lot created by theoretical lot lines demarcated on a plan to show and determine conformance with this Ordinance, without the act of legal subdivision. Syn: Potential Lot Lines

Lot Area:
The total area contained within the boundary lines of a lot, excluding publicly dedicated and accepted rights-of-way.

Lot Depth:
The horizontal distance between the front and rear lot lines measured perpendicular front the front lot line, or perpendicular to the tangent of a curved front lot line.

Lot Line:
The boundary that legally and geometrically demarcates a lot.

Lot Line, Theoretical:
Potential lot lines demarcated on a plan to show and determine conformance with this Ordinance. Theoretical lot lines do not require an act of legal subdivision.
Syn: Potential Lot Lines

Lot Line, Front:
The lot line that abuts the primary thoroughfare. In the case of a through lot, both lot lines that abut a thoroughfare.

Lot Line, Rear:
A lot line that is opposite the front lot line, and does not abut a thoroughfare other than an alley. Where the side lot lines meet at a point, the rear lot line is a line that is five feet in width, within the lot and connecting the side lot lines, that is parallel or radial to the front lot line.

Lot Line, Side:
Any lot line other than a front or rear lot line.

Lot Width:
The length of the front lot line of a lot.
Main Building Mass:
The core massing of a building type.

Mansard Roof:
A complex roof type consisting of a shallow sloped upper portion, and a steeper sloped lower portion.

Master Plan:
A development plan and supporting illustrations and documents providing a framework for future development of a site. A Master Plan provides guidance to the applicant and Town regarding applicable permitting and decision making processes.

Mixed Use:
Multiple uses within the same building through superimposition or adjacency, or in multiple buildings by adjacency or proximity.

Natural Materials:
Includes wood, metal, brick, stone or composites from any of the aforementioned materials.

Nonconformity:
An existing use, structure, lot, site characteristics or sign that, at the time of its legal establishment, was in compliance with the zoning regulations, but after the adoption date of this Ordinance has been made wholly or partially nonconforming.

Opening:
A void space in between the expanse of two solid structures or piers.

Outdoor Cafe Seating:
Outdoor seating, with or without table service, located in a frontage or on a public sidewalk.

Parcel:
See lot.

Parking Area:
An off-street, ground-level, open area within a Lot for parking vehicles as an incidental use to a Principal Use or Primary Building on the Lot. Not synonymous with Parking Lot.

Parking Lot:
An uncovered area used or designed for the off-street parking of 2 or more motor vehicles, excluding a driveway.

Patio:
A hard-surfaced, landscaped space constructed at ground level, usually directly adjacent to a building. A patio is constructed with a finished walking surface laid or poured directly on finished grade. A patio has no permanent roof coverings.

Pedestrian Shed, Standard:
An area that is centered on a common destination and is used as a way to think about the structure of communities and neighborhoods. A standard pedestrian shed is an average 1/4 mile radius or 1,320 feet, approximately the distance of a five-minute walk at a leisurely pace.

Pedestrian Shed, Linear:
A pedestrian shed that is elongated along an important corridor. A linear pedestrian shed extends approximately 1/4 mile or 1,320 feet from each side of the corridor. Syn: elongated pedestrian shed.

Pedestrian Shed, Long:
A pedestrian shed that is an average 1/2 mile radius or 2,640 feet. A long pedestrian shed represents approximately a ten-minute walk at a leisurely pace.

Pier:
A solid support designed to sustain vertical pressure, such as used in a section of a wall between windows or other adjacent openings or as structural member used in the construction of building foundations.
Placement:
The placement of a Building on its Lot.

Planter:
A narrow recessed soil bed bordering on a pathway, sidewalk, or roadway, kept open to air and water flow through the use of landscaping or permeable or pervious pavers.

Primary Building:
See Building, Primary.

Primary Entrance:
The main point of access for pedestrians into a building, upper story use, or ground floor tenant space.

Primary Frontage:
See Frontage, Primary

Primary Use:
See Use, Primary.

Primary Ridge Beam:  The highest framing member of a pitched roof to which all rafters attach.

Private Frontage:
See Frontage, Private

Public Frontage:
see Frontage, Public

Rear Setback:
The horizontal distance from a rear lot line to the location of structures or use on a lot, measured perpendicularly from the lot line. This area must be maintained clear of permanent structures with the exception of permitted encroachments.

Refuse and recycling storage areas:
Designated receptacles and storage areas used for trash collection, recycling collection, and other similar services, including any refuse handling areas that accommodate dumpsters or ten or more garbage and recycling totes.

Retail:
Use characterizing premises available for the sale of merchandise and food service.

Retaining Wall:
A wall that holds the earth at one side at a higher elevation than the earth on the other side.

Rezoning:
An amendment to the Official Zoning Map.

Right-of-Way:
The total width of any land reserved or dedicated as a thoroughfare, alley, pedestrian or bicycle way, railway, waterway, or utility line.

Roof, Flat:
A roof that has no slope greater than 2:12.

Ridge Beam:  see Primary Ridge Beam.

Roof Line:
The highest point on any building or structure where an exterior wall or parapet wall encloses roof or floor area, including floor area provided for housing mechanical equipment.
ROW:
See Right-of-Way.

Secondary Frontage:
see Frontage, Secondary

Setback:
The horizontal distance required between the closest exterior wall of a Building or parking and a specified element, such as a lot line, easement, or natural feature, measured perpendicularly. This area must be maintained clear of permanent structures with the exception of allowed encroachments.

Setback Area:
The land area of a lot between a minimum and maximum setback or build-to line.

Shed Roof:
A pitched roof that slopes in only one direction.

Storefront:
A first floor building facade occupied by retail use, where substantial glazing is required, and the building entrance is located at the grade of the sidewalk or adjacent walkway.

Short-Term Bicycle Parking:
Accommodations for the parking of a bicycle for two hours or less.

Sidewalk:
The paved section of the public right-of-way dedicated exclusively to pedestrian activity.

Slope:
The ratio of vertical to horizontal distance.

Special District:
An area that due to its intrinsic size, arrangement of buildings, or other unique characteristics cannot conform to an existing Character Districts and is therefore established as a discrete district with a customized set of standards, building standards, site Standards, and civic space standards.

Special Requirements:
Designations related to additional standards on the Town of Windham Official Zoning Map.

Stallriser:
A section of wall below a storefront display window.

Step-back:
A condition where an upper story facade is recessed a set distance behind the facade of the story below.

Story:
An occupiable floor of a building as distinct from an attic or a basement.

Street Tree:
A tree planted within the furnishing zone as an element of a thoroughfare.

Streetscreen:
A freestanding wall built along the frontage line to mask a parking lot from a thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm. Syn: Streetwall

Structure:
Anything constructed or erected, the use of which requires more or less permanent location on the ground, or attached to something having permanent location on the ground.
**Substantial Modification:**
Alteration of a primary building in such a way as to cause an expansion in the footprint of the main building mass.

**Swale:**
A low or slightly depressed natural area for drainage.

**Thoroughfare:**
A public or private way for use by vehicular and pedestrian traffic and providing access to a lot, providing access to abutting properties, and which may also be used to provide space for bicycle facilities, stormwater management facilities, shade trees, and utilities. Driveways are not considered thoroughfares.

**Thoroughfare, Primary:**
The thoroughfare that is clearly associated with the front facades of primary buildings along a block face. Where a corner lot abuts more than two thoroughfares, the [Zoning Administrator] may determine that all thoroughfares, except for one, are primary thoroughfares, if he or she makes a written finding that such determination is in the interest of protecting the quality of the public realm. If the position of the principal thoroughfare in relation to a corner lot is unclear, the Zoning Administrator will make a determination on this matter, taking into account the following factors:
A. The orientation of principal buildings at the intersection. Where principal buildings at the intersection are oriented toward one of the thoroughfares, this thoroughfare will generally be considered the principal thoroughfare.
B. The width of the lot line. Among the lot lines that abut the thoroughfares, the lot line with the narrowest width will generally be associated with the principal thoroughfare.
C. The width of the thoroughfares. The widest thoroughfare, or the thoroughfare with the widest pedestrian way, will generally be considered the principal thoroughfare.
D. Pedestrian counts. The thoroughfare with the highest weekday, peak-hour pedestrian counts will generally be considered the principal thoroughfare.

**Thoroughfare, Secondary:**
A thoroughfare that is not a primary thoroughfare, and is clearly associated with the corner side facades of buildings.

**Top Plate:**
The highest horizontal framing member of a wall.

**Tree Pit:**
A hole filled with soil for the planting and growth of a street tree. Tree pits have surface area open to air and water flow.

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

**Upper Story:**
Syn: Upper Floor

**Use Category:**
A group of uses collapsed into a category of similar types for the purpose of simplifying the regulation of uses.

**Variance:**
A departure from the strict terms or expressed provisions of this Ordinance, where such departure is authorized in accordance with Section 10 of Chapter 40A of the Maine General Laws. VANESSA

**Vertical Plane:**
A flat surface perpendicular to the ground or horizontal plane.

**Wall:**
A structure that defines an area, carries a load, or provides shelter or security.

**Width:**
In a three-dimensional measurement system, width is a horizontal measurement, distinct and shorter than length.
Windbreak:
A row of trees, fence, wall, or screen that provides shelter or protection from the wind.

Window:
An opening in the envelope of a building intended to admit light or air.

Yard:
A landscaped amenity space, open and unobstructed, on the same lot as a building.

Zoning Map:
The map or set of maps that shows all land areas subject to, or potentially subject to, regulation by this Ordinance and including Character Districts, Special Districts, Shopfront requirements, any other special requirements.

ADDITIONAL STRUCTURES

Above-Ground Storage Tank.
The storage of flammable liquids or gases in a container at or above ground level.

Agricultural Structures:
Includes storage sheds, apiaries, hoop houses, chicken coops, cold frames, compost bin, greenhouses, rain barrels,

Antenna:
Equipment for wireless communication, including but not limited to panel antennas, whip antennas, and satellite dishes.

Antenna Equipment:
Includes Amateur Radio Equipment and Satellite Dish Antennas.

Amateur Radio Equipment:
Antennas located on ground-mounted towers and roof-mounted support structures used to broadcast an amateur (ham) radio station licensed by the Federal Communication Commission (FCC).

Apiary:
A structure for keeping honeybees.

Arbor.
A freestanding landscape structure that is at least 50% open and is designed as a passageway, often to support vines or climbing plants.

Automobile Charging Station.
A public parking space intended for electric vehicles and served by vehicle battery charging equipment.

Carport.
A roofed structure covered on 2 or more sides with fabric, vinyl, plastic, or other similar sheeting material that provides protection from the elements for vehicles or other items.

Chicken Coop:
A structure where hens are kept.

Cold Frame:
An unheated outdoor structure built close to the ground consisting of a wooden or concrete frame and a top of glass or clear plastic, used for protecting seedlings and plants from the cold.

Compost Bin.
An enclosure in which organic waste material, such as yard and food waste, is naturally degraded in a controlled setting to produce a fertilizer or soil amendment.

Game Courts:
Includes tennis, pickleball, and basketball courts.

Garden Furniture:
Includes arbors, gazebos, pergolas, trellis.

Gazebo.
A detached structure covered by a roof, occasionally enclosed with screening, and intended for outdoor recreational use.

Greenhouse.
A temporary or permanent structure, typically made of glass, plastic, or fiberglass, in which plants are cultivated.

Hoop House.
A structure, typically made of piping or other material covered with translucent plastic in a half-round or hoop shape, for the purpose of growing food or ornamental crops.

Materials Storage:
Includes salt domes, aggregate storage.

Pergola:
A structure consisting of parallel colonnades supporting an open roof of girders and cross rafters, often shading an outdoor recreation area.

Rain Barrel / Cistern.
An aboveground receptacle, reservoir, or tank for storing rainwater.

Recreational Equipment:
Includes swing sets and slides, sandboxes, picnic tables.

Satellite Dish Antennas:
A dish antenna for transmitting signals to a receiver or receiving station or for receiving television, radio, data, communication, or other signals from other antennas, satellites, or services. Small satellite dish antennas are one meter or less in diameter and large satellite dish antennas exceed one meter in diameter.

Storage Shed:
An accessory structure used primarily for additional storage.

Stationary Machines:
Includes ATM machines, automobile charging stations.

Swimming Pool:
A below- or above-ground tank or large artificial basin for filling with water for swimming.

Trellis:
A framework of latticework that is at least 50% open, typically made of bars of wood or metal crossed over each other, and chiefly used as a support for vines, fruit trees, or climbing plants.

BUILDINGS

Big Box:
A large one-story building providing one or several units.
**Detached Mixed-Use Building:**
A medium size detached building type providing multiple units.

**House:**
A detached building with one unit.

**Lined Parking Garage:**
A large building chiefly designed for the storage of cars, but providing leasable space along its primary and secondary frontages, providing multiple units.

**Mixed-Use Building:**
A variably-sized building type providing one or more units and one or more uses.

**Townhouse:**
A small to medium size attached building type with one unit.

**COMPONENTS**

**Bay Window:**
A enclosed window assembly extending from the face of a Building Element to permit increased light, multi-directional views, and articulate a building facade.

**Cross Gable:**
A gable or gambrel roof that projects perpendicular from the roof of the Primary Building to increase the habitable space of a half-story.

**Dormer Window:**
A window or group of up to 3 windows with a gable, hip, or shed roof that projects vertically from the roof a Building Element, designed to provide increased light and expand the habitable space of a half-story.

**Extended Shopfront:**
An extension of a building into a front setback providing new or expanded commercial space and a storefront.

**Porch:**
A raised platform with stairs that provide access to a building entrance.

**Rear Addition:**
An extension from the rear wall of a Primary Building or Accessory Building.

**Shed Dormer:**
A room, or portion of a room with a shed roof that projects vertically from the roof a Building Element, designed to provide increased light and expand the habitable space under a roof.

**Side Wing:**
A multi-story extension from the side walls of a Primary Building or Accessory Building.

**THOROUGHFARES**

**Commercial Street:**
A paved thoroughfare that accommodates slow flow traffic for all modes through commercial centers.

**Pedestrian Passage:**
A paved thoroughfare that provides pedestrian access through blocks.

**Curbed Lane:**
A paved thoroughfare that provides access through blocks and to the front, sides, or backs of residential or mixed-use building types.

**Residential Street:**
A paved thoroughfare that accommodates slow flow traffic for all modes through mixed-use neighborhoods.
B. STANDARDS FOR CHARACTER DISTRICTS

1. CD3 RESIDENTIAL (CD3)

   a. PURPOSE
   i. To accommodate areas of detached, residential homes.
   ii. To provide opportunities for residential uses on medium-sized lots within walking distance of the downtown.
   iii. To provide the community with a predictable outcome from development and redevelopment.

   b. PERMITTED BUILDING TYPES

<table>
<thead>
<tr>
<th>House</th>
<th>Permitted</th>
</tr>
</thead>
</table>

   c. LOT DIMENSIONS

   | Width         | 60 ft min, 120 ft max |
   | Depth         | n/a                   |
   | Area          | 20,000 sf min         |

   d. PRIMARY BUILDING PLACEMENT

   | Primary Front Setback | 15 ft min, 60 ft max |
   | Secondary Front Setback | 20 ft min         |
   | Side Setback          | 10 ft min           |
   | Rear Setback          | 10 ft min           |

   e. STANDARDS
   i. Existing single family houses (or new single family houses that do not require site review) may be expanded, modified, or rebuilt to meet a maximum lot coverage of 20% in lieu of building type and component standards.
B. STANDARDS FOR CHARACTER DISTRICTS

2. CD4-RESIDENTIAL (CD4-R)

a. PURPOSE
i. To accommodate areas of tight-knit detached and attached residential homes.
ii. To promote a mix of housing options on small to medium sized lots near the downtown.
iii. To provide the community with a predictable outcome from development and redevelopment.

b. PERMITTED BUILDING TYPES

<table>
<thead>
<tr>
<th>Building Type</th>
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</tr>
</thead>
<tbody>
<tr>
<td>House</td>
<td></td>
</tr>
<tr>
<td>Townhouse</td>
<td></td>
</tr>
<tr>
<td>Detached Multi-Use Building</td>
<td>Permitted (i)</td>
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</table>

c. LOT DIMENSIONS

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<thead>
<tr>
<th>Dimension</th>
<th>Requirement</th>
</tr>
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<tbody>
<tr>
<td>Width</td>
<td>20 ft min, 100 ft max</td>
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<tr>
<td>Depth</td>
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d. PRIMARY BUILDING PLACEMENT

<table>
<thead>
<tr>
<th>Setback Type</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Front Setback</td>
<td>10 ft min, 20 ft max</td>
</tr>
<tr>
<td>Secondary Front Setback</td>
<td>10 ft min</td>
</tr>
<tr>
<td>Side Setback</td>
<td>8 ft min, 25 ft max</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>10 ft min</td>
</tr>
</tbody>
</table>

e. STANDARDS
i. Detached Multi-Use Buildings are only permitted on corners.
B. STANDARDS FOR CHARACTER DISTRICTS

3. CD4-NEIGHBORHOOD (CD4-N)

a. PURPOSE
i. To accommodate fine-grained, multipurpose areas that primarily occur in close proximity to the downtown.
ii. To promote a mix of housing options within the downtown.
iii. To provide the community with a predictable outcome from development and redevelopment.

b. PERMITTED BUILDING TYPES

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>House</td>
<td>Permitted</td>
</tr>
<tr>
<td>Townhouse</td>
<td>Permitted</td>
</tr>
<tr>
<td>Detached Multi-Use Building</td>
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c. LOT DIMENSIONS

<table>
<thead>
<tr>
<th>Dimension</th>
<th>Requirement</th>
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<tbody>
<tr>
<td>Width</td>
<td>20 ft min, 120 ft max</td>
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d. PRIMARY BUILDING PLACEMENT

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<tr>
<th>Setback Type</th>
<th>Requirement</th>
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</thead>
<tbody>
<tr>
<td>Primary Front Setback</td>
<td>0 ft min, 16 ft max</td>
</tr>
<tr>
<td>Secondary Front Setback</td>
<td>0 ft min, 10 ft max</td>
</tr>
<tr>
<td>Side Setback</td>
<td>8 ft min, 15 ft max (i)</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>10 ft min</td>
</tr>
</tbody>
</table>

e. STANDARDS
i. Townhouses may have a 0 ft side setback.
ii. A streetwall created by attached buildings must be interrupted by breaks of at least 3 feet in width every 180 ft. These breaks may accommodate pedestrian accessways, thoroughfares, or narrow side yards, and may be fenced or gated at the frontage if desired.
B. STANDARDS FOR CHARACTER DISTRICTS

4. CD5 DOWNTOWN (CD5)

a. PURPOSE

i. To accommodate attached and detached multipurpose buildings within the downtown that provide local and regional access to commercial uses.
ii. To promote housing on the upper floors of multipurpose buildings.
iii. To provide the community with a predictable outcome from development and redevelopment.

c. LOT DIMENSIONS

<table>
<thead>
<tr>
<th></th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width</td>
<td>20 ft min, 120 ft max</td>
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d. PRIMARY BUILDING PLACEMENT

<table>
<thead>
<tr>
<th></th>
<th>Primary Front Setback</th>
<th>Secondary Front Setback</th>
<th>Side Setback</th>
<th>Rear Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Front Setback</td>
<td>0 ft max (i,iii)</td>
<td>0 ft max (i,iii)</td>
<td>5 ft max</td>
<td>5 ft min</td>
</tr>
</tbody>
</table>

e. STANDARDS

i. A streetwall created by attached buildings must be interrupted by breaks of at least 3 feet in width every 180 ft. These breaks may accommodate pedestrian accessways, thoroughfares, or narrow side yards, and may be fenced or gated at the frontage if desired.
ii. Buildings must meet the street wall and extend all the way to their front lot line(s). When this is impractical for reasons of safety or construction feasibility, the building may set back up to 3 ft from the front lot line(s), provided a continuous streetwall is maintained.
iii. Where the grade of the thoroughfare at the primary or secondary frontages is greater than or equal to a 10% slope, buildings may set back up to 10 ft in order to provide a sidewalk terrace.
C. STANDARDS FOR SPECIAL DISTRICTS

5. SD COMMERCIAL BUSINESS (SD-CB)

a. PURPOSE
   i. To enable the continuation of existing large-format commercial uses, while allowing new multipurpose development.
   ii. To accommodate a mix of small and large floor-plate buildings in a predictable manner that supports the downtown.

b. PERMITTED BUILDING TYPES

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>Detached Multi-Use Building</td>
<td>Permitted</td>
</tr>
<tr>
<td>Multi-Use Building</td>
<td>Permitted</td>
</tr>
<tr>
<td>Big Box</td>
<td>Permitted</td>
</tr>
<tr>
<td>Parking Garage</td>
<td>Permitted</td>
</tr>
</tbody>
</table>

c. LOT DIMENSIONS

<table>
<thead>
<tr>
<th>Dimension</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width</td>
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d. PRIMARY BUILDING PLACEMENT

<table>
<thead>
<tr>
<th>Setback Type</th>
<th>Requirement</th>
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</thead>
<tbody>
<tr>
<td>Primary Front Setback</td>
<td>30 ft max</td>
</tr>
<tr>
<td>Secondary Front Setback</td>
<td>15 ft max</td>
</tr>
<tr>
<td>Side Setback</td>
<td>5 ft max</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>5 ft min</td>
</tr>
</tbody>
</table>

e. STANDARDS
   i. A streetwall created by attached buildings must be interrupted by breaks of at least 3 feet in width every 500 ft. These breaks may accommodate pedestrian accessways, thoroughfares, or narrow side yards, and may be fenced or gated at the frontage if desired.
THOROUGHFARE STANDARDS

1. RESIDENTIAL STREET

a. ROADWAY

- Right of Way Width: 30 ft min, 50 ft max
- Pavement Width: 18 ft min, 20 ft max
- Movement: yield
- No. of Traffic Lanes: 2-lanes, unmarked
- Traffic Lane Width: 18 ft min, 20 ft max
- Parking Lanes: opportunistic
- Parking Lane Width: unmarked

b. CURB & DRAINAGE

- Curb Type: Granite or none
- Drainage Type: Gutter or Swale
- Curb Radius: 15 ft max

c. VERGE

- Margin Width: 3 ft min, 2 sides
- Walkway Type: none, or Sidewalk on 1 or 2 sides
- Walkway Width: 4 ft min
- Planter Type: none or continuous planter or swale (ii)
- Planter Width: 3 ft min (ii)
- Furnishing Zone: 1.5 ft min

d. STANDARDS

i. Planters are optional on margins less than 9 ft wide, and on Thoroughfares with a total ROW width narrower than 40 feet.
THOROUGHFARE STANDARDS

2. COMMERCIAL STREET

a. ROADWAY

- Right of Way Width: 50 min, 74 ft max
- Pavement Width: 38 ft max
- Movement: Two-way
- No. of Traffic Lanes: 2 lanes
- Traffic Lane Width: 10 ft min, 11 ft max
- Parking Lanes: 2 Sides (i)
- Parking Lane Width: 7 ft min, 8 ft max

b. CURB & DRAINAGE

- Curb Type: Granite
- Drainage Type: Gutter
- Curb Radius: 12 ft max

c. VERGE

- Margin Width: 8 ft min, 2 sides
- Walkway Type: Sidewalk, 2 sides
- Walkway Width: 4 ft min
- Planter Type: Tree Pits (ii)
- Planter Width: 3 ft min (ii)
- Furnishing Zone: 1.5 ft min, 6 ft max

d. STANDARDS

i. Thoroughfare may drop one or both parking lanes for portions of its length as long as the resulting space is given to the adjacent margin assembly.

ii. Planters are optional on margins less than 9 ft wide, and on Thoroughfares with a total ROW width narrower than 40 feet.
THOROUGHFARE STANDARDS

3. CURBED LANE

a. ROADWAY

<table>
<thead>
<tr>
<th>Feature</th>
<th>Value</th>
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<tbody>
<tr>
<td>Right of Way Width</td>
<td>18 ft min, 24 ft max</td>
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<tr>
<td>Pavement Width</td>
<td>24 ft max</td>
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<tr>
<td>Movement</td>
<td>Yielding or one-way</td>
</tr>
<tr>
<td>No. of Traffic Lanes</td>
<td>1 lane</td>
</tr>
<tr>
<td>Traffic Lane Width</td>
<td>9 ft min, 18 ft max, unmarked</td>
</tr>
<tr>
<td>Parking Lanes</td>
<td>1 side or none, unmarked</td>
</tr>
<tr>
<td>Parking Lane Width</td>
<td>7 ft max</td>
</tr>
</tbody>
</table>

b. CURB & DRAINAGE

<table>
<thead>
<tr>
<th>Feature</th>
<th>Value</th>
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<tbody>
<tr>
<td>Curb Type</td>
<td>Granite</td>
</tr>
<tr>
<td>Drainage Type</td>
<td>Center Drain or Gutter</td>
</tr>
<tr>
<td>Curb Radius</td>
<td>4 ft max</td>
</tr>
</tbody>
</table>

c. VERGE

<table>
<thead>
<tr>
<th>Feature</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>Margin Width</td>
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<tr>
<td>Walkway Type</td>
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</tr>
<tr>
<td>Walkway Width</td>
<td>3 ft min</td>
</tr>
<tr>
<td>Planter Type</td>
<td>Tree Pits or continuous planter (ii)</td>
</tr>
<tr>
<td>Planter Width</td>
<td>3 ft min (ii)</td>
</tr>
<tr>
<td>Furnishing Zone</td>
<td>0 ft min, 6 ft max</td>
</tr>
</tbody>
</table>

d. STANDARDS

i. Thoroughfare may drop one or both parking lanes for portions of its length as long as the resulting space is given to the adjacent margin.

ii. Planters are optional on margins less than 9 ft wide, and on Thoroughfares with a total ROW width narrower than 40 feet.
THOROUGHFARE STANDARDS

4. PEDESTRIAN PASSAGE

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- ○ Conditional

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