ARTICLE 5. RULES FOR ALL DISTRICTS

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ADOPTED May 02, 2017

Div. 5.1. Measurements and Exceptions

Sec. 5.1.1. Building Placement

A. Building Setbacks

All buildings and structures (principal and accessory) must be located at or within the required building setbacks except as listed below. No building or structure can extend into a required easement.

1. Building Features

   a. Awnings/canopies, balconies, galleries, porches and stoops may extend into a required front setback as stated in Sec. 5.1.4.

   b. Building eaves, roof overhangs, gutters, downspouts, light shelves, bay windows and oriels less than 10 feet wide, cornices, belt courses, sills, buttresses or other similar architectural features may encroach up to 3 feet into a required setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.

   c. Chimneys or flues may encroach up to 4 feet, provided that such extension is at least 2 feet from the vertical plane of any lot line.

   d. Unenclosed patios, decks, balconies, stoops, porches, terraces or fire escapes may encroach into a common lot line setback, provided that such extension is at least 5 feet from the vertical plane of any lot line.

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

2. Site Features

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

   b. Fences and walls (including retaining walls and railings) may encroach into a required setback (see Sec. 7.2.4).

   c. Dumpster and recycling enclosures may encroach into a common lot line setback only (see Sec. 7.2.3 for screening standards).

   d. Landscaping, trees, planters, lighting, benches, trash receptacles, public art, water features, bollards, and other street furniture may encroach into a required setback.

   e. Signs may encroach into a required setback (see Div. 7.4).

   f. Pedestrian or cyclist facilities, such as sidewalks, pathways and bicycle parking, may encroach into a required setback.

   g. Driveways may encroach into a required setback.

   h. Accessory structures, such as kiosks, concession stands and similar structures, may encroach into a required setback (see Sec. 2.4.5.F).

   i. Outdoor storage and outdoor display may encroach into a required setback (see Div. 7.5).

3. Low Impact Stormwater Features

   a. Low impact stormwater management features may encroach into a required front setback including, but not limited to:

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

      ii. Planter boxes;

      iii. Bio-retention areas; and

      iv. Similar features, as determined by the FBC Administrator.

   b. Low impact stormwater management features listed above may encroach into a required common lot line setback, provided such extension is at least 1 foot from the vertical plane of any lot line.

4. Mechanical Equipment and Utility Lines

   a. Mechanical equipment, such as HVAC units, swimming pool pumps or filters, security lighting, and tankless water heaters may encroach into a required common lot line setback, provided that the encroachment is at least 2 feet from the vertical plane of any lot line (see Sec. 7.2.3 for screening standards).

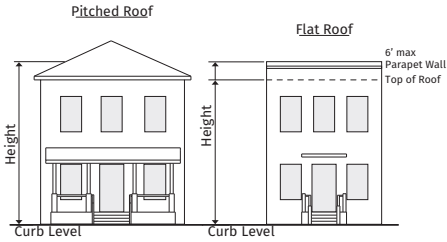
   b. Minor structures accessory to utilities, such as hydrants, transformers, miscellaneous utility cabinets, electric meters, aboveground water utility devices, cable television or phone utility boxes, and wires and conduits may encroach into a required common lot line setback, provided that the encroachment is at least 2 feet from the vertical plane of any lot line (see Sec. 7.2.3 for screening standards).

Sec. 5.1.2. Bulk and Mass

A. Building Height

1. Building height is the vertical distance in feet measured from the curb level to the highest point of the roof surface, if a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof.

2. On a flat roof, a parapet wall may exceed the height limit by a maximum of 6 feet.



B. Height Encroachments

All buildings and structures must be located at or below the maximum height limit except as listed below.

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

2. The following may exceed the established height limit provided they do not exceed the maximum height by more than 6 feet:

   a. Chimney, flue or vent stack;

   b. Flagpole;

   c. Vegetation or landscaping associated a green roof;

   d. Skylights;

   e. Unroofed and unenclosed rooftop terrace;

   f. Parapet wall; and

   g. Solar panels.

3. The following may exceed the established height limit provided they do not exceed the maximum building height by more than 15 feet, do not occupy more than 25% of the roof area, and are set back at least 10 feet from the edge of the roof:

   a. Elevator or stairway access to roof;

   b. Rooftop shade structure;

   c. Wind turbines, rainwater collection systems.

   d. Greenhouse; and

   e. Mechanical equipment.

C. Building Mass

1. Street-Facing Building Length

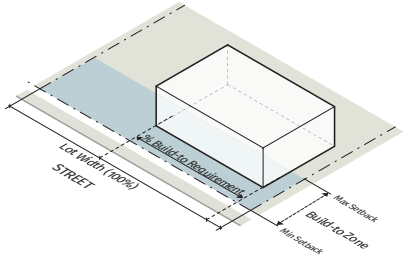
Street-facing building length is the maximum length of a building or structure.

Sec. 5.1.3. Frontage

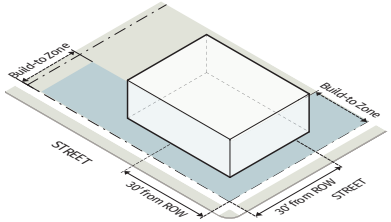
A. Build-to-Zone

1. The build-to zone is the area on the lot or site where a percentage of the building facade must be located, measured as a minimum and maximum setback range from the edge of the right-of-way.

2. The required percentage specifies the amount of the building facade that must be located in the build-to zone, measured based on the width of the building or buildings divided by the width of the lot.



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

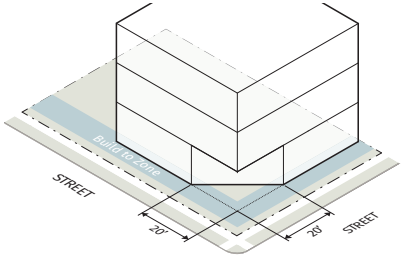


4. The build-to zone applies to the 1st and 2nd stories of a building.

5. With the exception of parking spaces, all structures and uses allowed on the lot are allowed within the build-to zone.

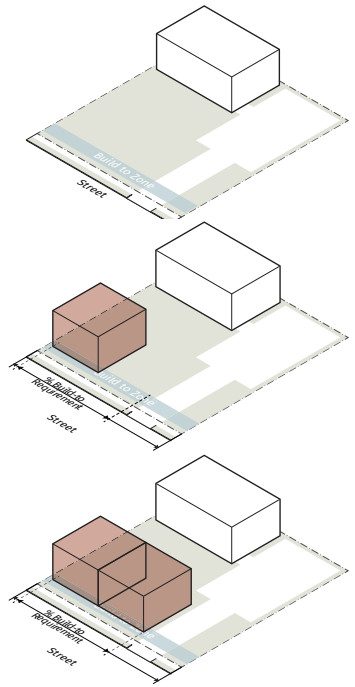
6. A forecourt meeting the requirements of Sec. 5.1.4.D is considered part of the building for the purpose of meeting the build-to requirement.

7. A chamfered corner on the ground floor of no more than 20 feet in width that extends outside of the build-to zone is considered part of the building for the purpose of meeting the build-to requirement.

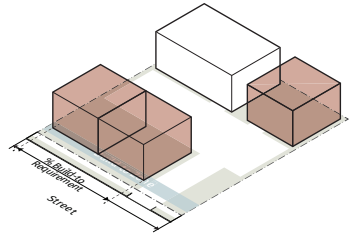


B. Build-to-Zone: New Buildings

1. All new buildings must be placed in the build-to zone until the required percentage for the entire lot or site has been met.



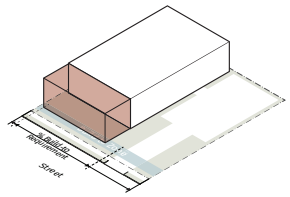
2. Once the required percentage has been met for the entire lot or site, new buildings may be placed outside of the build-to zone.



C. Build-to Zone: Additions

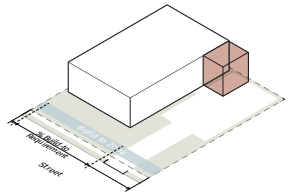
1. Front Additions

Any addition to the front of an existing building must be placed in the build-to zone. The addition does not have to meet required percentage for the entire lot or site. Front additions no greater than 10% cumulatively of the existing building footprint are allowed outside of the build-to zone.



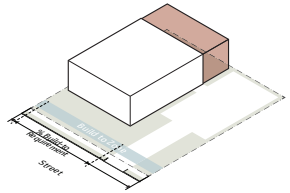
2. Side Additions

Side additions no greater than 20% cumulatively of the existing building footprint are allowed outside of the build-to zone. Once the required percentage for the entire lot or site has been met side additions of any size are allowed.



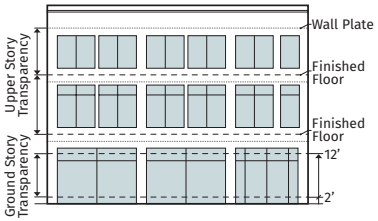
3. Rear Additions

Rear additions are allowed outside of the build-to zone.



D. Transparency

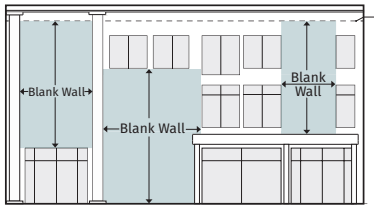
1. Transparency applies to all building facades that face a designated Frontage.
2. Transparency is the minimum percentage of windows and doors that must cover a ground or upper story facade.
3. Clear glazing must have a visible transmittance rating of 0.5 or greater to count towards the transparency requirement.
4. Ground story transparency is measured between 2 and 12 feet above the abutting sidewalk. Upper story transparency is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate above.



5. In the Pedestrian, Active Alley and Historic Shopfront Frontages, a minimum of 60% of the required transparency must allow views into the ground story use for a depth of at least 8 feet. Windows cannot be made opaque by window treatments (except operable sunscreen devices within the conditioned space).

E. Blank Wall Area

1. Blank wall area applies to all building facades that face a designated Frontage.
2. Blank wall area means a portion of the exterior facade of the building that does not include: windows or doors; columns, pilasters or other articulation greater than 12 inches in depth; or a substantial material change (paint color is not considered a substantial change).
3. Blank wall area applies in both a vertical and horizontal direction.



F. Transparency Alternatives

The following alternatives may count towards a portion of the transparency requirement and can be used in singular or combination. Alternatives may count for no more than 50% of the total transparency requirement.

Translucent Glazing

Translucent, fritted, patterned, or color glazing


Display Cases

Wall mounted or recessed display cases at least 4 feet in height.


Living Wall

Green facade system, green or living wall, or similar vegetation

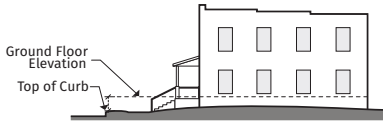

Outdoor Dining Area

Outdoor dining/seating located between the building and street.


G. Ground Floor Elevation

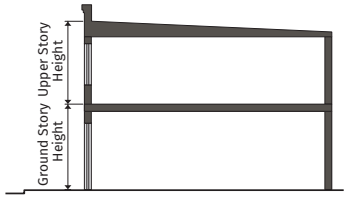
1. Ground floor elevation is measured from top of the adjacent curb to the top of the finished ground floor.

2. Minimum ground floor elevation applies to the first 30 feet of the lot measured from the right-of-way.



H. Story Height

Story height is the height of each story of building and it is measured from the top of the finished floor to the top of the finished floor above. When there is no floor above, upper story height is measured from the top of the finished floor to the top of the wall plate above.



I. Pedestrian Access

1. An entrance providing both ingress and egress, operable to residents at all time or customers during operating hours, is required to meet the pedestrian access requirement.

2. Additional entrances off another street, pedestrian area, open space or internal parking area are allowed.

3. The entrance spacing requirement must be met for each building, but are not applicable to adjacent buildings.

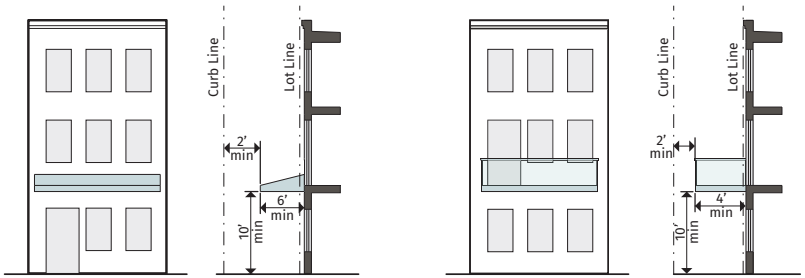
4. An angled entrance provided at the corner of a building meets the entrance requirements for two intersecting Frontages. However, the entrance spacing requirement applies separately for each Frontage.

5. Entrance spacing is measured from the edge of door to the edge of the next door.

Sec. 5.1.4. Building Elements

A. Intent

The following standards are intended to ensure that certain building elements when added to a Frontage are of sufficient size to be both usable and functional and be architecturally compatible with the Frontage they are attached to. Building elements are allowed by Frontage, see Div. 2.3, Div. 3.3 or Div. 4.3, and may be used individually or in combination as allowed. Requirements for each building element are listed below.



B. Awning/Canopy

A wall-mounted, cantilevered structure providing shade and cover from the sun.

1. An awning/canopy must be a minimum of 10 feet clear height above the sidewalk and must have a minimum depth of 6 feet.

2. An awning/canopy may extend into a required front setback.

3. Subject to the issuance of a right-of-way encroachment agreement, an awning/canopy may encroach over the right-of-way but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.

C. Balcony

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

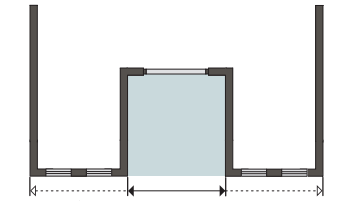
1. A balcony must be at least 4 feet deep.

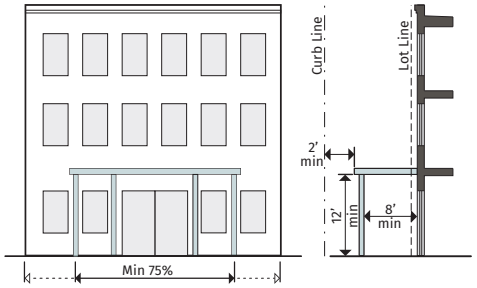
2. A balcony must have a clear height above the sidewalk of at least 10 feet.

3. A balcony may be covered and screened, but cannot be fully enclosed.

4. A balcony may extend into a required front setback.

5. Subject to the issuance of a right-of-way encroachment agreement, a balcony may encroach over the right-of-way but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.





D. Forecourt

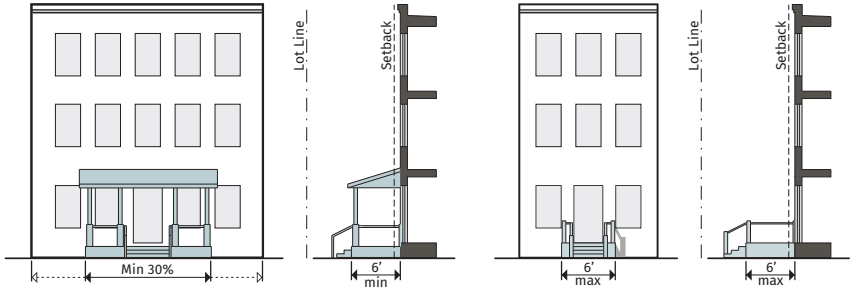
An open area at grade, or within 30 inches of grade, that serves as an open space, plaza or outdoor dining area. Where allowed, a forecourt meeting the following requirements is considered part of the building for the purpose of meeting a required build-to.

1. A forecourt must be no more than one-third of the length of the building face, and in no case longer than 35 feet in width.
2. A maximum of one forecourt is permitted per building.
3. The standards above apply only to a forecourt used to meet a portion of a required build-to. A forecourt not used to meet a portion of a required build-to is not regulated above.

E. Gallery

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

1. A gallery must have a clear depth from the support columns to the building's facade of at least 8 feet and a clear height above the sidewalk of at least 12 feet.
2. A gallery may extend into a required front setback.
3. A gallery must be contiguous and extend over at least 75% of the width of the building facade from which it projects.
4. Subject to the issuance of a right-of-way encroachment agreement, a gallery may encroach into the right-of-way but must be at least 2 feet inside the curb line or edge of pavement, whichever is greater.



F. Porch

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

1. A porch must be at least 6 feet deep (not including the steps).
2. A porch must be roofed and may be screened, but cannot be fully enclosed.
3. A porch must be contiguous, with a width not less than 30% of the building facade from which it projects.
4. A porch, including the steps, may extend into a required front setback.
5. A porch, including the steps, may not encroach into the right-of-way.

G. Stoop

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

1. A stoop must be no more than 6 feet deep (not including the steps) and 6 feet wide.
2. A stoop may be covered but cannot be fully enclosed.
3. A stoop, including the steps, may extend into a required front setback.
4. A stoop, including the steps, may not encroach into the right-of-way.

Div. 5.2. Architectural Standards

Sec. 5.2.1. Roof Form

For new buildings in a Historic District, roof forms must be compatible with the historic context. Those in the Transition Districts must be consistent with those seen historically in those areas, while accommodating new designs. In an Edge District, more variety in roof forms are allowed. Roof forms are allowed by sub-district (see Div. 2.2, Div. 3.2 or Div. 4.2). Allowed roof forms may be used individually or in combination. Descriptions of each roof form are listed below.

Flat

Flat roof (with a pitch less than 2:12) with a low parapet wall (less than 6 feet in height) on the outside edge of the roof.

Traditional Parapet

Roof with parapet wall (6 feet or more in height) on the outside edge of the roof that conceals a flat, barrel vaulted, gabled or hipped roof.

Barrel Vault

A roof having an exposed curved form, often semicircular in cross section, with no angle change.

Gable - Medium Pitch

An exposed triangular roof form with a pitch of 2:12 and greater but less than 8:12.

Gable - Steep Pitch

An exposed triangular roof form with a pitch of 8:12 and greater.

Hipped

An exposed four-sided roof form having sloping ends and sides.

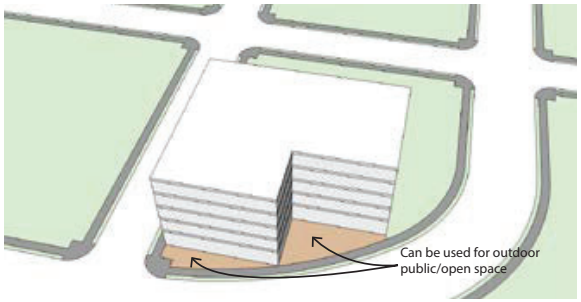
Sec. 5.2.2. Building Form

Traditionally, most buildings in the Stockyards area had a rectilinear building form. Continuing this tradition will help to convey the arrangement of buildings, paths, streets and rail lines that existed. However, where a curved or angled street exists or is proposed, an angled or curved building form may not be appropriate. Therefore, building form is regulated by sub-district (see Div. 2.2, Div. 3.2 or Div. 4.2). Allowed building forms may be used individually or in combination. Descriptions of each building form are listed below.

Rectilinear

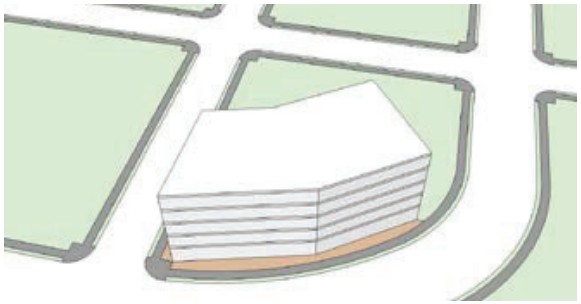
A building facade that changes at an angle of 90 degrees (right-angle).

An accent element on a rectilinear building may be curved or angled; however, the element must be subordinate in size when compared to the primary rectilinear form of the building.



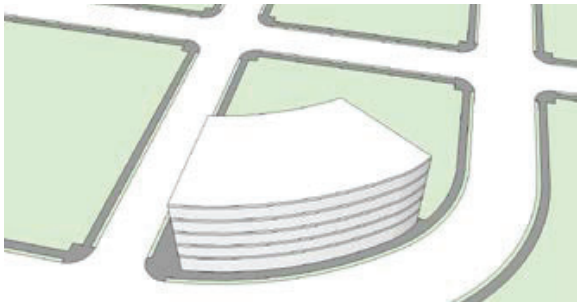
Angled

A building facade that changes at an angle greater than 90 degrees and less than 180 degrees (obtuse angle).



Curved

A building facade that bends in a smooth, continuous way without angles.

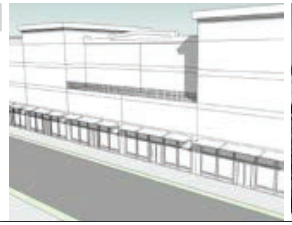


Sec. 5.2.3. Articulation

A. The following table indicates the standards for appropriate building articulation. Refer to the Sec. 5.2.3.B to determine the number of articulation techniques that must be used. The articulation standards do not apply in the Historic District.

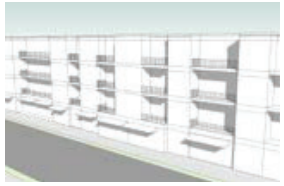
Base, Middle, Cap

› Expressed by horizontal moldings, cornices, fenestration, patterns and changes in materials.



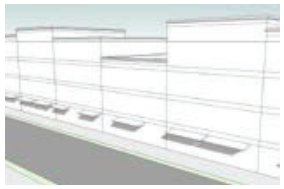
Horizontal Articulation

› Horizontal Molding: 2" min in depth and 6" min in height, full width of facade.
› Alignment: upper-story windows, balconies, canopies and other architectural features in alignment with one another and the historic context, for the full width of facade
› Cornice: 6" min in depth and 18" min in height, for the full width of facade.



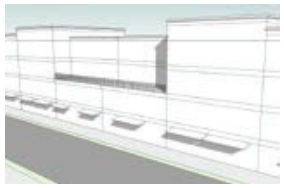
Vertical Articulation

› Roof Line Offset: 3' min height difference for at least 20% of facade width
› Vertical Molding: 4" min in depth and 12" in width, full height of facade
› Wall Notch: 4' min depth, 6' min width and full height of facade for at least 10% of facade width.



Step Back

› 10' min step back from street facing facade plane for at least 20% of facade width.



Material Variation

› Change in materials and their inherent colors, textures and finishes.

Note: The images above are intended to illustrate the articulation techniques, the heights and other dimensions shown may not be allowed in some sub-districts.

B. The following table indicates the required number of articulation techniques that must be used based on the facade length facing a designated Frontage. Refer to the Sec. 5.2.3.A for standards for each articulation technique. The articulation standards do not apply in the Historic District

	Facade Length		
	(< 50)	(50'-75')	(> 75')
Number of Required Articulation Techniques	2	3	4
Base, Middle, Cap	R	R	R
Horizontal Articulation	R	R	R
Vertical Articulation	O	O	R
Step Back	O	O	O
Material Variation	O	O	O

R = Required O = Optional

Sec. 5.2.4. Building Materials

A. Primary and Secondary Building Materials

The following table indicates building materials that are appropriate as primary (P) or secondary (S) materials in each of the sub-districts. Secondary materials cannot exceed 25% of the surface area of any one building facade. These standards apply to the primary and secondary materials that are integral to the wall of a building. They do not limit use for accents or accessories such as storefronts, awnings or canopies.

	Historic		Transition					Edge	
	HSH	HCO	TMC	TNF	TNX	TSA	TNE	ENX	ECC
1. Stucco									
a. Authentic	S	S	P/S	P/S	P/S	S	P/S	P/S	P/S
b. Synthetic (scored)	S	--	S	P/S	S	S	P/S	S	P/S
c. Synthetic (not scored)	--	--	--	S	S	--	P/S	--	S
2. Masonry									
a. Brick	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
b. Stone	S	S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
c. Patterned Pre-Cast Concrete	S	S	--	--	S	S	S	P/S	P/S
d. Cement Board Siding	S	S	--	S	S	S	P/S	S	P/S
e. Terra Cotta & Ceramic Block	S	S	S	S	S	S	S	S	S
f. Detailed Concrete	--	--	S	S	S	S	S	S	S
g. Cast Stone	S	S	S	--	S	S	S	S	S
h. Prefabricated Brick Panels	--	--	--	--	--	--	--	S	S
3. Siding									
a. Shingled	S	S	S	S	S	S	S	S	S
b. Horizontal Lap (Wood and Cement Board Siding)	S	S	--	--	S	S	--	S	--
c. Vertical Board and Batten	--	--	--	--	S	S	--	S	--
4. Metal									
a. Metal Panels	S	S	S	S	S	S	P/S	P/S	P/S

P = Allowed as a Primary Material S = Allowed as a Secondary Material -- = Material Not Allowed

B. Building Material Images

Primary and secondary building materials are illustrated below. Allowed building materials may be used individually or in combination. Examples of each type of material are shown below.

1. Stucco

a. Authentic

b. Synthetic (scored)

c. Synthetic (not scored)

2. Masonry

a. Brick

b. Stone

c. Patterned Pre-Cast Concrete

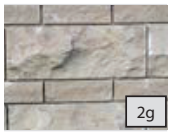
d. Cement Board Siding

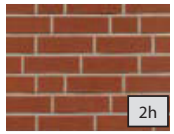
e. Terra Cotta & Ceramic Block

f. Detailed Concrete

g. Cast Stone

h. Prefabricated Brick Panels



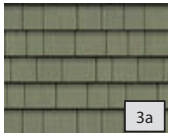


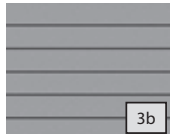
3. Siding

a. Shingled

b. Horizontal Lap Board (Wood and Cement Board Siding)

c. Vertical Board and Batten





4. Metal

a. Metal Panels