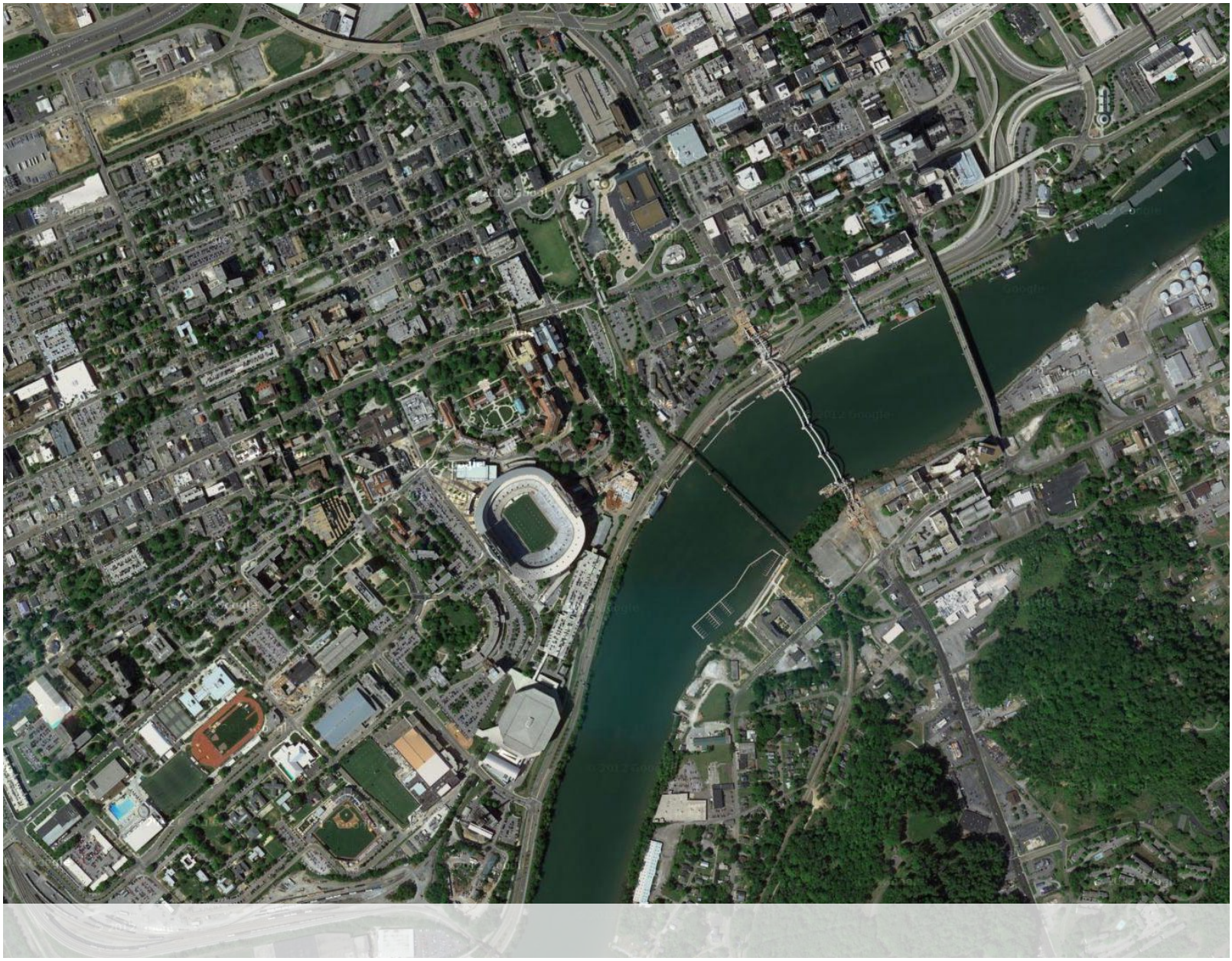

SECTION 4: FORM DISTRICTS

City of Knoxville, Tennessee

DRAFT November 20, 2012

CODE STUDIO

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[Reserved]

4.0. General Provisions

4.0.1. Introductory Provisions

A. Purpose and Intent

The Form Districts are intended to foster a series of mixed use, pedestrian-friendly districts for specific areas of the City upon adoption of a small area plan.

B. Districts Established

The following Form Districts have been established as designated on the City of Knoxville Official Zoning Map.

1. South Waterfront District (SW-).
2. Cumberland Avenue District (CU-) [Reserved].

C. How to Use this Code

1. Step One

Determine what Form District your property is located in by going to www.kgis.org.

2. Step Two

Once you have determined what Form District you are in you need to find out what subdistrict applies to your property. To do this you will have to look at the specific Form District Regulating Plan.

a. For the South Waterfront District go to Sec. 4.1.3.

b. For the Cumberland Avenue District go to Sec. 4.2.2 [Reserved].

3. Step Three

Verify what type of approval process you must go through.

a. For an application related to a single-family house or two-family duplex go to Sec. 4.0.2.E.

b. For an application related to a multi-dwelling, mixed use or nonresidential structure go to Sec.4.0.2.F.

4. Step Four

To establish the lot and building standards for your building or site go to the district pages for the subdistrict your property is located in (as determined in Step Two):

a. For the South Waterfront District go to Sec. 4.1.4.

b. For the Cumberland Avenue District go to Sec. 4.2.3 [Reserved].

5. Step Five

If you are in the Cumberland Avenue District go to Sec. 4.0.3 for general rules that apply to all subdistricts. The Section includes rules for such things as: how to measure building height; what things are allowed to encroachment into building setbacks; and how to measure ground floor transparency.

6. Step Six

Determine what uses are allowed in your subdistrict.

a. For the South Waterfront District go to Sec. 4.1.5.

b. For the Cumberland Avenue District go to Sec. 4.2.5 [Reserved].

7. Step Seven

All Form Districts are subject to a series of site development standards, which cover requirements for such things as parking, landscaping, signs, lighting, outdoor storage and the streetscape.

a. For the South Waterfront District go to Sec. 4.1.4 thru Sec. 4.1.6.

b. For the Cumberland Avenue District go to Sec. 4.2.6 thru Sec. 4.2.11 [Reserved].

8. Step Eight

Finally, certain Form Districts have specific requirements that must also be addressed.

a. For the South Waterfront District go to Sec. 4.1.7 thru Sec. 4.1.9 for requirements that relate to the river, stream buffers and marinas.

b. The Cumberland Avenue District does not have any additional specific requirements.

4.0.2. Common Approval Procedures

A. Summary of Review Authority

The following table provides a summary of the review authority established for all Form Districts. The rules for each procedure are provided below.

	Administrator	ARC	MPC	Appeal Body
Level 1: Zoning Clearance Review	■			[BZA]
Level 2: Development Plan Review	■	□		[BZA]
Level 3: Alternative Compliance Review	□	□	[■]	[CC]
Written Interpretations	■			[BZA]

■ = Decision
□ = Recommendation
[ ] = Public Hearing

CC = City Council
BZA = Board of Zoning Appeals
MPC = Metropolitan Planning Commission
ARC = Administrative Review Committee

B. Administrator

1. Authority

The Administrator is the Chief Building Official for the City of Knoxville. The Administrator is responsible for the day-to-day administration and enforcement of each Form District.

2. Delegation of Authority

The Administrator may designate any City of Knoxville or Metropolitan Planning Commission staff member to represent the Administrator in any function assigned by this Section. The Administrator remains responsible for any final action.

C. Administrative Review Committee

1. Authority

The City Council has delegated review of Development Plans and applications to the Administrative Review Committee. The Administrator will serve as chairman of the Administrative Review Committee and is responsible for all final actions.

2. Composition

In addition to the Administrator, the Administrative Review Committee must consist of a representative from the following entities:

a. Civil Engineering;

b. Fire Department;

c. Knoxville Utility Board;

d. Metropolitan Planning Commission;

e. Plans Review and Inspection;

f. Parks and Recreation;

g. Public Services;

h. Stormwater Engineering;

i. Traffic Engineering; and

j. Other City Staff as deemed necessary by the Administrator.

D. Procedures of General Applicability

1. Pre-Application Conference

a. Prior to completion of project design and formal submittal of required application, the applicant must schedule a pre-application conference with the Administrator to discuss the procedures, standards and regulations.

b. A request by a potential applicant must be accompanied by preliminary project plans and designs and the required filing fee.

c. The Administrator must inform the applicant of requirements as they apply to the proposed project, provide a preliminary list of issues that will likely be of concern during formal application review, suggest possible modifications to the project, and identify any technical studies that may be necessary for the review process when a formal application is submitted. Any discussions held are not binding for either the applicant or the City.

2. Application Requirements

a. Forms

Applications must be submitted to the Administrator on forms and in such numbers as required by the Administrator.

b. Fees

Filing fees have been established to defray the cost of processing an application and holding a pre-application conference, as adopted by the City Council. Before review of an application, all associated fees must be paid in full.

c. Completeness Review

i. All applications must be sufficient for processing before the Administrator is required to review the application. Within 10 working days of the receipt of the application, the Administrator must notify the applicant in writing whether or not the application is complete or whether additional information is required.

ii. An application is sufficient for processing when it contains all of the information necessary to decide whether or not the development as proposed will comply with all of the requirements of the Form District regulations.

iii. The presumption is that all of the information required in the application forms is necessary to satisfy the requirements of these regulations. However, it is recognized that each application is unique, and therefore more or less information may be required according to the needs of the particular case. The applicant may rely on the recommendations of the Administrator as to whether more or less information should be submitted.

iv. Upon receipt of a complete application, the Administrator must review the application and may confer with the applicant to ensure an understanding of the applicable requirements of the Form District regulations; that the applicant has submitted all of the information they intend to submit; and that the application represents precisely and completely what the applicant proposes to do.

E. Level I: Zoning Clearance Review

1. Purpose

Zoning Clearance Review is intended to ensure that all houses and duplexes comply with the requirements of the applicable Form District.

2. Applicability

a. Zoning Clearance Review is required for the construction of, or an addition of greater than 50% of existing square footage to a house or duplex on an individual lot, including associated accessory structures.

b. Where an administrative deviation is requested, the application must be reviewed pursuant to Sec. 4.0.2.F.

c. Where a variance is requested, the application must be reviewed pursuant to Article 7. Section 2, "City of Knoxville Board of Zoning Appeals."

3. Authority

The Administrator is authorized to approve applications for Zoning Clearance Review within a Form District. No permit may be issued from any department, including but not limited to City of Knoxville Permits and Inspections or Engineering Department, or structure or building erected, and no existing building or structure may be altered, remodeled, enlarged or extended until the Administrator has approved the application for Zoning Clearance.

4. Pre-Application Conference

An applicant requesting Zoning Clearance Review must schedule a pre-application conference pursuant with Sec. 4.0.2.D.1.

5. Application Requirements

An application for Zoning Clearance Review must be submitted pursuant with Sec. 4.0.2.D.2.

6. Administrator Action

a. Upon submission of a completed application, the Administrator must review the application for consistency with the requirements of the applicable Form District.

b. Within 10 working days after the application has been determined complete, the Administrator must approve or deny the application for Zoning Clearance Review.

7. Approval Criteria

In approving an application for Zoning Clearance Review, the Administrator must consider the following:

a. Compliance with all applicable Form District standards; and

b. Compliance with all applicable Zoning Ordinance requirements.

8. Modifications to Approved Applications

The Administrator has the authority to grant modifications to approved applications for Zoning Clearance Review pursuant with the provisions of this Section.

9. Effect of Zoning Clearance Approval

After the approval of Zoning Clearance Review, the applicant may apply for any other permits and approvals including, but not limited to, those permits and approvals required by the Zoning Ordinance, the Subdivision regulations, the Building Code or the Stormwater and Street Ordinance.

10. Appeals

Any person, firm or corporation aggrieved by any decision of the Administrator may appeal the decision pursuant to Article 7. Section 2, "City of Knoxville Board of Zoning Appeals."

F. Level II: Development Plan Review

1. Purpose

Development Plan Review is intended to ensure that all multi-dwelling, mixed use and nonresidential structures comply with the requirements of the applicable Form District.

2. Applicability

Except for houses and duplexes on individual lots, including associated accessory structures, all new construction or expansion of an existing structure or building, is subject to the Development Plan Review process as set forth below.

3. Authority

The Administrator, with review by the Administrative Review Committee, is authorized to approve applications for Development Plan Review. No permit may be issued from any department, including but not limited to City of Knoxville Permits and Inspections or Engineering Department, or structure or building erected, and no existing building or structure may be altered, remodeled, enlarged or extended until the Administrator has approved the Development Plan.

4. Pre-Application Conference

An applicant requesting Development Plan Review must schedule a pre-application conference pursuant with Sec. 4.0.2.D.1.

5. Application Requirements

An application for Development Plan Review must be submitted pursuant with Sec. 4.0.2.D.2.

6. Administrator Action

a. Upon submission of a completed application, the Administrator must schedule the application for review by the Administrative Review Committee. The Administrative Review Committee must review the application for consistency with the requirements of the applicable Form District.

b. Upon completion of the review, the Administrator may meet with the applicant to discuss any changes in development design.

c. Within 20 working days after the application has been determined complete, the Administrator must determine whether the application conforms to all requirements of the applicable Form District.

7. Approval Criteria

In approving an application for Development Plan Review, the Administrator must consider the following:

a. Recommendations from the Administrative Review Committee;

b. Compliance with all applicable Form District standards;

c. Compliance with all applicable Zoning Ordinance requirements;

d. Compliance with all applicable Subdivision Regulations;

e. Compliance with the Major Road Plan; and

f. Compliance with the One Year Plan.

8. Administrative Deviations

a. Authority

During the Development Plan Review process, the Administrator is authorized to approve limited administrative deviations to certain provisions of the Form District regulations, where, owing to special conditions, strict enforcement would be physically impractical. This optional process may occur only where the applicant requests an administration deviation to a standard as specified below.

b. Permitted Deviations

The Administrator must review the request in light of the intent and purpose of the applicable Form District. The Administrator is authorized to approve an administrative deviation for the following standards:

i. Minimum and Maximum Street Setback – increase or decrease of up to 10% of the permitted setback.

ii. Build-to zone (minimum percentage of build-to) – reduction of up to 5%.

iii. Side Setback – reduction of up to 50% of the required minimum side setback.

c. Unlisted Standards

Any request for relief from a required standard, other than those listed above, must be reviewed pursuant to Article 7. Section 2, "City of Knoxville Board of Zoning Appeals."

9. Modifications to Approved Development Plans

The Administrator, with review by the Administrative Review Committee, has the authority to grant modifications to approved application for Development Plan Review pursuant with the provisions of this Section.

10. Effect of Development Plan Approval

After the approval of Development Plan, the applicant may apply for any other permits and approvals including, but not limited to, those permits and approvals required by the Zoning Ordinance, the Subdivision regulations, the Building Code or the Stormwater and Street Ordinance.

11. Appeals

Any person, firm or corporation aggrieved by any decision of the Administrator may appeal the decision pursuant to Article 7. Section 2, "City of Knoxville Board of Zoning Appeals."

G. Level III: Alternative Compliance Review

1. Purpose

Alternative Compliance Review is intended to allow innovative, high quality developments that would not otherwise be allowed under a strict interpretation of the Form District regulations but nevertheless comply with the intent of the applicable Form District and Plan. The Alternative Compliance Review mechanism is also intended to provide a process for requests by applicants for reconstruction or expansion of nonconforming structures in which nonconforming uses operate.

2. Authority

No permit may be issued from any department, including but not limited to City of Knoxville Permits and Inspections or Engineering Department, nor structure or building erected, and no existing building or structure may be altered, remodeled, enlarged or extended until the Metropolitan Planning Commission has approved the application for Alternative Compliance after review and recommendations by the Administrator and the Administrative Review Committee.

3. Applicability

Any development that does not meet the requirements of Sec. 4.0.2.E or Sec. 4.0.2.F, or Article 7, Section 2 "Variances" may submit an application for Alternative Compliance Review.

4. Pre-Application Conference

An applicant requesting Alternative Compliance Review must schedule a pre-application conference pursuant with Sec. 4.0.2.D.1.

5. Application Requirements

An application for Alternative Compliance Review must be submitted pursuant with Sec. 4.0.2.D.2.

6. Administrator Action

a. Upon submission of a completed application, the Administrator must schedule the application for review by the Administrative Review Committee. The Administrative Review Committee must review the application for consistency with the requirements of the applicable Form District.

b. Upon completion of the review, the Administrator may meet with the applicant to discuss any changes in development design.

c. The Administrator must prepare a report that reviews the application in light of comments provided by the Administrative Review Committee, and in light of the applicable Form District and Plan. The report recommendations, and any related application materials must be forwarded to the Metropolitan Planning Commission.

7. Metropolitan Planning Commission Action

a. The Metropolitan Planning Commission must hold a public hearing subsequent to notification consistent with its Administrative Rules and Procedures.

b. The Metropolitan Planning Commission must approve or deny the application, or send the application back to the Administrative Review Committee for additional consideration.

c. In the exercise of its approval, the Metropolitan Planning Commission may impose such conditions regarding the location, character or other features of the proposed buildings as it may deem advisable in the furtherance of the general purposes of the applicable Form District Plan.

8. Approval Criteria

a. In reviewing an application for Alternative Compliance Review in cases other than applications concerning reconstruction or expansion of nonconforming structures in which nonconforming uses operate, the Metropolitan Planning Commission must consider the following:

i. Consistency with the applicable adopted Plan;

ii. That the development will not have a substantial or undue adverse effect upon the neighborhood, the character of the area, traffic conditions, parking, public infrastructure, and other matters affecting the public health, safety and general welfare;

iii. That the development will be constructed and operated to be compatible with the district;

iv. That the proposed development can be adequately served by public facilities;

v. That the proposed development will not result in the destruction, loss, or damage of any significant natural, scenic, or historical district, site, or feature;

vi. Compliance with the intent of the applicable Form District and Plan;

vii. Compliance with all applicable Zoning Ordinance requirements;

viii. Compliance with all applicable Subdivision regulations;

ix. Compliance with the Major Road Plan;

x. Compliance with the One Year Plan; and

xi. Compliance with the Stormwater and Street Ordinance.

b. In reviewing an application for Alternative Compliance Review, in cases concerning nonconforming structures in which nonconforming uses operate, the Metropolitan Planning Commission must consider the following:

i. That the application concerns such nonconforming structures that are proposed to be reconstructed due to a voluntary or involuntary destruction, or that are proposed to be expanded;

ii. That the application only concerns the reconstruction or expansion of such structures that the Administrator has determined are not compliant with the dimensional, locational, or building design requirements of the applicable Form District; and

iii. That the application demonstrates that the design of the proposed structures is compatible with the existing structures on the property and, to the maximum extent feasible, with the intent of the dimensional, locational, or building design requirements of the applicable Form District.

9. Modifications to Approved Applications

a. Minor Modifications

The Administrator, with the review of the Administrative Review Committee, has the authority to grant minor modifications to an approved application. The applicant must file a written application for such amendment with the Administrator. Minor modifications include, but are not limited to the following:

i. A less than 5% change in floor area, number of units, parking area, or parking spaces;

ii. A 10% decrease in open space; and

iii. The minor relocation of any structure, dedicated street, easement, or landscape screen in any direction from the location shown on the approved application unless deemed by the Administrator to significantly alter the approved application.

b. Major Modifications

If the proposed amendment is not considered a minor modification, the approved application must be amended pursuant with the procedures and standards that governed its original approval.

10. Appeals

Any person, firm or corporation aggrieved by any decision of the Metropolitan Planning Commission may petition the decision to the City Council. Such petition must be in writing and state:

a. The name of the owner of the subject property.

b. A description of the subject property, including the City Block and Parcel or lot number.

c. A statement of the petitioner's interest in the matter, including a description of affected property owned by petitioner where petitioner is not the owner of the subject property.

d. A statement of the reason for appeal, including a map of the zoning of all property located within 300 feet of the subject property.

e. The petition must be filed with the Metropolitan Planning Commission not more than 15 working days from the date of the Metropolitan Planning Commission decision to be considered and must be scheduled for public hearing before City Council.

f. All petitions must be submitted on forms available at the Metropolitan Planning Commission.

g. Metropolitan Planning Commission must mail a copy of such petition by certified mail return receipt requested to any opposing, adverse party who registered as such at the time the matter was heard by Metropolitan Planning Commission.

h. The City Council must consider de novo in a public hearing and may affirm, modify, impose restrictions or overrule the action of the Metropolitan Planning Commission.

H. Written Interpretations

1. Applicability

When uncertainty exists, the Administrator, is authorized to make all interpretations concerning the provisions of a Form District.

2. Application Requirements

An application for a written interpretation must be submitted pursuant with Sec. 4.0.2.D.2.

3. Administrator Action

a. The Administrator must review and evaluate the request in light of the applicable Form District and Plan, the Zoning Map, the Regulating Plan and any other relevant information;

b. Following completion of the review and evaluation, the Administrator must render an opinion.

c. The interpretation must be provided to the applicant in writing.

4. Official Record

The Administrator must maintain an official record of all interpretations. The record of interpretations must be available for public inspection during normal business hours.

5. Appeals

Any person, firm or corporation aggrieved by any decision of the Administrator may appeal the decision pursuant to Article 7. Section 2, "City of Knoxville Board of Zoning Appeals."

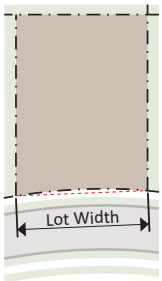
4.0.3. General Rules of Applicability

A. Applicability

The following general rules of applicability apply to all Form Districts, except the South Waterfront District.

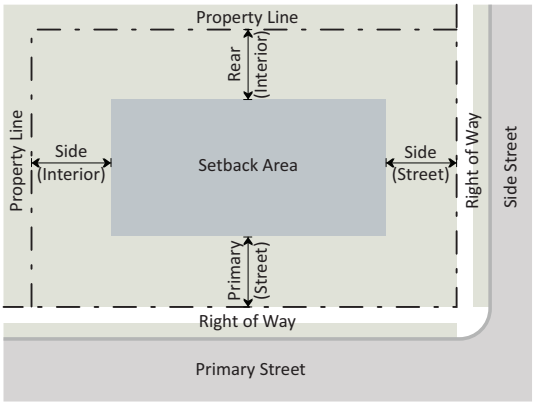
B. Lot Width

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



C. Building Setbacks

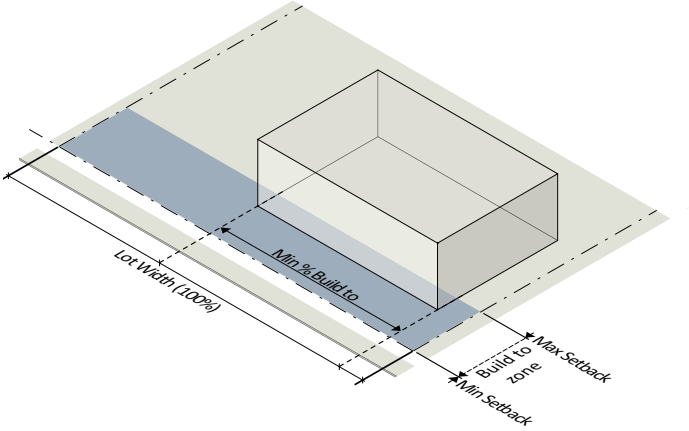
1. There are four types of building setbacks – primary street, side street, side interior and rear.



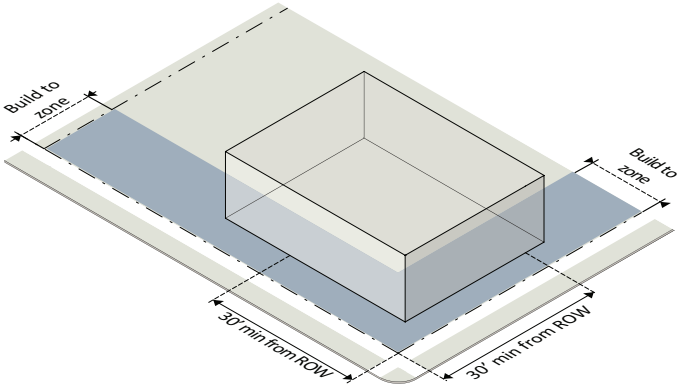
2. Primary and side street setbacks are measured from the edge of the right-of-way.
3. Primary and side streets are designated in each specific Form District.
4. Side interior setbacks are measured from the side property line.
5. Rear setbacks are measured from the rear property line or the edge of the right-of-way where there is an alley.
6. When the side interior or rear setback is 0 or 5 feet, the building or structure must be placed on the side or rear property line or be placed a minimum of 5 feet from the side or rear property line.

D. Build-to Zone (BTZ)

1. The build-to zone is the area on the lot where a certain percentage of the front 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 front building facade that must be located in the build-to zone, measured based on the width of the building divided by the width of the lot.



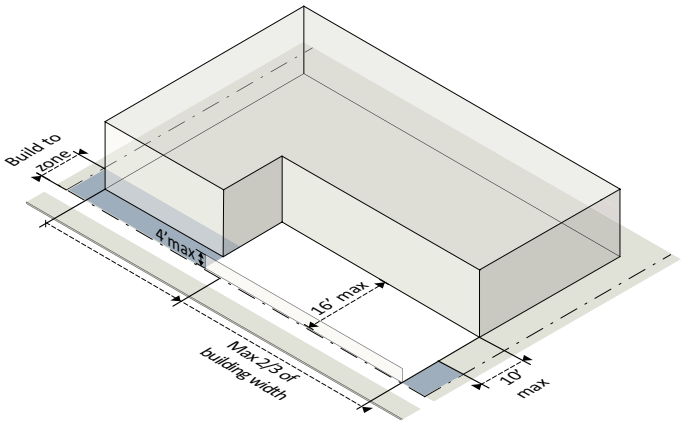
3. On a corner lot, a building facade must be placed within the build-to zone for the first 30 feet along the street extending from the block corner, measured from the intersection of the two right-of-way lines.



4. Outdoor seating and dining areas may qualify as building facade for the purpose of meeting the build-to requirement provided that the following standards are met:
   a. The front building facade is located no more than 10 feet behind the maximum street setback;
   b. The outdoor seating and dining area is no more than 2/3 the width of the building.

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

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



E. Setback Encroachments

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

1. Building Features

a. Porches, stoops, balconies, galleries and awnings/canopies can extend into a required setback under Sec. 4.2.4.

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

c. Building eaves, roof overhangs and light shelves may extend up to 4 feet, provided that such extension is at least 2 feet from the vertical plane of any lot line.

d. Bay windows, entrances and similar features that are less than 10 feet wide may extend up to 4 feet, provided that such extension is at least 2 feet from the vertical plane of any lot line.

e. Unenclosed fire escapes or stairways may extend up to 4 feet into a required side or rear setback, provided that such extension is at least 5 feet from the vertical plane of any lot line.

f. Unenclosed patios, decks or terraces may extend up to 4 feet into a required side setback, or up to 8 feet into a required rear setback, provided that such extension is at least 5 feet from the vertical plane of any lot line.

g. Outdoor seating and dining areas may extend into a primary or side street setback.

h. Cornices, belt courses, sills, buttresses, or other similar architectural features may project up to 1½ feet.

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

j. Building features below and covered by the ground may encroach into any required setback.

2. Mechanical Equipment and Utility Lines

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

b. Solar panels, wind turbines and rainwater collection or harvesting systems less than 10 feet in height may encroach into a required rear setback, provided that such extension is at least 5 feet from the vertical plane of any lot line.

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

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

F. Parking Setbacks

1. There are four types of parking setbacks – primary street, side street, side interior and rear.

2. On-site surface and structured parking must be located behind the parking setback line. This requirement is not intended to restrict on-street parking.

3. Parking setbacks apply only to the first floor of a parking structure.

4. Primary and side street parking setbacks are measured from the edge of the right-of-way.

5. Side interior setbacks are measured from the side property line.

6. Rear setbacks are measured from the rear property line or the edge of the right-of-way if there is an alley.

7. When the side interior or rear parking setback is 0 or 5 feet, parking spaces must be placed on the side or rear property line or be placed a minimum of 5 feet from the side or rear property line.

G. Outdoor Amenity Space

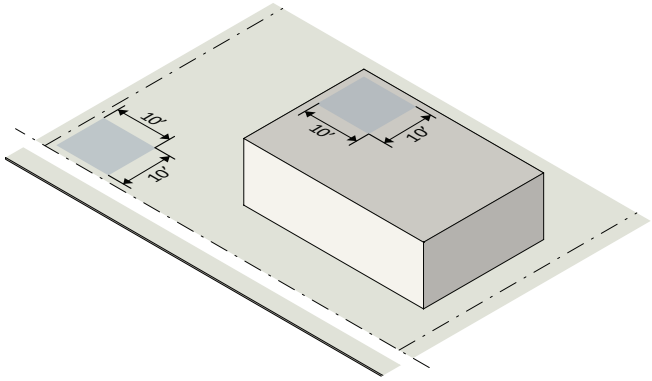
1. Outdoor amenity space must be provided on the lot and must be available for use by the occupants of the development

2. Outdoor amenity space may be met in a contiguous open area or in multiple open areas on the lot; however, to receive credit the area must be at least 10 feet in width and length.

3. Outdoor amenity space may be located at or above grade.

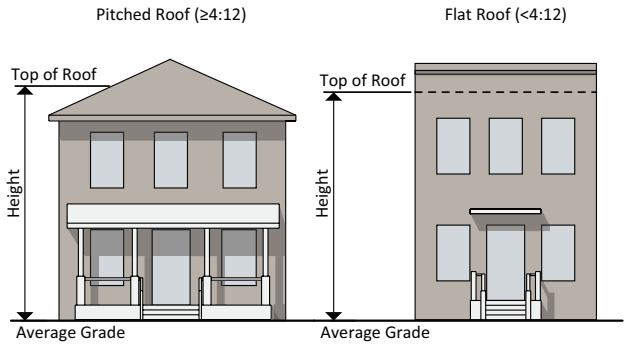
4. Outdoor amenity space provided at grade cannot be built, parked or driven upon, except for emergency access and permitted temporary events.

5. Outdoor amenity space provided above grade may be roofed but cannot be enclosed.

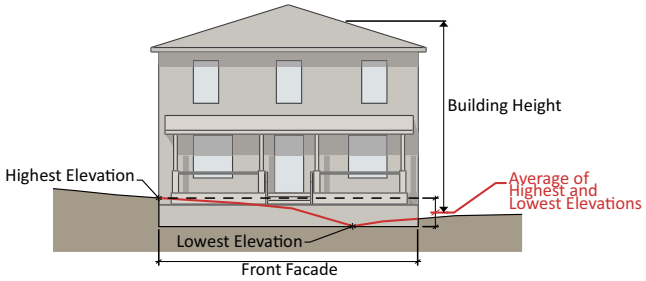


H. Building Height

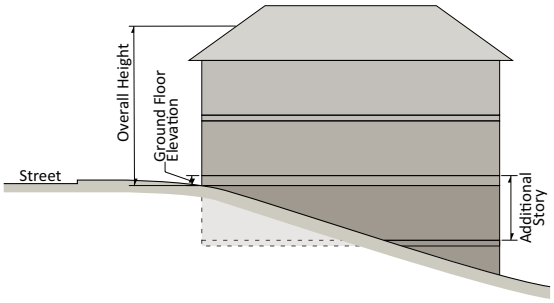
1. Building height is measured in both the number of stories and in feet. Building height is the vertical distance from average grade to the average height of the highest roof. For roofs with less than a 4 in 12 pitch, height is measured to the highest point of the roof.



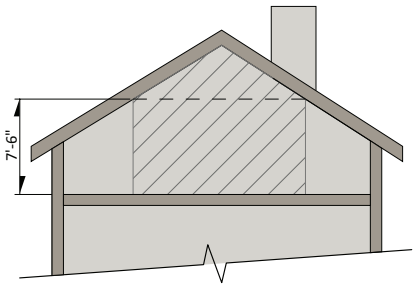
2. Average grade is determined by calculating the average of the highest and lowest elevation along natural or improved grade (whichever is more restrictive) along the front of the building parallel to the primary street setback line.



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



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



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

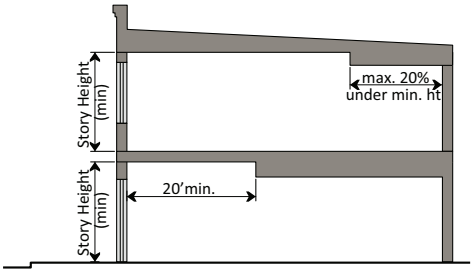
I. Height Encroachments

Any height encroachment not specifically listed is expressly prohibited except where the Administrator determines that the encroachment is similar to a permitted encroachment listed below.

1. The maximum height limits do not apply to spires, belfries, cupolas, domes not intended for human occupancy; monuments, water tanks/towers or other similar structures which, by design or function, must exceed the established height limits.
2. The following accessory structures may exceed the established height limits, provided they do not exceed the maximum building height by more than 6 feet:
   a. Chimney, flue or vent stack;
   b. Deck, patio, shade structure;
   c. Flagpole;
   d. Garden, landscaping;
   e. Parapet wall, limited to a height of 4 feet; and
   f. Solar panels, wind turbines and rainwater collection or harvesting systems.
3. The following accessory structures may exceed the established height limits, provided they do not exceed the maximum building height by more than 10 feet, do not occupy more than 25% of the roof area, and are set back at least 10 feet from the street-side edge of the roof:
   a. Amateur communications tower;
   b. Cooling tower;
   c. Elevator penthouse or bulkhead;
   d. Greenhouse;
   e. Mechanical equipment;
   f. Skylights; and
   g. Elevator or stairway access to roof.
4. An accessory structure located on the roof must not be used for any purpose other than a use incidental to the principal use of the building.

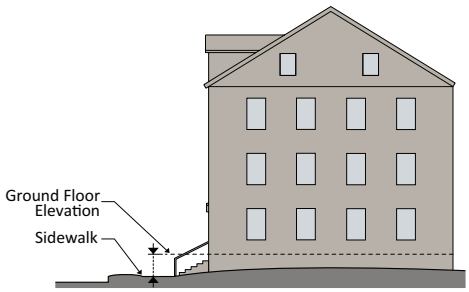
J. Story Height

1. Story height is measured from the top of the finished floor to the ceiling above.
2. Minimum ground story height applies to the first 20 feet of the building measured inward from the street facing facade.
3. At least 80% of each upper story must meet the minimum upper story height provisions.



K. Ground Floor Elevation

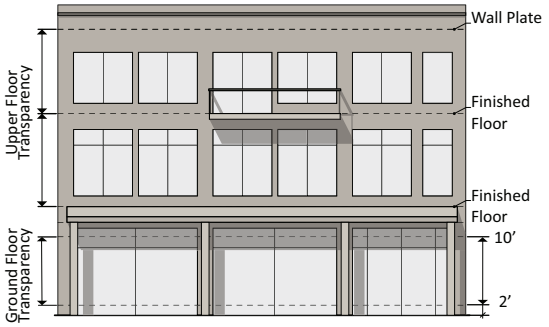
1. Ground floor elevation is measured from the highest point of the abutting sidewalk to the highest point of the finished ground floor.
2. Minimum ground floor elevation applies to the first 20 feet of the lot measured from the right-of-way line.



3. On slopes greater than 6%, the ground floor elevation may not be located more than 3 feet above grade or 1 foot below grade on street-facing facades.

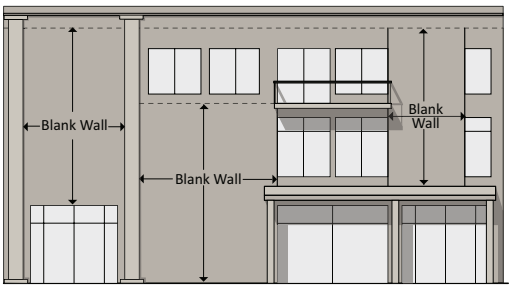
L. Transparency

1. Transparency is the minimum percentage of windows and doors that must cover a ground or upper story facade.
2. The transparency requirement on ground story facades is measured between 2 and 10 feet above the adjacent sidewalk.
3. The transparency requirement on upper story facades is measured from the top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate.
4. Glass is considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%.
5. Transparency applies to primary and side street-facing facades only.



M. Blank Wall Area

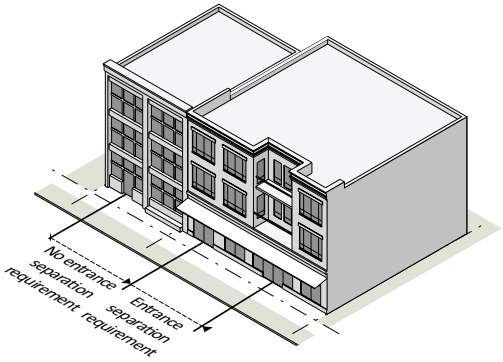
1. Blank wall area means a portion of the exterior facade of the building that does not include: windows or doors; columns, pilasters or other articulation greater than 12 inches in depth; or a substantial material change (paint color is not considered a substantial change).



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

N. Building Entrances

1. An entrance providing both ingress and egress, operable to residents at all times or to customers during normal business hours, is required to meet the street facing entrance requirements. Additional entrances are allowed.
2. The entrance separation requirements must be met for each development, but are not applicable to adjacent (existing) development.



3. An angled (clipped corner) entrance may be provided at any corner of a building along the street to meet the street entrance requirements, provided the applicable entrance spacing requirements can still be met.

O. Building Materials

1. Applicability

The requirements of this Section apply to all street-facing facades of a building.

2. Primary Materials

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

a. Brick and tile masonry;

b. Stone (or synthetic equivalent);

c. Wood – clapboard or shingles;

d. Glass curtain wall;

e. Cementitious siding; and

f. Stucco (cementitious finish).

3. Accent Materials

The following materials may make up 25% of the building wall surface area on each facade:

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

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

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

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

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

f. Wood – clapboard or shingles;

g. Cementitious siding; and

h. Glass block.

4. Alternate Materials

Alternate building materials may be approved by the Administrator. New materials must be considered equivalent or better than the materials listed above, and regionally-available materials are preferred.