



CENTRAL WEST END
FORM-BASED DISTRICT

PREPARED BY  STUDIO FOR THE
PARK CENTRAL DEVELOPMENT CORPORATION

THE CITY OF SAINT LOUIS, MISSOURI

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0.0
PREAMBLE



INTRODUCTION

The Central West End Form-Based District is an overlay form-based district for new construction and additions within a specified portion of the Central West End neighborhood. The impetus to create this District resulted from challenges in the current process and procedures for new development, which typically requires a great deal of negotiation between the neighborhood group, the Aldermen, City officials and developers over the proper design and use of new buildings. This District was designed to harmonize new development with the existing local and National Register historic districts and the existing City of Saint Louis zoning code; while also reinforcing the sustainable, urban, walkable qualities and character of the existing area. By establishing this District, we are seeking to codify the goals of the community within the City of Saint Louis zoning code and clarify the type and character of development that the community desires within the area.

0.0 PREAMBLE



PURPOSE / INTENT

The purpose of this District is to guide the form of improvements within the area, such that it will ensure a cohesive relationship between the new development and the historic architectural quality of the area. At the small scale, this District will enhance the existing architectural character of the area and encourage a diversity in building types including single-family housing, small commercial buildings and large-scale residential, office and mixed-use buildings. From the perspective of neighborhood form, the purpose is to maintain the smaller scale residential areas within the core of the area while simultaneously ensuring higher density development at the edges of the area, including along Lindell Boulevard, Forest Park Avenue and Kingshighway Boulevard. This approach will allow the preservation of some areas and densification of other areas, ensuring that the neighborhood retain the vibrant, urban, mixed-use qualities that make it unique.

In order to accomplish this, it is important to note that within this District there are a few departures from the current zoning code which are necessary: the establishment of minimum building heights within the area to ensure a minimum level of density; the focus on quality design and construction, including urban building placement and local typologies; and the requirement that parking be located, whether structured or surface, in a more visually non-obtrusive manner.

This District will enhance the visual appeal of the neighborhood, retain the eclectic mix of uses in the area, encourage healthy and active living, protect historic assets and districts, and ensure that the public interest is respected through the proper and appropriate development of the area with high quality urban form standards, local building typologies, and walkable, pedestrian friendly streets.



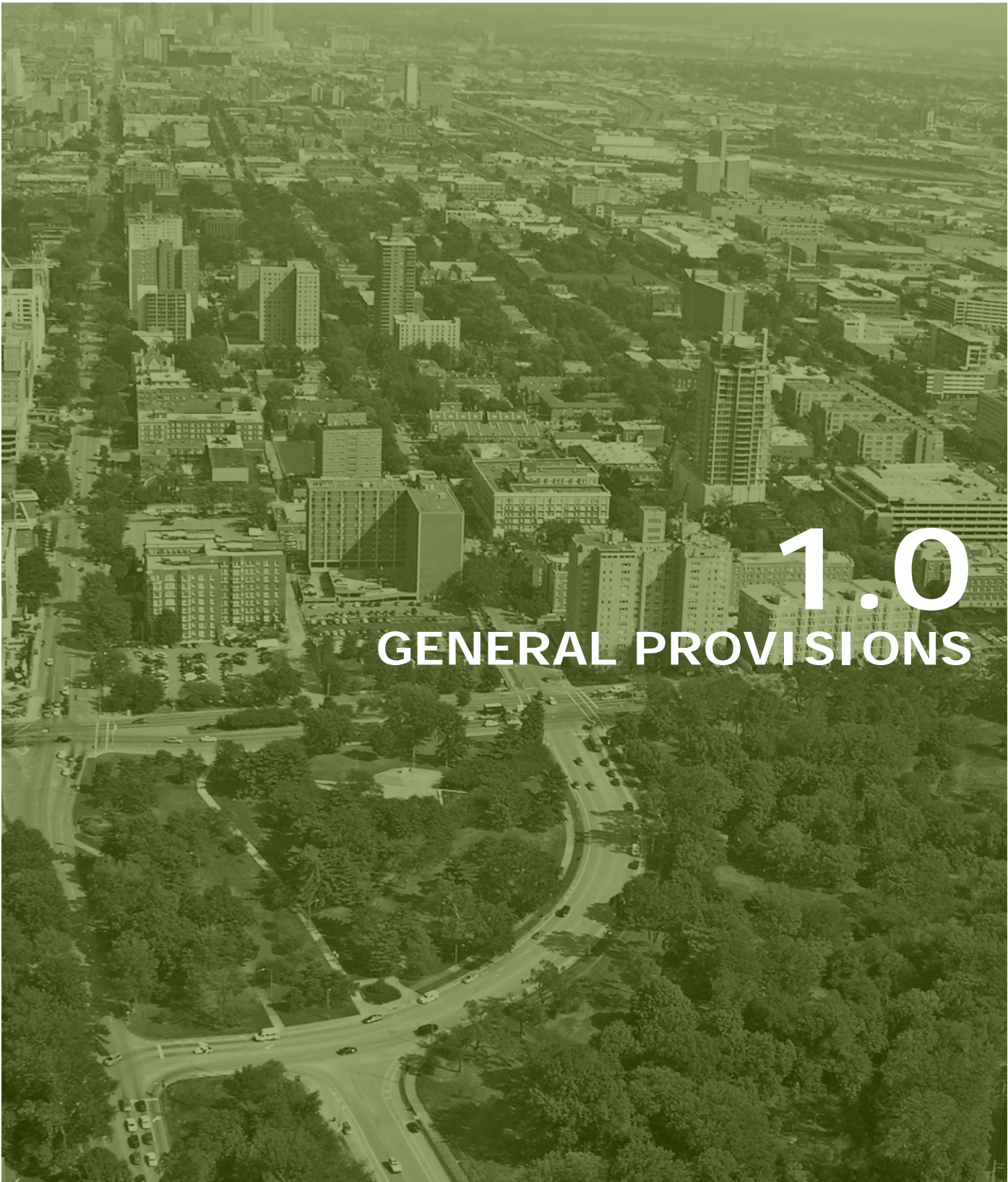
PLANNING PROCESS

In early 2010, the Park Central Development Corporation engaged with H3 Studio, a Saint Louis based sustainability planning and community urban design firm, to begin the creation of the Central West End Form-Based District for the project area. This planning and coding process spanned a twenty-four (24) month period and consisted of several phases of work including an intensive period of public engagement and community design work-sessions, a detailed coding process, and an intensive internal technical review and adoption process. During this planning process, the planning team conducted two (2) public workshops, seven (7) advisory committee meetings, ten (10) technical advisory team meetings, and numerous small group work-sessions to develop this District and work through the details necessary to codify and adopt the District within the City of Saint Louis zoning code.

The District enjoys broad support from the community and is fully understood by the City officials who will be charged with its enforcement. Without the skills and cooperation of the consultant team, community members, elected officials and City staff members, this step forward in development policy-making would not be able to achieve the vision for the Community, which is as follows:

“The objective of the Central West End Form-Based District is to develop a plan that guides the future growth of the area in an environmentally, socially and economically sustainable manner and is supported by the residents of the area and the City of Saint Louis.”

-Advisory Committee



1.0

GENERAL PROVISIONS

1.0 GENERAL PROVISIONS

1.1 DEFINITIONS

Except for terms defined below in this section, all terms have the same meaning as those defined in Title 26 (the “Zoning Code”) of the Revised Code of the City of St. Louis. The following new terms apply only to the Central West End Form-Based District Code and mean:

A. DEFINITIONS, “A.”

1. **Abutting**

“Abutting” shall mean two (2) or more properties which share a common lot line.

2. **Accent Material**

“Accent Material” shall mean a material used on building facades which covers less than five (5%) percent of the surface of the facade.

3. **Addition**

“Addition” shall mean and include an extension or increase of Gross Floor Area, number of stories, or height of a building or structure.

4. **Address (as in address the street)**

“Address” shall mean the relationship between a building and a street; in which case the building should have primary facades and a main entrance on the street.

5. **Adjacent Sidewalk**

“Adjacent Sidewalk” shall mean the sidewalk immediately in front of, or situated along a lot line facing the primary street or side street.

6. **Adult Uses**

“Adult Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.

7. **Agricultural Uses**

“Agricultural Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.

8. **Alteration**

“Alteration” shall mean and include any construction or Renovation to an existing structure, other than a repair or addition.

9. **Amenities**

“Amenities” shall mean desirable or useful feature (or features) or facility (or facilities) within a building, on a streetscape, or in a public space.

10. **Ancillary Building (Abbreviated Anc. Bldg.)**

“Ancillary Building” shall mean a building incidental to, related and clearly subordinate to the main building on the same lot, which does not alter the use nor serve property other than the lot where the main building is located.

11. **Architectural Standards (Shorthand is AS)**

See Section 4.2: Architectural Standards.

12. **Awning**

See Section 4.2: Frontage Types.

1.0 GENERAL PROVISIONS

B. DEFINITIONS, “B.”

1. Back Façade

“Back Façade” shall mean the building facade located on the rear of a building facing the rear setback which would typically have an alley.

2. Balcony (Balconies)

See Section 4.2: Frontage Types.

3. Bay Window

See Section 4.2: Frontage Types.

4. Below-Grade

“Below-Grade” shall mean the elevation level below the surface of existing or formed earth; such as a “below-grade parking structure” or “below-grade utility”.

5. Between Buildings

“Between Buildings” shall mean the dimensional space between the Back Facade of the main building and an internal facade of an ancillary building.

6. Block

“Block” shall mean an increment of land comprised of lots, alleys, and tracts circumscribed and not traversed by any streets. Blocks shall be measured along the frontage of the associated property lines.

7. Block Corner

“Block Corner” shall mean the outside corner of a block at the intersection of any two (2) or more streets.

8. Build-to-Line (Shorthand is B-T-L)

“Build-to-Line” (or “B-T-L”) shall mean a line a set distance from the back of curb or public right-of-way which establishes required facade lines of a building.

9. Building Line

“Building Line” shall mean the facade or edge of a building located along the build-to-line which has been required for a particular building on a particular lot.

10. Building Development Standards

See Section 4.0: Building Development Standards.

11. Building Envelope Standard(s)

“Building Envelope Standard(s)” shall mean a part of the District which establishes the basic parameters regulating building form, such as height and setback. See Section 3.0: Building Envelope Standards.

12. Building Form

“Building Form” shall mean a component of the building placement criteria in this District required for each Building Envelope Standard. These requirements typically define the shape and form of how a building interfaces with the build-to-line.

13. Building Height

“Building Height” shall mean the vertical extent of a building measured in stories and feet, not including a raised basement or a habitable attic under a pitched roof. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. Building Height shall be measured from the average grade of the adjacent ground to the bottom of the eaves, or base of the parapet.

1.0 GENERAL PROVISIONS

14. Building Height Maximum

“Building Height Maximum” shall mean the maximum vertical dimension (in stories or feet) allowed for building height.

15. Building Height Minimum

“Building Height Minimum” shall mean the minimum vertical dimension (in stories or feet) allowed for building height.

16. Building Placement

“Building Placement” shall mean the siting or placement of a building on a lot or parcel of property; and includes how a building relates to the build-to-line and setbacks.

17. Building Types

“Building Types” shall mean any of a series of fourteen (14) basic model buildings which are required by this District. See Section 4.1: Building Types.

C. DEFINITIONS, “C.”

1. Cafe

See Section 4.2: Frontage Types.

2. Candela

“Candela” shall mean the base unit of luminous intensity in the International System of Units that is equal to the luminous intensity in a given direction of a source which emits monochromatic radiation of a frequency of 540 x 10¹² hertz and has a radiant intensity in that direction of 1/683 watt per unit solid angle.

3. Canopy (Canopies)

See Section 4.2: Frontage Types.

4. Carriage House

See Section 4.1: Building Types.

5. City

“City” shall mean the City of St. Louis, Missouri; referred to as “the City.”

6. Civic / Institutional Uses

“Civic / Institutional Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.

7. Clear Depth (measured in Feet and Inches)

“Clear Depth” shall mean a dimensional measurement of an item which is clear of obstructions and appurtenances.

8. Commercial Block Building

See Section 4.1: Building Types.

9. Common Entry

“Common Entry” shall mean a condition where a single entrance to a building serves multiple dwelling units.

10. Common Lot Lines

“Common Lot Lines” shall mean lot lines shared by adjacent lot(s) or parcel(s).

11. Common Yard

See Section 4.2: Frontage Types.

1.0 GENERAL PROVISIONS

12. Cornice

“Cornice” shall mean any prominent, continuous, horizontally projecting feature surmounting a wall or other construction, or dividing it horizontally for compositional purposes.

13. Courtyard Building

See Section 4.1: Building Types.

14, Courtyard Rowhouse

See Section 4.1: Building Types.

D. DEFINITIONS, “D.”

1. Deck

“Deck” shall mean an exterior floor system supported on at least two (2) opposing sides by an adjoining structure and / or posts, piers, or independent supports. A deck may be attached to a main building or free-standing.

2. Depth of Ancillary Building

“Depth of Ancillary Building” shall mean the dimensional measurement (measured in feet and inches) of the maximum allowed depth of an ancillary building from the alley build-to-line on a property.

3. Detached Single Family Dwelling

See Section 4.1: Building Types.

4. Direct Frontage

“Direct Frontage” shall mean a main entrance to building being located on a primary street or side street where access to and from the building is through a direct passageway from the building to sidewalk.

5. District

“District” shall mean the Central West End Form-Based District; as described in Section 2.1 of this Code.

6. Dormer

“Dormer” shall mean a window projecting vertically through a sloping roof (hip, gable, or shed).

7. Dormitory

“Dormitory” shall mean a space in a building where group sleeping accommodations are provided in one room, or in a series of closely associated rooms, for persons not members of the same family, group, under joint occupancy and single management, as in college dormitories or fraternity houses.

8. Double Loaded

“Double Loaded” shall mean the layout of a building in which a floor (or multiple floors) are arranged in which individual units are located on both sides of a circulation passageway.

9. Duplex

See Section 4.1: Building Types.

10. Driveway

“Driveway” shall mean a short, narrow vehicular lane leading from a public right-of-way through a lot to a rear garage, carriage house, parking lot, or parking garage

11. Dwelling Unit

“Dwelling Unit” shall mean a single (1) unit which provides complete and independent living of an individual or individuals.

1.0 GENERAL PROVISIONS

E. DEFINITIONS, “E.”

1. Eaves

“Eaves” shall mean the underside of a projecting overhang where a roof meets a wall.

2. Encroachment

“Encroachment” shall mean a building, a part of a building, or an obstruction that physically intrudes upon, overlaps, or trespasses across the Build-To-Line, the property of another, or the public right of way.

3. Encroachment Area

“Encroachment Area” shall mean the area impacted by Encroachments.

4. Entry Vestibule

“Entry Vestibule” shall mean an enclosed entryway into a building.

F. DEFINITIONS, “F.”

1. Façade(s)

See Primary Building Façade and Secondary Building Façade.

2. Fenestration

“Fenestration” shall mean the arrangement, proportioning and design of windows and doors in a building.

3. Finished Ground Floor Level

“Finished Ground Floor Level” shall mean the dimensional measurement (measured in feet and inches) of the level surface of the floor above an adjacent sidewalk or lot.

4. First Floor Ceiling Heights

“First Floor Ceiling Heights” shall mean the dimensional measurement (measured in feet and inches) from the finished ground floor level to the finished surface of the ceiling, as specific to the first story of any building.

5. Flats

“Flats” shall mean a dwelling unit typically divided into a series of interior spaces such as a bedroom, kitchen, bathroom, closets, and spare room, etc.

6. Flex Building

See Section 4.1: Building Types.

7. Floor to Ceiling (Abbreviated F to C)

“Floor to Ceiling” (or “F to C”) shall mean the dimensional measurement (measured in feet and inches) from the finished floor level to the finished surface of the ceiling

8. Footcandles (Abbreviated FC)

“Footcandles” (or “FC”) shall mean the illuminance cast by a one (1) candela source from a distance of one (1) foot.

9. Forecourt

See Section 4.2: Frontage Types.

10. Form-Based District

“Form Based District” shall mean and include that certain tract of land being depicted in Section 2.1 of this text. See also “District.”

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11. Fourplex

See Section 4.1: Building Types.

12. Front Outdoor Space

“Front Outdoor Space” shall mean the exterior, usable outdoor space established between the public right-of-way and the front build-to-line of a building on any lot. There are specific requirements for front outdoor space required for each building type in this District.

13. Frontage

“Frontage” shall mean lot lines adjacent to public rights-of-way such as primary street frontage, side street frontage or alley frontage.

14. Frontage Type

“Frontage Type” shall mean any of a series of ten (10) basic model building frontages which are required by this District. See Section 4.2: Frontage Types.

G. DEFINITIONS, “G.”

1. Gable Roof

“Gable Roof” shall mean a type of roof construction in which two (2) downward sloping planes join at a single (1) central ridge with a triangular gable at each flat end.

2. Green Roof (also eco-roof, vegetated roof, or living roof)

“Green Roof” shall mean a type of roof construction which is partially or full covered with vegetation (or some other growing plant medium) in order to absorb rain water, lower internal building temperature, reduce heat island effect, create a micro-habitat, or capture rain water for reuse.

3. Gross Floor Area

“Gross Floor Area” shall mean and include the floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projections of the roof or floor above. The gross floor area shall exclude shafts with no openings or interior courts. Gross Floor area shall be interpreted in a manner consistent with Section 10-1002 of the International Building Code, as revised from time to time by the City of St. Louis.

4. Ground (Abbreviated grnd)

“Ground” (or “grnd”) shall mean the solid surface of the earth.

5. Ground Floor Use

“Ground Floor Use” shall mean uses (as defined in the Section 5.0: Use Tables) which are allowed on the first (1) floor of any building, typically adjacent and accessible to the street level and sidewalks.

6. Ground Vegetation

“Ground Vegetation” shall mean plant, flower, and grass materials used on the ground.

H. DEFINITIONS, “H.”

1. Hardscapes (or Hardscaping)

“Hardscapes” (or “Hardscaping”) shall mean exterior constructions of a building, public space, or park which is constituted by paved areas, retaining walls, pathways, sidewalks, patios, and decks.

2. High Rise Residential

See Section 4.1: Building Types.

1.0 GENERAL PROVISIONS

3. Hip Roof

“Hip Roof” shall mean a type of roof construction in which all downward sloping planes join at central ridges in all instances.

4. Horizontal Plane Break

“Horizontal Plane Break” shall mean a facade articulation in which a required portion of the building facade is set back from the build-to-line for a specified distance creating a relief in the facade wall. Typically this horizontal plane break will correspond to a required building setback within the building envelope standards.

I. DEFINITIONS, “I.”

1. Industrial Uses

“Industrial Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.

2. Infill Development (also Infill and Infill Lots)

“Infill Development” shall mean the development or redevelopment of vacant or underutilized sites within an existing urban context of buildings, network of streets, and infrastructure.

3. Infiltration Planter

See flow-through planter.

4. Institutional | Civic building

See Section 4.1: Building Types.

J. DEFINITIONS, “J.”

None.

K. DEFINITIONS, “K.”

None.

L. DEFINITIONS, “L.”

1. Landscape Buffer

“Landscape Buffer” shall mean a landscaped area located within the sidewalk zone intended to screen or separate the public sidewalk from the buildings.

2. Lightcourt

See Section 4.1: Building Types.

3. Liner Building

See Section 4.1: Building Types.

4. Live | Work Unit

See Section 4.1: Building Types.

5. Local Historic District

“Local Historic District” shall mean the Central West End Historic District and the 41XX-43XX Lindell Historic District, and as they may be amended, and any future area within the District designated by ordinance as an area with significant historical interest or value as part of the development, heritage or cultural characteristics of the City..

1.0 GENERAL PROVISIONS

6. Loft

“Loft” shall mean a dwelling unit typically free of any walls or dividers separating the interior space.

7. Lot

“Lot” shall mean a designated parcel, tract or area of land having its principal frontage upon a street or a place permitted under the subdivision ordinance and established by plat or subdivision or as otherwise permitted by law to be used, developed or built upon.

8. Lot Depth

“Lot Depth” shall mean the dimensional measurement (measured in feet and inches) from the lot line along a primary street to the lot line along an alley, in the case of a typical lot. In other non-typical cases the lot depth may be measured a variety of ways, typically starting from the lot line along a primary street and ending on the back side of the lot.

9. Lot Width

“Lot Width” shall mean the dimensional measurement (measured in feet and inches) along a lot line adjacent to a primary street where the primary building facade would be located.

M. DEFINITIONS, “M.”

1. Main Building

“Main Building” shall mean the primary building on any lot. The main building must be classified as a building type for the purposes of this District.

2. Main Entrance

“Main Entrance” shall mean the primary entrance to any building.

3. Mansard Roof

“Mansard Roof” shall mean a type of roof construction with four (4) sides having a double slope on all sides, with the lower slope much steeper than the upper slope.

4. Max From B.O. Eave to T.O. Parapet or Roof

“Max From B.O. Eave to T.O. Parapet or Roof” shall mean the maximum dimensional measurement (measured in feet and inches) from the elevation of the eaves or bottom of a parapet on a building or the top elevation of a parapet wall or finished roof pitch.

5. Mixed-Use (also mix of uses)

“Mixed-Use” shall mean a building or development which contains multiple functions through superimposition of a variety of different uses; for example, a building having primary retail use(s) as the ground floor use, and residential use(s) as the upper floor use would be considered a mixed-use building.

6. Multiple Dwelling (also Multiple Dwelling Unit)

“Multiple Dwelling” (also “Multiple Dwelling Unit”) shall mean a singular (1) building which contains multiple dwelling units.

N. DEFINITIONS, “N.”

1. Neighborhood General Type 1 (Shorthand is NG1)

See Section 3.0: Building Envelope Standards.

2. Neighborhood General Type 2 (Shorthand is NG2)

See Section 3.0: Building Envelope Standards.

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3. Neighborhood General Type 3 (Shorthand is NG3)

See Section 3.0: Building Envelope Standards.

4. Neighborhood Center Type 1 (Shorthand is NC1)

See Section 3.0: Building Envelope Standards.

5. Neighborhood Center Type 2 (Shorthand is NC2)

See Section 3.0: Building Envelope Standards.

6. Neighborhood Core (Shorthand is NC)

See Section 3.0: Building Envelope Standards.

7. New Construction

“New Construction” shall mean and include site preparations for, and construction of, any entirely new structure on the site, including a Parking Facility of any kind, whether or not the site was previously occupied.

8. Nonconforming Use

“Nonconforming Use” shall mean any building, structure or land lawfully occupied with a use on the effective date of this Ordinance, or on the effective date of any amendment to this Ordinance, which on said effective date would otherwise be in conflict with one or more of the regulations of the Central West End Form Based District.

O. DEFINITIONS, “O.”

1. Office Uses

“Office Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.

2. Overhang

“Overhang” shall mean the part of a building or structure (typically referring to a roof) which extends outward beyond the walls creating a small covered area beneath.

P. DEFINITIONS, “P.”

1. Parapet (also Parapet Wall)

“Parapet” (also “Parapet Wall”) shall mean a short protective wall along the edge of a flat or sloped roof.

2. Parapet Roof

“Parapet Roof” shall mean a flat or sloped roof which contains a parapet wall.

3. Parcel

See lot.

4. Parking Facility

“Parking Facility” shall mean and include any building, structure, land, or facility used for off-street parking of motor vehicles.

5. Parking Garage

“Parking Garage” shall mean a building containing one (1) or more levels (or stories) of parking above-grade or below-grade.

6. Parking Lot (also Off-Street Parking)

“Parking Lot” (also “Off-Street Parking”) shall mean an at-grade asphalt or concrete (or pervious material) surface parking lot for the storage of motor vehicles off-street.

1.0 GENERAL PROVISIONS

7. Parking Requirement

“Parking Requirement” shall mean the number of parking spaces, if any, required by a particular Building Envelope Standard for a particular use (as defined in the use requirement) and square footage. For determining the Parking Requirement square footage shall be calculated by subtracting common areas and space devoted to walls, mechanical spaces, and other service and support spaces from the gross square footage. For civic and institutional uses, the Parking Requirement shall be determined in accordance with Sec. 26.20.040 of the Revised Code of the City of St. Louis.

8. Parking Uses

“Parking Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.

9. Pedestrian Realm

“Pedestrian Realm” shall mean the areas of the street and public spaces which are devoid of vehicular traffic such as the sidewalk, amenities zone, public gardens, pathways, or a pedestrian square.

10. Pitch

“Pitch” shall mean the slope of a roof measured by distance of rise over distance of run (rise/run); for example a roof which has a rise of six (6') feet over a run of twelve (12') has a pitch of fifty percent (50%) or 6/12.

11. Podium Building

See Section 4.1: Building Types.

12. Podium Level

“Podium Level” shall mean the area on a podium building where the “podium” (lower base portion) adjoins the “tower” (upper level tall portion) and creates an exterior space for outdoor activities, seating area, hardscaping, and common spaces.

13. Porch

See Section 4.2: Frontage Types.

14. Plane Break

See vertical plane break and horizontal plane break.

15. Primary Building Façade

“Primary Building Façade” shall mean building facades located on a primary street or side street; and the rear facade on the first lot adjacent to an alley.

16. Primary Material

“Primary Material” shall mean main building material exposed on a building facade’s surface, typically limited to seventy five percent (75%) of the building facade. See Section 4.2: Architectural Standards for further details.

17. Primary Retail Uses

“Primary Retail Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.

18. Primary Street

“Primary Street” shall mean a category of street frontage (for the purposes of this District) for which all building shall be designed to address, and all main entrances shall have direct frontage. The following streets shall be considered primary streets for the purpose of this District, unless otherwise specified in the reference notes of the building envelope standards: Kingshighway Boulevard, Lindell Boulevard, Vandeventer Avenue, Forest Park Avenue, Euclid Avenue, Sarah Street, West Pine Boulevard, and Laclede Avenue.

1.0 GENERAL PROVISIONS

19. Primary Street Build-to-Line

“Primary Street Build-to-Line” shall mean a line established along a primary street defined for each lot, describing where the building facades must be placed.

20. Private Patio

“Private Patio” shall mean an exterior or covered exterior area which is private to and only accessible from a singular (1) dwelling unit in a building.

21. Property Line

“Property Line” shall mean the official recorded boundary of a lot (or parcel) as defined by the City.

22. Public Right-of-Way

“Public Right-of-Way” shall mean those areas which are under control and ownership of the City. Public rights-of-way include but not limited to public parks, tree lawns, sidewalks, streets and street rights of way.

23. Public Spaces

“Public Spaces” shall mean a social space (such as a town square or public park) which is accessible and open to all members of the public. Public spaces do not necessarily have to be under ownership and responsibility of the City.

Q. DEFINITIONS, “Q.”

None.

R. DEFINITIONS, “R.”

1. Rear, Ancillary Building Uses

“Rear, Ancillary Building Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.

2. Rear Garage

See Section 4.1: Building Types.

3. Rear Setback

“Rear Setback” shall mean a line defined for each lot, describing a range of dimensions (measured in feet and inches) where the rear building facades must be placed within.

4. Rear Outdoor Space

“Rear Outdoor Space” shall mean the exterior, usable outdoor space established between the public right-of-way and the rear setback of a building on any lot. There are specific requirements for rear outdoor space required for each building type in this District.

5. Regulating Plan

“Regulating Plan” shall mean the coding key for the building envelope standards which provide specific information and requirements regarding the form and bulk of each lot within the area. See Section 2.0: The Regulating Plan.

6. Renovation

“Renovation” shall mean and include the Alteration of any part of an existing building which does not result in an extension or increase of Gross Floor Area, number of stories, or height of a building or structure.

7. Residential Uses

“Residential Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.

1.0 GENERAL PROVISIONS

8. Rowhouse

See Section 4.1: Building Types.

S. DEFINITIONS, “S.”

1. Secondary Building Façade(s)

“Second Building Façade(s)” shall mean building facades located on side and alley setbacks for a building.

2. Secondary Materials

“Secondary Materials” shall mean main building material exposed on a building facade’s surface, typically limited to 20% of the building facade. See Section 4.2: Architectural Standards for further details.

3. Secondary Retail Uses

“Secondary Retail Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.

4. Setback Line

“Setback Line” shall mean a line defined for each lot where the rear and side building facades must be placed at; or a range of distance from the property line with which the building facade must be placed within.

5. Shed Roof

“Shed Roof” shall mean a type of roof construction in which a single (1) plane roof slopes downward in one (1) direction.

6. Shopfront

See Section 4.2: Frontage Types.

7. Shutter

“Shutter” shall mean a pair or set of hinged panels fixed to the outside of a window frame which can be closed for security or privacy or to keep light out of an interior space.

8. Side Setback

“Side Setback” shall mean a line defined for each lot, describing a range of dimensions (measured in feet and inches) where the side building facades must be placed within.

9. Side Street

“Side Street” shall mean a category of street frontage (for the purposes of this District) for which all building shall be designed to address, and all main entrances shall have direct frontage. The following streets shall be considered side streets for the purpose of this District, unless otherwise specified in the reference notes of the building envelope standards: Taylor Avenue, Newstead Avenue, Boyle Avenue, Buckingham Court, and Whittier Street.

10. Single Loaded

“Single Loaded” shall mean the layout of a building in which a floor (or multiple floors) are arranged in which individual units are located on one (1) side of a circulation passageway.

11. Special Uses

“Special Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.

12. Stacked Flats

See Section 4.1: Building Types.

13. Stoop

See Section 4.2: Frontage Types.

1.0 GENERAL PROVISIONS

14. Story (Stories)

“Story” (“Stories”) shall mean any habitable floor level within a building.

T. DEFINITIONS, “T.”

1. Terrace

See Section 4.2: Frontage Types.

2. Temporary Uses

“Temporary Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables.

3. Townhouses

“Townhouses” shall mean a dwelling unit typically spanning across two (2) stories in a building with common / public spaces (such as living room, kitchen, dining room, and sitting room) on the lower floor and private spaces (such as bedrooms, bathrooms, and game room) on the upper floor.

4. Triplex

See Section 4.1: Building Types.

U. DEFINITIONS, “U.”

1. Uniformity

“Uniformity” shall mean the maximum-to-minimum illuminance at grade-level applicable to a lighting fixtures placed within the sidewalk zone.

2. Upper Floor Ceiling Heights

“Upper Floor Ceiling Heights” shall mean the dimensional measurement (measured in feet and inches) from the finished floor level to the finished surface of the ceiling in stories of buildings on the second (2) level or higher.

3. Upper Floor Use

“Upper Floor Use” shall mean uses (as defined in the Section 8.2: Use Tables) which are allowed on the second (2) floor or higher of any building, typically adjacent and accessible to the street level and sidewalks.

4. Use

“Use” shall mean the purpose for which a building, structure, or lot of land may be arranged or occupied or the activity conducted or proposed in a building, structure, or lot of land, or for which it is occupied or maintained, let, or leased.

5. Utility / Communication Uses

“Utility / Communication Uses” shall mean a specific list of uses as contained in Section 5.0: Use Tables. This shall exclude any wireless facilities and /or wireless support structures, which shall be regulated by the underlying zoning district.

V. DEFINITIONS, “V.”

1. Variance

“Variance” shall mean an exception to a requirement of this District which allows the use or development of the lot outside the requirements for that lot. See Section 1.2: General Provisions for further information.

2. Veranda

“Veranda” shall mean a roofed platform along the outside of a house, level with the finished ground floor level of a building on a lot.

1.0 GENERAL PROVISIONS

3. Vertical Plane Break

“Vertical Plane Break” shall mean a facade articulation in which a required portion of the building facade is set back from the build-to-line for a specified distance creating a relief in the facade wall. Typically this vertical plane break will correspond to a required articulation of facades on building types placed on lots with a width greater than fifty (50’) feet in order to create an interactive relationship between the building facade and the sidewalk.

4. Vegetated Roof

See Green Roof.

W. DEFINITIONS, “W.”

1. Wall Opening

“Wall Opening” shall mean a dimensional area displaced on a wall (measured in square feet; or vertical feet and inches by horizontal feet and inches) by the creation of an opening for circulation or visual access.

2. Window Opening

“Window Opening” shall mean a dimensional area displaced on a wall (measured in square feet; or vertical feet and inches by horizontal feet and inches) by a window unit or units.

X. DEFINITIONS, “X.”

None.

Y. DEFINITIONS, “Y.”

None.

Z. DEFINITIONS, “Z.”

1. Zero Lot Line

“Zero Lot Line” shall mean any building which is placed on a lot with no setback from the build-to-line resulting in a building facade flush with the public right-of-way and sidewalk.

2. Zoning Code

“Zoning Code” shall mean Chapter 26 of the Revised Code of the City of St. Louis.

1.0 GENERAL PROVISIONS

1.2 GENERAL PROVISIONS

1.2.01 TITLE AND PURPOSE

A. This District shall be known, and may be cited as the “Central West End Form Based District.” Form based zoning provides a method of regulating development to achieve a desired urban form. Form Based provisions address the relationships between building facades and the public realm, the form and mass of buildings, and the size, character, and type of streets and blocks. The purpose of this District is to promote health, safety, convenience, comfort, prosperity and the general welfare of the community by establishing specific allowed use and development standards for properties within the designated District.

1.2.02 DISTRICT

A. References to the “District” or to the “Code” within this text are references to the Central West End Form Based District, which is illustrated by the Regulating Plan located in Section 2.1 of this Code. These standards help preserve and protect the existing historic and distinctive character of the District by requiring new construction and additions to existing buildings to be integrated into and complement the built environment. The application of these standards address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.

B. The Regulating Plan focuses on form and character rather than merely distinguishing the types of land uses. This Code recognizes the unique architectural and historic character of the District and identifies a special set of development standards, allowed use regulations, and other special use regulations that, when applied to New Construction and Additions will ensure that the historic and distinctive character of the area is positively complemented.

1.2.03 AUTHORITY

This District is enacted based on the authority vested in the City of St. Louis by the State of Missouri, including but not limited to the Missouri Constitution, and Chapter 89 of the Missouri Revised Statutes.

Pursuant to the above-mentioned authority and in accordance with Ordinance 69199, the Planning Commission desired to create the Central West End Form Based District, as an overlay zoning district, for the Central West End as a means of guiding future growth in an environmentally, socially, and economically sustainable manner.

1.2.04 RESPONSIBILITY FOR ADMINISTRATION

A. This District shall be administered by the Zoning Administrator. The Building Commissioner may, with the approval of the Director of Public Safety, appoint one or more additional members of his department, as well as members of other City departments who have a particular skill or competence to act for the Zoning Administrator. The term “Zoning Administrator” as elsewhere used in this District shall be deemed to include such appointees. All findings, approvals, determinations, or other exercise of discretionary judgment or any other delegation of authority pursuant to this District by the Zoning Administrator, or any other decision making authorities, shall be carried out in a manner consistent with the purposes of this District, the Zoning Code, the Strategic Land Use Plan of St. Louis, and the orderly development of the City.

1.0 GENERAL PROVISIONS

1.2.05 APPLICABILITY

A. This District applies to parcels within the boundaries of the Regulating Plan set forth in Section 2.1 of this Code, as follows. Any parcel which becomes subject to the rules and regulations of the District shall no longer be subject to the Zoning Code, except as to regulatory subjects not addressed by the District but which are addressed by the Zoning Code.

B. New Construction. Applications for building permits and/or occupancy permits that consist of or include New Construction shall comply with all applicable standards of this District. No building or occupancy permit shall be issued by the City unless the proposed New Construction complies with all applicable provisions of this District. New Construction and permits pertaining to New Construction shall additionally comply with any regulatory subjects not addressed by the District but which are addressed by the existing Zoning Code. Procedures for review and grant of any permit pertaining to New Construction shall be prescribed by the Zoning Administrator, as established by internal procedures.

C. Additions, Except When Located in a Local Historic District. Except an application pertaining to a parcel located in a Local Historic District, applications for building permits and/or occupancy permits that consist of or include Additions shall comply with all applicable standards of this District. Except as provided herein, no permit of any kind shall be issued by the City unless the proposed Addition complies with all applicable provisions of this District. Additions shall also comply with any regulatory subjects not addressed by the District but which are addressed by the existing Zoning Code. Procedures for review and grant of any permit pertaining to Additions shall be prescribed by the Zoning Administrator, as established by internal procedures.

D. Additions, When Located in a Local Historic District. Any application for a building permit that consists of or includes an Addition to property located in Local Historic District shall be reviewed for compliance with the Local Historic District Standards.

E. Occupancy Permits. This District applies to applications for occupancy permits insofar as the parcel to which the occupancy permit relates is subject to the District. Thus, any occupancy permit regarding a parcel not subject to the District shall be reviewed under the generally applicable Zoning Code. Any occupancy permit regarding a parcel subject to the District shall be reviewed under the regulations and provisions stated herein.

F. Comprehensive Sign Code Regulations. The Comprehensive Sign Control Regulations shall apply according to the conversion table for signage set forth in Section 4.3.7 of this text.

G. Parking Facilities. The creation of a Parking Facility or an Addition to a Parking Facility is not permitted, except as specifically allowed in the District.

1.0 GENERAL PROVISIONS

1.2.06 REGULATING STANDARDS

A. Generally, the District shall define both the character and allowed uses for the subject site and the development and design standards (setbacks, building typology, materials, etc.). With the exceptions noted herein, the standards set forth in this text apply to all property in the District. The development standards applicable to a property shall be those for the respective zone and street frontage as reflected in the Regulating Plan.

B. The District includes the following regulatory subjects:

Regulatory Subjects (Sections 2.0 through 5.0)
The Regulating Plan
Building Envelope Standards
Building Development Standards
Use Tables

C. The District will only serve as an overlay code on the subject matters specified in the District and regulatory subjects not included in the District will continue to be regulated by the existing Zoning Code.

1.2.07 CONSOLIDATION OF LOTS WITH DIFFERENT BUILDING ENVELOPE STANDARDS

A. In the event a property owner desires to consolidate one or more adjacent parcels, and such parcels have different Building Envelope Standards, the parcels shall be rezoned such that all parcels shall be subject to the same Building Envelope Standard. In rezoning the parcels, the City shall take into account Building Envelope Standards applicable to other parcels in the vicinity and the purposes of this ordinance. The procedures for rezoning shall be as prescribed by the City, as established by internal procedures and applicable state statute.

1.2.08 INTERFACE WITH OTHER REGULATORY REQUIREMENTS

A. This District is an overlay of the Zoning Code of the City. As is the case with other provisions of the Zoning Code, all other provisions of the Zoning Code continue to apply within the District, except as provided in this text. In any instance where there is no conflict between a requirement of this District and a requirement or other provision of the Zoning Code because a regulatory subject is addressed elsewhere in the Zoning Code but not in this District, such as, by way of example but without limitation, the Comprehensive Sign Control Regulations, the Zoning Code is intended to and shall apply. In the event of any conflict between the regulatory subject requirements of this District and the Zoning Code, this District shall control over the conflicting provisions to the extent applicable.

1.0 GENERAL PROVISIONS

1.2.09 VARIANCES

A. Administrative Variance. The Zoning Administrator has power to grant or deny minor variances as provided for in Section 26.88.020(1) of the Zoning Code, and in the District may also grant or deny minor variances of not more than ten percent (10%) of any length, depth or height requirement set forth in Section 4.0 or Section 5.0 of the Central West End Form-Based District Code, provided, however, the Zoning Administrator shall not have authority to grant or deny an increase in the height of any accessory structure in the District.

B. Other Variance. There shall be a variance procedure for circumstances which are not addressed by Section 26.88.020.1 of the Zoning Code or the authority of the Zoning Administrator stated in Section 1.2.09 herein. Appeals regarding this District shall be heard by the Board of Adjustment according to established procedures and shall be determined in accordance with the Zoning Code and the laws of this State.

1.2.10 EXEMPTIONS FROM OR EXCEPTIONS TO THIS DISTRICT

A. The existing Zoning Code is to maintain its force and effect as to parcels not subject to this District. See Section 1.2.05 for an explanation of applicability of the District.

B. Notwithstanding Section 26.16.070, this District shall not be in force and effect as to any parcel to the extent that an improvement thereon existing as of the effective date of this Ordinance is destroyed by causes beyond the owner's reasonable control, including but not limited to acts of God, war, riot, environmental events, embargoes, acts of military authorities, fire, floods, windstorms or accidents. Improvements destroyed by the foregoing shall be replaced within four (4) years and shall be of equivalent size and intensity of use as the destroyed structure.

C. Certain Chapter 353 Urban Redevelopment Corporations. This District shall not operate to limit or restrict the authority, rights, and privileges of the Cortex West Redevelopment Corporation or the Washington University Medical Center Redevelopment Corporation or any successor entities thereto, as may exist as of the effective date of this Ordinance or in the future.

D. Property within Local Historic Districts.

i. No provision of this Ordinance shall be interpreted in any way to repeal, amend, limit, or restrict the standards and regulations of the Central West End Historic District as set forth in Ordinance 56768, as amended or as may be amended in the future, except as follows, or of the 41XX-43XX Lindell Historic District as set forth in Ordinance 59442, as amended or as may be amended in the future, except as follows:

a. This Ordinance shall apply to any New Construction, but not Additions, within the Central West End Historic District. In the Central West End Historic District, any application for a permit that consists of or includes New Construction shall (i) comply with the Building Envelope Standards set forth in the District; and, (ii) to the extent possible comply with both the Building Development Standards and the design standards as prescribed by the Central West End Historic District, provided however that in the event of a conflict between the two the Central West End Historic District design standards shall prevail.

1.0 GENERAL PROVISIONS

- b.** This Ordinance shall apply to any New Construction, but not Additions, within the 41XX 43XX Lindell Historic District.
- ii.** Any application for any permit pertaining to property located within a Local Historic District shall be reviewed by the Cultural Resources Office. Procedures for review and grant of any such permit shall be prescribed by the Cultural Resources Office Director, as established by internal procedures.
- iii.** In the event of any conflict within any height requirement of this District with the Local Historic District, the Local Historic District shall control over the conflicting provisions to the extent applicable.
- iv.** No provision of this Ordinance shall be interpreted in any way to repeal, amend, limit or restrict the standards and regulations relating to any City Landmark currently existing or which may exist in the future.
- E.** Applicability to Community Unit Plan. No provision of this District shall be interpreted in any way to repeal, amend, limit, or restrict the provisions of the Washington University Medical Center Community Unit Plan as set forth in Ordinance No. 67939, as amended or as may be amended in the future.
- F.** Applicability to Certain Residential Structures; Restricted to Residential Use. Any residential structure consisting of four (4) or more residential units built on or before the effective date of this District shall be restricted to residential use. Upon application and after a public hearing, a conditional use permit may be issued to allow a commercial use of a unit in such residential structures, provided the use is in conformity with the general purpose and intent of the District and in keeping with the existing uses in said structure.



2.0

THE REGULATING PLAN

2.0 THE REGULATING PLAN

2.1 THE REGULATING PLAN

WHAT IS THE PURPOSE OF THE REGULATING PLAN?

The purpose of the Regulating Plan is to establish zones of a particular desired scale and bulk within the Form-Based District in order to effectively regulate the form of improvements, and enhance the vibrancy and atmosphere of the neighborhood with a cohesive urban form and character. The particular purpose of the Regulating Plan is to assist property owners and land developers in understanding which zone of Building Envelope Standards apply to a specific parcel of property.

HOW DO I USE THE REGULATING PLAN?

If you would like to determine the regulations applicable to the parcel(s) of property, the following sequence of steps should be performed in order to use the Regulating Plan correctly:

1. LOCATE THE PARCEL

Locate the parcel(s) of property on the Regulating Plan which is located in *Section 2.1: The Regulating Plan* on Pages 2-2 and 2-3 of this document.

2. DETERMINE APPLICABLE BUILDING ENVELOPE STANDARDS

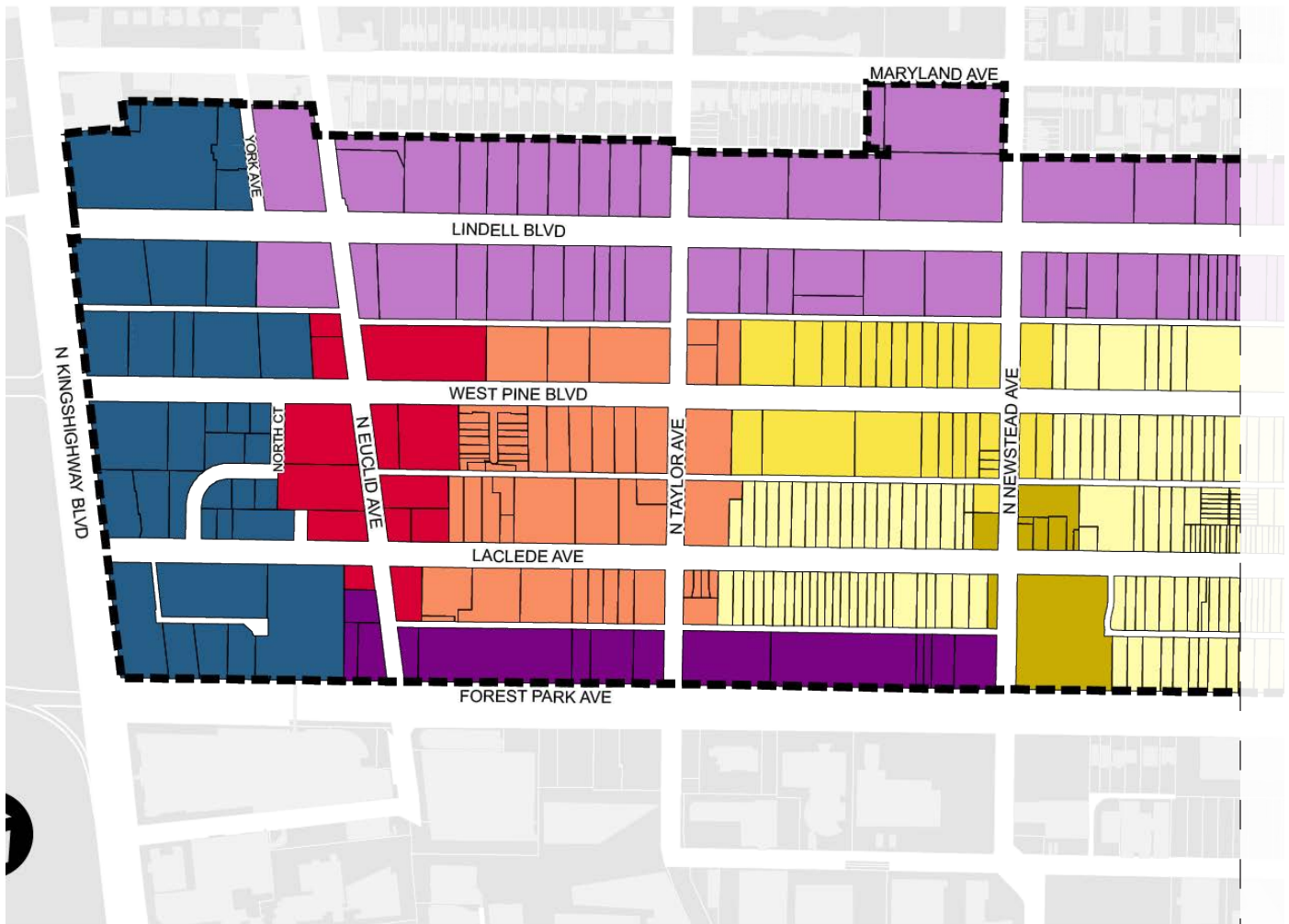
Once the parcel of property(s) is located, use the color legend which is located beneath *Section 2.1: The Regulating Plan* on Pages 2-2 of this document to determine which Building Envelope Standards apply to the property.

3. PROCEED TO THE BUILDING ENVELOPE STANDARDS









Once the applicable Building Envelope Standards are determined, proceed to *Section 3.0: Building Envelope Standards* of this document.

2.0 THE REGULATING PLAN

2.1 THE REGULATING PLAN

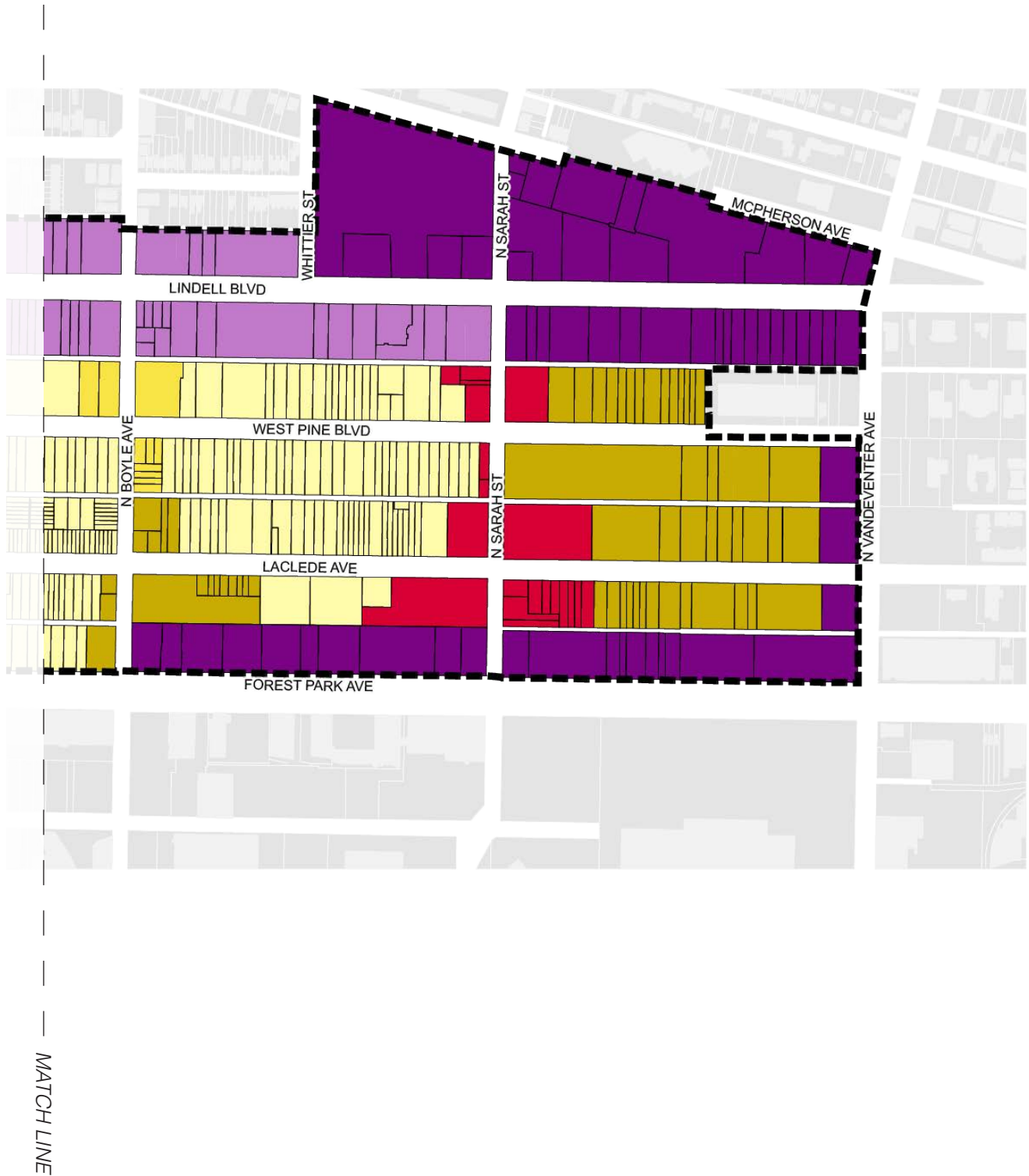


COLOR LEGEND

-  NEIGHBORHOOD GENERAL TYPE 1 (SEE PAGE 3-3)
-  NEIGHBORHOOD GENERAL TYPE 2 (SEE PAGE 3-7)
-  NEIGHBORHOOD GENERAL TYPE 3 (SEE PAGE 3-11)
-  NEIGHBORHOOD CENTER TYPE 1 (SEE PAGE 3-15)
-  NEIGHBORHOOD CENTER TYPE 2 (SEE PAGE 3-19)
-  NEIGHBORHOOD CORE (SEE PAGE 3-23)
-  BOULEVARD TYPE 1 (SEE PAGE 3-27)
-  BOULEVARD TYPE 2 (SEE PAGE 3-31)

MATCH LINE

2.0 THE REGULATING PLAN





3.0
BUILDING
ENVELOPE
STANDARDS

3.0 BUILDING ENVELOPE STANDARDS

3.1 BUILDING ENVELOPE STANDARDS

WHAT IS THE PURPOSE OF THE BUILDING ENVELOPE STANDARDS?

The purpose of the Building Envelope Standards is to define the height and bulk of improvements within the Form-Based District in order to effectively regulate and maintain a cohesive and predictable urban form. The particular purpose of the Building Envelope Standards is to assist property owners and land developers in understanding the basic form requirements which apply to a specific parcel of property, including the following: building placement, building height, building types, encroachments, use requirements, and parking requirements.

WHAT ARE THE DIFFERENT TYPES OF BUILDING ENVELOPE STANDARDS?

There are eight (8) zones of Building Envelope Standards established within the Form-Based District which establish various characters, they are as follows:

- 3.1** **Neighborhood General Type 1** *(SEE PAGE 3-3)*
- 3.2** **Neighborhood General Type 2** *(SEE PAGE 3-7)*
- 3.3** **Neighborhood General Type 3** *(SEE PAGE 3-11)*
- 3.4** **Neighborhood Center Type 1** *(SEE PAGE 3-15)*
- 3.5** **Neighborhood Center Type 2** *(SEE PAGE 3-19)*
- 3.6** **Neighborhood Core** *(SEE PAGE 3-23)*
- 3.7** **Boulevard Type 1** *(SEE PAGE 3-27)*
- 3.8** **Boulevard Type 2** *(SEE PAGE 3-31)*

HOW DO I USE THE BUILDING ENVELOPE STANDARDS?

After determining which Building Envelope Standards apply to the parcel(s) of property, the following sequence of steps should be performed in order to use the Building Envelope Standards correctly:

- 1. PROCEED TO THE APPLICABLE BUILDING ENVELOPE STANDARDS**
Turn to the correct page of this document with the applicable Building Envelope Standards.
- 2. READ AND UNDERSTAND THE INTENT OF THE BUILDING ENVELOPE STANDARDS**
On the first page of the Building Envelope Standard, there is an intent statement. This statement is not regulatory, but is recommended that the intent is read and understood.
- 3. ENSURE COMPLIANCE TO EACH REQUIREMENT OF THE BUILDING ENVELOPE STANDARDS**
On the remaining pages of the Building Envelope Standard, there are a series of requirements with which the property must comply. Read and ensure compliance with each requirement.

PRIMARY STREETS VS SIDE STREETS?

Primary Streets include the following streets within the District:

Kingshighway Boulevard, Lindell Boulevard, Vandeventer Avenue, Forest Park Avenue, Euclid Avenue, Sarah Street, West Pine Boulevard, and Laclede Avenue.

Side Streets include the following streets within the District:

Taylor Avenue, Newstead Avenue, Boyle Avenue, Buckingham Court, North Court, and Whittier Street.

3.0 BUILDING ENVELOPE STANDARDS

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3.0 BUILDING ENVELOPE STANDARDS

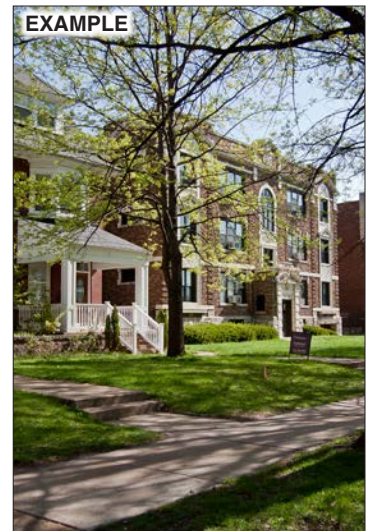
3.1 NEIGHBORHOOD GENERAL TYPE 1 (NG1)



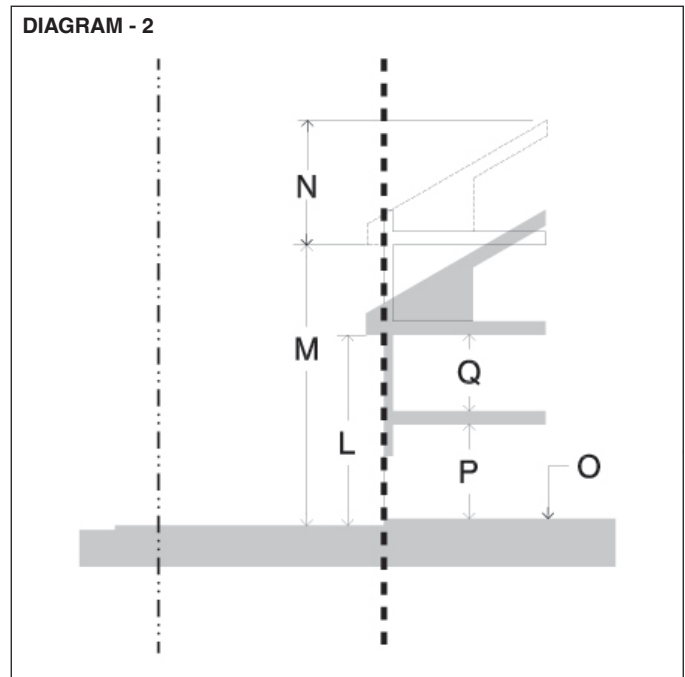
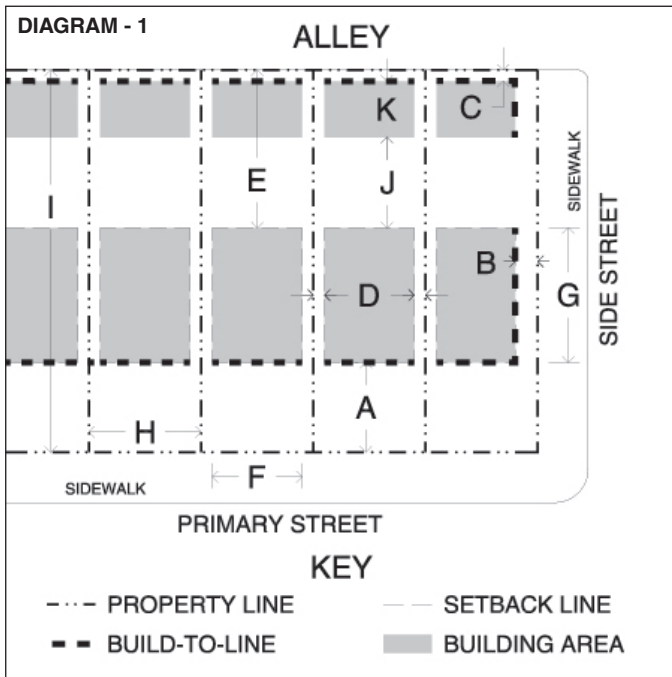
INTENT STATEMENT:

The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood General Type 1 areas in order to preserve and enhance the integrity and quality of this primarily single unit, duplex, triplex, fourplex and rowhouse residential area of the neighborhood. The area is designed to provide for sensitive and respectful infill development which allows for the variety of building types and forms, and front yards found in the neighborhood. This intent statement and the images shown below are advisory only.

EXAMPLES OF CHARACTER



3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD GENERAL TYPE 1



I - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 25' Min | 50' Max **(1)**
- [B] SIDE ST., ANC. & MAIN BLDG: 10'
- [C] ALLEY, ANC. BLDG: 5'

SETBACK:

- [D] SIDE, ANC. & MAIN BLDG: 5' Min | 10' Max
- [E] ALLEY, MAIN BLDG: 60' Min | 120' Max **(2)**

BUILDING FORM:

- [F] PRIMARY STREET: At least 80% of Build-to-Line
- [G] SIDE ST., MAIN BLDG: At Least 25% of Build-to-Line
- [H] LOT WIDTH: Per Existing
- [I] LOT DEPTH: Per Existing
- [J] BETWEEN BLDGS: 25' Min b/t Main & Anc. Buildings
- [K] DEPTH OF ANC. BLDG: 30' Max

FOR REFERENCE NOTES REFER TO PAGE 3-6 OF THIS DISTRICT.

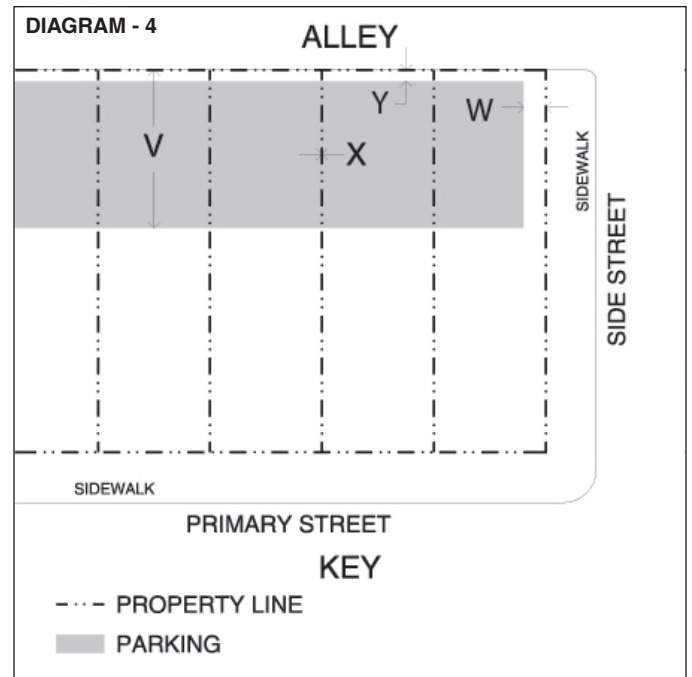
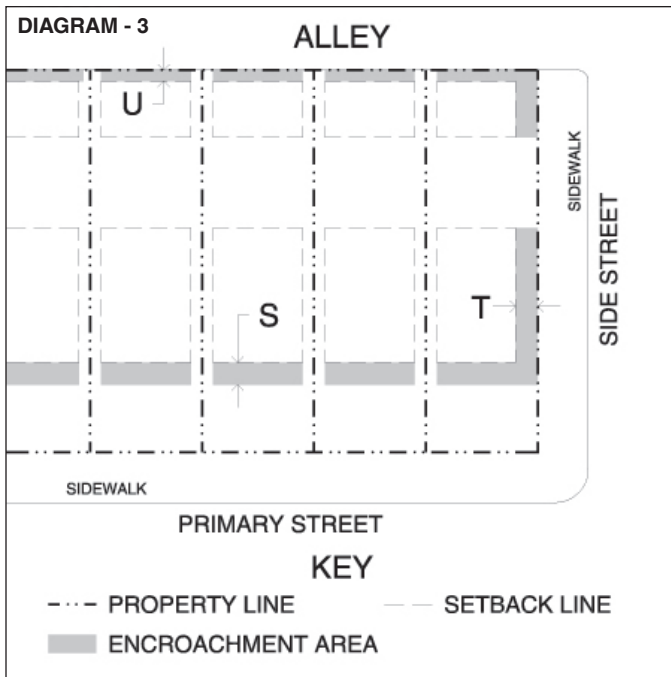
II - BUILDING HEIGHT

- [L] BUILDING HEIGHT MINIMUM: 2 Stories and 25'
- [M] BUILDING HEIGHT MAXIMUM: 3 Stories and 40' **(3)**
- [N] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: 15' Max
- [O] FINISHED GRND FLOOR LEVEL: 1' Min | 3' Max Above Back of Sidewalk or Adjacent Lot Level
- [P] FIRST FLOOR CEILING HTS: 10' Min | 12' Max (F to C)
- [Q] UPPER FLOORS CEILING HTS: 8' Min | 10' Max (F to C)
- [R] ANC. BLDG. MAX. HEIGHT: 3 Stories and 40' **(4)**

III - BUILDING TYPES

- Detached Single Family Dwelling
- Rear Garage
- Carriage House
- Duplex, Triplex, and Fourplex
- Rowhouse and Courtyard Rowhouse

See Section 4.0: Building Development Standards for further details.



IV - ENCROACHMENTS

LOCATION:

- [S] PRIMARY STREET: 12' Max
- [T] SIDE STREET: 10' Max
- [U] ALLEY: 5' Max

V - USE REQUIREMENTS

GROUND FLOOR USES: Residential

UPPER FLOOR(S) USES: Residential

See Section 5.0: Use Tables for further details.

VI - PARKING REQUIREMENTS

LOCATION:

- [V] PRIMARY SETBACK: 60' Max
- [W] SIDE STREET SETBACK: 10' Min
- [X] SIDE SETBACK: 0' , If Surface Lot; Per Main Building if Structured Parking
- [Y] ALLEY SETBACK: 5' Min

REQUIRED SPACES:

RESIDENTIAL USES: One (1) Off-Street Parking Space Per Dwelling Unit

VII - REFERENCE NOTES

1. The Build-to-Line must match the average Front Façade Line of the Block Face; and lots with NO Primary Street or Side Street frontage (abutting adjacent properties) are exempt from the Primary Street Build-to-Line dimensional requirements, and are only required to have a five foot (5') setback on said frontage.
2. Lots with NO Alley frontage (abutting adjacent properties) are exempt from the Alley, Main Building Build-to-Line dimensional requirements; and are only required to have a five foot (5') setback on said frontage.
3. Lots with Primary Street frontage on Forest Park Avenue shall have a Building Height Minimum of three stories and forty feet (40') and a Building Height Maximum of five (5) stories and sixty-five feet (65').
4. In no case shall the Ancillary Building have a height greater than that of the Main Building.

3.0 BUILDING ENVELOPE STANDARDS

3.2 NEIGHBORHOOD GENERAL TYPE 2 (NG2)



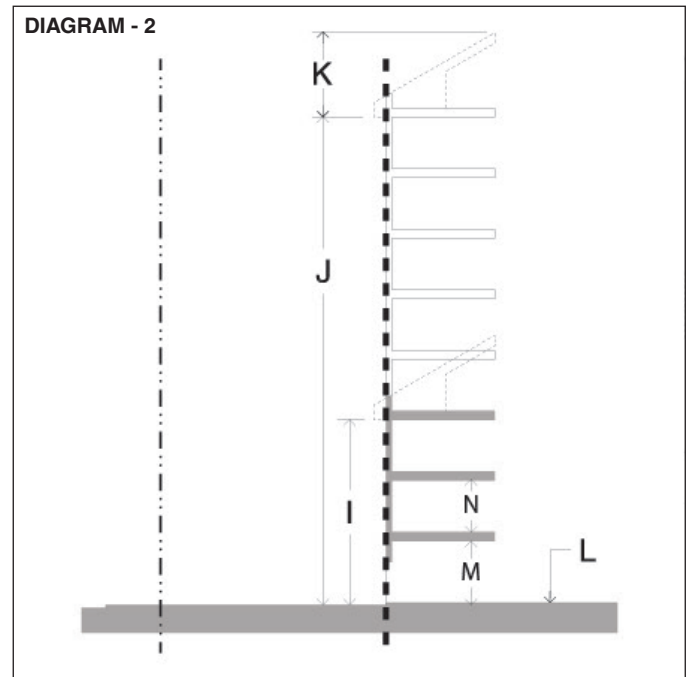
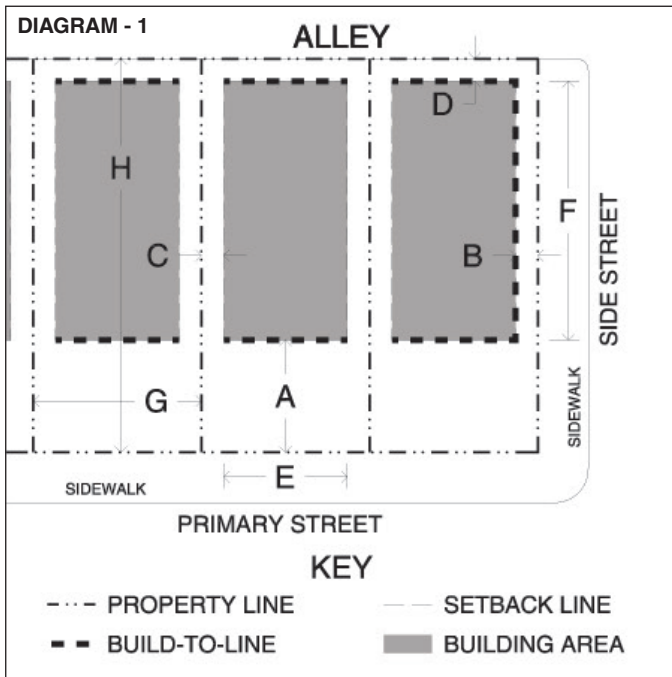
INTENT STATEMENT:

The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood General Type 2 areas in order to preserve and enhance the integrity and quality of this primarily denser and taller, larger lot residential area of the neighborhood. The area is designed to provide for denser and architecturally appropriate infill development which allows for a variety of building types, heights and forms as well as the common yards found in the neighborhood. This intent statement and the images shown below are advisory only.

EXAMPLES OF CHARACTER



3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD GENERAL TYPE 2



I - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 25' Min | 50' Max **(1)**
- [B] SIDE STREET: 10'

SETBACK:

- [C] SIDE: 5' Min | 10' Max **(2)**
- [D] ALLEY: 5' Min | 10' Max **(3)**

BUILDING FORM:

- [E] PRIMARY STREET: At least 80% of Build-to-Line **(4)**
- [F] SIDE STREET: At Least 80% of Build-to-Line
- [G] LOT WIDTH: Per Existing
- [H] LOT DEPTH: Per Existing

FOR REFERENCE NOTES REFER TO PAGE 3-10 OF THIS DISTRICT.

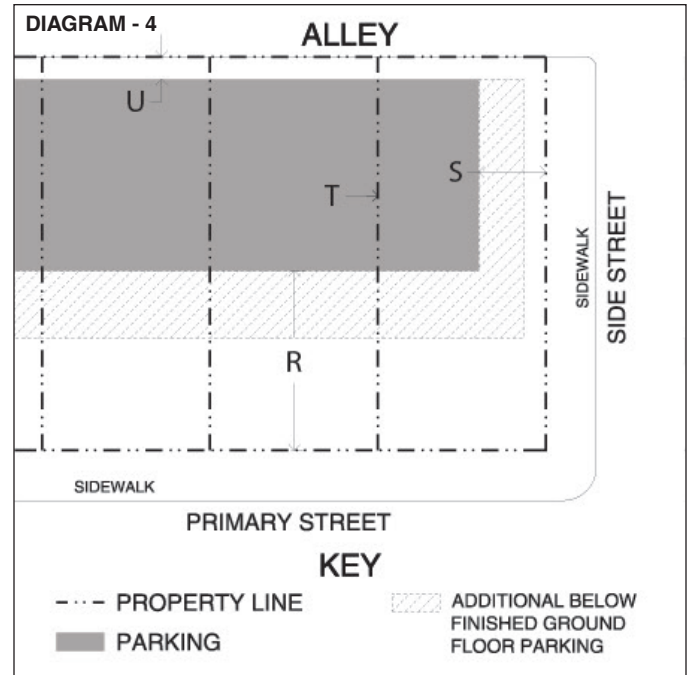
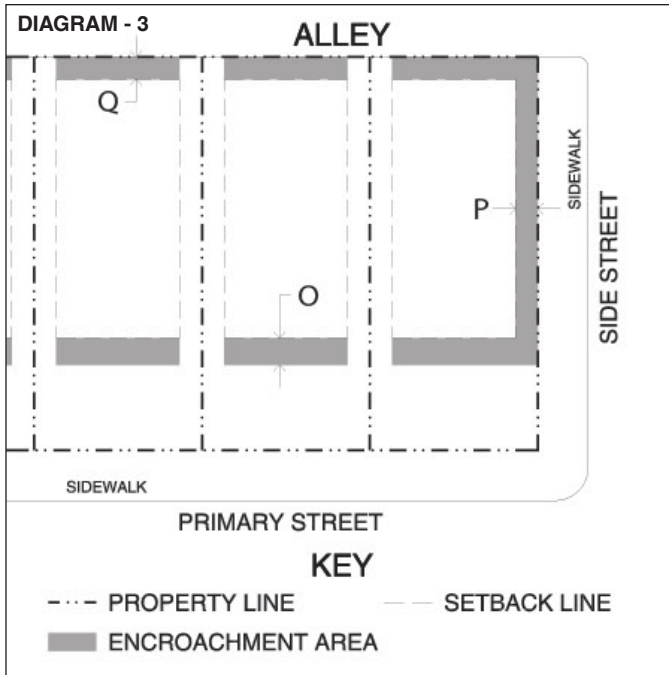
II - BUILDING HEIGHT

- [I] BUILDING HEIGHT MINIMUM: 3 Stories and 40'
- [J] BUILDING HEIGHT MAXIMUM: 8 Stories and 90'
- [K] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: 15' Max
- [L] FINISHED GRND FLOOR LEVEL: 1' Min | 3' Max
Above Back of Sidewalk Or Adjacent Lot Level
- [M] FIRST FLOOR CEILING HTS: 12' Min | 15' Max (F to C)
- [N] UPPER FLOORS CEILING HTS: 8' Min | 12' Max (F to C)
- MEZZANINES AND PODIUMS: Mezzanines and Podiums Greater Than 1/3 of the Floor Plate Area Shall Be Counted as a Full Story

III - BUILDING TYPES

- Duplex, Triplex, and Fourplex
- Rowhouse and Courtyard Rowhouse
- Stacked Flats
- Courtyard Building
- High Rise Residential Building

See Section 4.0: Building Development Standards for further details.



IV - ENCROACHMENTS

LOCATION:

- [O] PRIMARY STREET: 12' Max
- [P] SIDE STREET: 10' Max
- [Q] ALLEY: 5' Max

V - USE REQUIREMENTS

- GROUND FLOOR USE: Residential
- UPPER FLOOR(S) USE: Residential

See Section 5.0: Use Tables for further details.

VI - PARKING REQUIREMENTS

LOCATION:

- [R] PRIMARY STREET SETBACK: 55' Min **(5)**
- [S] SIDE STREET SETBACK: 30' Min **(6)**
- [T] SIDE SETBACK: 0', If Surface Lot; Per Main Building if Structured Parking
- [U] ALLEY SETBACK: 5' Min

REQUIRED SPACES:

- RESIDENTIAL USES: One (1) Off-Street Parking Space Per Dwelling Unit

VII - REFERENCE NOTES

1. The Build-to-Line must match the average Front Facade Line of the Block Face; and lots with NO Primary Street or Side Street frontage (abutting adjacent properties) are exempt from the Primary Street Build-to-Line dimensional requirements, and are only required to have a five foot (5') setback on said frontage.
2. For buildings with Dwelling Units primarily opening to side yards, the Side Setback is required to be ten feet (10'). Buildings higher than three (3) stories and forty feet (40') are required to have a ten foot (10') Side Setback.
3. Lots with NO Alley frontage (abutting adjacent properties) are required to have a five foot (5') setback on said frontage.
4. This percentage (%) can be adjusted to fifty percent (50%) in the case of the following Building Types: Courtyard Rowhouses and Courtyard Buildings (See *Section 4.1: Building Types* for further details on the Building Types).
5. This figure reflects an additional dimension of thirty feet (30') beyond the Primary Street Build-to-Line for above grade parking. Below finished ground floor level parking can be coterminous with the Facade Line of the building.
6. This figure reflects an additional dimension of twenty feet (20') beyond the Side Street Build-to-Line for above grade parking. Below finished ground floor level parking can be coterminous with the Facade Line of the building.

3.0 BUILDING ENVELOPE STANDARDS

3.3 NEIGHBORHOOD GENERAL TYPE 3 (NG3)

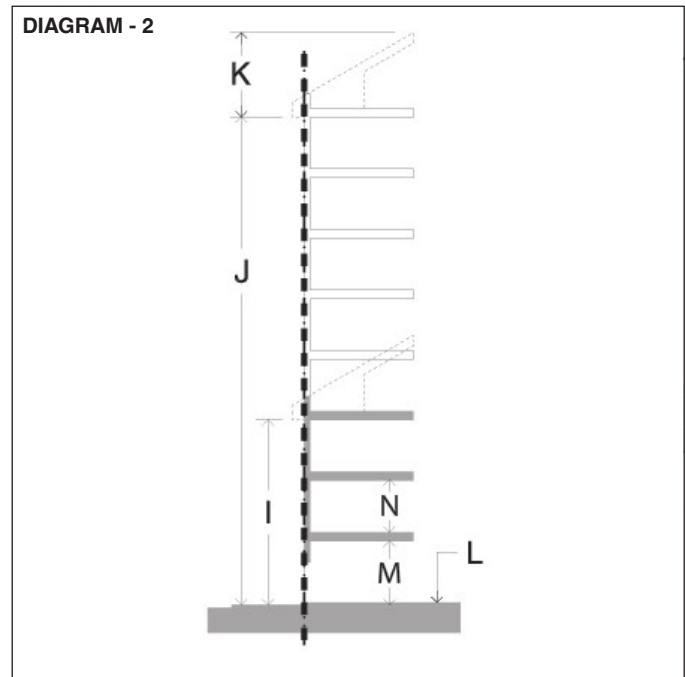
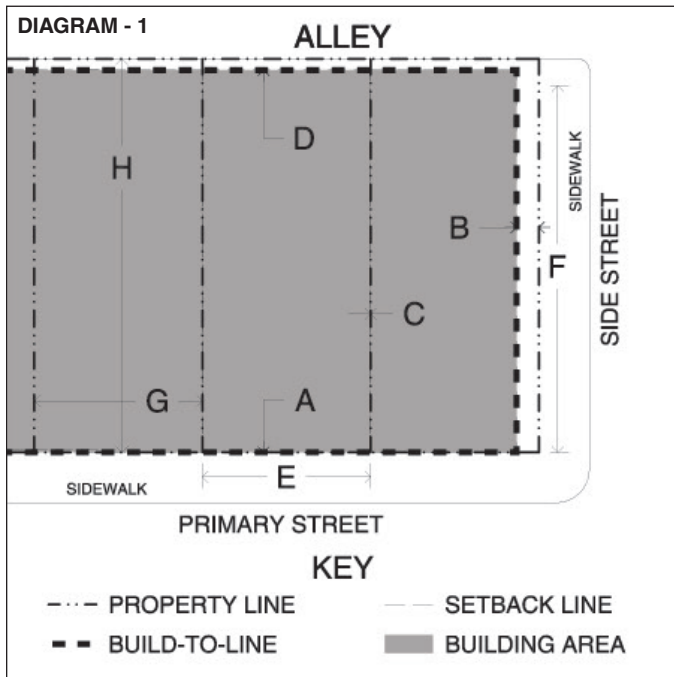


INTENT STATEMENT:

The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood General Type 3 areas in order to establish a flexible mixed-use residential area that enhances and densifies this primarily larger, lot mixed-use area of the neighborhood. The area is designed to provide for architectural appropriate infill development which allows for a variety of building types, uses, heights and forms as well as the creation of a vibrant mixed-use streetscape. This intent statement and the images shown below are advisory only.

EXAMPLES OF CHARACTER





I - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 0' (1)
- [B] SIDE STREET: 0' Min | 10' Max

SETBACK:

- [C] SIDE: 0' Min | 10' Max (2)
- [D] ALLEY: 5' Min | 10' Max (3)

BUILDING FORM:

- [E] PRIMARY STREET: At Least 80% of Build-to-Line (4)
- [F] SIDE STREET: At least 80% of Build-to-Line (5)
- [G] LOT WIDTH: Per Existing
- [H] LOT DEPTH: Per Existing

FOR REFERENCE NOTES REFER TO PAGE 3-14 OF THIS DISTRICT.

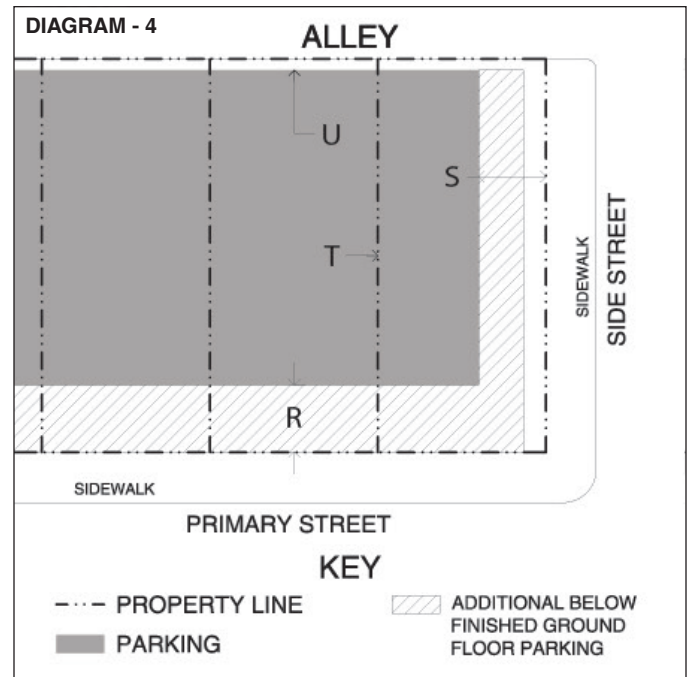
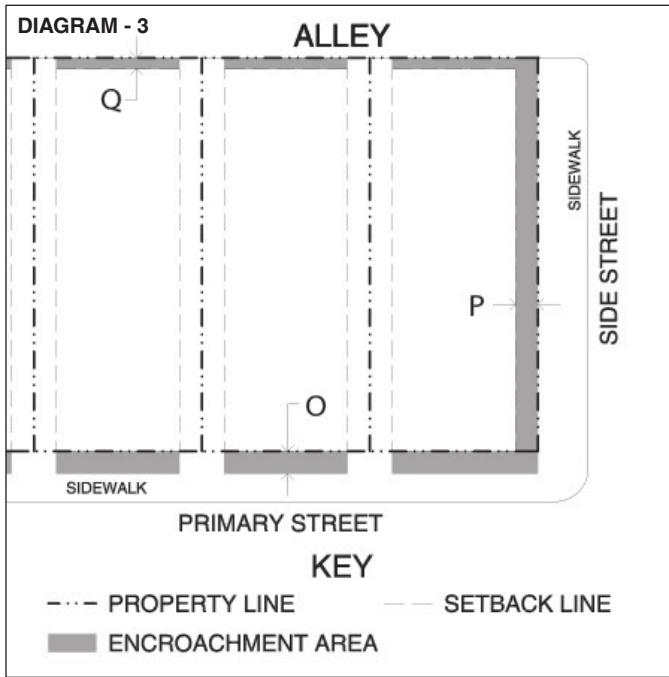
II - BUILDING HEIGHT

- [I] BUILDING HEIGHT MINIMUM: 3 Stories and 40'
- [J] BUILDING HEIGHT MAXIMUM: 8 Stories and 90' (6)
- [K] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: 15' Max
- [L] FINISHED GRND FLOOR LEVEL: 1' Min | 3' Max
Back of Sidewalk Or Adjacent Lot Level For Residential; All Other Uses are Max 6"
- [M] FIRST FLOOR CEILING HTS: 12' Min | 25' Max (F to C)
- [N] UPPER FLOORS CEILING HTS: 8' Min | 12' Max (F to C)
- [N1] MEZZANINES AND PODIUMS: Mezzanines and Podiums Greater Than 1/3 of the Floor Plate Area Shall Be Counted as a Full Story

III - BUILDING TYPES

- Rowhouse and Courtyard Rowhouse
- Stacked Flats
- Courtyard Building
- High Rise Residential Building
- Commercial Block Building
- Flex Building
- Liner Building

See Section 4.0: Building Development Standards for further details.



IV - ENCROACHMENTS

LOCATION:

- [O] PRIMARY STREET: 10' Max
- [P] SIDE STREET: 10' Max
- [Q] ALLEY: 5' Max

V - USE REQUIREMENTS

- GROUND FLOOR USE:** Office, Primary Retail, Residential, Secondary Retail, Special **(7)**
- UPPER FLOOR(S) USE:** Office **(8)**, Residential, Special **(7)**

See Section 5.0: Use Tables for further details.

VI - PARKING REQUIREMENTS

LOCATION:

- [R] PRIMARY STREET SETBACK: 30' Min **(9)**
- [S] SIDE STREET SETBACK: 30' Min **(10)**
- [T] SIDE SETBACK: 0' , If Surface Lot; Per Main Building if Structured Parking
- [U] ALLEY SETBACK: 5' Min

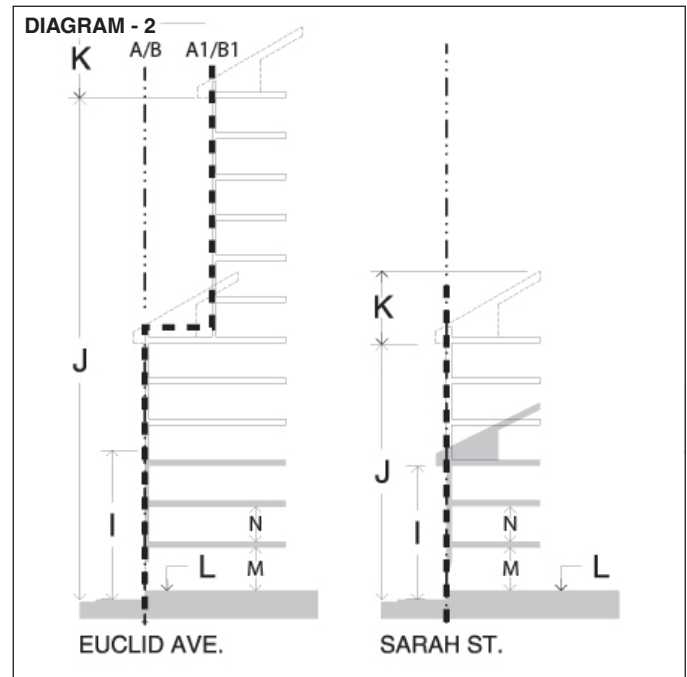
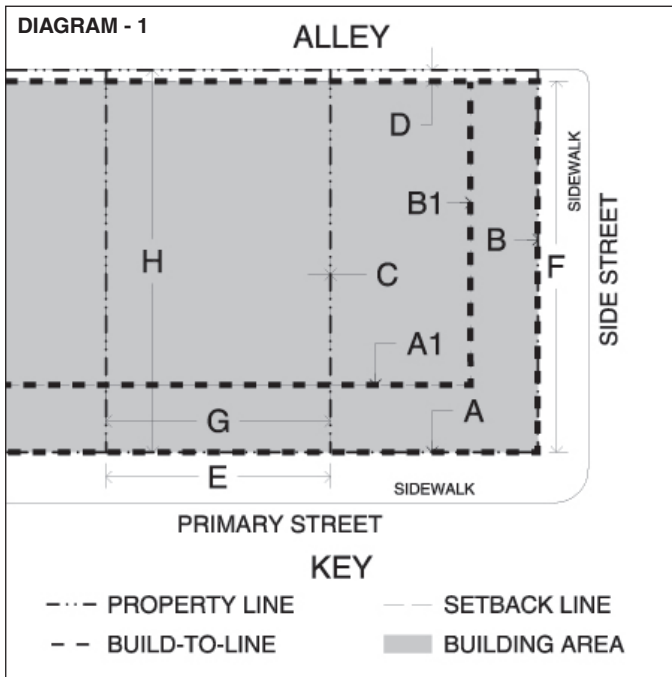
REQUIRED SPACES:

- OFFICE USES:**
- < 7,500 SQ FT: No Off-Street Parking Requirement
 - > 7,500 SQ FT: One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT
- PRIMARY RETAIL USES:**
- < 3,000 SQ FT: No Off-Street Parking Requirement
 - > 3,000 SQ FT: One (1) Space Per 700 SQ FT in Excess of the 3,000 SQ FT
- RESIDENTIAL USES:**
- One (1) Space Per Dwelling Unit
- SECONDARY RETAIL USES:**
- < 7,500 SQ FT: No Off-Street Parking Requirement
 - > 7,500 SQ FT: One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT

VII - REFERENCE NOTES

1. Building Types with the following Frontage Types may have additional setback allowances, as per *Section 4.2 Frontage Types: Stoop, Shopfront, and Terrace & Lighcourt*.
2. For buildings with Dwelling Units primarily opening to side yards, Side Setback is required to be ten feet (10'). Buildings higher than three (3) stories and forty feet (40') are required to have a ten foot (10') Side Setback.
3. Lots with NO Alley frontage (abutting adjacent properties) are required to have a five foot (5') setback on said frontage.
4. This percentage (%) can be adjusted to fifty percent (50%) in the case of the following Building Types: Courtyard Rowhouse and Courtyard Building (See *Section 4.1: Building Types* for further details on the Building Types)
5. Corner Lots will be treated as having a Primary Street for the first thirty (30') feet of the building facing any Side Street; and shall thus conform to the Primary Street Build-to-Line for that length of Building Façade.
6. The Building Height Maximum for any building fronting onto West Pine Boulevard or Laclede Avenue between Vandeventer Avenue and Sarah Street is eight (8) stories and ninety (90'). All other properties in the Neighborhood General Type 3 zone have a Building Height Maximum of five (5) stories and sixty-five feet (65').
7. Special Uses are only allowed within the Neighborhood General Type 3 zone only in the neighborhood block bound by Laclede Avenue on the north, Vandeventer Avenue on the east, Forest Park Avenue on the south, and Sarah Street on the west.
8. Office Uses are only allowed up to the third (3) floor in any Building Type.
9. This figure reflects an additional dimension of thirty feet (30') beyond the Primary Street Build-to-Line for above grade parking. Below finished ground floor level parking can be coterminous with the Façade Line of the building.
10. This figure reflects an additional dimension of twenty feet (20') beyond the Side Street Build-to-Line for above grade parking. Below finished ground floor level parking can be coterminous with the Façade Line of the building.

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 1



I - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET (For First 6 Stories): 0' (1)
- [A1] PRIMARY STREET (For 7 to 12 Stories): 30'
- [B] SIDE STREET (For First 6 Stories): 0' (1)
- [B1] SIDE STREET (For 7 to 12 Stories): 30'

SETBACK:

- [C] SIDE: 0' Min | 10' Max (2)
- [D] ALLEY: 5' Min | 10' Max (3)

BUILDING FORM:

- [E] PRIMARY STREET: At Least 85% of Build-to-Line
- [F] SIDE STREET: At Least 85% of Build-to-Line
- [G] LOT WIDTH: Per Existing
- [H] LOT DEPTH: Per Existing

FOR REFERENCE NOTES REFER TO PAGE 3-18 OF THIS DISTRICT.

II - BUILDING HEIGHT

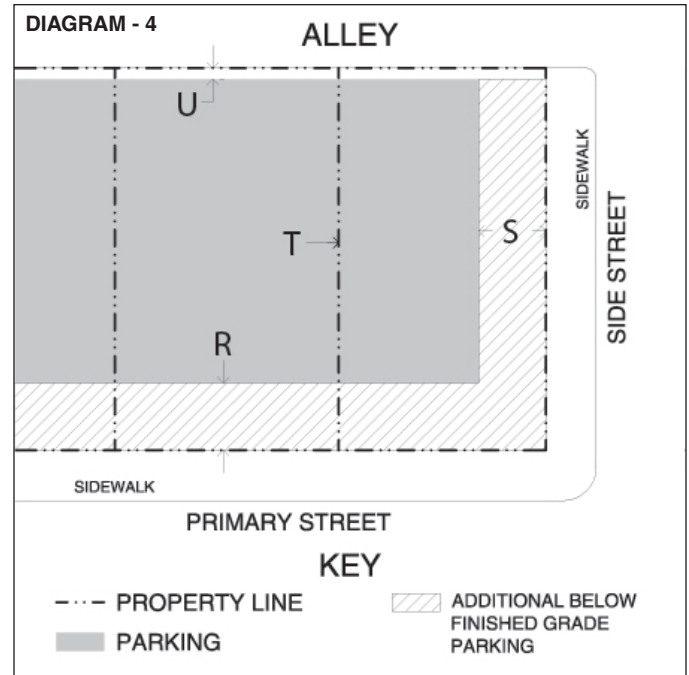
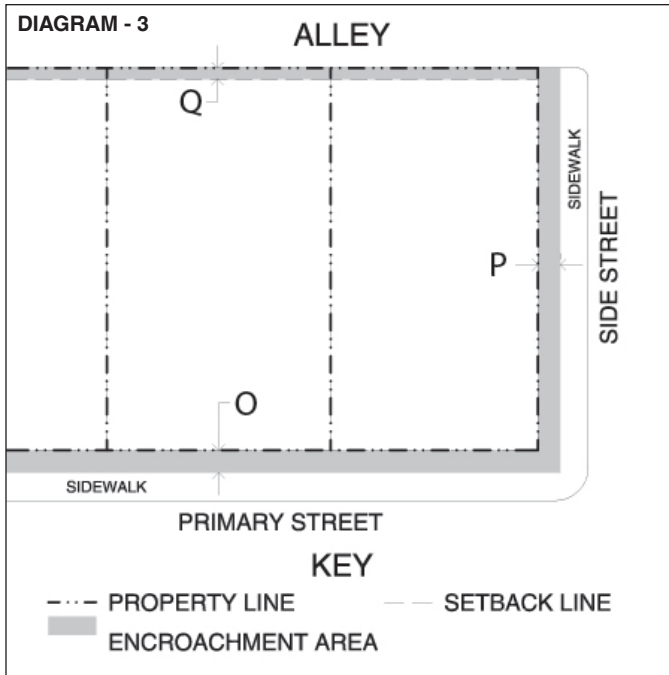
- [I] BUILDING HEIGHT MINIMUM: 3 Stories and 40'
- [J] BUILDING HEIGHT MAXIMUM: 12 Stories and 130' (4)
- [K] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: 15' Max
- [L] FINISHED GRND FLOOR LEVEL: 6" Max Above Back of Sidewalk Or Adjacent Lot Level
- [M] FIRST FLOOR CEILING HTS: 12' Min | 25' Max (F to C)
- [N] UPPER FLOORS CEILING HTS: 8' Min | 15' Max (F to C)
- [N1] MEZZANINES AND PODIUMS: Mezzanines and Podiums Greater Than 1/3 of the Floor Plate Area Shall Be Counted as a Full Story

III - BUILDING TYPES

- Podium Building
- Commercial Block Building
- Flex Building
- Live / Work Units
- Liner Building

See Section 4.0: Building Development Standards for further details.

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 1



IV - ENCROACHMENTS

LOCATION:

[O] PRIMARY STREET:	10' Max
[P] SIDE STREET:	10' Max
[Q] ALLEY:	5' Max

V - USE REQUIREMENTS

GROUND FLOOR:	Office (5) Primary Retail (5,6) Secondary Retail (5) Special (7)
UPPER FLOOR(S):	Office Residential Special (7)

See Section 5.0: Use Tables for further details.

VI - PARKING REQUIREMENTS

LOCATION:

[R] PRIMARY STREET SETBACK:	30' Min
[S] SIDE STREET SETBACK:	30' Min
[T] SIDE SETBACK:	0'
[U] ALLEY SETBACK:	12' Min

REQUIRED SPACES:

OFFICE USES:	
< 7,500 SQ FT:	No Off-Street Parking Requirement
> 7,500 SQ FT:	One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT
PRIMARY RETAIL USES:	
< 3,000 SQ FT:	No Off-Street Parking Requirement
> 3,000 SQ FT:	One (1) Space Per 700 SQ FT in Excess of the 3,000 SQ FT
RESIDENTIAL USES:	
	One (1) Space Per Dwelling Unit
SECONDARY RETAIL USES:	
< 7,500 SQ FT:	No Off-Street Parking Requirement
> 7,500 SQ FT:	One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT

VII - REFERENCE NOTES

1. Building Types with the following Frontage Types may have additional setback allowances, as per *Section 4.2 Frontage Types*: Stoop, Shopfront, and Terrace & Lighcourt.
2. Lots which share a Side Setback with lots in the Neighborhood Center Type 2 zone are required to have a Building Height Maximum of six (6) stories and seventy-five feet (75') for the first thirty feet (30') of adjacent frontage.
3. Lots with NO Alley frontage (abutting adjacent properties) are required to have a ten foot (10') setback on said frontage.
4. On Sarah Street, the Building Height Maximum is six (6) stories and seventy-five feet (75').
5. On West Pine Boulevard and Laclede Avenue; Office, Secondary Retail, and Primary Retail are all allowed; and must be accessed through Direct Frontage onto the street.
6. On Euclid Avenue and Sarah Street, only Primary Retail is allowed; and must be accessed through Direct Frontage onto the street.
7. Special Uses are only allowed within the Neighborhood Center Type 1 zone only in the neighborhood block bound by Laclede Avenue on the north, Vandeventer Avenue on the east, Forest Park Avenue on the south, and Sarah Street on the west.

3.0 BUILDING ENVELOPE STANDARDS

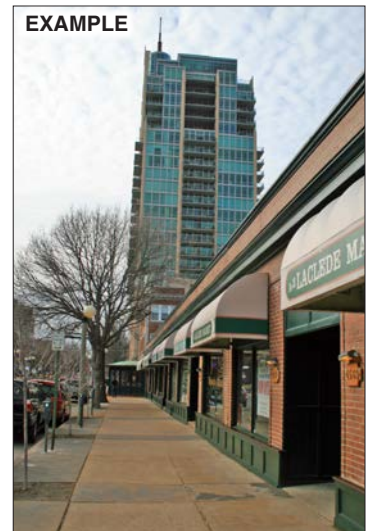
3.5 NEIGHBORHOOD CENTER TYPE 2 (NC2)



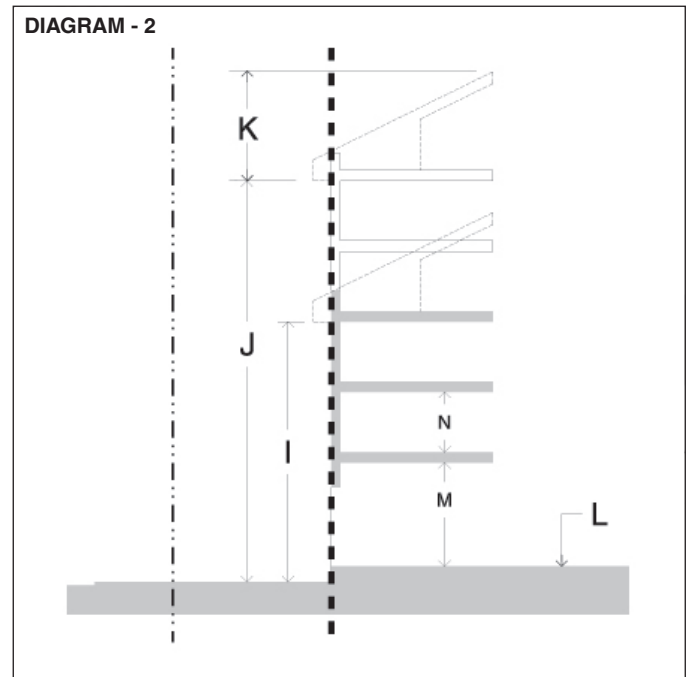
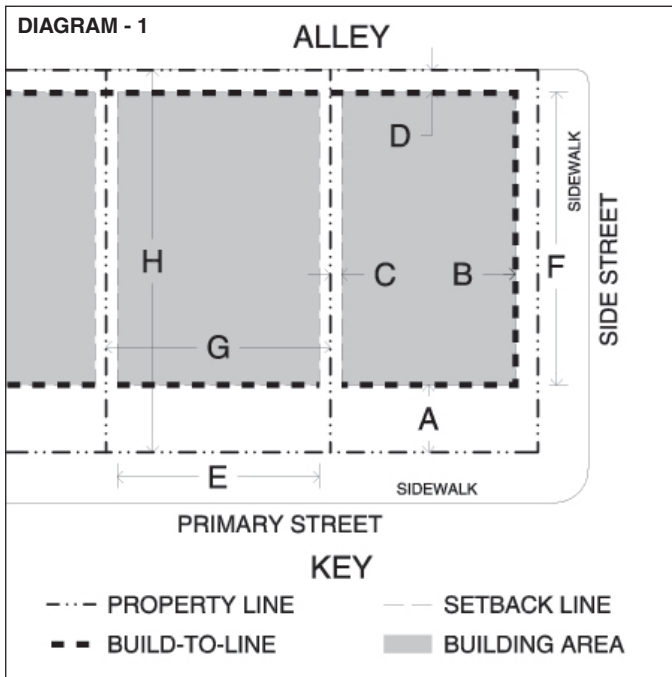
INTENT STATEMENT:

The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood Center Type 2 areas which are typically neighborhood mixed use areas in order to establish, preserve or enhance the existing vibrant, pedestrian oriented character of these areas while allowing flexibility in use. The physical form of these mixed-use areas follow the existing pattern of the area wherein there is a great variety of building types set back from the sidewalk with a common yard. These neighborhood centers are especially useful in close proximity to residential areas. This intent statement and the images shown below are advisory only.

EXAMPLES OF CHARACTER



3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 2



I - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 30' Min | 50' Max **(1)**
- [B] SIDE STREET: 10'

SETBACK:

- [C] SIDE: 5' Min | 10' Max **(2)**
- [D] ALLEY: 5' Min | 10' Max **(3)**

BUILDING FORM:

- [E] PRIMARY STREET: At Least 85% of Build-to-Line **(4)**
- [F] SIDE STREET: At Least 25% of Build-to-Line
- [G] LOT WIDTH: Per Existing
- [H] LOT DEPTH: Per Existing

FOR REFERENCE NOTES REFER TO PAGE 3-22 OF THIS DISTRICT.

II - BUILDING HEIGHT

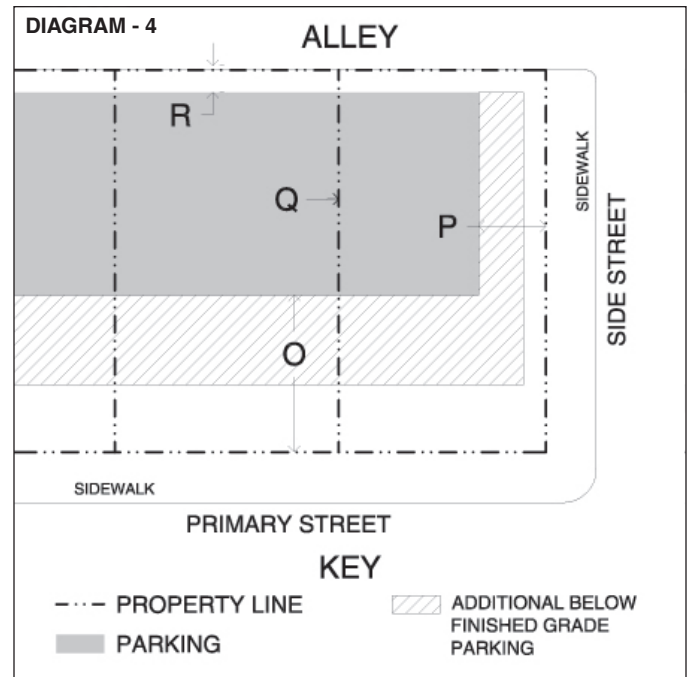
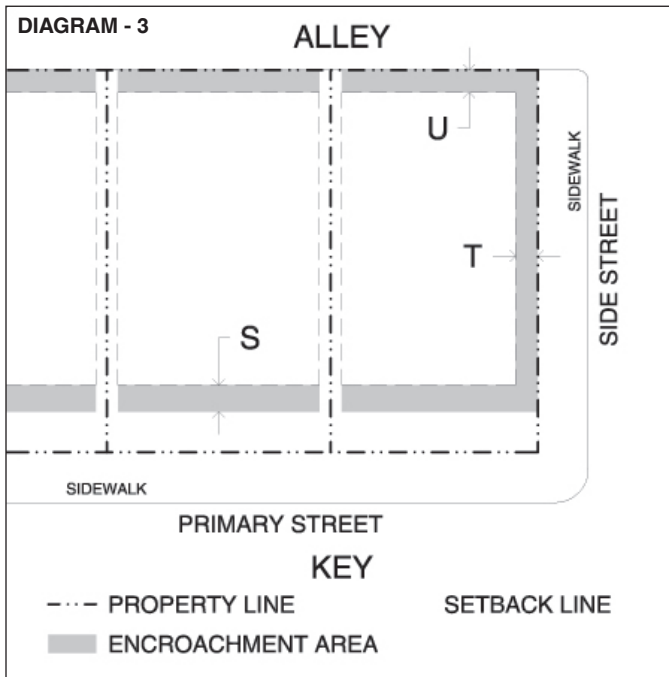
- [I] BUILDING HEIGHT MINIMUM: 3 Stories and 40'
- [J] BUILDING HEIGHT MAXIMUM: 5 stories and 65' **(5)**
- [K] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: 15' Max
- [L] FINISHED GRND FLOOR LEVEL: 2' Min | 3' Max
Back of Sidewalk Or Adjacent Lot Level For Residential; All Other Uses are Max 6"
- [M] FIRST FLOOR CEILING HTS: 12' Min | 25' Max *(F to C)*
- [N] UPPER FLOORS CEILING HTS: 8' Min | 15' Max *(F to C)*
- [N1] MEZZANINES AND PODIUMS: Mezzanines and Podiums Greater Than 1/3 of the Floor Plate Area Shall Be Counted as a Full Story

III - BUILDING TYPES

- Duplex, Triplex, and Fourplex
- Rowhouse and Courtyard Rowhouse
- Stacked Flats
- Courtyard Building
- High Rise Residential Building
- Flex Building
- Live / Work Units

See Section 4.0: Building Development Standards for further details.

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 2



IV - ENCROACHMENTS

LOCATION:

- [S] PRIMARY STREET: 12' Max
- [T] SIDE STREET: 10' Max
- [U] ALLEY: 5' Max

V - USE REQUIREMENTS

GROUND FLOOR: Office
Residential
Secondary Retail

UPPER FLOOR(S): Office
Residential

See Section 5.0: Use Tables for further details.

VI - PARKING REQUIREMENTS

LOCATION:

- [O] PRIMARY STREET SETBACK: 60' Min **(6)**
- [P] SIDE STREET SETBACK: 30' Min **(7)**
- [Q] SIDE SETBACK: 0' , If Surface Lot | Per Main Building If Structured Parking
- [R] ALLEY SETBACK: 5' Min

REQUIRED SPACES:

OFFICE USES:

- < 7,500 SQ FT: No Off-Street Parking Requirement
- > 7,500 SQ FT: One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT

PRIMARY RETAIL USES:

- < 3,000 SQ FT: No Off-Street Parking Requirement
- > 3,000 SQ FT: One (1) Space Per 700 SQ FT in Excess of the 3,000 SQ FT

RESIDENTIAL USES:

- One (1) Space Per Dwelling Unit

SECONDARY RETAIL USES:

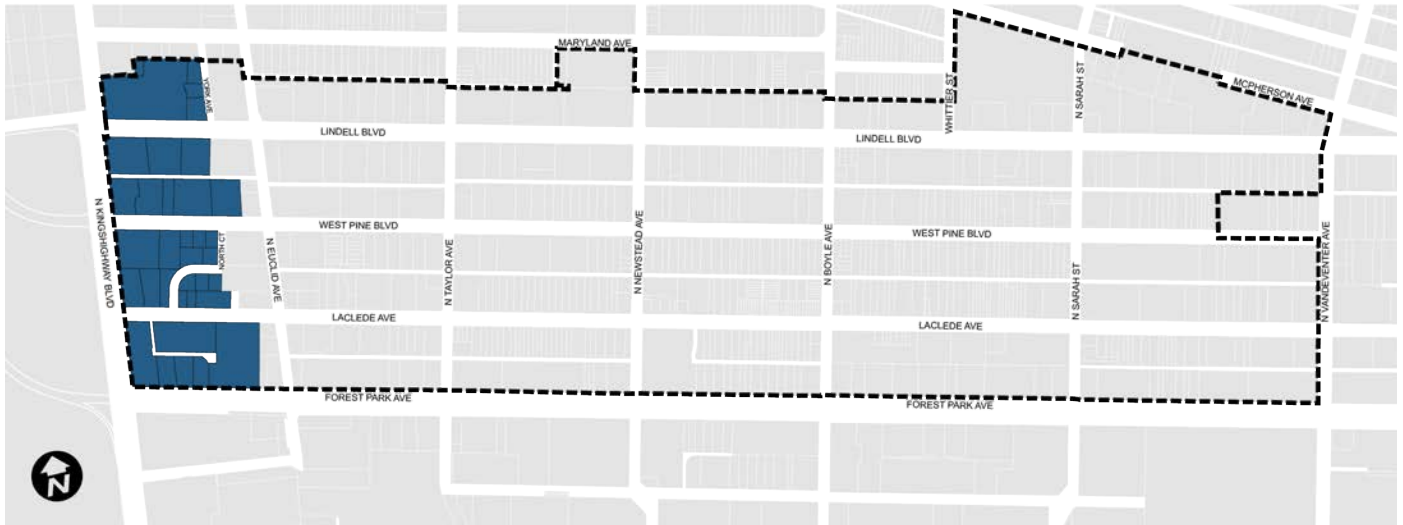
- < 7,500 SQ FT: No Off-Street Parking Requirement
- > 7,500 SQ FT: One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT

VII - REFERENCE NOTES

1. The Build-to-Line must match the average Front Facade Line of the Block Face; and lots with NO Primary Street frontage (abutting adjacent properties) are exempt from the Primary Street Build-to-Line dimensional requirements; and are only required to have a five foot (5') setback on said frontage.
2. For buildings with Dwelling Units primarily opening to side yards, Side Setback is required to be ten feet (10'). Buildings higher than three (3) stories or forty feet (40') are required to have a ten foot (10') Side Setback.
3. Lots with NO Alley Frontage (abutting adjacent properties) are required to have a ten foot (10') setback on said Frontage.
4. The percentage (%) for the Primary Street can be adjusted to fifty percent (50%) in the case of the following Building Types: Courtyard Rowhouse and Courtyard Building
5. On Laclede Ave between Euclid Avenue and Taylor Avenue (both north and south sides of the street), on the three (3) lots at the northeast corner of West Pine Boulevard and Taylor Avenue, and on the one (1) lot at the southeast corner of West Pine Boulevard and Taylor Avenue; the Building Height Maximum is eight (8) stories and ninety feet (90').
6. This figure reflects an additional dimension of thirty feet (30') beyond the Primary Street Build-to-Line for above grade parking. Below finished ground floor level parking can be coterminous with the Facade Line of the building.
7. This figure reflects an additional dimension of twenty feet (20') beyond the Side Street Build-to-Line for above grade parking. Below finished ground floor level parking can be coterminous with the Facade Line of the building.

3.0 BUILDING ENVELOPE STANDARDS

3.6 NEIGHBORHOOD CORE (NC)



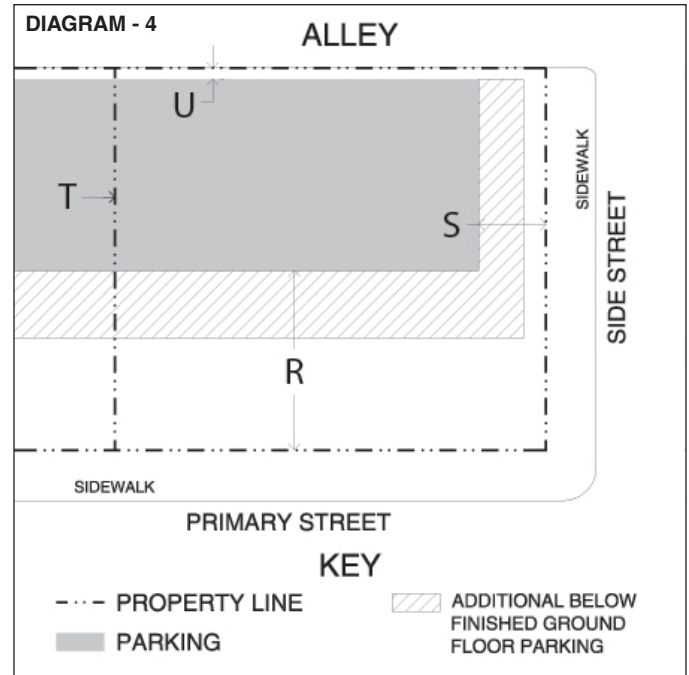
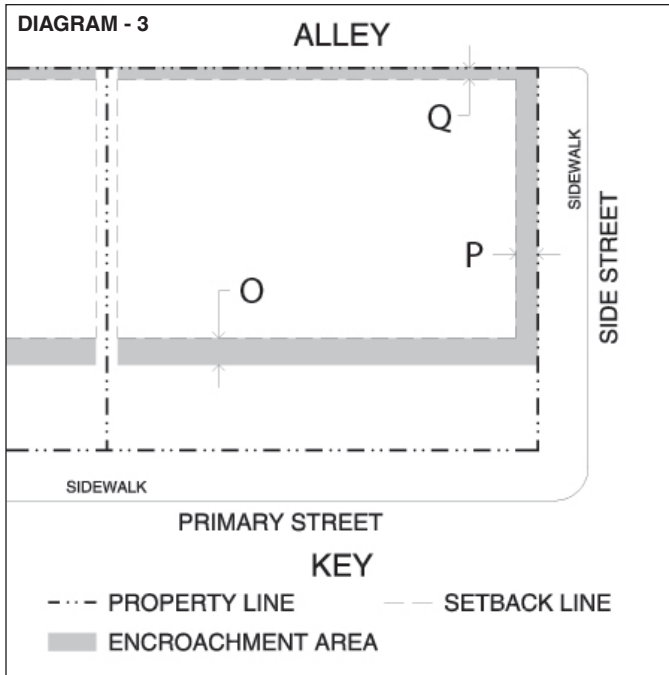
INTENT STATEMENT:

The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood Core high density mixed use areas in order to establish, preserve or enhance the existing vibrant, pedestrian oriented character of these areas while allowing flexibility in use, height and building type. The physical form of these mixed-use areas follow the existing pattern of the area wherein there is a great variety of building types and set back from the sidewalk with a variety of common yards. This area contains many properties within the Central West End and 41XX-43XX Historic Districts; See Section 1.0: General Provisions of this District for further details. This intent statement and the images shown below are advisory only.

EXAMPLES OF CHARACTER



3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CORE



IV - ENCROACHMENTS

LOCATION:

- [O] PRIMARY STREET: 10' Max
- [P] SIDE STREET: 10' Max
- [Q] ALLEY: 5' Max

V - USE REQUIREMENTS

- GROUND FLOOR: Primary Retail, Residential, Secondary Retail, Office
- UPPER FLOOR(S): Office, Residential

See Section 5.0: Use Tables for further details.

VI - PARKING REQUIREMENTS

LOCATION:

- [R] PRIMARY STREET SETBACK: 30' Min (5)
- [S] SIDE STREET SETBACK: 30' Min (6)
- [T] SIDE SETBACK: 0' , If Surface Lot | Per Main Building If Structured Parking
- [U] ALLEY SETBACK: 5' Min

REQUIRED SPACES:

- OFFICE USES:
 - < 7,500 SQ FT: No Off-Street Parking Requirement
 - > 7,500 SQ FT: One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT
- PRIMARY RETAIL USES:
 - < 3,000 SQ FT: No Off-Street Parking Requirement
 - > 3,000 SQ FT: One (1) Space Per 700 SQ FT in Excess of the 3,000 SQ FT
- RESIDENTIAL USES:
 - One (1) Space Per Dwelling Unit
- SECONDARY RETAIL USES:
 - < 7,500 SQ FT: No Off-Street Parking Requirement
 - > 7,500 SQ FT: One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT

VII - REFERENCE NOTES

1. The Build-to-Line must match the average Front Facade Line of the Block Face; and lots with NO Primary Street frontage (abutting adjacent properties) are exempt from the Primary Street Build-to-Line dimensional requirements; and are only required to have a five foot (5') setback on said frontage.
2. From story thirteen (13) and upward, the Side Street Build-to-Line is set back an additional thirty feet (30') from the established Build-to-Line for stories one (1) to twelve (12).
3. Lots with NO Alley frontage (abutting adjacent properties) are required to have a five foot (5') setback on said frontage.
4. This percentage (%) can be adjusted to fifty percent (50%) in the case of the following Building Types: Courtyard Rowhouse and Courtyard Building.
5. This figure reflects an additional dimension of thirty feet (30') beyond the Primary Street Build-to-Line for above grade parking. Below finished ground floor level parking can be coterminous with the Facade Line of the building.
6. This figure reflects an additional dimension of twenty feet (20') beyond the Side Street Build-to-Line for above grade parking. Below finished ground floor level parking can be coterminous with the Facade Line of the building.

3.0 BUILDING ENVELOPE STANDARDS

3.7 BOULEVARD TYPE 1 (B1)



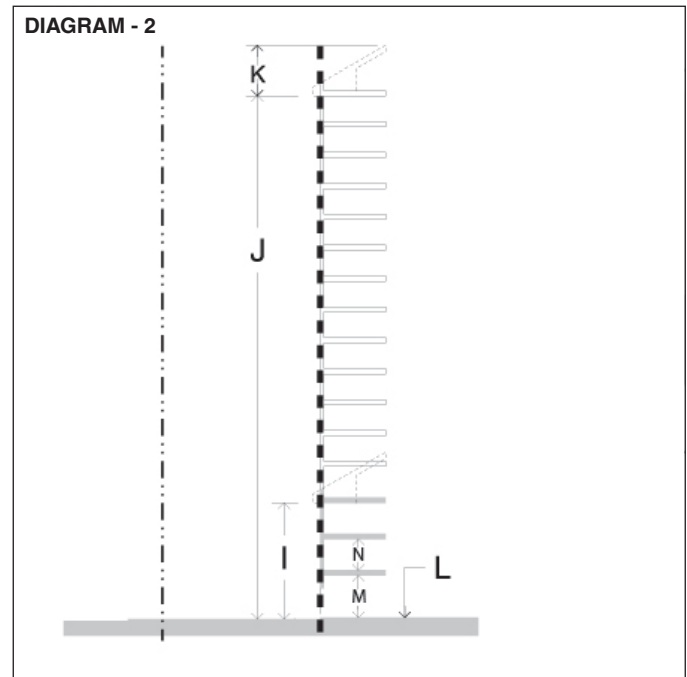
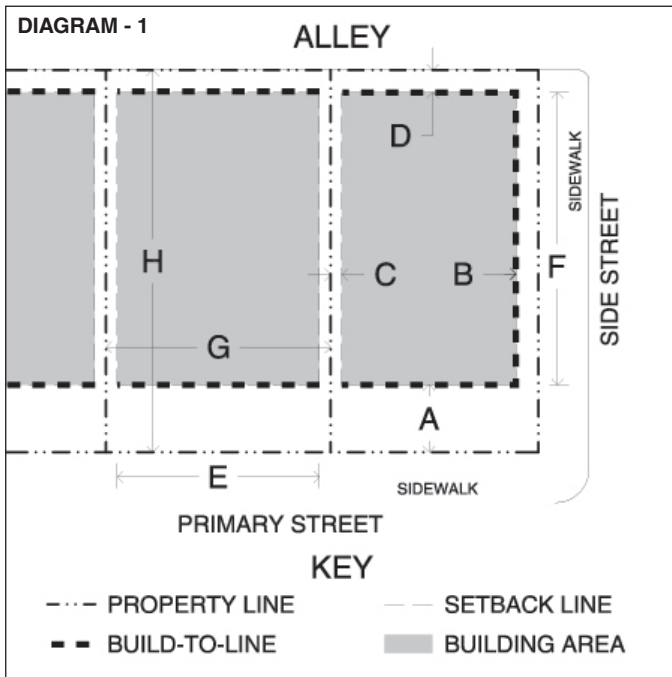
INTENT STATEMENT:

The intent of this Building Envelope Standard is to regulate the physical form of Boulevard Type 1 areas which are near important city-wide avenue type arterial thoroughfares with adjacent mixed use-high density areas in order to establish, preserve or enhance the existing vibrant, pedestrian oriented character of these areas while allowing flexibility in use. The physical form of these mixed-use areas follow the existing pattern of the area wherein there is a great variety of building types set back from the sidewalk with a common yard. This area contains many properties within the Central West End and 41XX-43XX Historic Districts; See Section 1.0: General Provisions of this District for further details. This intent statement and the images shown below are advisory only.

EXAMPLES OF CHARACTER



3.0 BUILDING ENVELOPE STANDARDS BOULEVARD TYPE 1



I - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 30' Min | 50' Max **(1)**
- [B] SIDE STREET: 10' **(2)**

SETBACK:

- [C] SIDE: 5' Min | 10' Max **(3)**
- [D] ALLEY: 5' Min | 10' Max

BUILDING FORM:

- [E] PRIMARY STREET: At Least 85% of Build-to-Line **(4)**
- [F] SIDE STREET: At Least 25% of Build-to-Line
- [G] LOT WIDTH: Per Existing
- [H] LOT DEPTH: Per Existing

FOR REFERENCE NOTES REFER TO PAGE 3-30 OF THIS DOCUMENT.

II - BUILDING HEIGHT

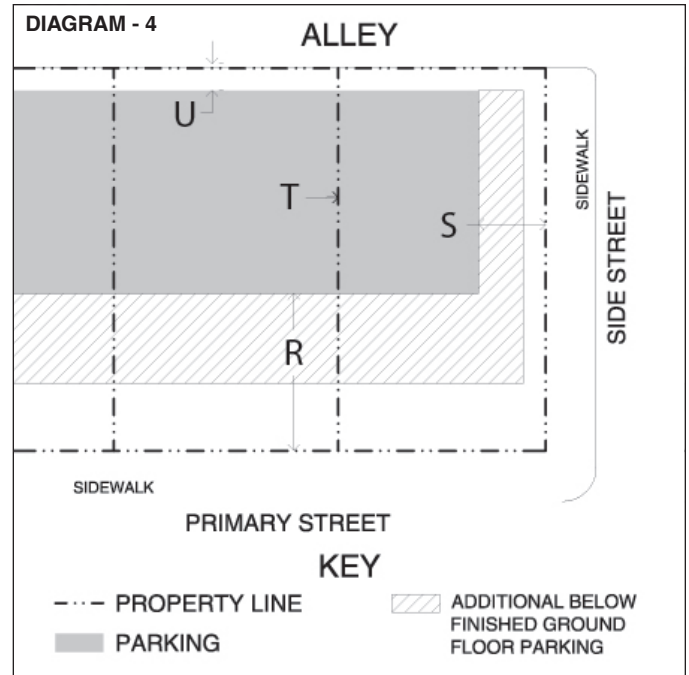
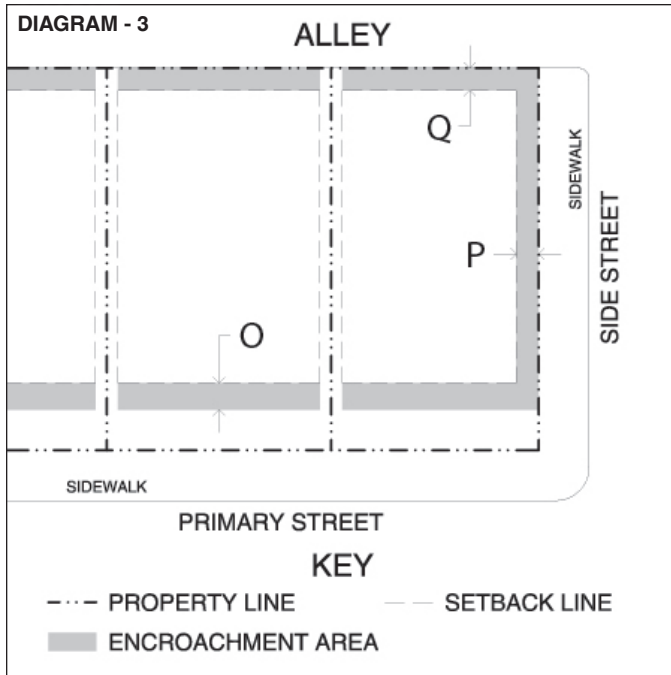
- [I] BUILDING HEIGHT MINIMUM: 3 Stories and 40'
- [J] BUILDING HEIGHT MAXIMUM: 12 Stories and 130' **(5,6)**
- [K] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: 15' Max
- [L] FINISHED GRND FLOOR LEVEL: 2' Min | 3' Max
Back of Sidewalk Or Adjacent Lot Level For Residential; All Other Uses are Max 6"
- [M] FIRST FLOOR CEILING HTS: 12' Min | 25' Max *(F to C)*
- [N] UPPER FLOORS CEILING HTS: 8' Min | 15' Max *(F to C)*
- [N1] MEZZANINES AND PODIUMS: Mezzanines and Podiums Greater Than 1/3 of the Floor Plate Area Shall Be Counted as a Full Story

III - BUILDING TYPES

- Carriage House **(7)**
- Duplex, Triplex, and Fourplex
- Rowhouse and Courtyard Rowhouse
- Stacked Flats
- Courtyard Building
- High Rise Residential Building
- Flex Building
- Live / Work Units
- Civic / Institutional Building

See Section 4.0: Building Development Standards for further details.

3.0 BUILDING ENVELOPE STANDARDS BOULEVARD TYPE 1



IV - ENCROACHMENTS

LOCATION:

- [O] PRIMARY STREET: 12' Max
- [P] SIDE STREET: 10' Max
- [Q] ALLEY: 5' Max

V - USE REQUIREMENTS

GROUND FLOOR: Civic | Institutional
Office
Residential
Secondary Retail

UPPER FLOOR(S): Civic | Institutional
Office
Residential

See Section 5.0: Use Tables for further details.

VI - PARKING REQUIREMENTS

LOCATION:

- [R] PRIMARY STREET SETBACK: 60' Min **(8)**
- [S] SIDE STREET SETBACK: 30' Min **(9)**
- [T] SIDE SETBACK: 0' , If Surface Lot | Per Main Building If Structured Parking
- [U] ALLEY SETBACK: 5' Min

REQUIRED SPACES:

- OFFICE USES:
- < 7,500 SQ FT: No Off-Street Parking Requirement
 - > 7,500 SQ FT: One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT
- PRIMARY RETAIL USES:
- < 3,000 SQ FT: No Off-Street Parking Requirement
 - > 3,000 SQ FT: One (1) Space Per 700 SQ FT in Excess of the 3,000 SQ FT
- RESIDENTIAL USES:
- One (1) Space Per Dwelling Unit
- SECONDARY RETAIL USES:
- < 7,500 SQ FT: No Off-Street Parking Requirement
 - > 7,500 SQ FT: One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT

VII - REFERENCE NOTES

1. The Build-to-Line must match the average Front Facade Line of the Block Face; and lots with NO Primary Street frontage (abutting adjacent properties) are exempt from the Primary Street Build-to-Line dimensional requirements; and are only required to have a five foot (5') setback on said frontage.
2. Any lot with frontage along Euclid Avenue or Sarah Street shall be considered as Primary Street frontage, and have a Primary Street Build-to-Line at zero (0') feet along said frontage.
3. For buildings with Dwelling Units primarily opening to side yards, the Side Setback is required to be ten feet (10'). Buildings higher than three (3) stories and forty feet (40') are required to have a ten foot (10') Side Setback.
4. This percentage (%) can be adjusted to fifty percent (50%) in the case of the following Building Types: Courtyard Rowhouse and Courtyard Building.
5. All lots on both the north and south side of Lindell Boulevard between Kingshighway Boulevard and Newstead Avenue, the Maximum Building Height is twenty-four (24) stories and two hundred and fifty feet (250').
6. The first thirty feet (30') of any lot fronting onto McPherson Avenue, the Maximum Building Height is five (5) stories and sixty-five feet (65').
7. The Carriage House Building Type may not be used on any lot with Side Street frontage; and is only allowed on lots with Primary Street frontage and an alley where the building can be accessed through that alley. In this case the Building Type must conform to the Side Setback and Alley Setback requirements for the Main Building, as per the Building Placement.
8. This figure reflects an additional dimension of thirty feet (30') beyond the Build-to-Line for above grade parking. Below finished ground floor level parking can be coterminous with the Facade Line of the building.
9. This figure reflects an additional dimension of twenty feet (20') beyond the Side Setback for above grade parking. Below finished ground floor level parking can be coterminous with the Facade Line of the building.

3.0 BUILDING ENVELOPE STANDARDS

3.8 BOULEVARD TYPE 2 (B2)



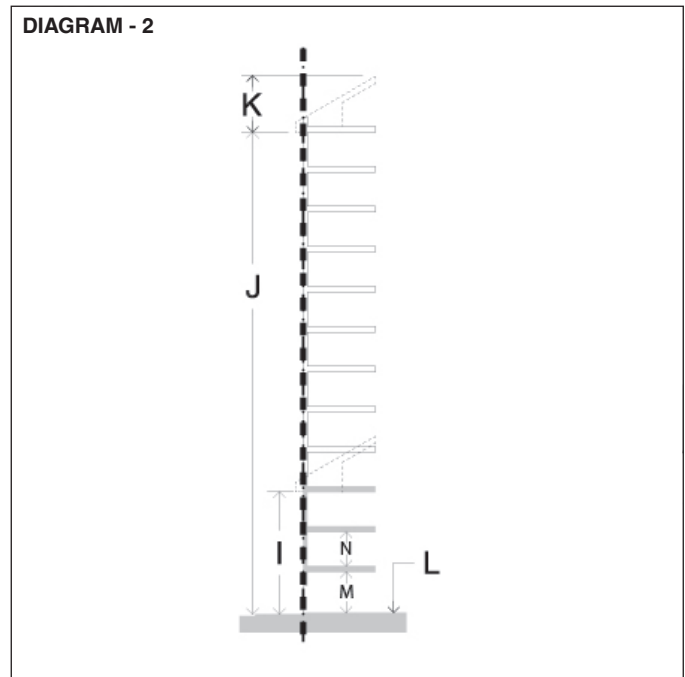
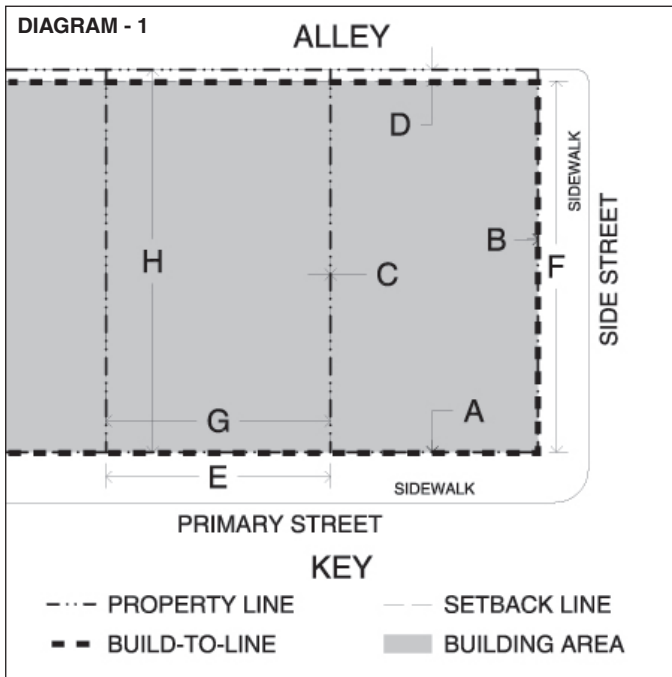
INTENT STATEMENT:

The intent of this Building Envelope Standard is to regulate the physical form of Boulevard Type 2 areas which are near important city-wide boulevards with adjacent mixed use high density areas in order to establish, preserve or enhance the existing vibrant, pedestrian oriented character of these areas while allowing flexibility in use. The physical form of these mixed-use areas follow the existing pattern of the area wherein there is a great variety of building types with zero lot lines and a variety of frontage types. This intent statement and the images shown below are advisory only.

EXAMPLES OF CHARACTER



3.0 BUILDING ENVELOPE STANDARDS BOULEVARD TYPE 2



I - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 0' **(1,2)**
- [B] SIDE STREET: 0'

SETBACK:

- [C] SIDE: 0' Min | 10' Max
- [D] ALLEY: 5' Min | 10' Max

BUILDING FORM:

- [E] PRIMARY STREET: At Least 85% of Build-to-Line **(3)**
- [F] SIDE STREET: At Least 85% of Build-to-Line
- [G] LOT WIDTH: Per Existing
- [H] LOT DEPTH: Per Existing

FOR REFERENCE NOTES REFER TO PAGE 3-34 OF THIS DISTRICT.

II - BUILDING HEIGHT

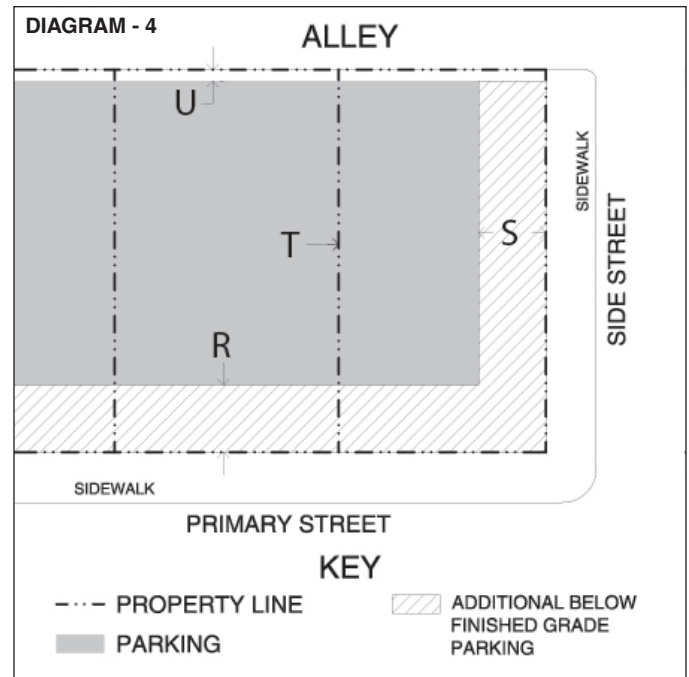
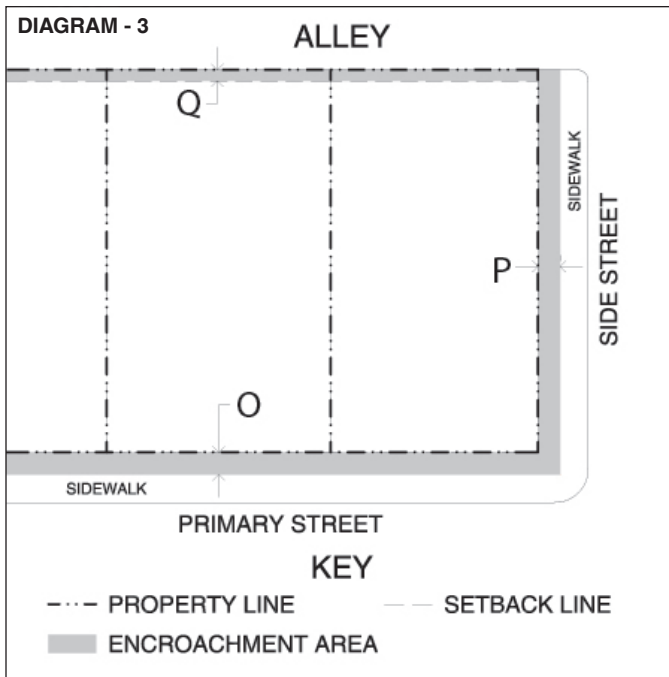
- [I] BUILDING HEIGHT MINIMUM: 3 Stories and 40'
- [J] BUILDING HEIGHT MAXIMUM: 12 Stories and 130' **(4)**
- [K] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: 15' Max
- [L] FINISHED GRND FLOOR LEVEL: 6" Max Above Back of Sidewalk Or Adjacent Lot Level
- [M] FIRST FLOOR CEILING HTS: 12' Min | 25' Max *(F to C)*
- [N] UPPER FLOORS CEILING HTS: 8' Min | 15' Max *(F to C)*
- [N1] MEZZANINES AND PODIUMS: Mezzanines and Podiums Greater Than 1/3 of the Floor Plate Area Shall Be Counted as a Full Story

III - BUILDING TYPES

- Duplex, Triplex, and Fourplex
- Rowhouse and Courtyard Rowhouse
- Stacked Flats
- Courtyard Building
- High Rise Residential Building
- Commercial Building
- Flex Building
- Live / Work Unit
- Liner Building

See Section 4.0: Building Development Standards for further details.

3.0 BUILDING ENVELOPE STANDARDS BOULEVARD TYPE 2



IV - ENCROACHMENTS

LOCATION:

[O] PRIMARY STREET:	10' Max
[P] SIDE STREET:	10' Max
[Q] ALLEY:	5' Max

V - USE REQUIREMENTS

GROUND FLOOR:	Office Primary Retail Residential Secondary Retail Special (5)
UPPER FLOOR(S):	Office Residential Special (5)

See Section 5.0: Use Tables for further details.

VI - PARKING REQUIREMENTS

LOCATION:

[R] PRIMARY STREET SETBACK:	30' Min
[S] SIDE STREET SETBACK:	30' Min
[T] SIDE SETBACK:	0'
[U] ALLEY SETBACK:	10' Min

REQUIRED SPACES:

OFFICE USES:	
< 7,500 SQ FT:	No Off-Street Parking Requirement
> 7,500 SQ FT:	One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT
PRIMARY RETAIL USES:	
< 3,000 SQ FT:	No Off-Street Parking Requirement
> 3,000 SQ FT:	One (1) Space Per 700 SQ FT in Excess of the 3,000 SQ FT
RESIDENTIAL USES:	
	One (1) Space Per Dwelling Unit
SECONDARY RETAIL USES:	
< 7,500 SQ FT:	No Off-Street Parking Requirement
> 7,500 SQ FT:	One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT

VII - REFERENCE NOTES

1. Building Types with the following Frontage Types may have additional setback allowances, as per *Section 4.2 Frontage Types*: Stoop, Shopfront, and Terrace & Lighcourt; Except for properties referred to in Note #2 below.
2. All lots on the south side of Lindell Boulevard between Sarah Street and Vandeventer Avenue are to have a minimum Primary Street Build-to-Line of thirty feet (30') and a maximum Primary Street Build-to-Line of fifty feet (50'); and the Build-to-Line must match the average Front Facade Line of the Block Face.
3. This percentage (%) can be adjusted to fifty percent (50%) in the case of the following Building Types: Courtyard Rowhouses and Courtyard Buildings (See *Section 4.1: Building Types* for further details on the Building Types).
4. The first thirty feet (30') of any lot fronting onto McPherson Avenue, the Maximum Building Height is five (5) stories and sixty-five feet (65').
5. Special Uses are only allowed within the Boulevard Type 2 zone only in the neighborhood block bound by Laclede Avenue on the north, Vandeventer Avenue on the east, Forest Park Avenue on the south, and Sarah Street on the west.

3.0 BUILDING ENVELOPE STANDARDS

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4.0

**BUILDING
DEVELOPMENT
STANDARDS**

4.0 BUILDING DEVELOPMENT STANDARDS

WHAT IS THE PURPOSE OF THE BUILDING DEVELOPMENT STANDARDS?

The purpose of the Building Development Standards is to regulate the form of development within the Form-Based District in order to ensure high quality construction, infill development, and improvements that will be cohesive with the historic context of the neighborhood; while enhancing the character of the area and creating a vibrant interface between private property and the public realm. The particular purpose of the Building Development Standards is to ensure that property owners and land developers utilize a series of locally and regionally appropriate Building Types, each of which may have a variety of different Frontage Types and should be constructed to an expected level of Architectural Standards in order to ensure the character and quality of the project.

The Building Development Standards assert that:

- Building mass shall consist of simple composition of basic building forms that follow a clear hierarchy and should be oriented to the creation of great public spaces and responsive to the particular micro-climate of the site.
- Each building should have at minimum a distinctive: horizontal base; occupied middle; and eave, cornice and/or parapet or roof line that complement and balance one another.
- The area shall be constituted by no one prevalent architectural style, nor a dominant building material; but rather that all buildings have a sense of scale, richness of detail, and quality of construction that creates and overall image of the district's character.
- The underlying guiding principle that the existing context of the area including its historic and architecturally significant buildings (including their historically significant materials and architectural features) are important to the creation of the district's character.
- All existing historical structures within the area are recognized as a physical record of it's time and place, and that new construction within the area shall in general be compatible in size, scale, set back, and proportion to the relevant existing, and adjacent structures as detailed herein.
- All existing historical structures including their architectural features and materials are important to the district's character, and new construction shall be compatible with the old in color, texture and other visual qualities.
- Renovations and additions to existing structures within the area shall not create a false sense of historical development, such as adding inappropriate decorative elements as to create a false sense of place. In addition, new construction is not to resort to fakery and imitation to fill in gaps within the streetscape.
- Through careful attention to scale, materials, siting, and landscaping; contemporary design may be created which is harmonious with the existing historic structures.
- Developers should be allowed a range of alternative solutions which are to be compatible with the existing district's character.

4.0 BUILDING DEVELOPMENT STANDARDS

WHAT DO THE BUILDING DEVELOPMENT STANDARDS CONSIST OF?

The Building Development Standards consist of three (3) basic components, including:

4.1 BUILDING TYPES *(SEE PAGE 4-3)*

The Building Types are a series of model buildings to be utilized for development which have been coordinated with the Building Envelope Standards. The following are the Building Types:

- 4.1.1 **Detached Single-Family Dwelling** *(SEE PAGE 4-4)*
- 4.1.2 **Rear Garage** *(SEE PAGE 4-6)*
- 4.1.3 **Carriage House** *(SEE PAGE 4-8)*
- 4.1.4 **Duplex, Triplex, and Fourplex** *(SEE PAGE 4-10)*
- 4.1.5 **Rowhouse and Courtyard Rowhouse** *(SEE PAGE 4-12)*
- 4.1.6 **Stacked Flats** *(SEE PAGE 4-14)*
- 4.1.7 **Courtyard Building** *(SEE PAGE 4-16)*
- 4.1.8 **High Rise Residential Building** *(SEE PAGE 4-18)*
- 4.1.9 **Podium Building** *(SEE PAGE 4-20)*
- 4.1.10 **Commercial Block Building** *(SEE PAGE 4-22)*
- 4.1.11 **Flex Building** *(SEE PAGE 4-24)*
- 4.1.12 **Live | Work Units** *(SEE PAGE 4-26)*
- 4.1.13 **Liner Building** *(SEE PAGE 4-28)*
- 4.1.14 **Civic / Institutional Building** *(SEE PAGE 4-30)*

4.2 FRONTAGE TYPES *(SEE PAGE 4-32)*

Each Building Type is allowed a variety of Frontage Types which describe the way in which the Building Type addresses the street. The following are the Frontage Types:

- 4.2.1 **Common Yard** *(SEE PAGE 4-33)*
- 4.2.2 **Porch** *(SEE PAGE 4-33)*
- 4.2.3 **Stoop** *(SEE PAGE 4-34)*
- 4.2.4 **Forecourt** *(SEE PAGE 4-34)*
- 4.2.5 **Awnings & Canopies** *(SEE PAGE 4-35)*
- 4.2.6 **Balconies** *(SEE PAGE 4-35)*
- 4.2.7 **Terrace & Lightcourt** *(SEE PAGE 4-36)*
- 4.2.8 **Bay Windows** *(SEE PAGE 4-36)*
- 4.2.9 **Shopfront** *(SEE PAGE 4-37)*
- 4.2.10 **Cafe** *(SEE PAGE 4-37)*

4.3 ARCHITECTURAL STANDARDS *(SEE PAGE 4-38)*

Each Building Type is also subject to a series of specific architectural criteria which are necessary to uphold an expected level of quality and design in construction. These standards include:

- 4.3.1 **Building Facades** *(SEE PAGE 4-39)*
- 4.3.2 **Roofs and Parapets** *(SEE PAGE 4-45)*
- 4.3.3 **Windows and Doors** *(SEE PAGE 4-48)*
- 4.3.4 **Street Walls** *(SEE PAGE 4-51)*
- 4.3.5 **Lighting** *(SEE PAGE 4-53)*
- 4.3.6 **Equipment** *(SEE PAGE 4-55)*
- 4.3.7 **Signage** *(SEE PAGE 4-56)*

4.0 BUILDING DEVELOPMENT STANDARDS

HOW DO I USE THE BUILDING DEVELOPMENT STANDARDS?

After the Building Types allowed on the parcel of property have been determined, based on the Building Envelope Standards; the following sequence of steps should be performed in order to use the Building Development Standards correctly:

1. PROCEED TO THE APPLICABLE BUILDING TYPE

When the desired Building Type has been determined, turn to the correct page of this District with the applicable Building Type and review the requirements to that Building Type.

2. ENSURE COMPLIANCE TO EACH REQUIREMENT OF THE BUILDING TYPE

On the page spread for the Building Type, there are a series of requirements with which the property must comply. Read and ensure compliance with each requirement.

3. PROCEED TO THE APPLICABLE FRONTAGE TYPE AND ENSURE COMPLIANCE

On the page spread for the Building Type, there is a specific requirement for Frontage Type. When the desired Frontage Type is determined, turn to the correct page of this District with the Frontage Type and ensure compliance with the requirements of that Frontage Type.

4. PROCEED TO THE ARCHITECTURAL STANDARDS AND ENSURE COMPLIANCE

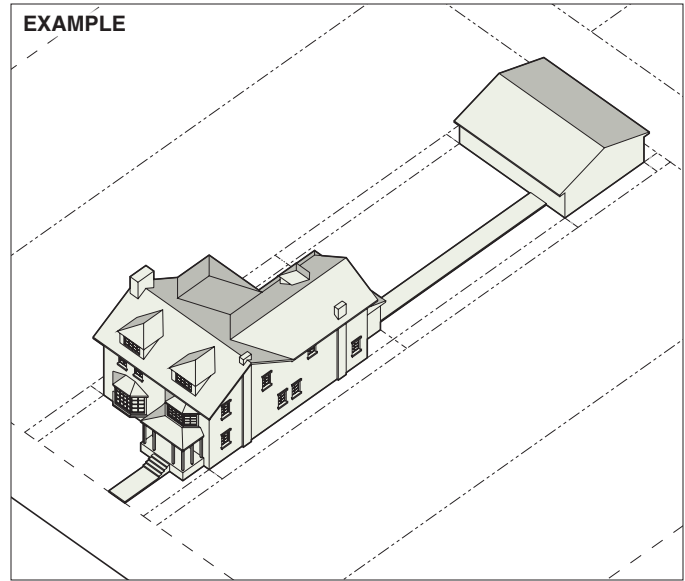
When compliance to the Building Type requirements and Frontage Type requirements is completed, proceed to the Architectural Standards and ensure compliance with each requirement.

4.1 BUILDING TYPES

WHAT IS THE PURPOSE OF THE BUILDING TYPES?

The purpose of the Building Types is to ensure that the buildings within the Form-Based District are consistent with the character goals of the Building Envelope Standards. The Building Types are a series of model buildings for development, which are both regional in application and particular to the neighborhood. Each Building Type is utilized within a particular zone of Building Envelope Standards in order to ensure that the character goals of the zone are upheld. Each development within this area, must be classified as a Building Type with one (or more) Frontage Types, and constructed according to the Architectural Standards.

4.1.1 DETACHED SINGLE FAMILY DWELLING



I - DESCRIPTION

A Detached Single Family Dwelling is described as a Building Type for residential uses with usable front and rear yards and oriented to the Primary Street. Garages or Carriage Houses should be located behind the Detached Single Family Dwelling adjacent to the alley.

These building types are allowed in the Neighborhood General Type 1 (Light Yellow) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. Access to these Building Types is encouraged to be from the Primary Building Facade facing the Primary Street; however, side entrances on Secondary Building Facades are allowed in combination with a sidewalk to and from the Primary Street or Side Street for access.
2. Where an alley is present, parking and services shall be accessed through the alley.
3. Where an alley is not present, parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
 - Minimum seven (7') feet wide by maximum ten (10') feet wide.
4. On a corner lot without access to an alley, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only.
 - Minimum seven (7') feet wide by maximum ten (10') feet wide

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
2. The front outdoor space shall primarily include open turf grasses, ground vegetation and trees.
3. One (1) rear outdoor space shall be provided behind this Building Type with the following specifications:
 - Minimum of fifteen (15%) percent of the lot area.
 - Must be regular geometry (a rectangle or square for example).
 - One (1) dimension must be a minimum of twenty (20') feet.
4. The rear outdoor space shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.1 DETACHED SINGLE FAMILY DWELLING



IV - PRIMARY MATERIALS

<i>Material Type</i>	<i>Allowable</i>
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Gypsum Reinforced Fiber Concrete	NO
Concrete Block (split-face or otherwise)	NO
Concrete Panels	NO
Concrete (reinforced, poured in place)	NO
Glass (block)	NO
Glass (curtain wall)	NO
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (units)	YES
Stone Block (Native or synthetic equivalent)	YES
Stucco (cementitious finish)	YES
Wood Siding	YES

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

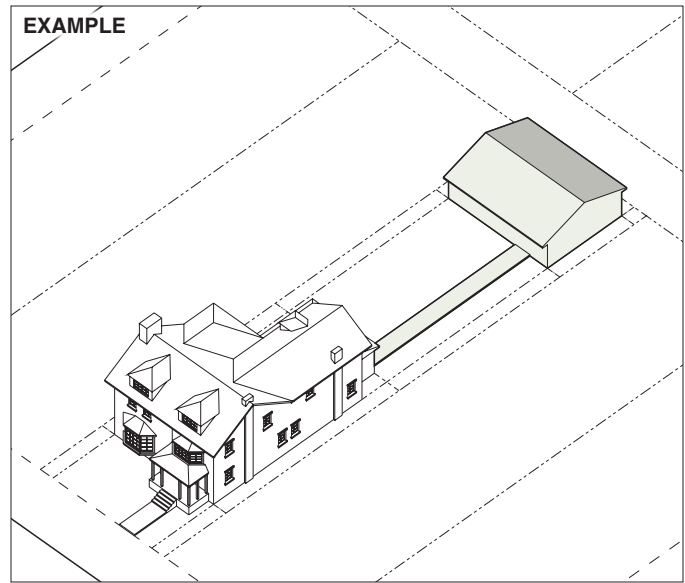
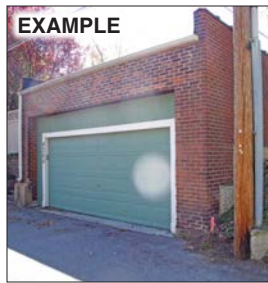
1. Buildings on infill lots shall be designed to address the Primary Street.
2. Buildings on corner lots shall be designed with two (2) Building Facades of equal architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.
4. Buildings shall be composed of two (2) and/or three (3) story volumes.

VI - FRONTAGE TYPE

<i>Frontage Type</i>	<i>Allowable</i>
Common Yard	YES
Porch	YES
Stoop	YES
Forecourt	YES
Awnings & Canopies	NO
Balconies	NO
Terrace & Lightcourt	NO
Bay Windows	NO
Shopfront	NO
Cafe	NO

See Section 4.2: Frontage Types for further details.

4.1.2 REAR GARAGE



I - DESCRIPTION

A Rear Garage is described as a Building Type consisting of a single structure located on an alley, and designed for the storage of one (1) or more vehicles; and may contain a level for a shop, storage, or studio-work space on the second level. It is located on an alley or at the back of a lot that includes a Main Building.

These building types are allowed in the Neighborhood General Type 1 (Light Yellow) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. Access to these Building Types shall be through an open air / covered walkway between the Rear Garage and the Main Building.
2. If there is a second floor space, it shall be accessed by an internal or external staircase accessible only from the rear outdoor space of the Main Building.
3. Where an alley is present, the building shall be accessed by vehicle through the alley.
4. Where an alley is not present, parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
 - Minimum seven (7') feet wide by maximum ten (10') feet wide.
5. On a corner lot without access to an alley, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only.
 - Minimum seven (7') feet wide by maximum ten (10') feet wide
 - Not located within fifteen (15') feet of another driveway.

III - OUTDOOR SPACE

1. There are no outdoor space requirements for Rear Garages. Refer to the outdoor space requirements of the Main Building for further information.

4.1.2 REAR GARAGE



IV - PRIMARY MATERIALS

<i>Material Type</i>	<i>Allowable</i>
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete Block (split-face or otherwise)	NO
Concrete Panels	NO
Concrete (reinforced, poured in place)	NO
Hardie-Plank Siding (or equivalent)	YES
Glass (block)	NO
Glass (curtain wall)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	YES
Precast Concrete Masonry (units)	YES
Stone Block (Native or synthetic equivalent)	YES
Stucco (cementitious finish)	YES
Wood Siding	YES

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

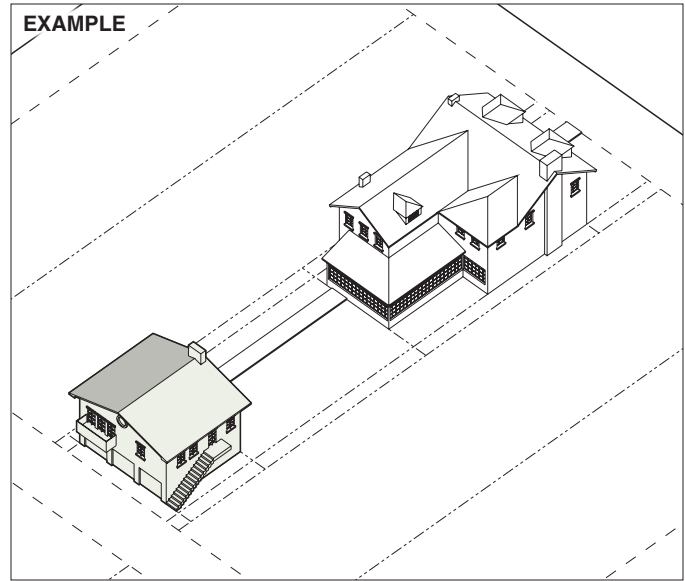
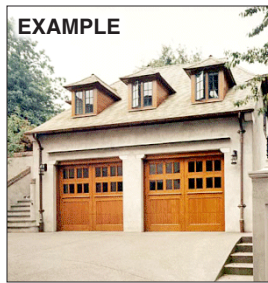
1. Buildings shall be composed of one (1) and/or two (2) story volumes.
2. Buildings may be either open air or enclosed carports; except on corner lots where only enclosed carports are allowed.

VI - FRONTAGE TYPE

<i>Frontage Type</i>	<i>Allowable</i>
Common Yard	N/A
Porch	N/A
Stoop	N/A
Forecourt	N/A
Awnings & Canopies	N/A
Balconies	N/A
Terrace & Lightcourt	N/A
Bay Windows	N/A
Shopfront	N/A
Cafe	N/A

See Section 4.2: Frontage Types for further details.

4.1.3 CARRIAGE HOUSE



I - DESCRIPTION

A Carriage House is described as a Building Type consisting of a single (1) Dwelling Unit which is located over a garage; or located on the ground floor, in lieu of vehicle storage. It is located on an alley or at the back of a lot that includes a Main Building.

These Building Types are allowed in the Neighborhood General Type 1 (Light Yellow) and Boulevard Type 1 (Light Purple) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. The main entrance to the dwelling shall be accessed from the Side Setback, Side Street or Rear Setback.
2. Where an alley is present, the building shall be accessed by vehicle through the alley.
3. Where an alley is not present, parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
 - Minimum seven (7') feet wide by maximum ten (10') feet wide.
4. On a corner lot without access to an alley, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only.
 - Minimum seven (7') feet wide by maximum ten (10') feet wide
 - Not located within fifteen (15') feet of another driveway.

III - OUTDOOR SPACE

1. One (1) rear outdoor space shall be provided at-grade or via a balcony (or other exterior space) oriented toward the Rear Building Facade of the Main Building.
 - Minimum of one hundred and fifty (150 ft²)
 - One (1) dimension must be a minimum of ten (10') feet.
 - Must be regular geometry (a rectangle or square for example).
2. The rear outdoor space shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes designed in conjunction with the outdoor space of the Main Building.
3. On a lot without an alley, these Building Types shall have the following setbacks in order to establish a minimum amount of open space surrounding the building:
 - Minimum Rear Setback of ten (10') feet.
 - Minimum Side Setback of five (5) feet.

4.1.3 CARRIAGE HOUSE



IV - PRIMARY MATERIALS

Material Type	Allowable
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete Block (split-face or otherwise)	NO
Concrete Panels	NO
Concrete (reinforced, poured in place)	NO
Hardie-Plank Siding (or equivalent)	YES
Glass (block)	NO
Glass (curtain wall)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	YES
Precast Concrete Masonry (units)	YES
Stone Block (Native or synthetic equivalent)	YES
Stucco (cementitious finish)	YES
Wood Siding	YES

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

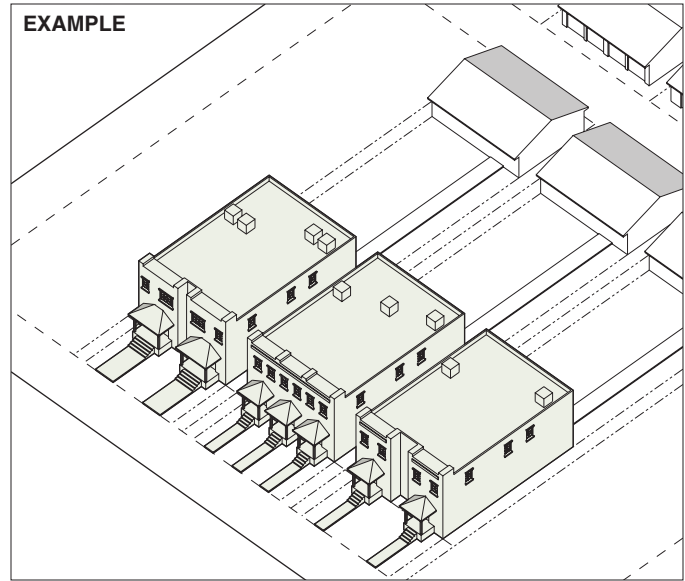
1. Buildings, when not in conjunction with vehicle storage, shall be designed as a Townhouse; and shall have a maximum height of two (2) stories; and in no case be taller than the main building.
2. Buildings, when in conjunction with vehicle storage, shall have a maximum height of three (3) stories and in no case be taller than the main building.
3. Buildings, when attached to garages at-grade, shall be no taller than two (2) stories and in no case taller than the main building.
4. All Buildings must meet the following:
 - Minimum seven hundred and fifty (750 ft²) square feet of habitable floor area is required.
 - Maximum story height of twelve (12') feet (floor to floor).
5. Buildings shall not exceed one half (1/2) of the Main Building's habitable floor area.

VI - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	N/A
Porch	N/A
Stoop	N/A
Forecourt	N/A
Awnings & Canopies	N/A
Balconies	N/A
Terrace & Lightcourt	N/A
Bay Windows	N/A
Shopfront	N/A
Cafe	N/A

See Section 4.2: Frontage Types for further details.

4.1.4 DUPLEX, TRIPLEX, AND FOURPLEX



I - DESCRIPTION

Duplexes, Triplexes, and Fourplexes are Building Type described as multiple dwelling units that are architecturally compatible with Detached Single Family Dwellings.

These Building Types are allowed in the Neighborhood General Type 1 (Light Yellow), Neighborhood General Type 2 (Medium Yellow), Neighborhood Center Type 2 (Salmon), Boulevard Type 1 (Light Purple), and Boulevard Type 2 (Dark Purple) Building Envelope Standards shown in the diagram on the opposite page.

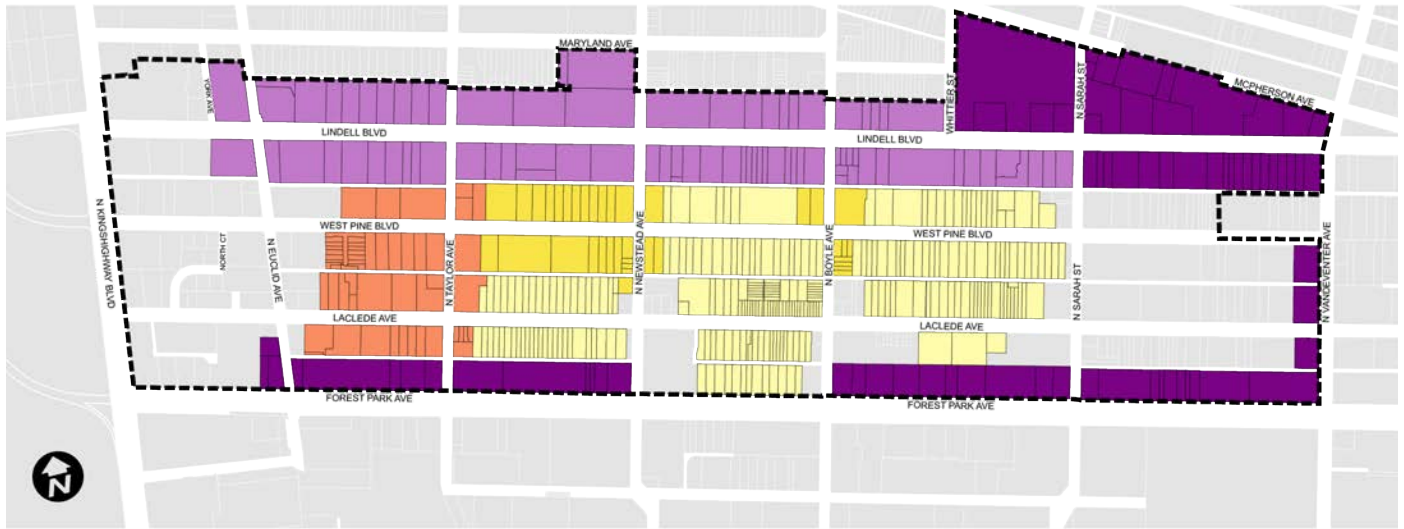
II - ACCESS

1. Access to these Building Types is generally encouraged to be from the Primary Building Facade facing the Primary Street or Side Street; however, side entrances on Secondary Building Facades are allowed in combination with a sidewalk to and from the Primary Street or Side Street for access
2. Access to the second floor Dwelling Units shall be by a stair which is roofed or enclosed.
3. Where an alley is present, the building shall be accessed by vehicle through the alley.
4. Where an alley is not present, parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
 - Minimum seven (7') feet wide by maximum ten (10') feet wide.
5. On a corner lot without access to an alley, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only.
 - Minimum seven (7') feet wide by maximum ten (10') feet wide
 - Not located within fifteen (15') feet of another driveway.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor space shall be provided at-grade of via a balcony not oriented toward a Side Setback for each dwelling unit.
 - Minimum of one hundred and fifty (150 ft²)
 - One (1) dimension must be a minimum of ten (10') feet.
 - Must be regular geometry (a rectangle or square for example).
3. The rear outdoor space (at-grade) shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.4 DUPLEX, TRIPLEX, AND FOURPLEX



IV - PRIMARY MATERIALS

Material Type	Allowable
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete Block (split-face or otherwise)	NO
Concrete Panels	NO
Concrete (reinforced, poured in place)	NO
Glass (block)	NO
Glass (curtain wall)	NO
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (units)	YES
Stone Block (Native or synthetic equivalent)	YES
Stucco (cementitious finish)	YES
Wood Siding	YES

See Section 4.3: Architectural Standards for further details

V - MASSING & ARTICULATION

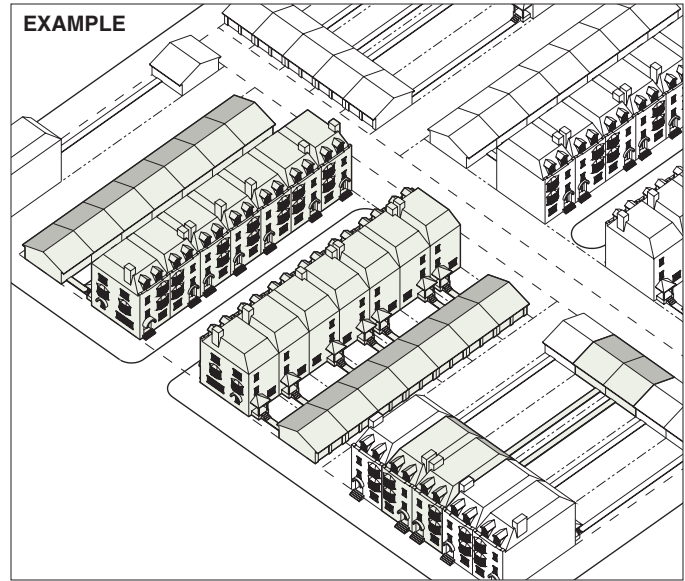
1. Buildings on infill lots shall be designed to address the Primary Street.
2. Buildings on corner lots shall be designed with two (2) Building Facades of equal architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.
4. Dwelling Units within buildings may be flats and / or townhouses.
5. Buildings shall be composed of two (2) and/or three (3) story volumes.
6. Dwelling Units may be repetitive or unique as established by design.

VI - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	YES
Porch	YES
Stoop	YES
Forecourt	YES
Awnings & Canopies	NO
Balconies	YES
Terrace & Lightcourt	NO
Bay Windows	YES
Shopfront	NO
Cafe	NO

See Section 4.2: Frontage Types for further details.

4.1.5 ROWHOUSE AND COURTYARD ROWHOUSE



I - DESCRIPTION

A Rowhouse and Courtyard Rowhouse is described as one of a group of attached dwelling units divided from each other by at least one common wall, each having a separate entrance leading directly to the outdoors at ground level. Units may abut other units at the property line, or share common walls.

These Building Types are allowed in the Neighborhood General Type 1 (Light Yellow), Neighborhood General Type 2 (Medium Yellow), Neighborhood General Type 3 (Dark Yellow), Neighborhood Center Type 2 (Salmon), Boulevard Type 1 (Light Purple), and Boulevard Type 2 (Dark Purple) Building Envelope Standards shown in the diagram on the opposite page.

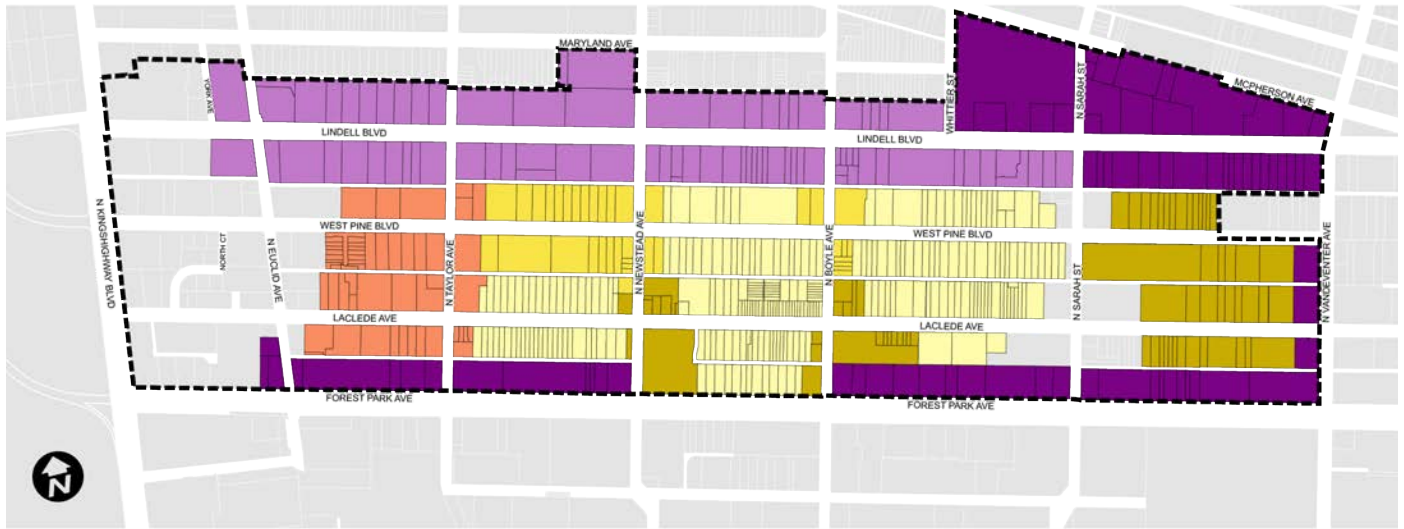
II - ACCESS

1. For Rowhouses, the main entrance to each dwelling shall be accessed directly from the Primary Building Facade on the Primary Street or Side Street.
2. For Courtyard Rowhouses, the main entrance to each dwelling shall be accessed from the courtyard, or private street through the courtyard.
3. Where an alley is present, the building shall be accessed by vehicle through the alley.
4. On any without access to an alley, parking and services may be accessed by way of a driveway to an above or below-grade garage, or by means of a private street through the courtyard.
 - Minimum seven (7') feet wide by maximum ten (10') feet wide

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor space shall be provided behind this Building Type.
 - Minimum of fifteen (15%) percent of the lot area.
 - One (1) dimension must be a minimum of twenty (20') feet.
 - Must be regular geometry (a rectangle or square for example).
3. The rear outdoor space shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.5 ROWHOUSE AND COURTYARD ROWHOUSE



IV - PRIMARY MATERIALS

<i>Material Type</i>	<i>Allowable</i>
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete Block (split-face or otherwise)	NO
Concrete Panels	NO
Concrete (reinforced, poured in place)	NO
Glass (block)	NO
Glass (curtain wall)	NO
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (units)	YES
Stone Block (Native or synthetic equivalent)	YES
Stucco (cementitious finish)	YES
Wood Siding	YES

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

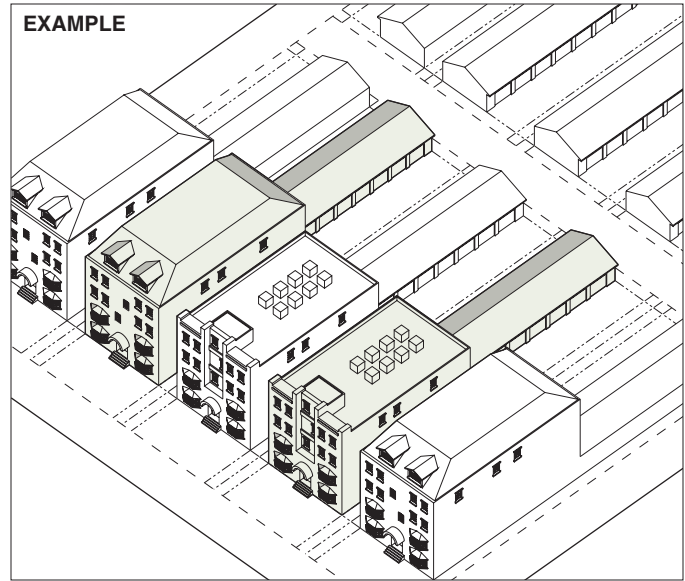
- Buildings shall be comprised of two (2) and three (3) story volumes.
- Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
- Buildings on corner lots shall be designed with two (2) facades of equal architectural expression.
- In a three (3) story building, a Townhouse may be stacked over a ground floor Flat. In this case, the Flat shall be accessed by its own front entrance facing the Primary Street's Build-to-Line or the courtyard driveway if a Courtyard Rowhouse, and the Townhouse dwelling shall be accessed by a separate front entrance with an internal staircase also to be facing the Primary Street's Build-to-Line or the courtyard driveway if a Courtyard Rowhouse.
- In a two (2) story building, the townhouse dwelling shall be accessed by a front entrance facing the Primary Street's Build-to-Line or the courtyard driveway if a Courtyard Rowhouse.
- Dwelling Units may be repetitive or unique as established by design.

VI - FRONTAGE TYPE

<i>Frontage Type</i>	<i>Allowable</i>
Common Yard	YES
Porch	YES
Stoop	YES
Forecourt	YES
Awnings & Canopies	NO
Balconies	YES
Terrace & Lightcourt	NO
Bay Windows	YES
Shopfront	NO
Cafe	NO

See Section 4.2: Frontage Types for further details.

4.1.6 STACKED FLATS



I - DESCRIPTION

Stacked Flats are described as multiple Dwelling Units in which the principal entry to building is common and the common entrance is from the Primary Street.

These building types are allowed in the Neighborhood General Type 2 (Medium Yellow), Neighborhood General Type 3 (Dark Yellow), Neighborhood Center Type 2 (Salmon), Boulevard Type 1 (Light Purple), and Boulevard Type 2 (Dark Purple) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. The main entrance to the building shall be through a street level lobby directly accessible from the Primary Building Facade on the Primary Street or Side Street.
2. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
3. Where an alley is present, parking and services shall be accessed from that alley.
4. Where an alley is not present, parking and services shall be accessed from the primary street by way of a two-way driveway into a subterranean garage.
 - Maximum eighteen (18') feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor shall be defined by the back facade of the building, and its relationship to the Property Line.
 - One (1) dimension must be a minimum of twenty (20') feet.
 - Must be regular geometry (a rectangle or square for example).
3. The rear outdoor space shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.6 STACKED FLATS



IV - PRIMARY MATERIALS

<i>Material Type</i>	<i>Allowable</i>
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete Block (split-face or otherwise)	NO
Concrete Panels	NO
Concrete (reinforced, poured in place)	NO
Glass (block)	NO
Glass (curtain wall)	NO
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (units)	YES
Stone Block (Native or synthetic equivalent)	YES
Stucco (cementitious finish)	YES
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

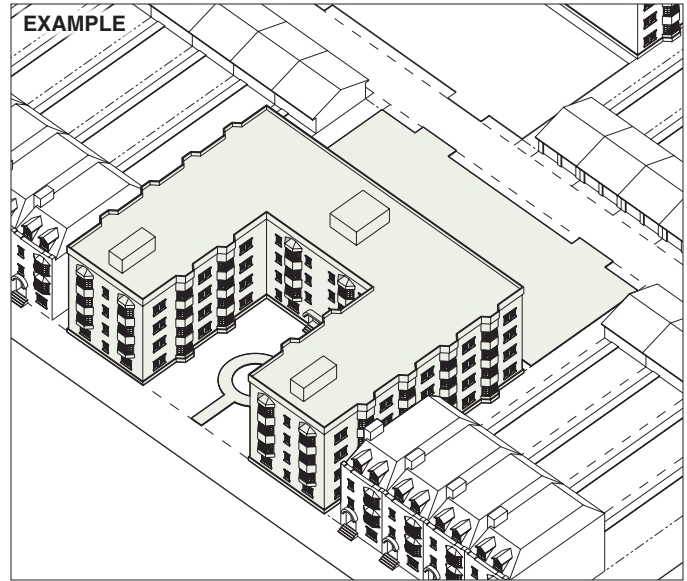
1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Buildings shall be comprised of a singular (1) volume.
3. Dwelling Units may be repetitive or unique as established by design.

VII - FRONTAGE TYPE

<i>Frontage Type</i>	<i>Allowable</i>
Common Yard	YES
Porch	NO
Stoop	YES
Forecourt	YES
Awnings & Canopies	NO
Balconies	YES
Terrace & Lightcourt	YES
Bay Windows	YES
Shopfront	NO
Cafe	NO

See Section 4.2: Frontage Types for further details.

4.1.7 COURTYARD BUILDING



I - DESCRIPTION

Courtyard Buildings are a Building Type consisting of Dwelling Units arrayed next to each other to form a shared court that is partly or wholly open to the street.

These Building Types are allowed in the Neighborhood General Type 2 (Medium Yellow), Neighborhood General Type 3 (Dark Yellow), Neighborhood Center Type 2 (Salmon), Neighborhood Core (Dark Blue), Boulevard Type 1 (Light Purple), and Boulevard Type 2 (Dark Purple) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. The building may have one (1) or a few common entries.
2. For buildings three (3) to five (5) stories, the main entrance to each ground floor dwelling may be directly off a common courtyard or have common access through a Frontage Type; and entrances to each dwelling on floors above the ground floor, shall be accessed through a common entrance with a lobby directly off a common courtyard.
3. For buildings six (6) stories or greater, the main entrance(s) shall be through a common entrance with a lobby directly off a common courtyard.
4. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
5. Where an alley is present, parking and services shall be accessed from that alley.
6. Where an alley is not present, parking and services shall be accessed from the Primary Street by way of a two-way driveway.
 - Maximum eighteen (18') feet wide.

III - OUTDOOR SPACE

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back facade of the building, and its relationship to the back Property Line.
3. The primary shared open space is the Courtyard Space which shall be designed as a courtyard and/or partial, multiple, separated, or interconnected courtyards.
 - Minimum of fifteen (15%) percent of the lot area.
4. The primary shared open space is the Courtyard Space which shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.
5. Private open spaces may be provided in Side Setbacks or Rear Setbacks; and included courtyards, balconies, and roof decks.

4.1.7 COURTYARD BUILDING



IV - PRIMARY MATERIALS

Material Type	Allowable
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete Block (split-face or otherwise)	NO
Concrete Panels	NO
Concrete (reinforced, poured in place)	NO
Glass (block)	NO
Glass (curtain wall)	NO
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (units)	YES
Stone Block (Native or synthetic equivalent)	YES
Stucco (cementitious finish)	YES
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

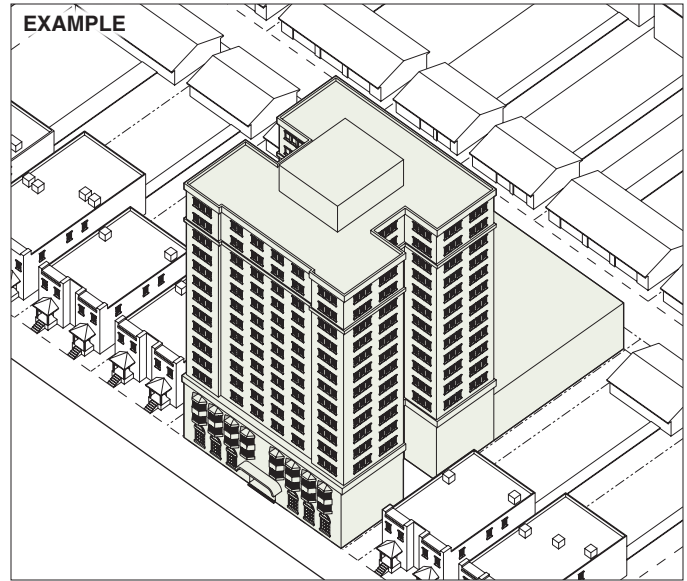
1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Dwelling Units may be repetitive or unique as established by design.
3. Buildings shall be comprised of a singular (1) volume in a "U" or "E" plan configuration.
4. The visibility of elevators and exterior corridors shall be minimized by incorporation into the mass of the building.

VI - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	YES
Porch	NO
Stoop	NO
Forecourt	YES
Awnings & Canopies	NO
Balconies	YES
Terrace & Lightcourt	NO
Bay Windows	YES
Shopfront	NO
Cafe	NO

See Section 4.2: Frontage Types for further details.

4.1.8 HIGH RISE RESIDENTIAL BUILDING



I - DESCRIPTION

High Rise Residential Buildings are described as a tall, multiple dwelling type in which the principal entry to building is common and the common entrance is from the primary street with common spaces for residents.

These Building Types are allowed in the Neighborhood General Type 2 (Medium Yellow), Neighborhood General Type 3 (Dark Yellow), Neighborhood Center Type 2 (Salmon), Neighborhood Core (Dark Blue), Boulevard Type 1 (Light Purple), and Boulevard Type 2 (Dark Purple) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. The main entrance to the building shall be through a street level lobby directly accessible from the Primary Building Facade on the Primary Street or Side Street.
2. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
3. Where an alley is present, parking and services shall be accessed from that alley.
4. Where an alley is not present, parking and services shall be accessed from the primary street by way of a two-way driveway from a Side Street.
 - Maximum eighteen (18') feet wide.

III - OUTDOOR SPACE

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back facade of the building, and its relationship to the back Property Line.

4.1.8 HIGH RISE RESIDENTIAL BUILDING



IV - PRIMARY MATERIALS

<i>Material Type</i>	<i>Allowable</i>
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	YES
Glass (block)	NO
Glass (curtain wall)	NO
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (units)	YES
Stone Block (Native or synthetic equivalent)	YES
Stucco (cementitious finish)	YES
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

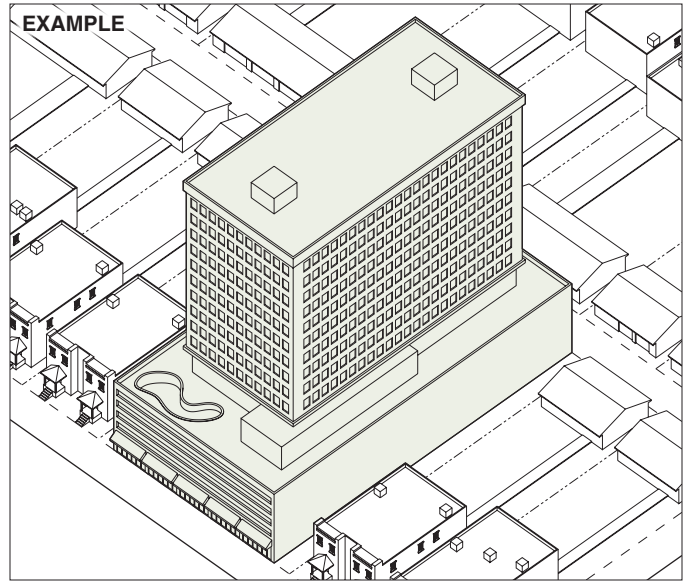
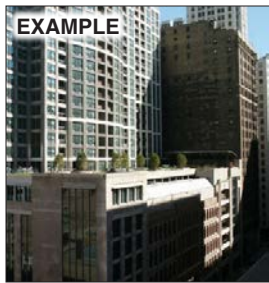
1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Dwelling Units may be repetitive or unique as established by design.
3. Buildings shall be comprised of a singular (1) volume.
4. The visibility of elevators and exterior corridors shall be minimized by incorporation into the mass of the building.

VI - FRONTAGE TYPE

<i>Frontage Type</i>	<i>Allowable</i>
Common Yard	YES
Porch	NO
Stoop	NO
Forecourt	YES
Awnings & Canopies	NO
Balconies	YES
Terrace & Lightcourt	YES
Bay Windows	YES
Shopfront	NO
Cafe	NO

See Section 4.2: Frontage Types for further details.

4.1.9 PODIUM BUILDING



I - DESCRIPTION

A Podium Building has one or more floors which meet the Build-to-Line and setback requirements with upper floors stepping back to reduce the impact of height. Often these are the tallest permissible Building Types whose Primary Building Facade must be stepped back to reduce the apparent bulk when viewed from the sidewalk.

These Building Types are allowed in the Neighborhood Center Type 1 (Red) and Neighborhood Core (Dark Blue) Building Envelope Standards shown in the diagram on the opposite page.

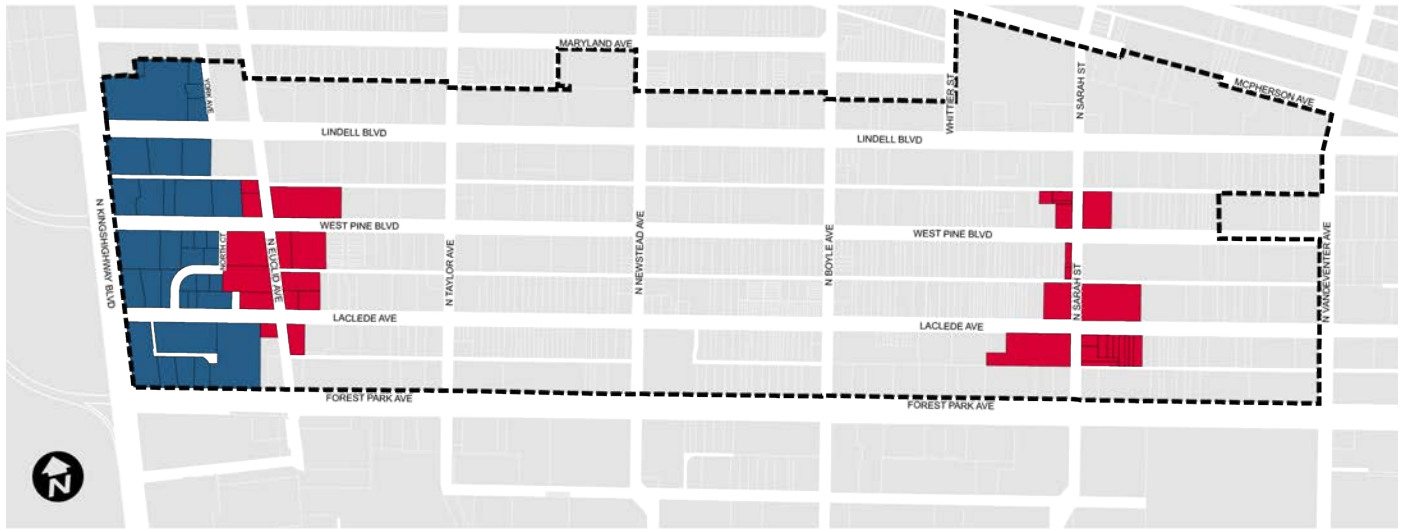
II - ACCESS

1. The main entrance(s) to each non-residential ground floor unit shall be directly accessible from the Primary Building Facade on the Primary Street or Side Street.
2. The main entrance to units above shall be through a lobby directly accessible from the Primary Building Facade on the Primary Street or Side Street.
3. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
4. Where an alley is present, parking and services shall be accessed from an alley.
5. Where an alley is not present, parking and services shall be accessed from the primary street by way of a two-way driveway from a Side Street.
 - Maximum eighteen (18') feet wide.

III - OUTDOOR SPACE

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back facade of the building, and its relationship to the back Property Line.
3. The primary shared open space is the Podium Level Courtyard which shall be a common exterior courtyard or roof patio.
4. The Podium Level Courtyard may include items such as decks, swimming pools, and other hardscapes; but may also contain open turf grasses, ground vegetation and trees.

4.1.9 PODIUM BUILDING



IV - PRIMARY MATERIALS

<i>Material Type</i>	<i>Allowable</i>
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	YES
Glass (block)	NO
Glass (curtain wall)	NO
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (units)	YES
Stone Block (Native or synthetic equivalent)	YES
Stucco (cementitious finish)	YES
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

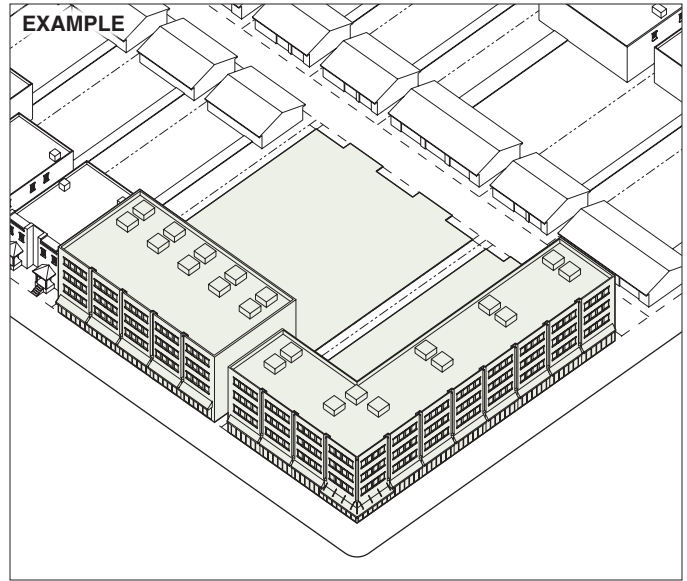
1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Dwelling Units may be repetitive or unique as established by design.
3. Buildings shall be comprised of two (2) volumes including a podium and a tower.
4. The visibility of elevators and exterior corridors shall be minimized by incorporation into the mass of the building.

VI - FRONTAGE TYPE

<i>Frontage Type</i>	<i>Allowable</i>
Common Yard	NO
Porch	NO
Stoop	NO
Forecourt	NO
Awnings & Canopies	YES
Balconies	YES
Terrace & Lightcourt	NO
Bay Windows	YES
Shopfront	YES
Cafe	YES

See Section 4.2: Frontage Types for further details.

4.1.10 COMMERCIAL BLOCK BUILDING



I - DESCRIPTION

A Commercial Block Building is a multi-story standard rectangular urban building form designed to support a mix of office, primary retail, and secondary retail uses on the ground floor with residential above.

These Building Types are allowed in the Neighborhood General Type 3 (Dark Yellow), Neighborhood Center Type 1 (Red), Neighborhood Core (Dark Blue), and Boulevard Type 2 (Dark Purple) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. The main entrance to each non-residential ground floor unit shall be directly accessible from the Primary Building Facade to the Primary Street or Side Street.
2. The main entrance to each dwelling unit or non-residential area above the ground floor shall be accessible by a lobby directly accessible from the Primary Building Facade to the Primary Street or Side Street.
3. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
4. Where an alley is present, parking and services shall be accessed from an alley.
5. Where an alley is not present, parking and services shall be accessed from the Side Street by way of a two-way driveway.
 - Maximum eighteen (18') feet wide.
6. Loading docks, overhead doors, and other service entries are prohibited on Primary Streets and Side Street; and are only allowed on alley frontage.

III - OUTDOOR SPACE

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back facade of the building, and its relationship to the back Property Line.
3. Side Setbacks may also be used for outdoor patios connected to other ground floor Primary Retail or Secondary Retail uses.

4.1.10 COMMERCIAL BLOCK BUILDING



IV - PRIMARY MATERIALS

Material Type	Allowable
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	YES
Glass (block)	NO
Glass (curtain wall)	NO
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (units)	YES
Stone Block (Native or synthetic equivalent)	YES
Stucco (cementitious finish)	YES
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

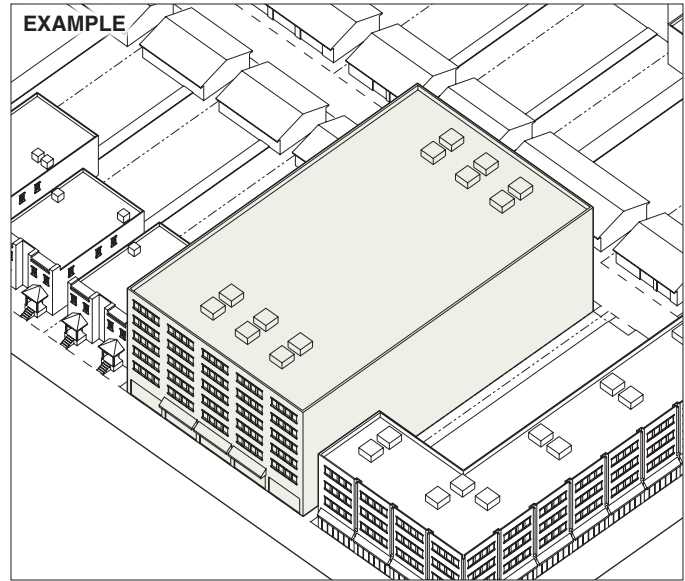
1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Dwelling Units may be repetitive or unique as established by design.
3. The building shall be comprised of a singular (1) volume.

VI - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	NO
Porch	NO
Stoop	NO
Forecourt	NO
Awnings & Canopies	YES
Balconies	YES
Terrace & Lightcourt	YES
Bay Windows	YES
Shopfront	YES
Cafe	YES

See Section 4.2: Frontage Types for further details.

4.1.11 FLEX BUILDING



I - DESCRIPTION

A flex building is a standard rectangular urban building form designed to accommodate a variety of uses including combinations of office, primary retail, secondary retail, and residential.

These Building Types are allowed in the Neighborhood General Type 3 (Dark Yellow), Neighborhood Center Type 1 (Red), Neighborhood Center Type 2 (Salmon), Neighborhood Core (Dark Blue), Boulevard Type 1 (Light Purple), and Boulevard Type 2 (Dark Purple) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. The main entrance to each ground floor area shall be directly accessible from the Primary Building Facade on the Primary Street or Side Street.
2. The main entrance to each dwelling unit or non-residential areas above the ground floor shall be accessible by a street level lobby which shall be directly accessible from the Primary Building Facade on the Primary Street or Side Street.
3. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
4. Where an alley is present, parking and services shall be accessed from an alley.
5. Where an alley is not present, parking and services shall be accessed from a Side Street by way of a two-way driveway.
 - Maximum eighteen (18') feet wide.
6. Loading docks, overhead doors, and other service entries are prohibited on Primary Streets and Side Streets; and are only allowed on alley frontage.

III - OUTDOOR SPACE

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back facade of the building, and its relationship to the back Property Line.
3. Side Setbacks may also be used for outdoor patios connected to other ground floor Primary Retail or Secondary Retail uses.

4.1.11 FLEX BUILDING



IV - PRIMARY MATERIALS

<i>Material Type</i>	<i>Allowable</i>
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	YES
Glass (block)	NO
Glass (curtain wall)	NO
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (units)	YES
Stone Block (Native or synthetic equivalent)	YES
Stucco (cementitious finish)	YES
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

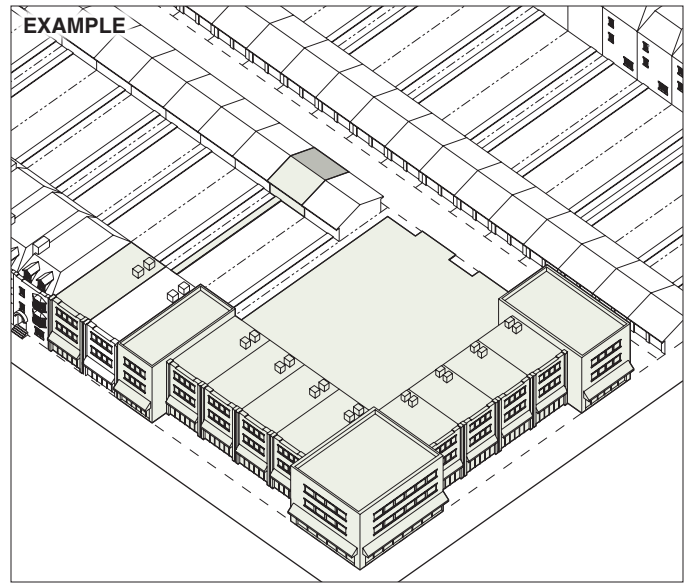
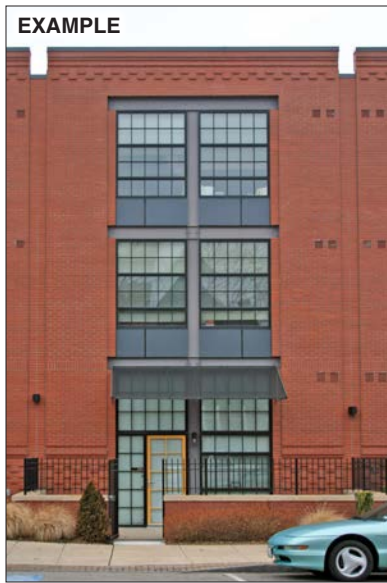
1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Dwelling Units may be repetitive or unique as established by design.
3. The building shall be comprised of a singular (1) volume.

VI - FRONTAGE TYPE

<i>Frontage Type</i>	<i>Allowable</i>
Common Yard	NO
Porch	NO
Stoop	NO
Forecourt	NO
Awnings & Canopies	YES
Balconies	YES
Terrace & Lightcourt	YES
Bay Windows	YES
Shopfront	YES
Cafe	YES

See Section 4.2: Frontage Types for further details.

4.1.12 LIVE | WORK UNITS



I - DESCRIPTION

Live | Work units are multi-story buildings that can be used flexibly for work | live, work | work, and live | live purposes. Dwelling Units can be located above the ground floor or attached to the rear of a storefront.

These Building Types are allowed in the Neighborhood Center Type 1 (Red), Neighborhood Center Type 2 (Salmon), Boulevard Type 1 (Light Purple), and Boulevard Type 2 (Dark Purple) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. The main entrance to each ground floor area / dwelling unit shall be directly accessible from the Primary Building Facade on the Primary Street or Side Street.
2. Where an alley is present, parking and services shall be accessed from an alley.
3. Live | Work spaces shall not be allowed where alleys do not exist; where all parking and services shall occur from the alley.
4. Loading docks, overhead doors, and other service entries are prohibited on Primary Streets and Side Streets; and are only allowed on alley frontage.

III - OUTDOOR SPACE

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back facade of the building, and its relationship to the back Property Line.
3. Side Setbacks may also be used for outdoor patios connected to other ground floor Primary Retail or Secondary Retail uses.
4. Private patios may be provided in Side Setbacks and Rear Setbacks.

4.1.12 LIVE | WORK UNITS



IV - PRIMARY MATERIALS

Material Type	Allowable
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete Block (split-face or otherwise)	NO
Concrete Panels	NO
Concrete (reinforced, poured in place)	NO
Glass (block)	NO
Glass (curtain wall)	NO
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (units)	YES
Stone Block (Native or synthetic equivalent)	YES
Stucco (cementitious finish)	YES
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

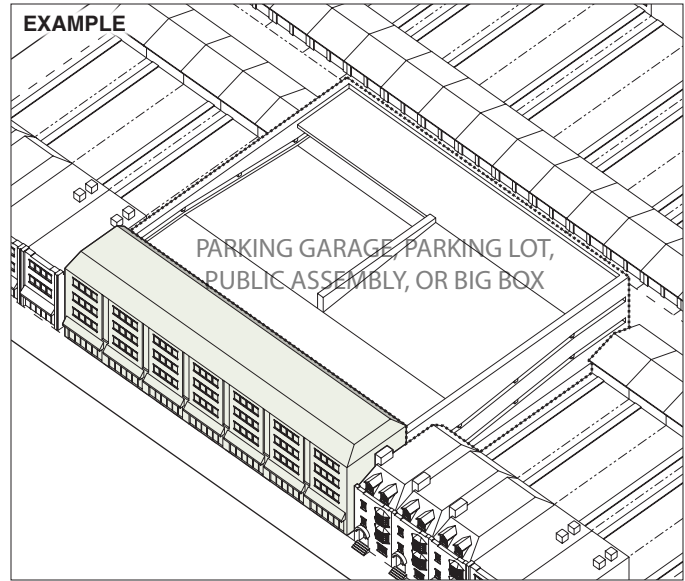
1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Dwelling Units may be repetitive or unique as established by design.
3. The building shall be comprised of a singular (1) volume.

VI - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	YES
Porch	NO
Stoop	NO
Forecourt	NO
Awnings & Canopies	YES
Balconies	YES
Terrace & Lightcourt	NO
Bay Windows	YES
Shopfront	YES
Cafe	YES

See Section 4.2: Frontage Types for further details.

4.1.13 LINER BUILDING



I - DESCRIPTION

A Building Type specifically designed to mask a parking lot, parking garage, public assembly or large retail facility (big box) from a street.

These Building Types are allowed in the Neighborhood General Type 3 (Dark Yellow), Neighborhood Center Type 1 (Red), Neighborhood Core (Dark Blue), and Boulevard Type 2 (Dark Purple) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. The main entrance to each ground floor area / Dwelling Unit shall be directly accessible from the Primary Building Facade from the Primary or Side Street.
2. The main entrance to each Dwelling Unit or non-residential areas above the ground floor shall be accessible by a street level lobby which shall be directly accessible from the Primary Building Facade from the Primary or Side Street.
3. Interior circulation to each dwelling unit shall be through a corridor which shall be single loaded.
4. Where an alley is present, parking and services shall be accessed from an alley.
5. Where an alley is not present, parking and services shall be accessed from a Side Street by way of a two-way driveway.
 - Maximum eighteen (18') feet wide.

III - OUTDOOR SPACE

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. There are no rear outdoor space requirements for Liner Buildings.

4.1.13 LINER BUILDING



IV - PRIMARY MATERIALS

<i>Material Type</i>	<i>Allowable</i>
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	YES
Glass (block)	NO
Glass (curtain wall)	NO
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (units)	YES
Stone Block (Native or synthetic equivalent)	YES
Stucco (cementitious finish)	YES
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

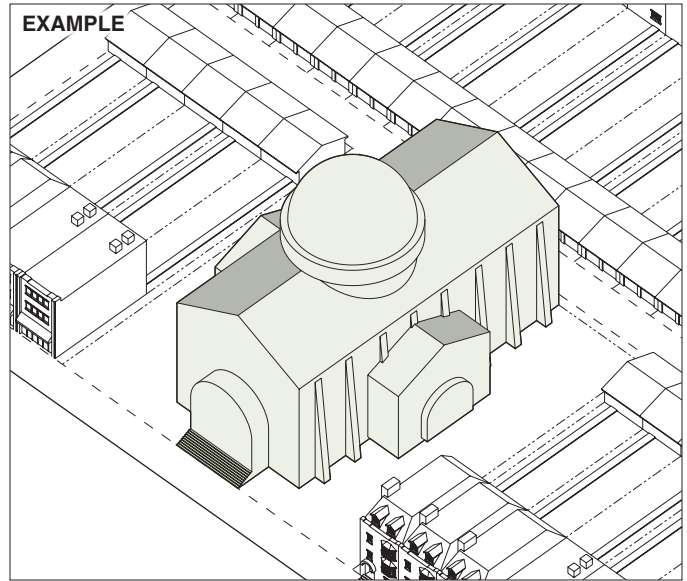
1. No structured parking within any block shall exceed the eave height of any building within forty feet (40') of the structured parking; and in no case be taller than the Liner Building.
2. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
3. Dwelling Units may be repetitive or unique as established by design.
4. The building shall be comprised of a singular (1) volume.

VI - FRONTAGE TYPE

<i>Frontage Type</i>	<i>Allowable</i>
Common Yard	NO
Porch	NO
Stoop	NO
Forecourt	NO
Awnings & Canopies	YES
Balconies	YES
Terrace & Lightcourt	NO
Bay Windows	YES
Shopfront	YES
Cafe	YES

See Section 4.2: Frontage Types for further details.

4.1.14 CIVIC | INSTITUTIONAL BUILDING



I - DESCRIPTION

Civic | Institutional Buildings can accommodate a variety of arts, culture, education, recreation, transportation, government and public assembly uses. These buildings range from large floor plates and multiple levels to smaller, more intimately scaled structures. A variety of architectural styles is acceptable.

These Building Types are allowed in the Boulevard Type 1 (Light Purple) and Boulevard Type 2 (Dark Purple) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. The main entrance to shall be directly accessible from the street by way of direct access through a courtyard, forecourt, square, plaza, or park.
2. The main entrance from the exterior space shall be into a common lobby which shall be able to access each floor.
3. Where an alley is present, parking and services shall be accessed from an alley.
4. Where an alley is not present, parking and services shall be accessed from a Side Street by way of a two-way driveway.
 - Maximum eighteen (18') feet wide.

III - OUTDOOR SPACE

1. The primary shared open space for this Building Type is the front and side outdoor spaces; which shall be a courtyard, plaza, or park immediately in front and adjacent to the building.
2. Rear open space is defined by the back facade of the building, and its relationship to the back Property Line.
3. This Building Type should be situated within an open space.
 - Maximum of fifty (50%) percent of the lot area.

4.1.14 CIVIC / INSTITUTIONAL BUILDING



IV - PRIMARY MATERIALS

<i>Material Type</i>	<i>Allowable</i>
Brick and Tile Masonry (panelized or units)	YES
EIFS / Dryvit	NO
Concrete Block (split-face or otherwise)	NO
Concrete Panels	YES
Concrete (reinforced, poured in place)	YES
Glass (block)	NO
Glass (curtain wall)	NO
Hardie-Plank Siding (or equivalent)	NO
Metals (all types)	NO
Other (new materials, post adoption date)	NO
Plastic Siding (vinyl or upvc)	NO
Precast Concrete Masonry (units)	YES
Stone Block (Native or synthetic equivalent)	YES
Stucco (cementitious finish)	NO
Wood Siding	NO

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

1. There are no massing & articulation requirements for these Building Types, in order to allow more distinctive architectural expressions and unique relationships to the streets and adjacent public spaces.

VI - FRONTAGE TYPE

<i>Frontage Type</i>	<i>Allowable</i>
Common Yard	N/A
Porch	N/A
Stoop	N/A
Forecourt	N/A
Awnings & Canopies	N/A
Balconies	N/A
Terrace & Lightcourt	N/A
Bay Windows	N/A
Shopfront	N/A
Cafe	N/A

See Section 4.2: Frontage Types for further details.

4.0 BUILDING DEVELOPMENT STANDARDS

4.2 FRONTAGE TYPES

WHAT IS THE PURPOSE OF THE FRONTAGE TYPES?

The Purpose of the Frontage Types is to provide a series of options for how the chosen Building Type will address the street and how that relationship defined character. For example, the shopfront and cafe Frontage Types would be more appropriate for primary and secondary retail uses; and accordingly, the common yard and porch would be more appropriate for residential uses. So depending upon the intended use of the Building Type, the various Frontage Types may define a variety of different characters which will form the public space of the Form-Based District. Each Building Type must have at least one (1) Frontage Type and may be associated with more than one (1) Frontage Type. In that case, the Building Type must meet the requirements for each Frontage Type.

HOW DO I READ THE FRONTAGE TYPES?

In the diagrams shown in *Section 4.2: Frontage Types*, it is important to note a few points about how to read each Frontage Type:

Each Frontage Type is structured with a general description of requirements followed by a specific set of dimensional requirements for adherence. In order to be in compliance, the Frontage Type must meet the general description requirements and the dimensional requirements.

Each Frontage Type also includes two (2) diagrams (one cross-section diagram and one plan diagram) and three (3) example photographs of the Frontage Type.

In both of the diagrams, it is important to note these drawing conventions:

- The Property Line (which coincides with the public right-of-way line) is noted by a dark black dash-dot-dot line in all cases.
- The Build-to-Line is noted by a dark black dashed line in all cases.
- The sidewalk / pedestrian path is noted by a light brown color tone.
- The building is noted by a dark grey color tone.
- The ground is noted by a light green color tone.
- The vegetation is noted by a dark green color tone.

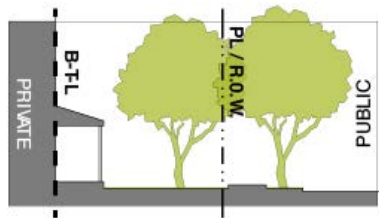
The example photographs shown for each Frontage Type are advisory only.

4.2.1 COMMON YARD

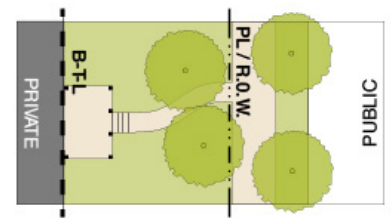
A Frontage Type wherein the Building Facade is set back substantially from the front Property Line. The Common Yard can be defined or undefined but typically, remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. Common Yards may include entry canopies or vestibules; and may be in combination with other Frontage Types. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard or sloped from the back of the sidewalk. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way.

Dimensional Requirements:

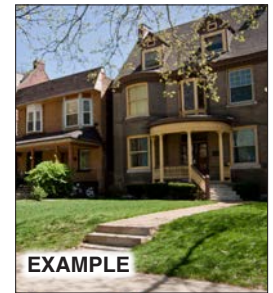
1. Lots higher than four (4') feet above the sidewalk should be sloped, terraced, or stepped back from the sidewalk.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B

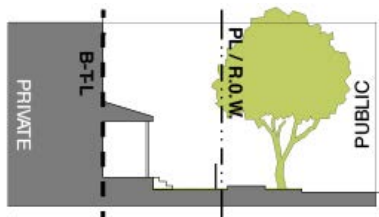


4.2.2 PORCH

A Frontage Type typically associated with Detached Single Family Dwellings but sometimes used with other Building Types depending on the context. Porches must be open, non air-conditioned parts of the buildings with no screens. The porch Maybe one (1) story only and the length of the porch may vary. Porches must be raised to transition into the building and be of a similar height of the interior floor level. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way.

Dimensional Requirements:

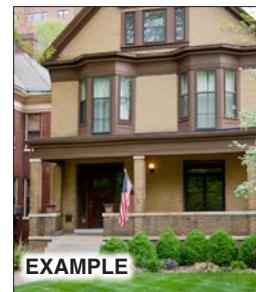
1. Maximum height of Porch is ten (10') feet.
2. Minimum length of twenty five (25%) percent to maximum length of one hundred (100%) of the Building Facade.
3. Minimum clear depth of six (6') feet and maximum clear depth of twelve (12') feet on Primary Streets.
4. Minimum clear depth of six (6') feet and maximum clear depth of ten (10') feet on Side Streets.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B

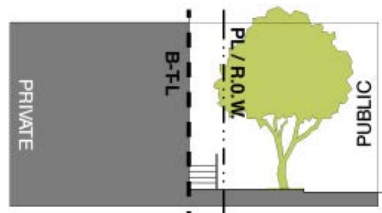


4.2.3 STOOP

A Frontage Type wherein the Building Facade is close to the front Property Line and the ground story is elevated from the sidewalk, securing privacy for the windows and front rooms; A Stoop is usually an exterior stair and landing which engages the sidewalk forward of the Build-to-Line. The Stoop should be elevated and the stairs from the Stoop may lead directly to the sidewalk or may be side loaded. A roof may also cover the Stoop. Stoops may be at grade or raised to transition into the building. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way.

Dimensional Requirements:

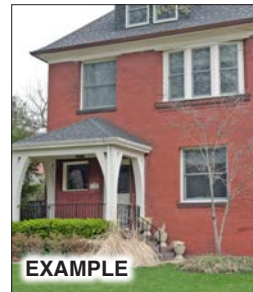
1. Primary Street and Side Street B-T-L on all Building Types with a zero (0') foot front setback may have an additional five (5') feet to ten (10') feet setback and must correspond to the depth of the stoop, such that the face of the stoop is at the zero (0') foot mark.
2. May not be utilized within thirty feet (30') from a street corner; thus the B-T-L must remain as per the BES.
3. Minimum depth of five (5') feet.
4. Minimum length of five (5') feet.
5. May not be elevated more than three (3') feet above sidewalk.
6. Fences or Walls defining the Stoop must not exceed thirty (30") inches from the highest adjacent grade.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B

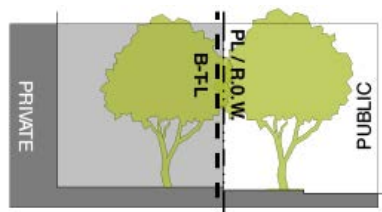


4.2.4 FORECOURT

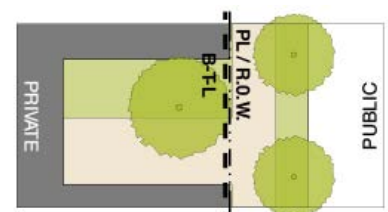
A Frontage Type wherein the Building Facade is at or near the Build-to-Line and a small percentage of it is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial areas, and in some cases for vehicular drop-off. A Forecourt is not covered and should be designed with a balance of paving and landscaping. This Frontage Type does not encroach the Built-to-Line or the Property Line into Public Rights-of-Way.

Dimensional Requirements:

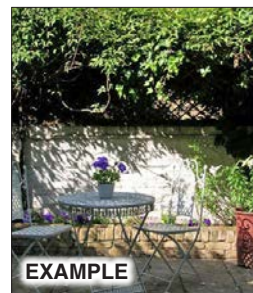
1. Minimum dimensions of ten (10') feet wide by ten (10') feet deep.
2. Maximum dimensions of fifteen (15') feet wide by thirty (30') feet deep.
3. May be no greater than fifty (50%) percent of the lot width on a Primary or Side Street.
4. Those between ten (10') feet deep and fifteen (15') in deep shall be substantially paved, and enhanced with Landscaping.
5. Those between fifteen (15') and thirty (30') in depth shall be designed with a balance of paving and Landscaping.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B



4.2.5 AWNINGS & CANOPIES

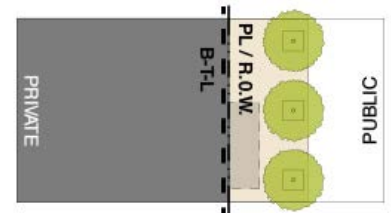
A Frontage Type wherein the Building Facade of a commercial or retail building is at or near the Build-to-Line and the canopy or awning element may overlap the sidewalk, occurring at the ground floor level only. The canopy is a structural, cantilevered, shed roof and the awning is canvas or similar material and is often retractable. The coverings should extend far enough from the building to provide adequate protection for pedestrians. Awnings may only cover openings so as to not cover the entire facade. This Frontage Type is appropriate for retail and commercial uses only because of the lack of a raised ground story. This Frontage Type may encroach the Build-to-Line and the Property Line into Public Rights-of-Way. Awnings and Canopies on Building Types setback from Public Rights-of-Way are not regulated.

Dimensional Requirements:

1. Must be located a minimum of eight (8') feet above the adjacent sidewalk when encroaching a Public Right-of-Way.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B



EXAMPLE



EXAMPLE



EXAMPLE

4.2.6 BALCONIES

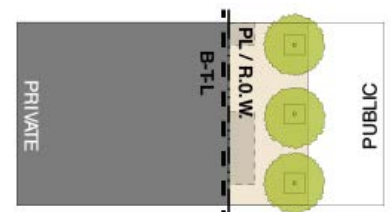
A Frontage Type which occurs forward of the Build-to-Line and encroaches Public Rights-of-Way, but shall not extend past the curb line. Balconies may have roofs, but must be open, non air-conditioned parts of the Buildings; and may only be located on the second story or higher. Balconies may be occupied with a porch or exterior patio space, limited by the dimensional requirements. On corners, balconies may wrap around the side of the Building Facade facing the Side Streets. This Frontage Type may encroach the Build-to-Line and the Property Line into public rights-of-way. Balconies on Building Types setback from Public Rights-of-Way are not regulated.

Dimensional Requirements:

1. Must have a maximum depth of six (6') feet.
2. Must have a minimum clear height of ten (10') feet above adjacent sidewalk or other balconies.
3. Must have a maximum coverage of twenty five (25%) percent to seventy five (75%) of the Building Facade.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B



EXAMPLE



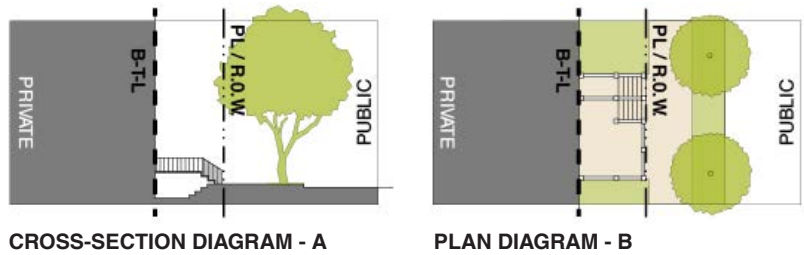
EXAMPLE



EXAMPLE

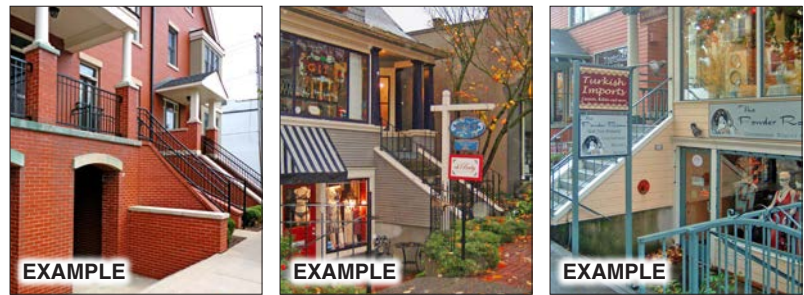
4.2.7 TERRACE & LIGHTCOURT

A Frontage Type wherein a portion of the Building Façade is set back from the Property Line by an elevated terrace or sunken lightcourt. This Frontage Type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes as the eye of the sitter is level with that of the standing passerby. Sub-basements may be accessed by a lightcourt. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way. Terrace & Lightcourts on Building Types setback from Public Rights-of-Way are not regulated.



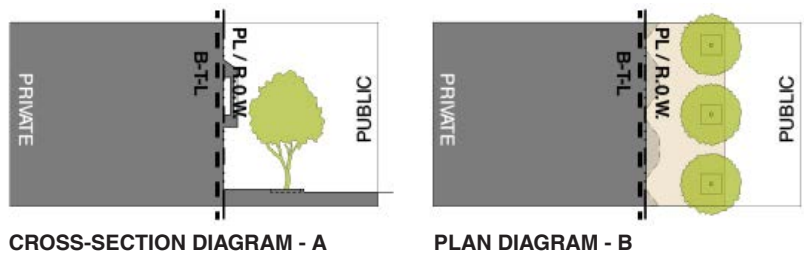
Dimensional Requirements:

1. Primary Street and Side Street B-T-L on all Building Types with a zero (0') foot front setback may have an additional ten (10') feet to fifteen (15') feet setback and must correspond to the depth of the terrace & lightcourt, such that the face of the terrace & lightcourt is at the zero (0') foot mark.
2. May not be utilized within thirty feet (30') from a street corner; thus the B-T-L must remain as per the BES.
3. Lightcourts may be no more than six (6') feet below the adjacent sidewalk.



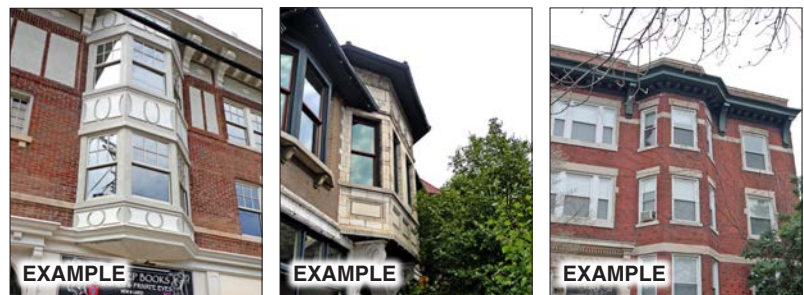
4.2.8 BAY WINDOWS

A Frontage Type wherein windows are permitted to protrude forward of the Build-to-Line and Property Line into Public Rights-of-Way. Bay Windows on the ground floor may encroach the Property Line into Public Rights-of-Way if approved; and Bay Windows projecting from the second floor or higher may encroach within Public Rights-of-Way by right. Bay windows shall have fenestration on both front and side surfaces. This Frontage Type may encroach the Build-to-Line and the Property Line into Public Rights-of-Way. Bay Windows on Building Types setback from Public Rights-of-Way are not regulated.



Dimensional Requirements:

1. Must have a minimum clear height of ten (10') feet above adjacent sidewalk.
2. Maximum depth of six (6') feet.
3. Maximum length of eight (8') feet.

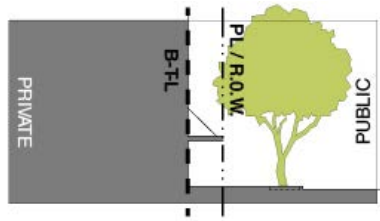


4.2.9 SHOPFRONT

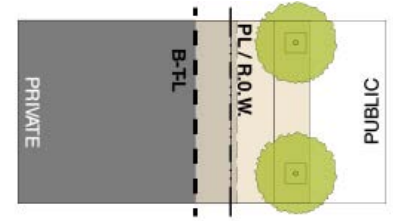
A Frontage Type wherein a Storefront facade is at or close to the edge of the Build-to-Line with an entrance at sidewalk grade. An overhang, canopy, shading element or awning that encroaches over the sidewalk is required. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way. Shopfronts on Building Types setback from Public Rights-of-Way are not regulated.

Dimensional Requirements:

1. Primary Street and Side Street B-T-L on all Building Types with a zero (0') foot front setback may have an additional five (5') feet to ten (10') feet setback and must correspond to the depth of the shopfront, such that the face of the overhang on the shopfront is at the zero (0') foot mark.
2. May not be utilized within thirty feet (30') from a street corner; thus the B-T-L must remain as per the BES.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B

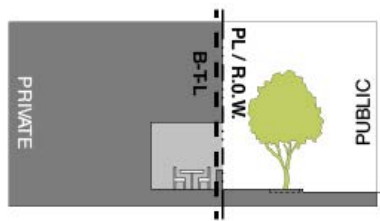


4.2.10 CAFE

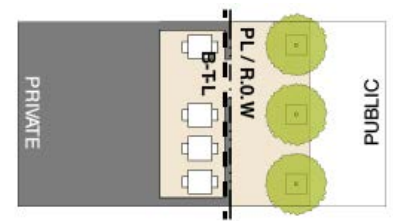
A Frontage Type wherein a storefront accommodates outdoor seating for restaurants and cafes. It may be setback from the edge of the pedestrian realm and may include roll up doors and bi-fold doors. Café frontage may be covered or open to the air. This Frontage Type may not encroach the Build-to-Line; nor the Property Line into Public Rights-of-Way. Cafes on Building Types setback from Public Rights-of-Way are not regulated.

Dimensional Requirements:

1. Maximum depth of fifteen (15') feet from the Build-to-Line.
2. Fences and walls are permitted up to a height of thirty six (36") inches from the adjacent sidewalk.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B



4.0 BUILDING DEVELOPMENT STANDARDS



4.3 ARCHITECTURAL STANDARDS

WHAT IS THE PURPOSE OF THE ARCHITECTURAL STANDARDS?

The purpose of the Architectural Standards is to establish a series of specific architectural criteria which are necessary to uphold an expected level of quality and design in construction while ensuring a coherent character for the Sustainable Development Form-Based District area.

The Architectural Standards intend to:

- Foster typical construction types and proven techniques.
- Foster an aesthetic of regionally applicable and contextually appropriate building materials.
- Foster an aesthetic that is traditional, modern, or contemporary in a broad sense.

4.3.1 BUILDING FACADES

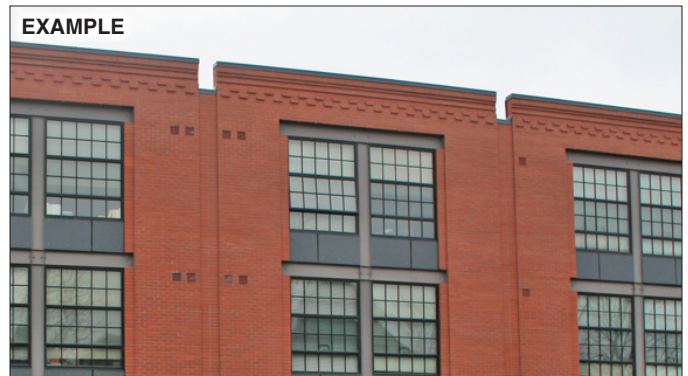
A. STATEMENT OF INTENT:

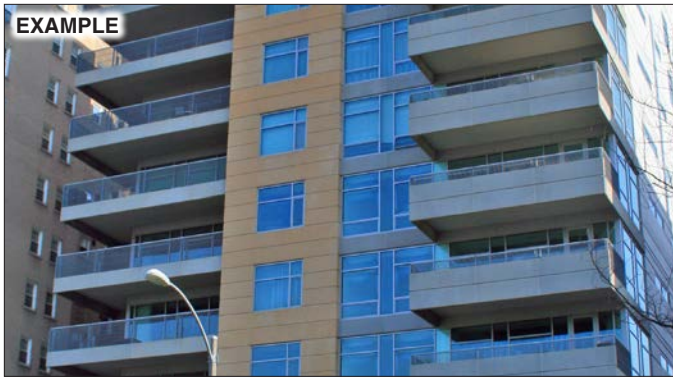
Building facade(s) should express the construction techniques and structural details of traditional, long-lasting, building materials; and favor simple configurations and solid craftsmanship over complexity and ostentation in building form and the articulation of details. These standards do not encourage “fakery” of historic character or the use of “faux” architectural elements; and are intended to encourage a mixture of traditional, modern, and contemporary styles and details in the support of a mixed blend of architectural richness which is respectful of the historic context.

Primary Building Facades should reflect and complement the existing context, materiality, and historic building techniques of the area, while allowing for new modern and contemporary construction methods. Primary Building Facades include those facades facing Primary Streets and Side Streets, or any rear facade immediately adjacent to a Primary Street or Side Street (such as an alley entrance on a Side Street, etc).

Secondary Building Facades should reflect a level of detail clearly compatible with Primary Building Facades, particularly when visible from streets, adjacent parking, or adjacent residences. Secondary Building Facade(s) include those facades which are along Side Setbacks or Rear Setbacks in typical infill lots throughout the area.

The statement above and the illustrations on this page are advisory only.



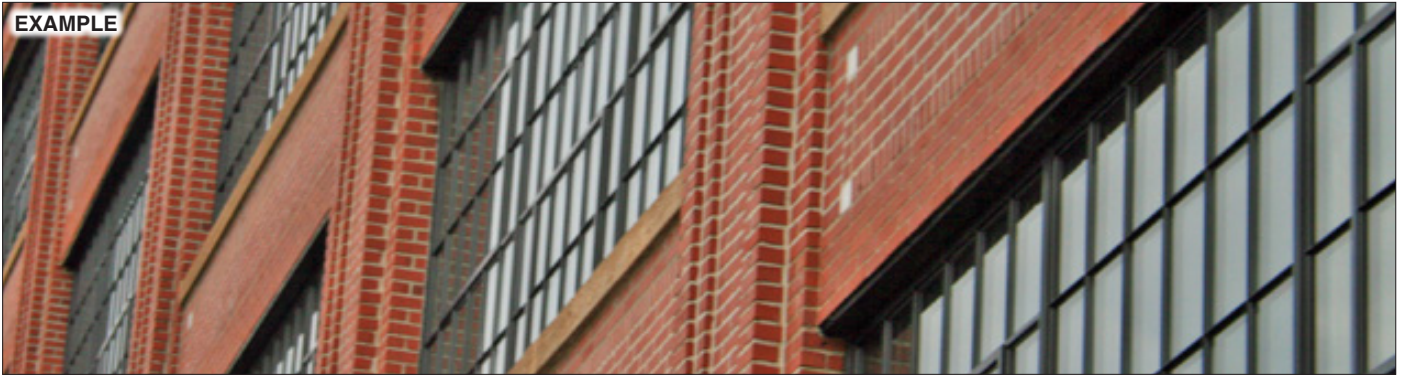


B. STANDARDS FOR BUILDING FACADES:

1. Plane Breaks on Building Facades

Each Building Type is required to have a specific set of Plane Breaks required on the Primary and Secondary Building Facades which have the intent of visually breaking the facades of buildings to a smaller scale more appropriate for the neighborhood. These Plane Breaks are as follows:

- a. A Detached Single Family Dwelling; and Duplex, Triplex, and Fourplex:
 - i. Primary Building Facades: Any lot with a Lot Width greater than fifty (50') feet must have a minimum of one (1) vertical Plane Break in the Primary Building Facade associated with that lot line, and additional vertical Plane Breaks as necessary to never have a continuous flat length of building greater than fifty (50') feet long. Horizontal Plane Breaks are NOT required.
 - ii. Secondary Building Facades: Any facade on a Side Setback must have a minimum of one (1) vertical Plane Break located at a distance greater than twenty-five (25%) percent of the distance from the Front Facade of the building to the Rear Facade of the building, which should be coordinated with a change from Primary Material to Secondary Material; Horizontal Plane Breaks are NOT required.
- b. Rear Garage and Carriage House: Vertical and Horizontal Plane Breaks are NOT required on any facade of these Building Types.
- c. Rowhouses and Courtyard Rowhouse(s): Vertical and Horizontal Plane Breaks are NOT required on any facade of these Building Types; however, clear vertical, visual articulation between each unit shall be present in the form of a change in material, finish materials, or facade articulation.
- d. Podium Building:
 - i. Primary Building Facades: Any lot with a Lot Width greater than fifty (50') feet must have a minimum of one (1) vertical Plane Break in the Primary Building Facade associated with that lot line, and additional vertical Plane Breaks as necessary to never have a continuous flat length of building greater than fifty (50') feet long. A single (1) horizontal Plane Break is required at the joint of the podium and tower, per the setback requirements of the applicable Building Envelope Standards, or at a height greater than the Building Height Minimum allowed in the Building Envelope Standards.
 - ii. Secondary Building Facades: Are NOT required to have a vertical or horizontal Plane Break.

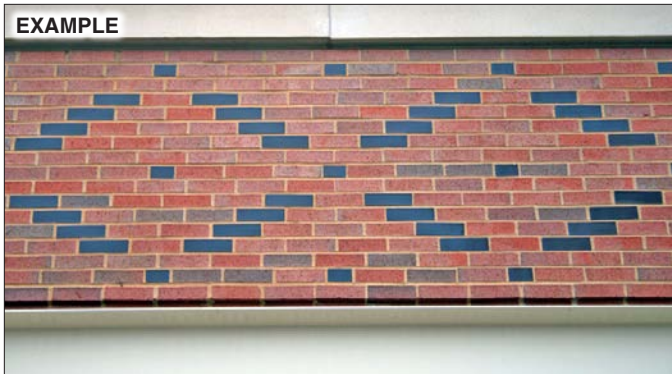


- e. All other Building Types:
 - i. Primary Building Facades: Any lot with a Lot Width greater than fifty (50') feet must have a minimum of one (1) vertical Plane Break in the Primary Building Facade associated with that lot line, and additional vertical Plane Breaks as necessary to never have a continuous flat length of building greater than fifty (50') feet long. *For instance, a Commercial Block Building with a Lot Width of one hundred fifty-five (155') would require a total of three (3) vertical Plane Breaks along that lot line. A single (1) horizontal Plane Break will be required per the upper story setback requirements of the Building Envelope Standards if applicable.*
 - ii. Secondary Building Facades: Are NOT required to have a vertical or horizontal Plane Break.

2. Materials on Building Facades

Each Building Type permits a variety of Primary Materials, Secondary Materials, and Accent Materials for use on the Primary and Secondary Building Facades which are regulated as stated below:

- a. Primary Material(s) - Seventy-five (75%) percent of the Primary Building Facade(s) or greater:
 - i. Each Building Type is allowed a particular set of Primary Materials.
 - ii. Shown per Building Type in *Section 4.0: Building Development Standards*.
- b. Secondary Material(s) - NO greater than twenty (20%)percent of the Primary Building Facade(s):
 - i. Concrete (reinforced, poured in place)
 - ii. Curtain Wall Systems (metal)
 - iii. Hardie-Plank Siding (or equivalent)
 - iv. Stone Block (native or synthetic equivalent)
 - v. Stucco (cementitious finish)
 - vi. Wood Siding
- c. Accent Material(s) - NO greater than 5% of the Primary Building Facades:
 - i. Brick and Tile Masonry (for trim and cornice elements only)
 - ii. Gypsum Reinforced Fiber Concrete (for trim and cornice elements only)
 - iii. Metal (all types; for beams, lintels, trim elements and ornamentation only)
 - iv. Split Faced Block (concrete; for piers, foundation walls & chimneys only)



- d. New Material(s) - Any new materials NOT noted per Building Type in *Section 4.0: Building Development Standards* which are used as the Primary Material, Secondary Material, or Accent Material (as noted above) are NOT allowed by right and are subject to the variance process as described in *Section 1.0: General Provisions*.
- e. Other Material(s) - Any materials NOT noted per Building Type in *Section 4.0: Building Development Standards* which are used as the Primary Material, Secondary Material, or Accent Material (as noted above) are NOT allowed by right and are subject to the variance process as described in *Section 1.0: General Provisions*.
- f. Secondary Building Facade(s): Should use Primary Materials, Secondary Materials, and Accent Materials compatible with the Primary Building Facades. The conversion from Primary to Secondary Materials shall occur in accordance with the Plane Break requirements for that Building Type.

3. Configurations and Techniques on Building Facades

Simple configurations and solid craftsmanship are favored over complexity and ostentation in Primary and Secondary Building Facade articulation. The following are required for Building Facades on each Building Type:

- a. The horizontal dimension of any Wall Opening in a Primary Building Facade shall NOT exceed the vertical dimension.
- b. Any Wall Opening in a Primary Building Facade may NOT span vertically more than one (1) story.
- c. Any Wall Opening in a Primary Building Facade must correspond to interior space and may NOT span across Building Structure, including any structural or mechanical systems thickness.
- d. Any Material used on a Primary Building Facade shall be consistent horizontally, for example the joints between different materials must be horizontal and continue around corners; except for chimneys and piers.
- e. Any Material changes on a Primary Building Facade must be made within a constructional logic, as where an addition of one material is built onto the original building of a second material.



- f. Any Material(s) used on a Primary Building Facades must be kept to a modest number, preferably two (2) types; but NOT more than four (4) types.
- g. Any combination of materials used on a Primary Building Facades must be combined in a manner such that lighter materials are applied above heavier materials; for example, wood siding above brick masonry, or stucco above native stone; all dependent, however, upon the chosen style of the Building.
- h. Any Primary Building Facades in which a complexity of Wall Openings occur (such as a complicated pattern of doors or windows), simple wall surfaces and configurations of Primary Materials are preferred (e.g. brick); accordingly, any Primary Building Facades which is simple in nature having few Wall Openings, should have additional wall texture and articulation applied (e.g. bricks or blocks, rusticated stucco, or ornamental reliefs).
- i. Any Secondary Building Facades: Should have a level of trim and finish compatible with the Primary Building Facades.
- j. Any Secondary Building Facades: The conversion from Primary to Secondary Materials shall occur in accordance with the Plane Break requirements for that Building Type.
- k. Blank Walls on any Primary Building Facades: Are not permitted.
- l. Blank Walls on any Secondary Building Facades: Areas without windows or doors are only allowed on Side Setbacks and Rear Setbacks and should complement the Primary Building Facades providing some level of relief in the wall, rather than a purely flat, single material facade.



4. Exterior Elements on Building Facades

The following encroachments are regulated on the Primary and Secondary Building Facades, in addition to the Frontage Type requirements for the Building Type, and must occur within the encroachment area for the applicable Building Envelope Standard:

a. Overhangs, Canopies, and Awnings:

- i. Retractable canvas awnings mounted within window openings are allowed on any building facade.
- ii. Awnings can be placed over side or carriage entrances as well as front entrances and windows on any building facade.
- iii. Canopies can be placed over side entrances as well as front entrances and windows on any building facade.
- iv. Canvas covered metal frame canopies can be placed over side entrances as well as front entrances and windows on any building facade.
- v. Minimum and maximum dimensions shall all be in accordance with the requirements of the Awnings & Canopies Frontage Type.

b. Porches, Verandas, and Balconies:

- i. Porches, Verandas, and Balconies are considered to be character-defining features on any building facade, and careful attention should be paid to their detailing.
- ii. Although NOT required to be historic in design, their components including columns, pilasters, hand rails, balusters, pediments, cornices, and steps
- iii. Minimum and maximum dimensions shall all be in accordance with the requirements of the Porch Frontage Type (for Porches and Verandas), and the Balconies Frontage Type (for Balconies).

c. Entry Vestibules:

- i. Entry vestibules shall NOT be enclosed by screens or other materials such that an enclosed space or barrier to pedestrian movement is created; and shall never exceed the requirements of the encroachment area for the applicable Building Envelope Standard.
- ii. Entry vestibules may never exceed the dimension of the sidewalk; or extend over the curb line into the street.

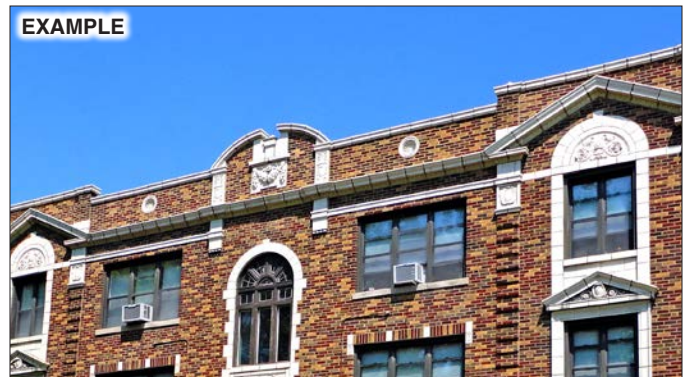
4.3.2 ROOFS AND PARAPETS

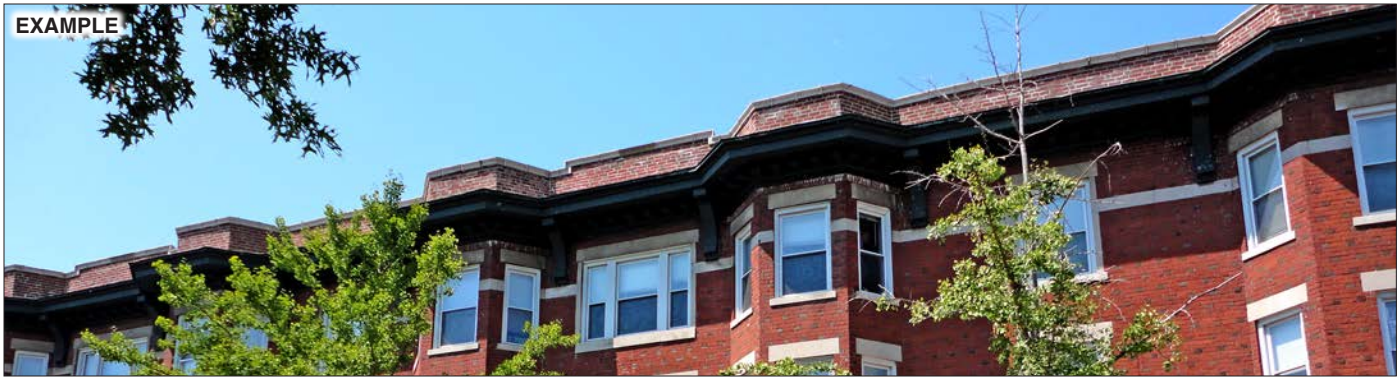
A. STATEMENT OF INTENT:

Roofs and Parapets should demonstrate a common-sense recognition of the climate by utilizing appropriate pitch, drainage, and materials in order to provide visual coherence to the area. Roof forms should complement the building's mass, style, detailing, and materials in order to provide a visual coherence to the area.

Flat roofs are typically used on buildings containing a variety of uses (including primary retail uses, secondary retail uses, and residential uses) where they provide a strong, attractively detailed cornice and/or parapet. Double-pitched roofs (such as gable, hip, pyramid), dormer windows, and chimneys are typically be used on buildings containing residential uses, or civic / institutional uses.

The statement above and the illustrations on this page are advisory only.





B. STANDARDS FOR ROOFS AND PARAPETS:

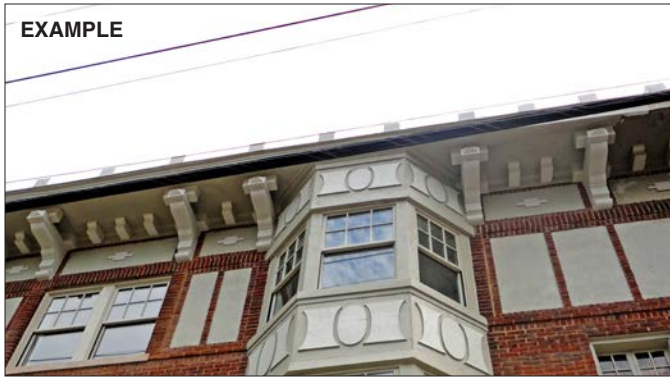
1. Materials:

The following materials are allowed on roofs:

- a. Asphalt (with reflective finishes; May be used on roofs behind parapet walls only)
- b. Asphalt Shingles (Dimensional; are allowed on all roofs)
- c. Cedar Shingles (May be used on all roofs)
- d. Clay or concrete (including faux clay; may be used on all roofs)
- e. Green Roofs (intensive or extensive; may be used on all flat roofs)
- f. Slate (or equivalent synthetic; may be used on all roofs)
- g. Metal (standing seam, equivalent or better; may be used on all roofs)

2. Configurations and Techniques:

- a. Pitched Roofs (exclusive of roofs behind a Parapet):
 - i. Simple hip and gable roofs shall be symmetrically pitched between a minimum of 1:12 and maximum of 4:12.
 - ii. Shed roofs, attached to a Main Building, shall be pitched between a minimum of 3:12 and maximum of 8:12.
 - iii. In NO situation shall a pitched roof exceed fifteen (15') feet from the bottom of the eaves to the top of the pitch. See "Max From B.O. Eave to T.O. Parapet or Roof" for the applicable Building Envelope Standard.
- b. Mansard Roofs:
 - i. Mansard Roofs should occur in tandem with dormer windows and other architectural features on any building that is three (3) stories or taller.
 - ii. "Commercial" Mansard Roofs which have wraparound roofing panels that do not enclose a habitable floor may NOT be used on any Building Type.
 - iii. In NO situation shall a mansard roof exceed fifteen (15') feet from the bottom of the eaves / fascia to the top of the pitch. See "Max From B.O. Eave to T.O. Parapet or Roof" for the applicable Building Envelope Standard.



c. Overhangs:

- i. Eaves on Main Buildings must overhang between a minimum of eighteen (18") inches and maximum of thirty (30") inches on Primary Building Facade for the first four (4) stories. For each additional story; six (6") shall be added to the minimum and twelve (12") shall be added to the maximum, up to a maximum projection of five (5') feet.
- ii. Eaves on Ancillary Buildings, dormers, and other smaller structures must overhang a minimum of eight (8") inches.
- iii. Exposed purlins or rafters involved in an overhang must be visible on the overhang a minimum of twenty four (24") inches.
- iv. Timber eaves and balcony brackets must be a minimum of four (4") inches by four (4") inches in dimension.
- v. Open eaves, soffits and fascia are allowed.

d. Parapet Roofs and Walls:

- i. Parapet Walls shall be made of Primary Materials allowed for that Building Type.
- ii. Parapet Walls shall have a maximum height of thirty (30") inches (measured from the flat surface of the parapet roof).
- iii. Parapet Walls should have a distinct shape or profile, e.g. a gable, arc, or raised center varied dependent upon the style and character of the building.
- iv. Flat roofs behind parapets are typically used on buildings containing primary retail, secondary retail (or a mix of uses), but may be used on building with residential uses; and must NOT be visible from any adjacent public space, street space, or parking garage or lot.

e. Other Features:

- i. Cornices: Buildings without visible roof surfaces and overhanging eaves may satisfy the overhang requirement with a cornice projecting horizontally between six (6") inches and twelve (12") inches beyond the Primary Building Facade for buildings up to four (4) stories. For heights greater than four (4) stories; the projection shall be between twelve (12") and eighteen (18") inches.
- ii. Skylights and Roof Vents are allowed only on the roof plane when shielded from view by the building's parapet wall; and must NOT be visible from public space, street space, or parking garage or lot.

4.3.3 WINDOWS AND DOORS

A. STATEMENT OF INTENT:

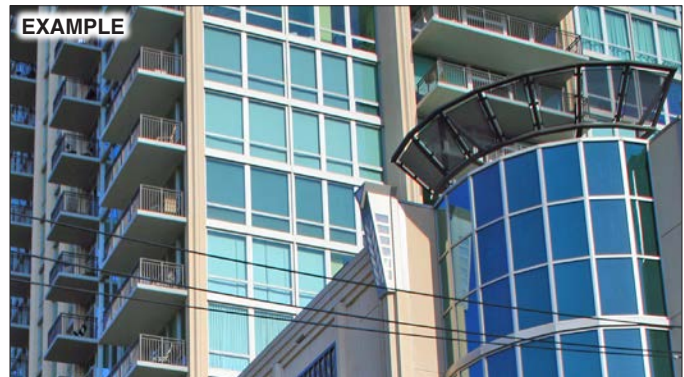
The placement, type, and size of windows and doors throughout the area help to establish the scale and intimacy of the street space.

For mixed-use areas (with Primary Uses and Secondary Retail Uses), windows and doors allow an interplay between the shop interiors and the street space; creating a vital visual link between the public realm and the activity of the private businesses.

For areas with more Residential Uses, windows and doors foster the “eyes on the street” surveillance inherent in time-tested, defensive urban design strategies which provide for security and safety for the area.

All Building Types are subject to the requirements for windows and doors in this section.

The statement above and the illustrations on this page are advisory only.



B. STANDARDS FOR WINDOWS AND DOORS

1. Requirement for Fenestration

All Building Types are required to have fenestration (including both doors and windows) on Primary and Secondary Building Facades, in accordance with this section.

2. Materials:

- a. Windows Frames: On Building Types with residential uses must be of an anodized aluminum, wood, fiberglass composite, vinyl, or steel; and must be finished; on Building Types with all other uses may also have clear finish aluminum or metal storefront.
- b. Typical Window Glass: Must be clear, with light transmission at the ground story at least ninety percent (90%) and for the upper stories seventy five percent (75%); modification can be added as necessary to meet any applicable / new building and energy code requirements for the City of St. Louis.
- c. Specialty Window Glass: Maximum of one (1) per facade; may utilize stained, opalescent, or glass block.
- d. Window screens: Must be black or gray.
- e. Window Screen Frames: Must match Window Frame material or be dark anodized.
- f. Doors shall be of wood, clad wood, or steel and may include opaque or transparent glass panels. Doors may be painted.

3. Configurations and Techniques:

- a. The following requirements apply to any windows on Primary or Secondary Building Facades on any Building Type:
 - i. The horizontal dimension of the opening shall NOT exceed the vertical dimension.
 - ii. Windows may be grouped horizontally, maximum of five (5) per group, and each grouping must be separated by a mullion, column, pier, or wall section at least eight (8") inches wide.
 - iii. Windows shall be NO closer than thirty (30") inches to building corners, excluding bay windows which are NOT restricted; and corner windows which wrap from the Primary Building Facade to the Secondary Building Facade (or another Primary Building Facade).
 - iv. Security Bars or Security Screens are NOT allowed on windows above the basement level.
- b. The following requirements apply to any upper-story windows on Primary or Secondary Building Facades on any Building Type:
 - i. Windows shall be double-hung, single-hung, awning, or casement type for any Building Type.
 - ii. Fixed windows are permitted only as a component of a system including operable windows within a single (1) wall opening on any Building Type.
 - iii. Building Types with Residential Uses and Office Uses on upper floors are required to have single (1) panes of glass NO larger than sixty (60") inches vertical by thirty-six (36") inches horizontal on Primary Building Facades and Secondary Building Facades.
 - iv. A minimum of twenty percent (20%) of the Primary Building Facades shall have transparent window openings on all Building Types. No requirements for Secondary Building Facades.



- c. The following requirements apply to all windows on the ground floor of buildings with Primary Retail and Secondary Retail Uses in any Building Type:
- On all Primary Building Facades, a maximum size for a single (1) panes of glass is eight (8') feet vertical by four (4") feet horizontal. Should Secondary Building Facades contain panes of glass, this requirements shall also apply.
 - On all Primary Building Facades, a minimum of sixty percent (60%) of the window pane surface area shall allow views into the ground floor of the building for a depth of at least fifteen (15") feet into the interior of the space. Secondary Building Facades are NOT required to meet this standard.
- d. The following requirements apply to doors on Primary and Secondary Building Facades of any Building Type:
- Door-height entry ways, those that span more than one (1) story, are not allowed.
 - Doors may be solid or opaque, as pertinent to the use of the building.
 - Doors may be made of a variety of materials. See 4.3.3.B.2: Materials.
 - Doors shall not be recessed more than three (3') feet behind the shopfront windows.
 - Security Bars or Security Screens are not allowed on doors above the basement level.
- e. The following requirements apply to exterior shutters on Primary and Secondary Building Facades of any Building Type:
- Exterior shutters may only be used in combination with a window or door.
 - Exterior shutters, if applied, on any Building Type shall be sized and mounted appropriately for the window (such that the hinges are mounted to the window frame; and the shutter is NOT fixed to the exterior wall or building facade); and should be one half (1/2) the width of the window, even if inoperable.
 - Fixed exterior shutters are NOT allowed on any window or door.

4.3.4 STREET WALLS

A. STATEMENT OF INTENT:

Street Walls establish a defined edge to the street space where Building Facades do not exist, or where it is desirable to conceal elements such as surface parking lots or private exterior spaces. These requirements will also define outdoor spaces and separate the street space from the private realm along Primary Streets and Side Streets. Street Walls also include retaining walls and fences on lot lines along Primary and Side Streets.

All Street Walls can contribute to the visual vitality of the neighborhood and shall be as carefully designed as the Primary Building Facade with the finished side out (i.e. the “better” side facing the street space).

The statement above and the illustrations on this page are advisory only.

B. REQUIREMENTS FOR STREET WALLS

Street Walls are required for the following Building Types when necessary to conceal surface parking, service areas, equipment, or private outdoor spaces from view from the street:

1. Rowhouse and Courtyard Rowhouse
2. Stacked Flats
3. Courtyard Building
4. High Rise Residential Building
5. Podium Building
6. Commercial Block Building
7. Flex Building
8. Live | Work Units
9. Liner Building



C. STANDARDS FOR STREET WALLS:

1. Height:

The following height requirements are applicable to Street Walls per the appropriate Building Envelope Standards within which the Building Type is located. In general, areas including Residential Uses require lower walls and areas including mixed-uses (such as Primary or Secondary Retail; and Office) require higher walls. The height of the Street Wall must be measured from the adjacent sidewalk, or when not adjacent to a sidewalk, from the ground elevation once construction is complete.

a. Minimum of four (4') and Maximum of six (6') feet:

- i. Neighborhood General Type 1 (NG1)
- ii. Neighborhood General Type 2 (NG2)

b. Minimum of six (6') and Maximum of eighteen (18') feet:

- i. Neighborhood General Type 3 (NG3)
- ii. Neighborhood Center Type 1 (NC1)
- iii. Neighborhood Center Type 2 (NC2)
- iv. Neighborhood Core (NC)
- v. Boulevard Type 1 (B1)
- vi. Boulevard Type 2 (B2)

2. Setback:

a. All Street Walls are recommended to be at zero lot line, if possible and in accordance with the Building Envelope Standards; but are allowed to be setback not more than eight (8") inches from the Build-to-Line or adjacent building facade; and should in NO case be in front of the Build-to-Line in public rights-of-way.

3. Materials:

The following Materials are allowed, and should be compatible with the Primary Materials on the Primary Building Facades:

- a. Brick and Tile Masonry (units)
- b. Combination of materials (e.g. stone piers with brick infill panels)
- c. Concrete (reinforced, poured in place) with stucco (cementitious finish); must have brick or stone coping
- d. Metal (wrought iron, copper, welded steel and/or aluminum)
- e. Other Materials - By variance only; See Section 1.0: General Provisions.
- f. Stone block (native or synthetic equivalent)

4. Configurations and Techniques:

- a. Street Walls must have a thickness between two (2") inches and sixteen (16") inches.
- b. Street Walls along any unbuilt length of the Build-to-Line shall be built to the Height specified above required for the applicable Building Envelope Standards.
- c. Copings may project between two (2") inches and four (4") inches from the face of the street wall.
- d. Fences operating as Street Walls may have a maximum opacity of fifty (50%) percent.

5. Entrances:

- a. A pedestrian entry gate is allowed within the length of any Street Wall required by this District; and may be up to a maximum of six (6') foot opening. The materiality of the pedestrian gate must be complimentary with the materiality of the Street Wall.

4.3.5 LIGHTING

A. STATEMENT OF INTENT

Sidewalks are the primary means of transportation for the residents and visitors of the area. The Sidewalks are illuminated by a variety of lighting elements, often indirectly, and can be at the mercy of available spill light from the adjacent buildings, storefronts, and landscaping.

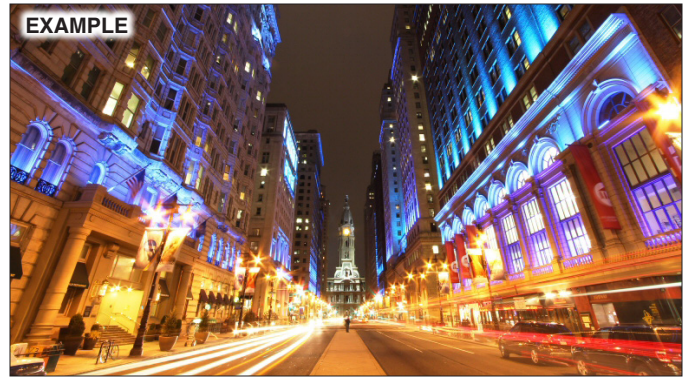
Lighting chosen for the building facades and site should be durable and weather resistant. Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution.

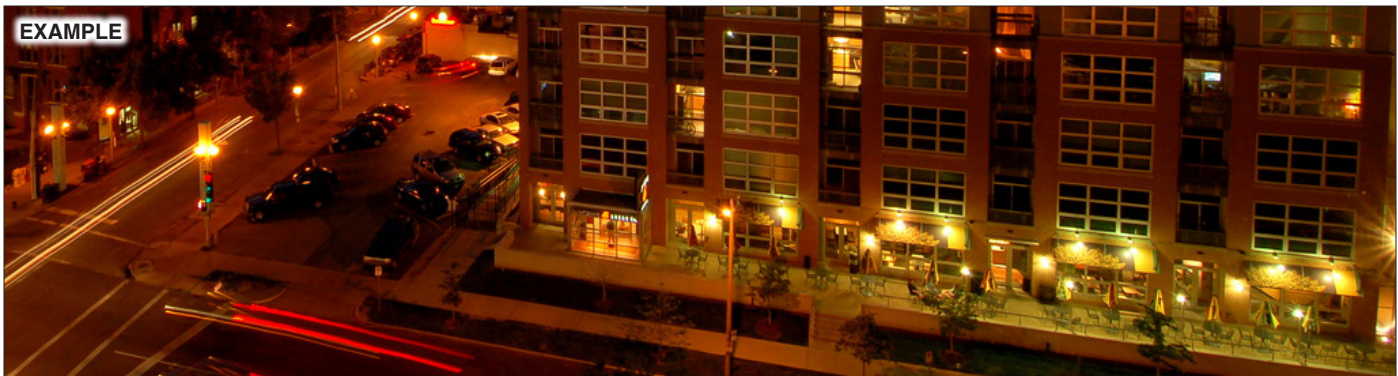
The statement above and the illustrations on this page are advisory only.

B. REQUIREMENTS FOR LIGHTING

Lighting to illuminate the exterior of buildings adjacent to the pedestrian realm is required for the following Building Types:

1. Duplex, Triplex, and Fourplex
2. Rowhouse and Courtyard Rowhouse
3. Stacked Flats
4. Courtyard Building
5. High Rise Residential Building
6. Podium Building
7. Commercial Block Building
8. Flex Building
9. Live | Work Units
10. Liner Building
11. Institutional | Civic Building





C. STANDARDS FOR LIGHTING

1. Placement Requirements:

- a. On the Primary Building Facades, lights must be mounted between a minimum of six (6') feet and maximum of fourteen (14') feet above the adjacent grade. Secondary Building Facades have NO requirements.
- b. On the Primary Building Facades, lights must be mounted within six (6') feet of and illuminate building entrances, and must NOT cause glare into the street. Secondary Building Facades have NO requirements.
- c. On any Primary Building Facades immediately adjacent to alleys, lighting fixtures must be located within six (6') feet of the alley right-of-way. This fixture must illuminate the alley, must be located between twelve (12') feet and sixteen (16') feet in height, and must NOT cause glare in adjacent lots. Secondary Building Facades have no requirements.

2. Candela and Uniformity Requirements:

- a. Building Types with only Residential Uses on ground and upper floors must have a minimum candela of 0.5 (1/2) foot candles and a uniformity of ten to one (10:1) at a distance of six (6') feet from the Primary Building Facades. Secondary Building Facades have no requirements.
- b. Building Types with other uses or a mix of uses must have a minimum candela of one (1) foot candle and a uniformity of six to one (6:1) at a distance of six (6') feet from the Primary Building Facade. Secondary Building Facades have no requirements.

3. Other Requirements (for Primary and Secondary Building Facades):

- a. Lighting elements shall be specified to prohibit those that cast a clearly/perceptively unnatural spectrum of light (such as low pressure sodium). Incandescent, metal halide, or halogen type lights are preferred. No heavy intensity discharge (HID) or fluorescent lights (except compact fluorescent bulbs that screw into standard sockets) may be used on the exterior of buildings.
- b. Floodlights or directional lights (maximum 75-watt bulbs) may be used to illuminate alleys, parking garages, and maintenance areas on Side Setbacks; but must be shielded or aimed in such a way that they do not shine into other lots, the street space, or direct light up and/or out of the lot.
- c. Floodlighting may not be used to illuminate Primary and Secondary Building Facades.
- d. Site lighting is not required by this District; but shall be of a design and height so as to illuminate only the lot; and in no instance is Up-lighting permitted.
- e. No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any Building Type whether such lighting is of temporary or long-term duration.
- f. These standards may be adjusted by the City as technologies advance and produce additional acceptable lighting elements; or as deemed appropriate by variance (See Section 1.0).

4.3.6 EQUIPMENT

A. STATEMENT OF INTENT:

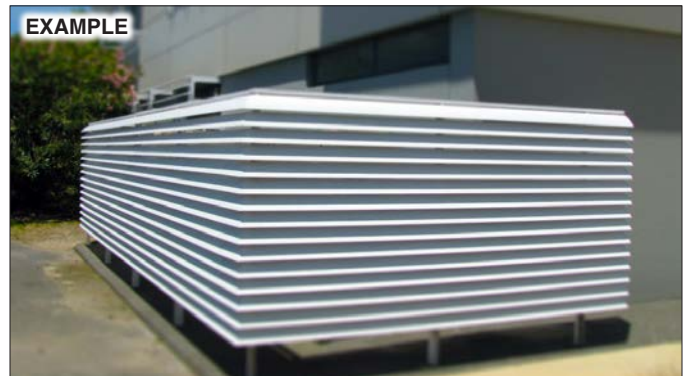
The placement of Equipment including service areas and mechanical equipment can have a drastic effect on the visual and sensorial experience of the streetscape, and an overall effect on the character of the neighborhood.

All Building Types are required to meet the following requirements for equipment.

The statement above and the illustrations on this page are advisory only.

B. STANDARDS FOR EQUIPMENT:

1. Equipment includes: air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, electric meters or boxes, garbage cans, dumpsters, recycling bins, storage tanks, and other similar mechanical or service equipment utilized for building operations or otherwise.
2. Equipment (at grade level or on the ground floor level) shall be placed a minimum of ten (10') feet behind the Build-to-Line(s), not stored or located within any area considered to be street space, and must be screened from view from Public Rights-of-Way by use of screening or walls. Street Walls used to conceal equipment are subject to the requirements for Street Walls in this Section.
3. Equipment (on roofs, elevated areas, or on upper floor levels) shall be placed a minimum of five (5') behind the Build-to-Line(s) and be screened from view from Public Rights-of-Way by the use of parapet walls or enclosures designed to conceal the equipment. Parapet Walls used to screen equipment are subject to the requirements for Parapet Walls in this Section.



4.3.7 SIGNAGE

A. STATEMENT OF INTENT:

Signage should be clear, durable, and informative to the public. Signage is desirable for advertising local area shops and offices, and as a decoration.

Signage should be scaled to the nature of the area: mixed-use, pedestrian oriented, with slow-moving automobile traffic. Signage that is glaring or too large creates distraction, intrudes into and lessens the experience of the area, while creating visual clutter.

The statement above and the illustrations on this page are advisory only.

B. STANDARDS FOR SIGNAGE:

All Signage within the Sustainable Development Form-Based District area shall be subject to the *City of St. Louis Revised Code Chapter 26.68 Comprehensive Sign Control Regulations*.

C. CONVERSION TABLE FOR SIGNAGE:

The table below converts the Building Envelope Standards within this District to City of St. Louis Zoning Districts for application of the Comprehensive Sign Control Regulations.

BES CATEGORY	STL ZONING
NG1	B
NG2	B
NG3	E
NC1	F
NC2	F
NC	I
B1	F
B2	F



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5.0
USE TABLES

5.0 USE TABLES

WHAT IS THE PURPOSE OF THE USE TABLES?

The purpose of the Use Tables are to convert the language of existing City of Saint Louis land uses contained within the zoning ordinance to the simplified language of the Form-Based District.

In general with respect to the use tables, this District is intended to foster and preserve the core residential character of the neighborhood, while allowing for a mix of uses and intensities to exist along the edges of the area, within developing areas, and along key vibrant streets.

WHAT DO THE USE TABLES CONSIST OF?

The Use Tables consist of the following basic types:

- 5.1** **Adult Uses** (*SEE PAGE 5-2*)
- 5.2** **Agricultural Uses** (*SEE PAGE 5-2*)
- 5.3** **Civic / Institutional Uses** (*SEE PAGE 5-2*)
- 5.4** **Industrial Uses** (*SEE PAGE 5-3*)
- 5.5** **Office Uses** (*SEE PAGE 5-5*)
- 5.6** **Parking Uses** (*SEE PAGE 5-5*)
- 5.7** **Primary Retail Uses** (*SEE PAGE 5-6*)
- 5.8** **Rear, Ancillary Building Uses** (*SEE PAGE 5-6*)
- 5.9** **Residential Uses** (*SEE PAGE 5-7*)
- 5.10** **Secondary Retail Uses** (*SEE PAGE 5-8*)
- 5.11** **Special Uses** (*SEE PAGE 5-9*)
- 5.12** **Temporary Uses** (*SEE PAGE 5-9*)
- 5.13** **Utility / Communication Uses** (*SEE PAGE 5-9*)

HOW DO I USE THE USE TABLES?

The Use Tables are constructed as a series of reference tables which each have a set of uses (as defined within the existing zoning ordinance) as rows, and the Building Envelope Standard as columns. Within the specific table, the user can identify what type of use they intend to use, and what Building Envelope Standards apply to the property; thus identifying whether the use is permitted (P), Conditional (C), or prohibited (NA) on the parcel of land.

5.0 USE TABLES

5.1 ADULT USES

ADULT USE(S)	BUILDING ENVELOPE STANDARDS							
	NG1	NG2	NG3	NC1	NC2	NC	B1	B2
Adult Book Store(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Adult Motion Picture Theater(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Adult Peep Show(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Adult Video Store(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Massage Establishment(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Other Adult Use(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹

1) Prohibited Under all Building Envelope Standards.

5.2 AGRICULTURAL USES

AGRICULTURAL USE(S)	BUILDING ENVELOPE STANDARDS							
	NG1	NG2	NG3	NC1	NC2	NC	B1	B2
Abattoir(s) or Stockyard(s)	NA	NA	NA	NA	NA	NA	NA	NA
Community Garden(s)	C	C	C	C	C	C	C	C
Farming & Truck Gardening	C	C	C	C	C	C	C	C
Greenhouse(s) - For Commercial / Sale Purposes	NA	NA	NA	NA	NA	NA	NA	NA
Livery Stable(s)	NA	NA	NA	NA	NA	NA	NA	NA
Other Agricultural Use(s)	C	C	C	C	C	C	C	C
Riding Academy(ies)	NA	NA	NA	NA	NA	NA	NA	NA
Stockyard(s), Corral or Pen	NA	NA	NA	NA	NA	NA	NA	NA

5.3 CIVIC/INSTITUTIONAL USES

CIVIC / INSTITUTIONAL USE(S)	BUILDING ENVELOPE STANDARDS							
	NG1	NG2	NG3	NC1	NC2	NC	B1	B2
Art Gallery(ies), Publicly Owned	NA	NA	C ¹	C ¹	C ¹	C ¹	P ¹	C ¹
Cemetery(ies)	NA	NA	C	C	C	C	C	C
Church(es)	NA	NA	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹
Governmental Building(s)	NA	NA	C ¹	C ¹	C ¹	C ¹	P ¹	C ¹
Hospital(s)	NA	NA	C ¹	C ¹	C ¹	C ¹	P ¹	C ¹
Library(ies), Publicly Owned	NA	NA	C ¹	C ¹	C ¹	C ¹	P ¹	C ¹
Museum(s), Publicly Owned	NA	NA	C ¹	C ¹	C ¹	C ¹	P ¹	C ¹
Other Civic / Institutional Use(s)	NA	NA	C	C	C	C	C	C
Park(s), Privately Owned with Private Commercial Activities	NA	NA	C	C	C	C	C	C
Park(s), Privately Owned with NO Private Commercial Activities	NA	NA	P	P	P	P	P	P
Park(s), Publicly Owned with Private Commercial Activities	NA	NA	C	C	C	C	C	C
Park(s), Publicly Owned with NO Private Commercial Activities	NA	NA	P	P	P	P	P	P
Penal Institution(s)	NA	NA	NA	NA	NA	NA	NA	NA
Place(s) of Assembly; Arena, Auditorium, Meeting Room, Community Center	NA	NA	NA	C ¹	NA	C ¹	P ¹	NA
Playground(s), Privately Owned with Private Commercial Activities	NA	NA	C	C	C	C	C	C
Playground(s), Privately Owned with NO Private Commercial Activities	NA	NA	C	C	C	C	C	C
Playground(s), Publicly Owned with Private Commercial Activities	NA	NA	C	C	C	C	C	C
Playground(s), Publicly Owned with NO Private Commercial Activities	NA	NA	P	P	P	P	P	P
School(s)	NA	NA	C ¹	C ¹	C ¹	C ¹	P ¹	C ¹

1) Must utilize the Civic / Institutional Building Type in the Building Development Standards.

5.0 USE TABLES

5.4 INDUSTRIAL USES

INDUSTRIAL USE(S)	BUILDING ENVELOPE STANDARDS							
	NG1	NG2	NG3	NC1	NC2	NC	B1	B2
Acetylene Gas Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Acid Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Ammonia Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Arsenal	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Asphalt Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Asphalt Refining	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Automobile Body Shop(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Automobile Salvage Yard(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Bag Cleaning	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Blast Furnace	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Bleaching Powder Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Boiler Work(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Bottling Plant(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Brass, Foundry(ies)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Brass, Work(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Brick Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Candle Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Celluloid Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Cement Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Chlorine Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Copper, Foundry(ies)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Copper, Work(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Curing of Green Salted Hides or Skins	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Dead Animal, Dumping	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Dead Animal, Incineration	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Dead Animal, Reduction	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Dextrine Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Distillation of Bones	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Distillation of Coal	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Distillation of Wood	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Dye Stuff Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Dyeing Work(s) and Cleaning Work(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Emery Cloth Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Emery Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Explosive(s), Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Explosive(s), Storage	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Exposure(s), Manufacture or Storage	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Fat Rendering	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Fender Repair Shop(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Fertilizer Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Fireworks, Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Fireworks, Storage	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Flour Milling	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Forge Plant	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Fuel Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Garbage, Dumping	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Garbage, Reduction	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Gas, Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Gas, Storage	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Gelatin and Size Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Glass Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Glucose Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Glue Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Grain Milling	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Gutta Percha Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Gypsum Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Iron, Foundry(ies)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Iron, Work(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Lamp Black Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹

1) Prohibited under all Building Envelope Standards.

5.0 USE TABLES

5.4 INDUSTRIAL USES (CONTINUED...)

INDUSTRIAL USE(S)	BUILDING ENVELOPE STANDARDS							
	NG1	NG2	NG3	NC1	NC2	NC	B1	B2
Leather Coloring	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Leather Dressing	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Lime Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Linoleum Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Match Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Meat Packing	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Metal, Refining	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Metal, Smelting	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Milk Bottling Plant(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Milk Distributing Plant(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Offal, Dumping	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Offal, Incineration	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Offal, Reduction	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Oilcloth Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Oiled Goods Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Ore Reduction	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Other Industrial Use(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Paint Materials Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Paper Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Paper Pulp Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Petroleum Products, Refining	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Petroleum Products, Wholesale Storage	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Petroleum Refining	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Pickle Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Plaster-of-Paris Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Potash Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Potash Refining	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Proxylin Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Quarry(ies)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Refining Metal(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Refuse	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Rock Crushing	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Rolling Mill(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Rubber Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Salt Work(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Sand Paper Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Sauer-Kraut Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Saw Mill(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Shoe Polish Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Smelting Metal(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Soap Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Starch Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Steel, Foundry(ies)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Steel, Work(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Stone Mill(s)	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Storage of Green Salted Hides or Skins	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Storage, of Barrels	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Storage, of Bottles	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Storage, of Iron	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Storage, of Junk	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Storage, of Rags	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Storage, of Scrap Paper	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Stove Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Sugar Refining	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Tanning of Green Salted Hides or Skins	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Tar Distillation	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Tar Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Tar Roofing Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Terra Cotta Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹

1) Prohibited under all Building Envelope Standards.

5.0 USE TABLES

5.4 INDUSTRIAL USES (CONTINUED...)

INDUSTRIAL USE(S)	BUILDING ENVELOPE STANDARDS							
	NG1	NG2	NG3	NC1	NC2	NC	B1	B2
Tile Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Tobacco (chewing) Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Tobacco (chewing) Treatment	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Vinegar Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Washing Soda Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Water Proofing Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Wool Pulling	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Wool Scouring	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹
Yeast Manufacture	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹	NA ¹

1) Prohibited under all Building Envelope Standards.

5.5 OFFICE USES

OFFICE USE(S)	BUILDING ENVELOPE STANDARDS							
	NG1	NG2	NG3	NC1	NC2	NC	B1	B2
General Office(s) - Not Exceeding 3,500 Square Feet.	NA	NA	P ²	P ²	P	P	P	P
General Office(s) - Exceeding 3,500 Square Feet.	NA	NA	P ^{1,2}	P ^{1,2}	P ¹	P ¹	P ¹	P ¹
Other Office Use(s) - Not Exceeding 3,500 Square Feet.	NA	NA	C ²	C ²	C	C	C	C
Professional Office(s) - Not Exceeding 3,500 Square Feet.	NA	NA	P ²	P ²	P	P	P	P
Professional Office(s) - Exceeding 3,500 Square Feet.	NA	NA	P ^{1,2}	P ^{1,2}	P ¹	P ¹	P ¹	P ¹

1) Must utilize an appropriate Building Type, as defined in the Building Development Standards.

2) Must meet the Reference Note(s) for the applicable Building Envelope Standard.

5.6 PARKING USES

PARKING USE(S)	BUILDING ENVELOPE STANDARDS							
	NG1	NG2	NG3	NC1	NC2	NC	B1	B2
Automobile Parking Facility(ies) or Garage(s), Off-Street	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Other Parking Use(s)	C ²	C ²	C ²	C ²	C ²	C ²	C ²	C ²
Parking Facility(ies) - Located Between the Front Yard Line / BTL and Structure	NA	NA	NA	NA	NA	NA	NA	NA
Parking Lot(s), Commercial	C ²	C ²	C ²	C ²	C ²	C ²	C ²	C ²
Parking Lot(s) - Open Lots Located B/T the Front Yard Line / BTL and Structure	NA	NA	NA	NA	NA	NA	NA	NA
Rear Garage(s)	P ³	P ³	NA	NA	NA	NA	P ³	NA

1) Must meet the Parking Requirements for the Building Envelope Standard(s); and utilize the Liner Building, Building Type as defined in the Building Development Standards.

2) Must meet the Parking Requirements for the Building Envelope Standard(s).

3) Must meet the Parking Requirements for the Building Envelope Standard(s); and utilize the Rear Garage or Carriage House, Building Type as defined in the Building Development Standards.

5.0 USE TABLES

5.7 PRIMARY RETAIL USES

PRIMARY RETAIL USE(S)	BUILDING ENVELOPE STANDARDS							
	NG1	NG2	NG3	NC1	NC2	NC	B1	B2
Bakery Shop(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Bar(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Book Store(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Butcher Shop(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Club(s), Private	NA	NA	C ¹	C ¹	NA	C ¹	NA	C ¹
Café(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Coffee Shop(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Computer Store(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Deli(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Drug Store(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Dry Goods Shop(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Florist Shop(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Gift Shop(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Grocery Store(s) - Not Exceeding 3,500 Square Feet	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Grocery Store(s) - Exceeding 3,500 Square Feet	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Hardware Store(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Hobby Shop(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Lodge(s), Private	NA	NA	C ¹	C ¹	NA	C ¹	NA	C ¹
Magazine Store(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Other Commercial Use(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Other Primary Retail Use(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Pet Shop(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Record Store(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Restaurant(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Retail Store(s) ¹	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Stationary Store(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Tavern(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Tea Shop(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Toy Shop(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹
Video Store(s)	NA	NA	P ¹	P ¹	NA	P ¹	NA	P ¹

¹) Only Allowed on the Ground Floor; per Use Requirements of the Building Envelope Standard(s).

5.8 REAR, ANCILLARY BUILDING USES

REAR, ANCILLARY BUILDING USE(S)	BUILDING ENVELOPE STANDARDS							
	NG1	NG2	NG3	NC1	NC2	NC	B1	B2
Accessory Structure with Residential Unit (Only)	P ¹	P ¹	NA	NA	NA	NA	P ¹	NA
Accessory Structure with Residential Unit and Private Parking Garage	P ¹	P ¹	NA	NA	NA	NA	P ¹	NA
Accessory Structure with Private Parking Garage (Only)	P ²	P ²	NA	NA	NA	NA	NA	NA
Carriage House(s)	P ¹	P ¹	NA	NA	NA	NA	P ¹	NA
Granny Flat(s)	P ¹	P ¹	NA	NA	NA	NA	P ¹	NA
Other Accessory Use(s)	C	C	NA	NA	NA	NA	NA	NA
Toolshed or Storage Building - Less than 120 Square Feet.	P	P	NA	NA	NA	NA	NA	NA
Toolshed or Storage Building - Greater than 120 Square Feet.	C	C	NA	NA	NA	NA	NA	NA

¹) Must Meet the Parking Requirements of the Building Envelope Standard(s); and must utilize the Carriage House Building Type, as defined in the Building Envelope Standards.

²) Must Meet the Parking Requirements of the Building Envelope Standard(s); and must utilize the Rear Garage, Building Type, as defined in the Building Envelope Standards.

5.0 USE TABLES

5.9 RESIDENTIAL USES

RESIDENTIAL USE(S)	BUILDING ENVELOPE STANDARDS							
	NG1	NG2	NG3	NC1	NC2	NC	B1	B2
Attached Single-Family Dwelling(s)	P ¹	P ¹	P ¹	NA	P ¹	NA	P ¹	P ¹
Carriage House(s)	<i>See Section 5.8: Rear, Ancillary Uses</i>							
Courtyard Building(s)	NA	P	P	NA	P	P	P	NA
Detached Single-Family Dwelling(s)	P	P	NA	NA	NA	NA	NA	NA
Duplex(es), Triplex(es), and Fourplex(es)	P	P	NA	NA	P	NA	P	P
Flex Building(s)	NA	NA	P	P	P	P	P	P
Granny Flat(s)	<i>See Carriage House(s) in this Section.</i>							
High Rise Residential Building(s)	NA	P	P	NA	P	P	P	P
Live / Work Unit(s)	NA	NA	NA	P	P	NA	P	P
Multiple-Family Dwelling(s) - Not Exceeding four (4) families.	P ²	P ²	NA	NA	P ²	NA	P ²	P ²
Multiple-Family Dwelling(s) - Exceeding four (4) families.	NA	P ³	P ³	P ³	P ³	P ³	P ³	P ³
Rowhouse(s) or Courtyard Rowhouse(s)	P	P	P	NA	P	NA	P	P
Semi-Attached or Semi-Detached Two-Family Dwelling(s)	P ²	P ²	NA	NA	P ²	NA	P ²	P ²
Stacked Flat(s)	NA	P	P	NA	P	NA	P	P
Town House(s) or Townhome(s) - Not Exceeding one (1) family.	P ⁴	P ⁴	NA	NA	NA	NA	NA	NA
Two-Family Dwelling(s)	P ²	P ²	NA	NA	P ²	NA	P ²	P ²

1) Must utilize the Rowhouse and Courtyard Rowhouse, Building Type in the Building Development Standards.

2) Must utilize the Duplex, Triplex, and Fourplex, Building Type in the Building Development Standards.

3) Must utilize the Stacked Flat(s) or High Rise Residential Building(s) or Courtyard Building(s) or Flex Building(s), Building Type(s) in the Building Development Standards.

4) Must utilize the Detached Single-Family Dwelling(s), Building Type(s) in the Building Development Standards.

5.0 USE TABLES

5.10 SECONDARY RETAIL USES

SECONDARY RETAIL USE(S) ¹	BUILDING ENVELOPE STANDARDS							
	NG1	NG2	NG3	NC1	NC2	NC	B1	B2
Art Gallery(ies)	NA	NA	P	P ¹	P	P	P	P
Art Studio(s)	NA	NA	P	P ¹	P	P	P	P
Arcade(s)	NA	NA	NA	NA	NA	NA	NA	NA
Auto Detailing and Washing	NA	NA	NA	NA	NA	NA	NA	NA
Auto Rental Lot(s)	NA	NA	NA	NA	NA	NA	NA	NA
Auto Repair and Body Work	NA	NA	NA	NA	NA	NA	NA	NA
Auto Sales and Leasing (New and Used)	NA	NA	NA	NA	NA	NA	NA	NA
Barber Shop(s)	NA	NA	P	P ¹	P	P	P	P
Beauty Shop(s)	NA	NA	P	P ¹	P	P	P	P
Billiard(s)	NA	NA	NA	NA	NA	NA	NA	NA
Catering Establishment(s)	NA	NA	P	P ¹	P	P	P	P
Convenience Store(s)	NA	NA	C	C ¹	C	C	C	C
Check Cashing Establishment(s)	NA	NA	NA	NA	NA	NA	NA	NA
Dance Hall(s)	NA	NA	C	C ¹	C	C	C	C
Dry Cleaning Pick-up Station(s)	NA	NA	P	P ¹	P	P	P	P
Financial Institution(s)	NA	NA	P	P ¹	P	P	P	P
Fitness Center(s)	NA	NA	P	P ¹	P	P	P	P
Funeral Parlor(s)	NA	NA	C	C ¹	C	C	C	C
Gym(s)	NA	NA	P	P ¹	P	P	P	P
Laundry(ies)	NA	NA	C	C ¹	C	C	C	C
Laundromat(s)	NA	NA	C	C ¹	C	C	C	C
Loan Establishments(s), Short-Term	NA	NA	NA	NA	NA	NA	NA	NA
Motor Fuel Pumping Station(s)	NA	NA	C	C ¹	C	C	C	C
Open Air Farmer's and Produce Market(s)	NA	NA	P	P ¹	P	P	P	P
Other Commercial Use(s) - Exceeding 3,500 Square Feet	NA	NA	C	C ¹	C	C	C	C
Other Commercial Use(s) - Exceeding 7,000 Square Feet	NA	NA	C	C ¹	C	C	C	C
Other Secondary Retail Use(s) - Exceeding 3,500 Square Feet	NA	NA	C	C ¹	C	C	C	C
Other Secondary Retail Use(s) - Exceeding 7,000 Square Feet	NA	NA	C	C ¹	C	C	C	C
Pawnbroker(s)	NA	NA	NA	NA	NA	NA	NA	NA
Pawn Shop(s)	NA	NA	NA	NA	NA	NA	NA	NA
Package Liquor Store(s)	NA	NA	NA	NA	NA	NA	NA	NA
Pet Boarding Facility(ies), Kenneling and Daycare	NA	NA	NA	NA	NA	NA	NA	NA
Pet Service(s), Grooming and Veterinarian	NA	NA	P	P ¹	P	P	P	P
Pool Hall(s)	NA	NA	NA	NA	NA	NA	NA	NA
Printing Shop(s)	NA	NA	P	P ¹	P	P	P	P
Restaurant(s) - Which includes a Sales Window or Service Window	NA	NA	NA	NA	NA	NA	NA	NA
Retail Use(s) - Which includes a Sales Window or Service Window	NA	NA	NA	NA	NA	NA	NA	NA
Salvage Storage, Retail or Wholesale	NA	NA	NA	NA	NA	NA	NA	NA
Sheetmetal Shop(s)	NA	NA	C	C ¹	C	C	C	C
Shoe Repair Shop(s)	NA	NA	P	P ¹	P	P	P	P
Storage, Outdoor or Open	NA	NA	NA	NA	NA	NA	NA	NA
Tattoo Parlor(s)	NA	NA	NA	NA	NA	NA	NA	NA
Theater(s)	NA	NA	P	P ¹	P	P	P	P
Tinsmith Shop(s)	NA	NA	NA	NA	NA	NA	NA	NA
Used Appliance Shop(s)	NA	NA	C	C ¹	C	C	C	C
Used Furniture Shop(s)	NA	NA	C	C ¹	C	C	C	C
Warehousing or Inside Storage	NA	NA	C	C ¹	C	C	C	C
Wholesale Business(es)	NA	NA	C	C ¹	C	C	C	C
Yoga Therapy or Yoga Studio(s)	NA	NA	P	P ¹	P	P	P	P

1) Only Allowed on the Ground Floor; per Use Requirements of the Building Envelope Standard(s).

5.0 USE TABLES

5.11 SPECIAL USES

SPECIAL USE(S)	BUILDING ENVELOPE STANDARDS							
	NG1	NG2	NG3	NC1	NC2	NC	B1	B2
Adult Day Care(s) - 24 Hours or Otherwise	NA	NA	C ¹	C ¹	NA	NA	NA	C ¹
Babysitting Center(s)	NA	NA	C ¹	C ¹	NA	NA	NA	C ¹
Bed and Breakfast, Guest(s)	NA	NA	C ¹	C ¹	NA	NA	NA	C ¹
Bed and Breakfast, Homestay(s)	NA	NA	C ¹	C ¹	NA	NA	NA	C ¹
Bed and Breakfast, Inn(s)	NA	NA	C ¹	C ¹	NA	NA	NA	C ¹
Boarding House(s)	NA	NA	NA	NA	NA	NA	NA	NA
Business / Research Use(s)	NA	NA	P ¹	P ¹	NA	NA	NA	P ¹
Children's Home(s)	NA	NA	C ¹	C ¹	NA	NA	NA	C ¹
Convalescent Home(s)	NA	NA	C ¹	C ¹	NA	NA	NA	C ¹
Day Care Center(s)	NA	NA	NA	NA	NA	NA	NA	NA
Dormitory(ies)	NA	NA	C ¹	C ¹	NA	NA	NA	C ¹
Film Studio(s)	NA	NA	C ¹	C ¹	NA	NA	NA	C ¹
Group Home(s)	NA	NA	NA	NA	NA	NA	NA	NA
Halfway House(s)	NA	NA	NA	NA	NA	NA	NA	NA
Home Occupation(s)	C	C	C	C	C	C	C	C
Home(s) for Mentally Handicapped	NA	NA	NA	NA	NA	NA	NA	NA
Home(s) for Physically Handicapped	NA	NA	NA	NA	NA	NA	NA	NA
Home(s) for the Aged	NA	NA	C ¹	C ¹	NA	NA	NA	C ¹
Hospital(s)	NA	NA	C ¹	C ¹	NA	NA	NA	C ¹
Hotel(s)	NA	NA	P ²	P ²	NA	P ²	NA	P ²
Medical Center Use(s)	NA	NA	P ¹	P ¹	NA	NA	NA	P ¹
Motel(s)	NA	NA	NA	NA	NA	NA	NA	NA
Nursing Home(s)	NA	NA	C ¹	C ¹	NA	NA	NA	C ¹
Other Special Use(s)	NA	NA	C ¹	C ¹	NA	NA	NA	C ¹
Recording Studio(s)	NA	NA	C ¹	C ¹	NA	NA	NA	C ¹
Residential Facility(ies) for Treatment of Alcohol	NA	NA	NA	NA	NA	NA	NA	NA
Residential Facility(ies) for Treatment of Drug Abuse	NA	NA	NA	NA	NA	NA	NA	NA
Residential Care Facility(ies)	NA	NA	C ¹	C ¹	NA	NA	NA	C ¹
Retirement Center(s)	NA	NA	C ¹	C ¹	NA	NA	NA	C ¹
Rooming House(s)	NA	NA	NA	NA	NA	NA	NA	NA
Transitional Housing	NA	NA	C ¹	C ¹	NA	NA	NA	C ¹

1) Must be in Accordance with the Reference Notes for the Building Envelope Standard(s).

2) Does not need to be in accordance with the Reference Notes for the Building Envelope Standard(s).

5.12 TEMPORARY USES

TEMPORARY USE(S)	BUILDING ENVELOPE STANDARDS							
	NG1	NG2	NG3	NC1	NC2	NC	B1	B2
Construction Building(s)	C	C	C	C	C	C	C	C
Other Temporary Use(s)	C	C	C	C	C	C	C	C
Temporary Building(s)	C	C	C	C	C	C	C	C
Temporary Structure(s)	C	C	C	C	C	C	C	C

5.13 UTILITY / COMMUNICATION USES

UTILITY AND COMMUNICATION USE(S) ¹	BUILDING ENVELOPE STANDARDS							
	NG1	NG2	NG3	NC1	NC2	NC	B1	B2
Other Utility Use(s)	C	C	C	C	C	C	C	C
Radio Station(s)	C	C	C	C	C	C	C	C
Utility Station(s)	C	C	C	C	C	C	C	C
Utility Tower(s)	C	C	C	C	C	C	C	C

1) Conditional Use in all Building Envelope Standards.

