

April 29 FBC Committee meeting – Guide to discussion

Form District 6:

Intent – already discussed 4/1

Building Types – already discussed 4/1

Building Form

- building height:
 - o base vs discretionary height (see p.35)
 - o special height areas (Regulating Plan) (see p.13 for specific height regulations & p.15 for map)
 - o criteria for review of discretionary height (e.g. shadows) (see new handout attached – Discretionary Height) and exemptions (see p. 74 Table 14.6.5B – Allowed Encroachments beyond height limit)
- façade articulation and building massing standards (see new handout attached)
- fenestration (see new handout – façade articulation b) iii.)

Lot Occupation and building placement

- building setbacks (see p. 35)
 - o more allowed under what conditions? DRB Relief? – we need to define better and have a max limit (12’?)
 - provide for public outdoor seating or gathering space
 - provide Civic space pursuant to 14.6.13 h. (p. 103)
- lot coverage (see p. 35)
 - o incentives for green on-site stormwater management – we are working with DPW Megan Moir on this – more to come shortly.

Parking loading & service

- parking – we are waiting for the parking studies to be finalized

Encroachments

- allowed encroachments into ROW (see p. 36)

Signs

Uses