



This presentation is intended to provide an overview of the proposed FBC—describing the separate components and how they are intended to work together. In our previous presentation we discussed the Form Districts.

The focus of this presentation is on the Building Types and Frontage Types. This is where the form-based code diverges the most from our current use-based code. Unlike with the Form Districts, there is no easy direct comparison between what's proposed and the current CDO, however many of the standards are found in the current Design Review standards (Art 6).

Building Type: describes the generic form and characteristics of a variety of different types of buildings. The regulations are not about architecture or use, but instead the basic form of the building.

Frontage Type: describes the area between the Facade of the building and the Frontage line, inclusive of its built and planted components. It's about how people on the outside understand, experience and gain access to the building.

Form Based Code: The Purpose

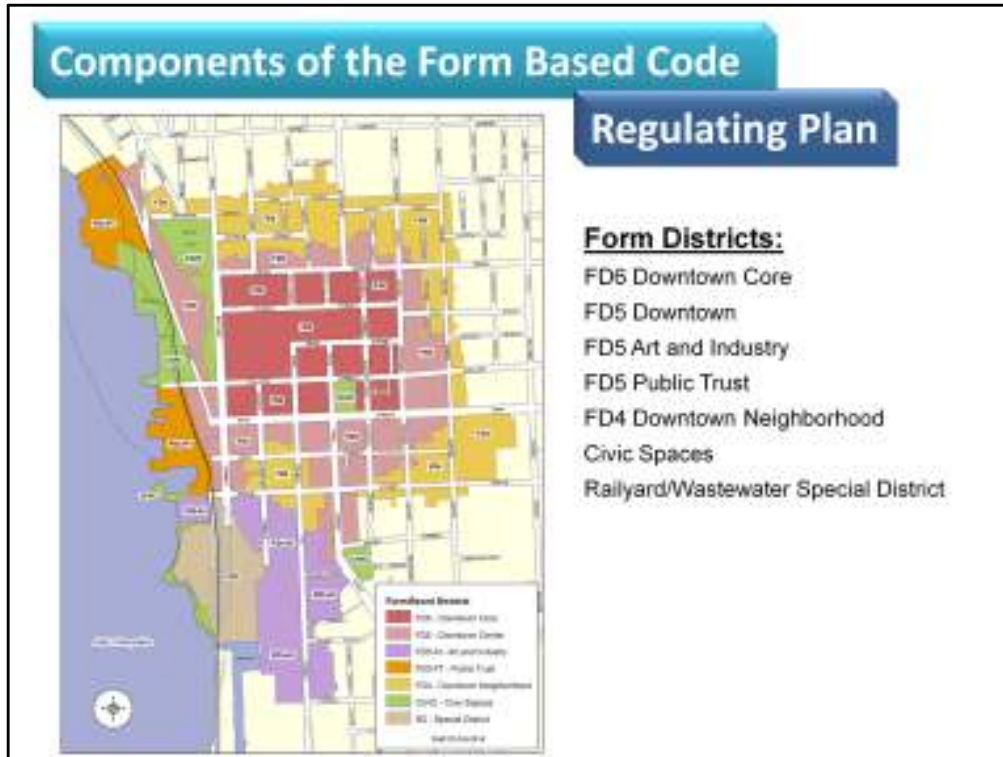
- To **implement the community vision** established by the *planBTV: Downtown and Waterfront Master Plan*.
- To **promote and advance new infill development and adaptive re-use** that reflects Burlington's character and sense of place while taking advantage of limited opportunities for new development at modestly larger scales and densities where appropriate.
- **Modernize Burlington's permitting process** with a regulatory tool that combines clear and objective regulatory standards with a timely and predictable review process.



As a reminder, fundamentally our development and use of a FBC is about:

- Implementing the vision for the downtown and waterfront adopted in planBTV: Downtown and Waterfront
- and in so doing, facilitating opportunities to realize new infill and taking advantage of opportunities to develop under-developed sites
- Finally it's about modernizing the regulations and the process. We've been trying to use a more form based approach in our zoning code since we first adopted Design Review in 1973. Today we are completing this task with modern tools.

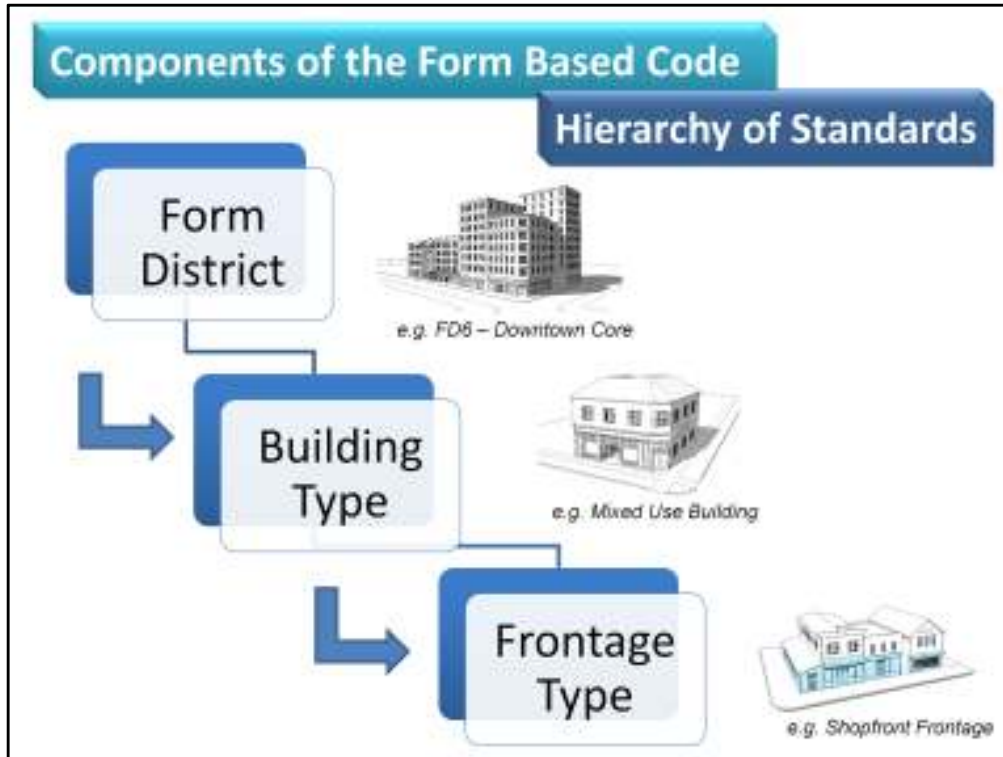
When it comes to developing Building and Frontage types, it is important to accurately represent the range of buildings and frontages that are already represented in the area. We have worked very hard trying to do this.



Form Districts divide a community (or part of a community) into areas of common development characteristics.

The Regulating Plan delineates the Form Districts.

You can refer back to the previous presentation to learn more about the Form Districts.



As you will recall, our Code is organized around a simple hierarchy with the Form District serving as the foundation or starting point. Each Form District controls the various Building Types that are permitted in the district, and each Building Type controls the various Frontage Types that may be associated with that Building Type.

Form Districts: similar to zoning districts which divide a community (or part of a community) into areas of common development characteristics.

Building Type: describes the generic form and characteristics of a variety of different types of buildings. The regulations are not about architecture or use, but instead the basic form of the building.

Frontage Type: describes the area between the Facade of the building and the Frontage line, inclusive of its built and planted components. It's about how people on the outside understand, experience and gain access to the building.

The FBC (or any regulations for that matter) is not intended to be read like a book – there is no flow from beginning to middle to end. Think of it instead as a restaurant menu – pick from the appetizers, entrees and deserts.


You can pick from a host of available options specific to the applicable menu beginning with the Form District where the property is located.

Ultimately it is the **combination** of Form District, Building Type and Frontage Type standards, and where is or isn't allowed, that ensure variety and accommodate the various needs of various users.

Form Based Code: Important Concepts

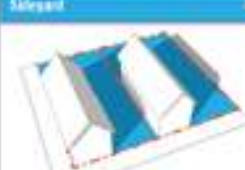
Yard Types

Edgeyard Permitted Districts: **CDM-01** **CDM-02**




Specific Type: Single family attached cottage units, medium density town units, a building that occupies the center of its lot with setbacks on all sides. This is the most common yard type as the front yard sets a face to the street, while the rear yard provides a buffer between the building and the adjacent building. Front-yard setbacks are required for privacy to visitors and a semi-private landscaping buffer. Landscaping.

Sideryard Permitted Districts: **CDM-01** **CDM-02**






Specific Type: Single family detached, one or two stories. A building that occupies one side of the lot with the setback to the other side. A sideryard provides a buffer between a front yard setback of the adjacent building to create a more open feel. The yard can be quite private. This yard permits additional outdoor recreation if adjacent to the lot to the center. It is a more private yard and neighboring landscaping, the yard is more of a semi-private yard. Entry paths, and sometimes more, are required by creating a more open to the street.

Rearyard Permitted Districts: **CDM-01** **CDM-02**



Specific Type: Detached, medium density, live-work units, office buildings, apartment houses, mixed use units. This building, sometimes known as a building that occupies the lot with the setback to the rear of the lot. It is the most common yard type as the setback to the rear of the lot provides a buffer between the building and the adjacent building. This yard setback may be required for fire safety purposes, to provide a buffer between the building and the adjacent building, the rear yard can accommodate outdoor parking.

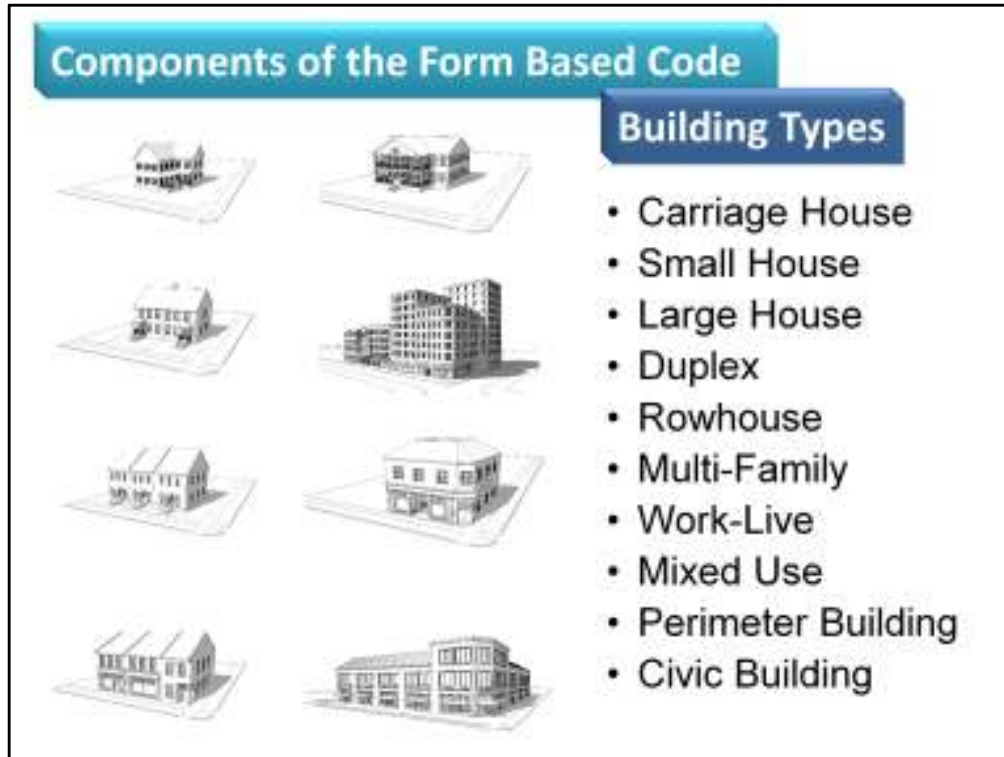
A quick terminology refresher...

Yard Types describe the ways buildings physically sit on a lot and relate to the Frontage and one-another:

- Edgeyard: building sits with a yard all around it.
- Sideryard: building sits on a side yard line with a yard to one side.
- Rearyard: building sits on a Frontage line with a yard to the rear.

This concept is critical to understanding context and patterns of existing and desired development, and are important in distinguishing between Building Types.

5



So now on to Building Types...

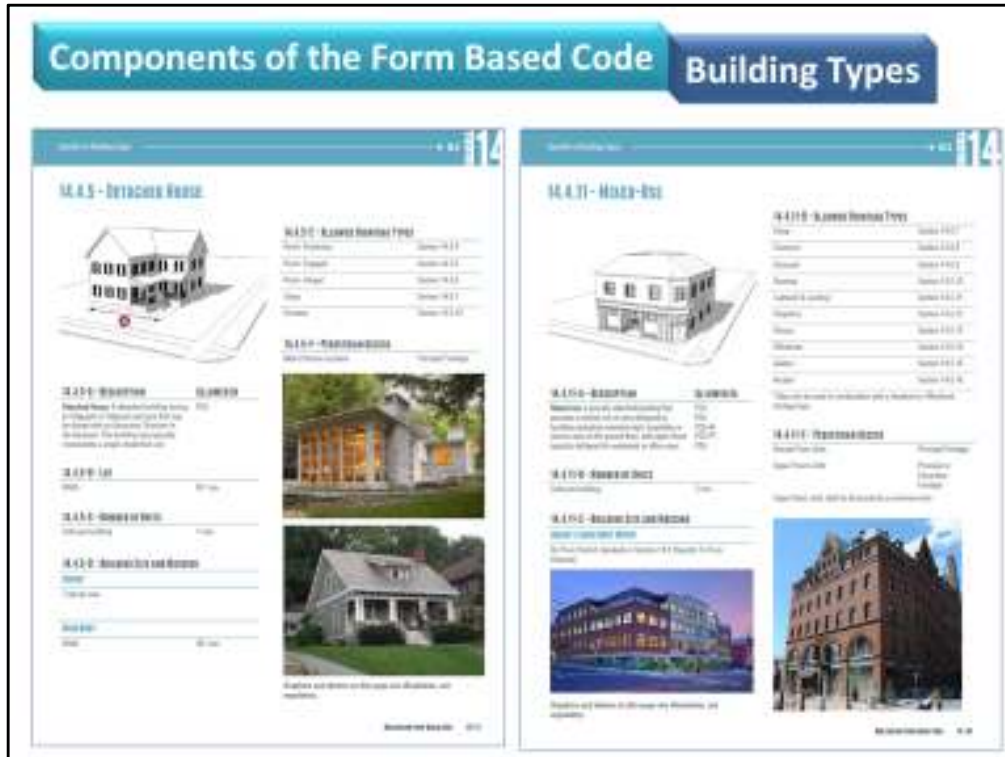
Building types describe the generic form and characteristics of a range of buildings that may be permitted within any Form District. You will recall that the standards for each Form District specifically list each permitted Building Type.

Building types don't address use specifically, but as you will see use is often inherent to the characteristics of a particular type of building based on its form, size and other characteristics.

The FBC does **not** dictate pre-defined architectural styles – trying to make time stand still or preventing the creation of something bold and exciting. Instead it concentrates on urban design fundamentals regarding building **placement, configuration, proportions, lot occupation** and **relationships** that are the foundation of all successful and vibrant urban places around the world, and tailored to the characteristics of the form we are trying to create.

The primary concern when it come to Building Types is not any policy implication per se, but more along the lines of **are they complete** and **are we allowing these buildings where we want them**.

With the exception of a Carriage House, all Building Types represent the principal building(s) on a site.



Like with Form Districts the purpose and intent behind each Building Type is described and illustrated which is then followed by a set of specific standards applicable to the Building Type – in some cases they defer to the requirements of the Form District and in others the requirements of the Form District may be superseded (e.g. for lot width or building height).

The Frontage Types that may be associated with the specific Building Type are also listed.

Components of the Form Based Code

Building Types

14.4.3-a- STREET ACTIVATION - PRIMARY AND SECONDARY FACADE

	Building Types: Carriage House, Detached House, Duplex, Row-house, Multi-Family: Small and Mid-Live		Building Types: Mixed-Use, Multi-Family: Large, Perimeter, and Flex	
	Ground Floor	Upper Floors	Ground Floor	Upper Floors
Glazing, per floor <i>Spandrel glass is not considered glazing</i>	20% min.	15% min.	50% min.	20% min.
Transparency, applicable to 80% of the glazing on each floor. <i>(VLT - Visible Light Transmittance, VLR - Visible Light Reflectance)</i>	60% VLT min 15% VLR max	40% VLT min 15% VLR max	60% VLT min 15% VLR max	40% VLT min 15% VLR max
Distance between windows		35'		20'

¹ Additional requirements shall be as required based on the Frontage Type. Otherwise may be reduced to within 10% of prescriptive limit where required by the Residential or Commercial Energy Code.

Universal to all Building Types – maybe modified by Frontage Type (Shopfronts)

Building Types Mixed Use

Mixed-Use: a typically attached building that provides a vertical mix of uses designed to facilitate pedestrian-oriented retail, hospitality or service uses on the ground floor, with upper floors typically designed for residential or office uses.

Standard		Frontage Types	
Units per building	2 min	Porch: Projecting	
Lot Width	per FD	Porch: Engaged	
Building Height	per FD	Porch: Integral	
Building Width	NA	Stoop	•
Building Depth	NA	Forecourt	•
Pedestrian Access	Ground Floor - Principal Frontage	Dooryard	•
	Upper Floors - Secondary Frontage	Doorway	•
Form Districts	FD4*, FD5-PT, FD5-AL, FD5, FD6 * Corner lots only	Lightwell & Landing	•
		Shopfront	•
		Terrace	•
		Officefront	•
		Gallery	•
		Arcade	•



The most common urban building type. Any mix of uses are allowed as long as there is a mix – typically ground floor retail/hospitality and upper floor residential/office.

Building Types Perimeter

Perimeter Building: A Building that is always associated with and lines a Parking Structure or Parking Lot. It may include Residential, Office and/or other Principal Uses allowed in the applicable Form District.

Standard	
Units per building	2 min
Lot Width	per FD
Building Height	per FD
Building Width	Width of parking behind min.
Building Depth	20' min
Pedestrian Access	Ground Floor - Principal Frontage
	Upper Floors - Secondary Frontage
Form Districts	FDS-AI, FDS, FDS

Frontage Types	
Porch: Projecting	
Porch: Engaged	
Porch: Integral	
Stoop	•
Forecourt	
Dooryard	•
Doorway	
Lightwell & Landing	•
Shopfront	•
Terrace	•
Officefront	•
Gallery	•
Arcade	•



A special urban building type that is distinguished from:

- **Mixed Use** by its required association with a Parking Structure or Lot. Size is specified in order to ensure that it fully screens parking behind

Building Types Flex

Flex: a medium to large sized building built on a large Lot that may incorporate structured Parking underground. It is designed to accommodate a vertical mix of uses with ground-floor retail, service, or industrial uses and upper-floor service, office or residential uses; or may be a single-use building, typically retail, industrial, or service, where ground floor retail is not appropriate

Standard		Frontage Types	
Units per building	NA	Porch: Projecting	
Lot Width	per FD	Porch: Engaged	
Building Height	1-3 stories	Porch: Integral	
Building Width	150' max	Scoop	
Building Depth	NA	Farecourt	
Pedestrian Access	Ground Floor - Principal Frontage	Dooryard	
	Upper Floors - Secondary Frontage	Doorway	
Form Districts	FDS-AI	Lightwell & Landing	
		Shopfront	•
		Terrace	•
		Officefront	•
		Gallery	
		Arcade	



An industrial building type that is distinguished from:

- **Mixed-Use** by units – can be single use, height and width are limited.

Building Types

Multi-Family Large

Multi-Family Large: A Building with an Edgeyard, Sideyard and Rearyard yard type that consists of side-by-side and/or stacked units, typically with one or more shared entries.

Standard		Frontage Types	
Units per building	7 min	Porch: Projecting	•
Lot Width	per FD	Porch: Engaged	•
Building Height	per FD	Porch: Integral	•
Building Width	NA	Stoop	•
Building Depth	NA	Forecourt	•
Pedestrian Access	Principal Frontage	Dooryard	•
Form Districts	FD5-A, FD5, FD6	Doorway	•
		Lightwell & Landing	•
		Shopfront	
		Terrace	
		Officefront	
		Gallery	
		Arcade	





Another very common urban building type that is distinguished from:

- **Mixed Use** by frontage – Edgeyard, Sideyard and Rearyard type, access by principal frontage only and not required to be at-grade, typical retail/office frontages are not permitted.
- **Multi-Family Small** by size – limited to only 3-6 units

Building Types Multi-Family Small

Multi-Family Small: A Building with an Edgeyard, Sideyard and Rearyard yard type that consists of side-by-side and/or stacked units, typically with one or more shared entries. This building type may have the appearance of a medium to large size family home.

Standard		Frontage Types	
Units per building	3 min – 6 max	Porch: Projecting	•
Lot Width	per FD	Porch: Engaged	•
Building Height	2 story min – 3 max	Porch: Integral	•
Building Width	36' min – 48' max	Stoop	•
Building Depth	NA	Forecourt	•
Pedestrian Access	Principal Frontage	Dooryard	•
Form Districts	FD4, FD5	Doorway	•
		Lightwell & Landing	•
		Shopfront	
		Terrace	
		Officefront	
		Gallery	
		Arcade	



A smaller version of the Multi-Family Large that is distinguished from:

- **Multi-Family Large** by size – 7 or more units
- **Detached House** by size – 1 unit and 2 stories only

Building Types Rowhouse

Rowhouse: A very narrow to medium sized building attached to others by a party wall with a Rearyard yard type (or Sideyard as an end unit) that consists of side by side units with individual entries facing the street.

Standard		Frontage Types	
Units per building	1 max	Porch: Projecting	•
Rowhouses per run	3 min - 10 max	Porch: Engaged	•
Lot Width	12' min -36' max	Porch: Integral	•
Building Height	3 story max	Stoop	•
Building Width	12' min -36' max	Forecourt	
Building Depth	NA	Dooryard	•
Pedestrian Access	Principal Frontage	Doorway	•
Form Districts	FD4, FD5, FD6	Lightwell & Landing	•
		Shopfront	
		Terrace	
		Officefront	
		Gallery	
		Arcade	




Horizontally stacked units on one or multiple lots that is distinguished from:

- **Multi-Family** by size and arrangement
- **Duplex** by size
- **Detached House** by arrangement

Building Types Duplex

Duplex: A single building mass that consists of two narrow to medium sized units attached to one other by a party wall or stacked vertically, with individual entries facing the street. This building type may sit on one or two lots that may have an Edgeyard, Rearyard or Sideyard Type.

Standard		Frontage Types	
Units per building mass	2 max	Porch: Projecting	•
Lot Width	48' max (indiv. lot) 80' max (single lot)	Porch: Engaged	•
Building Height	2 story max	Porch: Integral	•
Building Width	12' min -36' max	Stoop	•
Building Depth	NA	Forecourt	
Pedestrian Access	Principal Frontage	Dooryard	
Form Districts	FD4, F05	Doorway	•
		Lightwell & Landing	
		Shopfront	
		Terrace	
		Officefront	
		Gallery	
		Arcade	



Horizontally or vertically stacked units on one or multiple lots that is distinguished from:

- **Rowhouse** by arrangement and height
- **Multi-Family** by size, arrangement and height
- **Detached House** by units and arrangement

Building Types Work-Live

Work/Live: is a small to medium-sized attached or detached Structure that consists of a flexible space used for artisan, studio, service, or retail uses, and a residential unit above and/or behind. Both the flex space and the residential unit are internally connected and occupied by a single entity. This type is appropriate for providing affordable and flexible mixed-use space for incubating neighborhood-serving retail and service uses, artists and other craftspeople.

Standard		Frontage Types	
Units per building mass	1 max	Porch: Projecting	
Lot Width	NA	Porch: Engaged	
Building Height	2 story max	Porch: Integral	
Building Width	18' min -36' max	Stoop	•
Building Depth	NA	Forecourt	
Pedestrian Access	Principal Frontage	Dooryard	•
Form Districts	F05, F05-A1	Doorway	•
		Lightwell & Landing	•
		Shopfront	•
		Terrace	•
		Officefront	•
		Gallery	
		Arcade	



Combined working and living space within a single unit that is distinguished from:

- **Mixed Use** by units, size, and arrangement
- **Detached House** by units and arrangement

Building Types **Detached House**

Detached House: A detached building having an Edgeyard or Sideyard yard type that may be shared with an Accessory Structure in the backyard. This building type typically incorporates a single residential unit.

Standard		Frontage Types	
Units per building	1 max	Porch: Projecting	•
Lot Width	60' max	Porch: Engaged	•
Building Height	2 story max	Porch: Integral	•
Building Width	48' max	Stoop	•
Building Depth	NA	Forecourt	
Pedestrian Access	Principal Frontage	Dooryard	
Form Districts	FD4	Doorway	•
		Lightwell & Landing	
		Shopfront	
		Terrace	
		Officefront	
		Gallery	
		Arcade	



Typical single-family house that is distinguished from:

- **Rowhouse** by arrangement and height
- **Multi-Family** by size, arrangement and height
- **Duplex** by units and arrangement

Building Types Carriage House

Carriage House: An Accessory Building located at the rear of a Lot with Access to a rear Alley or through the front of the Lot. It typically provides either an Accessory residential unit or space for a Home Occupation above a garage and/or at ground level.

Standard	
Units per building	2 max
Carriage House per lot	1 max
Lot Width	60' max
Building Height	2 story max
Building Width	36' max
Building Depth	36' max
Separation from Principal Bldg	10' min
Pedestrian Access	Alley, side street or internal to lot
Vehicular Access	Alley, side street or front street
Form Districts	FD4

Building Types	
Detached House	
Duplex	
Rowhouse	

Frontage Types	
Not applicable	

Misc.	
Carriage Houses shall not be taller or have a larger footprint than the Principal Building on the Lot.	
Carriage house may be connected to the Principal Building by a Backbuilding	



Only Building Type that is an accessory building and must be associated with another Principal Building Type.

Common form characteristics and typical for our community making it something we want to specifically recognize and allow for.

Building Types Civic

Civic: A medium to large sized attached or detached building dedicated to a Civic Use and designed to stand apart from its surroundings due to the specialized nature of its public or quasi-public use for public assembly and activity. Examples include libraries, churches, courthouses, schools, centers of government, performing arts, and museums. They are often the most prominently sited and architecturally Significant Structures in the community.

Standard		Frontage Types	
Units per building	NA	Not applicable	
Lot Width	NA	Misc.	
Front Setback	0' min – 50% of lot depth max.	The design and form of Civic Buildings shall be determined after consultation with the Planning Department, consideration and recommendation of the Design Advisory Board and approval by the Development Review Board.	
Building Height	1 story above the maximum in applicable Form District.		
Building Width	NA		
Building Depth	NA		
Pedestrian Access	Principal Frontage		
Form Districts	all		



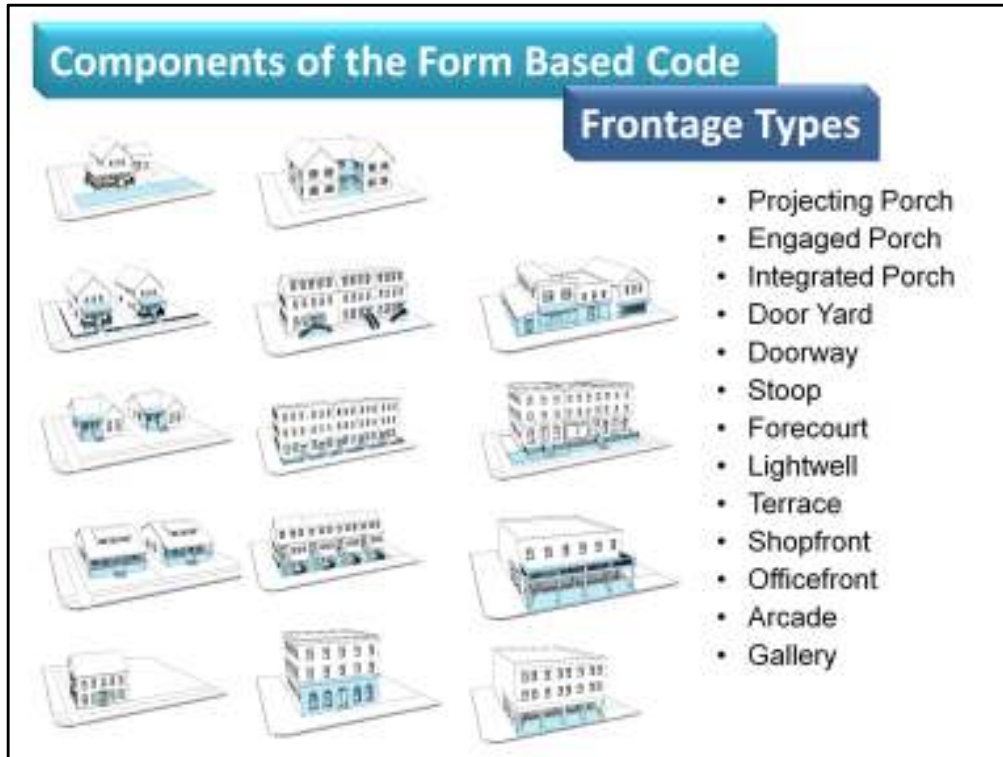
Exempt from most standards, but requires review by the DAB and approval by the DRB given the flexibility and civic use.

Building Types					
Building Types	Form District				
	FD4	FD5-PT	FD5-AI	FD5	FD6
Carriage House	•			?	
Detached House	•				
Duplex	•			•	
Rowhouse	•			•	•
Multi-Family - Small	•		?	•	
Multi-Family - Large				•	•
Work-Live			?	•	
Mixed Use	•	•	•	•	•
Perimeter			•	•	•
Civic	•	•	•	•	•
Flex		?	•		

Comparison among Building Types and where they are permitted

Discussion points

- Residential building types in FD5-AI?
- Flex buildings in FD5-PT?
- Carriage Houses with Duplexes in FD5?



And the last major component of the FBC is the Private Frontage Type.

Private Frontage Types describe the various ways that a building interfaces with the public realm and specifically the area between the Facade of the building and the Frontage line, inclusive of its built and planted components.


It's about how the building interacts with the public realm, and ultimately how people interact with the building, and understand, experience and gain access to it.

There can be many situations where two Frontage Types are used in combination, and a Building may use multiple Frontage Types.

Components of the Form Based Code

Frontage Types

14.1.1 - Porch Frontage



14.1.1.1 - Porch

14.1.1.2 - Porch

14.1.1.3 - Porch

14.1.1.4 - Porch

14.1.1.5 - Porch

14.1.1.6 - Porch

14.1.1.7 - Porch

14.1.1.8 - Porch

14.1.1.9 - Porch

14.1.1.10 - Porch

14.1.1.11 - Porch

14.1.1.12 - Porch

14.1.1.13 - Porch

14.1.1.14 - Porch

14.1.1.15 - Porch

14.1.1.16 - Porch

14.1.1.17 - Porch

14.1.1.18 - Porch

14.1.1.19 - Porch

14.1.1.20 - Porch

14.1.1.21 - Porch

14.1.1.22 - Porch

14.1.1.23 - Porch

14.1.1.24 - Porch

14.1.1.25 - Porch

14.1.1.26 - Porch

14.1.1.27 - Porch

14.1.1.28 - Porch

14.1.1.29 - Porch

14.1.1.30 - Porch

14.1.1.31 - Porch

14.1.1.32 - Porch

14.1.1.33 - Porch

14.1.1.34 - Porch

14.1.1.35 - Porch

14.1.1.36 - Porch

14.1.1.37 - Porch

14.1.1.38 - Porch

14.1.1.39 - Porch

14.1.1.40 - Porch

14.1.1.41 - Porch

14.1.1.42 - Porch

14.1.1.43 - Porch

14.1.1.44 - Porch

14.1.1.45 - Porch

14.1.1.46 - Porch

14.1.1.47 - Porch

14.1.1.48 - Porch

14.1.1.49 - Porch

14.1.1.50 - Porch

14.1.1.51 - Porch

14.1.1.52 - Porch

14.1.1.53 - Porch

14.1.1.54 - Porch

14.1.1.55 - Porch

14.1.1.56 - Porch

14.1.1.57 - Porch

14.1.1.58 - Porch

14.1.1.59 - Porch

14.1.1.60 - Porch

14.1.1.61 - Porch

14.1.1.62 - Porch

14.1.1.63 - Porch

14.1.1.64 - Porch

14.1.1.65 - Porch

14.1.1.66 - Porch

14.1.1.67 - Porch

14.1.1.68 - Porch

14.1.1.69 - Porch

14.1.1.70 - Porch

14.1.1.71 - Porch

14.1.1.72 - Porch

14.1.1.73 - Porch

14.1.1.74 - Porch

14.1.1.75 - Porch

14.1.1.76 - Porch

14.1.1.77 - Porch

14.1.1.78 - Porch

14.1.1.79 - Porch

14.1.1.80 - Porch

14.1.1.81 - Porch

14.1.1.82 - Porch

14.1.1.83 - Porch

14.1.1.84 - Porch

14.1.1.85 - Porch

14.1.1.86 - Porch

14.1.1.87 - Porch

14.1.1.88 - Porch

14.1.1.89 - Porch

14.1.1.90 - Porch

14.1.1.91 - Porch

14.1.1.92 - Porch

14.1.1.93 - Porch

14.1.1.94 - Porch

14.1.1.95 - Porch

14.1.1.96 - Porch


14.1.1.97 - Porch

14.1.1.98 - Porch

14.1.1.99 - Porch

14.1.1.100 - Porch

14.1.2 - Shopfront



14.1.2.1 - Shopfront

14.1.2.2 - Shopfront

14.1.2.3 - Shopfront

14.1.2.4 - Shopfront

14.1.2.5 - Shopfront

14.1.2.6 - Shopfront

14.1.2.7 - Shopfront

14.1.2.8 - Shopfront

14.1.2.9 - Shopfront

14.1.2.10 - Shopfront

14.1.2.11 - Shopfront

14.1.2.12 - Shopfront

14.1.2.13 - Shopfront

14.1.2.14 - Shopfront

14.1.2.15 - Shopfront

14.1.2.16 - Shopfront

14.1.2.17 - Shopfront

14.1.2.18 - Shopfront

14.1.2.19 - Shopfront

14.1.2.20 - Shopfront

14.1.2.21 - Shopfront

14.1.2.22 - Shopfront

14.1.2.23 - Shopfront

14.1.2.24 - Shopfront

14.1.2.25 - Shopfront

14.1.2.26 - Shopfront

14.1.2.27 - Shopfront

14.1.2.28 - Shopfront

14.1.2.29 - Shopfront

14.1.2.30 - Shopfront

14.1.2.31 - Shopfront

14.1.2.32 - Shopfront

14.1.2.33 - Shopfront

14.1.2.34 - Shopfront

14.1.2.35 - Shopfront

14.1.2.36 - Shopfront

14.1.2.37 - Shopfront

14.1.2.38 - Shopfront

14.1.2.39 - Shopfront

14.1.2.40 - Shopfront

14.1.2.41 - Shopfront

14.1.2.42 - Shopfront

14.1.2.43 - Shopfront

14.1.2.44 - Shopfront

14.1.2.45 - Shopfront

14.1.2.46 - Shopfront

14.1.2.47 - Shopfront

14.1.2.48 - Shopfront

14.1.2.49 - Shopfront

14.1.2.50 - Shopfront

14.1.2.51 - Shopfront

14.1.2.52 - Shopfront

14.1.2.53 - Shopfront

14.1.2.54 - Shopfront

14.1.2.55 - Shopfront

14.1.2.56 - Shopfront

14.1.2.57 - Shopfront

14.1.2.58 - Shopfront

14.1.2.59 - Shopfront

14.1.2.60 - Shopfront

14.1.2.61 - Shopfront

14.1.2.62 - Shopfront

14.1.2.63 - Shopfront

14.1.2.64 - Shopfront

14.1.2.65 - Shopfront

14.1.2.66 - Shopfront

14.1.2.67 - Shopfront

14.1.2.68 - Shopfront

14.1.2.69 - Shopfront

14.1.2.70 - Shopfront

14.1.2.71 - Shopfront

14.1.2.72 - Shopfront

14.1.2.73 - Shopfront

14.1.2.74 - Shopfront

14.1.2.75 - Shopfront

14.1.2.76 - Shopfront

14.1.2.77 - Shopfront

14.1.2.78 - Shopfront

14.1.2.79 - Shopfront

14.1.2.80 - Shopfront

14.1.2.81 - Shopfront

14.1.2.82 - Shopfront

14.1.2.83 - Shopfront

14.1.2.84 - Shopfront

14.1.2.85 - Shopfront

14.1.2.86 - Shopfront

14.1.2.87 - Shopfront

14.1.2.88 - Shopfront

14.1.2.89 - Shopfront

14.1.2.90 - Shopfront

14.1.2.91 - Shopfront

14.1.2.92 - Shopfront

14.1.2.93 - Shopfront

14.1.2.94 - Shopfront

14.1.2.95 - Shopfront

14.1.2.96 - Shopfront

14.1.2.97 - Shopfront

14.1.2.98 - Shopfront

14.1.2.99 - Shopfront

14.1.2.100 - Shopfront

And again like with Form Districts and Building Types, the purpose and intent behind each Frontage Type is described and illustrated.

This is then followed by a set of specific standards regarding size, clearance, location and any other characteristics unique and important to the type of frontage.

Frontage Types **Porch: Projecting**

Porch: Projecting A planted Frontage wherein the Facade is set back from the Frontage Line with an attached porch permitted to Encroach into the First Lot Layer. This may be used with or without a fence to maintain street spatial definition

Standard	
Width	5' min
Depth	5' min
Height, Clear	5' min
Height	Equal to number of stories.
Finish level above sidewalk	18" min
Path of travel	3' wide min

Building Types	
Detached House	•
Duplex	•
Rowhouse	•
Multi-family Small	•
Multi-family Large	•
Work-Live	
Mixed Use	
Perimeter	
Flex	



Projecting porches have **three open sides** and **encroach into the First Lot Layer**

Frontage Types **Porch: Engaged**

Porch: Engaged A planted Frontage wherein the Facade is set back from the Frontage Line with an engaged porch that has two Adjacent sides that are engaged to the building while two sides are open. This may be used with or without a fence to maintain street spatial definition

Standard		Building Types	
Width	6' min - 8' max	Detached House	•
Depth	6' min - 8' max	Duplex	•
Height, Clear	8' min	Rowhouse	•
Height	Equal to number of stories	Multi-family Small	•
Finish level above sidewalk	18" min	Multi-family Large	•
Path of travel	3' wide min	Work-Live	
		Mixed Use	
		Perimeter	
		Flex	



Engaged porches have **two open sides** and typically does not **encroach into the First Lot Layer**

Frontage Types **Porch: Integral**

Porch: Integral A integral porch is open on one, two or three sides and is part of the overall massing and roof form of the building, making it impossible to remove the porch without major changes to the overall roof form. This may be used with or without a fence to maintain street spatial definition.

Standard		Building Types	
Width	10' min	Detached House	•
Depth	6' min	Duplex	•
Height, Clear	8' min	Rowhouse	
Height	2 stories max	Multi-family Small	•
Finish level above sidewalk	18" min	Multi-family Large	
Path of travel	3' wide min	Work-Live	
		Mixed Use	
		Perimeter	
		Flex	



Integral porches may be **open on one, two or three sides** and is **part of the overall massing and roof form** of the building.

Frontage Types Stoop

Stoop: A Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to secure privacy for the windows. This type incorporates an exterior stair and small landing, and is common for ground-floor Residential use.

Standard	
Width	4' min – 8' max
Depth	3' min – 5' max
Height, Clear	8' min
Height	1 story max
Finish level above sidewalk	18" min – 4" max
Path of travel	3' wide min

Building Types	
Detached House	•
Duplex	•
Rowhouse	•
Multi-family Small	•
Multi-family Large	•
Work-Live	•
Mixed Use	•
Perimeter	
Flex	



Stoops are typically a set of steps and a small landing **open on three sides** and **may encroach the First Lot Layer**.

Frontage Types Forecourt

Forecourt A Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. The Forecourt creates an intimate gathering space for residents or additional shopping or restaurant seating areas. This type should be used sparingly and may be allocated in conjunction with other Frontage types.

Standard	
Width	12' min
Depth	12' min
Ratio of Building Height to Forecourt Width	2:1 max



Building Types	
Detached House	
Duplex	
Rowhouse	
Multi-family Small	•
Multi-family Large	•
Work-Live	
Mixed Use	•
Perimeter	
Flex	•

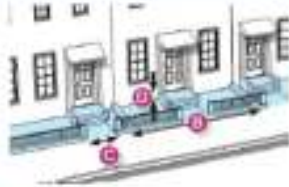


Forecourts create an **internal semi-public courtyard** within which other Frontage Types may be employed to provide access.

Frontage Types Dooryard

Dooryard A Frontage type where the main Façade of the building is set back a small distance and the frontage line is defined by a low wall, decorative fence or hedge, creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is typically intended for ground-floor residential.

Standard		Building Types	
Width	Equal to the width of the Façade – 50' max	Detached House	
Depth	8' min	Duplex	
Depth of Recessed Entry	5' max	Rowhouse	•
Finish level above or below sidewalk	18" min	Multi-family Small	•
Path of travel	3' wide min	Multi-family Large	•
		Work-Live	•
		Mixed Use	•
		Perimeter	•
		Flex	



Dooryards are defined by the **Façade setback** and a **fence or hedge at the Frontage Line that provides strong spatial definition** along the sidewalk and a physical separation from a semi-private yard. It is often used in conjunction with other compatible Frontage Types such as Doorway or a Stoop.

Frontage Types Doorway

Doorway A Frontage where the main Façade of the building is at or set back a small distance from the frontage line. The doorway may be raised or at grade, and is typically intended for ground-floor residential.

Standard	
Depth of Recessed Entry	5' max
Finish level above sidewalk	18" max
Path of travel	3' wide min

Building Types	
Detached House	
Duplex	
Rowhouse	•
Multi-family Small	•
Multi-family Large	•
Work-Live	•
Mixed Use	•
Perimeter	•
Flex	



Doorway are defined by the Façade set very close to the Frontage Line and a close to at-grade entry with no landing.

Frontage Types Lightwell & Landing

Lightwell & Landing A Frontage where the Facade is set back from the Frontage line by an elevated landing and/or sunken Lightwell. This type buffers residential, retail or service uses from urban Sidewalks and allows for activation of below grade space.

Standard		Building Types	
Depth, Clear	5' min	Detached House	
Height, Clear	8' min	Duplex	
Finish landing above sidewalk	6' max	Rowhouse	•
Finish lightwell below sidewalk	6' max	Multi-family Small	•
Path of travel	3' wide min	Multi-family Large	•
		Work-Live	•
		Mixed Use	•
		Perimeter	•
		Flex	







Lightwell & Landing are typically found in combination, and the landing portion is similar to stoops. These are important for accommodating grade changes along a Frontage Line and providing access and activation for partially below-grade spaces.

Frontage Types Shopfront

Shopfront A Frontage wherein the Facade is aligned close to or at the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for street level Retail or Hospitality use. It has substantial glazing on the Sidewalk level and may include an awning that overlaps the Sidewalk.

Standard	
Distance between Glazing	2' max
Sill Height	3' max
Depth of Recessed Entry	5' max
Glazing	70% min between 3-10' above sidewalk
Principal Entrance	At-grade
Path of travel	3' wide min

Building Types	
Detached House	
Duplex	
Rowhouse	
Multi-family Small	
Multi-family Large	
Work-Live	•
Mixed Use	•
Perimeter	•
Flex	•



Shopfronts require **at-grade entry** and **very high glazing and transparency** requirements. They are typical for any retail or hospitality use and are very important for activating the street for pedestrians

Frontage Types Officefront

Officefront A Frontage wherein the Facade is aligned close to or at the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail or Hospitality use. It has substantial glazing on the ground floor level and may include awnings that may overlap the Sidewalk.

Standard		Building Types	
Distance between Glazing	4' max	Detached House	
Depth of Recessed Entry	5' max	Duplex	
Glazing	50% min between 3-10' above sidewalk	Rowhouse	
Principal Entrance	At grade	Multi-family Small	
Path of travel	3' wide min	Multi-family Large	
		Work-Live	•
		Mixed Use	•
		Perimeter	•
		Flex	•







Like Shopfronts, Officefronts require **at-grade entry** and **high glazing and transparency** requirements although not as much as the Shopfront. They are typical for any retail or hospitality use and are very important for activating the street for pedestrians




Frontage Types

Terrace

Terrace A Frontage type where the Facade is at or near the frontage line with an elevated terrace providing public circulation along the Facade. This type can be used to provide at-grade Access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize Access.

Standard		Building Types	
Depth, Clear	5' min	Detached House	
Terrace Length	150' max	Duplex	
Finish Level Above Sidewalk	3' max	Rowhouse	
Distance between stairs	50' max	Multi-family Small	●
		Multi-family Large	●
		Work-Live	
		Mixed Use	●
		Perimeter	●
		Flex	●



Like Lightwells and Landings, these are important for accommodating grade changes along a Frontage Line, and are necessary for accommodating at-grade access for pedestrians – particularly those with mobility challenges.

Frontage Types Gallery

Gallery A Frontage wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or a lightweight colonnade. This type is intended for buildings with ground floor commercial or retail uses and may be one or two stories.

Standard	
Depth	8' min
Width	Equal to the width of the Facade min
Ground Floor Height, Clear	14' min
Upper Floor Height, Clear	9' min
Height	Equal to the 2 nd story floor level



Building Types	
Detached House	
Duplex	
Rowhouse	
Multi-family Small	•
Multi-family Large	•
Work-Live	
Mixed Use	•
Perimeter	•
Flex	•



Galleries are a larger version of a projecting porch - open on three sides and may or may not have a roof. They may not encroach over the public ROW.

Frontage Types **Arcade**

Arcade A Frontage with a colonnade supporting habitable space above where a portion of the Façade is set back from the frontage line and the arcade meets the Sidewalk.

Standard	
Depth, Clear	12' min
Width	Entire width of the Façade.
Height	1 Story max.
Height, Clear	14' min.



Building Types	
Detached House	
Duplex	
Rowhouse	
Multi-family Small	
Multi-family Large	
Work-Live	
Mixed Use	•
Perimeter	•
Flex	•



Similar to Galleries, Arcades include the extension of the Building over the open space below. They must also include a Shopfront within the colonnade and may not encroach over the public ROW.