



# How to Use this Code



## Typical Steps for Development

**1**

### Locate parcel on **Zoning Map**

to determine which district the property is designated.

**2.2**

Zoning Map

If the development is within a

### **Downtown District (DT-1, DT-2, or DT-3)**

refer to "Development within Downtown Districts" on the following page to understand Primary & Secondary Street designations

Development  
within Downtown  
Districts

If the development is within a

### **Special Overlay**

go to **Special Overlays** to understand the specific development provisions within the overlay, and how the base zoning district applies.

**5.0**

Special Overlays

**2**

### Review **Districts**

to understand the character and intent of the district.

**2.0**

Districts

**3**

### Review **Uses**

to determine permitted uses by district, understand use categories and find any applicable conditions.

**3.0**

Uses

**4**

### Review General & Specific **Building Type Requirements**

to determine building envelope, site, facade design, and use requirements specific to the building type. To classify an existing building, refer to "Identifying Your Building Type" on the following pages.

**4.0**

Building Types

**5**

### Review **Parking & Loading**

to determine the maximum vehicle parking spaces, required bike parking, and any loading requirements.

**7.0**

Parking

**6**

### Review **Streets Types**

for street location and design, and streetscape improvement requirements.

**9.0**

Street Types

**7**

### Review **Sitework & Landscape**

for tree planting, site landscape, and screen/buffer requirements.

**6.0**

Sitework &  
Landscape

**8**

### Review **Signs**

to determine sign quantity, location, and design requirements.

**8.0**

Signs

**9**

### Determine the applicable **Development Approval Process**

to prepare all required application materials.

**1.0**

Administration

## Development within Downtown Districts (DT-1, DT-2, DT-3)

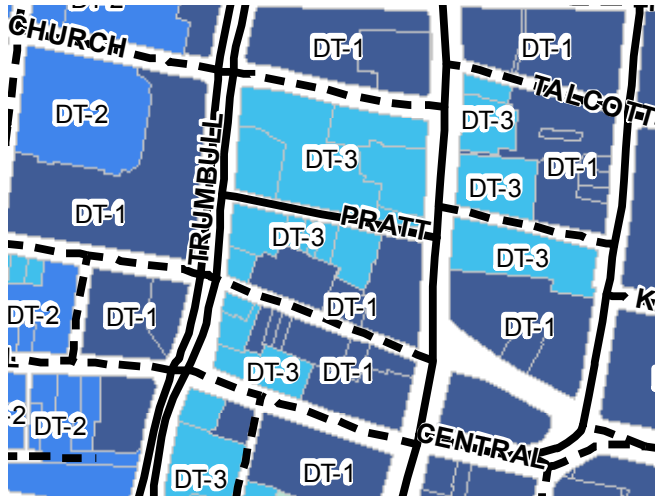
1

### Locate parcel on Zoning Map

to determine which frontages are Primary Streets and which frontages are Secondary Streets

2.2

Zoning Map



#### Downtown Street Types

Primary Street

Secondary Street

DT-1

DT-2

DT-3

Sample excerpt of Zoning Map showing Primary and Secondary Street designations

2

### Review Districts

to understand the character and intent of the district.

2.0

Districts

3

### Review permitted Building Types

within the district, 4.3 Downtown Storefront Building Type and 4.4 Downtown General Building Type.

4.0

Building Types

Note the following development aspects affected by Primary & Secondary Streets:

- Building Siting (per building type table, 4.3.2.A. and 4.4.2.A. Building Siting)
- Uses (per building type table, 4.3.2.C. and 4.4.2.C. Uses)
- Street Facade Requirements (per building type table, 4.3.2.D. and 4.4.2.D. Street Facade Requirements)

4

### Review permitted Uses

within the district, and understand how these are affected by the building type requirements in 4.3.2.C. and 4.4.2.C. Uses regarding uses permitted on the ground story along Primary & Secondary Streets.

3.0

Uses

5  
through  
9

Continue through Typical Steps

### Parking, Sitework & Landscape, Signs, Development Approval Process

for requirements within the Downtown Districts

See Left

## Identifying Your Building Type

The tables located in this section are provided for information purposes only and may be utilized to assist in identifying the applicable building type for buildings constructed prior to the adoption of these regulations.

### Commercial Building Types Table.

The table below illustrates a simplified way to determine which building type is applicable to an existing commercial building. While the table prioritizes entrance and transparency over other requirements, a building may exhibit other elements that qualify it as a different building type from what is shown in the table, leaving the entrance or transparency as nonconforming. Refer to commercial building types, 4.3 through 4.10.

IDENTIFYING A COMMERCIAL BUILDING TYPE					
What Zoning District is the building in?	What Entrance Type does the building have?	How much transparency is on the ground floor?	Probable Building Type		
DT-1 DT-2 DT-3	Storefront	65% or more	Downtown Storefront (refer to 4.3)		
	Arcade	65% or more	Downtown Storefront (refer to 4.3)		
		less than 65%	Downtown General (refer to 4.4)		
	Stoop	20% or more	Downtown General (refer to 4.4)		
What Zoning District is the building in?	What Entrance Type does the building have?	How much transparency is on the ground floor?	Does the building include loading bays on the front facade?	Probable Building Type	
CX-1 CX-2	Storefront	65% or more	No	Storefront (refer to 4.5) (CX-2 only)	
	Arcade	65% or more	No	Storefront (refer to 4.5)	
		15% or more	No	General Building (refer to 4.8)	
		15% or more	No	General Building (refer to 4.8)	
	Stoop	12% or more	Yes	Workshop/Warehouse (refer to 4.9)	
What Zoning District is the building in?	What Entrance Type does the building have?	How much transparency is on the ground floor?	Does the site include multiple buildings and/or significant parking up at the front lot line?	Was the building converted from residential use?	Probable Building Type
MS-1 MS-2 MS-3	Storefront or Arcade	65% or more	No	—	Storefront (refer to 4.5)
			Yes	—	Commercial Center (refer to 4.7) (MS-3 only)
		<65%	—	Yes	Cottage Commercial (refer to 4.6)
			—	No	General Building (refer to 4.8)
	Arcade or Stoop	65% or more	No	—	Storefront (refer to 4.5)
			Yes	—	Commercial Center (refer to 4.7)
		40% or less	—	Yes	Cottage Commercial (refer to 4.6)
			—	No	General Building (refer to 4.8)
	Porch	40% or more	—	Yes	Cottage Commercial (refer to 4.7)
				—	—

## Identifying Your Building Type

### Residential Building Types Table.

The table below illustrates a simplified way to determine which building type is applicable to an existing residential building. While the table prioritizes number of units and height over other requirements, a building may exhibit other elements that qualify it as a different building type from what is shown in the table, leaving the number of units or height as nonconforming. Refer to residential building types, 4.11 through 4.16.

IDENTIFYING A RESIDENTIAL BUILDING TYPE				
How many units are in the building?	What is the Height at Front Facade?	What is the lot width?		Probable Building Type
1 unit	1 to 1.5 Stories	—		House C (refer to 4.16)
	2 to 3.5 Stories	<80 feet		House B (refer to 4.15)
		80 feet or more		House A (refer to 4.14)
How many units are in the building?	How are the units arranged?	What is the lot width?	What is the roof type?	Probable Building Type
2 to 3 units	Side by side, each with its own entrance	—	—	Row Building (refer to 4.13)
	Stacked, with one or more shared entrances	<80 feet	Pitched Roof	House B (refer to 4.15)
			Parapet Roof	Stacked Flats (refer to 4.12)
		80 feet or more		House A (refer to 4.14)
How many units are in the building?	How are the units arranged?			Probable Building Type
4 or more units	Side by side, each with its own entrance			Row Building (refer to 4.13)
	Stacked, with one or more shared entrances			Apartment Building (refer to 4.11)

Note: The building type can be further narrowed by looking at which building types are permitted in the district where the building is located. If both building types are permitted in the district, additional factors shown in the Building Type Table, such as Lot Width, Build-to Zones, or Setbacks may help to determine the house's building type.