crabapple
OVERLAY DISTRICT
form-based code | transfer of development rights
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ARTICLE 1. GENERAL

1.1 INTENT
The intent and purpose of this code is to enable and support the implementation of the following policies:

a. That Crabapple is an important center for high-quality, mixed-use development in the City of Milton as established in the Crabapple Visioning Study and the City of Milton 2030 Comprehensive Plan.
b. That within Crabapple, ordinary activities of daily life should occur within walking or bicycling distance of most dwellings.
c. That interconnected networks of thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.
d. That a range of housing options should be provided to accommodate different needs in the community.
e. That development should be concentrated in areas served by existing infrastructure and discouraged in areas lacking it.
f. That development patterns should enable children to walk or bicycle to school.
g. That a range of open spaces including parks, squares, playgrounds, and preserved rural areas should be distributed throughout Crabapple.
h. That buildings and landscaping should contribute to the physical definition of thoroughfares as civic places.
i. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
j. That community design should reinforce safe environments, but not at the expense of accessibility.
k. That architecture and landscape design should grow from the local climate, topography, history, and building practices.
l. That civic buildings and public gathering places should be provided as locations that reinforce community identity and support self-governance.
m. That civic buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the area.
n. That the preservation and renewal of historic buildings should be facilitated.
o. That the harmonious and orderly growth of Crabapple should be secured through form-based codes.

1.2 CODE APPLICABILITY
1.2.1 Capitalized terms used throughout this code may be defined in Article 6 Definitions of Terms or Article 7 Architectural Styles. Article 6 contains regulatory language that is integral to this code. Those terms not defined in Article 6 and Article 7 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of Section 64-1 of this zoning ordinance, those of this code shall take precedence when applied to the regulations found herein.

1.2.2 The metrics of Article 5 Standards and Tables are an integral part of this code. However, the diagrams and illustrations that accompany them should be considered advisory, with the exception of those in Table 12 Definitions Illustrated, which are legally binding.

1.2.3 Where in conflict, numerical metrics shall take precedence over graphic metrics.
1.3 TRANSECT ZONES AND SPECIAL DISTRICTS

1.3.1 The regulations set forth in this form-based code shall apply to all property located within the boundaries identified in the Crabapple Regulating Plan adopted concurrently herewith, which shall be kept on file with the Community Development Department, and which is hereby incorporated by reference. The Crabapple Regulating Plan shall also be shown on the Official Zoning Maps of the City of Milton, Georgia as an overlay district in compliance with Section 64-1026 of this zoning ordinance.

1.3.2 To reflect a variety of development patterns this code includes Transect Zones, Civic Zones, and Special Districts, the locations for which are set forth within the Crabapple Regulating Plan or an approved Infill Regulating Plan.

1.3.3 The standards for Transect Zones and Civic Zones shall be as set forth in Articles 3, 4, and 5.

1.3.4 The standards for Transect Zone T4 shall also apply to zones T4-Restricted and T4-Open except as specifically indicated.

1.3.5 Areas that, by their intrinsic character, cannot conform to the requirements of any Transect Zone are designated as Special Districts. Special Districts shall be governed by the standards of the base zoning as indicated on the Crabapple Regulating Plan, except as otherwise specifically identified in Article 3.

1.4 PROCESS

1.4.1 Projects that require no Variances or Warrants, or only Warrants, from the requirements of this code shall be processed administratively without further recourse to public consultation except as established below for the city design review board or the historic preservation commission, as applicable as set forth by Section 64-1120 or Article XVIII of this zoning ordinance.

1.4.2 Except as established below for historic districts, the city design review board, as set forth in Section 64-1120 of this zoning ordinance, shall review all plans for development except detached single-family residential in this district for compliance with the standards herein prior to the approval of a land disturbance permit, building permit, or demolition permit for both residential and nonresidential structures.

1.4.3 Within historic districts or properties, the historic preservation commission, as set forth in Article XVII of this zoning ordinance, shall review plans for all development in this district for compliance with the standards herein prior to the approval of a land disturbance permit, building permit, or demolition permit for both residential and nonresidential structures. Where a site partially occupies a historic district, the historic preservation commission’s review shall be limited to the portion within said district.

1.5 WARRANTS AND VARIANCES

1.5.1 There shall be two types of deviation from the requirements of this code: Warrants and Variances. Whether a deviation requires a Warrant or Variance shall be determined by the community development director except where specifically prescribed in this code.

1.5.2 A Warrant is a ruling that would permit a practice that is not consistent with a specific provision of this code but is justified by its intent. A Warrant shall be processed as an administrative variance under Section 64-1885 by the community development director.

1.5.3 Warrants relating to a physical element or metric of this code shall be based upon credible submitted evidence demonstrating that:

  a. Approval, if granted, would not offend the spirit or intent of this code as set forth in Section 1.1 Intent;
b. There are such extraordinary and exceptional situations or conditions pertaining to the particular piece of property that the literal or strict application of this code would create an unnecessary hardship due to size, shape or topography or other extraordinary and exceptional situations or conditions not caused by the applicant;

c. Relief, if granted would not cause a substantial detriment to the public good and surrounding properties; and

d. That the public safety, health and welfare are secured, and that substantial justice is done.

1.5.4 Warrants relating to a use shall be based upon the considerations for use permits established in Section 64-1552.

1.5.5 A Variance is any ruling on a deviation other than a Warrant. A Variance shall be processed as a primary variance by the board of zoning appeals as described in Section 64-1888.

1.5.6 If a Warrant or Variance is requested in conjunction with an application for an Infill Regulating Plan, the mayor and city council shall process the requested warrants and variances as a concurrent variance.

1.5.7 With respect to the review of Variances, the city design review board shall only make recommendations.

1.5.8 No Warrants or Variances may be issued for the following standards and requirements:

a. The minimum Base Densities. (See Table 10 section a.)

b. The permission to build Accessory Buildings.

1.6 DENSITY CALCULATIONS

1.6.1 All areas of a site shall be considered cumulatively the Gross Site Area.

1.6.2 Density shall be expressed in building units per acre as specified for each Transect Zone by Table 10 section a.

1.6.3 The maximum Density of a site shall be calculated by multiplying the Transect Zone's Density identified in Table 10 section a by the Gross Site Area. Where a site includes multiple Transect Zones, each shall be calculated independently. The area of new Thoroughfares and Civic Spaces on the site shall be allocated to the closest Transect Zone(s) on the site. Where a Thoroughfare or Civic Space adjoins multiple Transect Zones, their area shall be proportionally allocated to the adjoining zones.

1.6.4 Where a site is subdivided into lots, a lot's Density may exceed the Density of the Transect Zone within which it lies, provided that the maximum Density of the Transect Zone for the site as whole as established in Section 1.6.3 is not exceeded.

1.6.5 Building units shall be exchanged for Functions at the following rates as established in Table 8B:

a. Residential: 1 dwelling unit for each building unit.

b. Lodging: 2 guest rooms for each building unit.

c. Office: 2,250 square feet for each building unit.

d. Retail: 2,250 square feet for each building unit.

e. Other: 2,250 square feet for each building unit.

1.6.6 Accessory Units do not count toward Density calculations.

1.6.7 Civic Buildings do not count towards Density calculations.

1.6.8 Senior housing units do not count toward Density calculations, but are subject to Density limitations established in Section 64-1834.

1.6.9 Contributing historic structures in a historic district or property do not count towards Density calculations.
1.6.10 The number of Building Units allowed on a site may be increased by two Building Units for every one parking space that meets one of the following conditions:
   a. Is located within a Parking Structure having two or more above-ground stories, including the ground level.
   b. Is located within a Parking Structure having one or more below-ground stories.
   c. Is available for exclusive use by off-site Retail, Restaurant, Civic, or Office Functions within a straight-line radius of 600 horizontal feet from the parking space to the public entrance of the establishment.

Parking spaces meeting two or more of the above conditions shall only be considered as meeting one condition for the purpose of the Building Unit bonus.

1.6.11 The Base Density of a site may be increased by the Transfer of Development Rights (TDR) up to the amount specified for each zone by Table 10 section a subject to the provisions of Section 1.7

1.7 TRANSFER OF DEVELOPMENT RIGHTS

1.7.1 Purpose: The TDR mechanism is intended to encourage the voluntary redirection of future growth from areas where Milton wants reduced development into areas designated for development. Landowners can voluntarily choose to have their properties considered as either Open Space TDR Sending Sites or Park/Greenway TDR Sending Sites. Open Space TDR Sending Sites remain under private ownership subject to a conservation easement permanently limiting future development. Park/Greenway TDR Sending Sites are transferred from private ownership to the City of Milton or otherwise secured for public access in a manner acceptable to the City. In return for voluntarily participating in the TDR program, private property owners receive Transferable Development Rights (TDRs) which can be transferred for use at designated TDR Receiving Sites.

1.7.2 TDR Sending Site Criteria
   a. Open Space TDR Sending Sites shall be a minimum of 5 acres in size, shall be zoned T2 within this district or AG-1 outside of this district and shall contain natural or agricultural features whose retention would implement Milton’s goals for maintaining significant environmental areas, rural character and open space. Parcels shall not qualify if the restrictions that would be imposed by a conservation easement have already been established by a preexisting easement or similar instrument.
   b. Park/Greenway TDR Sending Sites shall be a minimum of one acre in size, unoccupied by any residences or other improvements that would render the site unusable for public access and shall be designated as suitable for Park, Greenway, Civic Space, trail or other public recreational uses in a plan or code adopted by the City. Parcels in public ownership prior to the effective date of this code shall not qualify as TDR Sending Sites. However, parcels that the City buys for Parks and Greenways after the effective date of this code meet the criteria for Park/Greenway TDR Sending sites.

1.7.3 TDR Sending Site Approval Process
   a. Open Space TDR Sending Sites: Property owners may offer their land as Open Space TDR Sending Sites using application forms provided by the community development department. If the community development director finds that the proposed property meets the criteria, he/she shall approve the application and oversee the execution and recordation of a permanent conservation easement, approved by the community development director, that limits future development of the sending site to a density of no more than one dwelling per parcel or one dwelling per full 25 acres, whichever Density is greater. The easement shall specify that all other uses, building requirements and activities shall be
controlled by the provisions of the T2 zone for parcels within this district and the provisions of the AG-1 zoning district for parcels outside of this district.

b. Park/Greenway TDR Sending Sites: Property owners may offer their land as Park/Greenway TDR Sending Sites using application forms provided by the community development department. If the property owner proposes to transfer title to Milton, the change of ownership shall pertain to the entire parcel. If the community development director finds that the proposed property meets the criteria for a Park/Greenway TDR Sending Site, he/she shall approve the application and submit the transfer of title to the City of Milton or an agency/organization authorized by the City Council for approval. A permanent public access easement approved by the community development director may be used instead of title transfer if the proposed easement would implement all preservation and public recreational goals for the site in question, subject to the approval of the City Council. This easement may apply to all or a portion of a single parcel as long as the portion subject to the easement is at least one acre in size. If a Park/Greenway TDR Sending Site is secured by easement rather than City ownership, the easement shall permanently prohibit all development, shall preclude any improvements that would impede site use for public purposes and shall specify that all other uses and activities will be controlled by the provisions of the T2 for parcels within this district or the provisions of the AG-1 zoning district for parcels outside this district.

1.7.4 TDR Allocation

a. Open Space TDR Sending Sites: Upon recordation of an approved conservation easement, the community development director shall deduct the area of land precluded from development by preexisting easements and issue TDRs to the owners of Open Space TDR Sending Sites using the following formula:
   i. One TDR per full acre of Unconstrained Land
   ii. Plus one TDR per four full acres of Constrained Land
   iii. Plus one TDR per each full five acres of land subtotaled under i. and ii. in excess of five acres

b. Park/Greenway TDR Sending Sites: Upon title transfer or recordation of an approved public access easement, the community development director shall deduct the area of land precluded from development by preexisting easements and issue Transferable Development Rights to the owners of Park/Greenway TDR Sending Sites using the following two-step process.
   Step One: calculate the total number of TDRs produced by i, ii and iii below:
   i. One TDR per full acre of Unconstrained Land
   ii. Plus one TDR per four full acres of Constrained Land
   iii. Plus one TDR per each full five acres of land subtotaled under i. and ii. in excess of five acres.
   Step Two: Multiply the total from Step One by a factor of 1.25

c. Civic Space TDR Sending Sites: Upon title transfer or recordation of an approved public access easement, the community development director shall deduct the area of land precluded from development by preexisting easements and issue Transferable Development Rights to the owners of Parks/Greenways TDR Sending Sites designated as suitable for Civic Spaces in an adopted plan or code using the following two-step process.
   Step One: calculate the total number of TDRs produced by i, ii and iii below:
   i. One TDR per full acre of Unconstrained Land
ii. Plus one TDR per four full acres of Constrained Land
iii. Plus one TDR per each full five acres of land subtotaled under i. and ii. in excess of five acres.

**Step Two:**
Multiply the total from Step One by a factor of 1.5.

1.7.5 TDR Transfers: The community development director shall establish and administer a process for documenting and monitoring the issuance, transfer, and permanent extinguishment of TDRs when they are used to increase density in a TDR Receiving Site development. TDR Sending Site property owners who are issued TDRs may retain them, transfer them directly to TDR Receiving Site developers or transfer them to intermediaries who may also retain them or transfer them to TDR Receiving Site developers. The City of Milton may but is not obligated to buy, hold and resell TDRs. The City may also sever TDRs from land that it buys after the effective date of this ordinance for Parks and Greenways and sell these TDRs for use in TDR Receiving Site developments. The price paid for TDRs is determined by negotiation between TDR buyers and sellers.

1.7.6 TDR Receiving Sites: TDRs may be transferred to the TDR Receiving Sites designated by this code and any additional TDR Receiving Sites that may subsequently be designated by the City. TDR Receiving Site owners may build at or below the Base Densities established by code without any use of TDRs. However, owners who choose to do so may exceed the Base Densities and achieve the established maximum densities at the transfer ratio set forth in Section 1.7.7.

1.7.7 TDR Transfer Ratio: Pursuant to this code, developers of projects on TDR Receiving Sites may use the TDR to exceed Base Densities and achieve the maximum code-allowed Density at the transfer ratio of two building units per full TDR. Building Units shall be exchanged for Functions as set forth in Section 1.6.5.

1.7.8 Unified Sending/Receiving Site: A TDR Sending Site and a TDR Receiving Site may occur on a single parcel if the respective portions of the parcel meet all criteria. TDRs from the Sending Site portion of the parcel shall be allocated using the formula provided in 1.7.4 except TDRs shall not be granted open space and Greenway dedications that are required as a condition of site development. TDRs from the TDR Sending Site portion of the parcel may be transferred to the TDR Receiving Site portion of the parcel, transferred to a separate TDR Receiving Site or to any combination of on-site and off-site TDR Receiving Sites.

1.7.9 Compliance Requirements
a. When the use of TDR results in divisions of land, TDR compliance shall occur prior to final subdivision map approval.

b. When the use of TDR results in additional Density without a division of land, TDR compliance shall occur prior to building permit issuance.

c. In no event shall any component of this TDR program have application to any TDR Sending Site or TDR Receiving Site outside the jurisdictional boundary of the City of Milton.
ARTICLE 2. REGULATING PLANS

2.1 ARTICLE APPLICABILITY
2.1.1 The geographic locations of the following shall be as set forth in the Crabapple Regulating Plan:
   a. Transect Zones
   b. Existing Civic Building Sites and Civic Spaces, and sites suitable for new Civic Spaces.
   c. Thoroughfare network, existing and planned
   d. Special Districts
   e. Mandatory Private Frontages
   f. Mandatory Public Frontages along existing Thoroughfares

2.1.2 The Crabapple Regulating Plan is an exclusive and mandatory regulation. Property owners within the plan area shall submit Building Scale Plans under Article 4 in accordance with the provisions of this code.

2.1.3 The owner of a parcel or abutting parcels in this overlay may apply for a Warrant to adjust the locations of Thoroughfares from those shown in the Crabapple Regulating Plan by up to a total of 300 horizontal feet, provided that the interconnected network shown in the Crabapple Regulating Plan is maintained.

2.1.4 The owner of a parcel or abutting parcels in this overlay may initiate the preparation of an Infill Regulating Plan in accordance with Section 2.2 of this code.

2.2 INFILL REGULATING PLAN REQUIREMENTS
2.2.1 Approval of Infill Regulating Plans is pursuant to the procedures for rezoning as set forth in Article VIX in Chapter 64 of this zoning ordinance.

2.2.2 Infill Regulating Plans shall include one or more maps showing the following, in compliance with the standards described in this Article:
   a. Transect Zones
   b. Density by Transect Zone
   c. Civic Building Sites and Civic Spaces
   d. Thoroughfare network
   e. Special Requirements, if any
   f. Designation of a mandatory Setback for buildings from any lot line, if any
   g. Mandatory Private Frontages, if any
   h. Required landscape buffers adjacent to Special Districts, if any

2.2.3 The following elements shall not deviate from those established in the Crabapple Regulating Plan:
   a. Mandatory Public Frontages along existing Thoroughfares
   b. Greenways, although their exact locations may vary provided the connections to adjacent sites shown in the Crabapple Regulation Plan are maintained.

2.2.4 Each Infill Regulating Plan for a site greater than 4 acres in area shall dedicate at least 5% of its total area to Civic Space. Civic Space shall be designed as generally described in Table 4 and as allowed in the Transect Zones in accordance with Table 10 section d. Greenways shall not be counted towards this requirement, except where they pass through a Civic Space meeting the requirements of Table 4.
2.2.5 The Thoroughfare network for the Infill Regulating Plan shall be designed to define Blocks not exceeding the size prescribed in Table 10 section b. The perimeter shall be measured as the sum of lot Frontage Lines of the Block. When one side of the Block perimeter is at the edge of a development parcel the maximum Block perimeter shall be subject to approval by Warrant.

2.2.6 All Thoroughfares shall terminate at other Thoroughfares, forming an interconnected network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs are allowed only by Warrant to accommodate specific site conditions.

2.3 LANDSCAPE BUFFERS
2.3.1 The requirements of Section 64-237 shall not apply to property within this overlay district.
2.3.2 Adjacent to a Special District the following shall apply:
   a. For sites on 4 acres or less in area, a 50 foot wide undisturbed buffer, with a 10 foot improvement setback, shall be located adjacent to a Special District.
   b. For sites greater than 4 acres in area, a 75 foot wide undisturbed buffer, with a 10 foot improvement setback, shall be located adjacent to a Special District.
2.3.3 To make buffers seem natural, an equal mix of four species from Section 60-88 Appendix R: Acceptable Evergreen Plant Material for Milton Undisturbed Buffers shall be used.
2.3.4 Modifications to the minimum buffer requirements shall be granted by Variance.
ARTICLE 3. PUBLIC STANDARDS

3.1 ARTICLE APPLICABILITY
3.1.1 All sites, including those in Special Districts, shall incorporate Thoroughfares and Civic Spaces as established in the Crabapple Regulating Plan or an approved Infill Regulating Plan.

3.1.2 Where no approved Infill Regulating Plan exists:
   a. Thoroughfares not shown in the Crabapple Regulating Plan may be permitted, provided that all Thoroughfares shall terminate at other Thoroughfares, forming an interconnected network. Cul-de-sacs are allowed only by Warrant to accommodate specific site conditions.
   b. Civic Spaces not shown in the Crabapple Regulating Plan may be provided.

3.1.3 Thoroughfares are intended for use by vehicular, bicycle, equestrian, and pedestrian traffic and to provide access to lots and Civic Spaces. Thoroughfares shall generally consist of Vehicular Lanes and Public Frontages. Bicycle Facilities and Equestrian Trails, where provided along a Thoroughfare, shall also be considered part of said Thoroughfare.

3.1.4 Thoroughfares and Civic Spaces shall be designed according to their Transect Zones. The Public Frontages of Thoroughfares that pass from one Transect Zone to another shall be adjusted so that the newer Thoroughfare’s vehicular lane and parking assemblies and Public Frontages shall taper to meet those of the existing Thoroughfare.

3.1.5 Each lot shall Enfront a vehicular Thoroughfare or Civic Space, except that 20% of the lots within each Transect Zone may Enfront a Passage.

3.1.6 Standards for Thoroughfares within Special Districts shall be determined by the public works director, who may, at their discretion, require alternative standards if the public health, safety, and welfare demand.

3.1.7 Rear Alleys and Rear Lanes shall be provided where required by Table 10 section c.

3.1.8 Rear Alleys shall be paved for their width.

3.1.9 Rear Lanes may be paved lightly to driveway standards. Rear Lanes shall consist of gravel or landscaped edges, and have no raised Curb.

3.2 THOROUGHFARES - VEHICULAR LANES
3.2.1 Thoroughfares may include vehicular lanes in a variety of widths for parked and moving vehicles, and Bicycle Lanes. The standards for vehicular lanes shall be as shown in Table 2A, subject to approval of the public works director, who may require alternative standards if the public health, safety, and welfare demand.

3.3 THOROUGHFARES - BICYCLE AND EQUESTRIAN FACILITIES
3.3.1 A bicycle and equestrian network consisting of Greenways (which may include Multi-Use Trails and Equestrian Trails) and Bicycle Lanes shall be provided as specified in the Crabapple Regulating Plan. The bicycle network shall be connected to existing or proposed city and regional networks wherever possible.

3.3.2 Greenway requirements may be satisfied by providing a minimum 30 foot wide open space corridor in the approximate location shown on the Crabapple Regulating Plan, granting the City of Milton access easements for future Multi-Use Trails and Equestrian Trails, and payment to the City of Milton in lieu of the installation as set forth in Section 48-674 of the City Code.
3.4 THOROUGHFARES - PUBLIC FRONTAGES

3.4.1 General to zones T2, T3, T4, T5

a. The Public Frontage contributes to the character of the Transect Zone and includes Sidewalk, Curb, Planter, and trees. If a Greenway is located in what would otherwise be part of the Public Frontage then it shall also be considered part of the Public Frontage.

b. Public Frontages shall be designed as shown in Table 3A and Table 3B and allocated within Transect Zones as specified in Table 10 section c.

c. Retrofit of existing thoroughfares shall be accomplished in the Public Frontage by widening Sidewalks, adding trees, adding public lighting, and adding Greenways. Where this occurs and there is insufficient right-of-way, the right-of-way shall be expanded or a public access easement provided to the City of Milton. Where the latter occurs, the Frontage Line will not be congruent with the right-of-way.

d. Public lighting shall be provided as established in Section 4.11.2.

e. Street trees shall be provided in the Public Frontage, subject to the following:
   i. Along State Route 372 street trees shall be placed and sized in accordance with the standards established by the Georgia Department of Transportation.
   ii. Along other Thoroughfares street trees shall be placed and sized in accordance with the standards established by the American Association of State Highway and Transportation Officials.

f. The maintenance of lights and trees shall be the responsibility of the adjacent property owner or as otherwise provided.

3.4.2 Specific to zones T2, T3

a. The Public Frontage shall include trees of various species, naturalistically clustered.

3.4.3 Specific to zones T3, T4, T5

a. Street trees shall be spaced a minimum of 30 and a maximum of 60 feet on-center. The spacing may be adjusted by Warrant for specific site conditions.

b. The introduced landscape shall consist of durable species tolerant of soil compaction.

3.4.4 Specific to zone T4

a. Street trees shall be planted in a regularly-spaced Allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one Story.

3.4.5 Specific to zone T5

a. Street trees shall be planted in a regularly-spaced Allee pattern of single species with shade canopies of a height that, at maturity, clears at least one Story. At Retail Frontages, the spacing of the trees may be irregular, to avoid visually obscuring the Shopfronts.

3.4.6 Specific to Broadwell Road and Mayfield Road

a. The requirements of specific Transect Zones and Special Districts notwithstanding, the Public Frontage shall include a Sidewalk with a minimum width of 8 feet and a Planter having a minimum width of 8 feet. Street trees shall be located in the Planter and spaced a minimum of 30 and a maximum of 60 feet on-center. The spacing may be adjusted by Warrant to accommodate specific site conditions.

b. Where approved by the public works director, on-street parallel parking may be provided in lieu of the Planter. Where said parking is provided, a Planter having a minimum size of 7 by 10 feet and planted with one street tree shall still be provided between every two parking spaces.

3.4.7 Specific to Crabapple Road and Birmingham Highway, designated State Route 372
a. The standards identified for Broadwell Road and Mayfield Road shall also apply along Crabapple Road and Birmingham Highway, except as otherwise required by the Georgia Department of Transportation.

3.5 CIVIC ZONES

3.5.1 General

a. Civic Zones are designated on the Crabapple Regulating Plan or Infill Regulating Plan as Civic Building Sites or Civic Spaces.

3.5.2 Civic Spaces

a. Sites of more than 4 acres and not located within an Infill Regulating Plan shall dedicate at least 5% of their total area to Civic Space. Greenways shall not be counted towards this requirement, except where they pass through a Civic Space meeting the requirements of Table 4.

b. Civic Spaces shall be designed as described in Table 4.

c. Each Civic Space shall have a minimum of 50% of its perimeter Enfronting a Thoroughfare, except for Playgrounds and Parks.

d. Sites identified as suitable for Civic Spaces on the Crabapple Regulating Plan are not mandatory and are identified for TDR purposes only, as established in Section 1.7.
ARTICLE 4. BUILDING SCALE PLANS

4.1 ARTICLE APPLICABILITY
4.1.1 Lots and buildings shall be subject to the requirements of this Article.
4.1.2 Building and site plans submitted under this code shall show compliance with the following standards described in this code:
   a. For preliminary site and building approval:
      i. Building Placement
      ii. Building Form
      iii. Building Function
      iv. Public Frontages
   b. For final approval, in addition to the above:
      i. Landscaping
      ii. Signage
      iii. Special Requirements, if any
      iv. Architecture
4.1.3 Special Districts shall be governed by the base zoning, as indicated on the Crabapple Regulating Plan.
4.1.4 Civic Building Sites shall not be subject to the requirements of this code. The particulars of their design shall be determined by Warrant. Buildings housing Civic Functions that do not meet the definition of a Civic Building shall be subject to the requirements of this code.

4.2 NON-CONFORMING PROPERTIES
4.2.1 A property existing at the date of adoption of this code or any amendments thereto that does not conform to the provisions of this code or any subsequent amendment may continue in use as they are until a Substantial Modification is requested, at which time the community development director shall determine the provisions of this code that shall apply.
4.2.2 Lots existing at the time of adoption of this code shall not be considered non-conforming with regard to width.
4.2.3 The modification of existing buildings is permitted By Right if such changes result in greater conformance with the specifications of this code.

4.3 SPECIAL REQUIREMENTS
4.3.1 To the extent that the Crabapple Regulating Plan or an Infill Regulating Plan designates any of the following Special Requirements, these standards shall apply to said requirements:
   a. A mandatory Retail Frontage designation requires that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the Sidewalk as illustrated in Table 7. The first story shall be confined to Retail or Office use through the depth of the Second Layer.
   b. A mandatory Gallery Frontage designation requires that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns (as generally illustrated in Table 7). A Gallery Frontage may be combined with a Retail Frontage.
c. A mandatory Arcade Frontage designation requires that a building overlap the Sidewalk such that the first floor Facade is a colonnade (as illustrated in Table 7). The Arcade Frontage may be combined with a Retail Frontage.

d. A Coordinated Frontage designation requires that the Public Frontage (Table 4a) and Private Frontage (Table 7) be coordinated as a single, coherent landscape and paving design.

e. A Cross Block Passage designation requires that a minimum 8 foot wide pedestrian access be reserved between buildings.

4.4 BUILDING PLACEMENT

4.4.1 Specific to zones T2, T3, T4, T5

a. Newly platted Lots shall be dimensioned according to Table 10 section e except as otherwise approved by Warrant.

b. Building Placement types shall be as shown in Table 6 and Table 10 section h except as otherwise approved by Warrant.

c. Buildings shall be placed in relation to the boundaries of their lots according to Table 10 and Table 12 except as otherwise approved by Warrant.

d. One Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building, may be built on each Lot as shown in Table 12 except as otherwise approved by Warrant.

e. Lot coverage by building shall not exceed that recorded in Table 10 section e except as otherwise approved by Warrant.

f. Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the Frontage width at the Setback, as specified as Frontage Buildout on Table 10 section f except as otherwise approved by Warrant.

g. Setbacks for Principal Buildings shall be as shown in Table 10 section f except as otherwise approved by Warrant.

h. Rear Setbacks for Outbuildings shall be a minimum of 12 feet measured from the centerline of a Rear Alley or Rear Lane easement. In the absence of Rear Alley or Rear Lane, the rear Setback shall be as shown in Table 10.

i. To accommodate slopes over 10%, relief from front Setback requirements of Table 10 is available by Warrant.

j. To accommodate the preservation of specimen trees as established in the tree preservation ordinance, relief from all setbacks, lot widths, and lot coverage is available by Warrant.

4.4.2 Specific to zone T3

a. Where use of a lesser setback is permitted for projects utilizing TDR, the amount of TDR utilized within the T3 zone shall equal at least one Building Unit per gross acre multiplied by the area of said T3 zone.

4.4.3 Specific to zones T4 Open, T5

a. The Principal Entrance shall be on a Frontage Line.

4.5 BUILDING FORM

4.5.1 General to zones T2, T3, T4, T5

a. Buildings shall consist of simple rectangular forms. There shall be one primary volume with optional secondary volumes. Secondary volumes shall butt into the primary volume. The roof form of the primary volume shall clearly dominate. Secondary roof forms shall never dominate the composition, and shall
not be taller than the primary, excluding masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads.

b. The maximum building size shall be as follows:
   i. The maximum building footprint shall be 18,000 square feet and the maximum overall building size shall be 36,000 square feet.
   ii. A group of two or more buildings that share at least one common wall will be considered as one building.

c. The Private Frontage of buildings shall conform to Table 7 and Table 10.

d. Buildings on corner Lots shall have two Private Frontages as shown in Table 12. Prescriptions for the Second and Third Layers pertain only to the Principal Frontage. Prescriptions for the First Layer pertain to both Frontages.

e. Building heights shall conform to Table 5.

f. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial or Civic Function, which shall be a minimum of 11 feet with a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 feet at ground level, shall be counted as two stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional Story.

g. A first level Residential Function may be raised a maximum of 6 feet from average Sidewalk grade unless a greater height is approved by Warrant.

h. In a Parking Structure or garage, each above-ground level counts as a single Story regardless of its relationship to habitable Stories.

i. Building height limits do not apply to Attics or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads. Attics shall not exceed 14 feet in height.

j. The habitable area of an Accessory Unit within a Principal Building or an Outbuilding shall not exceed 440 square feet, excluding the parking area.

k. The maximum number of attached Rowhouse units in a building shall be eight.

4.5.2 Specific to zone T3
   a. No portion of the Private Frontage may Encroach the Sidewalk.
   b. Open porches may Encroach the First Layer for 50% of the layer’s depth.
   c. Balconies and bay windows may Encroach the First Layer for 25% of the layer’s depth except that balconies on porch roofs may Encroach as does the porch.

4.5.3 Specific to zone T4
   a. Balconies, open porches and bay windows may Encroach the First Layer for 50% of the layer’s depth.

4.5.4 Specific to zone T5
   b. Except where prohibited, Awnings, Arcades, and Galleries may Encroach the Sidewalk to within 2 feet of the Curb but must clear the Sidewalk vertically by at least 8 feet.
   c. Maximum Encroachment heights (Extension Lines) for Arcades shall be as shown on Table 8A.
   d. Stoops, Lightwells, balconies, bay windows, and terraces may Encroach the First Layer for 100% of the layer’s depth.
   e. In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built co-planar with the Facade.
f. Streetscreens shall be between 3.5 and 8 feet in height. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.

g. A first level Residential or Lodging Function shall be raised a minimum of 2 feet from average Sidewalk grade unless a lesser height is approved by Warrant to allow wheelchair access.

h. Along Crabapple Road, Broadwell Road, Birmingham Highway, and Mayfield Road Shopfronts are required on the ground floor and corner buildings should be Chamfered.

4.5.5 Galleries and Arcades shall be prohibited along Crabapple Road, Broadwell Road, Birmingham Highway, and Mayfield Road.

4.6 BUILDING FUNCTION

4.6.1 General to all zones T2, T3, T4, T5
a. Buildings in each Transect Zone shall conform to the Functions on Table 8A, Table 9 and Table 10. Functions that do not conform shall require approval by Use Permit or Warrant as specified on Table 9.

4.6.2 Specific to zones T2, T3
a. Accessory Functions of Restricted Lodging or Restricted Office shall be permitted within an Accessory Building. See Table 8A.

4.6.3 Specific to zone T4-Restricted
a. Lodging, Office, and Retail Functions shall be prohibited.

4.6.4 Specific to zone T4-Open
a. The Function standards of T5 shall apply. See Table 8A.

4.6.5 Specific to zones T4, T5
a. Accessory Functions of Limited Lodging or Limited Office shall be permitted within an Accessory Building. See Table 8A.

4.6.6 Specific to zone T5
a. Industrial Functions within the First Layer may be permitted by Variance.

4.7 SCREENING AND FENCING

4.7.1 Fences, walls and hedges shall be subject to the following:
a. Where permitted within the first Layer, fences, walls and hedges shall not exceed 42 inches in height. Retaining walls are excluded from this requirement.
b. In all other locations fences and walls shall not exceed 5 feet in height and shall be at maximum of 50% opaque above 42 inches in height. This requirement shall not apply to fences and walls screening refuse areas.
c. Allowed fencing material shall be three or four board wooden fencing with wood posts in the First Layer.
d. Opaque fences are prohibited in the First Layer.
e. Chainlink fencing is prohibited from public view. All chainlink fence shall be black vinyl clad.
f. Retaining walls shall be faced with stone and brick only. Retaining walls above three feet high shall have a continuous planting of evergreens in front of them.

4.7.2 Loading docks and service areas shall be screened from view of any Thoroughfare of Civic Space by either:
a. A minimum 6 foot high opaque fence matching the material of the building; or
b. A 15 foot wide landscape strip planted with a continuous hedge of evergreen shrubs. Shrubs shall be moderately growing, be a minimum height of 42 inches at time of planting, and reach a minimum height
of 6 feet within two years of planting.

4.7.3 Refuse areas (dumpsters) shall be placed in the least visible location from public streets, and shall be enclosed pursuant to rules of the Fulton County Health Department. Enclosures shall be constructed of the same exterior wall material used for the Principal Building. The enclosure shall be one foot higher than what is contained in the interior. The door enclosing the area shall be made out of wood or a material that has the appearance of wood.

4.7.4 Mechanical features such as HVAC condensers, electrical transformers, heat pumps, and similar features shall not be placed in the First Layer and shall be screened from view of any Thoroughfare, Civic Space, or any property zoned, used, or developed for Residential Functions, by one of the following means:
   a. Placement behind the building;
   b. 100% opaque fencing which shall be constructed of the same type of exterior material used for the Principal Building; or
   c. By a berm or vegetative screening. The screening shall consist of evergreen shrubs, be a minimum of 42 inches in height at time of planting, and reach a minimum height of 6 feet within two years or planting.

4.7.5 Detention ponds shall have a minimum 10 foot wide landscape strip planted to buffer standards with evergreen plantings exterior to any required fence and or required access area.

4.8 OFF-STREET PARKING AND LOADING

4.8.1 Off-street parking and loading shall be provided in accordance with Article VII of this zoning ordinance.

4.8.2 Subject to the approval of the director of the community development department by Warrant, off-street parking as required by Article VIII may be reduced and shared parking among uses may be permitted.

4.8.3 On-street parking along the parking lane corresponding to the Lot Frontage shall be used to satisfy the parking requirements for Residential Functions.

4.8.4 All Office, Lodging, Retail, Civic, and Education Functions, and Apartment Buildings shall provide a minimum of one bicycle rack to accommodate a minimum of one bicycle space for every ten vehicular parking spaces. Said rack(s) shall be located within the Public or Private Frontage.

4.9 PARKING LOCATION STANDARDS

4.9.1 General to zones T2, T3, T4, T5
   a. Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available or required.
   b. Open parking areas shall be masked from the Frontage by a Building or Streetscreen.

4.9.2 Specific to zones T2, T3
   a. Open parking areas shall be located at the Second and Third Layers, except that Driveways, drop-offs and unpaved parking areas may be located at the First Layer.
   b. Garages shall be located at the Third Layer except that side- or rear-entry types may be allowed in the First or Second Layer by Warrant.

4.9.3 Specific to zones T3, T4
   a. Driveways at Frontages shall be no wider than 10 feet in the First Layer. (Table 2B.f)

4.9.4 Specific to zone T4
   a. All parking areas and garages shall be located at the Second or Third Layer.

4.9.5 Specific to zones T4-Open, T5
   a. All parking lots, garages, and Parking Structures shall be located at the Second or Third Layer.

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b. Vehicular entrances to parking lots, garages, drive-throughs, and Parking Structures shall be no wider than 12 feet for one-way access and 24 feet for two-way access at the Frontage.
c. Pedestrian exits from all parking lots, garages, and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a building) except underground levels which may exit directly into a building.
d. Parking Structures shall have Liner Buildings lining all stories.

410 LANDSCAPE STANDARDS

4.10.1 General to zones T2, T3, T4, T5
   a. Impermeable surface shall be confined to the ratio of Lot coverage specified in Table 10 section e.
   b. Walkways shall be surfaced in decorative pavers, concrete, brick, stone, or decorative gravel that is contained and on a compacted base.
   c. Thick flagstone stepping-stones are permitted.
   d. Concrete shall be broken up with banding a maximum of 20 inches apart. Banding shall be achieved through the use of contrasting materials or texture.
   e. Stamped concrete is prohibited.

4.10.2 Specific to zones T2, T3, T4
   a. The First Layer shall be landscaped with live grass, trees, shrubs, hedges and other landscaping materials approved by the city arborist and shall not be paved, with the exception of Driveways as specified in Section 4.9.2 and Section 4.9.3.

4.10.3 Specific to zone T3
   a. A minimum of two trees approved by the City Arborist shall be planted within the first Layer for each 30 feet of Frontage Line or portion thereof.
   b. Trees shall be naturalistically clustered.

4.10.4 Specific to zone T4
   a. A minimum of one tree approved by the City Arborist shall be planted within the first Layer for each 30 feet of Frontage Line or portion thereof.
   b. Trees shall be a single species to match the species of Street Trees on the Public Frontage.

4.10.5 Specific to zone T5
   a. Trees shall not be required in the first Layer.
   b. The first Layer may be paved to match the pavement of the Public Frontage.

4.10.6 The following non-native invasive species shall not be planted anywhere in this district:
   a. Ailanthus altissima (tree-of-heaven)
   b. Albizia julibrissin (mimosa)
   c. Alternanthera philoxeroides (alligator weed)
   d. Eichhornia crassipes (water hyacinth)
   e. Elaeagnus pungens (thorny olive)
   f. Elaeagnus umbellate (autumn olive)
   g. Hedera helix (English ivy)
   h. Hydrilla verticillata (hydrilla)
   i. Imperata cylindrical (congongrass)
   j. Lespedeza bicolor (shrubby lespedeza)
   k. Lespedeza cuneata (sericea Lespedeza)
   l. Ligustrum japonicum (Japanese privet)
m. Ligustrum sinense (Chinese privet)

n. Lonicera japonica (Japanese honeysuckle)

o. Lonicera maackii (amur honeysuckle)

p. Lygodium japonicum (Japanese climbing fern)

q. Melia azedarach (chinaberry)

r. Microstegium vimineum (Nepalese browntop)

s. Miscanthus sinensis (Chinese silvergrass)

t. Murdannia keisak (marsh dayflower)

u. Nandina domestica (sacred bamboo)

v. Paulownia tomentosa (princess tree)

w. Phyllostachys aurea (golden bamboo)

x. Pueraria Montana var. lobata (kudzu)

y. Rosa multiflora (multiflora rose)

z. Sesbania herbacea (bigpod sesbania)

aa. Sesbania punicea (red sesbania)

bb. Spiraea japonica (Japanese spiraea)

c. Triadica sebifera (Chinese tallow tree)

d. Vinca major (big periwinkle)

e. Vinca minor (common periwinkle)

ff. Wisteria sinensis (wisteria)

4.11 LIGHTING STANDARDS

4.11.1 Parking lot lighting shall meet the following standards:

a. Light posts shall not exceed a height of 20 feet from finished grade.

b. Light posts shall have curved arms to focus light downward. Up to two arms are permitted per post.

c. Light fixtures shall have the light cut off below 90 degrees and the beam shall be cut off at 75 degrees.

d. Post arm style shall be Shepherd's Crook.

4.11.2 Public pedestrian lighting shall meet the following standards:

a. Light posts shall not exceed a height of 15 feet from finished grade.

b. Post styles shall be pole-top, bollard, or Shepard's Crook.

4.11.3 Posts shall include a taper, either in their transition downward from post to decorative shaft (base), or upward to ballast housing, or both.

4.11.4 Shoe box and cobra style lights are prohibited.

4.11.5 Light housings and posts shall be a dark color/material and be nonreflective.

4.11.6 Sodium vapor, exterior neon, and colored lights are prohibited.

4.11.7 Only fluorescent, metal halide, shrouded spots, and walkway lights are allowed.

4.11.8 Exterior area illumination shall not exceed an average of 2 footcandles of light.

4.11.9 Light trespass (spill light) onto an adjacent zone T2, T3, T4, T4-Restricted, Special District, or Civic Space property line shall not exceed 0.1 footcandle vertical at 3 feet above grade.

4.11.10 Building exterior light fixtures shall meet the following standards:

a. Building-mounted lighting fixtures shall have a 45 degree light cutoff.

b. Light fixtures shall match style of architecture or shall be inconspicuous in nature. Outbuildings shall have a minimum of one one-photocell fixture on their alley elevation.
c. Each Enfronting Residential unit shall have two sconces or two 4 inch diameter recessed can lights (Clear Alzak or slotted opening) with a maximum 40 watt incandescent bulb or 450 lumens equivalent.

4.12 DRIVE THROUGH STANDARDS
4.12.1 Drive-through service canopies shall be pitched at an angle and use materials matching the roof of the Principal Building.
4.12.2 Drive-through facilities and all associated vehicular queuing shall be located at the rear of the Principal Building if feasible, but shall be located at the side if not feasible.
4.12.3 Vehicular access to a drive-through should be from mid-block or from a Rear Alley to avoid disrupting pedestrian traffic. If a Driveway is necessary it shall be no more than 24 feet wide.
4.12.4 Drive-through facilities shall be considered accessory structures to a building and shall be only allowed by use permit as set forth in Table 9.

4.13 GASOLINE STATION STANDARDS
4.13.1 Gasoline station canopies and pumps:
   a. Shall be located to the side or rear of the Principal Building.
   b. Pump canopies shall be located at least 50 feet from any interior side or rear property line that adjoins a Residential Function.
   c. Shall be buffered from adjoining Residential Functions with a Streetscreen.
4.13.2 A conforming Principal Building is required and shall be a minimum floor area of 1,600 square feet.
4.13.3 Lighting shall be shielded to direct light and glare only onto the lot or parcel where the gas/fueling station is located and shall be in accordance with Section 4.11.9.

4.14 SIGN STANDARDS
4.14.1 The provisions of Section 64-2325 shall apply in areas regulated by this code.
4.14.2 The provisions of Section 64-2325 to the contrary notwithstanding, no freestanding sign shall be located within the First Layer in zone T5 unless approved by Variance. Sandwich boards shall be exempt from this restriction.

4.15 ARCHITECTURAL STANDARDS
4.15.1 The following architectural standards shall apply to all buildings unless otherwise approved by Warrant by the community development director after consultation with the City Architect.
4.15.2 All buildings, except single-family detached residential, shall be designed in one of the following styles as defined in Article 7 Architectural Styles:
   a. Vernacular
   b. Greek Revival
   c. Italianate
   d. Gothic
   e. Queen Anne
   f. Colonial Revival
   g. Adams/Federal
4.15.3 Single-family residential buildings shall be designed in one of the styles set forth in Section 4.15.2 by-right, or in a simplified interpretation thereof by Warrant. Notwithstanding the provisions of section 1.5.3, in considering whether to approve a Warrant with respect to architectural standards for single-family residential
buildings, the community development director shall determine that the building design, while not strictly in accordance with the style requirements, meets the intent set forth in Section 1.1 and will not adversely affect adjacent properties or the public health, safety, and welfare.

4.15.4 Buildings with a Shopfront, Gallery, or Arcade Private Frontage may utilize one of the styles identified in Section 4.15.2 wherein conformance is achieved through the use of stylistic architectural details.

4.15.5 Except within a designated historic district, compliance with Sections 4.15.2 and 4.15.3 shall be as determined by the community development director following comment from the City Architect or city design review board, as applicable.

4.15.6 Exterior Walls

a. Technical and aesthetic requirements
   i. Wall finishes on sides of individual buildings seen from a public road shall be the same on all visible sides; architecturally significant portions must conform; appendages or secondary wings may assume a differing finish according to visibility and architectural merit.
   ii. Wood shingles shall be level at the bottom edge. Corners shall be mitered. Decorative novelty shapes are prohibited.
   iii. Trim shall be consistent on all sides of the building; the primary building mass or the Facade may be further embellished or enhanced.
   iv. Service wings may be expressed in a more simplistic manner, but shall exhibit clear design intent.

b. Materials
   i. No more than three different exterior materials, exterior colors, or any combination thereof may be used on a single building, not including windows, doors, porches, balconies, foundations, and architectural details.
   ii. Materials may be combined on exterior walls only horizontally, with the heavier below the lighter.
   iii. Exterior material shall be limited to brick, natural stone, clapboard, board and batten, hard-coat stucco, or wood shingles.
   iv. Vinyl or aluminum siding, and synthetic stone veneer are prohibited.
   v. Stone, brick, and mortar color and style shall match building style.
   vi. Hard-coat stucco shall be a 3-coat plaster finish, integral finish, applied on brick or concrete block; control joints shall be concealed where possible.
   vii. Clapboards and board and battens shall be wood or cementitious board. Hardi board shall have a 4 inch maximum exposure, while Artisan series Hardi board or full three-quarter inch wood siding may have up to an 8 inch lap. False wood graining is prohibited.
   viii. Wood shingles shall be level at the bottom edge.

4.15.7 Roofs

a. Technical and aesthetic requirements
   i. The roof slope on a single mass shall be the same on all sides, except for cat-slides and sheds.
   ii. Roof slopes shall match building style.
   iii. Vents and stacks shall be painted to match the roof material and hidden from view to the extent possible.
   iv. Overhangs that shed water within 5 feet of an adjacent lot shall be guttered or piped, and diverted away from adjacent lots.

b. Materials
i. Materials shall be wood shingles, wood shakes, standing-seam paint grip galvanized metal, slate or asphalt shingles (architectural weathered, wood, or classic green or red), or concrete simulated slate or wood shingles.

ii. Gutters shall either be half-round with round downspouts, metal-lined wood, or architecturally formed or molded. Gutter finishes may be copper, unpainted galvanized metal, or color to resemble galvanized metal.

iii. Wood shingles shall not drain onto metal roofs.

4.15.8 Foundations

a. Foundations shall be constructed of poured concrete or concrete masonry units.

b. Foundations may be finished with smooth stucco, brick, or stone.

c. Front porches of wood shall be supported on masonry piers finished in smooth stucco, masonry, brick, or stone. Piers shall have a minimum width of 18 inches and a minimum depth of 8 inches.

4.15.9 Windows

a. The provision of windows shall match building style.

b. Technical and aesthetic requirements

i. Windows and casings shall match building style.

ii. Windows shall not be omitted on Elevations.

iii. Window sills shall have a minimum depth of 1.5 inches.

iv. Ganged windows and bays shall have a continuous sill and 4 inch mulls minimum.

v. Grill between glass, reflective glazing, and pop-in grills are prohibited.

vi. Windows shall be True Divided Lite or Simulated Divided Lite.

c. Materials

i. Windows shall have sash with a minimum face width of 2 inches; the dimension of the glass surface to sash and muntin face shall be a minimum of 0.75 inch.

ii. Non-glass exterior window components shall be faced in wood, clad wood, or polymer materials, and said materials shall be paint grade or pre finished.

4.15.10 Doors and windows that operate as sliders are prohibited along Frontages.

4.15.11 Doors

a. Technical and aesthetic requirements

i. Doors and casings shall match building style.

ii. Exterior front doors or doors visible from a public way, shall be hardwood, and may be stained or painted.

b. Materials

i. Plastic laminated, stamped metal, and leaded/beveled glass doors are prohibited. Tropical hardwoods are prohibited unless Forest Stewardship Council certified.

ii. Exterior doors shall be a durable, stable wood or clad in wood. Heart pine, wormy chestnut, walnut, cypress, pecan, are acceptable varieties.

iii. Garage doors shall be wood, composite, or metal. Faux strap hinges, embellishments, standard paneled doors, and arched glass panels shall be prohibited.

4.15.12 Shutters

a. Shutter design shall match building style.

b. Shutters shall be solid-core polymers or durable hardwoods.
c. Vinyl, nail-on, false wood graining, and pre-finished shutters are prohibited.
d. Shutters shall be authentic, fully operable, and capable of totally closing over the window sash. Plank or louver shutters are acceptable. The minimum thickness of shutters shall be 1.25 inches.
e. Shutters shall occur in pairs, except that windows narrower than 3 feet may utilize a single shutter.

4.15.13 Crawl space vents shall match building style.

4.15.14 Chimneys
a. Chimneys shall be proportioned, tapered, and shall match building style.
b. Stacks shall be faced in smooth integral finish stucco, brick, stone, or detailed as exposed metal flues.
c. Siding or stucco board is prohibited as a finish material for chimneys.

4.15.15 Porches and balconies

a. Technical and aesthetic requirements
   i. Columns shall match building style.
   ii. Classical columns shall be architecturally correct.
   iii. Railings shall be simple pickets or fretwork centered on rails.

b. Materials
   i. Porch floors shall be wooden, brick, or stone, and shall rest on masonry piers finished in brick, stone, or smooth stucco.
   ii. Porch ceilings shall be beaded nominal 1 by 4 inch or 1 by 6 inch, flush boards, tongue and groove boards, or exterior gypsum board with decorative nominal 1 by 4 inch or 1 by 6 inch shallow coffers or strips.
   iii. Plywood ceilings, with or without beads, are prohibited.
   iv. Areas between porch piers, if left open, shall be in-filled with custom wood lattice, wood louvers, brick lattice, or wire mesh planted with vines, and shall match building style. The opening is not required to be in-filled if the distance from grade to bottom of floor structure is less than one foot.
   v. Columns shall be wood, resin material, or masonry.
   vi. Sheet metal and foam columns are prohibited.
   vii. Railing systems shall be painted wood, iron, or masonry.
   viii. Synthetic and prefabricated railing systems are prohibited.
   ix. Plain, round tapered, fretwork, and straight pickets are permitted.
   x. Precast classical balusters and ornate spindle work are prohibited;

4.15.16 Trim

a. Trim shall match building style.
   i. Trim shall be consistent on all sides of building masses, with emphasis on the primary building mass and façade.
   ii. Trim for wings not along a Frontage may be simplified to match building style.

b. Materials
   i. Trim shall be of wooden or synthetic planks with enough thickness to conceal the edge of the siding. When used on buildings clad in horizontal siding, corner boards, casings, frieze boards, and similar architectural details shall be 1.25 inch thick material.
   ii. Pressure treated trim is prohibited.
   III. All trim shall be dressed.
Table 1: Transect Zone Descriptions. This tables provides descriptions of the character of each Transect Zone.

<table>
<thead>
<tr>
<th>Transect Zone</th>
<th>General Character</th>
<th>Building Placement</th>
<th>Frontage Types</th>
<th>Typical Building Height</th>
<th>Type of Civic Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>T-2 Rural</td>
<td>Primarily agricultural with woodland &amp; wetland and scattered buildings</td>
<td>Variable Setbacks</td>
<td>Not applicable</td>
<td>1- to 2-Story with some 3-Story</td>
<td>Parks, Greenways</td>
</tr>
<tr>
<td>T-3 Sub-Urban</td>
<td>Lawns and landscaped yards surrounding detached single-family houses; pedestrians occasionally</td>
<td>Large and variable front and side yard Setbacks</td>
<td>Porches, fences, naturalistic tree planting</td>
<td>1- to 2-Story with some 3-Story</td>
<td>Parks, Greenways</td>
</tr>
<tr>
<td>T-4 General Urban</td>
<td>Mix of Houses and Townhouses with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians</td>
<td>Shallow to medium front and side yard Setbacks</td>
<td>Porches, fences, Dooryards</td>
<td>1- to 3-Story</td>
<td>Squares, Greens</td>
</tr>
<tr>
<td>T-5 Urban Center</td>
<td>Shops mixed with Townhouses, larger Apartment houses, Offices, work place and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity</td>
<td>Shallow Setbacks or none; buildings oriented to street defining a street wall</td>
<td>Stoops, Shopfronts, Galleries</td>
<td>1- to 3-Story</td>
<td>Parks, Plazas, and Squares, median landscaping</td>
</tr>
</tbody>
</table>
TABLE 2A: Vehicular Lane Dimensions. This table assigns lane widths to Transect Zones. The Design ADT (Average Daily Traffic) is the determinant for each of these sections. The most typical assemblies are shown in Table 2B. Specific requirements for truck and transit bus routes and truck loading shall be decided by Warrant. Use of standards in this table are subject to approval by the public works director.

<table>
<thead>
<tr>
<th>DESIGN SPEED</th>
<th>TRAVEL LANE WIDTH</th>
<th>T2</th>
<th>T3</th>
<th>T4</th>
<th>T5</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>25-35 mph</td>
<td>10 feet</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
</tr>
<tr>
<td>25-35 mph</td>
<td>11 feet</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
</tr>
<tr>
<td>Above 35 mph</td>
<td>12 feet</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DESIGN SPEED</th>
<th>PARKING LANE WIDTH</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>25 mph</td>
<td>(Angle 18 feet)</td>
<td>■</td>
</tr>
<tr>
<td>25 mph</td>
<td>(Parallel) 7 feet</td>
<td>■</td>
</tr>
<tr>
<td>25-35 mph</td>
<td>(Parallel) 8 feet</td>
<td>■</td>
</tr>
<tr>
<td>Above 35 mph</td>
<td>(Parallel) 9 feet</td>
<td>■</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DESIGN SPEED</th>
<th>EFFECTIVE TURNING RADIUS</th>
<th>(See Table 12)</th>
</tr>
</thead>
<tbody>
<tr>
<td>20-25 mph</td>
<td>10-15 feet</td>
<td>■</td>
</tr>
<tr>
<td>25-35 mph</td>
<td>15-20 feet</td>
<td>■</td>
</tr>
<tr>
<td>Above 35 mph</td>
<td>20-30 feet</td>
<td>■</td>
</tr>
</tbody>
</table>

BY RIGHT

BY WARRANT
TABLE 2B: Vehicular Lane/Parking Assemblies. The projected design speeds determine the dimensions of the vehicular lanes and Turning Radii assembled for Thoroughfares. Use of standards in this table are subject to approval by the Director of the Department of Public Works. Where on-street Bicycle Lanes are provided, the paved width shall be increased a corresponding amount.

<table>
<thead>
<tr>
<th>Type</th>
<th>Design ADT</th>
<th>Pedestrian Crossing</th>
<th>Design Speed</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Way Movement:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. No Parking</td>
<td>T2 T3</td>
<td>300 VPD</td>
<td>3 Seconds</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>25 - 30 MPH</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>5 Seconds</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>9 Seconds</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>13 Seconds</td>
</tr>
<tr>
<td>b. Yield Parking</td>
<td>T3 T4</td>
<td>1,000 VPD</td>
<td>5 Seconds</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>7 Seconds</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>8 Seconds</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>11 Seconds</td>
</tr>
<tr>
<td>c. Parking One Side Parallel</td>
<td>T3 T4</td>
<td>5,000 VPD</td>
<td>5 Seconds</td>
</tr>
<tr>
<td></td>
<td>T3 T4 T5</td>
<td>18,000 VPD</td>
<td>8 Seconds</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>11 Seconds</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>13 Seconds</td>
</tr>
<tr>
<td>d. Parking Both Sides Parallel</td>
<td>T4 T5</td>
<td>20,000 VPD</td>
<td>10 Seconds</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>13 Seconds</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>15 Seconds</td>
</tr>
<tr>
<td>e. Parking Both Sides Diagonal</td>
<td>T5</td>
<td>20,000 VPD</td>
<td>17 Seconds</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>20 Seconds</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>23 Seconds</td>
</tr>
<tr>
<td>f. Parking Access</td>
<td>T4-O T5</td>
<td>3 Seconds</td>
<td>6 Seconds</td>
</tr>
</tbody>
</table>

June 19, 2012
**TABLE 3A: Public Frontages General:** The Public Frontage is the area between the private Lot Line and the edge of the vehicular lanes. Dimensions are given in Table 3B.

a. (HW) **For Highway:** This Frontage has open Swales drained by percolation, Bicycle Trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.

b. (RD) **For Road:** This Frontage has open Swales drained by percolation and a walking Path or Bicycle Trail along one or both sides. Yield parking. The landscaping consists of the multiple species arrayed in naturalistic clusters.

c. (ST) **For Street:** This Frontage has raised Curbs drained by inlets and Sidewalks separated from the vehicular lanes by individual or continuous Planters, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced Allee.

d. (DR) **For Drive:** This Frontage has raised Curbs drained by inlets and a wide Sidewalk or paved path along one side, related to a Greenway or waterfront. It is separated from the vehicular lanes by individual or continuous Planters. The landscaping consists of street trees of a single species or alternating species aligned in a regularly spaced Allee.

e. (AV) **For Avenue:** This Frontage has raised Curbs drained by inlets and wide Sidewalks separated from the vehicular lanes by a narrow continuous Planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced Allee.

f. (CS) **For Commercial Street or Avenue:** This Frontage has raised Curbs drained by inlets and very wide Sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible but clears the storefront entrances.

g. (BV) **For Boulevard:** this Frontage has slip Roads on both sides. It consists of raised Curbs drained by inlets and Sidewalks along both sides, separated from the vehicular lanes by Planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced Allee.
**TABLE 3B: Public Frontages - Specific.** This table assembles prescriptions and dimensions for the Public Frontage elements - Curbs, walkways and Planters - relative to specific Thoroughfare types within Transect Zones. Table 3B-a assembles all of the elements for the various street types.

<table>
<thead>
<tr>
<th>TRANSECT ZONE Public Frontage Type</th>
<th>HW &amp; RD</th>
<th>RD &amp; ST</th>
<th>ST-DR-AV</th>
<th>ST-DR-AV-BV</th>
<th>CS-DR-AV-BV</th>
<th>CS-DR-AV-BV</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a. Assembly:</strong> The principal variables are the type and dimension of Curbs, walkways, Planters and landscape.</td>
<td><img src="image1.png" alt="Diagram" /></td>
<td><img src="image2.png" alt="Diagram" /></td>
<td><img src="image3.png" alt="Diagram" /></td>
<td><img src="image4.png" alt="Diagram" /></td>
<td><img src="image5.png" alt="Diagram" /></td>
<td><img src="image6.png" alt="Diagram" /></td>
</tr>
<tr>
<td>Total Width</td>
<td>16-24 feet</td>
<td>12-24 feet</td>
<td>12-18 feet</td>
<td>12-18 feet</td>
<td>18-24 feet</td>
<td>18-30 feet</td>
</tr>
<tr>
<td><strong>b. Curb.</strong> The detailing of the edge of the vehicular pavement incorporating drainage.</td>
<td><img src="image7.png" alt="Diagram" /></td>
<td><img src="image8.png" alt="Diagram" /></td>
<td><img src="image9.png" alt="Diagram" /></td>
<td><img src="image10.png" alt="Diagram" /></td>
<td><img src="image11.png" alt="Diagram" /></td>
<td><img src="image12.png" alt="Diagram" /></td>
</tr>
<tr>
<td>Radius</td>
<td>10-30 feet</td>
<td>10-30 feet</td>
<td>5-20 feet</td>
<td>5-20 feet</td>
<td>5-20 feet</td>
<td>5-20 feet</td>
</tr>
<tr>
<td><strong>c. Walkway.</strong> The hard surface dedicated exclusively to pedestrian activity.</td>
<td><img src="image13.png" alt="Diagram" /></td>
<td><img src="image14.png" alt="Diagram" /></td>
<td><img src="image15.png" alt="Diagram" /></td>
<td><img src="image16.png" alt="Diagram" /></td>
<td><img src="image17.png" alt="Diagram" /></td>
<td><img src="image18.png" alt="Diagram" /></td>
</tr>
<tr>
<td>Width</td>
<td>n/a</td>
<td>4-8 feet</td>
<td>4-8 feet</td>
<td>4-8 feet</td>
<td>12-20 feet</td>
<td>12-30 feet</td>
</tr>
<tr>
<td><strong>d. Planter:</strong> The layer which accommodates street trees and other landscape materials.</td>
<td><img src="image19.png" alt="Diagram" /></td>
<td><img src="image20.png" alt="Diagram" /></td>
<td><img src="image21.png" alt="Diagram" /></td>
<td><img src="image22.png" alt="Diagram" /></td>
<td><img src="image23.png" alt="Diagram" /></td>
<td><img src="image24.png" alt="Diagram" /></td>
</tr>
<tr>
<td>Arrangement</td>
<td>Clustered</td>
<td>Clustered</td>
<td>Regular</td>
<td>Regular</td>
<td>Regular</td>
<td>Opportunistic</td>
</tr>
<tr>
<td>Species</td>
<td>Clustered</td>
<td>Clustered</td>
<td>Alternating</td>
<td>Continuous Planter</td>
<td>Continuous Planter</td>
<td>Tree Well</td>
</tr>
<tr>
<td>Planter Type</td>
<td>Continuous Swale</td>
<td>Continuous Swale</td>
<td>Continuous Planter</td>
<td>Continuous Planter</td>
<td>Continuous Planter</td>
<td></td>
</tr>
<tr>
<td>Planter Width</td>
<td>8 feet - 16 feet</td>
<td>8 feet - 16 feet</td>
<td>8 feet - 12 feet</td>
<td>8 feet - 12 feet</td>
<td>4 feet - 8 feet</td>
<td>4 feet - 8 feet</td>
</tr>
</tbody>
</table>
**TABLE 3C: Thoroughfare Assemblies:** These Thoroughfares are assembled from the elements that appear in Tables 2A and 2B and incorporate the Public Frontages of table 3A. The key gives the Thoroughfare type followed by the right-of-way width, followed by the pavement width, and in some instances followed by specialized transportation capability.

<table>
<thead>
<tr>
<th>KEY</th>
<th>ST-57-20-BL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thoroughfare Type</td>
<td>HW</td>
</tr>
<tr>
<td>Right-of-Way Width</td>
<td>BV</td>
</tr>
<tr>
<td>Pavement Width</td>
<td>AV</td>
</tr>
<tr>
<td>Transportation</td>
<td>CS</td>
</tr>
<tr>
<td>Drive</td>
<td>ST</td>
</tr>
<tr>
<td>Street</td>
<td>RD</td>
</tr>
<tr>
<td>Road</td>
<td>RA</td>
</tr>
<tr>
<td>Rear Alley</td>
<td>BL</td>
</tr>
<tr>
<td>Rear Lane</td>
<td>PS</td>
</tr>
<tr>
<td>Multi-Use Trail</td>
<td>MT</td>
</tr>
<tr>
<td>Equestrian Trail</td>
<td>ET</td>
</tr>
<tr>
<td>Bicycle Lane</td>
<td>BR</td>
</tr>
<tr>
<td>Bicycle Route</td>
<td>PT</td>
</tr>
<tr>
<td>Path</td>
<td>PS</td>
</tr>
</tbody>
</table>

**THOROUGHFARE TYPES**

<table>
<thead>
<tr>
<th>Thoroughfare Type</th>
<th>THOROUGHFARE TYPES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highway</td>
<td>HW</td>
</tr>
<tr>
<td>Boulevard</td>
<td>BV</td>
</tr>
<tr>
<td>Avenue</td>
<td>AV</td>
</tr>
<tr>
<td>Commercial Street</td>
<td>CS</td>
</tr>
<tr>
<td>Drive</td>
<td>ST</td>
</tr>
<tr>
<td>Street</td>
<td>RD</td>
</tr>
<tr>
<td>Road</td>
<td>RA</td>
</tr>
<tr>
<td>Rear Alley</td>
<td>BL</td>
</tr>
<tr>
<td>Rear Lane</td>
<td>PS</td>
</tr>
<tr>
<td>Multi-Use Trail</td>
<td>MT</td>
</tr>
<tr>
<td>Equestrian Trail</td>
<td>ET</td>
</tr>
<tr>
<td>Bicycle Lane</td>
<td>BR</td>
</tr>
<tr>
<td>Bicycle Route</td>
<td>PT</td>
</tr>
<tr>
<td>Path</td>
<td>PS</td>
</tr>
</tbody>
</table>

**ST-50-26**

<table>
<thead>
<tr>
<th>Thoroughfare Type</th>
<th>Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transect Zone Assignment</td>
<td>T4, T5</td>
</tr>
<tr>
<td>Right-of-Way Width</td>
<td>50 feet</td>
</tr>
<tr>
<td>Pavement Width</td>
<td>26 feet</td>
</tr>
<tr>
<td>Movement</td>
<td>Slow Movement</td>
</tr>
<tr>
<td>Design Speed</td>
<td>25 MPH</td>
</tr>
<tr>
<td>Pedestrian Crossing Time</td>
<td>7.4 seconds</td>
</tr>
<tr>
<td>Traffic Lanes</td>
<td>2 lanes</td>
</tr>
<tr>
<td>Parking Lanes</td>
<td>One side @ 8 feet marked</td>
</tr>
<tr>
<td>Curb Radius</td>
<td>10 feet</td>
</tr>
<tr>
<td>Walkway Type</td>
<td>5 foot Sidewalk</td>
</tr>
<tr>
<td>Planer Type</td>
<td>7 foot continuous Planter</td>
</tr>
<tr>
<td>Curb type</td>
<td>Curb</td>
</tr>
<tr>
<td>Landscape Type</td>
<td>Trees @ 30’ o.c. Avg.</td>
</tr>
<tr>
<td>Transportation Provision</td>
<td>BR</td>
</tr>
</tbody>
</table>

**ST-50-28**

<table>
<thead>
<tr>
<th>Thoroughfare Type</th>
<th>Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transect Zone Assignment</td>
<td>T4, T5</td>
</tr>
<tr>
<td>Right-of-Way Width</td>
<td>50 feet</td>
</tr>
<tr>
<td>Pavement Width</td>
<td>28 feet</td>
</tr>
<tr>
<td>Movement</td>
<td>Yield Movement</td>
</tr>
<tr>
<td>Design Speed</td>
<td>25 MPH</td>
</tr>
<tr>
<td>Pedestrian Crossing Time</td>
<td>7.6 seconds</td>
</tr>
<tr>
<td>Traffic Lanes</td>
<td>2 lanes</td>
</tr>
<tr>
<td>Parking Lanes</td>
<td>Both sides @ 8 feet unmarked</td>
</tr>
<tr>
<td>Curb Radius</td>
<td>10 feet</td>
</tr>
<tr>
<td>Walkway Type</td>
<td>5 foot Sidewalk</td>
</tr>
<tr>
<td>Planer Type</td>
<td>6 foot continuous Planter</td>
</tr>
<tr>
<td>Curb type</td>
<td>Curb</td>
</tr>
<tr>
<td>Landscape Type</td>
<td>Trees @ 30’ o.c. Avg.</td>
</tr>
<tr>
<td>Transportation Provision</td>
<td>BR</td>
</tr>
</tbody>
</table>
TABLE 4: Civic Space

a. **Park**: A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, water bodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres.

b. **Green**: An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.

c. **Square**: An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.

d. **Plaza**: An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.

e. **Playground**: An Open Space designed and equipped for the recreation of children. A Playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.
TABLE 5: Building Form - Height. This table shows the configurations for different building heights for each Transect Zone.
TABLE 6: Building Placement. This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

### a. Edgeyard: A building that occupies the center of its lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well placed Backbuilding and/or Outbuilding.

### b. Sideyard: A building that occupies one side of the lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a Twin or double house. Energy costs, and sometimes noise, are reduced by sharing a party wall in this disposition.

### c. Rearyard: A building that occupies the full Frontage, leaving the rear of the lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.

### d. Courtyard: A building that occupies the boundaries of its lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.
TABLE 7: Private Frontages. The Private Frontage is the areas between the building Facades and the lot lines.

<table>
<thead>
<tr>
<th>SECTION</th>
<th>PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a. Common Yard:</strong> a planted Frontage wherein the Façade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.</td>
<td><img src="image1" alt="Diagram" /></td>
</tr>
<tr>
<td><strong>b. Porch &amp; Fence:</strong> a planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence, wall, or hedge at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.</td>
<td><img src="image2" alt="Diagram" /></td>
</tr>
<tr>
<td><strong>c. Terrace or Lightwell:</strong> a frontage wherein the Façade is setback back from the Frontage Line by an elevated terrace or sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.</td>
<td><img src="image3" alt="Diagram" /></td>
</tr>
<tr>
<td><strong>d. Forecourt:</strong> a Frontage wherein the Façade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.</td>
<td><img src="image4" alt="Diagram" /></td>
</tr>
<tr>
<td><strong>e. Stoop:</strong> a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use. Stoops shall be no less than 30 inches deep.</td>
<td><img src="image5" alt="Diagram" /></td>
</tr>
<tr>
<td><strong>f. Shopfront:</strong> a Frontage wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has glazing on the Sidewalk level and an awning that should overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.</td>
<td><img src="image6" alt="Diagram" /></td>
</tr>
<tr>
<td><strong>g. Gallery:</strong> a Frontage wherein the Façade is aligned with the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery should be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the Curb.</td>
<td><img src="image7" alt="Diagram" /></td>
</tr>
<tr>
<td><strong>h. Arcade:</strong> a collonade supporting habitable space that overlaps the Sidewalk, while the Façade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.</td>
<td><img src="image8" alt="Diagram" /></td>
</tr>
</tbody>
</table>
TABLE 8A: Building Function. This table categorizes Building functions within Transect Zones. For Specific Function and Use permitted By Right, by Warrant, or by Use Permit, see Table 9.

<table>
<thead>
<tr>
<th>Building Function</th>
<th>T2</th>
<th>T3</th>
<th>T4</th>
<th>T5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a. RESIDENTIAL</strong></td>
<td>Restricted Residential: The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Accessory Building. Both dwellings shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 440 sf, excluding the parking area.</td>
<td>Limited Residential: The number of dwellings on each Lot is unlimited within One Principal Building except by form-based standards elsewhere in this Code, and limited to one unit within an Accessory Building. All dwelling units shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 440 sf, excluding the parking area.</td>
<td>Open Residential: The number of dwelling units and buildings on each lot is unlimited except by form-based standards elsewhere in this Code.</td>
<td></td>
</tr>
<tr>
<td><strong>b. LODGING</strong></td>
<td>Restricted Lodging: Up to two bedrooms for lodging is permitted on each lot. The lot must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.</td>
<td>Limited Lodging: Up to three bedrooms for lodging is permitted on each lot, restricted to two bedrooms in an Accessory Building. The lot must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days. Lodging Functions are prohibited in T4-Restricted.</td>
<td>Open Lodging: Unlimited bedrooms for lodging is permitted on each lot. Food service may be provided at all times.</td>
<td></td>
</tr>
<tr>
<td><strong>c. OFFICE</strong></td>
<td>Restricted Office: Office use is restricted to home occupations by the owner, with no more than one employee.</td>
<td>Limited Office: The building area available for office use on each Lot is limited to the first Story of the Principal Building and/or the Accessory Building, and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling. Office Functions are prohibited in T4-Restricted.</td>
<td>Open Office: The building area available for office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1,000 square feet of net office space.</td>
<td></td>
</tr>
<tr>
<td><strong>d. RETAIL</strong></td>
<td>Prohibited Retail: Retail is not permitted.</td>
<td>Limited Retail: The building area available for Retail use is limited to the first story of buildings at corner locations, not more than one per block. The specific use shall be further limited to neighborhood store, or food service seating no more than 30. Retail Functions are prohibited in T4-Restricted.</td>
<td>Open Retail: The building area available for Retail use is unlimited on the first floor and available to upper stories by Warrant.</td>
<td></td>
</tr>
<tr>
<td><strong>e. CIVIC</strong></td>
<td>See Table 9</td>
<td>See Table 9</td>
<td>See Table 9</td>
<td></td>
</tr>
<tr>
<td><strong>f. OTHER</strong></td>
<td>See Table 9</td>
<td>See Table 9</td>
<td>See Table 9</td>
<td></td>
</tr>
</tbody>
</table>

TABLE 8B: Building Unit Function Exchange Rate. This table shows the rate that Buildings Units shall be exchanged for Functions.

<table>
<thead>
<tr>
<th>Function</th>
<th>Exchange Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL</td>
<td>1 dwelling unit for each Building Unit</td>
</tr>
<tr>
<td>LODGING</td>
<td>2 guest rooms for each Building Unit</td>
</tr>
<tr>
<td>OFFICE</td>
<td>2,250 square feet for each Building Unit</td>
</tr>
<tr>
<td>RETAIL</td>
<td>2,250 square feet for each Building Unit</td>
</tr>
<tr>
<td>OTHER</td>
<td>2,250 square feet for each Building Unit</td>
</tr>
</tbody>
</table>
## TABLE 9: Specific Function and Use

This table expands the categories of Table 8 to delegate specific Functions and uses within Transect Zones.

<table>
<thead>
<tr>
<th>a. RESIDENTIAL¹</th>
<th>T2</th>
<th>T3</th>
<th>T4-R²</th>
<th>T4</th>
<th>T4-O³</th>
<th>T5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Live/Work Unit</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Row House</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex House</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Courtyard House</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sideyard House</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cottage House</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Unit</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>b. LODGING</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel</td>
<td></td>
<td>R</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed &amp; Breakfast Inn</td>
<td>U</td>
<td>U</td>
<td>R</td>
<td>R</td>
<td></td>
</tr>
<tr>
<td>S.R.O. Hostel</td>
<td>U</td>
<td>U</td>
<td>R</td>
<td>R</td>
<td></td>
</tr>
<tr>
<td>School Dormitory</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>c. OFFICE</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Office Building</td>
<td>R</td>
<td>R</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Live/Work Unit</td>
<td>R</td>
<td>R</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>d. RETAIL</th>
<th></th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Open-Market Building</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td></td>
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<tr>
<td>Retail Building</td>
<td></td>
<td>R</td>
<td>R</td>
<td>R</td>
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<tr>
<td>Display Gallery</td>
<td>R</td>
<td>R</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
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<tr>
<td>Kiosk</td>
<td>R</td>
<td>R</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drive-Through Facility*</td>
<td>U</td>
<td>U</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Push Cart</td>
<td>W</td>
<td>W</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Liquor Selling Establishment</td>
<td>W</td>
<td>W</td>
<td></td>
<td></td>
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<tr>
<td>Adult Entertainment</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>e. CIVIC</th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Bus Shelter</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
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<tr>
<td>Convention Center</td>
<td></td>
<td>W</td>
<td>W</td>
<td></td>
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<tr>
<td>Conference Center</td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>Exhibition Center</td>
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<tr>
<td>Fountain or Public Art</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
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<tr>
<td>Library</td>
<td>R</td>
<td>R</td>
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<tr>
<td>Live Theater</td>
<td>R</td>
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<td></td>
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<td>Movie Theater</td>
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<tr>
<td>Museum</td>
<td>R</td>
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<tr>
<td>Outdoor Auditorium</td>
<td>W</td>
<td>R</td>
<td>R</td>
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<tr>
<td>Parking Structure</td>
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<tr>
<td>Passenger Terminal</td>
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<tr>
<td>Playground</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
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<tr>
<td>Sports Stadium</td>
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<td>Surface Parking Lot</td>
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<td>W</td>
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<tr>
<td>Religious Assembly</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>f. OTHER: AUTOMOTIVE</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Gasoline</td>
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<tr>
<td>Truck Maintenance</td>
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<tr>
<td>Drive-Through Facility*</td>
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</tr>
<tr>
<td>Roadside Stand</td>
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<td>R</td>
<td>R</td>
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<tr>
<td>Billboard</td>
<td></td>
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<tr>
<td>Shopping Center</td>
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<tr>
<td>Shopping Mall</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>f. OTHER: CIVIL SUPPORT</th>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Fire Station</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>Police Station</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>Cemetery</td>
<td>U</td>
<td>U</td>
<td>U</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical Clinic</td>
<td>R</td>
<td>R</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>f. OTHER: EDUCATION</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>College</td>
<td>U</td>
<td>U</td>
<td>U</td>
<td>U</td>
<td>U</td>
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<tr>
<td>High School</td>
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<td>U</td>
<td></td>
</tr>
<tr>
<td>Trade School</td>
<td>U</td>
<td>U</td>
<td>U</td>
<td>U</td>
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<tr>
<td>Elementary School</td>
<td>U</td>
<td>U</td>
<td>U</td>
<td>U</td>
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<tr>
<td>Other - Childcare Center</td>
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<td>U</td>
<td>U</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>f. OTHER: INDUSTRIAL</th>
<th></th>
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<tr>
<td>Heavy Industrial Facility</td>
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<td>Light Industrial Facility</td>
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<td>Manufacturing</td>
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<td>Laboratory Facility</td>
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<tr>
<td>Water Supply Facility</td>
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<td></td>
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<tr>
<td>Sewer and Waste Facility</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Electric Substation</td>
<td>W</td>
<td>W</td>
<td>W</td>
<td>W</td>
<td>W</td>
</tr>
<tr>
<td>Wireless Transmitter</td>
<td>W</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cremation Facility</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Produce Storage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mini-Storage</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

R: ALLOWED BY RIGHT
W: ALLOWED BY WARRANT
U: ALLOWED BY USE PERMIT
1. This table notwithstanding, all senior housing shall comply with Section 64-1834(a).
2. T4-Restricted
3. T4-Open

*Drive-through facilities are considered accessory to a Retail or Automotive Function.
### TABLE 10: Code Summary

**a. BASE BUILDING DENSITY (See Section 1.6)**

<table>
<thead>
<tr>
<th>Building Function</th>
<th>By Right</th>
<th>By TDR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>1 unit/ac.</td>
<td>2 units/ac.</td>
</tr>
<tr>
<td>Office</td>
<td>1 unit/ac.</td>
<td>2 units/ac.</td>
</tr>
<tr>
<td>Lodging</td>
<td>3 units/ac.</td>
<td>9 units/ac.</td>
</tr>
<tr>
<td>Residential</td>
<td>1 unit/ac.</td>
<td>2 units/ac.</td>
</tr>
<tr>
<td>Outbuilding</td>
<td>not permitted</td>
<td>not permitted</td>
</tr>
</tbody>
</table>

**b. BLOCK SIZE**

<table>
<thead>
<tr>
<th>Block Perimeter</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>No maximum</td>
<td>1,000 ft. max.</td>
</tr>
<tr>
<td></td>
<td>2,400 ft. max.</td>
</tr>
<tr>
<td></td>
<td>2,000 ft. max.</td>
</tr>
</tbody>
</table>

**c. THOROUGHFARES (See Table 2 and Table 3)**

<table>
<thead>
<tr>
<th>Thoroughfare Type</th>
<th>T2 RURAL ZONE</th>
<th>T3 SUB-URBAN ZONE</th>
<th>T4 GENERAL URBAN ZONE</th>
<th>T5 URBAN CENTER ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>HW</td>
<td>permitted</td>
<td>permitted</td>
<td>not permitted</td>
<td>not permitted</td>
</tr>
<tr>
<td>BV</td>
<td>not permitted</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
</tr>
<tr>
<td>RD</td>
<td>not permitted</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
</tr>
<tr>
<td>ST</td>
<td>not permitted</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
</tr>
<tr>
<td>Rear Lane</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
<td>not permitted</td>
</tr>
<tr>
<td>Front Setback</td>
<td>not permitted</td>
<td>permitted</td>
<td>permitted</td>
<td>not permitted</td>
</tr>
<tr>
<td>Path</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
<td>not permitted</td>
</tr>
<tr>
<td>Passage</td>
<td>not permitted</td>
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<td>permitted</td>
</tr>
<tr>
<td>Multi-Use Trail</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
</tr>
<tr>
<td>Equestrian Trail</td>
<td>permitted</td>
<td>permitted</td>
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<td>permitted</td>
</tr>
<tr>
<td>Bicycle Lane</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
</tr>
<tr>
<td>Backset</td>
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</table>

**d. CIVIC SPACES (See Table 4)**

<table>
<thead>
<tr>
<th>Civic Space Type</th>
<th>T2 RURAL ZONE</th>
<th>T3 SUB-URBAN ZONE</th>
<th>T4 GENERAL URBAN ZONE</th>
<th>T5 URBAN CENTER ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park</td>
<td>permitted</td>
<td>permitted</td>
<td>by Warrant</td>
<td>by Warrant</td>
</tr>
<tr>
<td>Green</td>
<td>not permitted</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
</tr>
<tr>
<td>Plaza</td>
<td>not permitted</td>
<td>not permitted</td>
<td>not permitted</td>
<td>permitted</td>
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<tr>
<td>Playground</td>
<td>permitted</td>
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<td>permitted</td>
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</tbody>
</table>

**e. LOT OCCUPATION**

<table>
<thead>
<tr>
<th>Lot Feature</th>
<th>T2 RURAL ZONE</th>
<th>T3 SUB-URBAN ZONE</th>
<th>T4 GENERAL URBAN ZONE</th>
<th>T5 URBAN CENTER ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>100 ft min</td>
<td>50 ft min 120 ft max.</td>
<td>30 ft min 96 ft max.</td>
<td>18 ft min 180 ft max.</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>20% max</td>
<td>10% max.</td>
<td>10% max.</td>
<td>10% max.</td>
</tr>
</tbody>
</table>

**f. SETBACKS - PRINCIPAL BUILDING (See Table 11)**

<table>
<thead>
<tr>
<th>Setback Type</th>
<th>T2 RURAL ZONE</th>
<th>T3 SUB-URBAN ZONE</th>
<th>T4 GENERAL URBAN ZONE</th>
<th>T5 URBAN CENTER ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback Principal</td>
<td>50 ft min.</td>
<td>10 ft min.</td>
<td>20 ft min.</td>
<td>2 ft min.</td>
</tr>
<tr>
<td>Front Setback Secondary</td>
<td>40 ft min.</td>
<td>10 ft min.</td>
<td>20 ft min.</td>
<td>2 ft min.</td>
</tr>
<tr>
<td>Side Setback</td>
<td>25 ft min.</td>
<td>10 ft min.</td>
<td>20 ft min.</td>
<td>2 ft min.</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>30 ft min.</td>
<td>12 ft min.</td>
<td>18 ft min.</td>
<td>2 ft min.</td>
</tr>
<tr>
<td>Frontage Buildout</td>
<td>not applicable</td>
<td>50% min.</td>
<td>50% min.</td>
<td>10% min.</td>
</tr>
</tbody>
</table>

**g. SETBACKS - OUTBUILDING (See Table 11)**

<table>
<thead>
<tr>
<th>Setback Type</th>
<th>T2 RURAL ZONE</th>
<th>T3 SUB-URBAN ZONE</th>
<th>T4 GENERAL URBAN ZONE</th>
<th>T5 URBAN CENTER ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback</td>
<td>20 ft min.</td>
<td>10 ft min.</td>
<td>20 ft min.</td>
<td>2 ft min.</td>
</tr>
<tr>
<td>Side Setback</td>
<td>25 ft min.</td>
<td>10 ft min.</td>
<td>20 ft min.</td>
<td>2 ft min.</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>30 ft min.</td>
<td>12 ft min.</td>
<td>18 ft min.</td>
<td>2 ft min.</td>
</tr>
</tbody>
</table>

**h. BUILDING PLACEMENT (See Table 6)**

<table>
<thead>
<tr>
<th>Building Placement Type</th>
<th>T2 RURAL ZONE</th>
<th>T3 SUB-URBAN ZONE</th>
<th>T4 GENERAL URBAN ZONE</th>
<th>T5 URBAN CENTER ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Edgeway</td>
<td>permitted</td>
<td>permitted</td>
<td>permitted</td>
<td>not permitted</td>
</tr>
<tr>
<td>Sideyard</td>
<td>not permitted</td>
<td>not permitted</td>
<td>not permitted</td>
<td>permitted</td>
</tr>
<tr>
<td>Courtyard</td>
<td>not permitted</td>
<td>not permitted</td>
<td>not permitted</td>
<td>permitted</td>
</tr>
</tbody>
</table>

**i. PRIVATE FRONTAGES (See Table 7)**

<table>
<thead>
<tr>
<th>Frontage Type</th>
<th>T2 RURAL ZONE</th>
<th>T3 SUB-URBAN ZONE</th>
<th>T4 GENERAL URBAN ZONE</th>
<th>T5 URBAN CENTER ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Yard</td>
<td>permitted</td>
<td>permitted</td>
<td>not permitted</td>
<td>not permitted</td>
</tr>
<tr>
<td>Porch &amp; Fence</td>
<td>permitted</td>
<td>permitted</td>
<td>not permitted</td>
<td>not permitted</td>
</tr>
<tr>
<td>Forecourt</td>
<td>not permitted</td>
<td>not permitted</td>
<td>permitet</td>
<td>permitted</td>
</tr>
<tr>
<td>Stoop</td>
<td>not permitted</td>
<td>not permitted</td>
<td>permitted</td>
<td>permitted</td>
</tr>
<tr>
<td>Shopfront</td>
<td>not permitted</td>
<td>not permitted</td>
<td>permitted</td>
<td>permitted</td>
</tr>
<tr>
<td>Gallery</td>
<td>not permitted</td>
<td>not permitted</td>
<td>permitted</td>
<td>permitted</td>
</tr>
</tbody>
</table>

**j. BUILDING FORM-HEIGHT (See Table 5)**

<table>
<thead>
<tr>
<th>Building Type</th>
<th>T2 RURAL ZONE</th>
<th>T3 SUB-URBAN ZONE</th>
<th>T4 GENERAL URBAN ZONE</th>
<th>T5 URBAN CENTER ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>3 stories max.</td>
<td>3 stories max.</td>
<td>3 stories max.</td>
<td>3 stories max.</td>
</tr>
<tr>
<td>Outbuilding</td>
<td>3 stories max.</td>
<td>3 stories max.</td>
<td>2 stories max.</td>
<td>2 stories max.</td>
</tr>
</tbody>
</table>

**k. BUILDING FUNCTION (See Table 8 and Table 9)**

<table>
<thead>
<tr>
<th>Building Function</th>
<th>T2 RURAL ZONE</th>
<th>T3 SUB-URBAN ZONE</th>
<th>T4 GENERAL URBAN ZONE</th>
<th>T5 URBAN CENTER ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>restricted use</td>
<td>restricted use</td>
<td>restricted use</td>
<td>open use</td>
</tr>
<tr>
<td>Lodging</td>
<td>prohibited use</td>
<td>restricted use</td>
<td>restricted use</td>
<td>open use</td>
</tr>
<tr>
<td>Office</td>
<td>restricted use</td>
<td>restricted use</td>
<td>restricted use</td>
<td>open use</td>
</tr>
<tr>
<td>Retail</td>
<td>prohibited use</td>
<td>restricted use</td>
<td>restricted use</td>
<td>open use</td>
</tr>
</tbody>
</table>

1. Minimum setbacks and building separations shall be subject to fire and building code restrictions.
2. Greater setback shall apply except for projects utilizing TDR, in which case the lesser setback shall apply.
3. Greater setback shall apply at a corner; lesser shall apply in all other situations.
4. Within T4-Restricted and T4-Open different Building Function requirements apply.

June 19, 2012
**TABLE 11A: Code Graphics - T3**

### BUILDING CONFIGURATION
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling.
3. Height shall be measured to the eave or roof deck as specified on Table 5.

### SETBACKS - PRINCIPAL BLDG.
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

### SETBACKS - OUTBUILDING
1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

### PARKING PLACEMENT
1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 12 section d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 12 section d). Side- or rear-entry garages may be allowed in the first or second Layer by Warrant.
3. Trash containers shall be stored within the third Layer.

**N** stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

---

**L. BUILDING FUNCTION** (See Table 8 & Table 9)
- Residential: restricted use
- Lodging: restricted use
- Office: restricted use
- Retail: prohibited use

**k. BUILDING FORM** (See Table 8)
- Principal Building: 3 stories max.
- Outbuilding: 2 stories max.

**f. LOT OCCUPATION** (See Table 10 section e)
- Lot Width: 70 ft. min. 120 ft. max.
- Lot Coverage: 80% max.

**i. BUILDING PLACEMENT** (See Table 6)
- Edgeway: permitted
- Sideyard: not permitted
- Rearyard: not permitted
- Courtyard: not permitted

**g. SETBACKS - PRINCIPAL BUILDING** (See Table 10 section f)
- (g.1) Front Setback Principal: 15 or 20 ft. min. *
- (g.2) Front Setback Secondary: 12 ft. min.
- (g.3) Side Setback: 5 or 10 ft. min. *
- (g.4) Rear Setback: 12 ft. min. **
- Frontage Buildout: 30% min. at setback

**h. SETBACKS - OUTBUILDING** (See Table 10 section g)
- (h.1) Front Setback Principal: 20 ft. min. + bldg. setback
- (h.2) Front Setback Secondary: 3 ft. min. or 6 ft. min. at corner
- (h.3) Side Setback: 3 ft. min.

**j. PRIVATE FRONTAGES** (See Table 7)
- Common Lawn: permitted
- Porch & Fence: permitted
- Terrace or Lightwell: not permitted
- Forecourt: not permitted
- Stoop: not permitted
- Shopfront & Awning: not permitted
- Gallery: not permitted
- Arcade: not permitted

Refer to Summary Table 10

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* Greater setback shall apply except for projects utilizing TDR, in which case the lesser setback shall apply.

** or 15 feet from center line of alley
TABLE 11B: Code Graphics - T4

![Code Graphics - T4](See Table 1)

<table>
<thead>
<tr>
<th>BUILDING FUNCTION</th>
<th>See Table 8 &amp; Table 9</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>limited use*</td>
</tr>
<tr>
<td>Lodging</td>
<td>limited use*</td>
</tr>
<tr>
<td>Office</td>
<td>limited use*</td>
</tr>
<tr>
<td>Retail</td>
<td>limited use*</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BUILDING FORM</th>
<th>See Table 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>3 stories max.</td>
</tr>
<tr>
<td>Outbuilding</td>
<td>2 stories max.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LOT OCCUPATION</th>
<th>See Table 10 section e</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>18 ft. min., 96 ft. max.</td>
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<td>Lot Coverage</td>
<td>70% max.</td>
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<table>
<thead>
<tr>
<th>BUILDING PLACEMENT</th>
<th>See Table 6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Edgeyard</td>
<td>permitted</td>
</tr>
<tr>
<td>Sideyard</td>
<td>permitted</td>
</tr>
<tr>
<td>Rearyard</td>
<td>permitted</td>
</tr>
<tr>
<td>Courtyard</td>
<td>not permitted</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SETBACKS - PRINCIPAL BUILDING</th>
<th>See Table 10 section f</th>
</tr>
</thead>
<tbody>
<tr>
<td>(g.1) Front Setback Principal</td>
<td>10 ft. min., 30 ft. max.</td>
</tr>
<tr>
<td>(g.2) Front Setback Secondary</td>
<td>8 ft. min., 20 ft. max.</td>
</tr>
<tr>
<td>(g.3) Side Setback</td>
<td>0 ft. min.</td>
</tr>
<tr>
<td>(g.4) Rear Setback</td>
<td>3 ft. min.**</td>
</tr>
<tr>
<td>Frontage Buildout</td>
<td>50% min. at setback</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SETBACKS - OUTBUILDING</th>
<th>See Table 10 section g</th>
</tr>
</thead>
<tbody>
<tr>
<td>(h.1) Front Setback Principal</td>
<td>20 ft. min. + bldg. setback</td>
</tr>
<tr>
<td>(h.2) Front Setback Secondary</td>
<td>0 ft. min. or 3 ft. min. at corner</td>
</tr>
<tr>
<td>(h.3) Side Setback</td>
<td>3 ft. min.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PRIVATE FRONTAGES</th>
<th>See Table 7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Lawn</td>
<td>not permitted</td>
</tr>
<tr>
<td>Porch &amp; Fence</td>
<td>permitted</td>
</tr>
<tr>
<td>Terrace or Lightwell</td>
<td>permitted</td>
</tr>
<tr>
<td>Forecourt</td>
<td>permitted</td>
</tr>
<tr>
<td>Stoop</td>
<td>permitted</td>
</tr>
<tr>
<td>Shopfront &amp; Awning</td>
<td>permitted</td>
</tr>
<tr>
<td>Gallery</td>
<td>permitted</td>
</tr>
<tr>
<td>Arcade</td>
<td>not permitted</td>
</tr>
</tbody>
</table>

Refer to Summary Table 10

**Within T4-Restricted and T4-Open different Building Function requirements apply

* or 15 feet from center line of alley

*N stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

BUILDING CONFIGURATION
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 5.

SETBACKS - PRINCIPAL BLDG.
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

SETBACKS - OUTBUILDING
1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

PARKING PLACEMENT
1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 12 section d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 12 section d).
3. Trash containers shall be stored within the third Layer.
TABLE 11B: Code Graphics - T5

I. BUILDING FUNCTION (See Table 8 & Table 8)

<table>
<thead>
<tr>
<th>Function</th>
<th>Requirement</th>
</tr>
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<tbody>
<tr>
<td>Residential</td>
<td>open use</td>
</tr>
<tr>
<td>Lodging</td>
<td>open use</td>
</tr>
<tr>
<td>Office</td>
<td>open use</td>
</tr>
<tr>
<td>Retail</td>
<td>open use</td>
</tr>
</tbody>
</table>

J. BUILDING FORM (See Table 5)

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal</td>
<td>3 stories max.</td>
</tr>
<tr>
<td>Outbuilding</td>
<td>2 stories max.</td>
</tr>
</tbody>
</table>

K. LOT OCCUPATION (See Table 10 section e)

<table>
<thead>
<tr>
<th>Property</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>18 ft. min., 180 ft. max.</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>80% max.</td>
</tr>
</tbody>
</table>

L. BUILDING PlACEMENT (See Table 6)

<table>
<thead>
<tr>
<th>Placement</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Edgeyard</td>
<td>not permitted</td>
</tr>
<tr>
<td>Sideyard</td>
<td>permitted</td>
</tr>
<tr>
<td>Rearyard</td>
<td>permitted</td>
</tr>
<tr>
<td>Courtyard</td>
<td>permitted</td>
</tr>
</tbody>
</table>

BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor.
   Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 8.

SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 12 section d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 12 section d).
3. Trash containers shall be stored within the third Layer.

* or 15 feet from center line of alley
*N* stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.
TABLE 12: Definitions Illustrated

a. THOROUGHFARE & FRONTAGES

b. TURNING RADIUS

c. BUILDING DISPOSITION

d. LOT LAYERS

e. FRONTAGE & LOT LINES

f. SETBACK DESIGNATIONS

City of Milton
ARTICLE 6. DEFINITION OF TERMS

DEFINITIONS

This Article provides definitions for terms in this code that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Article or in Section 64-1 of this zoning ordinance, then the community development director shall determine the correct definition. Items in italics refer to Articles, Sections, or Tables in the code.

Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Unit: a small Apartment sharing ownership and utility connections with a Principal Building; it may or may not be within an Outbuilding. See Table 8A and Table 12. (Syn: ancillary unit)

Allee: a regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.

Arcade: a Private Frontage conventional for Retail use wherein the Facade is a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at the Frontage Line.

Avenue (AV): a Thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and usually equipped with a landscaped median.

Backbuilding: a single-Story structure connecting a Principal Building to an Outbuilding. See Table 12.

Base Density: the number of building units per acre before use of TDR. See Density.

Bicycle Lane (BL): a dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping and having a minimum width of 5 feet.

Bicycle Route (BR): a Thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Block: the aggregate of private Lots, Passages, Rear Alleys and Rear Lanes, circumscribed by Thoroughfares.

Block Face: the aggregate of all the building Facades on one side of a Block.

Boulevard (BV): a Thoroughfare designed for high vehicular capacity and moderate speed, traversing an Urbanized area. Boulevards are usually equipped with Slip Roads buffering Sidewalks and buildings.

By Right: characterizing a proposal or component of a proposal for a Building Scale Plan (Article 4) that complies with the code and is permitted and processed administratively, without public hearing. See Warrant and Variance.

Chamfered: a condition where a small exterior wall plane at a building corner has been formed when the planes of the two adjacent walls are cut away, usually at an angle of 45 degrees.

City Architect: a registered architect retained or employed by the City of Milton to support the community development director in reviewing development for compliance with the requirements of this code.

Civic: the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

Civic Building: a building operated by a city, county, state, or federal government.

Civic Building Sites: a parcel containing a Civic Building.

Civic Space: an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings. See Table 4.
Civic Space TDR Sending Site: A Park/Greenway TDR Sending Site designated as Civic Space in an adopted plan or code and therefore assigned a higher TDR allocation factor than other Park/Greenway TDR Sending Sites but treated as a Park/Greenway TDR Sending Site in all other respects.

Civic Zone: designation for sites dedicated for Civic Building Sites and Civic Spaces.

Commercial: the term collectively defining workplace, Office, Retail, and Lodging Functions.

Common Yard: a planted Private Frontage wherein the Facade is set back from the Frontage line. It is visually continuous with adjacent yards. See Table 7.

Configuration: the form of a building, based on its massing, Private Frontage, and height.

Constrained Land: includes the area occupied by lakes, streams, wetlands, buffers, landfills and all other land so determined by the community development director.

Cottage: an Edgeyard building type. A single-family dwelling, on a regular Lot, often shared with an Accessory Building in the back yard.

Courtyard Building: a building that occupies the boundaries of its Lot while internally defining one or more private patios. See Table 7.

Curb: the edge of the vehicular pavement that may be raised or flush to a swale. It usually incorporates the drainage system. See Table 3A and Table 3B.

Density: the number of buildings units within a standard measure of land area.

Design Speed: is the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are three ranges of speed: Low: (25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed. See Table 2A.

Dooryard: a Private Frontage type with a shallow Setback and front garden or patio, usually with a low wall at the Frontage Line. See Table 7. (Variant: Lightwell, light court.)

Drive: a Thoroughfare along the boundary between an Urbanized and a natural condition, usually along a waterfront, Park, or promontory. One side has the urban character of a Thoroughfare, with Sidewalk and building, while the other has the qualities of a Road or parkway, with naturalistic planting and rural details.

Edgeyard Building: a building that occupies the center of its Lot with Setbacks on all sides. See Table 7.

Effective Turning Radius: the measurement of the inside Turning Radius taking parked cars into account. See Table 12.

Elevation: an exterior wall of a building not along a Frontage Line. See Table 12. See: Facade.

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Equestrian Trail: an unpaved equestrian way running independent of a vehicular Thoroughfare or Multi-Use trail and having an average width of 8 feet.

Enfront: to place an element along a Frontage, as in “porches Enfront the street.”

Facade: the exterior wall of a building that is set along a Frontage Line. See Elevation.

Forecourt: a Private Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back. See Table 7.

Frontage: the area between a building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage. See Table 3A and Table 7.
**Frontage Line:** a Lot line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines. See Table 12.

**Function:** the use or uses accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use. See Table 8A and Table 9.

**Gallery:** a Private Frontage conventional for Retail use wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. See Table 7.

**Green:** a Civic Space type for unstructured recreation, spatially defined by landscaping rather than building Frontages. See Table 4.

**Greenway:** an Open Space Corridor in largely natural conditions which may include Multi-Use Trails and Equestrian Trails.

**Gross Site Area:** all land within a site's boundaries.

**Heavy Industrial:** industrial facilities that conduct their operations in such manners that results are created or apparent outside an enclosed building that are incompatible with adjacent or nearby non-industrial uses.

**Highway:** a rural and suburban Thoroughfare of high vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T-2, and T-3).

**Home Occupation:** non-Retail Commercial enterprises. The work quarters should be invisible from the Frontage, located either within the house or in an Outbuilding. Permitted activities are defined by the Restricted Office category. See Table 8A.

**House:** an Edgeyard building type, usually a single-family dwelling on a large Lot, often shared with an Accessory Building in the back yard. (Syn: single.)

**Layer:** a range of depth of a Lot within which certain elements are permitted. See Table 12.

**Light Industrial:** uses permitted in the M-1A district that conduct their operations in such manners that no results are created or apparent outside an enclosed building that are incompatible with adjacent or nearby non-industrial uses. Uses permitted in M-1A, but indicated elsewhere in Table 9 shall not be considered Light Industrial.

**Lightwell:** A Private Frontage type that is a below-grade entrance or recess designed to allow light into basements. See Table 7. (Syn: light court.)

**Liner Building:** a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

**Live-Work:** a Mixed Use unit consisting of a Commercial and Residential Function. The Commercial Function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity or industry. See Work-Live. (Syn.: flexhouse.)

**Lodging:** premises available for daily renting of guest rooms. See Table 10 and Table 12.

**Lot Line:** the boundary that legally and geometrically demarcates a lot.

**Lot Width:** the length of the Principal Frontage Line of a lot.

**Manufacturing:** premises available for the creation, assemblage and/or repair of objects, using table-mounted electrical machinery or artisanal equipment, and including their Retail sale.

**Mixed Use:** multiple Functions within the same building through superimposition or adjacency, or in multiple buildings by adjacency, or at a proximity determined by Warrant.

**Multi-Use Trail (MT):** a shared pedestrian, bicycle and golf cart way running independent of a vehicular Thoroughfare and having a minimum width of 12 feet.
Office: premises available for the transaction of general business but excluding Retail, and Industrial Functions. See Table 8A and Table 9.

Open Space TDR Sending Sites: parcels that remain in private ownership subject to conservation easements in compliance with this code

Outbuilding: an Accessory Building, usually located toward the rear of the same Lot as a Principal Building, and sometimes connected to the Principal Building by a Backbuilding. See Table 12.

Park: a Civic Space type that is a natural preserve available for unstructured recreation. See Table 4.

Park/Greenway TDR Sending Sites: parcels that are transferred from private to public ownership or are publicly accessible by easement in compliance with this code, including sites designated as Civic Space, Park, Greenway, trail or other public recreational uses in an adopted plan or code

Parking Structure: a building containing one or more Stories of parking above grade.

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.

Path (PT): a pedestrian way traversing a Park or rural area, with landscape matching the contiguous open space, ideally connecting directly with the urban Sidewalk network.

Placement: the arrangement of a building on its lot.

Planter: the element of the Public Frontage which accommodates street trees, whether continuous or individual. The Planter shall be located between the Sidewalk and the Curb.

Plaza: a Civic Space type designed for Civic purposes and Commercial activities in the more urban Transect Zones, generally paved and spatially defined by building Frontages.

Principal Building: the main building on a Lot, usually located toward the Frontage. See Table 12.

Principal Entrance: the main point of access for pedestrians into a building.

Principal Frontage: On corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum Lot width. Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the First Layer pertain to both Frontages of a corner Lot. See Frontage.

Private Frontage: the privately held Layer between the Frontage Line and the Principal Building Facade that bears the Principal Entrance to the building. See Table 7 and Table 12.

Public Frontage: the area between the Curb of the vehicular lanes and the Frontage Line. See Table 3A and Table 3B.

Rear Alley (RA): a privately owned and maintained vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll Curbs at the edges.

Rear Lane (RL): a privately owned and maintained vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Lanes may be paved lightly to Driveway standards. The streetscape consists of gravel or landscaped edges, has no raised Curb, and is drained by percolation.

Rearyard Building: a building that occupies the full Frontage Line, leaving the rear of the Lot as the sole yard. See Table 6. (Var: Rowhouse, Townhouse, Apartment House)

Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, Civic Zones, Special Districts if any, Thoroughfares, and Special Requirements if any, of areas subject to regulation by this code.
Residential: characterizing premises available for long-term human dwelling.
Retail: characterizing premises available for the sale of merchandise and food service. See Table 8A and Table 9.
Retail Frontage: Frontage designated on a Regulating Plan that requires or recommends the provision of a Shopfront, encouraging the ground level to be available for Retail use. See Special Requirements.
Road (RD): a local, rural and suburban Thoroughfare of low-to-moderate vehicular speed and capacity. This type is allocated to the more rural Transect Zones (T2-T3).
Rowhouse: a single-family dwelling that shares a party wall with another of the same type and occupies the full Frontage Line. See Rearyard Building. (Syn: Townhouse)
Secondary Frontage: on corner Lots, the Private Frontage that is not the Principal Frontage. As it affects the public realm, its First Layer is regulated. See Table 12.
Setback: the area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments listed in Section 4.5. See Table 10 section f.
Shopfront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. See Table 7.
Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.
Sideyard Building: a building that occupies one side of the Lot with a Setback on the other side. This type can be a Single or Twin depending on whether it abuts the neighboring house. See Table 6.
Simulated Divided Lites: a method of constructing windows in which muntins are affixed to the inside and outside of a panel of insulating glass to simulate the look of true divided light.
Slip Road: an outer vehicular lane or lanes of a Thoroughfare, designed for slow speeds while inner lanes carry higher speed traffic, and separated from them by a planted median. (Syn: access lane, service lane)
Specialized Building: a building that is not subject to Residential, Commercial, or Lodging classification. See Table 6.
Special Requirements: provisions of Section 4.3 of this code and/or the associated designations on a Regulating Plan.
Square: a Civic Space type designed for unstructured recreation and Civic purposes, spatially defined by building Frontages and consisting of Paths, lawns and trees, formally disposed. See Table 4.
Stoop: a Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance. See Table 7.
Story: a habitable level within a building, excluding an Attic or raised basement. See Table 5.
Street (ST): a local urban Thoroughfare of low speed and capacity.
Streetscreen: a freestanding wall built along the Frontage Line, or coplanar with the Facade. It may mask a parking lot from the Thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm. (Syn: streetwall.)
Substantial Modification: alteration to a building that is valued at more than 50% of the replacement cost of the entire building, if new.
Swale: a low or slightly depressed natural area for drainage.
T-zone: Transect Zone.
TDR: Transfer of Development Rights, a method of relocating existing zoning rights from areas to be preserved as open space to areas to be more densely urbanized.
TDR Receiving Sites: parcels that receive bonus Density through TDR in compliance with this code.
TDR Sending Sites: parcels on which development potential has been permanently reduced, parcels where
ownership has been transferred or where public access has otherwise been secured in compliance with this
code.
Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to Lots and Open
Spaces, consisting of Vehicular Lanes and the Public Frontage. See Table 2A, Table 2B and Table 12a.
Townhouse: See Rearyard Building. (Syn: Rowhouse)
Transcct: a cross-section of the environment showing a range of different habitats. The rural-urban
Transcct of the human environment is divided into six Transcct Zones. These zones describe the physical
form and character of a place, according to the Density and intensity of its land use and Urbanism.
Transcct Zone (T-zone): one of several geographic areas regulated by this code. Transcct Zones are
administratively similar to the land use zones in conventional codes, except that in addition to the usual
building use, Density, height, and Setback requirements, other elements of the intended habitat are
integrated, including those of the private Lot and building and Public Frontage. See Table 1.
True Divided Lites: A term that refers to windows in which multiple individual panes of glass or lights are
assembled in the sash using muntins.
Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of the
vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the
more slowly the vehicle is forced to make the turn. See Table 2B and Table 12.
Unconstrained Land: includes all land not characterized as constrained.
Urbanism: collective term for the condition of a compact, Mixed Use settlement, including the physical form
of its development and its environmental, functional, economic, and sociocultural aspects.
Urbanized: generally, developed. Specific to this code, developed at T3 (Sub-Urban) Density or higher.
Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the
Intent of this code (Section 1.1). Variances shall be processed as a primary variance by the board of zoning
appeals as established in Section 64-1888. See Section 1.5.
Warrant: a ruling that would permit a practice that is not consistent with a specific provision of this code, but
that is justified by its Intent (Section 1.1). Warrants shall be processed as an administrative variance by the
community development director as established in Section 64-1885. See Section 1.5.
Work-Live: a Mixed Use unit consisting of a Commercial and Residential Function. It typically has a
substantial Commercial component that may accommodate employees and walk-in trade. The unit is
intended to function predominantly as work space with incidental Residential accommodations that meet
basic habitability requirements. See Live-Work. (Syn: Live-With.)
Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of
parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a
Thoroughfare.
ARTICLE 7. ARCHITECTURAL STYLES

This Article provides an overview of the seven architectural styles and their colors set forth in Section 4.15.2. Because the execution of specific styles can vary, the description/definition of each style can vary and therefore, the information contained in this article may not be all inclusive.

ARCHITECTURAL STYLES

**Vernacular:** With origins in Elizabethan England and influenced by Native American and African American traditions, the Vernacular tradition in the South is the essence of beauty, function, and simplicity. It is a powerful building type, perhaps the most indigenous to America. Dating from the arrival of the first settlers, it was recycled into the fabric of later styles and has never been fully abandoned. Vernacular forms exhibit natural composition, never decorative or academic, but relating to a relaxed logic. Materiality rules, as building materials are used in their most raw, pure, forms, with ornament reduced to mere gesture, executed in the same raw materials.

Essential elements include simple masses, many times saltbox and catslide, with additions and appendages. Almost without exception, roofs are gabled, with gables rarely facing the front. Shed roofs over full-length porches or enclosed additions are common. Gable-end chimneys are prominent. Windows are of similar sizes, spaced in a balanced but not overly rigid composition, and are generally non-ornamental. Window spacing relating to room arrangement is often independent of column or post spacing, which relates to the actual porch structure. Modest stylistic detailing is Federal and Greek Revival, with elements of Italianate and Carpenter Gothic. Ceiling heights range from 9 feet to 12’ for commercial buildings, and 7 feet to 10 feet for houses. One-story Vernacular cottages may have so-called travelers rooms on either side of a front porch, featuring ceilings as low as 7 feet. Frugality rules Vernacular architecture. Hand made brick, wood horizontal lap siding, flush T&G plank siding under porches, wood-shingle and standing-seam roofs, and brick and/or stone chimneys are the typical features found in early architecture. Later forms are sometimes roofed in corrugated or 5-V galvanized metal.

Typical exterior colors for earlier buildings include slate blue and earth tones such as terra cotta, taupe, and brown. Later works are typically whitewashed.

Because Vernacular is not truly a style but a local building tradition, it's form never hybridized with nineteenth century styles. Stylistic detailing is applied to the building in a superficial manner.

**Greek Revival:** Of the Romantic styles favored in the nineteenth century, perhaps none was more popular than Greek Revival. Dominant from about 1830 to 1860 in the South, the style symbolized the affinity Americans felt with the ideals of Greek democracy.

The style was easy to construct in wood or masonry due to its Spartan forms and details. Forms are boxy with consistent cornice lines and low-pitched gabled or hipped roofs. Gables can be side or front facing.

In the South, Greek detailing and full-width front porticos are often married to Vernacular forms, taking the form of a classical billboard, which is one of the more charming aspects of this region’s native architecture. Porches vary in prominence, being either the fabled Southern full-width two-story version or the less ostentatious one-story version or even the smaller stoop variety, which is equally dignified. Fenestration features include rectangular sash and doors with bold, plain casings and horizontal cornices. Chimneys,
being non-Classical, are thoroughly de-emphasized. Columns that are always round in true Greek architecture are usually simplified into square adaptations. Classical details are large and bold as opposed to the earlier, mild- mannered Adam Style, with wide, prominent entablature with Greek Doric columns being the main hallmark of the style. When decoration is desired, it is executed with Greek key fretwork, and vernacularized classical profiles.

Paint colors for siding and trim are typically white, cream, and light grey with shutters tinted black. Window sash are white or black. Wood-mold brick is in the red to earth range.

**Italianate:** The Italianate style became popular in America around 1840 and flourished especially rapidly in the 1850s. As its name implies, the Renaissance houses of Italy are its inspiration. The style is picturesque or romantic as opposed to the more disciplined Greek Revival style. Broad, bracketed cornices on shallow hipped or gabled roofs; attic windows; tall windows that are frequently arched and clustered; iron balconies; massive entrance doors; clustered porch columns; Renaissance details; and tall ceilings are hallmarks of this style. Facades may be symmetrical and somewhat dignified, or asymmetrical, with a casual, rural quality. Chimneys are usually internal to the building mass.

In the South, there are many interpretations of the style executed in wood, with Renaissance-style ornament adapted to local skill levels. Some versions of this style are easy to construct, especially if the building material is brick, for then fundamental masonry techniques are used such as full or segmental arches, lintels, and load-bearing walls.

Paint colors for siding, trim, and sashes are typically earth tones with emphasis on browns, terra cotts, and golds. Trim colors and sashes are usually painted darker than the siding. Wood-mold brick is in the red to earth range.

**Gothic:** With origins in late 18th century England, the Gothic Style, otherwise known as the Gothic Revival, was popularized by Andrew Jackson Downing in the 1840s and 1850s. The style may be looked at as a reaction to the classical styles so popular at the time of the Adam style or Federal style, and the Greek Revival. With a definite nod to the whimsical, the style provided a welcome relief to the academic aesthetic of the era.

Many Americans associate the style with Grant Wood’s American Gothic, a painting depicting a rather austere midwestern husband and wife set in front of a plain board and batten cottage with a pointed arched window.

Applied to the hall and parlor houses popular at the time, humble folk houses were transformed into medieval fantasy with the addition of steep roofs, decorative verge boards and crockets, pointed arches, and pinnacles. Board and batten siding, paired columnettes, and 2 over 2 windows accentuated the verticality of the look. Old-timers sometimes naively refer to the ornamentation of the style as “gingerbread”.

Many Gothic buildings dot the historic American countryside, with a special abundance in the North Georgia area. From Rome’s medieval clock tower to the Gothic cottages of Clarkesville, the Gothic style has become inextricably fused with the American psyche.

**Queen Anne:** The Queen Anne Style dominated domestic American architecture from about 1880 until 1900. Popularized by the architect Richard Norman Shaw, the style was a revival of late medieval styles in England. (The name Queen Anne, however has little or nothing to do with the reign of the English queen
during the formalistic Renaissance period.) Indigenous versions of the style usually translated into wooden-frame structures decorated with turned spindle work and free-form Classicism, with columns, pediments, and so forth being freely substituted for medieval ornament.

The movement was fueled in the New South by the commerce generated by the cotton industry. The forms of the buildings themselves are a fanciful version of medieval forms. Asymmetry was the general rule with steeply pitched roofs, front gables, and folk ornament. As opposed to the academic Adam and Greek Revival styles, there is a deliberate effort at making the façade three dimensional, using projecting gables and cutaway bays. The new railroads brought pre made spindle work and bric-a-brac ornament to almost every American town and city, resulting in the proliferation of the quintessential gingerbread house. Windows tended to be 1/1 or 2/2 with the occasional ornamental sash. Ceilings were usually very tall, starting at 10 feet. Examples exist of this style in the Crabapple Community.

Colors were earthy-sage, taupe, amber, gold, and brown. Trim and sashes were usually in the darker spectrum of the palette.

**Colonial Revival:** Inspired by the Centennial of 1876, the Colonial Revival thrived in the love that Americans have for their Colonial past, especially in English and Dutch houses of the Atlantic Seaboard. In part a reaction to the excesses of Victorian architecture, forms include simple saltbox massing, “L” configurations, catslide roofs, and vernacular forms. Wings and additions often occur that are subordinate in scale to the primary mass of the structure. Rooms are usually larger than their authentic Colonial predecessors and are planned for gracious interior accommodation resulting in playful exteriors. Facades may contain front facing gables treated in a decorative manner. Roof forms are varied in the Colonial Revival from steep Georgian types, shallow Classical types, hips, hipped gables, Gambrels, catslides, and Southern Vernacular types. Dormers are common roof features. Beautiful chimneys centered on gable ends terminate rooflines. Full front porches occur, but not as often as side porches and trellises, that often take on the quality of an outdoor room.

Ceiling heights are always generous. Windows are larger than historic prototypes of early years. Americans were not about to give up the light that they had become used to in the Victorian period. Refined stylistic detailing includes Colloquial, Georgian, Federal, Regency, and Classical Revival elements such as columns and pilasters, fretwork railings, entablatures, broad casings, story courses, base reliefs, etc. Exteriors are finished in wood shingle siding, mitered lap siding, wood mould brick and worked stone. Roofs are slate, wood shingle, French tile, and standing seam metal.

Some Colonial Revival buildings are quite decorative with Classical appliqué featuring urns, garlands, and grotesques ornament. Other Colonial Revival buildings are hybridized with the Craftsman style and feature straightforward construction detailing such as out-lookers supporting broad eaves, plain Tuscan columns with no base or capital necking details, and post and beam casings.

Not all Colonial Revival houses are so freely adapted from various sources. Austere and authentic examples exist that are almost indistinguishable from their antecedents, leaving one to ponder the construction date. James Means, a 20th century Atlanta architect, designed Plantation Plain houses across the state of Georgia (one notable example exists in Crabapple) with great sophistication. His colleagues, Neel Reid, and Phillip Shutze, designed more inventive and decorative homes that are at the apex of the style in the South.

Typical exterior siding, trim, and sash colors are white, bone, and cream, with dark green or black shutters
and the occasional red door. Wood shingles are natural, stained grey or stained Jacobean black. Smooth wood mould brick in the red to earth range, and occasionally buff to taupe range is complimented with grape vine and lighting raked mortar joints. Stone is coursed or random and features flush, raised bead, or lightly raked mortar joints.

**Adam/Federal:** The Adam or Federal style was prevalent in the South from about 1780 through 1820, although in provincial locations; its influence lasted until around 1840. The style developed directly from Classical Roman examples of antiquity rather than Renaissance Europe. Young America identified itself and its government with that of Republican Rome, with a parallel movement occurring in France. The refined ornament discovered in the archaeological digs at Pompeii heavily influenced the British architect Robert Adam in the development of the style. Architects such as William Jay of Savannah further developed it.

Simple, austere massing and Vernacular forms are decorated with delicate classical detailing, frequently featuring the Doric order with decorated cornices, pedimented fenestration, fine modillions and mutules under the cornice, and entrances with fan lights and sidelights. In isolated locations, chimneys are awkwardly domestic and prominent, while in urban locations, they are minimally formalized. Exterior cladding materials are usually clapboards but are sometimes fine brickwork with cut jack arches and keystones. Classical detailing is deliberately scaled down. Facades are intentionally understated and plain. Emphasis is placed on the frontispiece and on the fine tailoring of the building. Windows are large and regularly spaced.

Paint colors for siding, trim, and sashes are typically white, cream, and light grey with shutters being tinted black. Wood-mold brick is in the red to earth range.

**COLORS AND FINISHES**

As the architecture demands, the color palette of the City of Milton is diverse. With an emphasis on “real” materials, whether natural or manmade, many colors and finishes should simply be left unfinished. Surfaces to be painted should complement the architecture, never commanding too much attention. Colors must never upstage the natural landscape.

Colors and finishes must be appropriate to the mood and style of the building. Designs that are derived from the Vernacular style will be early 19th century color combinations, with colors such as burnt sienna; rich warm gray, mustard and “haint” blue. Designs that take inspiration from the Greek Revival style will display crisp, light stone colors that bespeak dignity and acknowledge their classical temple origins. Other designs that are inspired by Queen Anne, Gothic, and Italianate designs are complex and rich, displaying earth tones that contrast to one another. Colonial Revival and Adams/Federal palettes take inspiration from East Coast historic precedents with natural shingle siding trimmed in white, white or slate blue clapboard trimmed in white with red doors, and shaker inspired colors.

The designer should research period colors and become familiar with the combinations that can be used.

**ARCHITECTURAL STYLES ILLUSTRATED**

The following are illustration of key components of the above-noted styles. Please note that the graphics show the styles as utilized on single-family detached houses, although these styles can readily translate into commercial or mixed-use buildings through use of stylistic detailing. Please refer to the City of Milton Historic Preservation Design Guidelines for examples.
GREEK REVIVAL

- Exaggerated Entablature w/ windows
- Low Pitched Roof
- Fluted Greek Doric columns
- Bold Entablature
- Guttae
- Corner Pilaster
- Greek Key motif
- Operable shutters w/ control rods
- 6 over 6 Sash window
- Casing resembles post & lintel
- Floor length triple hung window
- Dentilled Brickwork
- Plinth
- Ears
- 2 panel door w/ side lite & transom
- Entablature
- Pilasters
- Attic window
Gothic

Segmental Arch
Diamond Panes
Crown or Bed
2 Over 2 Sashes
Corbels
Pointed Arches
Paired Posts
Diamond Panes
Jack Arch
Transom Window
Brick Vents
Rounded Mulls
Plate Glass
1 by Back Band
Transom Window
Rim Lock
Hood Moulding w/ Label Stop
Triangular Arch
Vertical Boards
Trellis or Tracery Detail
Paired Posts w/ Beads
Paired Posts w/ Chamfers
Stick Work Rail
Plank Door Cottage Look
1 by Casing
Chamfered Rails & Stiles
Diamond Boards
COLONIAL REVIVAL

GABLE END CHIMNEY

GANGED WINDOWS

DORMER INNOVATED FOR SPACE

AUTHENTIC DORMER

PILASTER CORNER

Mitre Corner

GABLE QUARTER ROUND

DIVIDED LITE OVER PLATE GLASS, PLANK SHUTTERS

PANEL W/ CUTOUT SHUTTER

8 PANEL W/ ADAM STYLE TRANSOM

6 PANEL W/ FAN LITE & SIDE LITES

DUTCH

FRENCH

PLANK W/ TRANSOM

PORCH EXPRESSED AS OUTDOOR ROOM

CLASSIC PORCH
Crabapple Regulating Plan - V8 AS ADOPTED

CRABAPPLE FORM-BASED CODE

June 19, 2012

Prepared by Tunnell Spangler Walsh & Associates
Crabapple TDR Zones - V8 AS ADOPTED

CRABAPPLE FORM-BASED CODE
June 19, 2012
Prepared by Tunnell Spangler Walsh & Associates