

Order 49-17/18
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**CITY OF PORTLAND
IN THE CITY COUNCIL**

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**AMENDMENT TO PORTLAND CITY CODE
CHAPTER 14
Re: INDIA STREET FORM-BASED CODE**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND,
MAINE IN CITY COUNCIL ASSEMBLED AS FOLLOWS:**

*That Chapter 14, Article III, Division 15.2 is hereby
amended as follows:*

DIVISION 15.2. INDIA STREET FORM-BASED CODE ZONE (IS-FBC)

Sec. 14-275.1 Purpose.

The India Street Form-based Code is different than traditional zoning, placing the primary emphasis on a building's physical form and its relationship to the street, and de-emphasizing land use. The intent of the India Street Form-based Code Zone is to establish a zoning district that encourages a vibrant, walkable, mixed-use urban district, preserves and values the existing historic neighborhood fabric, and fosters and supports local businesses and residential areas. The components of a Form-Based Code include the Guiding Principles, REGULATING PLAN, Subdistricts, General Development Standards, Dimensional Requirements, BUILDING DESIGN STANDARDS, Diagrams, and Definitions.

The goal of the India Street Form-based Code is the creation and preservation of an active and human-scale public realm and the reinforcement of existing neighborhood character through good street space design.

(a) GENERAL GUIDING PRINCIPLES: The General Guiding Principles set forth here shall be applicable to all subdistricts within the India Street Form-based Code Zone.

1. The street is a coherent space, with consistent building and streetscape character on both sides

of the street. This agreement of buildings and streetscape across the street contributes to a clear public space and district identity.

...

2. Respect historic character. If a property is within the India Street Historic District, Article IX Historic Preservation is applicable. New construction, BUILDING ADDITIONS, or ~~ALTERATIONS~~ alterations in the India Street Historic District shall reflect and complement the character defining features and elements of the existing historic development to which it is visually related.

Sec. 14-275.2. Applicability and Partial Waivers.

(a) The requirements set forth in this Division shall apply to all new development, primary and accessory structures, including BUILDING ADDITIONS within the India Street Form-based Code Zone as designated on the India Street REGULATING PLAN.

(b) A partial waiver of the requirements of this Division listed below may be granted if it can be demonstrated to the satisfaction of the Planning Authority that the requirements in subsection (c) below have been met:

1. Building orientation;
2. BLANK FAÇADE length (max);
3. Fenestration, ground floor facade area;
4. Building entry frequency, orientation, or —elevation;
5. Garage door setback or width; and/or
6. Additional Building Length - ground floor partition or module requirements.

(c) A partial waiver request must meet the following requirements:

1. The intent of the ISFBC zone as stated in Sec. 14.27.1 Purpose and Sec. 14-275.7 Subdistrict dimensional requirements;

2. Be the least adjustment necessary to satisfy the practical, programmatic, or functional needs of the proposed development; and

3. At least one (1) of the following applies:

1.i. The proposed zoning alternative better achieves the zone and subdistrict intent;

i.ii. The zone or subdistrict intent will not be met by applying the requirement in this particular circumstance;

2.iii. There is a legal or practical necessity or unique conditions; or

iv. Unique site factors make the zoning requirement impractical or cost prohibitive.

...

Sec. 14-275.4. Definitions.

Terms used throughout this India Street Form-based Code Zone may be defined in Section 14-47 or elsewhere in Article III, Zoning. Terms not so defined shall be accorded their commonly accepted meanings. In the event of any conflict between the definitions in this section and those in Section 14-47, or any other sections of Article III, Zoning, the Subdivision Rules and Regulations, or any other local land use ordinances, rules or regulations, those of this India Street Form-based Code Zone shall take precedence.

~~ALTERATION means a change or rearrangement in the structural supports, exterior appearance, or removing from or otherwise affecting the exterior appearance of a structure.~~

BUILDING ADDITION means any increase to footprint or volume of an existing structure. See Table 14.275.4c. Building - Principal & Accessory

~~BUILDABLE AREA means the area enclosed by the front, side, and rear yard setbacks and limited by lot coverage.~~

BUILDING, ACCESSORY means detached structure that is incidental and subordinate in area and extent, and/or use to the principal building(s) on the property. A lot may have more than

one accessory building. See Table 14.275.4c. Building - Principal & Accessory.

BUILDING, PRINCIPAL means the main structure(s) on a lot having the predominant area and extent, and/or use. A lot may have more than one principal building. See Table 14.275.4c. Building - Principal & Accessory.

BUILDINGS, ATTACHED means two or more independent buildings that share at least one common PARTY WALL but have full building separation and independent PRINCIPAL ENTRIES; not free-standing. Attached buildings may or may not have common ownership.

BUILDING DESIGN STANDARD (BDS) means the basic design parameters governing building form, including intent, guidelines, and standards for architectural elements such as proportion, articulation, fenestration, entries, roof lines, and materials.

ELEVATION means an exterior wall of a building not along a frontage line. See FAÇADE and Table 14.275.4de. Frontage & Lot Lines.

ENTRANCE, PRINCIPAL means the main point of access for pedestrians into a building. A building may have more than one principal entrance.

~~*EXPRESSION LINE* means a line prescribed at a certain level of a building for the major part of the width of a FAÇADE, expressed by a variation in material or by a limited projection such as a molding or balcony.~~

FAÇADE means any exterior wall of a structure exposed to public view from a public right-of-way. See ELEVATION and Table 14.275.4de. Frontage & Lot Lines.

FAÇADE, BLANK means a building façade that contains expanses of wall area with no windows, no entrances, no articulation, and no other elements or features, or is otherwise undifferentiated.

GREEN ROOF means a roof of a building that is partially or completely covered with vegetation and designed to meet the Maine Stormwater Best Management Practices Manual standards and recommendations. A green roof installation must serve the purpose of reducing stormwater runoff through retention or slowing and consist of an assembly that at a minimum includes a

root repellent system, a drainage system, a filtering layer, a growing medium and plants, and shall be installed on a waterproof membrane. The vegetated area of a green roof may be considered pervious for zoning impervious calculations.

~~LOT LAYER means a range of depth of a lot within which certain elements are permitted. See Table 14.275.4d. Lot Layers.~~

MID-BLOCK PERMEABILITY means a continuous, open-air corridor at least 20' in width that connects two streets or public rights-of-way and physically provides a break in the street wall. The corridor must be unobstructed and open to the sky for the majority of its length.

PARTY WALL means any partition wall common to two adjacent or attached buildings.

REGULATING PLAN means a zoning map that shows the boundary of the area and subdistricts subject to regulation by the India Street Form-based Code.

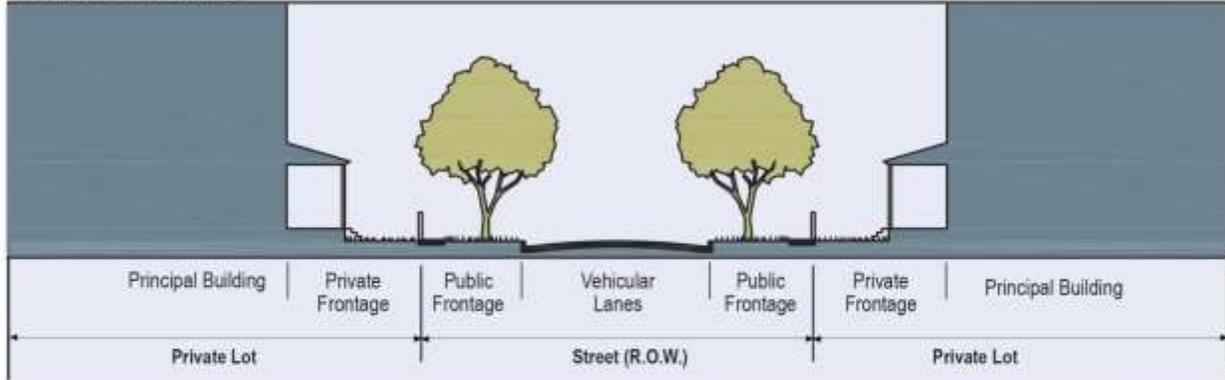
STEPBACK means a building setback of a specified distance measured from the ground floor building face that occurs at a prescribed number of stories or height above the ground and excludes the minimum necessary housing of elevators, stairways, tanks, fans, or other building operating equipment not intended for human occupancy.

YARD, SIDE means a yard adjoining a side lot line extending from the front yard to the rear yard, the width of which shall be the shortest horizontal distance between the side lot line and any structure. On corner lots, non-frontage yards shall be considered side yards. See Table 14.275.4b. Setback Designations.

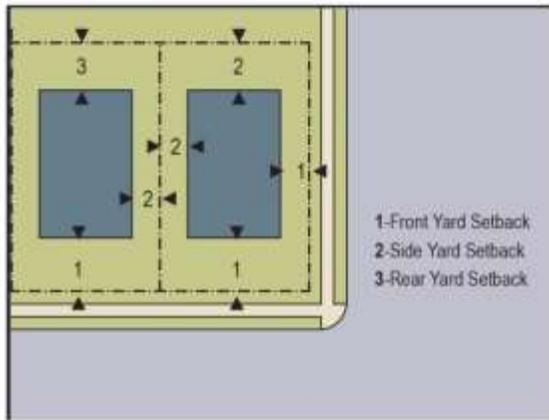
ZERO LOT LINE means the location of a structure on a lot such that one or more of the structure sides rests directly on a lot line. See Table 14.275.4~~de~~. Frontage & Lot Lines.

TABLE 14.275.4 DEFINITIONS ILLUSTRATED

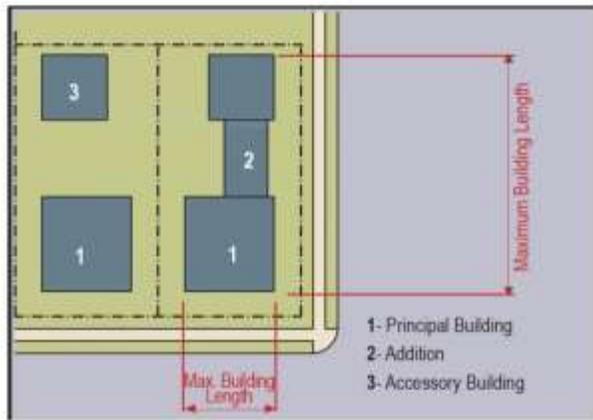
a. STREETS & FRONTAGES



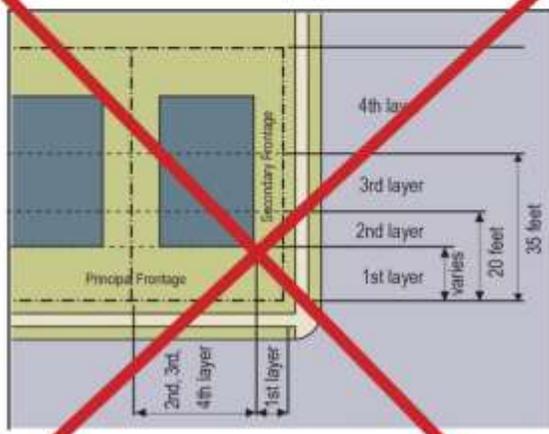
b. SETBACK DESIGNATIONS



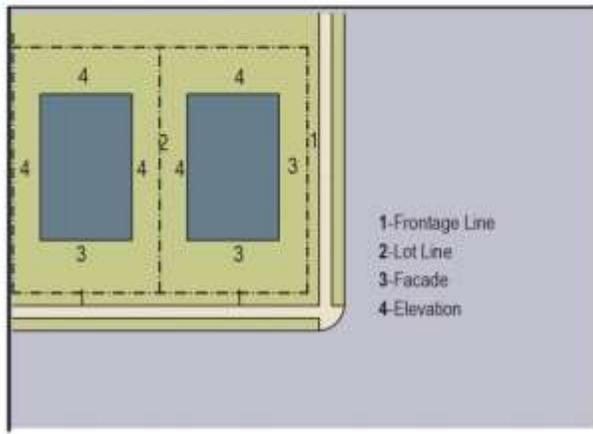
c. BUILDING - PRINCIPAL & ACCESSORY



~~**d. LOT LAYERS**~~



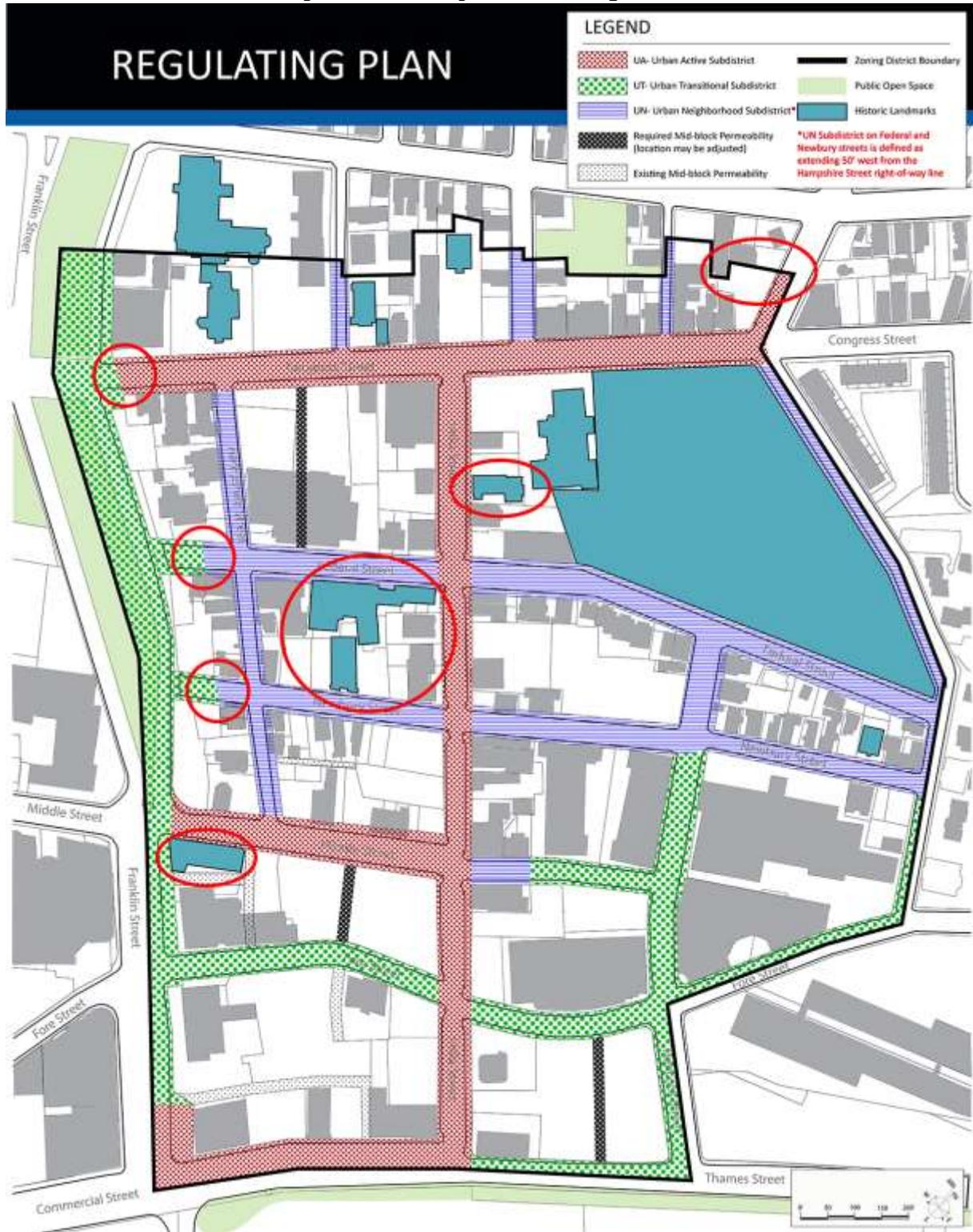
d. FRONTAGE & LOT LINES



(Ord. 83-15/16, 11-2-2015)

Sec. 14-275.5. Regulating Plan.

The REGULATING PLAN shows the location of the zone boundary and subdistricts subject to regulation by the IS-FBC zone.



Sec. 14-275.6. General development standards.

The following standards apply to all subdistricts unless expressly stated otherwise.

(a) *Prohibited uses* - uses not to be established in the India Street Form-based Code Zone include:

...

(b) *Siting standards.*

1. MID-BLOCK PERMEABILITY.

...

2. Frontage requirements—

a. Minimum street frontage = 30'

b. Building length measurement shall not include porches, decks, or balconies that are appended to the principal structure.

a.c. In the case of a corner lot or lot bounded by at least three streets, maximum building lengths may not be exceeded in order to meet front yard setbacks.

b.d. Additional Building Length is allowed beyond the maximum building length under the following circumstances and according to the table below:

1. ATTACHED BUILDINGS: An unlimited number of ATTACHED BUILDINGS having up to 30' street-facing building length is allowed. A PARTY WALL condition is required at least every 30' and for the entire height of each building. (see Table 14.275.7d Additional Building Length - ATTACHED BUILDINGS).

2. Ground Floor Partitions: Additional building length is permitted with the provision of ground floor partitions where the following conditions are met: (see Table 14.275.7f Additional Building Length - Ground Floor Partitions)

1.i. Partitions must extend from the FAÇADE at least 2/3rds of the building depth.

2.ii. Partitions must be architecturally expressed on the building exterior.

3.iii. Each module created by partition must have at least one functional, street-facing entry.

iv. Modules created by partition shall be sized to have reasonable function and proportion in relation to overall building length.

i.v. In the UA subdistrict, number of modules are required based on building length:

Building length >50' but <100' = at least 2 modules

Building length >100' but ≤150' = at least 3 modules

3. Massing Variation: Additional building length is permitted where at least 30% and up to 40% of the total FACADE building length is set back ~~to the 3rd LOT LAYER~~ (at least 20') (see Table 14.275.7e Additional Building Length - Massing Variation).

4. Structured Parking Exception: Additional building length for one FACADE without partition walls is allowed for the use of ground-level structured parking.

| Additional Building Length | | | | |
|-----------------------------------|---------------------------|--------------------------------------|--------------------------|-------------------------------------|
| Subdistrict | ATTACHED BUILDINGS | Ground Floor Partitions | Massing Variation | Structured Parking Exception |
| UN | unlimited run | Not allowed | Not allowed | Not allowed |
| UT | unlimited run | 200' max. length; 2 modules | 200' max. length | 200' max. length |
| UA | unlimited run | 150' max. length; Up to 3 modules | Not allowed | 150' max. length |

3. Setbacks.
 - a. Side Yard Setbacks for Small Lots - Lots with a street frontage of less than 35' are exempt from providing side yards but only where required yard is perpendicular to the frontage that is less than 35'.~~not required to have side yards.~~
 - b. Where new construction or BUILDING ADDITION creates a side yard of less than 5', a maintenance easement is required where a combination of the side yard and easement must be at least 5'. PARTY WALL conditions are exempt from providing a maintenance easement. Corner lots may only apply the side yard reduction to one required side yard.
 - c. Building FACADES within 10' of a corner are exempt from setback requirements in order to allow special corner architectural treatments.
 - d. ATTACHED BUILDINGS on Individual Lots - Subdivision developments consisting of horizontally attached buildings on individual lots are not required to have side yards between buildings where a PARTY WALL condition will exist, but shall be required to meet the applicable side yard requirements at the external and internal subdivision lot boundaries between buildings that are not attached to each other.

4. Landscaping and screening.
 - a. Surface parking areas shall be screened from view from sidewalks, public-right-of-ways, and public open spaces using landscaping, walls, fencing, or a combination thereof.
 - b. Wall/Fence Dimensional Requirements

| Wall/Fence Dimensional Requirements | | |
|---|---------------|----------------------------|
| Location LOT LAYER | Height | Visual Permeability |
| Within front | 6' max. | Required above 2' from |

| | | |
|---|---------|----------------|
| yard ^{1ST} | | sidewalk grade |
| Side or rear yard ^{2ND} 4TH | 8' max. | n/a |

5. BUILDING ADDITIONS.

- a. BUILDING ADDITIONS which exceed the footprint of the existing building to which it is an addition or which exceeds 50,000 square feet shall be subject to Level III Site Plan review.

b. Exemptions

1. Building Length: A BUILDING ADDITION may not cause the building to exceed the maximum building length requirement except in the case that the BUILDING ADDITION is located between a street frontage and an existing building with a legally non-conforming length. In such an instance, a BUILDING ADDITION length may match but not exceed the legally non-conforming length of the existing building to which it is an addition. ~~All other Subdistrict Dimensional Requirements shall apply.~~ (See Table 14.275.7b. Addition)
2. Building Height in Stories: BUILDING ADDITIONS are exempt from story minimums or maximums in order to may match existing building in number and height of stories. All other Subdistrict Height Standards shall apply including height minimum and maximums in feet.

(c) Height standards.

1. Height bonus.

a. Applicability:

1. If ~~principal~~ a frontage faces a UT street, UN street, or Congress Street, then the portion of the building facing that street is eligible for a height bonus. ~~For lots with multiple~~

frontages where a frontage faces an ineligible street, bonus story must be stepped back at least 35' from ineligible street line (see Sec. 14-275.7 (d) Corner conditions diagram UA intersects UT for illustration).

2. Only one height bonus may be applied per structure.

b. One (1) additional story of up to 12 feet in height is allowed if one of the following provisions is met:

...

Sec. 14-275.7. Subdistrict dimensional requirements.

(a) Urban Neighborhood (UN) subdistrict.

Intent: The intent of this subdistrict is to maintain and promote a small-scale, less active urban fabric. Buildings may be more private in character and have smaller footprints with building types including, but not limited to, single-family, rowhouses, duplexes, triple-deckers, and double-triples. Building frontages may be less transparent and entries may be raised above sidewalk level with frontage types including raised, recessed doorways, porches, and stoops. The streetscape has variable setbacks and landscaping with many buildings within one block and streets tend to be narrow.

SITING STANDARDS

| | |
|----------------------------------|-------------------------|
| Orientation - Principal Frontage | determined by applicant |
| Lot Coverage | 50% max |

FRONTAGE REQUIREMENTS (1st LOT LAYER)

| | |
|------------------------------------|---------------------------|
| Building Length - Principal facade | 50' max. |
| Building Length - Secondary fac. | 50' max. |
| BLANK FACADE length (max) | 15' |
| Additional Building Length | (see also Table 14.275.7) |
| ATTACHED BUILDINGS | unlimited run |
| Ground Floor Partitions | not allowed |
| Massing Variation | not allowed |
| Structured Parking Exception | not allowed |

SETBACKS

| | |
|---|--|
| Principal Building | |
| (a) Front Yard (1st Lot Layer) | 5' max. |
| Setback Applicability (see Table 14.275.7 c.) | 75% of total building length must meet front yard setback |
| (b) Side Yard* | 5' min. - May be reduced to zero provided that the cumulative side yards are not less than 10' |
| (c) Rear Yard | 10' min. |
| Accessory Building | |
| Front Yard | 2nd thru 4th LOT LAYERS 5' min. |
| Side Yard | 5' min. |
| Rear Yard | 5' min. |

BUILDING ENTRIES (SEE ALSO BDS)

| | |
|---------------------------|-------------------------|
| Frequency at frontage | at least 35° |
| Principal Entries | |
| Orientation | any orientation allowed |
| Elevated Stoop (> 1 step) | allowed |

HEIGHT STANDARDS

| | |
|---------------------------|-------------------------|
| Principal Building | |
| Building Height Min. | 25', at least 2 stories |
| Building Height Max. | 45', up to 4 stories |
| Ground Story Height | n/a |
| Accessory Building | |
| Building Height Max. | 25' |

PARKING STANDARDS

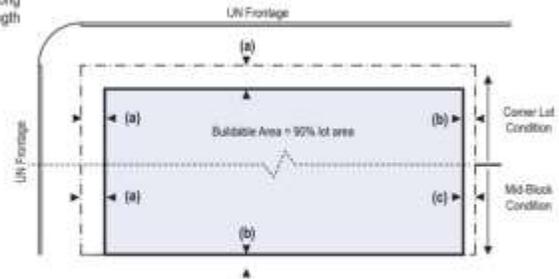
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|--|---|
| Surface Parking Location | 35' min. setback from street |
| Within Side Yard | 20' max in width per lot, may not exceed 50% of frontage length |
| Rear Yard | 4th LOT LAYER only |
| Garage at frontage (attached or detached) | |
| Garage Door Setback (min) | 2nd LOT LAYER 5' |
| Garage Door Opening (max) | 9' up to 40% of facade length |
| | 20' max. limit |

Notes and Exceptions

* Reduced side yards and zero lot lines are allowed under certain conditions (see Sec. 14.275.8(b) 3. Setbacks)

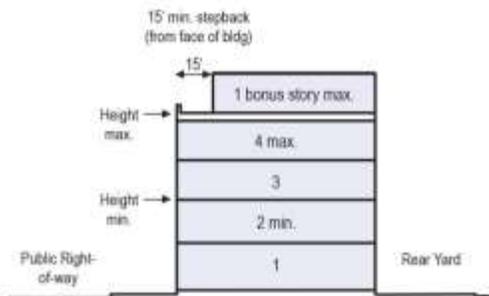
SITING STANDARDS

- The FACADES and ELEVATIONS of Principal Buildings shall be distanced from the lot lines as shown.
- FACADES shall be built along the frontage lines to the length specified in the table.



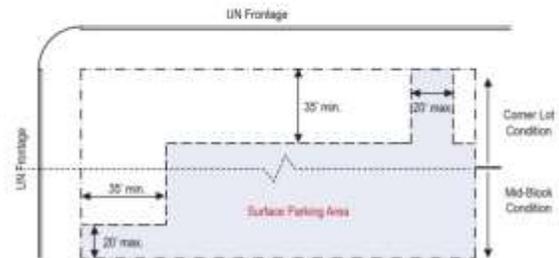
HEIGHT STANDARDS

- Height shall be measured as specified in Sec. 14.47 Definitions "Building height of."
- Number of Stories excludes attics and raised basements.



PARKING STANDARDS

- Surface parking areas may be provided within the shaded area shown.



(b) Urban Transitional (UT) subdistrict.

Intent: The intent of this subdistrict is to encourage higher density, mixed-use building types that accommodate any use. Building frontages are a mix of activity level, have larger footprints, and the most flexibility of height and scale. Building ground floor spaces tend to accommodate flexible and changing uses with frontage types including doorways, forecourts, arcades, and storefronts. The streetscape may be less active than the UA subdistrict with wide sidewalks, street trees, and setbacks and stepbacks providing relief from large building masses.

UT

SITING STANDARDS

| | |
|--|---------------------------|
| Orientation - Principal Frontage | determined by applicant |
| Lot Coverage | 90% max |
| FRONTAGE REQUIREMENTS (1st LOT LAYER) | |
| Building Length | 100' max. |
| BLANK FACADE length (max) | 30' |
| Additional Building Length | (see also Table 14.275.7) |
| ATTACHED BUILDINGS | unlimited run |
| Ground Floor Partitions | 200' max., 2 modules |
| Massing Variation | 200' max. |
| Structured Parking Exception | 200' max. |

SETBACKS

| | |
|---|---|
| Principal Building | |
| (a) Front Yard (1st lot layer) | 10' max. Setback Applicability (see Table 14.275.7 c.) 75% of total building length must meet front yard setback |
| (b) Side Yard* | 10' min. - May be reduced to zero provided that the cumulative side yards are not less than 20' |
| (c) Rear Yard | 10' min. |
| (d) STEPBACK (adjacent to UN) | 10' min. setback after 45' height |
| Accessory Building (2nd thru 4th LOT LAYER) 10' min. | |
| Side Yard | 5' min. |
| Rear Yard | 5' min. |

BUILDING ENTRIES (SEE ALSO BDS)

| | |
|--------------------------|--------------|
| Frequency at frontage | at least 95' |
| Principal Entries | |
| Orientation | any allowed |
| Elevated Stoop (>1 step) | allowed |

HEIGHT STANDARDS

| | |
|---------------------------|----------------------|
| Principal Building | |
| Building Height Min | 3 stories |
| Building Height Max | 65', up to 6 stories |
| Ground Story Height | n/a |
| Accessory Building | |
| Building Height Max | 25' |

PARKING STANDARDS

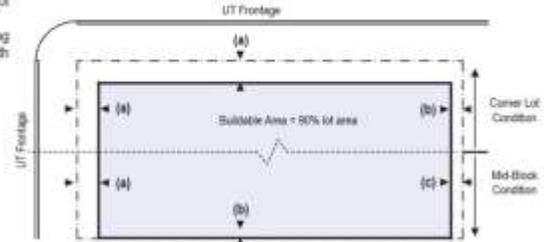
| | |
|--|-------------------------------|
| Surface Parking Location | 35' min. setback from street |
| Garage at frontage (attached or detached) | |
| Garage Door Setback (min) | 2nd LOT LAYER 10' |
| Garage Door Opening (max) | 9' up to 40% of facade length |
| | 20' max. limit |

Notes and Exceptions

* Reduced side yards and zero lot lines are allowed under certain conditions (see Sec. 14.275.6(b) 3. Setbacks)

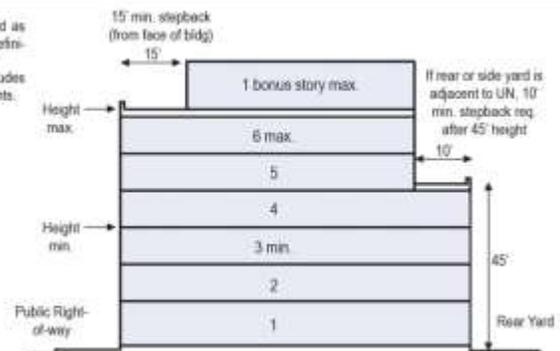
SITING STANDARDS

- The FACADES and ELEVATIONS of Principal Structures shall be distanced from the lot lines as shown.
- FACADES shall be built along the frontage lines to the length specified in the table.



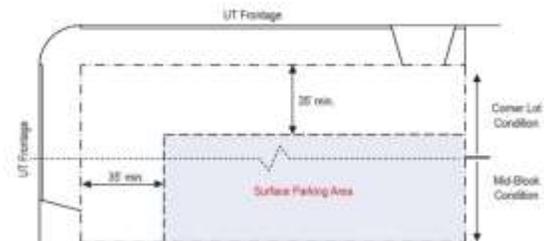
HEIGHT STANDARDS

- Height shall be measured as specified in Sec. 14.47 Definitions "Building height of."
- Number of Stories excludes attics and raised basements.



PARKING STANDARDS

- Surface parking areas may be provided within the 4th LOT LAYER (shaded area) as shown.



(c) Urban Active (UA) subdistrict.

Intent: The intent of this subdistrict is to maintain and promote a moderate-scale, diverse, mixed-use neighborhood with vibrant streets and active ground floor spaces. Buildings are more active and engage the street at the ground level. Building frontages are transparent and entries are at sidewalk level with frontage types including storefronts and recessed doorways. The streetscape has steady street planting, and buildings set close to the street providing a consistent street wall.

UA

SITING STANDARDS

| | |
|--|-------------------------------|
| Orientation - Principal Frontage | face a UA street |
| Lot Coverage | 90% max |
| FRONTAGE REQUIREMENTS (1st LOT LAYER) | |
| Building Length | 50' max. |
| BLANK FACADE length (max) | 15' |
| Additional Building Length | (see also Table 14.275.7) |
| ATTACHED BUILDINGS | unlimited run |
| Ground Floor Partitions | 150' max., up to 3 modules |
| Massing Variation | not allowed |
| Structured Parking Exception | 150' max. |
| Fenestration, ground floor | 60-90% (see BDS) facade area. |

SETBACKS

| | |
|---|--|
| Principal Building | |
| (a) Front Yard* (1st Lot Layer) | 5' max. |
| Setback Applicability (see Table 14.275.7 c.) | 75% of total building length must meet front yard setback |
| (b) Side Yard** | 5' min. - May be reduced to zero provided that the cumulative side yards are not less than 10' |
| (c) Rear Yard | 10' min. |
| Accessory Building | |
| Front Yard | 2nd thru 4th LOT LAYERS 5' min. |
| Side Yard | 5' min. |
| Rear Yard | 5' min. |

BUILDING ENTRIES (SEE ALSO BDS)

| | |
|--------------------------|---------------------------------------|
| Frequency at frontage | at least 40' |
| Principal Entries | |
| Orientation | at least 1 facing UA street or corner |
| Elevated Stoop (>1 step) | not allowed |

HEIGHT STANDARDS

| | |
|---------------------------|----------------------|
| Principal Building | |
| Building Height Min. | 3 stories |
| Building Height Max. | 50'; up to 4 stories |
| Ground-Story Height | 12'0" min.-clear |
| Accessory Building | |
| Building Height Max. | 25' |

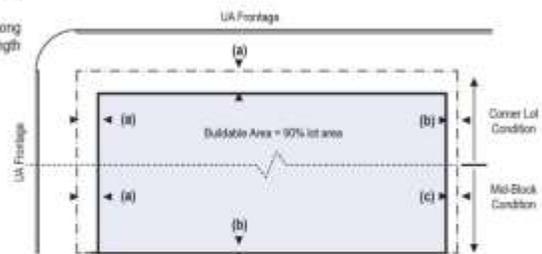
PARKING STANDARDS

| | |
|--|------------------------------------|
| Surface Parking Location | 4th LOT LAYER only 35' from street |
| Garage at frontage (attached or detached) | |
| Garage Door Setback | 2nd LOT LAYER 20' from street |
| Garage Door Opening (max) | n/a |
| Notes and Exceptions | |

* Up to 10'0" max. front yard setback is allowed if ground plane at frontage is a continuation of the accessible public right-of-way
 ** Reduced side yards and zero lot lines are allowed under certain conditions (see Sec. 14.275.6(b) 3. Setbacks)

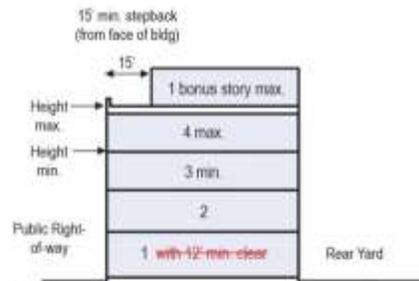
SITING STANDARDS

1. The FACADES and ELEVATIONS of Principal Buildings shall be distanced from the lot lines as shown.
2. FACADES shall be built along the frontage lines to the length specified in the table.



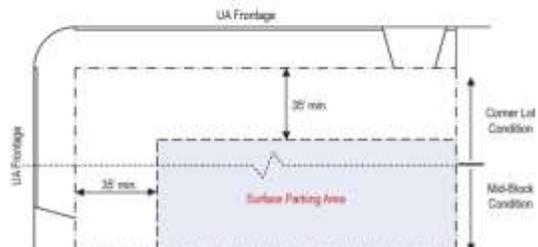
HEIGHT STANDARDS

1. Height shall be measured as specified in Sec. 14-47 Definitions "Building height of."
2. Number of Stories excludes attics and raised basements.



PARKING STANDARDS

1. Surface parking areas may be provided within the 4th LOT LAYER (shaded area) as shown.



(d) Corner conditions.

For corner lots where two subdistricts intersect at a street corner, the *Dimensional Requirements* and *Building Design Standards* of the "dominant" subdistrict shall apply ~~from the 1st through 3rd LOT LAYER~~ (35 feet deep into the lot measured from the dominant lot line) along its associated street frontage or public ways including required mid-block permeability. Otherwise, *Dimensional Requirements* shall be according to the subdistrict onto which the building FAÇADE faces.

CORNER

ORIENTATION

- Corner lots shall be treated as having street frontage on all streets regardless of building orientation
- Principal Building shall designate a Principal Frontage and Secondary Frontage*
- In the case of a corner lot having UA frontage, the Principal Frontage must face a UA street*

SETBACKS

- (a) Front Yard (~~Hot Lot Layer~~) according to subdistrict
 (b) Side Yard according to subdistrict

Building facades within 10' of a corner are exempt from setback requirements in order to allow special architectural treatments.

UA INTERSECTS UT

| | |
|--|---------------------------------------|
| Dominant Subdistrict (35' deep) | UA |
| Orientation - Principal Frontage | UA street |
| Dominant Building Design Standards (applicable 35' deep) | |
| Ground Story Height | 12' min - clear |
| Entry, Frequency at frontage | at least 40' |
| Entry, Orientation | at least 1 facing UA street or corner |
| Entry, Elevated Stoop (>1 step) | not allowed on principal UA entry |
| BLANK FACADE, max. length | 15' |
| Fenestration, ground floor | 60-90% (see BDS) facade area |
| (measured as a percentage of the FACADE that is 2' above sidewalk grade) | |

UA INTERSECTS UN

| | |
|--|---------------------------------------|
| Dominant Subdistrict (35' deep) | UA |
| Orientation - Principal Frontage | UA street |
| Building Length - UN FACADES | 100' max. |
| Dominant Building Design Standards (applicable 35' deep) | |
| Ground Story Height | 12' min - clear |
| Entry, Frequency at frontage | at least 40' |
| Entry, Orientation | at least 1 facing UA street or corner |
| Entry, Elevated Stoop (>1 step) | not allowed on principal UA entry |
| BLANK FACADE, max. length | 15' |
| Fenestration, ground floor | 60-90% (see BDS) facade area |
| (measured as a percentage of the FACADE that is 2' above sidewalk grade) | |

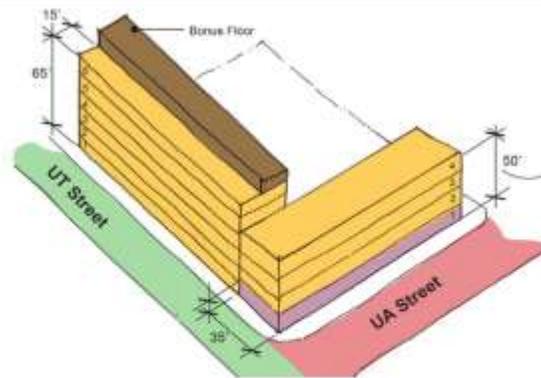
UT INTERSECTS UN

| | |
|--|-------------------------|
| Dominant Subdistrict (35' deep) | UN |
| Orientation - Principal Frontage | determined by applicant |
| • Corner lots shall be treated as having street frontage on all streets regardless of building orientation | |

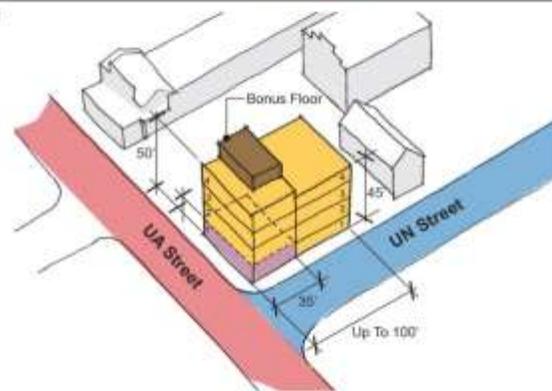
Notes and Exceptions

- * Does not have to correspond to legal building address

UA INTERSECTS UT
(example only)



UA INTERSECTS UN
(example only)



UT INTERSECTS UN
(example only)

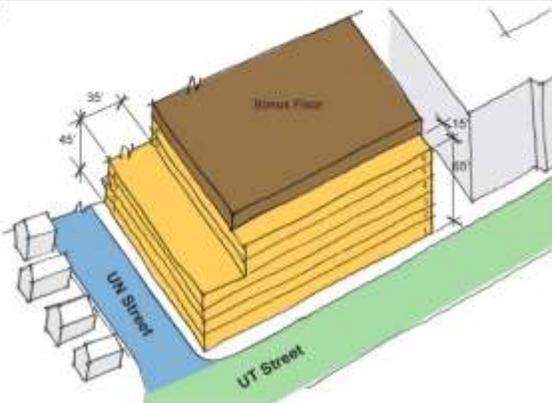
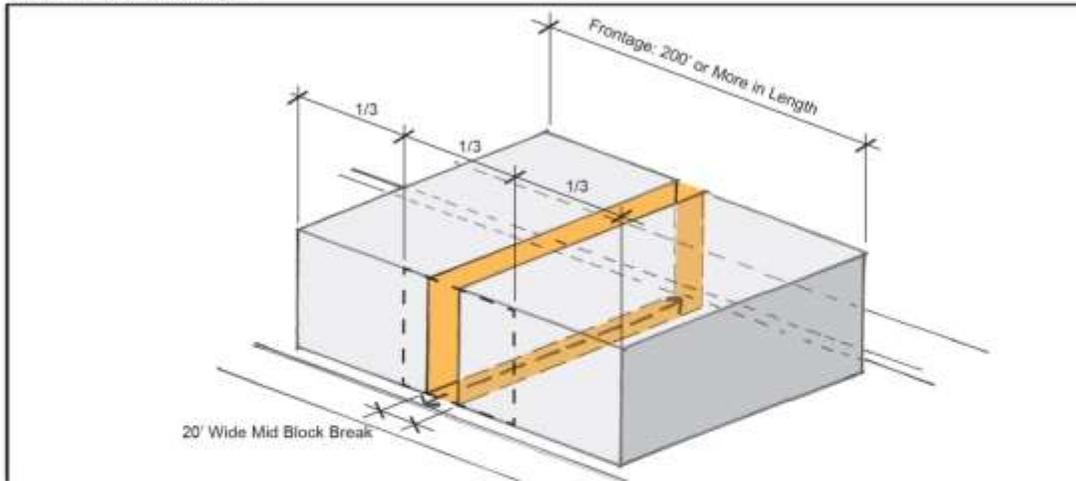
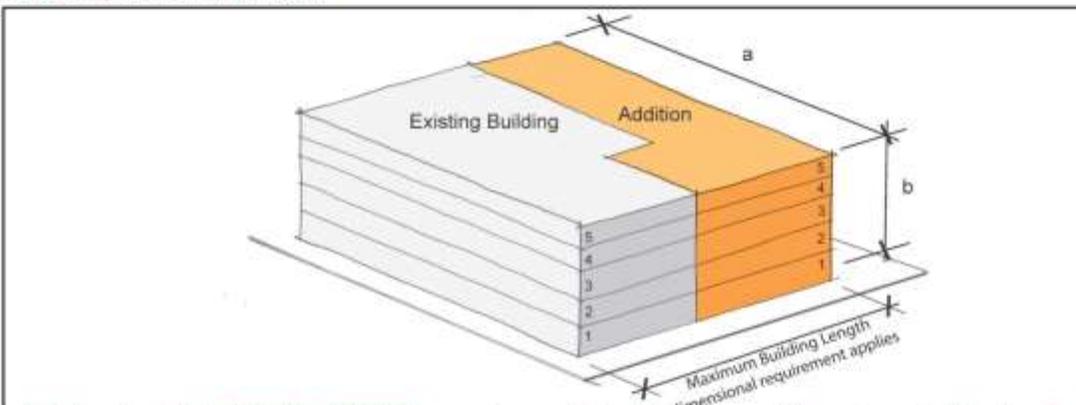


TABLE 14.275.7 DIMENSIONAL REQUIREMENTS ILLUSTRATED

a. MID-BLOCK PERMEABILITY



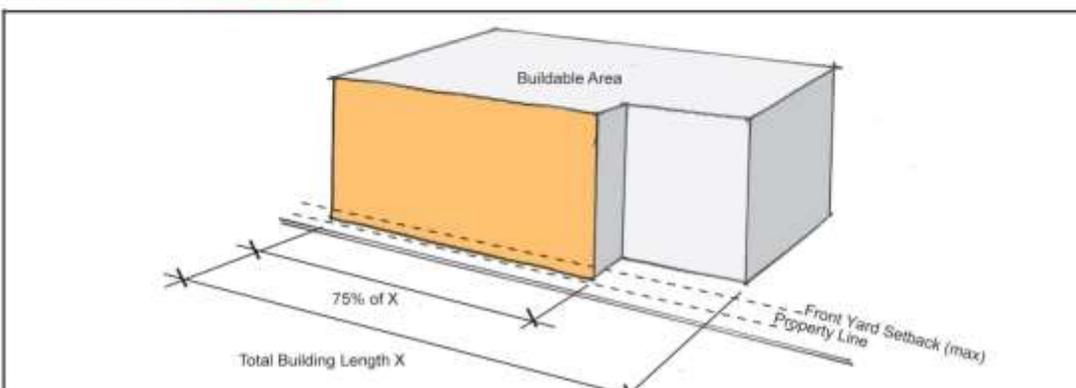
b. BUILDING ADDITION EXEMPTIONS



a - Building Length: A BUILDING ADDITION may not cause the building to exceed the maximum building length requirement except in the case that the BUILDING ADDITION is located between a street frontage and an existing building with a non-conforming length. In such an instance, a BUILDING ADDITION length may match but not exceed the legally non-conforming length of the existing building to which it is an addition.

b - Building Height in Stories: BUILDING ADDITIONS are exempt from story minimums or maximums in order to match existing building in number of stories. All other Subdistrict Height Standards shall apply including height minimum and maximums in feet.

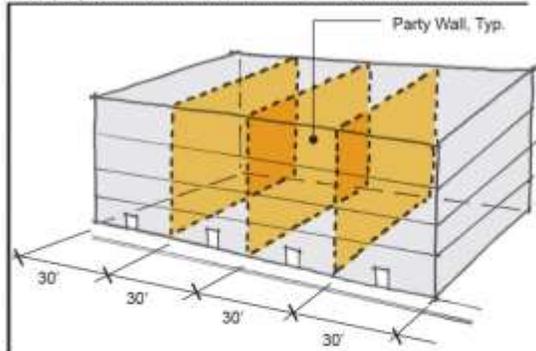
c. BUILDING LENGTH - 1st LOT LAYER



At least 75% of the total building length must meet the front yard setback dimensional requirements.

TABLE 14.275.7 DIMENSIONAL REQUIREMENTS ILLUSTRATED (CONTINUED)

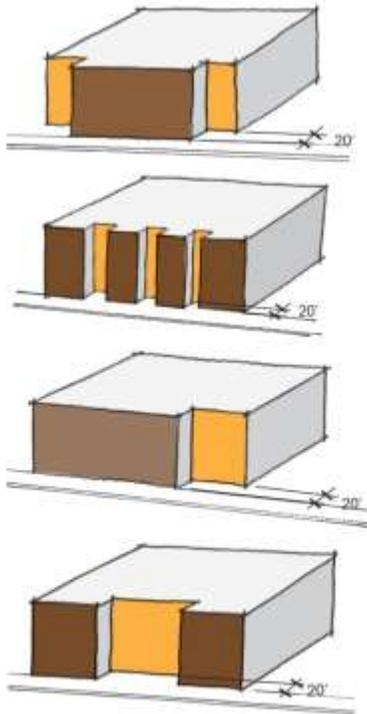
d. ADDITIONAL BUILDING LENGTH - ATTACHED BUILDINGS



An unlimited number of ATTACHED BUILDINGS having up to 30' street-facing building length is allowed.

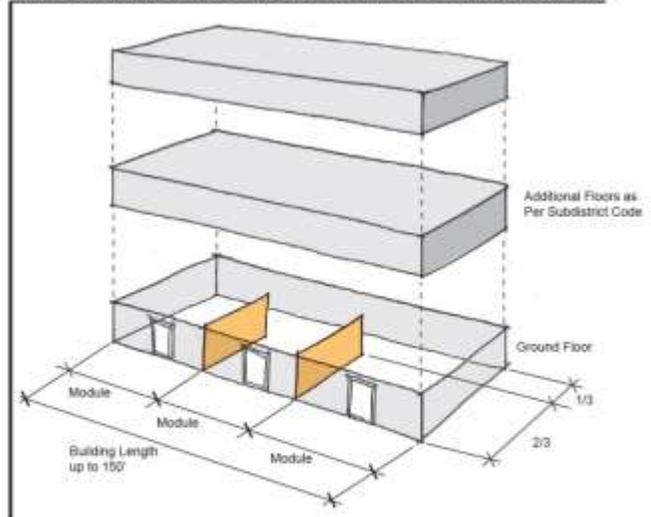
A PARTY WALL condition is required at least every 30' and for the entire height of each building.

e. ADDITIONAL BUILDING LENGTH - MASSING VARIATION (UT)



Additional building length is permitted where at least 30% and up to 40% of the total building length is setback at least to the 3rd LOT LAYER 20'.

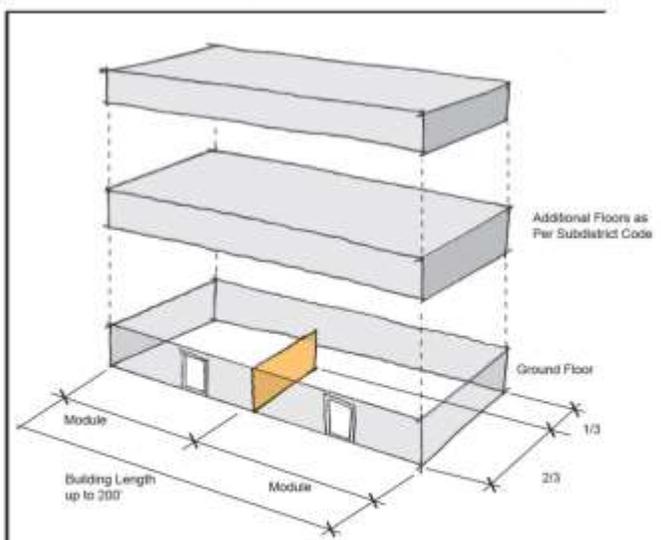
f.1. ADDITIONAL BUILDING LENGTH - GROUND FLOOR PARTITIONS (UA)



Additional Building Length is permitted up to 150' with the provision of a least two Ground Floor Partitions

See General Development Standards and BDS for additional requirements.

f.2. ADDITIONAL BUILDING LENGTH - GROUND FLOOR PARTITIONS (UT)



Additional Building Length is permitted up to 200' with the provision of at least one Ground Floor Partition.

See General Development Standards and the BDS for additional requirements.