



**2019 FORM-BASED CODE ZONING  
AMENDMENT DRAFT**  
**Initial Proposed Changes to Amendment**  
**Presented at Town Meeting 2018**

§ 245- 2.2. T-2 Rural

**A. Purpose**

- To provide the community with a predictable outcome from development and redevelopment and protect scenic views along rural roadways.
- To provide opportunities for agricultural uses and buildings and residential uses.

**B. Lot standards**

1. Minimum lot size Three (3) acres
2. Minimum lot frontage 200 feet
3. Minimum front setback 50 feet
4. Minimum side and rear setbacks 30 feet

**C. Building Standards**

~~Permitted~~ *Recommended* Building Types include: Connected farm, cottage, house, barn, carriage house, shed, workshop

~~**D. Parking Standards**~~

~~Parking shall not be between the primary façade and the street in the private frontage~~

**E. Street standards:**

Streets in this district are intended for low vehicle speeds. Streets shall adequately accommodate all users including vehicles, pedestrians, and bicycles. Street design shall not favor vehicles above other users. See street design table in the subdivision regulations for more detailed information; also consult Peterborough’s Complete Streets Policy.

**F. Block standards:**

Block standards are found in the subdivision regulations

**G. Permitted Uses**

Please consult Table §245-2.8. **Permitted Uses by District**

**H. Forms and Standards**

<u><i>Allowed Recommended</i></u> <u><b>Building Types</b></u>	<u><b>Lot standards</b></u>
<p><b>Primary</b>                      Connected farm                      Cottage                      House</p> <p><b>Accessory</b>                      Barn                      Carriage house                      Shed                      Workshop</p>	<p>3 acre minimum lot size</p> <p>200’ minimum lot width</p> <p>50’ minimum front setback</p> <p>30’ minimum side and rear setback</p> <p><del>Parking may not be between the primary building façade and the street, in the private frontage</del></p>

**§ 245-2.3. T-3 Village Edge**

**A. Purpose:**

- To provide opportunities for residential uses on medium-sized lots.
- To provide the community with a predictable outcome from development and redevelopment.

**B. Lot standards**

Minimum lot size 20,000 square feet  
 Minimum lot frontage 50 feet  
 Minimum front setback 20 feet  
 Minimum side and rear setback 10 feet

**C. Building Standards**

~~Permitted~~ *Recommended* building types include: Connected farm, cottage, house, barn, carriage house, shed, workshop

**D. Parking Standards**

Parking shall not be located between the primary building façade and the street, in the private frontage.

**E. Street standards:**

Streets in this district are intended for low vehicle speeds. Streets shall adequately accommodate all users including vehicles, pedestrians, and bicycles. Street design shall not favor vehicles above other users. See street design table in the subdivision regulations for more detailed information; also consult Peterborough’s Complete Streets Policy.

**F. Block standards:**

Block standards are found in the subdivision regulations

**G. Permitted uses**

Please consult **§245-2.8. Permitted Uses by District**

**H. Forms and Standards**

<del>Allowed</del> <b><i>Recommended Building Types</i></b>	<b><u>Lot Standards</u></b>
<b>Primary</b> Connected farm Cottage House	20,000 sq. ft. lot minimum 50’ lot width minimum 20’ front setback
<b>Accessory</b> Barn Carriage house Shed Workshop	10’ side and rear setback minimum  Parking shall not be between the primary building and the ROW in the private frontage

**§ 245- 2.4. T-4 Residential****A. Purpose**

These are established residential neighborhoods within close walking distance of the town center, village centers or hamlets. The buildings in this district are house-sized, not lot- or block- sized. The goals of this district are to:

- Allow historically appropriate levels of density
- Allow the efficient and financially sound use of existing town infrastructure;
- Provide housing choices for families and individuals at all income levels.

**B. Lot standards:**

1. Minimum lot size 5000 square foot
2. Minimum lot frontage 50 feet
3. Front setbacks
  - a. Maximum setback 20 feet
  - b. Minimum setback 5 feet
  - c. For an infill development where there is an existing building on an adjacent lot, *the Planning Board has the authority to require that the proposed building may setback match the setback of the an existing adjacent building.*
4. Minimum Side and rear setbacks 10 feet
5. Maximum lot coverage 40%
6. Connections to the town water AND sewer systems are required. Where water and sewer connection is not possible, all standards for the T-3 “Village Edge” district shall apply.

**C. Building standards:**

1. The building types listed in Paragraph I below are the permitted building types. For multi-family uses, other building types may be permitted if, in the opinion of the Planning Board, they closely approximate these listed types in size and massing.
2. Garages must be stepped back a minimum of 20 feet from the front façade of the building.

**D. Parking standards:**

1. Parking shall not be located between the primary building and the street; parking may be rear-loaded from an alley.
2. One parking space is required for each dwelling unit of any kind.

**E. Street standards:**

1. Streets in this district are intended for low vehicle speeds. Streets shall adequately accommodate all users including vehicles, pedestrians, and bicycles. Street design shall not favor vehicles above other users. See street design table in the subdivision regulations for more detailed information; also consult Peterborough’s Complete Streets Policy.
2. Sidewalks are required in new developments where new streets are being constructed.

**F. Block standards:**

Block standards are found in the subdivision regulations

**G. Performance standards**

Performance standards are found in the site plan review regulations, as they may apply.

**H. Permitted uses:**

Please consult the chart **§245-2.8. Permitted Uses by District.**

**I. T-4 Residential Types and Standards**

<u>Allowed Building Types</u>	<u>Lot Standards</u>
<p><b>Primary</b> Cottage House Townhouse Apartment house Small apartment building – <i>by CUP only</i></p> <p><b>Accessory</b> Barn Carriage house Shed Workshop</p>	<p>5000 sq. ft. minimum lot</p> <p>size 50’ minimum lot width</p> <p>Max. front setback of 20 feet, minimum front setback of 5 feet, except in infill situations</p> <p>10 feet minimum side and rear setbacks.</p> <p>Town water and sewer connection required</p> <p>Lots located in T-4 Residential but which do not have municipal water and sewer will be treated as T-3 lots.</p> <p>40% lot coverage maximum</p> <p>Garages must be set back 20’ from building façade</p> <p>Parking shall not be between the primary building and the street; parking may be rear-loaded from an alley.</p>

**J. T-4 Residential Conditional Use Permit Criteria**

*These criteria shall be used to determine whether the Planning Board shall issue a Conditional Use Permit for a multi-family of greater than five (5) units in T4R:*

*Purpose and Intent: The purposes and intents of T4R are to allow for higher density infilling of lots and additional residential housing in close proximity to the currently developed areas of Town where there are established subdivided neighborhoods, and to allow for the creation of additional housing opportunities adjacent to the developed core of Peterborough. This approach to development is in furtherance of the 2015 Vision Statements from the Peterborough Master Plan. The Planning Board will evaluate projects based on the following criteria, listed in order of priority:*

- 1. creating housing opportunities that reflect changing household demographics (such as retirees, housing affordable to median income families, single person households);*
- 2. creating opportunity for smaller, more energy-efficient housing;*
- 3. discouraging extensive development in rural parts of town;*
- 4. locating density in closer proximity and with greater access to police, fire, and emergency services;*
- 5. enabling residents to become less auto dependent; and*
- 6. making more efficient use of the Town’s infrastructure including water & sewer*

**§ 245-2.5. T-4 Village****A. Purpose:**

- To accommodate fine-grained, mixed-use areas with a considerable residential component. These areas may abut the existing downtown or they may be part of a new village center or hamlet
- To promote a mix of housing options
- To allow businesses and services for the residents of Peterborough and surrounding towns.
- To provide Peterborough with a predictable outcome from development and redevelopment.

**B. Lot standards:**

1. No minimum lot size
2. No minimum lot frontage width
3. Front Setback: commercial, mixed-use and multi-family buildings may meet the back of the sidewalk or they may be set back a maximum of 30 feet to allow for a sidewalk café, civic space, courtyard, dooryard, forecourt, or patio.
4. Zero side and rear setback permitted
5. Maximum lot coverage: 80%
6. Maximum building height: three (3) stories.
7. Single family residences and duplexes in this zone shall comply with all standards for the T-4 Residential district
8. Town water and sewer connection is required
9. *If a commercial use directly abuts a residential use, ten (10) feet of side and rear setbacks shall be provided by the commercial use.*

**C. Building standards:**

1. The building types listed in Paragraph I. below are permitted by right. Other building types may be permitted if, in the opinion of the planning board, they closely approximate these listed types and conform to the purposes and intents of this zone.
2. Single family residences and duplexes in this zone shall use the lot and building standards for T-4 Residential.
3. Drive-thrus are permitted only for banks and pharmacies.
4. All primary entrances shall face the street, unless otherwise approved as part of a clustering of buildings.
5. Buildings shall not have blank walls facing any public thoroughfare or civic space.

**D. Parking standards:**

1. No minimum parking requirements. Parking standards are established in site plan regulations.
2. Parking shall not be located between the primary building and the street or sidewalk. All parking shall be located to the rear of the building unless explicitly allowed by the Board. Any parking which meets the street or sidewalk must be shielded by a streetwall of at least 4 ft and no more than 6 ft in height.

**E. Street standards:**

1. Streets in this district are intended for low vehicle speeds. Streets shall adequately accommodate all users including vehicles, pedestrians, and bicycles. Street design shall not favor automobiles above other users. See street design standards in subdivision regulations and Peterborough's Complete Streets Policy for more details.
2. Sidewalks are required in new developments where new streets are being constructed.

**F. Block standards:**

Block standards are found in the subdivision regulations

**G. Performance standards**

In addition to the performance standards found in the site plan review regulations the following standards apply:

1. Outside, uncovered storage of vehicles, *or* material, ~~or good~~ is prohibited, including storage trailers for these purposes. In no case shall designated parking or buffer areas be used for storage. *No more than 25% of area between the primary façade and the sidewalk or ROW may be used to display items immediately for sale or rent. These display items must be brought in at daily close of business.*
2. Intercoms. Use of amplified PA or drive-thru type intercoms is prohibited if the site abuts developable residential property or property in residential use. Permissible amplified systems should be designed using components that minimize the radiation of sound and use noise-blocking design techniques and site elements that prevent radiation of noise (i.e. landscaping and fencing).
3. Whether attached to the building or free-standing from the building, the following items shall be completely screened and clad with materials similar to the buildings:
  - a. Trash dumpsters and compactors.
  - b. Surface-mounted mechanical equipment.
  - c. Material storage areas.
  - d. Above-ground storage tanks.

**H. Permitted uses**

Please consult **§245-2.8. Permitted Uses by District**

**I. T-4 Village Building Types and Standards**

<b><u>Allowed Building Types</u></b>	<b><u>Lot Standards</u></b>
<p><b>Primary</b></p> <ul style="list-style-type: none"> <li>Cottage</li> <li>House</li> <li>Apartment house</li> <li>Small apartment building</li> <li>Townhouse</li> <li>Shophouse</li> <li>Live/work flex</li> <li>Shop</li> <li>Mixed-use building</li> <li>Inn</li> <li>Civic building</li> <li>Lined parking garage</li> </ul> <p><b>Accessory</b></p> <ul style="list-style-type: none"> <li>Barn</li> <li>Carriage house</li> <li>Shed</li> <li>Workshop</li> </ul>	<p>No minimum lot size</p> <p>No minimum lot width</p> <p>Zero side and rear setback permitted <i>except when a commercial use immediately abuts a residential use, in which case a ten (10) foot setback is required.</i></p> <p>Town water and sewer connection required</p> <p>No parking minimums</p> <p>Parking maximums as established in site plan regulations</p> <p>Drive-thrus are permitted only for banks and pharmacies</p> <p>All parking shall be located to the rear of the building.</p> <p>80% lot coverage maximum</p> <p>All primary entrances must face the street</p> <p>Buildings may meet the back of sidewalk or be set back a maximum of 30 feet to allow for a sidewalk café, civic space, courtyard, dooryard, forecourt, or patio.</p> <p>Sidewalks are required</p> <p>Maximum height of 3 stories</p> <p>SFR and duplexes will use the T-4 Residential standards</p>

**§ 245-2.6. T-5 Town Center****A. Purpose:**

- To accommodate fine-grained, attached, mixed-use areas
- To allow businesses and services for the residents of Peterborough and surrounding towns.
- To allow housing on upper floors of mixed use buildings
- To provide Peterborough with a predictable outcome from development and redevelopment.

**B. Lot standards:**

1. No minimum lot size
2. No minimum lot frontage
3. Front setback: Buildings may meet the back of the sidewalk or be set back a maximum of 30 feet to allow for a sidewalk café, civic space, courtyard, dooryard, forecourt, or patio.
4. Zero side and rear setback permitted
5. Maximum lot coverage of 100%
6. Maximum building height is 4 stories but no more than 60 feet
7. Town water and sewer connection is required

**C. Building standards:**

1. The building types listed in Paragraph I. below are permitted by right. Other building types may be permitted if, in the opinion of the planning board, they closely approximate these listed types and conform to the purposes and intents of this zone.
2. Drive-thrus are permitted only for banks and pharmacies.
3. All primary entrances shall face the street, unless otherwise approved as part of a clustering of buildings.
4. Buildings shall not have blank walls facing any public thoroughfare or civic space.

**D. Street standards:**

1. Streets in this district are intended for low vehicle speeds. Streets shall adequately accommodate all users including vehicles, pedestrians, and bicycles. Street design shall not favor automobiles above other users. See the street standards located in subdivision regulations for more detailed information, see also Peterborough's Complete Streets Policy.
2. Sidewalks are required in new developments where new streets are being constructed.

**E. Parking standards:**

1. No minimum parking requirements. Parking standards are established in site plan regulations.
2. Parking shall not be located between the primary building and the street or sidewalk. All parking shall be located to the rear of the building unless explicitly allowed by the Board. Any parking which meets the street or sidewalk must be shielded by a streetwall of at least 4 ft and no more than 6 ft in height.

**F. Block standards:**

Block standards are found in the subdivision regulations

**G. Performance standards**

In addition to the performances standards found in the site plan review regulations, the following standards apply:

1. Outside, uncovered storage of vehicles, materials, or goods is prohibited, including storage trailers for these purposes. In no case shall designated parking or buffer areas be used for storage. For the purposes of this ordinance “storage of vehicles” does not include those that are offered for sale at an approved vehicle sales establishment.
2. Intercoms. Use of amplified PA or drive-thru type intercoms is prohibited if the site abuts developable residential property or property in residential use. Permissible amplified systems should be designed using components that minimize the radiation of sound and use noise-blocking design techniques and site elements that prevent radiation of noise (i.e. landscaping and fencing).
3. Whether attached to the building or free-standing from the building, the following items shall be completely screened and clad with materials similar to the building:
  - a. Trash dumpsters and compactors.
  - b. Surface mounted mechanical equipment.
  - c. Material storage areas.
  - d. Above-ground storage tanks.

**H. Permitted uses**

Please consult table §245-2.8. **Permitted Uses by District**

**I. T-5 Town Center Building Types and Standards**

<b><u>Allowed Building Types</u></b>	<b><u>Lot Standards</u></b>
<b>Primary</b>	
Apartment house	No minimum lot size
Small apartment building	No minimum lot width
Apartment building	Zero side and rear setback permitted
Live/Work flex	Town water and sewer connection required
Mixed-use building	No parking minimums.
Shop	Parking shall be to the rear of the building.
Shophouse	Primary entrances must face the street
Townhouse	Drive-thrus are permitted only for banks and pharmacies
Inn	100% lot coverage maximum
Civic building	Buildings must meet the back of sidewalk or be set back a maximum of 30 feet to allow for a sidewalk café, civic space, courtyard, dooryard, forecourt, or patio.
Lined parking garage	
<b>Accessory</b>	
Carriage house	Sidewalks are required
Workshop	Maximum height of 4 stories or 60 feet, whichever is less

§ 245-2.7. Allowed Building Types by District

A. Allowed Building Types by District

Primary Building	T-2 Rural	T-3 Village-Edge	T-4 Residential	T-4 Village	T-5 Town Center
Connected farm	P	P	<del>P</del> <sup>†</sup> NP	NP	NP
Cottage	P	P	P	P	NP
House	P	P	P	P	NP
Apartment house	NP	NP	P	P	P
Small apartment building	NP	NP	P – by CUP only	P	P
Live/Work	NP	NP	NP	P	P
Townhouse	NP	NP	P	P	P
Shop	NP	NP	NP	P	P
Shophouse	NP	NP	NP	P	P
Mixed-used	NP	NP	NP	P	P
Inn	NP	NP	NP	P	P
Civic building	NP	NP	NP	P	P
Lined parking garage	NP	NP	NP	P	P
Accessory Building					
Barn	P	P	P	P	NP
Carriage house	P	P	P	P	P
Shed	P	P	P	P	NP
Workshop	P	P	P	P	P
<b>P = Permitted, NP = Not Permitted</b>					

- B. Other Building Types not listed above may be permitted if, in the judgment of the Planning Board, they closely resemble the size and massing of the allowed types and meet the purpose and intent of the ordinance.
- C. Building additions to an existing structure on a property are not required to conform to the Building Types listed above, provided that the proposed addition is smaller than the existing primary structure.
- D. Additions, ells and attachments such as sheds and garages are not included in determining compliance with the “Building Form” dimensional standards. These standards apply only to the primary building structure

<sup>†</sup> ~~This building type may only be applied to multifamily developments in this district~~

## § 245-2.8. Allowed Uses by District

<b>P = Permitted, NP = Not Permitted, SE = Special Exception, CUP = Conditional Use Permit</b>					
<b>Uses</b>	<b>T-2 Rural</b>	<b>T-3 Village Edge</b>	<b>T-4 Residential</b>	<b>T-4 Village</b>	<b>T-5 Town Center</b>
<b>Civic</b> (including but not limited to)	All civic uses are subject to site plan review				
Cultural facility	P	SE	NP	P	P
Educational facility/school	P	SE	P	P	P
Recreational facility	SE	NP	NP	P	P
Religious institution/facility	<del>SE-P</del>	<del>SE-P</del>	P	P	P
<b>Commercial</b> (including but not	All commercial uses are subject to site plan review				
Agriculture: Non-commercial <sup>5</sup>	P	P	P	P	P
Agriculture: Commercial <sup>5</sup>	P	P	P	P	NP
Agricultural Business Enterprise <sup>1</sup>	CUP <sup>1</sup>	CUP <sup>1</sup>	CUP <sup>1</sup>	CUP <sup>1</sup>	NP
Bed and breakfast	CUP	CUP	CUP	P	P
Clinic	NP	NP	NP	P	P
Day care facility	SE	SE	P	P	P
Event venue	CUP <sup>1</sup>	CUP <sup>1</sup>	CUP <sup>1</sup>	P	P
Excavation: commercial <sup>8</sup>	SE	NP	NP	NP	NP
Excavation: incidental <sup>8</sup>	P	NP	NP	NP	NP
Farm stand	P	P	P	P	NP
Farm store	CUP <sup>1</sup>	CUP <sup>1</sup>	CUP <sup>1</sup>	P	P
Forestry	P	P	P	P	P
<del>Funeral Parlor</del>	<del>NP</del>	<del>SE</del>	<del>NP</del>	<del>P</del>	<del>P</del>
Gas stations	Gas stations are permitted only in T-4 Village north of Route 136 and south of Noone Falls				
Health care facility	NP	NP	NP	NP	NP
Home occupation <sup>2</sup>	P	P	P	P	P
Home day care	CUP <sup>2</sup>	P	P	P	P
Home industry	CUP <sup>2</sup>	NP	NP	NP	NP
Light industry	CUP <sup>2</sup>	NP	NP	P	P
Light manufacturing	CUP <sup>2</sup>	NP	NP	P	P
Lodging (Excluding B&B)	CUP <sup>1</sup>	CUP <sup>1</sup>	CUP <sup>1</sup>	P	P
Manufacturing	NP	NP	NP	NP	NP
Manufactured Housing <sup>6</sup>	P/SE	P/SE	NP	NP	NP
Manufactured Housing Parks <sup>7</sup>	SE	NP	NP	NP	NP
Nursing home	NP	NP	NP	P	P

Uses	T-2 Rural	T-3 Village Edge	T-4 Residential	T-4 Village	T-5 Town Center
Office	NP	NP	NP	P	P
Personal services	CUP <sup>2</sup>	CUP <sup>2</sup>	CUP <sup>2</sup>	P	P
Professional services	CUP <sup>2</sup>	CUP <sup>2</sup>	CUP <sup>2</sup>	P	P
Research and development	NP	NP	NP	P	P
Residential treatment facility	NP	NP	NP	NP	<del>NP</del> <sup>9</sup>
Restaurant	CUP <sup>1</sup>	NP	NP	P	P
Retail	CUP <sup>1</sup>	NP	NP	P	P
Services	CUP <sup>1</sup>	NP	NP	P	P
Supported residential care	P	<del>SE-P</del>	P	P	P
Vehicle repair	CUP <sup>2</sup>	NP	NP	P	P
Warehouse	NP	NP	NP	NP	NP
Wind energy	CUP	CUP	CUP	CUP	CUP
<b>Residential</b> (Not all types are permitted in all districts)	Multi-family of more than two units and mixed use with a residential component are subject to site plan review. <i>In T4 Residential, multi-family projects of five or more units are subject to a Conditional Use Permit.</i>				
Single Family Residential	P	P	P	P	NP
Duplex	P	P	P	P	NP
Multi-Family	NP	<del>P-NP</del>	<i>P* up to 4 units</i>	P	P
Open Space Residential Development <sup>3</sup>	P	NP	NP	NP	NP
Accessory Dwelling Units <sup>4</sup>	P	P	P	P	P

- <sup>1</sup> Agricultural Business Enterprise uses are permitted only as an accessory use to a Commercial Agriculture principal use
- <sup>2</sup> Subject to §245-4.2 Home-Based Businesses
- <sup>3</sup> Subject to §245-3.7. Open Space Residential Development
- <sup>4</sup> Subject to §245-4.1. Accessory Dwelling Unit
- <sup>5</sup> Agriculture is permitted subject to compliance with the “Manual of Best Management Practices (BMPs) for Agriculture in New Hampshire” NH Department of Agriculture, Markets and Food, dated June 2011, as it may be revised.
- <sup>6</sup> Subject to provisions of **§245-4.5.** and **§245-7.2.**
- <sup>7</sup> Permitted by Special Exception provided they meet the requirements of the Subdivision Regulations (Ch. 237) and the Manufactured Housing Parks ordinance (Ch. 224), and provided they are connected to town water and town sewer.
- <sup>8</sup> Shall comply with Chapter §238 Excavation Regulations, and subject to Site Plan Review approval by the Planning Board.
- <sup>9</sup> Permitted in T-5 Town Center district only where it exists south of Rt 101.

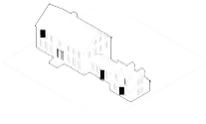
***ARTICLE XII – BUILDING TYPES AND STANDARDS***

*Note: Any notation of stories in this section is in reference to habitable space.*

# CHAPTER 245 ARTICLE XII - BUILDING TYPES AND STANDARDS

## BUILDING TYPE SUMMARY

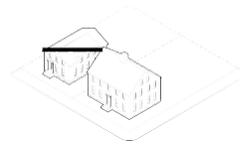
1. CONNECTED FARM



2. COTTAGE



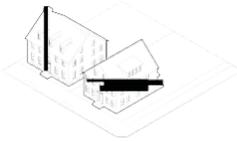
3. HOUSE



4. APARTMENT HOUSE



5. SMALL APARTMENT BUILDING



6. TOWNHOUSE



7. SHOPHOUSE



8. LIVE-WORK/ FLEX BUILDING



9. SHOP



10. APARTMENT BUILDING



11. INN BUILDING



12. MIXED-USE BUILDING



13. LINED PARKING GARAGE



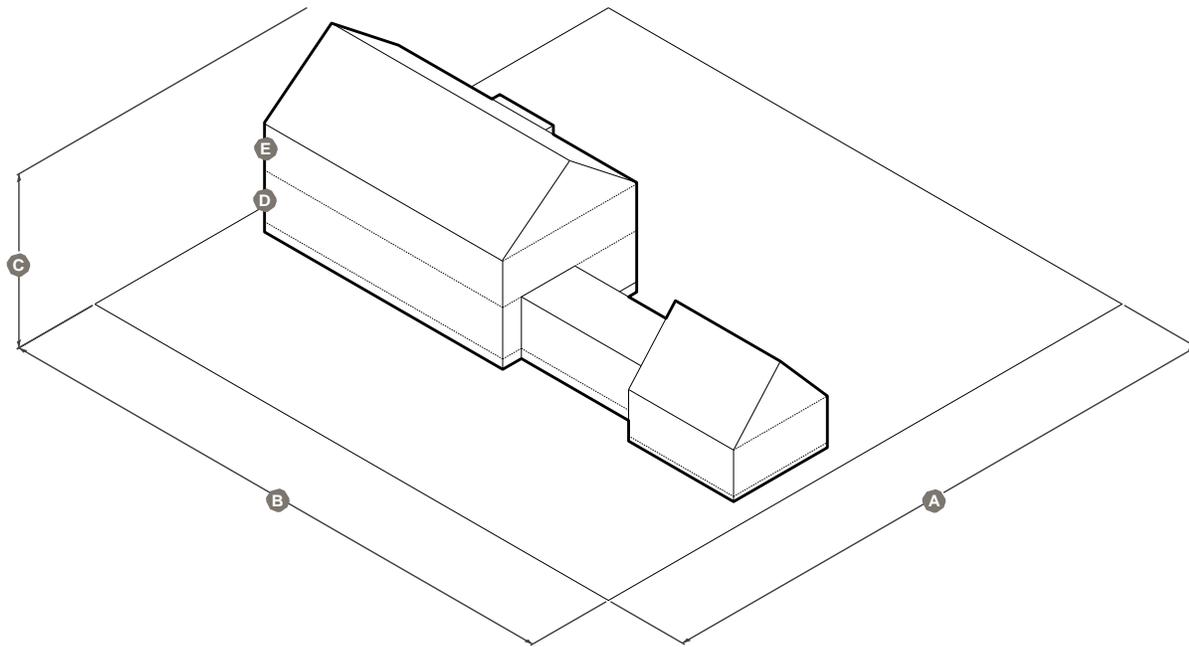
14. CIVIC BUILDING



**1. CONNECTED FARM**

APPLICABLE ZONING DISTRICTS:

- T2
- T3
- T4R



a. DESCRIPTION

1. A large building, which is rural in character.  
The connected farm is a traditional manner of deploying buildings with an agricultural character, so that they assume a predictable, sequenced series of forms.
- 2.

b. BUILDING FORM

Building Width on frontage	60 ft max	A
Building Length	N/A	B
Total Stories	2.5 max	C
First Floor Height	N/A	D
Upper Floor Height	N/A	E
First Floor Elevation	0 ft min	
Roof	Primary building: 8:12 min, 14:12 max. Accessory forms as determined by individual form.	
Attachments	Permitted, but not required	

c. ALLOWABLE UNITS

varies

d. FENESTRATION

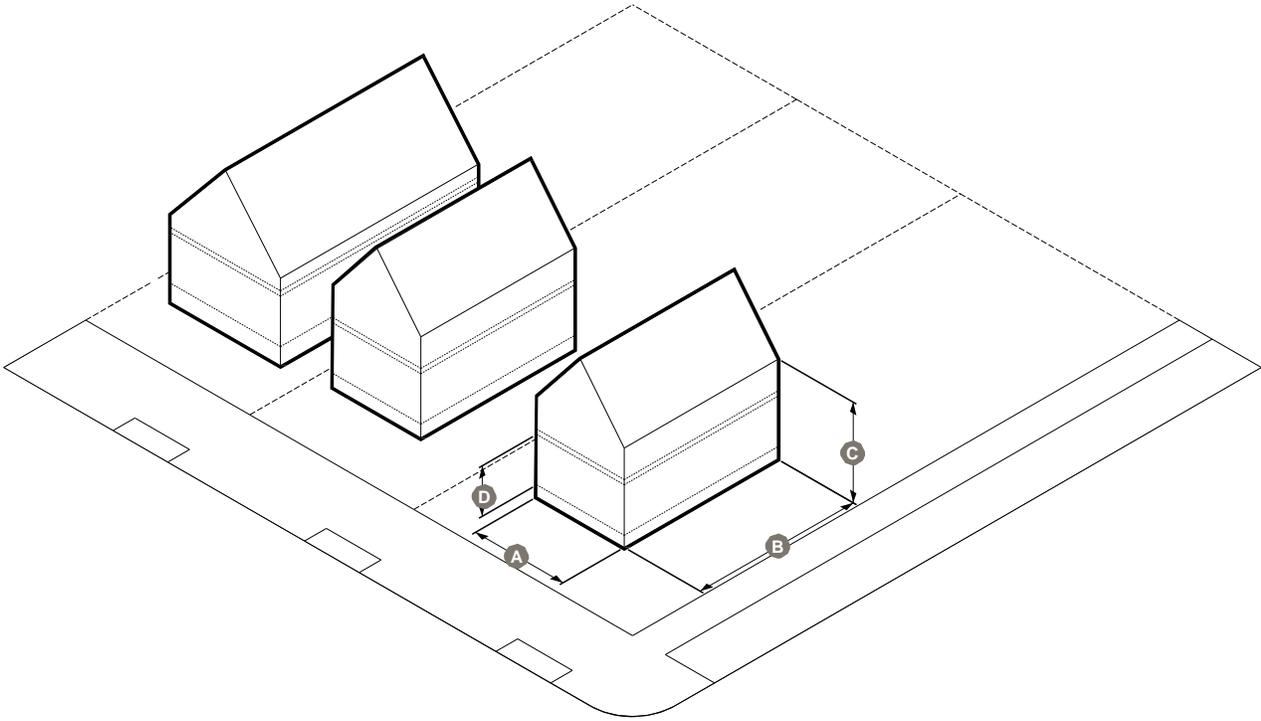
First Floor Fenestration	0% min
Upper Floor Fenestration	0% min

e. STANDARDS

## 2. COTTAGE

APPLICABLE ZONING DISTRICTS:

- T2
- T3
- T4 R
- T4 V



a. DESCRIPTION

A small detached building with one unit.

b. BUILDING FORM

Building Width	14 ft min, 25 ft max	A
Building Length	40 ft max	B
Total Stories	1.5 stories max	C
First Floor Height	8'6" ft min, 10 ft max	D
Upper Floor Height	n/a	E
First Floor Elevation	2 ft min	
Roof	6:12 min, 14:12 max	
Attachments	none	

c. ALLOWABLE UNITS

**one (1) unit maximum**

d. FENESTRATION

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

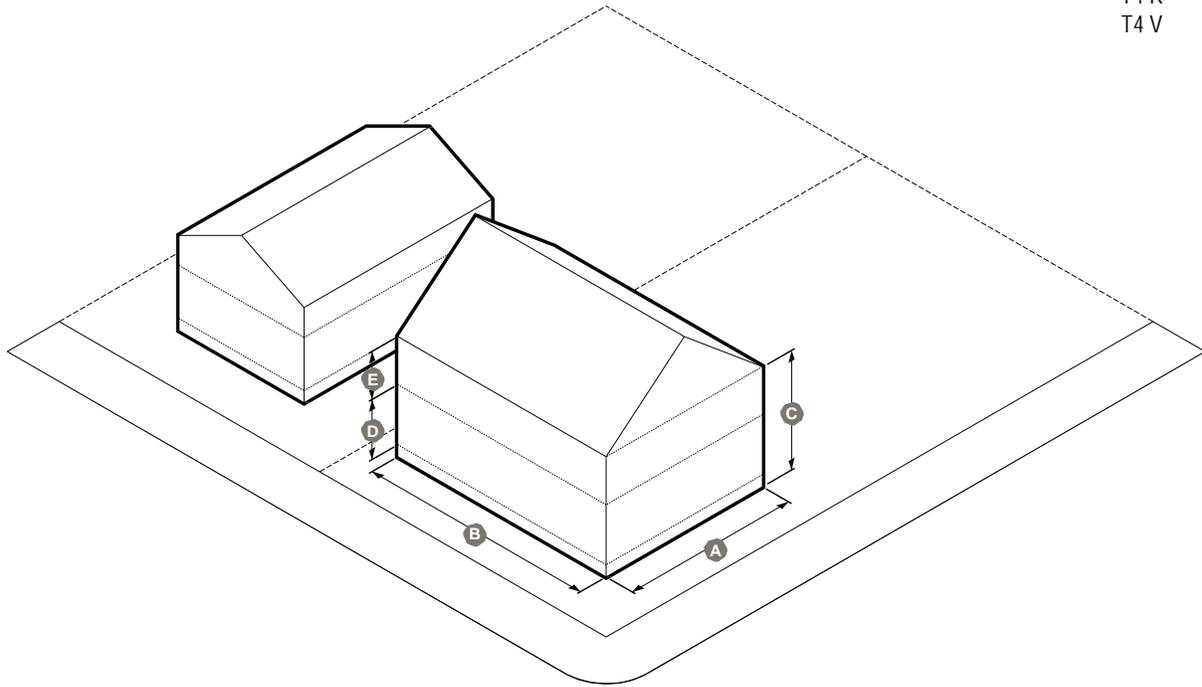
e. STANDARDS

1. Ells, porches, and sheds are permitted.

3. HOUSE

APPLICABLE ZONING DISTRICTS:

- T2
- T3
- T4 R
- T4 V



a. DESCRIPTION

A detached building.

b. BUILDING FORM

Building Width	21 ft min, 36 ft max	A
Building Length	48 ft max	B
Total Stories	2.5 stories max	C
First Floor Height	8'6" ft min, 12 ft max	D
Upper Floor Height	8'6" ft min, 10 ft max	E
First Floor Elevation	2 ft min	
Roof	8:12 min, 14:12 max	
Attachments	none	

c. ALLOWABLE UNITS

**Two (2) units maximum**

d. FENESTRATION

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

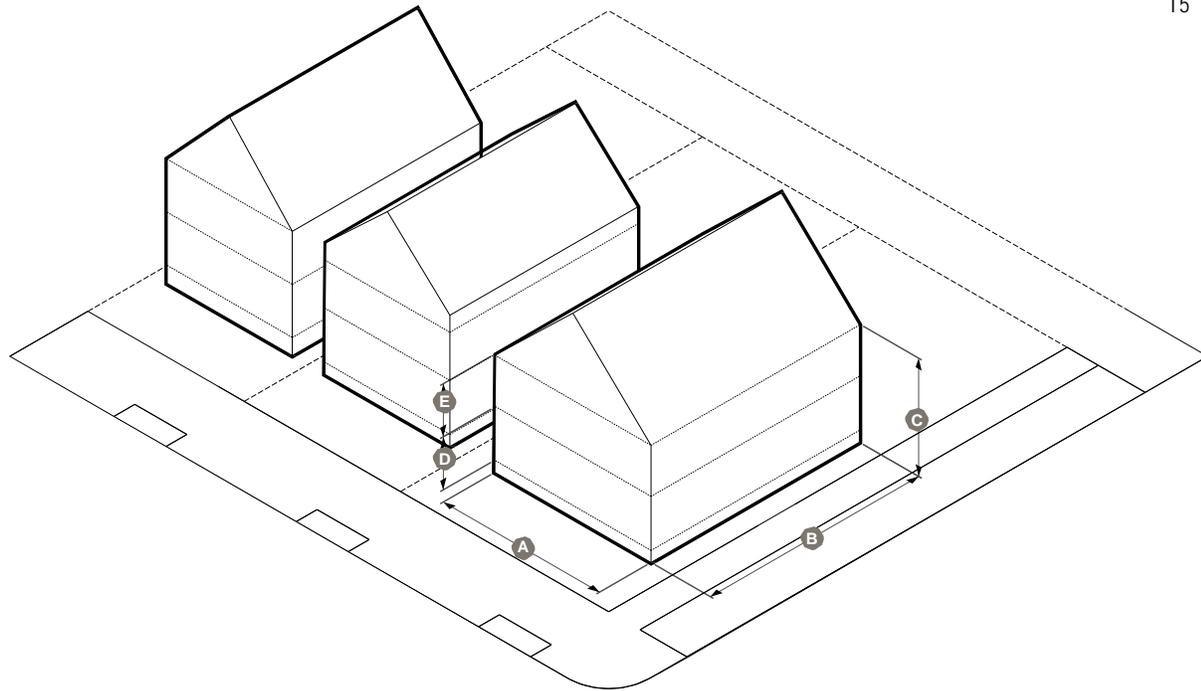
e. STANDARDS

1. Ells, porches, and sheds are permitted.

## 4. APARTMENT HOUSE

APPLICABLE ZONING DISTRICTS:

T4 R  
T4 V  
T5



### a. DESCRIPTION

A moderately scaled building type comprised of multiple units arranged side by side or stacked one above the other.

### b. BUILDING FORM

Building Width	36 ft max	A
Building Length	75 ft max	B
Total Stories	3 max – T4V & T5 2 max – T4R	●
First Floor Height	8'6" ft min, 12 ft max	D
Upper Floor Height	8'6" ft min, 12 ft max	E
First Floor Elevation	2 ft min	
Roof	8:12 min, 14:12 max	
Attachments	none	

### c. ALLOWABLE UNITS

**Four (4) units maximum**

### d. FENESTRATION

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

### e. STANDARDS

1. Porches are permitted.

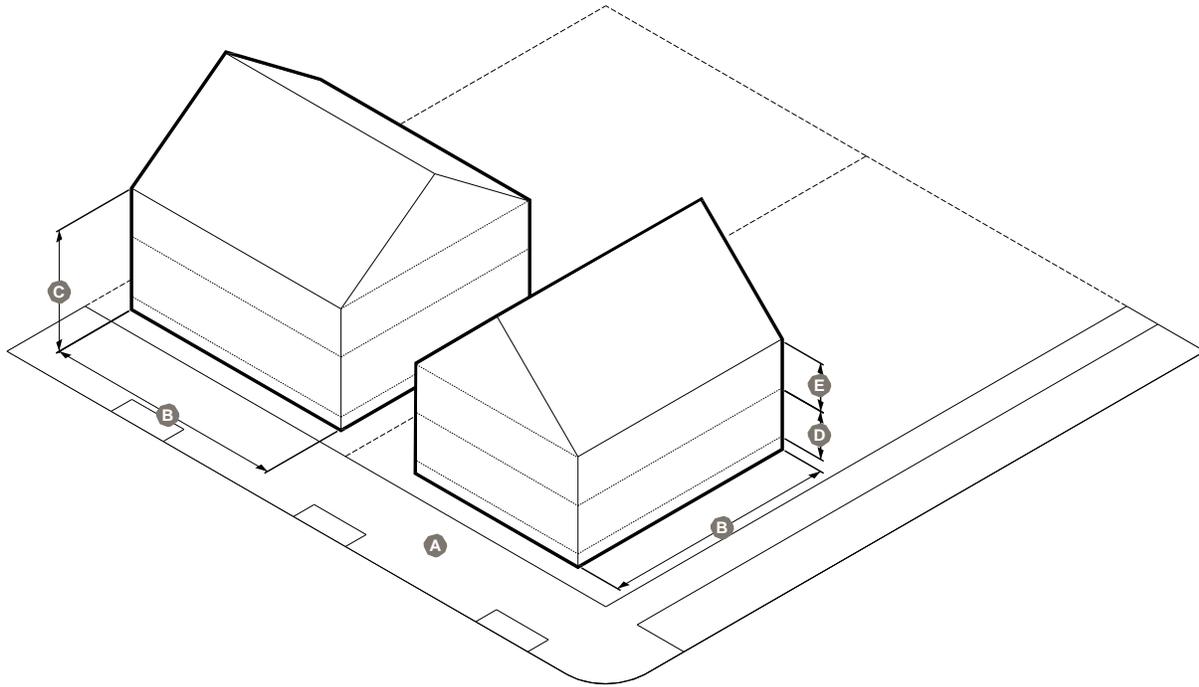
**5. SMALL APARTMENT BUILDING**

**APPLICABLE ZONING DISTRICTS:**

T4 R – *By CUP Only*

T4 V

T5



**a. DESCRIPTION**

A moderately scaled building type comprised of multiple units.

**b. BUILDING FORM**

Building Width	60 ft max	<b>A</b>
Building Length	75 ft max	<b>B</b>
Total Stories	2.5 stories (T4R) 3 stories (T4V; T5)	<b>C</b>
First Floor Height	8'6" ft min, 15 ft max	<b>D</b>
Upper Floor Height	8'6" ft min, 12 ft max	<b>E</b>
First Floor Elevation	0 ft min	
Roof	8:12 min, 14:12 max	
Attachments	none	

**c. ALLOWABLE UNITS**

**Eight (8) units maximum**

**d. FENESTRATION**

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

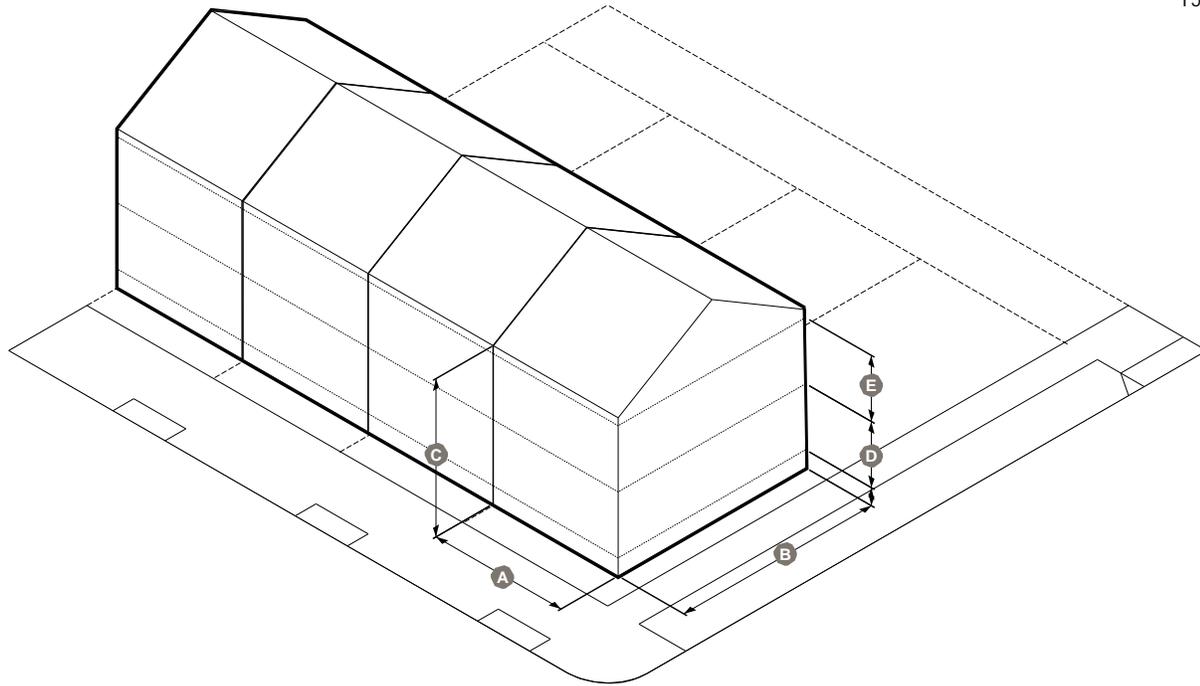
**e. STANDARDS**

1. Porches are permitted.

6. TOWNHOUSE

APPLICABLE ZONING DISTRICTS:

- T4 R
- T4 V
- T5



a. DESCRIPTION

A small- to medium-sized attached building type.

b. BUILDING FORM

Building Width	18 ft min, 36 ft max	A
Building Length	50 ft max	B
Total Stories	2 stories (T4R) 3 stories (T4V) 4 stories (T5)	C
First Floor Height	8'6" ft min, 12 ft max	D
Upper Floor Height	6'6" ft min, 12 ft max	E
First Floor Elevation	2 ft min	
Roof	8:12 min, 14:12 max	
Attachments	1 side min, 2 side max	

c. ALLOWABLE UNITS

One (1) per unit maximum

d. FENESTRATION

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

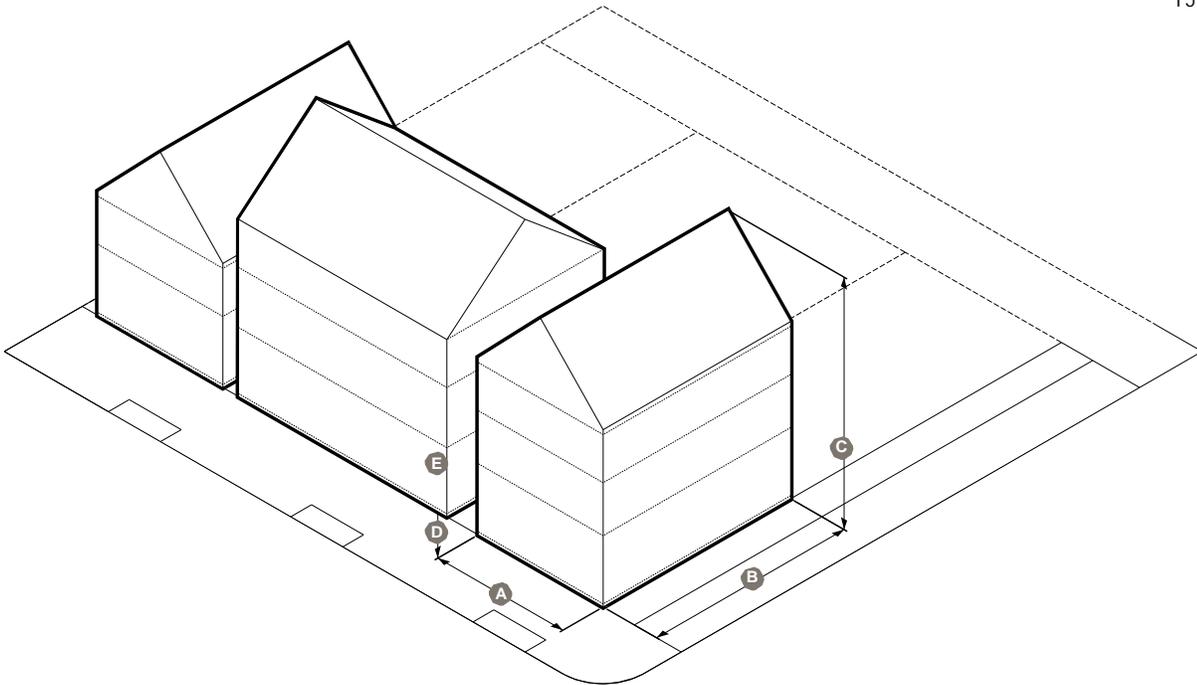
e. STANDARDS

1. Must attach to a townhouse or live/work flex on at least one side.
2. Front or back porches are permitted.
3. Front-loading, forward-facing garages are not permitted.

## 7. SHOPHOUSE

APPLICABLE ZONING DISTRICTS:

T4 V  
T5



### a. DESCRIPTION

A small building with a shopfront.

### b. BUILDING FORM

Building Width	36 ft max	(A)
Building Length	55 ft max	(B)
Total Stories	3 max	(C)
First Floor Height	12 ft min, 18 ft max	(D)
Upper Floor Height	8'6" ft min, 12 ft max	(E)
First Floor Elevation	0 ft min	
Roof	8:12 min, 14:12 max	
Attachments	1 side max	

### c. ALLOWABLE UNITS

varies

### d. FENESTRATION

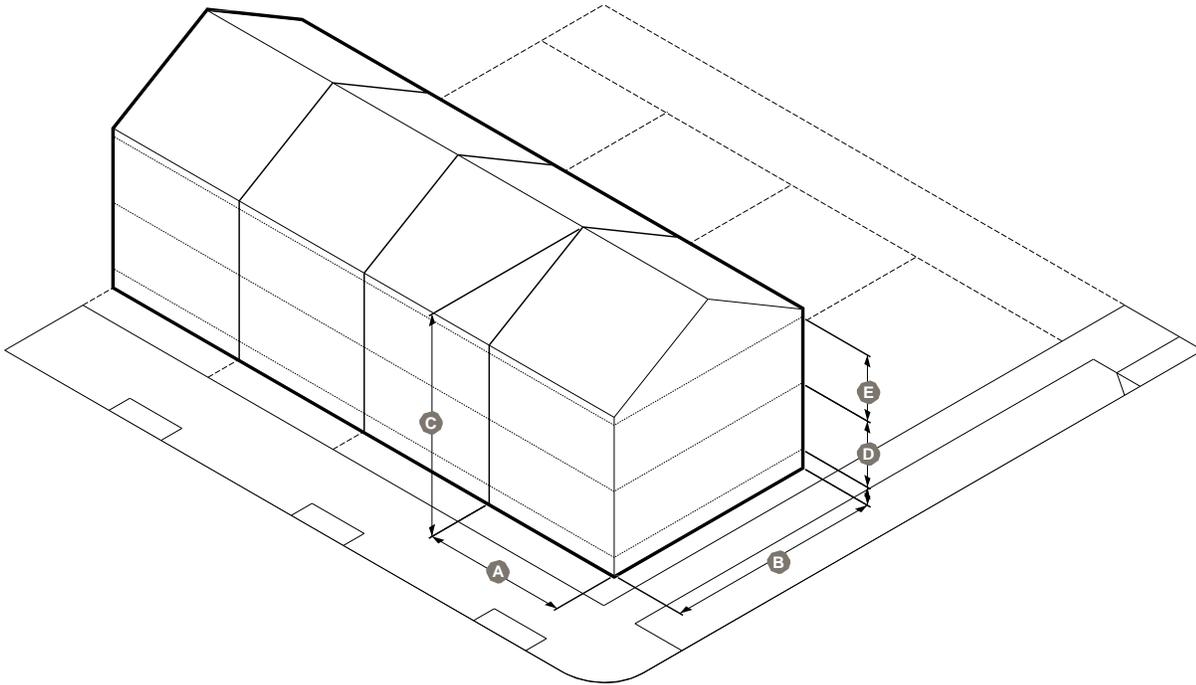
Shopfront	Required
First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

### e. STANDARDS

1. Shopfront fenestration is required on the first floor facade of the primary frontage.
2. Arcades, canopies, galleries, and porches are permitted.

8. LIVE/WORK FLEX

APPLICABLE ZONING DISTRICTS:  
T4 V  
T5



a. DESCRIPTION

A small attached building type comprised of residences and an optional shopfront.

b. BUILDING FORM

Building Width	18 ft min, 30 ft max	A
Building Length	60 ft max	B
Total Stories	2 min, 3 max	C
First Floor Height	8'6" ft min, 14 ft max	D
Upper Floor Height	8'6" ft min, 12 ft max	E
First Floor Elevation	0 ft min	
Roof	8:12 min, 14:12 max	
Attachments	1 side min, 2 sides max	

c. ALLOWABLE UNITS

varies

d. FENESTRATION

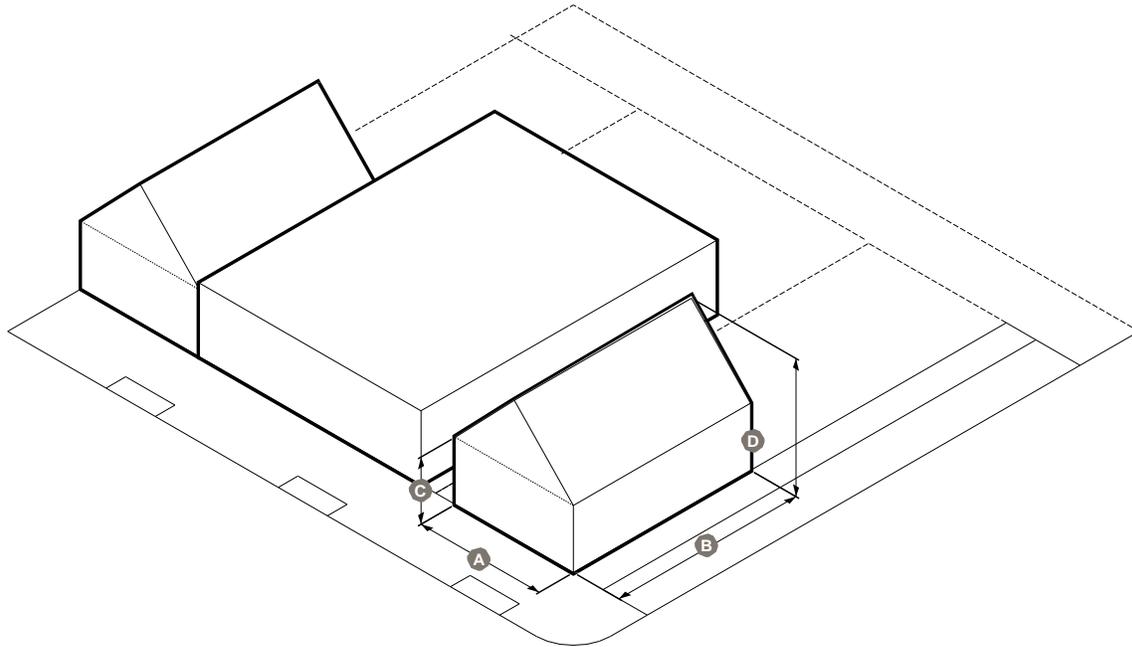
Shopfront	Required if shopfront present
First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

e. STANDARDS

1. Must attach to a townhouse or live/work flex on at least one side.

9. SHOP

APPLICABLE ZONING DISTRICTS:  
T4 V  
T5



a. DESCRIPTION

A single story building with optional residences and a shopfront.

b. BUILDING FORM

Building Width	18 ft min, 60 ft max	A
Building Length	60 ft max	B
Total Stories	1 max	C
First Floor Height	20 ft max	D
Upper Floor Height	n/a	E
First Floor Elevation	0 ft min	
Roof	T4V: 8:12 min, 14:12 max T5: May have a flat roof with a parapet	
Attachments	1 side max	

c. ALLOWABLE UNITS

varies

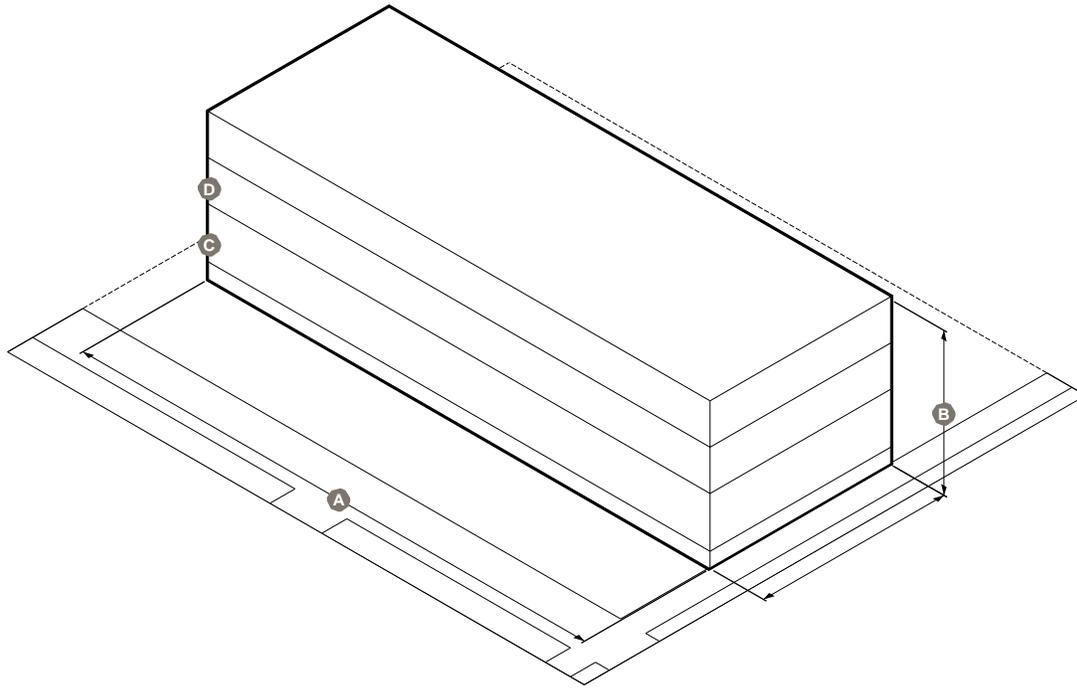
d. FENESTRATION

Shopfront	Required
First Floor Fenestration	20% min
Upper Floor Fenestration	n/a

e. STANDARDS

10. APARTMENT BUILDING

APPLICABLE ZONING DISTRICTS:  
T5



a. DESCRIPTION

A large building providing multiple units within which the first floor may be residential or commercial.

b. BUILDING FORM

Building Length	100 ft max	A
Building Width at Frontage	60 ft max	
Total Building Area	24,000 sf max	
Total Stories	4 max	B
First Floor Height	9 ft min, 15 ft max	C
Upper Floor Height	9 ft min, 12 ft max	D
First Floor Elevation	2 ft min	
Roof	Flat roof with parapet OR 8:12 min	
Attachments	None, except as permitted in site plan review	

c. ALLOWABLE UNITS

varies

d. FENESTRATION

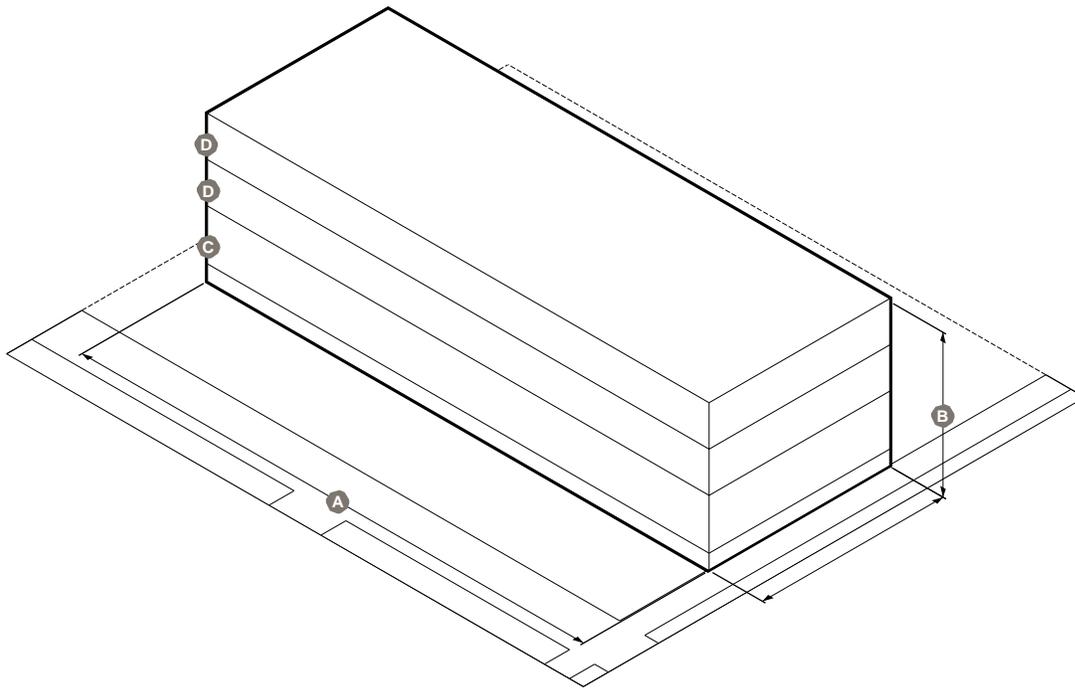
First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

e. STANDARDS

1. The floor plate may not exceed an area of 6,000 sf
2. Arcades, awnings, canopies, galleries, and porches are permitted.

11. INN

APPLICABLE ZONING DISTRICTS:  
T4 V  
T5



a. DESCRIPTION

A large building with a continuous front porch providing multiple units within which the first floor may be residential or commercial.

b. BUILDING FORM

Building Length	120 ft max	A
Building Width	120 ft max	
Total Building Area	44,000 sf max	
Floor Plate	14,400 sf max	
Total Stories	3 max	B
First Floor Height	10 ft min, 15 ft max	C
Upper Floor Height	8'6" ft min, 12 ft max	D
First Floor Elevation	2 ft min	
Roof	Flat roof with parapet or 8:12 min, 14:12 max	
Attachments	none	

c. ALLOWABLE UNITS

varies

d. FENESTRATION

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

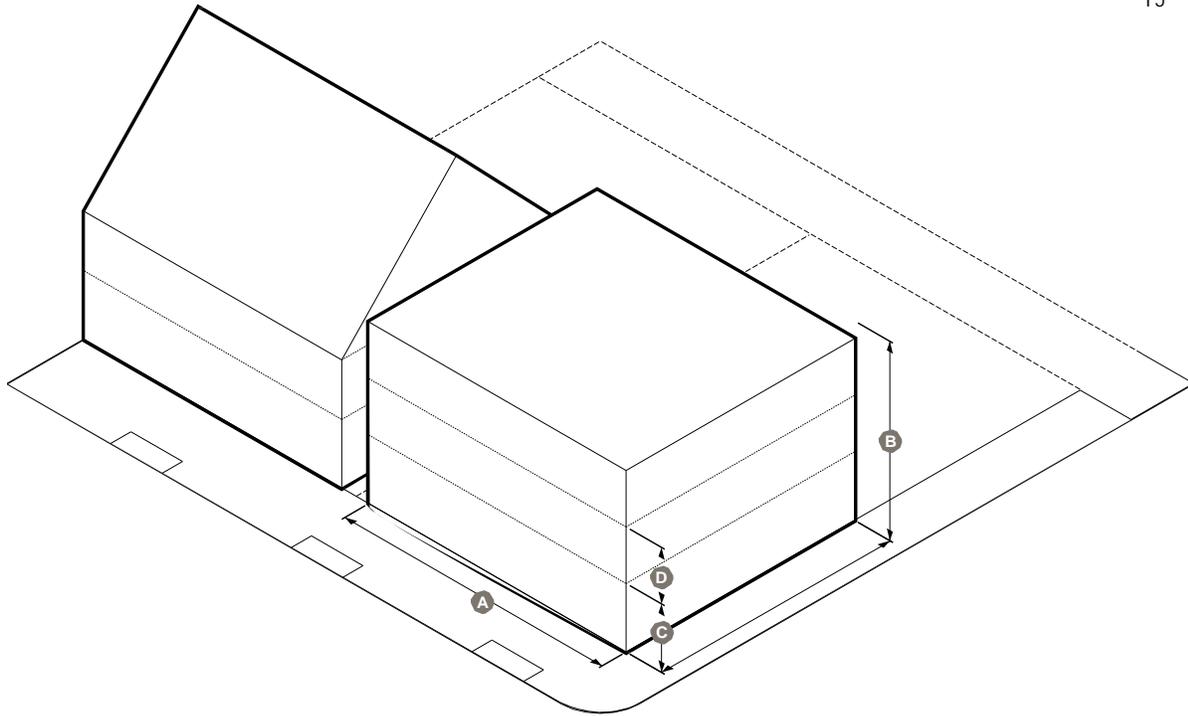
e. STANDARDS

1. The floor plate may not exceed an area of 14,400 sf.
2. The Inn building may front a shopfront street provided the front porch is continuous along the building frontage and is not enclosed.
3. The width of a building at the frontage may be decreased to allow greater length provided the total floor plate is not increased.

12. MIXED-USE BUILDING

APPLICABLE ZONING DISTRICTS:

T4 V  
T5



a. DESCRIPTION

A variably-sized building type with a shopfront providing multiple units.

b. BUILDING FORM

Building Length	100ft max	A
Building Width	100ft max	
Total Building Area	30,000 sf max (T4V) 40,000 sf max (T5)	
Floor Plate	10,000 sf max	
Total Stories	3 max (T4V) 4 max (T5)	B
First Floor Height	14 ft min, 20 ft max	C
Upper Floor Height	10 ft min, 12 ft max	D
First Floor Elevation	0 ft max	
Roof	Flat roof with parapet OR 6:12 min, 14:12 max	
Attachments	2 sides max	

c. ALLOWABLE UNITS

varies

d. FENESTRATION

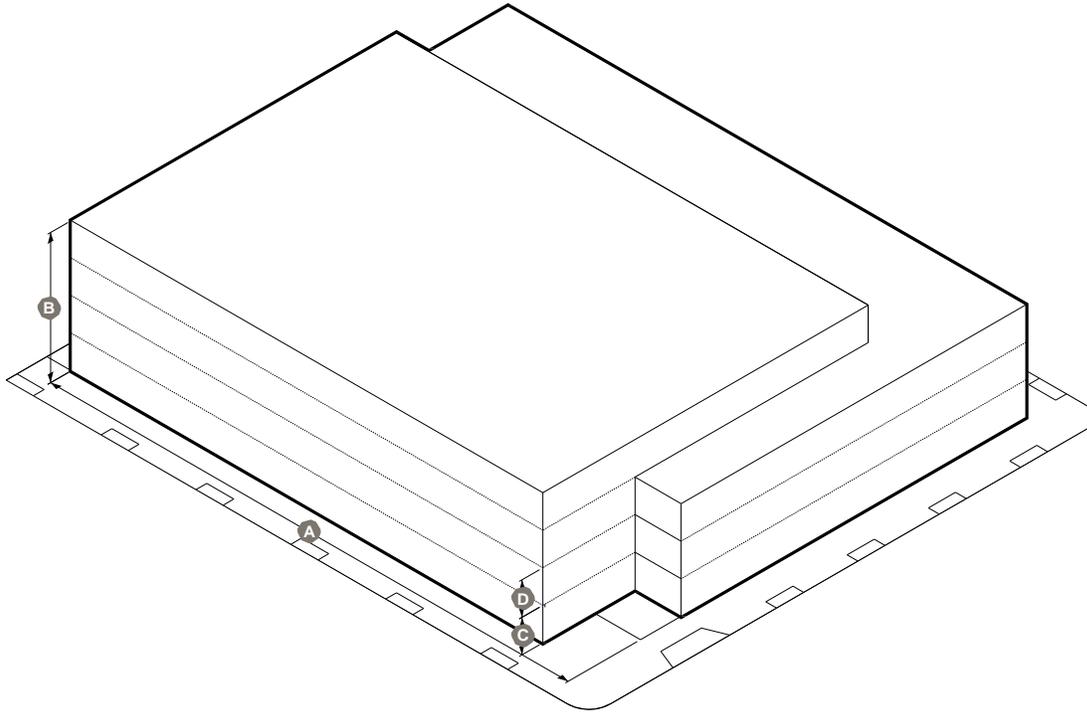
Shopfront	Required
First Floor Fenestration	30% min
Upper Floor Fenestration	20% min

e. STANDARDS

1. Shopfronts are required on the first floor of the primary building frontage.
2. Floor plate must not exceed an area of 10,000 sf.
3. Arcades, awnings, canopies, galleries, and porches are permitted.
4. The width of a building at the frontage may be decreased to allow greater length provided the total floor plate is not increased.

### 13. LINED PARKING GARAGE

APPLICABLE ZONING DISTRICTS:  
T4 V  
T5



**a. DESCRIPTION**

A large building chiefly designed for the storage of cars, but providing multiple units of leasable space along its primary and secondary frontages.

**b. BUILDING FORM**

Building Length	250 ft max	A
Building Area	200,000 sf max	
Total Stories	3 max	B
First Floor Height	12 ft min, 24 ft max	C
Upper Floor Height	9 ft min	D
First Floor Elevation	0 ft min	
Roof	Flat roof with a parapet	
Attachments	2 sides max	

**c. ALLOWABLE UNITS**

varies

**c. FENESTRATION**

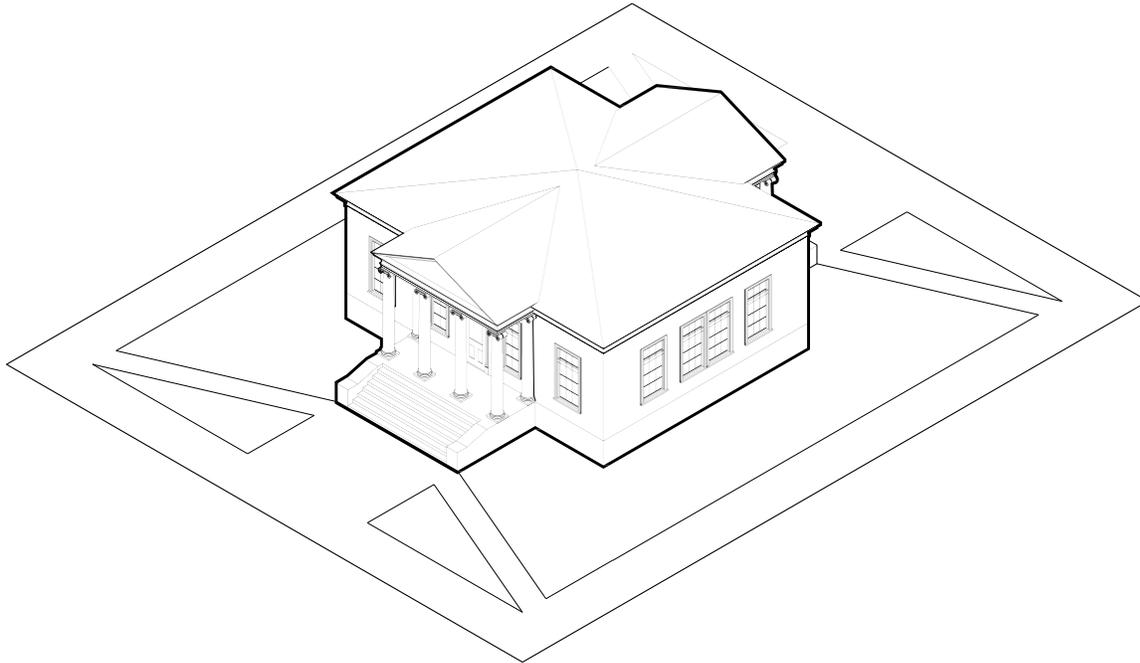
Shopfront	Required
First Floor Fenestration	50% min (2)
Upper Floor Fenestration	50% min (2)

**d. STANDARDS**

- In T-4 Village and T-5 Town Center, 50% of the length of all facades are subject to shopfront standards.
- Fenestration percentages can be met with any of the following to simulate window patterns:
  - Recessed panels.
  - Louvered or paneled shutters in a "closed" position.
  - Painted windows.
  - A trellis, grille, grate, or fretwork.
- Liner units wrapping the exterior of a parking garage may use the less restrictive fenestration requirements of the mixed use building.
- Parking garage floors should be flat to enable possible re-use.
- A parking garage floor plate may not exceed 26,000 sf.

14. CIVIC BUILDING

APPLICABLE ZONING DISTRICTS:  
T4 V  
T5



a. DESCRIPTION

A public building of high design and construction quality.

b. BUILDING FORM

Building Length	100 ft max	A
Building Width	100 ft max	
Building Area	24,500 sf max (T4V) 30,000 sf max (T5)	B
Floor Plate	10,000 sf max	
Total Stories	3 max (T4V) 4 max (T5)	C
First Floor Height	12 ft min	D
Upper Floor Height	10 ft min	E
First Floor Elevation	0ft min	
Roof	Flat roof with parapet OR 6:12 min, 12:12 max	
Attachments	2 sides max	

c. ALLOWABLE UNITS

varies

d. FENESTRATION

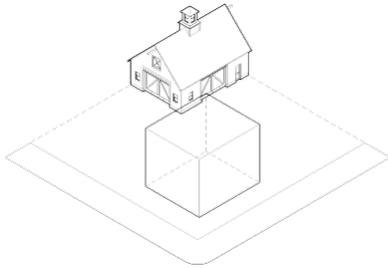
First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

e. STANDARDS

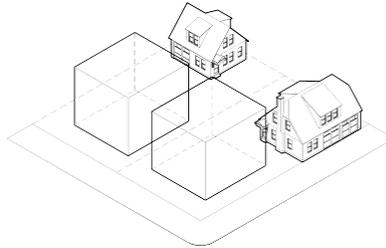
1. Some civic uses require no windows for much of their exterior (such as art museums) a determination must be made by the permitting authority if it is appropriate to ignore fenestration requirements in certain circumstances.
2. The width of a building at the frontage may be decreased to allow greater length provided the total floor plate is not increased.

ACCESSORY BUILDING TYPE SUMMARY TABLE

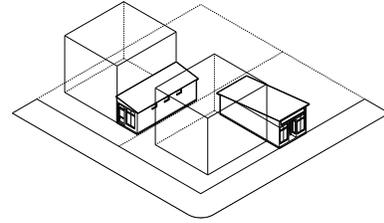
1. BARN



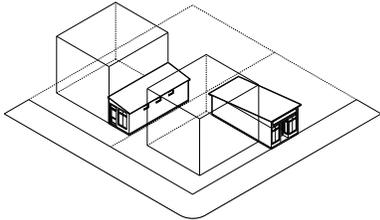
2. CARRIAGE HOUSE



3. SHED



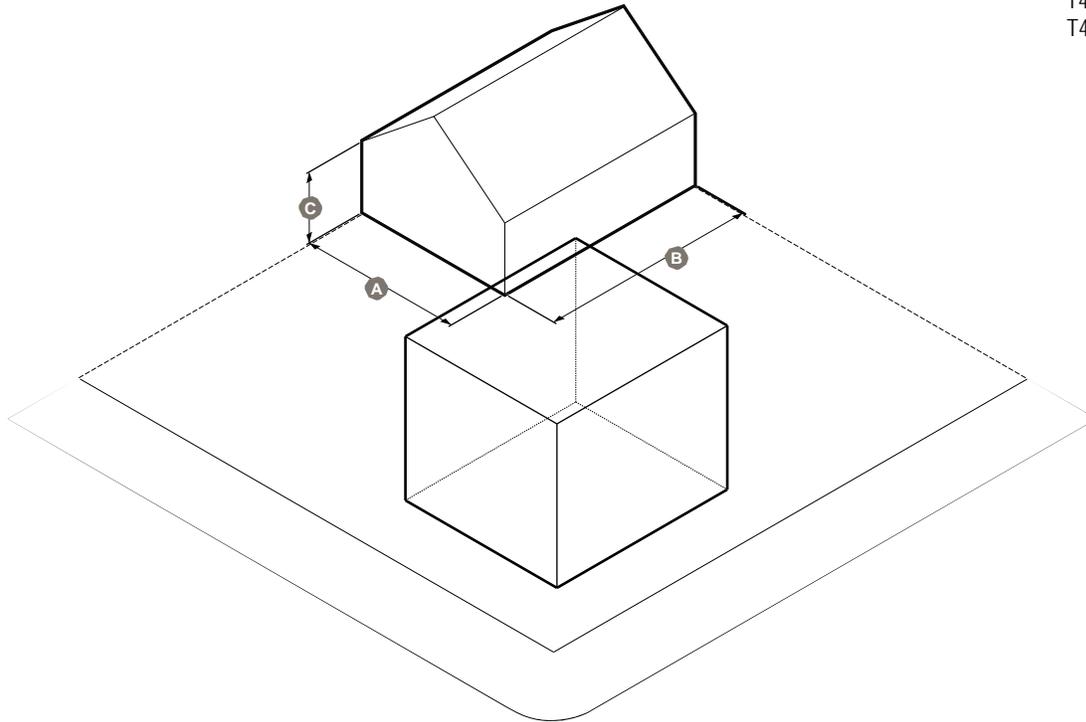
4. WORKSHOP



**1. BARN**

**APPLICABLE ZONING DISTRICTS:**

- T2
- T3
- T4 R
- T4 V



**a. DESCRIPTION**

A large accessory building that provides space for agricultural, fabrication, storage, or other permitted non-residential uses.

**b. ACCESSORY BUILDING PLACEMENT**

Primary Front Setback	20 ft min
Secondary Front Setback	3 ft min
Side Setback	3 ft min
Rear Setback	3 ft min

**c. BUILDING FORM**

Building Width	30 ft max	<b>A</b>
Building Length	40 ft max	<b>B</b>
Building Area	10,000 sf max	
Total Stories	2 stories max	<b>C</b>
First Floor Height	n/a	
Upper Floor Height	n/a	
First Floor Elevation	0 ft min	
Roof	If single-pitched: 8:12 min, no max. Gambrel permitted.	

**d. ALLOWABLE UNITS**

varies

**d. FENESTRATION**

First Floor Fenestration optional unless residential, then 20% min required  
 Upper Floor Fenestration optional unless residential, then 20% min required

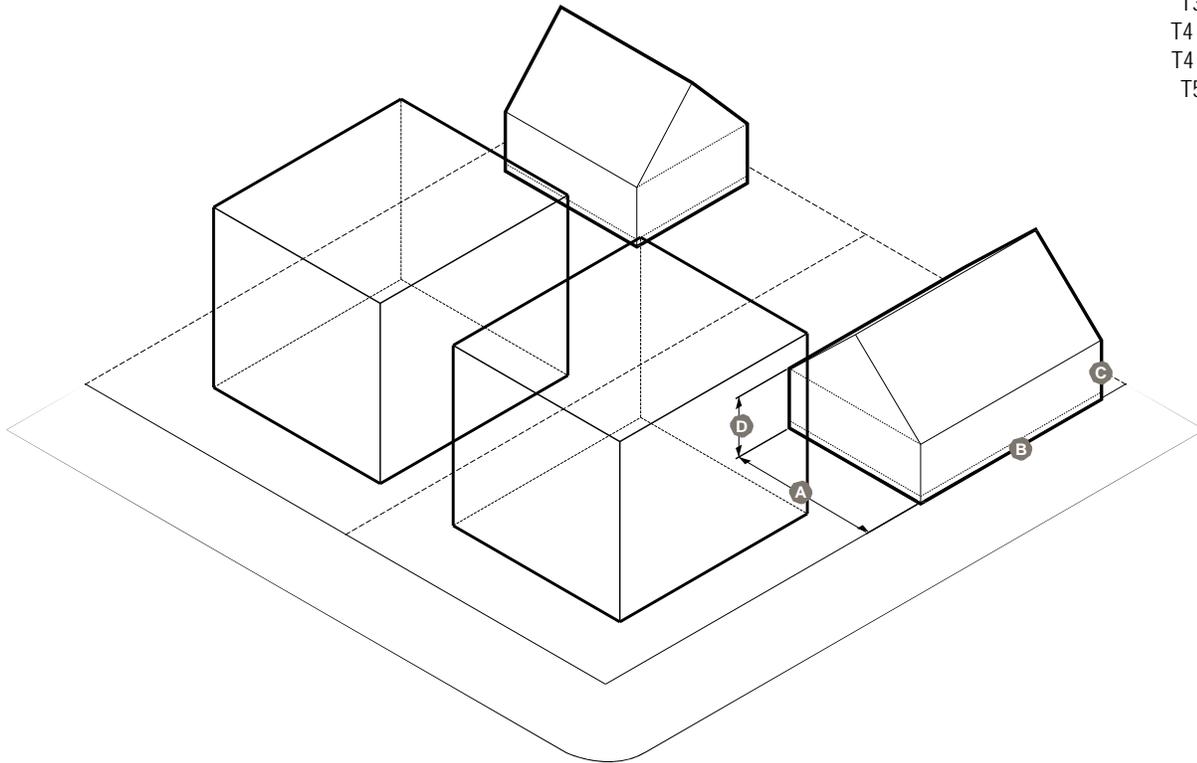
**e. STANDARDS**

1. Building may exceed maximum measurements for length and width in CD2, when part of a working agricultural operation.
2. The barn must be set at least 20 ft back from the front facade of the primary building on the same lot if attached to the primary building.
3. Sheds, ells, or workshops may be attached.

## 2. CARRIAGE HOUSE

APPLICABLE ZONING DISTRICTS:

- T2
- T3
- T4 R
- T4 V
- T5



a. DESCRIPTION

An accessory building that provides space for parking, a workshop, an accessory unit, or a combination thereof.

b. ACCESSORY BUILDING PLACEMENT

Primary Front Setback	District min
Side Setback	District min
Rear Setback	District min

c. BUILDING FORM

Building Width	24 ft max	A
Building Length	36 ft max	B
Total Stories	2 stories max	C
First Floor Height	8'6" ft min	D
Upper Floor Height	8'6" ft min	
First Floor Elevation	0 ft min	
Roof	8:12 min, 14:12 max	

d. ALLOWABLE UNITS

varies

e. FENESTRATION

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

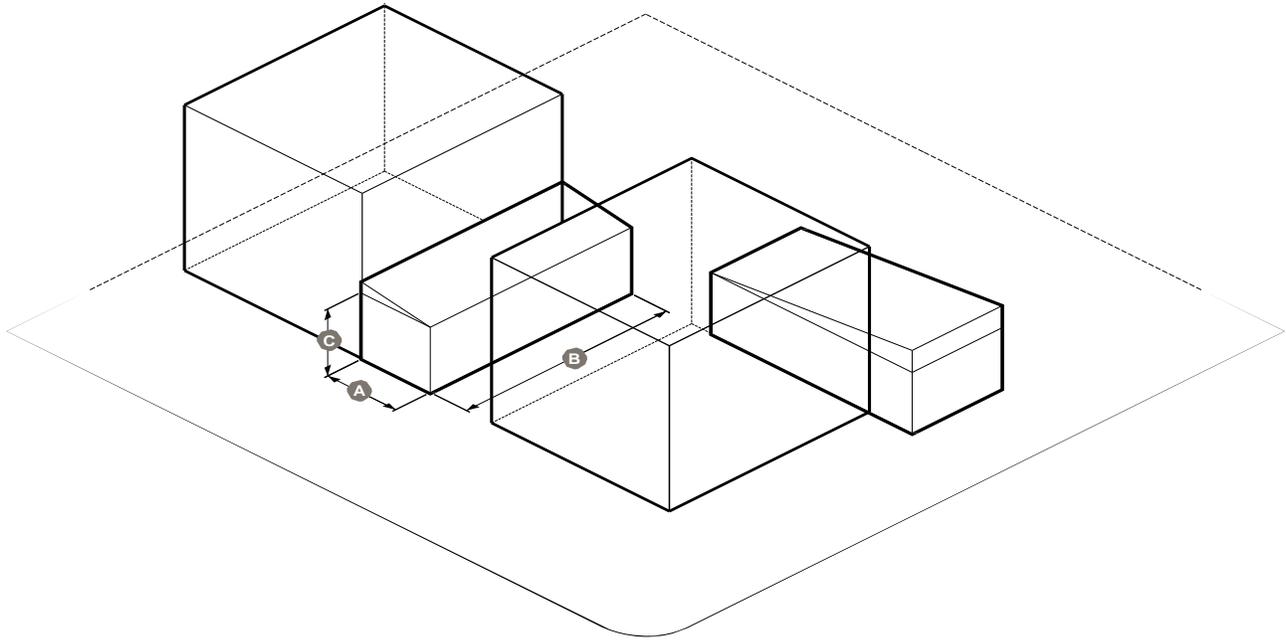
f. STANDARDS

- The carriage house must be set at least 20 ft back from the front facade of the primary building on the same lot if attached to the primary building.

**3. SHED**

**APPLICABLE ZONING DISTRICTS:**

- T2
- T3
- T4 R
- T4 V



**a. DESCRIPTION**

An accessory building.

**d. ALLOWABLE UNITS**

varies

**b. ACCESSORY BUILDING PLACEMENT**

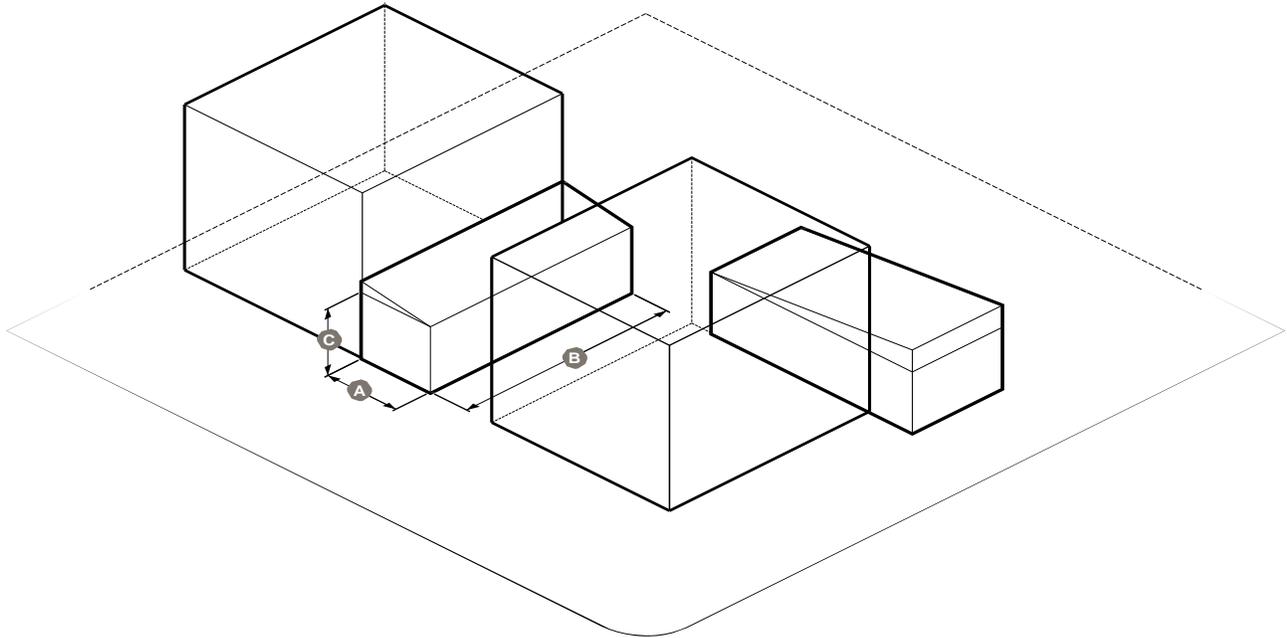
Primary Front Setback	District min
Side Setback	5 ft min
Rear Setback	5 ft min

**c. BUILDING FORM**

Building Width	16 ft max	<b>A</b>
Building Length	36 ft max	<b>B</b>
Total Stories	1 story max	<b>C</b>
First Floor Height	15 ft max	
Upper Floor Height	n/a	
First Floor Elevation	0 ft min	
Roof	6:12 min, 14:12 max	
Party Walls	2 max	

**4. WORK SHOP**

APPLICABLE ZONING DISTRICTS:  
 T2  
 T3  
 T4 R



**a. DESCRIPTION**

An accessory building.

**b. ACCESSORY BUILDING PLACEMENT**

Primary Front Setback	District min
Side Setback	5 ft min
Rear Setback	5 ft min

**c. BUILDING FORM**

Building Width	16 ft max	<b>A</b>
Building Length	36 ft max	<b>B</b>
Total Stories	1 story max	<b>C</b>
First Floor Height	15 ft max	
Upper Floor Height	n/a	
First Floor Elevation	0 ft min	
Roof	6:12 min, 14:12 max	
Party Walls	2 max	

**d. ALLOWABLE UNITS**

varies

**e. FENESTRATION**

First Floor Fenestration	20% min
Upper Floor Fenestration	n/a

**f. STANDARDS**

1. May attach to the primary building.
2. May have a shed roof.