

AGENDA
Plan Commission (Special Zoning Code Rewrite)

Tuesday, June 26, 2012 – 4:30 PM

City Conference Room – County-City Building
1515 Strongs Avenue – Stevens Point, WI 54481

(A Quorum of the City Council May Attend This Meeting)

Discussion on the following:

1. Article 1 - General and Article 2 - Code Components, with the potential removal of Articles 3 - Natural and 4 - Rural.
2. Review:
 - Article 5: Suburban Context
 - Article 6: Urban Context
 - Article 7: Center Context
 - Article 8: Special Context
3. Adjourn.

ARTICLE 1. GENERAL

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Sec. 1.1 General Provisions

1.1.1 Title

This Chapter shall be known as the "development code for Stevens Point, Wisconsin" and may be cited and referred to as "this development code."

1.1.2 Authority

This development code is adopted pursuant to the authority granted by Section 62.23 and Chapter 236 of the Wisconsin Statutes.

1.1.3 Applicability

The provisions of this development code apply to the development of all land within Stevens Point. No development shall be undertaken without prior authorization pursuant to this development code.

1.1.4 Effective Date

This development code was adopted on [insert date] and became effective on [insert date].

1.1.5 Purpose

- A. This development code is adopted for the purpose of guiding development in accordance with the city's comprehensive plan and existing and future needs of the city in order to protect, promote and improve the public health, safety, morals, convenience, order, appearance, prosperity and general welfare.
- B. The regulations hereby enacted are designed to exercise the full range of authority available to the city under Wisconsin law to:
 1. Promote the public health, safety and general welfare, while recognizing the rights of real property owners, by adopting a comprehensive zoning ordinance.
 2. Help achieve the goals, objectives and policies of the Comprehensive Plan.
 3. Prevent the overcrowding of land and avoid undue concentration or dispersal of population by creating zoning districts consistent with the

character of each area within the city and adopting an official zoning map.

4. Provide the most beneficial relationship between the uses of land and buildings and the circulation of pedestrians and vehicular traffic throughout the city, and to secure safety from natural disaster, fire, and other dangers by providing for the proper location and width of streets, sidewalks, and buildings.
5. Provide for a range of open spaces through the most efficient design and layout of the land.
6. Establish reasonable standards of design and procedures for subdivisions in order to further the orderly layout and use of land, and to ensure proper legal descriptions and documentation of subdivided land.
7. Facilitate the adequate and efficient provision of transportation, water, wastewater, drainage, schools, parks, playgrounds, recreation and other public facilities and services by providing a means for regulating the impact of development on community infrastructure.
8. Promote the orderly division of land and remedy problems associated with inappropriately subdivided lands.
9. Carry out such other purposes in the public interest as may be specifically cited in this development code.

1.1.6 Intent

This development code is intended to provide a mechanism for implementing the following goals:

- A. Protecting the natural infrastructure and visual character of the region.
- B. Creating a range of housing opportunities and choices.
- C. Creating mixed use, walkable neighborhoods.
- D. Encouraging community and stakeholder collaboration.
- E. Fostering distinctive, attractive communities with a strong sense of place.
- F. Stabilizing, protecting, and enhancing property values.

- G. Making development decisions predictable, fair and cost effective.
- H. Mixing land uses.
- I. Preserving open space, farmland, rural character, natural beauty and critical environmental areas.
- J. Providing a variety of transportation choices and transportation corridors that are planned in coordination with land use.
- K. Strengthening and directing development towards existing communities.
- L. Encouraging reinvestment in established urban areas while protecting their unique characteristics.
- M. Taking advantage of compact building design where infrastructure is in place.
- N. Protecting and enhancing the city's attractions to residents, tourists and visitors, and serve as a support and stimulus to business and industry.
- O. Promoting the conservation, protection, restoration, and enhancement of historic structures, places, and resources.
- P. Promoting the orderly development and economic vitality of the city.
- Q. Providing an adequate variety of housing and commercial building types to satisfy the city's social and economic goals.

1.1.7 Minimum Requirements

The requirements of this development code shall be considered as the minimum requirements for the promotion of the public health, safety and general welfare.

1.1.8 Conflicting Provisions

- A. All development must comply with relevant Federal and State regulations. Whenever any provision of this development code imposes a greater requirement or a higher standard than is required in any Federal or State statute or regulation, the provisions of this development code shall govern unless preempted by Federal or State law.
- B. It is not the intent of this development code to interfere with or annul any easements, covenants, or other agreements between parties; provided that where this development code imposes a greater restriction upon the

use and dimensions of buildings, structures, or land, or requires larger open spaces than are imposed or required by other ordinances, regulations, or permits, or by easements, covenants, or agreements, the provisions of this development code shall govern, except where expressly qualified in this development code.

1.1.9 Severability

Should any provision of this development code be decided by the courts to be unconstitutional or invalid, that decision shall not affect the validity of this development code other than the part declared to be unconstitutional or invalid.

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Sec. 2.1 Code Approach

2.1.1 Generally

This development code is organized around a hierarchal framework from the region to the individual building site. The four organizing elements are:

- A. Regional Growth Sectors;
- B. Context Areas;
- C. Zoning Districts; and
- D. Building Types.

Sec. 2.2 Regional Growth Sectors

Regional growth sectors designate where growth is planned to occur and establish the context areas that are appropriate within each growth sector.

2.2.1 Growth Sectors Established

A. Preservation Sector

The Preservation Sector is intended to include open space that is either protected or should be protected from new growth and development. Public sewers and other urban services do not serve and will not be extended to this sector.

B. Future Growth Sector

The Future Growth Sector is intended to include areas that are not anticipated to have any significant new growth or development. Public sewers and other urban services do not serve and are not anticipated to serve this sector within the planning horizon.

C. Anticipated Growth Sector

The Anticipated Growth Sector is intended to include areas that are planned to have new growth and development and some redevelopment of existing areas. Public sewers and other urban services either already serve or are anticipated to serve this sector in the near future.

D. Established Sector

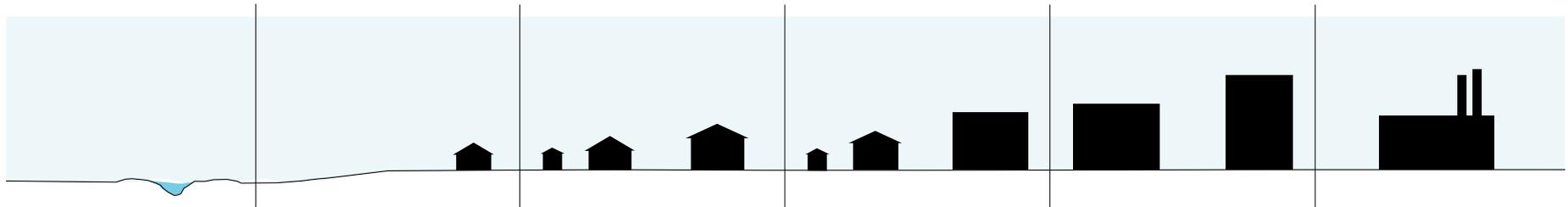
The Established Sector is intended to include areas that are planned to have new growth in the form of redevelopment of existing areas. Some new development opportunities may exist. Public sewers and other urban services already serve this sector.

Sec. 2.3 Context Areas

Context areas are used to ensure that the right zoning districts are applied in the right places. Context areas are distinguished from one another by the current and anticipated physical and environmental characteristics of the City of Stevens Point as identified in this Development Code.

2.3.1 Context Areas Established

This development code is organized around the **four** context areas established below.



A. Suburban (S-) ■

Consists of single-family detached housing with some opportunities for attached housing. Commercial activity is typically concentrated in nodes and corridors along major roadways.



B. Urban (U-) ■

Consists of attached and detached housing types such as single-family houses, row houses and apartments. Commercial activity is concentrated along major roadways and at neighborhood nodes.



C. Center (C-) ■

Consists of the highest density and height, with the greatest variety of uses. Attached buildings form a continuous street wall. The highest pedestrian and transit activity is encouraged.



D. Special (SP-) ■

Consists of large scale civic, institutional, heavy industrial and conservation areas which do not fit easily into other contexts. These uses may also occur within other context areas in smaller concentrations.



2.3.2 Context Area by Regional Growth Sector

The regional growth sectors control where the context areas may be located. The following context areas are allowed only in the regional growth sectors shown in the table below.

CONTEXTS:	Suburban (S-)	Urban (U-)	Center (C-)	Special (SP-)
Preservation Sector				
Future Growth Sector				▪
Anticipated Growth Sector	▪	▪	▪	▪
Established Sector	▪	▪	▪	▪

KEY: ▪ Allowed Blank cell = Not allowed

Sec. 2.4 Zoning Districts

Zoning districts refine the context areas and carry out the intent and provisions of this development code as applied to property set forth on the Official Zoning Map established in 2.6.2, Zoning District Map.

2.4.1 Zoning Districts Established by Context Area

The context areas organize the zoning districts and control where they may be located. The following zoning districts are established to carry out the provisions of this development code and are allowed only in the context areas shown in the table below.

CONTEXTS:	Suburban (S-)	Urban (U-)	Center (C-)	Special (SP-)
Residential Districts				
Single-Family (RS-)	S-RS-15 S-RS-6	U-RS-6 U-RS-3		
Two-Family (RT-)	S-RT-10	U-RT-8 U-RT-5		
Multifamily (RM-)	S-RM-3	U-RM-3		
Mixed Use Districts				
Mixed Use (MX-)	S-MX-3	U-MX-3 U-MX-5	C-MX-5	
Main Street (MS-)	S-MS-3	U-MS-3 U-MS-5	C-MS-5	
Commercial Districts				
Commercial Corridor (CC-)	S-CC-3			
Industrial Light (IL)	S-IL	U-IL	C-IL	
Special Purpose Districts				
Community (CD)				SP-CD
Industrial Heavy (IH)				SP-IH
Planned Development (PD)	S-PD	U-PD	C-PD	
Planned Industrial Development (PID)				SP-PID

2.4.2 Zoning District Intent Statements

The following zoning district intent statements establish the purpose and intent of each zoning district allowed in each context area.

A. Suburban Context Districts

1. Suburban Residential Single-Family (S-RS-15, -6)

- a. The Suburban Residential Single-Family districts are intended to accommodate single-family houses on individual lots. These districts should be applied in areas where the land use pattern is predominately single-family residential or where such land use pattern is desired in the future. These districts allow residential cluster development with smaller minimum lot sizes and additional building types in exchange for protecting significant common open space.
- b. The S-RS districts vary primarily on the minimum lot size for a single-family house within the district.
 - i. The S-RS-15 district generally requires 15,000 square feet.
 - ii. The S-RS-6 district generally requires 6,000 square feet.

2. Suburban Residential Two-Family (S-RT-10)

- a. The Suburban Residential Two-Family district is intended to accommodate single-family and two-family houses on individual lots. This district should be applied in areas where the land use pattern is predominately single-family or two-family residential or where such land use pattern is desired in the future. This district allows residential cluster development with smaller minimum lot sizes and additional building types in exchange for protecting significant common open space. The S-RT-10 district generally requires 10,000 square feet.

3. Suburban Residential Multifamily (S-RM-3)

The Residential Multifamily district is intended to accommodate existing or proposed development where the land use pattern is a mix of single-family, two-family and multifamily housing. The S-RM-3 district is intended to provide for the integration of single-family, two-family and

multifamily together. The S-RM-3 district allows buildings up to three stories in height.

4. Suburban Mixed Use (S-MX-3)

The Suburban Mixed Use district is intended to promote safe, active, and pedestrian-scaled mixed use centers as part of a neighborhood. The S-MX-3 district enhances the convenience, ease and enjoyment of walking, shopping and public gathering spaces. Although building types can be exclusively residential or nonresidential in use, the vertical mixing of uses (floor-to-floor) is encouraged. The S-MX-3 district allows buildings up to three stories in height.

5. Suburban Main Street (S-MS-3)

The Suburban Main Street district is intended to promote safe, active, and pedestrian-scaled mixed use streets. This district may be applied in a linear fashion along a block face or at corners of key intersections. The S-MS districts should be applied where a higher degree of walkability and pedestrian activity is desired. The S-MS-3 district allows buildings up to three stories in height.

6. Suburban Commercial Corridor (S-CC-3)

The Suburban Commercial Corridor 3 district is intended to balance the need for safe, active, and pedestrian-scaled areas with the need for limited parking between the buildings and the street. While the S-CC-3 district allows buildings to be built to the street edge, the district is intended to address auto-dominated corridors where it is infeasible or impractical to require buildings pulled up to the street. The S-CC-3 district allows buildings up to three stories in height.

7. Suburban Light Industrial (S-IL)

The Suburban Light Industrial district is intended to accommodate light manufacturing, research and development, warehousing, wholesale and upper story residential uses. Buildings may be either pulled up to the street or set back to allow some parking between the building and the street. The S-IL district allows buildings up to three stories in height.

8. Suburban Planned Development (S-PD)

The Suburban Planned Development district provides flexibility for small scale developments within the Suburban context in exchange for a more desirable built form than would be possible under one of the other suburban zoning districts. The S-PD district is intended to allow innovative and imaginative projects, at suburban densities, that generate amenities beyond those expected in conventional suburban development.

B. Urban Context Districts

1. Urban Residential Single-Family (U-RS-6, -3)

- a. The Urban Residential Single-Family districts are intended to accommodate single-family detached houses on individual lots. These districts should be applied in areas where the land use pattern is predominately single-family residential or where such land use pattern is desired in the future.
- b. The U-RS districts vary primarily on the minimum lot size for a single-family house within the district.
 - i. The U-RS-6 district generally requires 6,000 square feet.
 - ii. The U-RS-3 district generally requires 3,000 square feet.

2. Urban Residential Two-Family (U-RT-8, -5)

- a. The Urban Residential Two-Family districts are intended to accommodate single-family and two-family detached and attached houses on individual lots. These districts should be applied in areas where the land use pattern is predominately single-family and two-family residential or where such land use pattern is desired in the future.
- b. The U-RT districts vary primarily on the minimum lot size for single-family and two-family houses within the district.
 - i. The U-RT-8 district generally requires 8,000 square feet.
 - ii. The U-RT-5 district generally requires 5,000 square feet.

3. Urban Residential Multifamily (U-RM-3)

The Residential Multifamily district is intended to accommodate existing or proposed development where the land-use pattern is a mix of single-family, two-family and multifamily housing. The U-RM-3 district

is intended to provide for the integration of single-family, two-family and multifamily together. The U-RM-3 district allows buildings up to three stories in height.

4. Urban Mixed Use (U-MX-3, -5)

- a. The Urban Mixed Use districts are intended to promote safe, active, and pedestrian-scaled mixed use centers as part of a neighborhood. The U-MX districts enhance the convenience, ease and enjoyment of walking, shopping and public gathering spaces. Although buildings can be exclusively residential or nonresidential in use, the vertical mixing of uses (floor-to-floor) is encouraged.
- b. The U-MX districts vary primarily on the maximum number of stories allowed within the district.
 - i. The U-MX-3 district allows up to three stories in height.
 - ii. The U-MX-5 district allows up to five stories in height.

5. Urban Main Street (U-MS-3, -5)

- a. The Urban Main Street districts are intended to promote safe, active, and pedestrian-scaled mixed use streets. These districts may be applied in a linear fashion along a block face or at corners of key intersections. The U-MS districts should be applied where a higher degree of walkability and pedestrian activity is desired.
- b. The U-MS districts vary primarily on the maximum number of stories allowed within the district.
 - i. The U-MS-3 district allows up to three stories in height.
 - ii. The U-MS-5 district allows up to five stories in height.

6. Urban Light Industrial (U-IL)

The Urban Light Industrial district is intended to accommodate light manufacturing, research and development, warehousing, wholesale and upper story residential uses. Buildings may be either pulled up to the street or set back to allow some parking between the building and the street. The U-IL district allows buildings up to five stories in height.

7. Urban Planned Development (U-PD)

The Urban Planned Development district provides flexibility for small scale developments within the Urban context in exchange for a more desirable built form than would be possible under one of the other urban zoning districts. The U-PD district is intended to allow innovative and imaginative projects at urban densities, that generate amenities beyond those expected in conventional urban development.

C. Center Context Districts

1. Center Mixed Use (C-MX-5)

The Center Mixed Use district is intended to promote safe, active, and pedestrian-scaled mixed use centers. The C-MX-5 district enhances the convenience, ease and enjoyment of transit, walking, shopping and public gathering space. Although buildings can be exclusively residential or nonresidential in use, the vertical mixing of uses (floor-to-floor) is strongly encouraged. The C-MX-5 district allows buildings with up to five stories in height.

2. Center Main Street (C-MS-5)

The Center Main Street districts are intended to promote safe, active, and pedestrian-scaled mixed use streets. These districts are typically applied in a linear fashion along entire block faces. The C-MS districts should be applied where a higher degree of walkability and pedestrian activity is desired. The C-MS-5 district allows buildings with up to five stories in height.

3. Center Light Industrial (C-IL)

The Center Light Industrial district is intended to accommodate light manufacturing, research and development, warehousing, wholesale and upper story residential uses. Buildings are pulled up to the street. The C-IL district allows buildings up to five stories in height.

4. Center Planned Development (C-PD)

The Center Planned Development district provides flexibility for small scale developments within the Center context in exchange for a more desirable built form than would be possible under one of the other center zoning districts. The C-PD district is intended to allow innovative and

imaginative projects at downtown densities, that generate amenities beyond those expected in conventional development.

D. Special Context Districts

1. Special Community (SP-CD)

The Special Community district is intended to provide for large scale civic and institutional campuses, organized by master plans, that do not readily assimilate into neighborhoods. The SP-CD district is also intended to accommodate large scale active recreational needs and to promote recreational uses that may not be compatible in other zoning districts.

2. Special Heavy Industrial (SP-IH)

The Special Heavy Industrial district is intended to accommodate high-impact manufacturing and industrial uses, including extractive and waste-related uses, that are either large scale or contain uses that by their nature create a nuisance, and which are not properly associated with or are compatible with neighborhoods.

3. Special Planned Industrial Development (SP-PID)

The Special Planned Industrial Development district provides flexibility in the development of high intensity light and heavy industrial employment centers in exchange for reduced impact on surrounding properties and a better environment than would be possible under one of the Light Industrial or Heavy Industrial zoning districts. The SP-PID is intended to allow greater protection of surrounding land uses while encouraging innovative designs that will promote amenities beyond those expected in conventional industrial development.

2.4.3 Planned Neighborhood Development (PND)

A Planned Neighborhood Development (PND) is not a single zoning district, but is a process to apply multiple context areas and zoning districts to a tract of land for the purpose of building complete neighborhoods. Rather than rezoning a tract of land in individual applications, a package of context areas and zoning districts available under this development code may be applied to a tract of land and certain deviations from this development code may be granted by the Common Council in an approved concept plan. The process and requirements

for Planned Neighborhood Developments (PND) are established in 12.2.11,
Planned Neighborhood Development (PND).

Sec. 2.5 Building Types

Building types explain how buildings and structures relate to their lots, surrounding buildings and structures, street and alley rights-of-way, and the overall public realm.

2.5.1 Building Types Established

The following building types have been established to allow for detailed regulation of form based on the various context areas and zoning districts.



Single-Family House

A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. Single-family house also includes modular or manufactured homes.

Attached House

A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back. Often called a duplex.

Row House

A building type consisting of three or more attached structures. Each structure shares a common side wall. Each structure may contain up to two principal dwelling units which may be stacked vertically. Each unit has its own external street facing entrance.

Apartment

A building type containing three or more dwelling units consolidated into a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary entrances are prominent and street facing.

Single-Story Shopfront

A building type intended primarily for large format single-story retail. Storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing.



Mixed Use Building

A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.



Industrial

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible, building entrances should face the street. Ground floor transparency is limited due to the intensive nature of the work inside. May include bay doors for vehicles.



Civic

A building type containing community or public uses that serve the surrounding community. Civic buildings are usually sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



Open Lot

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and low building coverage.

Sec. 2.6 Official Maps

2.6.1 Regional Growth Sector Map

The boundaries of the regional growth sector map are established and shown on the [Name of Plan Document] and may be cited and referred to as the "Official Regional Growth Sector Map." The Official Regional Growth Sector Map is hereby made part of this development code. All notations, references and other information shown shall have the same force and effect as if fully set forth or described in this development code. Regional Growth Sector Map must be properly attested and kept on file by the Administrator.

2.6.2 Zoning District Map

The boundaries of the zoning districts are established and shown on the "Stevens Point Zoning District Map" and may be cited and referred to as the "Official Zoning Map". The Official Zoning Map is hereby made part of this development code. All notations, references and other information shown shall have the same force and effect as if fully set forth or described in this development code. The Zoning Map must be properly attested and kept on file by the Administrator.

2.6.3 Official Map Interpretation

- A. In the event that any uncertainty exists with respect to the intended boundaries as shown on either the Official Regional Growth Sector Map or the Official Zoning Map, the Administrator is authorized to interpret the boundaries.
- B. Where uncertainty exists as to the boundaries of any growth sector shown on the Official Regional Growth Sector Map or any zoning district shown on the Official Zoning Map, the following rules shall apply:
 1. Boundaries are the center lines of the streets, alleys, waterways and rights-of-way, unless otherwise indicated. Where designation of a boundary line on either map coincides with the location of a street, alley, waterway or right-of-way, the center line of the street, alley, water way or right-of-way shall be construed to be the boundary of such district.
 2. Where the boundaries do not coincide with the location of streets,

alleys, waterways and rights-of-way, but do coincide with parcel or lot lines, such parcel or lot lines shall be construed to be the boundaries.

3. Where the boundaries do not coincide with the location of streets, alleys, waterways, rights-of-way, parcel or lot lines, the boundary shall be determined by the use of the scale shown on the map.
- C. The applicant may appeal the map interpretation to the Zoning Board of Appeals as set forth in 12.2.5, Appeal of Administrative Decision.

ARTICLE 5. SUBURBAN

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Mapping Note: The Suburban Context is characterized primarily by single-family residential lots and nodes and corridors with commercial and retail activities. It is difficult to manage growth efficiently when large areas of Suburban are mapped, therefore, this context should be used sparingly. Consider mapping this context in areas where the current pattern is suburban in nature and is anticipated to remain that way or where urban intensities are not possible due to lack of infrastructure or other constraints.

Sec. 5.1 Suburban Context



5.1.1 General Character

The Suburban context consists of low-density, primarily residential areas, typically located at the fringes of a city or within commuting distance of the city center. Single-family detached housing is predominant with some opportunities for multifamily attached housing. Commercial activity may be concentrated in nodes or along major roadways. Large lot sizes allow most buildings to have prominent front and back yards. Pedestrians and bicycles are accommodated but many people continue to rely on automobiles for transportation.

5.1.2 Regional Growth Sector

The Suburban context is typically mapped in Anticipated Growth and Established Sectors. Areas within this context are either already served by public sewer and other urban services or are anticipated to receive such service in the near future. It is intended that growth occur in this context.

5.1.3 Zoning Districts

The Suburban context allows for a wide variety of residential, mixed use, commercial and special purpose districts at both urban and suburban intensities. Special purpose districts include the suburban planned development (S-PD).

5.1.4 Building Types and Dimensions

Residential buildings are between one and two stories in height. Residences typically have landscaped front setbacks and building coverage of the lot is relatively low. Depending on the district, commercial structures may be up to three stories in height. Mixed Use and Main Street districts are build-to environ-

ments in which buildings are pulled up to the street. The Commercial Corridor district may be built to the street or setback far enough to allow for a mix of landscaping and parking.

5.1.5 Streets, Alley and Block Patterns

Streets and rights-of-way are relatively wide. Irregular block shapes are framed by curvilinear streets within a modified or non-existent grid, with cul-de-sacs and frontage roads. Alleys are atypical but are encouraged in new development. Block shapes and sizes vary significantly within this context, often unrelated to form or use. The typical block pattern includes attached sidewalks, street and surface parking, and generous landscaping between the street and building faces. Residential access is typically a direct connection to a street facing garage or carport. Commercial access is typically a shared drive to a surface parking lot.

5.1.6 Parking and Mobility Options

Parking is provided on-street and on surface lots. Limited surface parking is allowed between the building and the street but parking is primarily located to the side and rear of buildings. In street design, priority may be given to automobiles but adequate accommodations are provided for the pedestrian and bicyclist.

Sec. 5.2 Building Types



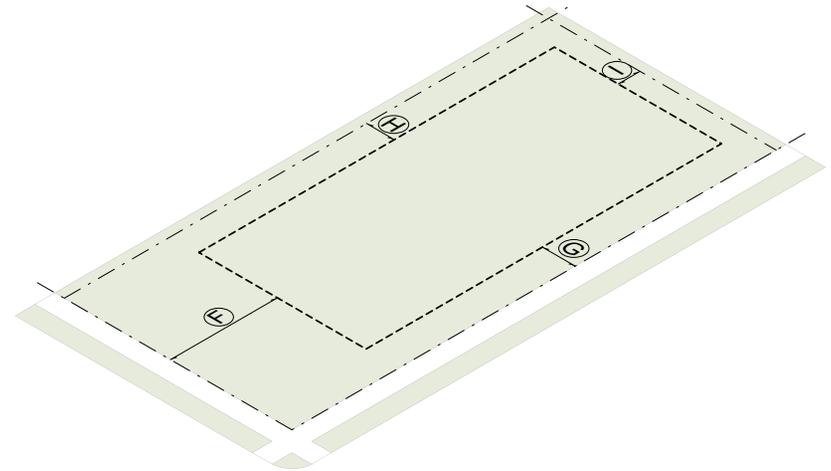
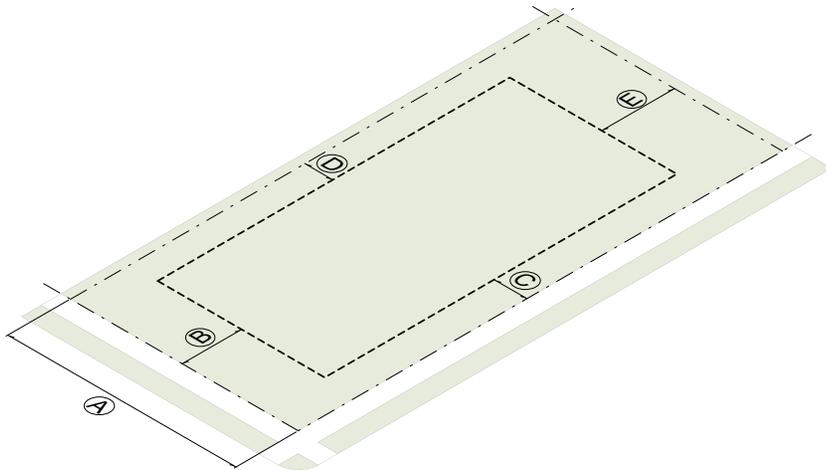
SUBURBAN

	Single-Family House	Attached House	Row House	Apartment	Single-Story Shopfront	Mixed Use Building	Industrial	Civic	Open Lot
Residential Districts									
Single-Family-15 (S-RS-15)	■							■	■
Single-Family -6 (S-RS-6)	■	■						■	■
Two-Family -10 (S-RT-10)	■	■						■	■
Multifamily-3 (S-RM-3)	■	■	■	■				■	■
Residential Cluster									
Single-Family-15 (S-RS-15)	■							■	■
Single-Family -6 (S-RS-6)	■		■					■	■
Two-Family -10 (S-RT-10)	■	■	■					■	■
Mixed Use Districts									
Mixed Use-3 (S-MX-3)			■	■		■		■	■
Main Street-3 (S-MS-3)						■		■	■
Commercial Districts									
Commercial Corridor-3 (S-CC-3)			*	*	*	■	■	■	■
Light Industrial (S-IL)						■	■	■	■
Special Purpose Districts									
Planned Development (S-PD)	*	*	*	*	*	*	*	*	*

KEY: ■ Allowed by right * May be allowed by the Common Council as part of an approved concept plan Blank cell = Not allowed

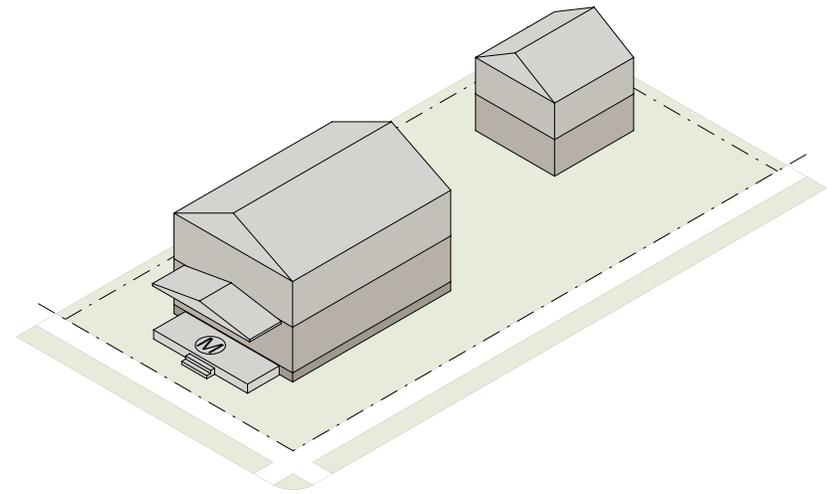
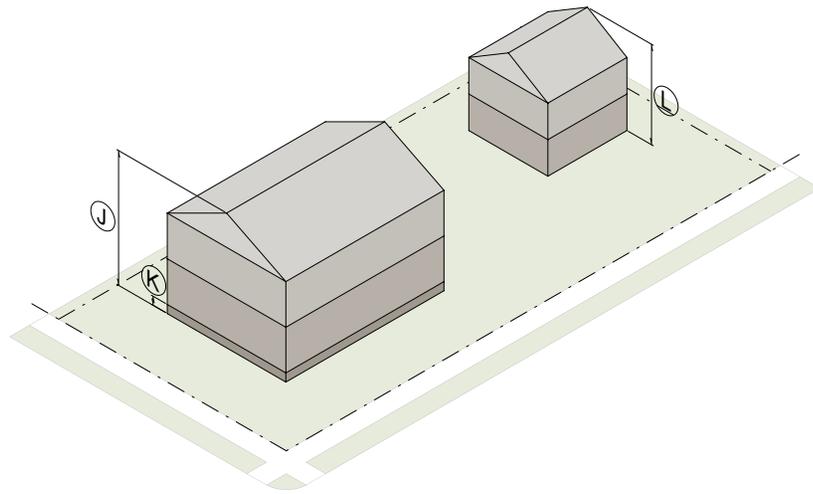
5.2.1 Single-Family House

A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. Single-family house also includes modular or manufactured homes.



	CONVENTIONAL				CLUSTER OPTION		
	S-RS-15	S-RS-6	S-RT-10	S-RM-3	S-RS-15	S-RS-6	S-RT-10
Project							
Area (min. acres)	n/a	n/a	n/a	n/a	10	10	10
Common Open Space (min)	n/a	n/a	n/a	n/a	40%	30%	30%
Gross Density (max units/acre)	3	7.25	7.25	15	4.5	10.75	10.75
Lot							
Area (min square feet)	15,000	6,000	10,000	4,000	10,000	4,000	4,000
Building coverage (max)	40%	45%	45%	65%	40%	65%	65%
(A) Width (min)	75'	45'	45'	35'	55'	35'	35'
Principal Structure Setbacks							
(B) Front (min)	30'	20'	20'	15'	25'	15'	15'
(C) Side, street (min)	15'	10'	10'	10'	10'	10'	10'
(D) Side, interior (min)	10'	5'	5'	3'	5'	3'	3'
(E) Rear (min)	30'	20'	20'	20'	25'	20'	20'

	CONVENTIONAL				CLUSTER OPTION		
	S-RS-15	S-RS-6	S-RT-10	S-RM-3	S-RS-15	S-RS-6	S-RT-10
Accessory Structure Setbacks							
(F) Behind front facade of principal structure (min)	10'	10'	10'	15'	10'	15'	15'
(G) Side, street (min)	15'	10'	10'	10'	10'	10'	10'
(H) Side, interior (min)	10'	5'	5'	3'	5'	3'	3'
(I) Rear, common lot line (min)	10'	5'	5'	5'	10'	5'	5'
(I) Rear, alley (min)	3'	3'	3'	3'	3'	3'	3'



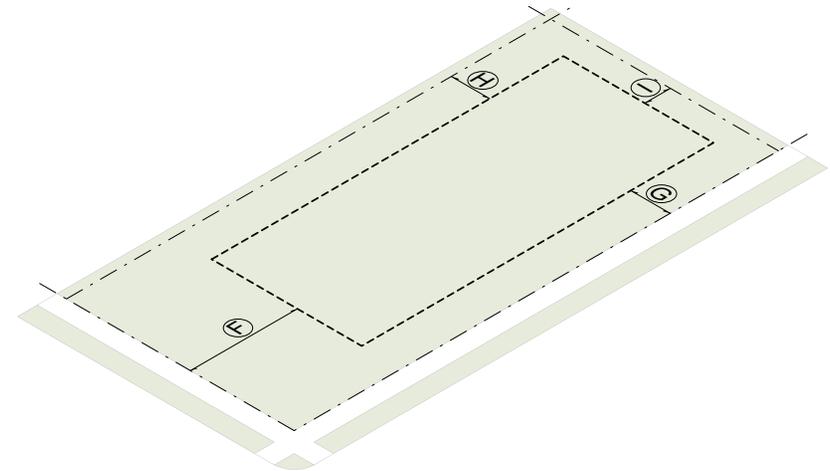
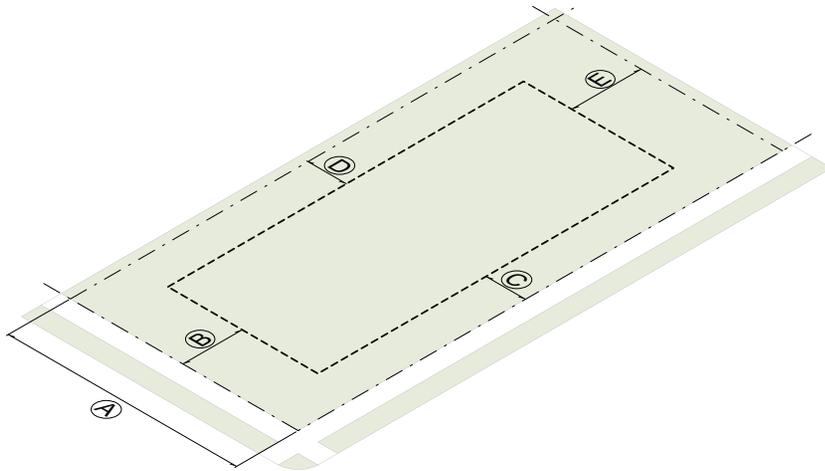
	CONVENTIONAL				CLUSTER OPTION		
	S-RS-15	S-RS-6	S-RT-10	S-RM-3	S-RS-15	S-RS-6	S-RT-10
Principal Structure Height							
Ⓝ Stories (max)	2	2	2	3	2	2	2
Ⓝ Feet (max)	35'	35'	35'	45'	35'	35'	35'
Ⓚ Ground story elevation (min)	n/a	18"	18"	18"	18"	18"	18"
Bulk Plane							
Bulk Plane abutting RS- district (1:1 above 40')	n/a	n/a	n/a	yes	n/a	n/a	n/a
Accessory Structure Height							
Ⓛ Stories (max)	2	2	2	2	2	2	2
Ⓛ Feet (max)	30'	30'	30'	30'	30'	30'	30'

	CONVENTIONAL				CLUSTER OPTION		
	S-RS-15	S-RS-6	S-RT-10	S-RM-3	S-RS-15	S-RS-6	S-RT-10
Building Entrance							
Ⓜ Street facing entrance required	yes	yes	yes	yes	yes	yes	yes
Building Elements Allowed*							
Gallery, awning							
Double gallery							
Porch, stoop	■	■	■	■	■	■	■
Balcony	■	■	■	■	■	■	■

*See Sec. 9.4, Building Elements, for specific building element requirements

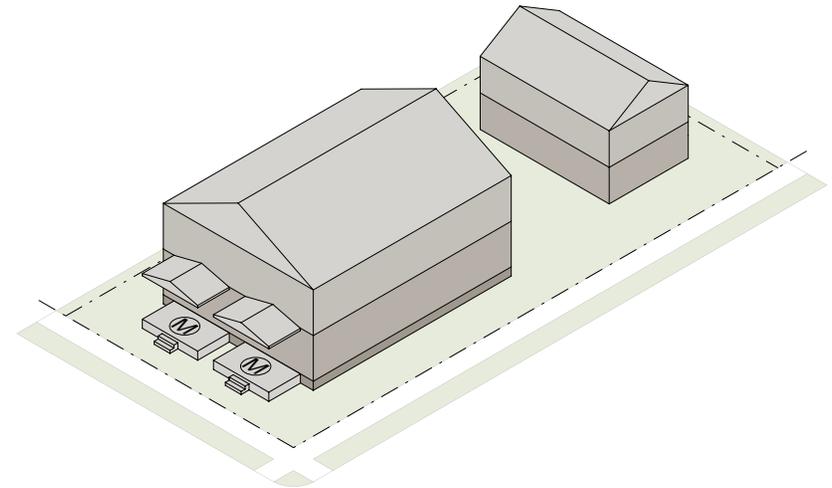
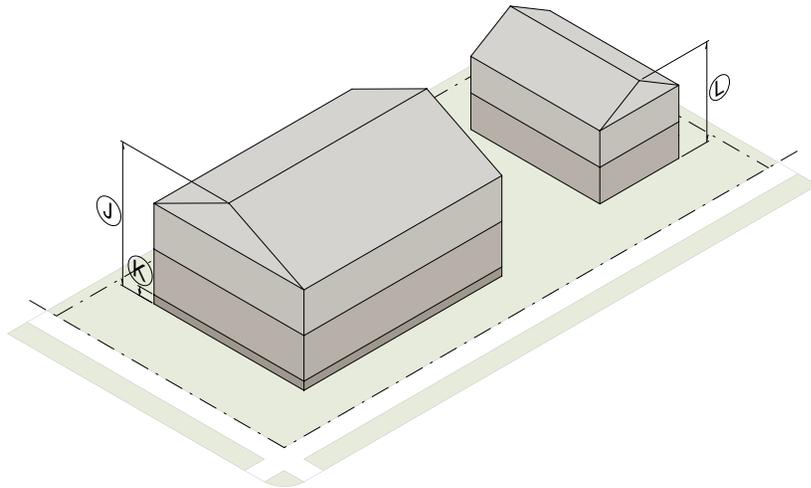
5.2.2 Attached House

A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back. Often called a duplex.



	CONVENTIONAL		CLUSTER OPTION
	S-RT-10	S-RM-3	S-RT-10
Project			
Area (min acres)	n/a	n/a	10
Common Open Space (min)	n/a	n/a	30%
Gross Density (max units/acre)	7.25	15	10.75
Lot			
Area (min square feet)	10,000	8,000	8,000
Building coverage (max)	55%	55%	55%
(A) Width (min)	55'	45'	45'
Principal Structure Setbacks			
(B) Front (min)	25'	20'	20'
(C) Side, street (min)	10'	10'	10'
(D) Side, interior (min)	5'	5'	5'
(E) Rear (min)	25'	20'	20'

	CONVENTIONAL		CLUSTER OPTION
	S-RT-10	S-RM-3	S-RT-10
Accessory Structure Setbacks			
(F) Behind front facade of principal structure (min)	10'	10'	10'
(G) Side, street (min)	10'	10'	10'
(H) Side, interior (min)	5'	3'	3'
(I) Rear, common lot line (min)	10'	5'	5'
(I) Rear, alley (min)	3'	3'	3'



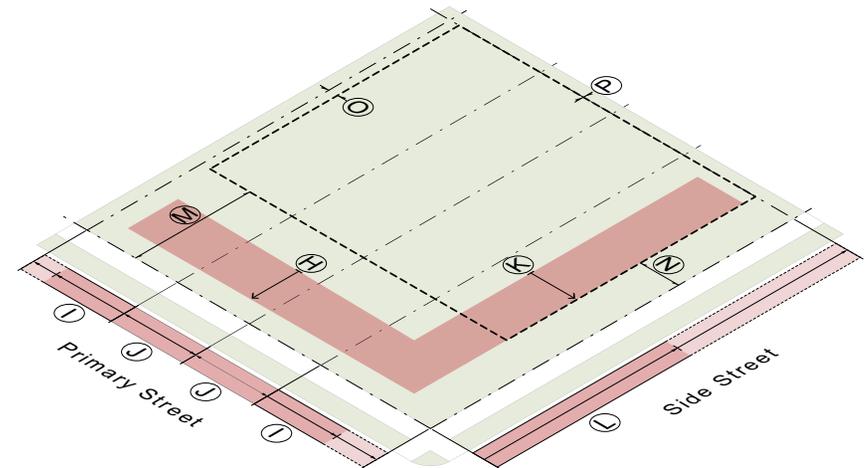
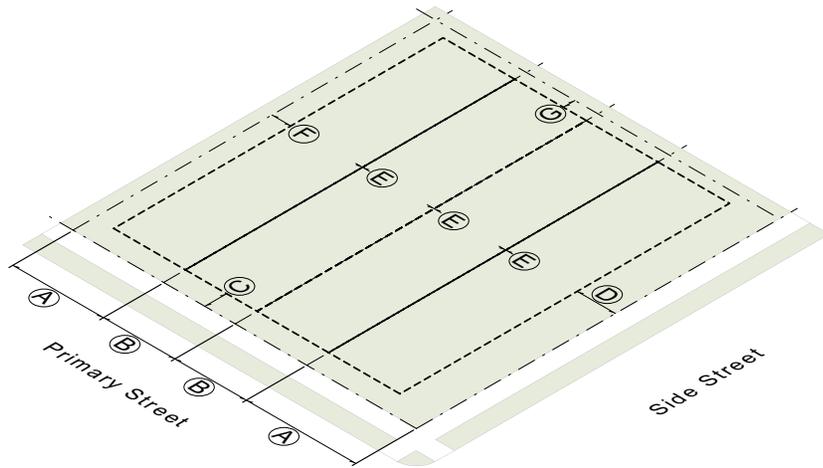
	CONVENTIONAL		CLUSTER OPTION
	S-RT-10	S-RM-3	S-RT-10
Principal Structure Height			
Ⓝ Stories (max)	2	3	2
Ⓝ Feet (max)	35'	45'	45'
Ⓚ Ground story elevation (min)	18"	18"	18"
Bulk Plane			
Bulk Plane abutting RS- district (1:1 above 40')	n/a	yes	yes
Accessory Structure Height			
Ⓛ Stories (max)	2	2	2
Ⓛ Feet (max)	30'	30'	30'

	CONVENTIONAL		CLUSTER OPTION
	S-RT-10	S-RM-3	S-RT-10
Building Entrance			
Ⓜ Street facing entrance required	yes	yes	yes
Building Elements Allowed*			
Gallery, awning			
Double gallery			
Porch, stoop	■	■	■
Balcony	■	■	■

*See Sec. 9.4, Building Elements, for specific building element requirements

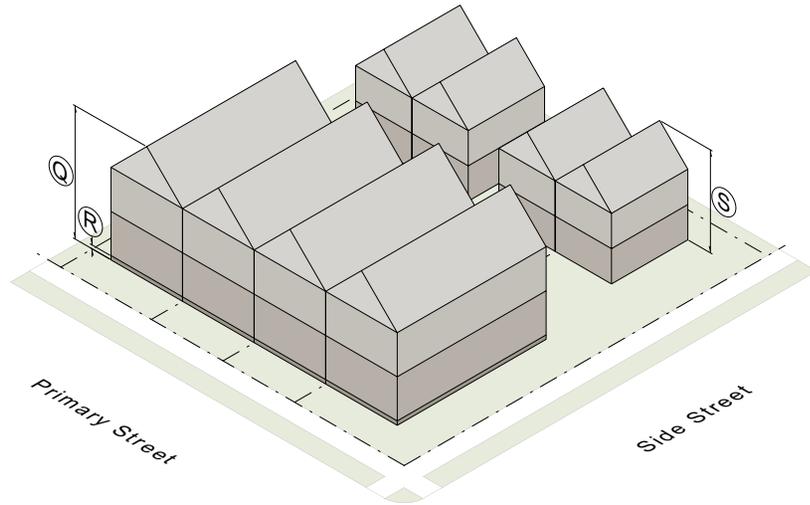
5.2.3 Row House

A building type consisting of three or more attached structures. Each structure shares a common side wall. Each structure may contain up to two principal dwelling units which may be stacked vertically. Each unit has its own external street facing entrance.



	CONVENTIONAL			CLUSTER OPTION
	S-RM-3	S-MX-3	S-CC-3	S-RT-10
Project				
Area (min acres)	n/a	n/a	n/a	10
Common Open Space (min)	n/a	n/a	n/a	30%
Gross Density (max units/acre)	15	n/a	n/a	10.75
Lot				
Area (min square feet)	1,800	1,500	1,500	1,800
Building coverage (max)	70%	75%	75%	70%
A Width, end lot (min)	26'	26'	26'	26'
B Width, interior lot (min)	20'	20'	20'	20'
Structure Setbacks				
C Primary street (min)	5'	5'	5'	5'
D Side street (min)	10'	10'	10'	10'
E Side interior, interior lot (min)	0'	0'	0'	0'
F Side interior, end lot (min)	10'	10'	10'	10'
G Rear, common lot line (min)	20'	20'	20'	20'
G Rear, alley (min)	20'	20'	20'	20'

	CONVENTIONAL			CLUSTER OPTION
	S-RM-3	S-MX-3	S-CC-3	S-RT-10
Build-to Area				
H Primary street build-to area (min/max)	5' / 15'	5' / 15'	5' / 15'	5' / 15'
I Building facade in primary street build-to area (min % of lot width)	65%	70%	70%	65%
J Building facade in primary street build-to area, interior lot (min % of lot width)	100%	100%	100%	100%
K Side street build-to area (min/max)	10' / 20'	10' / 20'	10' / 20'	10' / 20'
L Building facade in side street build-to area (min % of lot depth)	30%	30%	30%	30%
Parking Setbacks				
M Primary street setback (min)	30'	30'	30'	30'
N Side street setback (min)	10'	10'	10'	10'
O Setback abutting RS- district (min)	5'	5'	5'	5'
O Setback abutting any other district (min)	5'	5'	5'	5'
P Setback abutting alley (min)	0'	0'	0'	0'



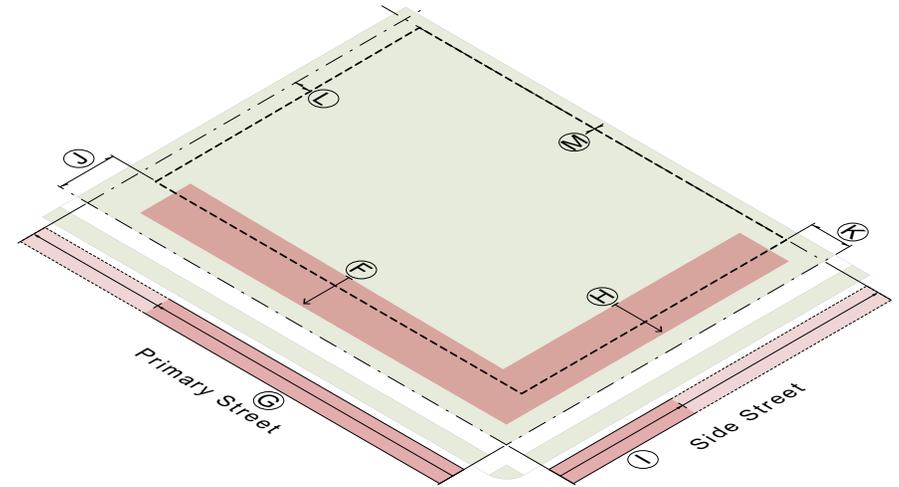
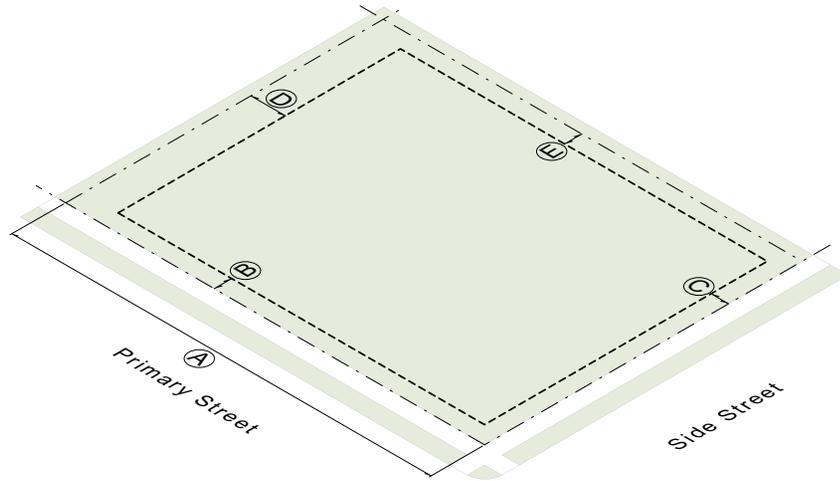
	CONVENTIONAL			CLUSTER OPTION
	S-RM-3	S-MX-3	S-CC-3	S-RT-10
Principal Structure Height				
(Q) Stories (max)	3	3	3	2
(Q) Feet (max)	45'	45'	45'	35'
(R) Ground story elevation (min)	18"	18"	18"	18"
Bulk Plane				
Bulk Plane abutting RS- district (1:1 above 40')	yes	yes	yes	n/a
Accessory Structure Height				
(S) Stories (max)	2	2	2	2
(S) Feet (max)	30'	30'	30'	30'

	CONVENTIONAL			CLUSTER OPTION
	S-RM-3	S-MX-3	S-CC-3	S-RT-10
Building Entrance				
(T) Street facing entrance required	yes	yes	yes	yes
Building Mass				
(U) Attached building length (max)	200'	250'	250'	200'
Building Elements Allowed*				
Gallery, awning				
Double gallery				
Porch, stoop	■	■	■	■
Balcony	■	■	■	■

*See Sec. 9.4, Building Elements, for specific building element requirements

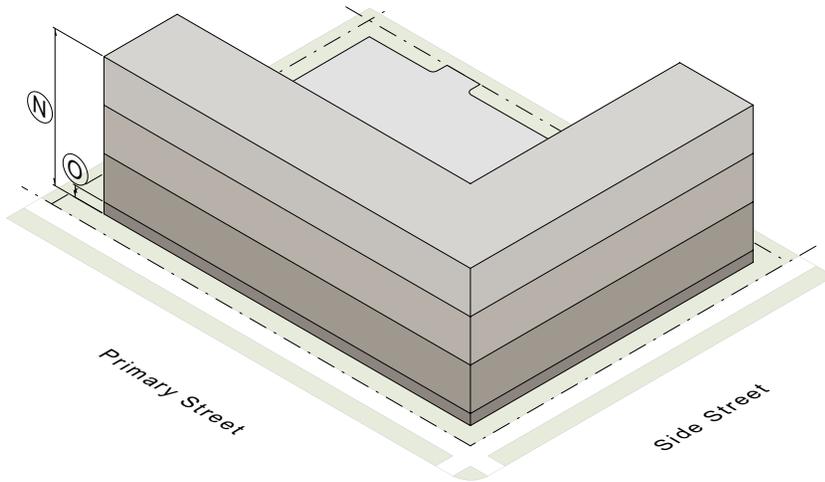
5.2.4 Apartment

A building type containing three or more dwelling units consolidated into a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary entrances are prominent and street facing.



	S-RM-3	S-MX-3	S-CC-3
Project			
Gross Density (max units/acre)	15	n/a	n/a
Lot			
Area (min square feet)	22,500	20,000	20,000
Building coverage (max)	60%	65%	60%
(A) Width (min)	125'	100'	100'
Structure Setbacks			
(B) Primary street (min)	15'	5'	15'
(C) Side street (min)	5'	5'	5'
(D) Setback abutting RS- district (min)	15'	15'	30'
(D) Setback abutting any other district (min)	10'	10'	10'
(E) Setback abutting alley (min)	20'	20'	20'

	S-RM-3	S-MX-3	S-CC-3
Build-to Area			
(F) Primary street build-to area (min/max)	15' / 35'	5' / 25'	15' / 80'
(G) Building facade in primary street build-to area (min % of lot width)	65%	65%	60%
(H) Side street build-to area (min/max)	15' / 35'	5' / 25'	5' / 40'
(I) Building facade in side street build-to area (min % of lot depth)	30%	40%	50%
Parking Setbacks			
(J) Primary street setback (min)	25'	15'	15'
(K) Side street setback (min)	10'	10'	10'
(L) Setback abutting RS- district (min)	15'	15'	30'
(L) Setback abutting any other district (min)	10'	5'	5'
(M) Setback abutting alley (min)	0'	0'	0'



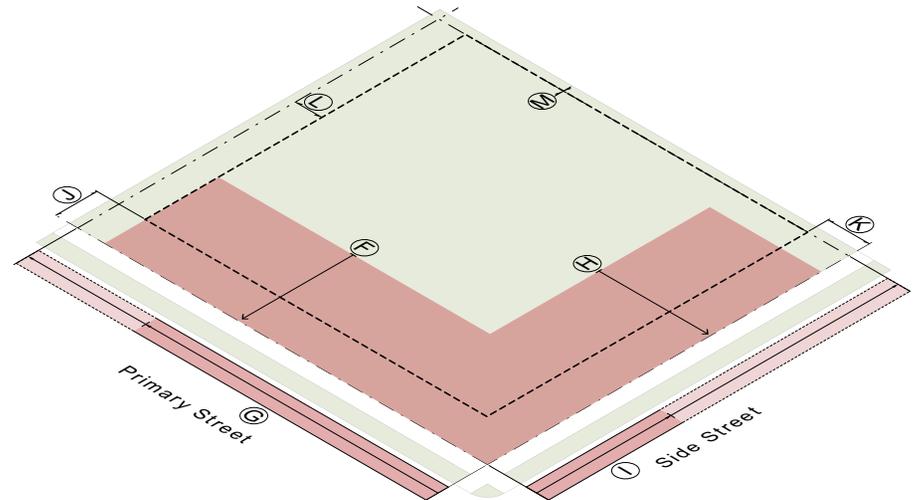
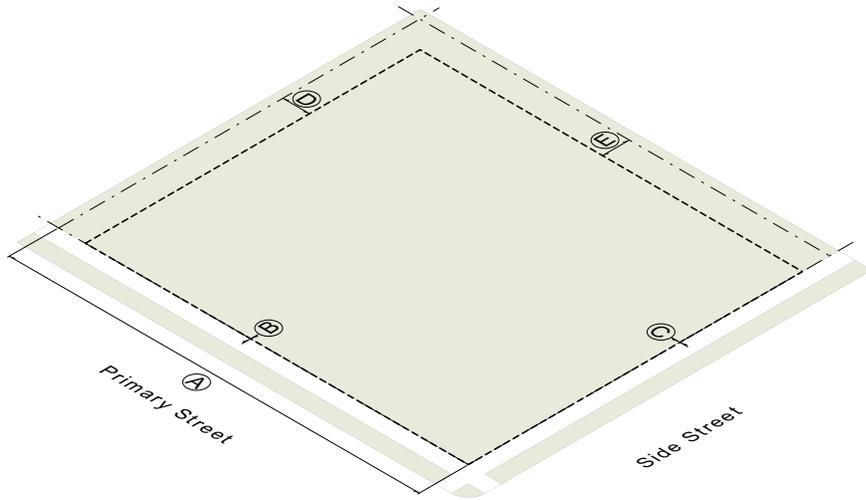
	S-RM-3	S-MX-3	S-CC-3
Height			
N Stories (max)	3	3	3
N Feet (max)	45'	45'	45'
O Ground story elevation (min)	18"	18"	18"
Bulk Plane			
Bulk Plane abutting	yes	yes	yes
RS- district (1:1 above 40')			

	S-RM-3	S-MX-3	S-CC-3
Transparency			
P Ground story (min)	40%	40%	40%
Q Upper story (min)	30%	30%	30%
R Blank wall area (max)	30'	30'	30'
Building Entrance			
S Street facing entrance required	yes	yes	yes
T Entrance spacing (max)	100'	100'	100'
Building Mass			
U Building length (max)	150'	200'	225'
Building Elements Allowed*			
Gallery, awning	■	■	■
Double gallery	■	■	■
Porch, stoop	■	■	■
Balcony	■	■	■

*See Sec. 9.4, Building Elements, for specific building element requirements

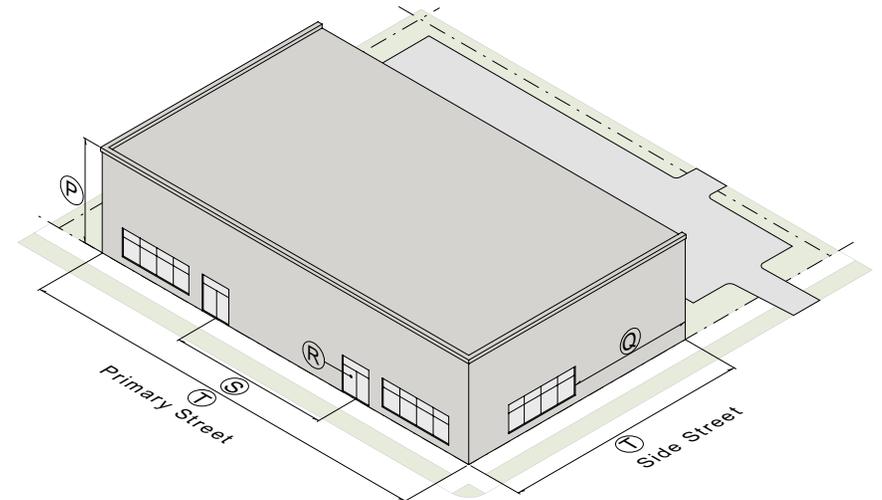
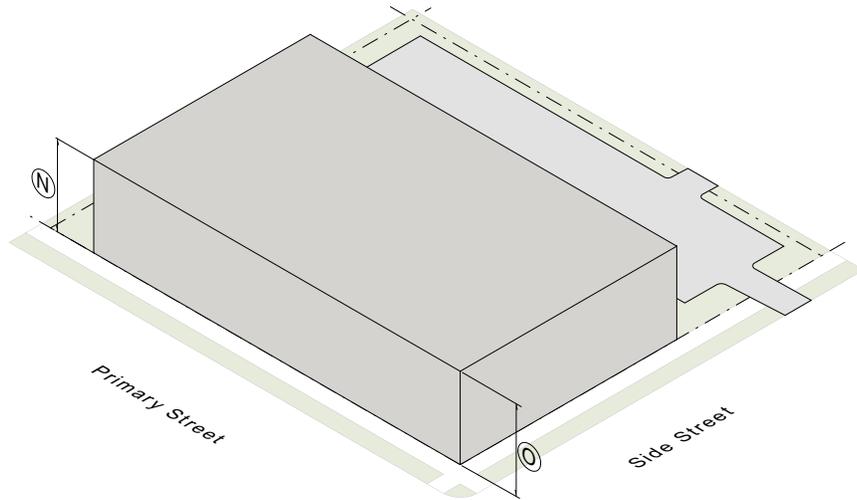
5.2.5 Single Story Shopfront

A building type intended primarily for large format single-story retail. Storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing.



S-CC-3	
Lot	
Area (min square feet)	22,500
Building coverage (max)	60%
(A) Width (min)	125'
Structure Setbacks	
(B) Primary street (min)	0'
(C) Side street (min)	0'
(D) Setback abutting RS- district (min)	30'
(D) Setback abutting any other district (min)	5'
(E) Setback abutting alley (min)	5'

S-CC-3	
Build-to Area	
(F) Primary street build-to area (min/max)	0' / 80'
(G) Building facade in primary street build-to area (min % of lot width)	45%
(H) Side street build-to area (min/max)	0' / 80'
(I) Building facade in side street build-to area (min % of lot depth)	20%
Parking Setbacks	
(J) Primary street setback (min)	10'
(K) Side street setback (min)	10'
(L) Setback abutting RS- district (min)	30'
(L) Setback abutting any other district (min)	5'
(M) Setback abutting alley (min)	5'



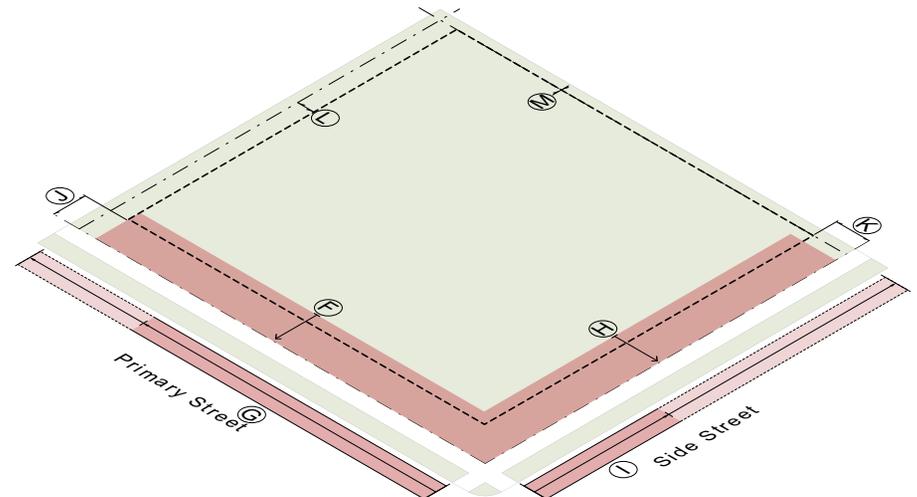
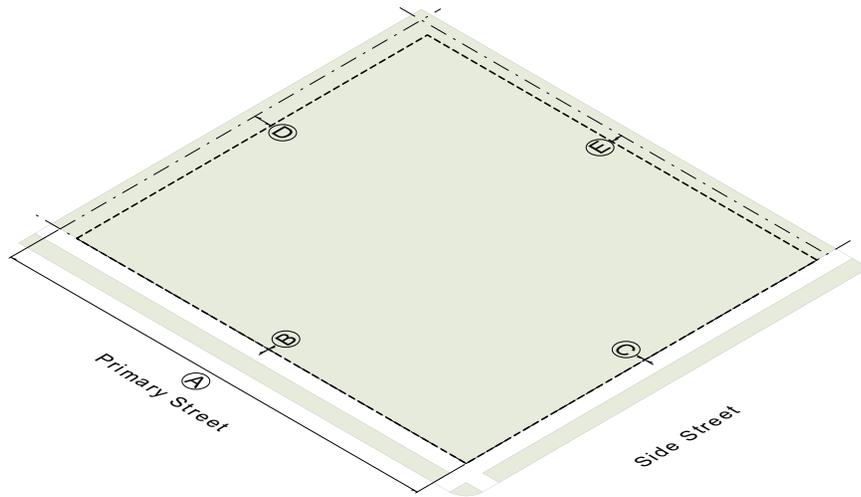
S-CC-3	
Height	
Ⓝ Stories (max)	1
Ⓝ Feet (max)	35'
Ⓞ Ground story floor height (min)	15'

S-CC-3	
Transparency	
Ⓟ Ground story (min)	35%
Ⓞ Blank wall area (max)	50'
Building Entrance	
Ⓡ Street facing entrance required	yes
Ⓢ Entrance spacing (max)	n/a
Building Mass	
Ⓣ Building length (max)	350'
Building Elements Allowed*	
Gallery, awning	■
Double gallery	
Porch, stoop	
Balcony	

*See Sec. 9.4, Building Elements, for specific building element requirements

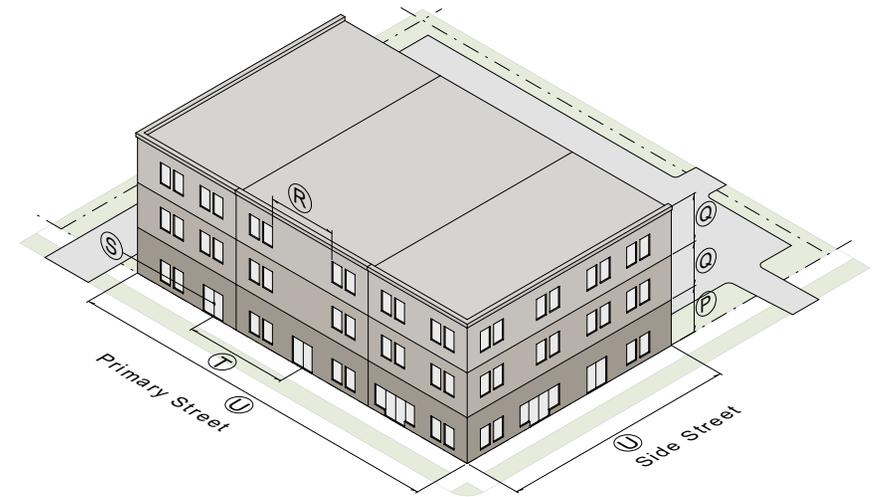
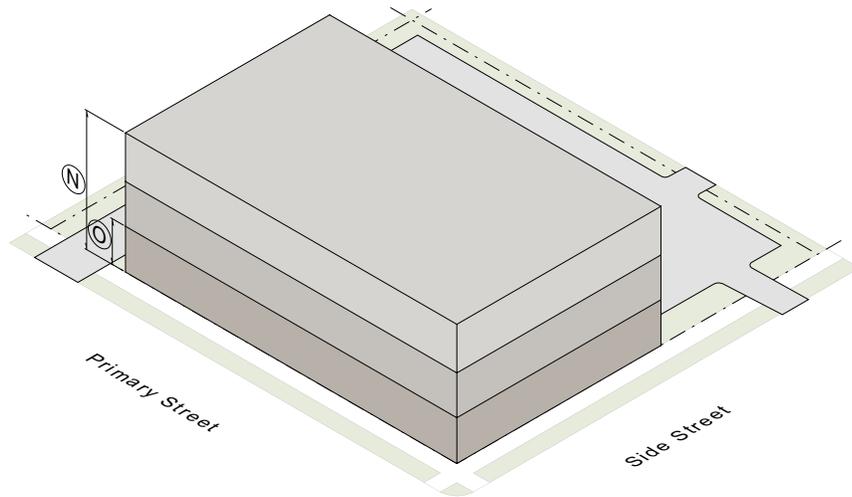
5.2.6 Mixed Use Building

A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.



	S-MX-3	S-MS-3	S-CC-3	S-IL
Lot				
Area (min square feet)	7,500	3,500	7,500	7,500
Building coverage (max)	65%	80%	60%	50%
(A) Width (min)	75'	35'	75'	75'
Structure Setbacks				
(B) Primary street (min)	0'	0'	0'	0'
(C) Side street (min)	0'	0'	0'	0'
(D) Setback abutting RS- district (min)	15'	15'	20'	35'
(D) Setback abutting any other district (min)	0'	0'	0'	10'
(E) Setback abutting alley (min)	5'	5'	5'	5'

	S-MX-3	S-MS-3	S-CC-3	S-IL
Build-to Area				
(F) Primary street build-to area (min/max)	0' / 15'	0' / 5'	0' / 80'	0' / 80'
(G) Building facade in primary street build-to area (min % of lot width)	65%	85%	60%	60%
(H) Side street build-to area (min/max)	0' / 15'	0' / 5'	0' / 80'	n/a
(I) Building facade in side street build-to area (min % of lot depth)	30%	40%	30%	n/a
Parking Setbacks				
(J) Primary street setback (min)	15'	10'	10'	10'
(K) Side street setback (min)	15'	15'	10'	10'
(L) Setback abutting RS- district (min)	10'	10'	10'	10'
(L) Setback abutting any other district (min)	0'	0'	0'	10'
(M) Setback abutting alley (min)	0'	0'	0'	0'



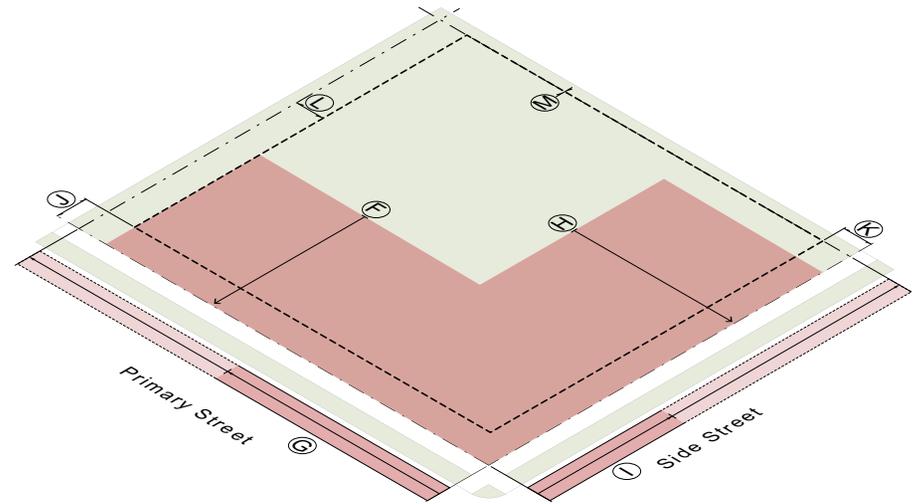
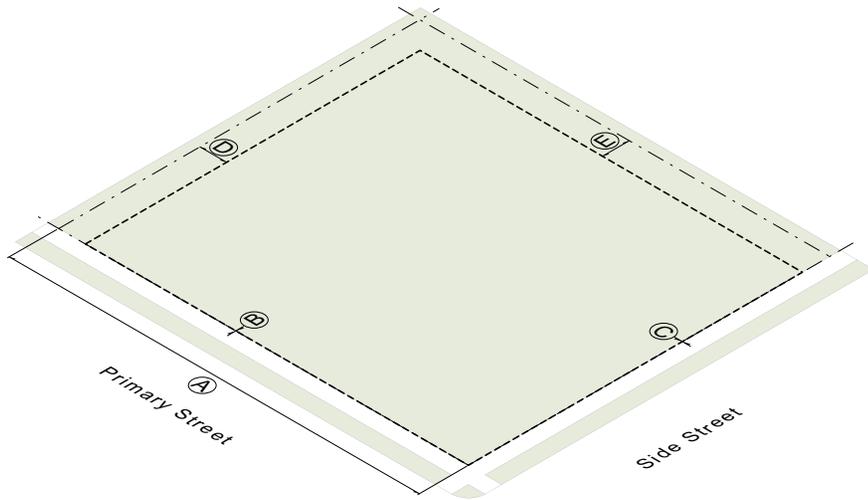
	S-MX-3	S-MS-3	S-CC-3	S-IL
Height				
Ⓝ Stories (max)	3	3	3	3
Ⓝ Feet (max)	45'	45'	45'	45'
Ⓞ Ground story height (min)	12'	12'	12'	12'
Bulk Plane				
Bulk Plane abutting	yes	yes	yes	yes
RS- district (1:1 above 40')				

	S-MX-3	S-MS-3	S-CC-3	S-IL
Transparency				
Ⓟ Ground story (min)	45%	65%	45%	40%
Ⓠ Upper story (min)	20%	30%	20%	20%
Ⓡ Blank wall area (max)	35'	30'	35'	40'
Building Entrance				
Ⓢ Street facing entrance required	yes	yes	yes	yes
Ⓣ Entrance spacing (max)	100'	100'	200'	n/a
Building Mass				
Ⓤ Building length (max)	200'	200'	200'	300'
Building Elements Allowed*				
Gallery, awning	■	■	■	■
Double gallery	■	■	■	■
Porch, stoop				
Balcony	■	■	■	■

*See Sec. 9.4, Building Elements, for specific building element requirements

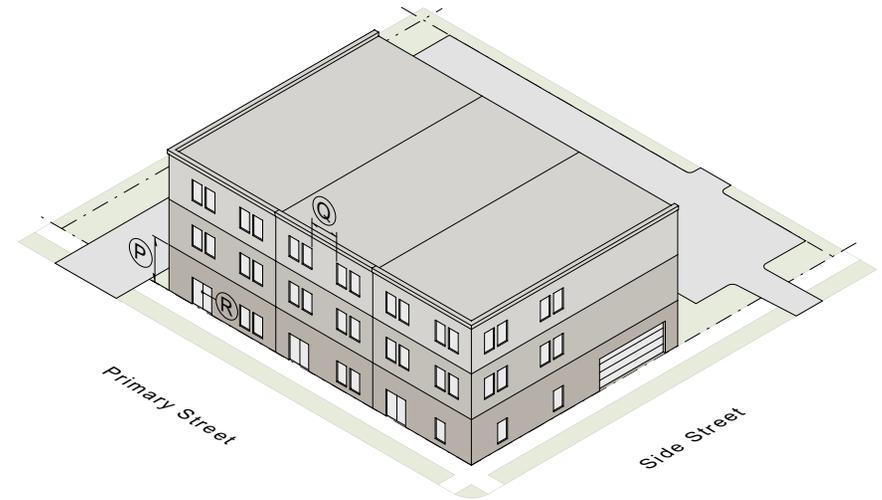
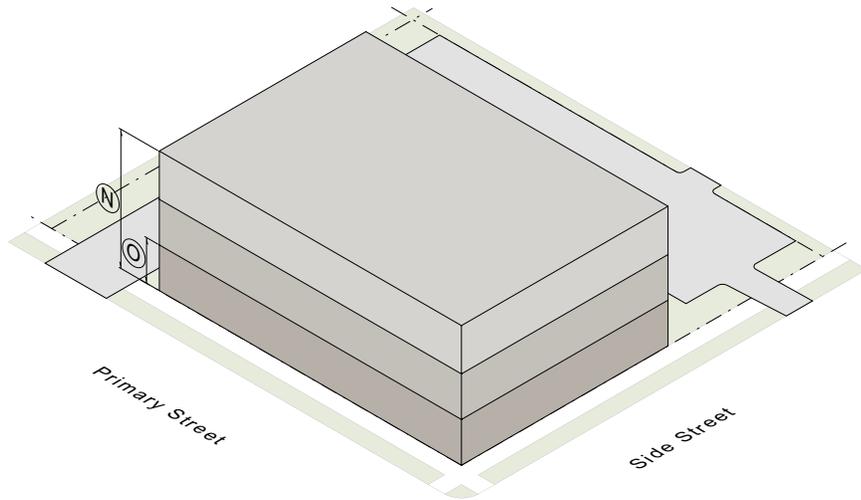
5.2.7 Industrial

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible, building entrances should face the street. Ground floor transparency is limited due to the intensive nature of the work inside. May include bay doors for vehicles.



	S-IL
Lot	
Area (min square feet)	22,500
Building coverage (max)	65%
(A) Width (min)	125'
Structure Setbacks	
(B) Primary street (min)	0'
(C) Side street (min)	0'
(D) Setback abutting RS- district (min)	35'
(D) Setback abutting any other district (min)	5'
(E) Setback abutting alley (min)	5'

	S-IL
Build-to Area	
(F) Primary street build-to area (min/max)	0' / 80'
(G) Building facade in primary street build-to area (min % of lot width)	50%
(H) Side street build-to area (min/max)	0' / 80'
(I) Building facade in side street build-to area (min % of lot depth)	30%
Parking Setbacks	
(J) Primary street setback (min)	10'
(K) Side street setback (min)	5'
(L) Setback abutting RS- district (min)	20'
(L) Setback abutting any other district (min)	5'
(M) Setback abutting alley (min)	0'



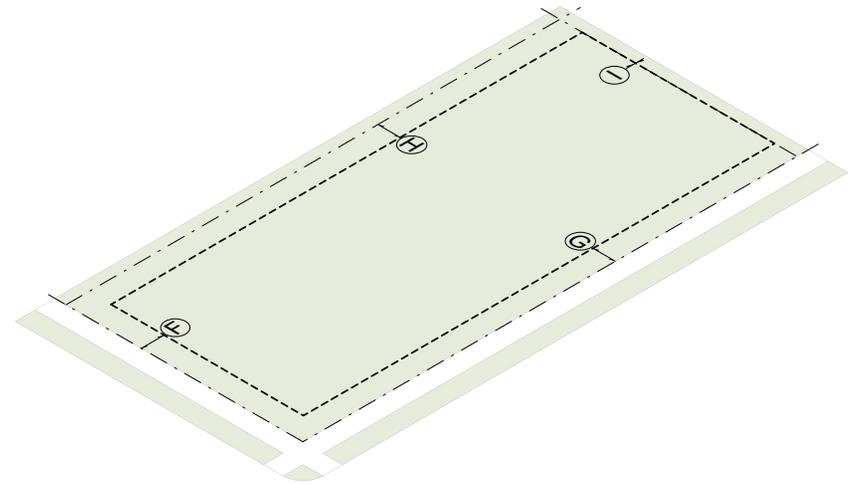
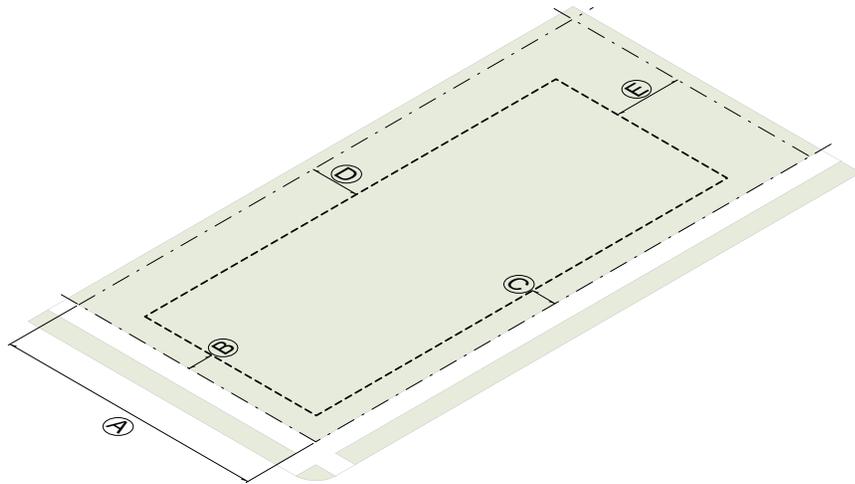
	S-IL
Height	
N Stories (max)	3
N Feet (max)	50'
Q Ground story height (min)	12'
Bulk Plane	
Bulk Plane abutting	
RS- district (1:1 above 40')	yes

	S-IL
Transparency	
P Ground story (min)	30%
Q Blank wall area (max)	50'
Building Entrance	
R Street facing entrance required	yes
Building Elements Allowed*	
Gallery, awning	▪
Double gallery	▪
Porch, stoop	
Balcony	▪

*See Sec. 9.4, Building Elements, for specific building element requirements

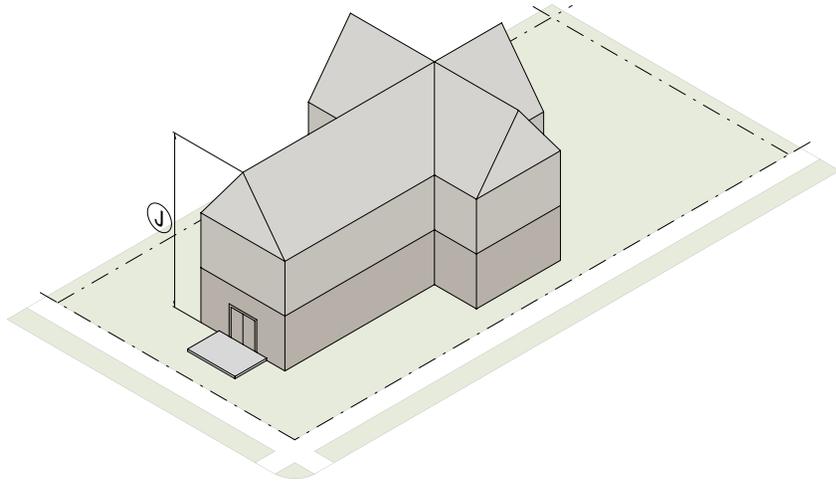
5.2.8 Civic

A building type containing community or public uses that serve the surrounding community. Civic buildings are usually sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



	All Districts
Lot	
Area (min square feet)	7,500
Building coverage (max)	50%
(A) Width (min)	75'
Structure Setbacks	
(B) Front (min)	30'
(C) Side, street (min)	30'
(D) Side, interior (min)	20'
(E) Rear (min)	30'

	All Districts
Parking Setbacks	
(F) Front (min)	30'
(G) Side, street (min)	30'
(H) Side, interior (min)	20'
(I) Rear (min)	10'

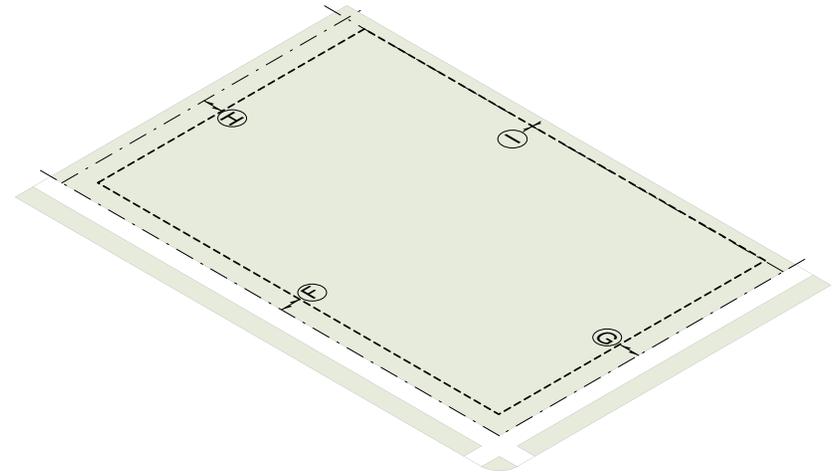
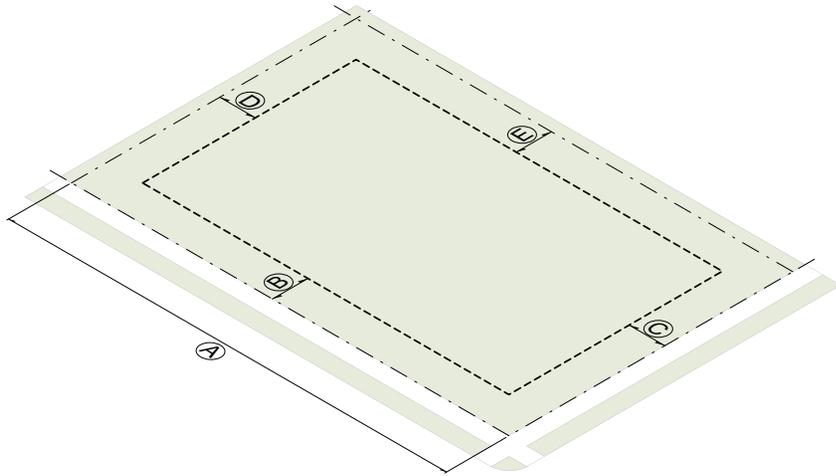


All Districts	
Height	
① Stories (max)	3
① Feet (max)	50'
Bulk Plane	
Bulk Plane abutting RS- district (1:1 above 40')	yes
Building Elements Allowed*	
Gallery, awning	■
Double gallery	■
Porch, stoop	■
Balcony	■

*See Sec. 9.4, Building Elements, for specific building element requirements

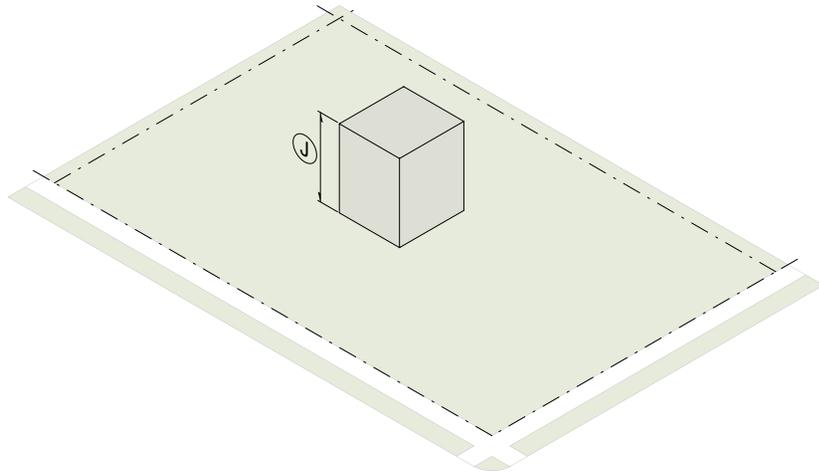
5.2.9 Open Lot

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and low building coverage.



All Districts	
Lot	
Area (min square feet)	2,000
Building coverage (max)	5%
(A) Width (min)	20'
Structure Setbacks	
(B) Front (min)	10'
(C) Side, interior (min)	10'
(D) Side, street (min)	10'
(E) Rear (min)	10'

All Districts	
Parking Setbacks	
(F) Front (min)	10'
(G) Side, street (min)	10'
(H) Side, interior (min)	10'
(I) Rear (min)	10'



All Districts	
Height	
Ⓧ Stories (max)	n/a
Ⓧ Feet (max)	35'

Sec. 5.3 Special Development Standards

5.3.1 Residential Cluster

A. Intent

1. To encourage design innovation in the Suburban context by allowing residential cluster developments in the Suburban Residential Single-Family Districts.
2. The residential cluster allows additional building types, smaller lot sizes and provides a significant increase in gross area density, in exchange for meaningful common open space. This allows more efficient layout of lots, streets, and utilities, promotes a mixture of housing types, and protects the rural character of the area through the preservation of open space, agricultural, and recreation areas, and the protection of unique site features and scenic vistas.

B. Development Patterns

The Suburban Residential Single-Family and Two-Family Districts allow for two development patterns.

1. Conventional Option

Under the conventional option no designated common open space is required and the minimum residential lot is limited to the conventional lot size for the respective district and building type. The single-family house and the attached house are the only building types allowed by right. [See Sec. 5.2, Building Types.](#)

2. Residential Cluster Option

Under the residential cluster option the applicant is required to designate a percentage of the residential cluster project as common open space. In exchange, the applicant is permitted additional density, additional building types, and smaller lot sizes. [See Sec. 5.2, Building Types.](#)

C. Open Space Requirements

1. Amount of Open Space

The amount of required common open space for residential clusters is calculated as a percentage of the gross residential cluster project area. The required percentage is identified in the building type standards of [Sec. 5.2, Building Types.](#)

2. Open Space Allocation

In allocating land for required open space, the following hierarchy of primary and secondary open space shall be used.

a. Primary Open Space

The following are considered primary open space areas and shall be the first areas reserved as required open space.

- i. The 100-year floodplain;
- ii. Stream buffer areas;
- iii. Slopes above 25 percent of at least 5,000 square feet contiguous area;
- iv. Jurisdictional wetlands under federal law ([Sec. 404](#)) that meet the definition applied by the Army Corps of Engineers;
- v. Habitat for federally-listed endangered or threatened species;
- vi. Historic, archaeological and cultural sites, cemeteries and burial grounds;
- vii. Agricultural lands of at least 20 contiguous acres containing at least 25 percent prime farmland soils or other soils of statewide importance; and
- viii. Significant natural features and scenic viewsheds such as ridge lines, hedge rows, field borders, meadows, fields, river and bayou views, natural woodlands that can be seen from public roadways and screen the view of the residential cluster.

b. Secondary Open Space

The following are considered secondary open space areas and shall be included as required open space once the primary open space areas are exhausted.

- i. Individual existing healthy trees greater than 12 inches DBH;
- ii. Areas that connect the site to neighboring open space, trails or greenways; and
- iii. Soils with severe limitations for development due to drainage problems.

3. Configuration of Open Space

- a. The minimum width for any required open space is 50 feet. Exceptions may be granted for items such as trail easements, mid-block crossings, and linear parks, when their purpose meets the intent of this section.
- b. At least 60 percent of the required open space must be in a contiguous lot or site or series of lots and sites. For the purposes of this section, contiguous includes any open space bisected by a collector or local street, provided that:
 - i. A pedestrian crosswalk provides access to the open space on both sides of the street; and
 - ii. The right-of-way area is not included in the calculation of minimum open space required.
- c. Where feasible, the open space should adjoin any neighboring areas of open space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected open space.
- d. The required open space must be directly accessible to the largest practicable number of lots within the development. Non-adjoining lots must be provided with safe, convenient access to the open space such as mid-block connections in logical locations.
- e. No lot within the development shall be further than a ¼-mile radius from the open space. This radius is measured in a straight line,

without regard for street, sidewalk or trail connections to the open space.

- f. Access to the open space must be provided either by an abutting street or easement. Such easement can not be less than 20 feet wide.

4. Allowed Uses of Open Space

Uses of open space may include the following:

- a. Agriculture, horticulture, silviculture or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts;
- b. Conservation areas for natural, archeological or historical resources;
- c. Meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas;
- d. Pedestrian or multipurpose trails;
- e. Passive recreation areas;
- f. Active recreation areas, provided that impervious area is limited to no more than 25 percent of the total open space (active recreation areas in excess of this impervious area limit must be located outside of the protected open space);
- g. Golf courses (excluding clubhouse areas and maintenance facilities);
- h. Above-ground utility rights-of-way;
- i. Water bodies, such as lakes and ponds, and floodways;
- j. Landscaped stormwater management facilities;
- k. Easements for drainage, access and underground utility lines; and
- l. Other conservation-oriented uses compatible with the purposes of this development code.

5. Prohibited Uses of Open Space

Required open space cannot be used for the following:

- a. Individual wastewater disposal systems drain fields for community systems may be permitted);

- b. Streets (except for street crossings as expressly provided above) and impervious parking areas;
- c. Other activities as determined by the applicant and recorded on the legal instrument providing for permanent protection.

D. Ownership and Management of Open Space

1. Ownership

Required open space may be accepted and owned by one of the following entities:

a. City of Stevens Point

The responsibility for maintaining the open space, and any facilities may be borne by the City of Stevens Point.

b. Land Conservancy or Land Trust

The responsibility for maintaining the open space and any facilities may be borne by a land conservancy or land trust.

c. Property Owners' Association

A property owners' association representing residents of the subdivision may own the open space. Membership in the association shall be mandatory and automatic for all property owners of the subdivision and their successors. The property owners' association shall have lien authority to ensure the collection of dues from all members. The responsibility for maintaining the open space, and any facilities shall be borne by the property owners' association.

d. Private Landowner

A private landowner may retain ownership of open space. The responsibility for maintaining the open space, and any facilities shall be borne by the private landowner.

2. Management Plan

Applicants must submit a plan for the management of open space and other common facilities that:

- a. Allocates responsibility and guidelines for the maintenance and operation of the open space and any facilities located thereon,

including provisions for ongoing maintenance and for long-term capital improvements;

- b. Estimates the costs and staffing requirements needed for maintenance and operation of, and insurance for, the open space and outlines the means by which such funding will be obtained or provided;
- c. Provides that any changes to the plan be approved by the Administrator; and
- d. Provides for enforcement of the plan.

E. Maintenance of Open Space

1. Passive open space maintenance will include removal of litter and debris. Natural water courses are to be maintained as free-flowing. Stream channels must be maintained so as not to alter floodplain levels.
2. Active open space areas must be accessible to all residents of the development. Maintenance is limited to ensuring that there exist no hazards, nuisances or unhealthy conditions.
3. Formal open space maintenance is limited to include weeding and mowing of any landscaped areas and the removal of litter and debris.

F. Failure to Maintain Open Space

1. In the event the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the City of Stevens Point may assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance.
2. The costs of such maintenance may be charged to the owner of the property; or in the event that the owner is a property owners' association, to the individual property owners that make up the property owner's association. Costs for maintenance may include administrative costs and penalties. Such costs may become a lien on all development properties.

G. Permanent Protection

1. Open space shall be protected in perpetuity by a binding legal instrument that is recorded with the deed. The instrument must be one of the following:
 - a. A permanent conservation easement in favor of either:
 - i. A land trust or similar conservation-oriented non-profit organization with legal authority to accept such easements. The organization must be bona fide and in perpetual existence and the conveyance instruments must contain an appropriate provision for re-transfer in the event the organization becomes unable to carry out its functions; or
 - ii. A governmental entity with an interest in pursuing goals compatible with the purposes of this development code. If the entity accepting the easement is not the City of Stevens Point then a third right of enforcement favoring the City of Stevens Point must be included in the easement.
 - b. A permanent restrictive covenant for conservation purposes in favor of a governmental entity.
 - c. An equivalent legal tool that provides permanent protection, if approved by the City of Stevens Point.
2. The instrument for permanent protection must include clear restrictions on the use of the open space. These restrictions must include all restrictions contained in this code, as well as any further restrictions the applicant chooses to place on the use of the open space. Where appropriate, the instrument may allow for stream or habitat restoration within the easement area.

H. Approval

1. Residential cluster projects are required to go through the City of Stevens Point subdivision process.

5.3.2 Suburban Planned Development (S-PD)

A. General Provisions

1. The Common Council may approve a suburban planned development subject to the following standards and the process in **12.2.9, Planned Development (PD)**.
2. Each application for approval of a suburban planned development shall include a statement by the applicant describing:
 - a. All requested deviations from the standards of this development code; and
 - b. How the proposed planned development is an improvement over what would be required under otherwise applicable development regulations.

B. Maximum Permitted Residential Density

No suburban planned development may exceed a gross residential density of 15 dwelling units per acre.

C. Size

No suburban planned development greater than 20 acres in size is allowed.

D. Block and Cul-de-sacs

Block perimeter and any cul-de-sac lengths shall be established as part of the approved concept plan.

E. Streets

Required street cross-sections shall be established as part of the approved concept plan.

Editor's Note: *If including the Subdivision Code module use the following language in place of paragraph E above.*

No suburban planned development may be allowed to deviate from the applicable street types allowed in the Suburban context under [insert citation to Sec. 3.3, Street and Alley Standards].

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ARTICLE 6. URBAN

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6.3.1 Urban Planned Development (U-PD). 6-20

Mapping Note: The Urban Context contains the tools for building compact and walkable, mixed use neighborhoods. Consider the following guidelines for mapping the Urban Context.

1. Identify current areas meeting the description of the Urban Context and map them Urban or consider mapping them as Center.
2. Identify key intersections that are either existing or proposed, and any existing or proposed major employment centers and classify these areas as Urban Context nodes with approximately a ¼- to ½-mile radius.
3. Consider extending this Urban Context node along adjacent

Sec. 6.1 Urban Context



6.1.1 General Character

The Urban context consists of medium-density development with both residential and commercial uses typically located within a city or town. Residential buildings may include both single-family detached and multifamily attached types such as row houses and apartments. Commercial activity is concentrated along major roadways and at neighborhood nodes and is encouraged to be mixed use. There is moderate pedestrian, bike and transit activity.

6.1.2 Regional Growth Sectors

The Urban context is typically mapped in areas designated as Anticipated Growth and Established Sectors on the Regional Growth Sector Map. Areas within this context have an urban level of services. It is intended that growth occur in this context area.

6.1.3 Zoning Districts

The Urban context allows for a wide variety of residential, mixed use, and commercial districts at urban intensities. Special purpose districts include the urban planned development (U-PD).

6.1.4 Building Types and Dimensions

Residential and commercial buildings are between one to three stories in height. Residential buildings are close to the street with small-scale yards. Mixed use buildings typically have build-to requirements with parking at the rear and side of the building. Building coverage of the lot is relatively high for both residential and commercial uses.

6.1.5 Streets, Alley, and Block Patterns

Streets and rights-of-way are narrower in width. A regular pattern of mid-sized, walkable blocks are framed by a rectilinear grid of streets. Alleys and service drives are consistently present. Blocks include sidewalks, street trees, street and surface parking, and limited landscaping in the minimal front setbacks. Residential and commercial access is typically via an alley or shared service drive to a surface parking lot.

6.1.6 Parking and Mobility Options

Parking is provided on-street and on surface lots. Limited surface parking is allowed between the building and the street but primarily located to the side and rear of buildings. In street design, equal priority is given to pedestrians, bicyclists and automobiles. There is access to multiple modes of transportation and frequent pedestrian activity.

Sec. 6.2 Building Types



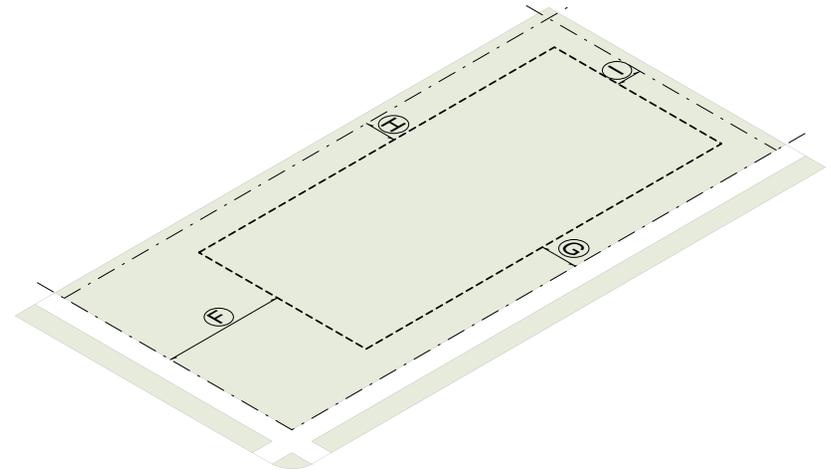
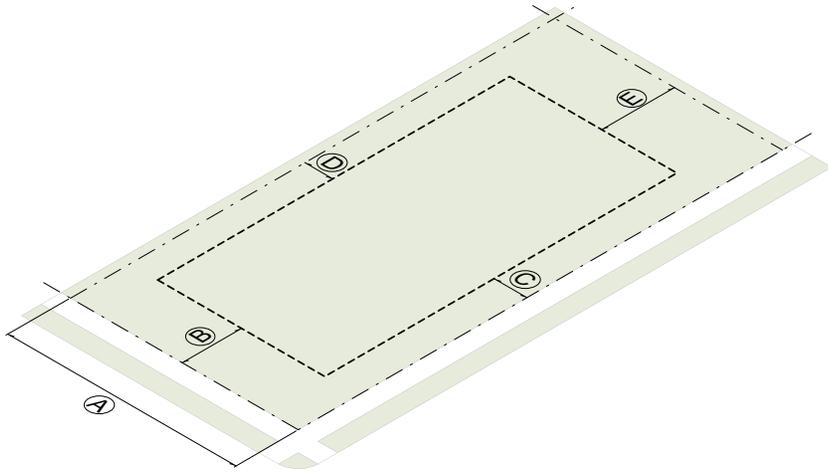
URBAN

	Single-Family House	Attached House	Row House	Apartment	Single-Story Shopfront	Mixed Use Building	Industrial	Civic	Open Lot
Residential Districts									
Single-Family -6 (U-RS-6)	■							■	■
Single-Family-3 (U-RS-3)	■							■	■
Two-Family-8 (U-RT-8)	■	■	■					■	■
Two-Family-5 (U-RT-5)	■	■	■					■	■
Multifamily-3 (S-RM-3)	■	■	■	■				■	■
Mixed Use Districts									
Mixed Use-3 (U-MX-3)			■	■		■		■	■
Mixed Use-5 (U-MX-5)			■	■		■		■	■
Main Street-3 (U-MS-3)						■		■	■
Main Street-5 (U-MS-5)						■		■	■
Commercial Districts									
Light Industrial (S-IL)						■	■	■	■
Special Purpose Districts									
Planned Development (U-PD)	*	*	*	*	*	*	*	*	*

KEY: ■ Allowed by right * May be allowed by the Common Council as part of an approved concept plan Blank cell = Not allowed

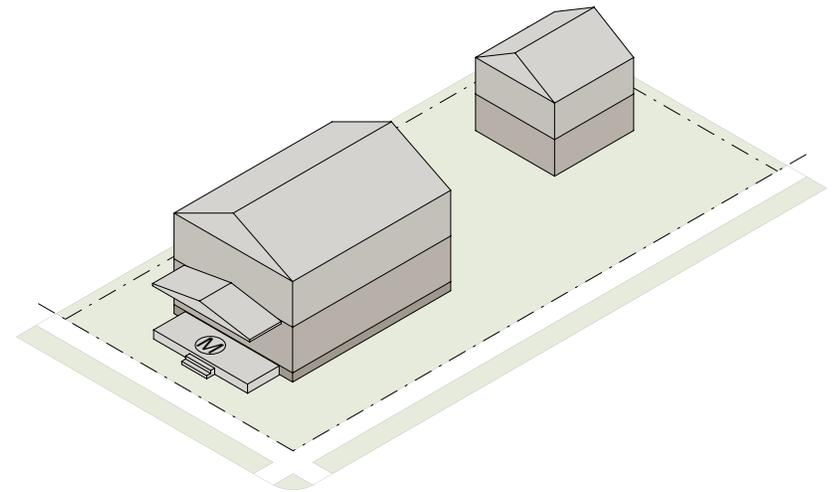
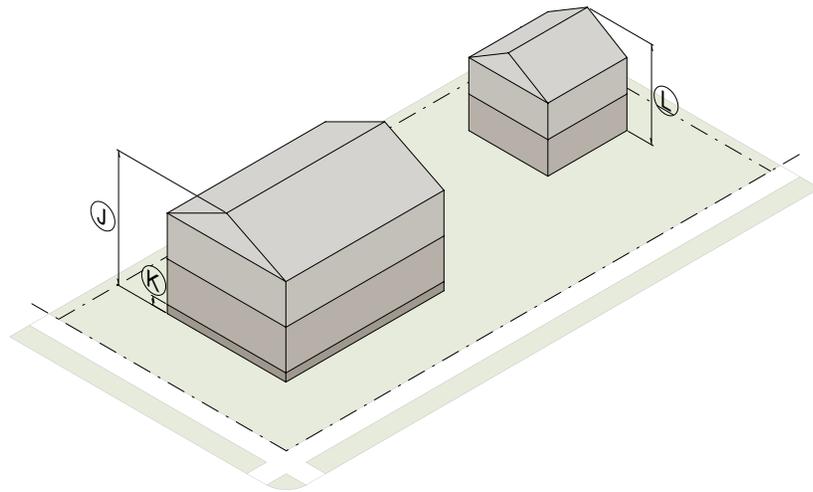
6.2.1 Single-Family House

A building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. Single-family house also includes modular or manufactured homes.



	U-RS-6	U-RS-3	U-RT-8	U-RT-5	U-RM-3
Lot					
Area (min square feet)	6,000	3,000	8,000	5,000	2,500
Building coverage (max)	45%	70%	45%	70%	75%
(A) Width (min)	45'	30'	45'	30'	25'
Principal Structure Setbacks					
(B) Front (min)	20'	10'	20'	10'	10'
(C) Side, street (min)	10'	8'	10'	8'	6'
(D) Side, interior (min)	5'	3'	5'	3'	3'
(D) Rear, common lot line (min)	20'	15'	20'	15'	15'
(E) Rear, alley (min)	15'	10'	15'	15'	10'

	U-RS-6	U-RS-3	U-RT-8	U-RT-5	U-RM-3
Accessory Structure Setbacks					
(F) Behind front facade of principal structure (min)	10'	15'	10'	15'	15'
(G) Side, street (min)	10'	8'	10'	8'	6'
(H) Side, interior (min)	5'	3'	5'	3'	3'
(I) Rear, common lot line (min)	5'	5'	5'	5'	5'
(I) Rear, alley (min)	3', 10' with entrance off alley	3', 10' with entrance off alley'	5', 10' with entrance off alley	3', 10' with entrance off alley"	3', 10' with entrance off alley'



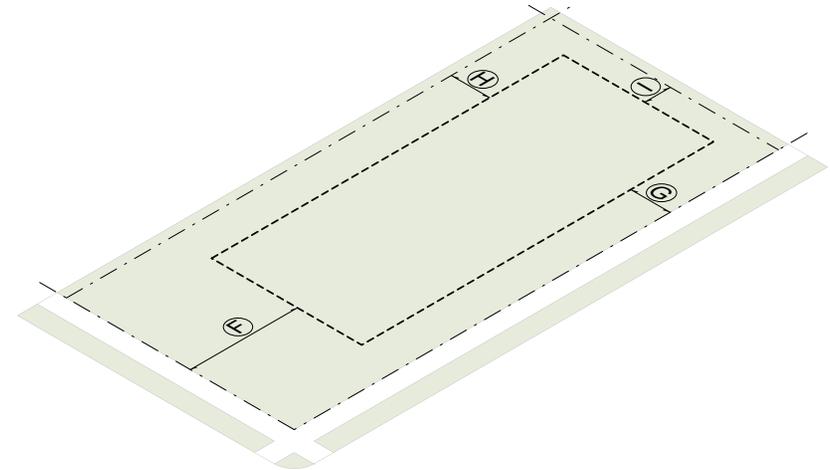
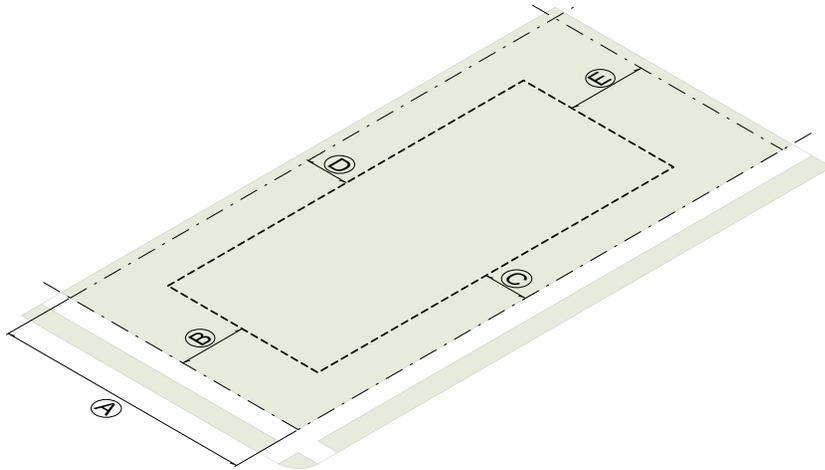
	U-RS-6	U-RS-3	U-RT-8	U-RT-5	U-RM-3
Principal Structure Height					
Ⓝ Stories (max)	2	2	2	2	3
Ⓝ Feet (max)	35'	35'	35'	35'	45'
Ⓚ Ground story elevation (min)	18"	18"	18"	18"	18"
Bulk Plane					
Bulk Plane abutting RS- district (1:1 above 40')	n/a	n/a	n/a	n/a	yes
Accessory Structure Height					
Ⓛ Stories (max)	2	2	2	2	2
Ⓛ Feet (max)	30'	30'	30'	30'	30'

	U-RS-6	U-RS-3	U-RT-8	U-RT-5	U-RM-3
Building Entrance					
Ⓜ Street facing entrance required	yes	yes	yes	yes	yes
Building Elements Allowed*					
Gallery, awning					
Double gallery					
Porch, stoop	■	■	■	■	■
Balcony	■	■	■	■	■

*See Sec. 9.4, Building Elements, for specific building element requirements

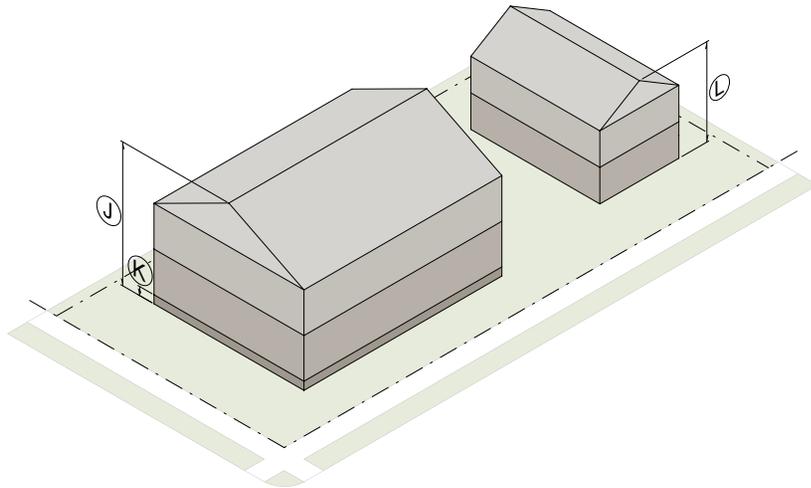
6.2.2 Attached House

A building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back. Often called a duplex.

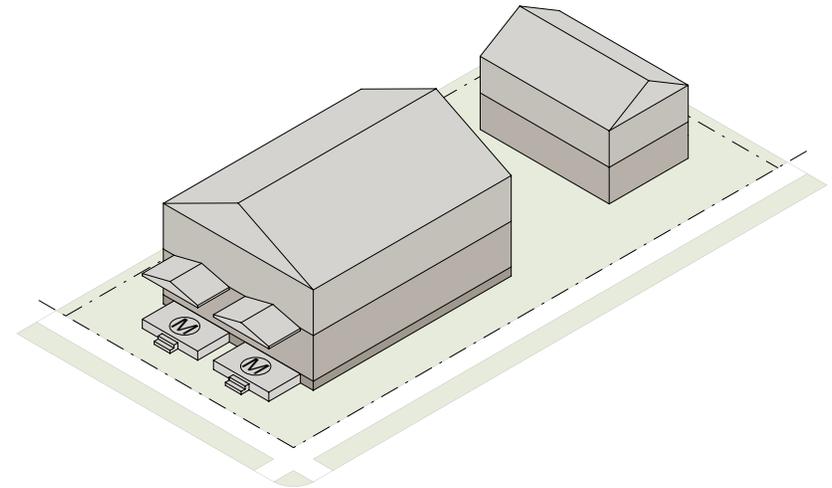


	U-RT-8	U-RT-5	U-RM-3
Lot			
Area (min square feet)	8,000	5,000	5,000
Building coverage (max)	55%	60%	60%
(A) Width (min)	45'	40'	40'
Principal Structure Setbacks			
(B) Front (min)	20'	15'	15'
(C) Side, street (min)	10'	10'	10'
(D) Side, interior (min)	5'	5'	5'
(E) Rear (min)	20'	15'	15'

	U-RT-8	U-RT-5	U-RM-3
Accessory Structure Setbacks			
(F) Behind front facade of principal structure (min)	10'	15'	15'
(G) Side, street (min)	10'	8'	6'
(H) Side, interior (min)	5'	3'	3'
(I) Rear, common lot line (min)	5'	5'	5'
(I) Rear, alley (min)	3', 10' with entrance off alley	3', 10' with entrance off alley	3', 10' with entrance off alley



	U-RT-8	U-RT-5	U-RM-3
Principal Structure			
Ⓝ Stories (max)	2	2	3
Ⓝ Feet (max)	35'	35'	45'
Ⓚ Ground story elevation (min)	18"	18"	18"
Bulk Plane			
Bulk Plane abutting RS- district (1:1 above 40')	n/a	n/a	yes
Accessory Structures			
Ⓛ Stories (max)	2	2	2
Ⓛ Feet (max)	30'	30'	30'

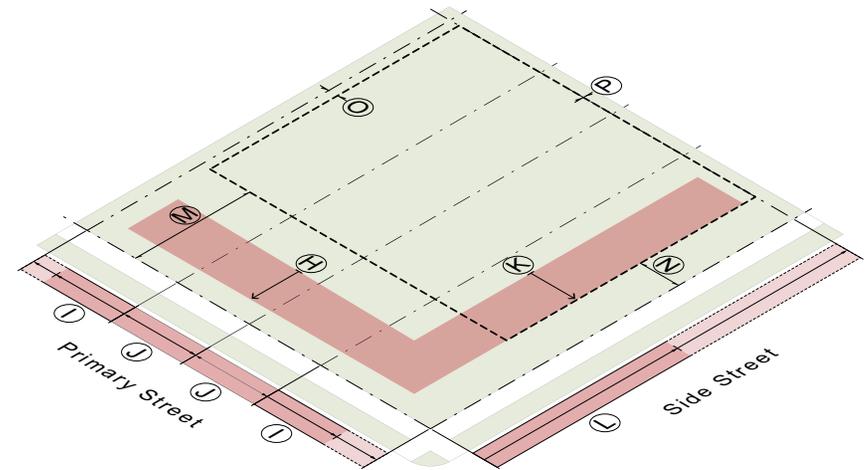
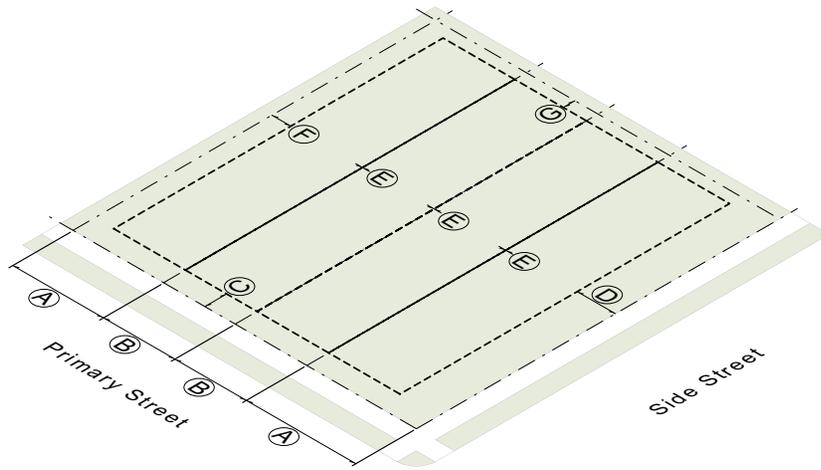


	U-RT-8	U-RT-5	U-RM-3
Building Entrance			
Ⓜ Street facing entrance required	yes	yes	yes
Building Elements Allowed*			
Gallery, awning			
Double gallery			
Porch, stoop	■	■	■
Balcony	■	■	■

*See Sec. 9.4, Building Elements, for specific building element requirements

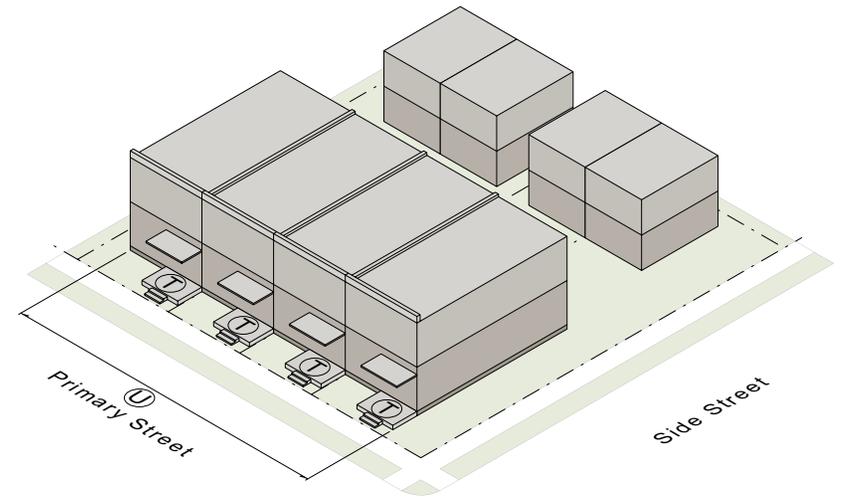
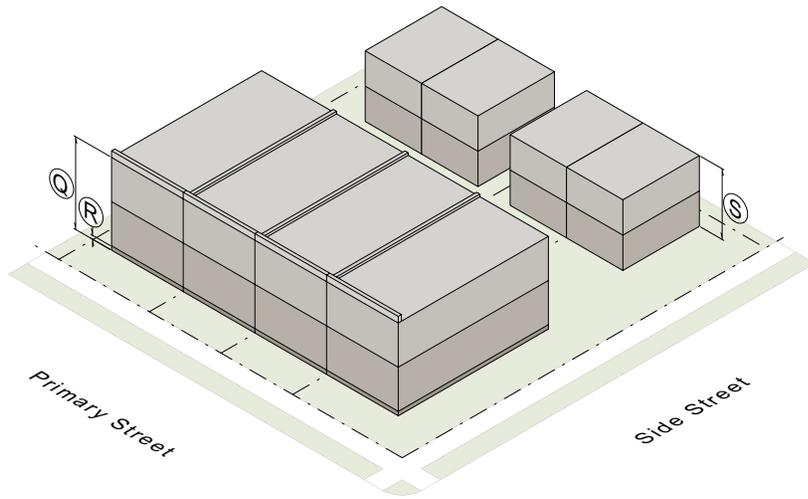
6.2.3 Row House

A building type consisting of three or more attached structures. Each structure shares a common side wall. Each structure may contain up to two principal dwelling units which may be stacked vertically. Each unit has its own external street facing entrance.



	U-RM-3 U-MX-3	U-MX-5
Lot		
Area (min square feet)	1,400	1,400
Building coverage (max)	80%	85%
(A) Width, end lot (min)	24'	24'
(B) Width, interior lot (min)	18'	18'
Structure Setbacks		
(C) Primary street (min)	5'	5'
(D) Side street (min)	10'	10'
(E) Side interior, interior lot (min)	0'	0'
(F) Side interior, end lot (min)	10'	10'
(G) Rear, alley (min)	15'	15'

	U-RM-3 U-MX-3	U-MX-5
Build-to Area		
(H) Primary street build-to area (min/max)	5' / 15'	5' / 15'
(I) Building facade in primary street build-to area (min % of lot width)	75%	75%
(J) Building facade in primary street build-to area, interior lot (min % of lot width)	100%	100%
(K) Side street build-to area (min/max)	10' / 20'	10' / 20'
(L) Building facade in side street build-to area (min % of lot depth)	50%	50%
Parking Setbacks		
(M) Primary street setback (min)	40'	40'
(N) Side street setback (min)	10'	10'
(O) Setback abutting a RS- district (min)	5'	5'
(P) Setback abutting any other district (min)	5'	5'
(Q) Setback abutting alley (min)	0'	0'



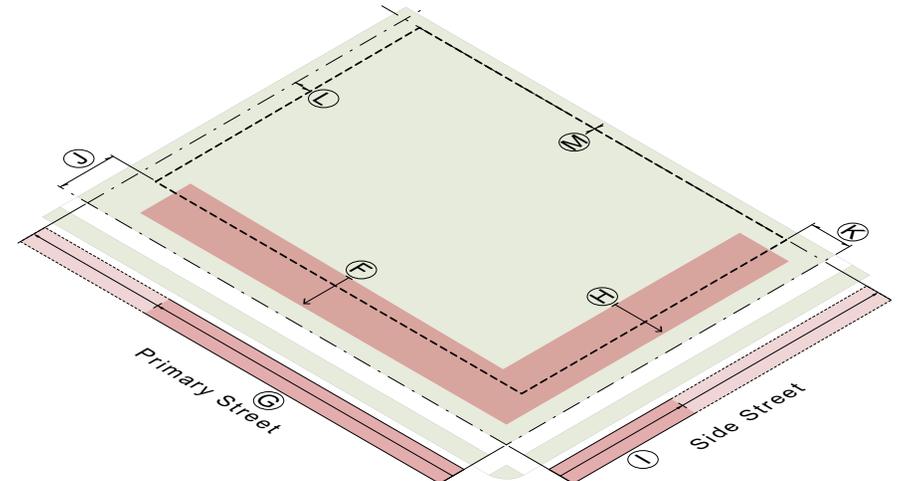
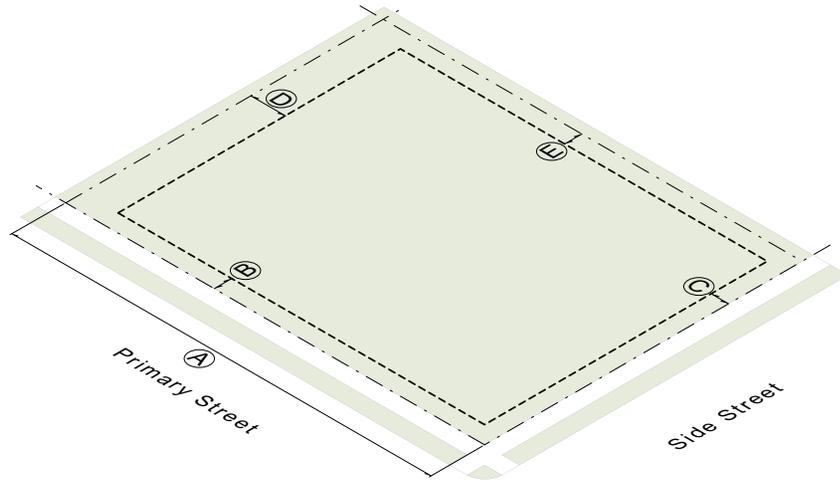
	U-RM-3 U-MX-3	U-MX-5
Principal Structure Height		
(Q) Stories (max)	3	4
(Q) Feet (max)	45'	60'
(R) Ground story elevation (min)	24"	24"
Bulk Plane		
Bulk Plane abutting RS- district (1:1 above 40')	yes	yes
Accessory Structure Height		
(S) Stories (max)	2	2
(S) Feet (max)	30'	30'

	U-RM-3 U-MX-3	U-MX-5
Building Entrance		
(T) Street facing entrance required	yes	yes
Building Mass		
(U) Attached building length (max)	200'	250'
Building Elements Allowed*		
Gallery, awning		
Double gallery		
Porch, stoop	■	■
Balcony	■	■

*See [Sec. 9.4, Building Elements](#), for specific building element requirements

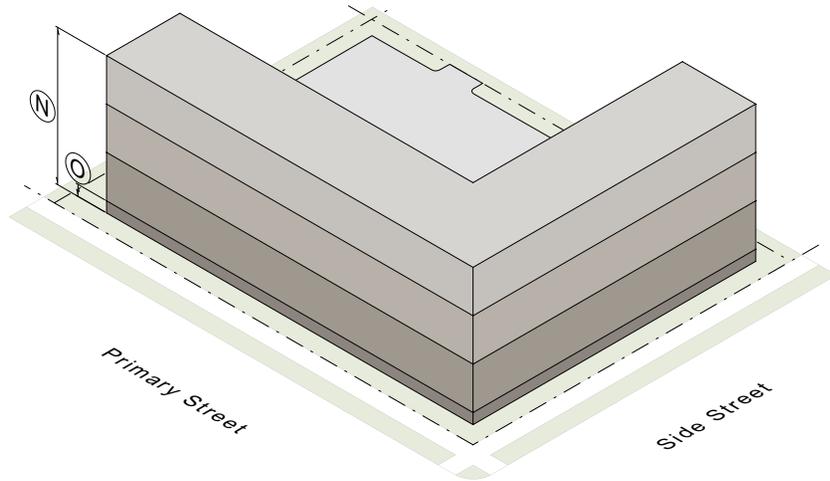
6.2.4 Apartment

A building type containing three or more dwelling units consolidated into a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary entrances are prominent and street facing.



	U-RM-3	U-MX-3	U-MX-5
Lot			
Area (min square feet)	15,000	10,000	8,000
Building coverage (max)	65%	70%	75%
(A) Width (min)	75'	55'	50'
Structure Setbacks			
(B) Primary street (min)	5'	5'	5'
(C) Side street (min)	5'	5'	5'
(D) Setback abutting a RS- district (min)	20'	30'	50'
(D) Setback abutting any other district (min)	15'	10'	10'
(E) Setback abutting alley (min)	5'	5'	5'

	U-RM-3	U-MX-3	U-MX-5
Build-to Area			
(F) Primary street build-to area (min/max)	15' / 25'	5' / 15'	5' / 15'
(G) Building facade in primary street build-to area (min % of lot width)	65%	75%	75%
(H) Side street build-to area (min/max)	15' / 25'	5' / 15'	5' / 15'
(I) Building facade in side street build-to area (min % of lot depth)	50%	50%	50%
Parking Setbacks			
(J) Primary street setback (min)	25'	15'	15'
(K) Side street setback (min)	10'	10'	10'
(L) Setback abutting a RS- district (min)	20'	20'	20'
(L) Setback abutting any other district (min)	5'	5'	5'
(M) Setback abutting alley (min)	0'	0'	0'



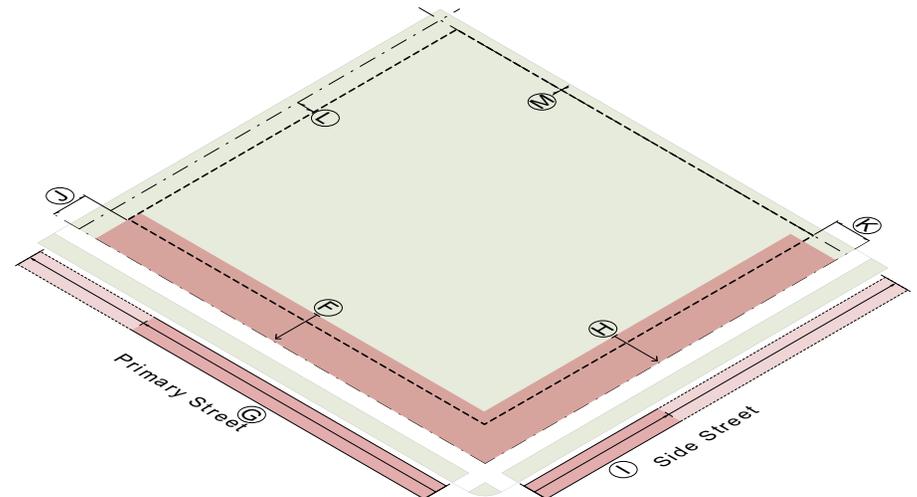
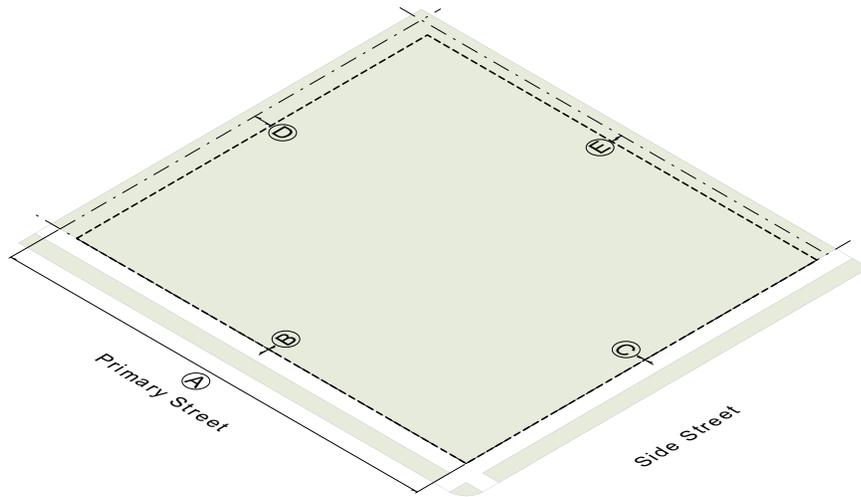
	U-RM-3	U-MX-3	U-MX-5
Height			
Ⓝ Stories (min/max)	1/3	2/3	2/5
Ⓝ Feet (max)	45'	45'	70'
Ⓞ Ground story elevation (min)	18"	18"	18"
Bulk Plane			
Bulk Plane abutting	yes	yes	yes
RS- district (1:1 above 40')	yes	yes	yes

	U-RM-3	U-MX-3	U-MX-5
Transparency			
Ⓟ Ground story (min)	40%	40%	40%
Ⓠ Upper story (min)	20%	30%	30%
Ⓡ Blank wall area (max)	30'	30'	30'
Building Entrance			
Ⓢ Street facing entrance required	yes	yes	yes
Ⓣ Entrance spacing (max)	100'	100'	100'
Building Mass			
Ⓤ Building length (max)	150'	200'	225'
Building Elements Allowed*			
Gallery, awning	■	■	■
Double gallery	■	■	■
Porch, stoop	■	■	■
Balcony	■	■	■

*See Sec. 9.4, Building Elements, for specific building element requirements

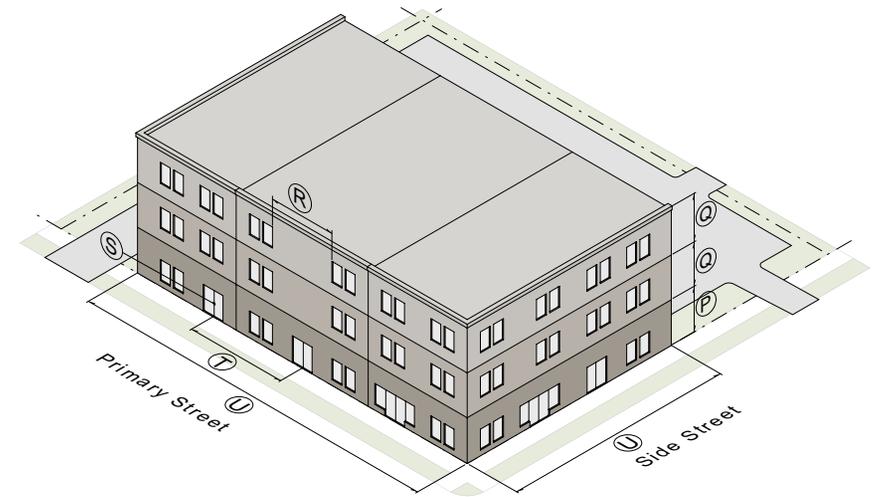
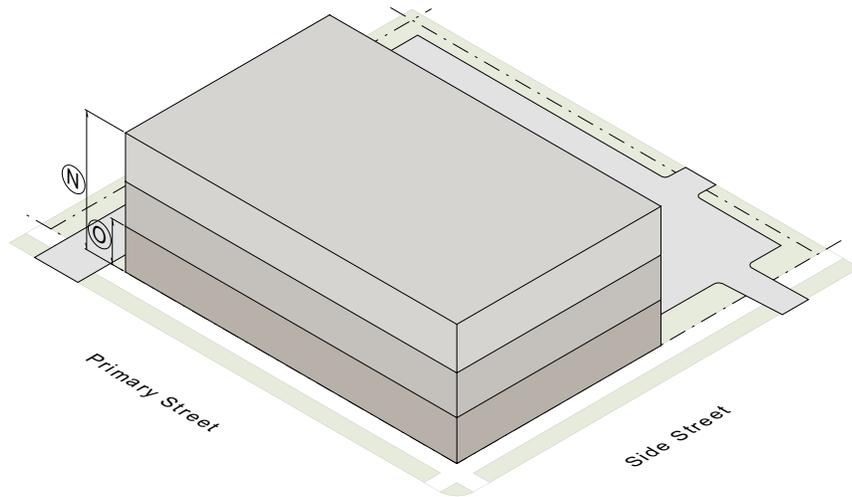
6.2.5 Mixed Use Building

A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.



	U-MX-3	U-MX-5	U-MS-3	U-MS-5	U-IL
Lot					
Area (min square feet)	6,500	6,500	2,500	2,500	6,500
Building coverage (max)	70%	70%	85%	85%	70%
ⓑ Width (min)	65'	65'	25'	25'	65'
Structure Setbacks					
ⓒ Primary street (min)	0'	0'	0'	0'	0'
ⓓ Side street (min)	0'	0'	0'	0'	0'
ⓔ Setback abutting a RS- district (min)	15'	15'	15'	15'	20'
ⓔ Setback abutting any other district (min)	0'	0'	0'	0'	10'
ⓔ Setback abutting alley (min)	5'	5'	5'	5'	5'

	U-MX-3	U-MX-5	U-MS-3	U-MS-5	U-IL
Build-to Area					
ⓕ Primary street build-to area (min/max)	0' / 15'	0' / 15'	0' / 5'	0' / 5'	0' / 80'
ⓖ Building facade in primary street build-to area (min % of lot width)	65%	65%	85%	85%	60%
ⓓ Side street build-to area (min/max)	0' / 15'	0' / 15'	0' / 5'	0' / 5'	0' / 80'
ⓑ Building facade in side street build-to area (min % of lot depth)	30%	30%	40%	40%	n/a
Parking Setbacks					
ⓓ Primary street setback (min)	10'	10'	5'	5'	15'
ⓓ Side street setback (min)	10'	10'	5'	5'	15'
ⓓ Setback abutting a RS- district (min)	10'	10'	10'	10'	10'
ⓓ Setback abutting any other district (min)	0'	0'	0'	0'	10'
ⓓ Setback abutting alley (min)	0'	0'	0'	0'	0'



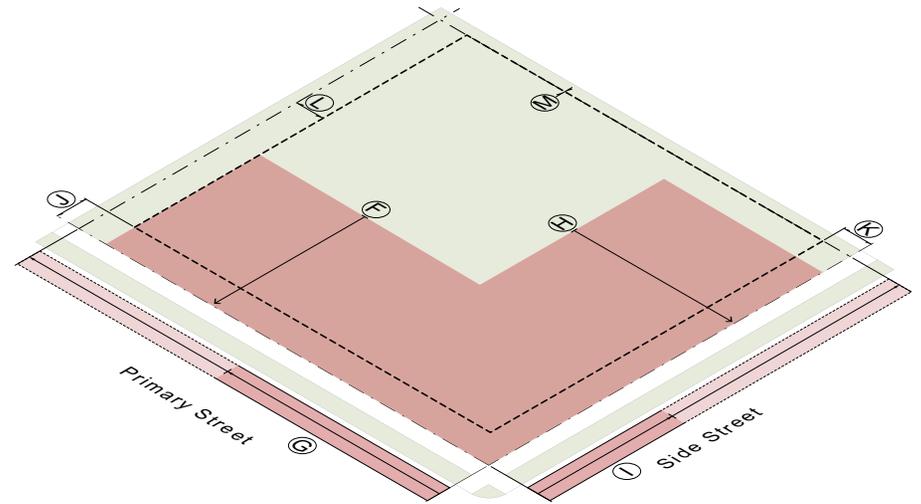
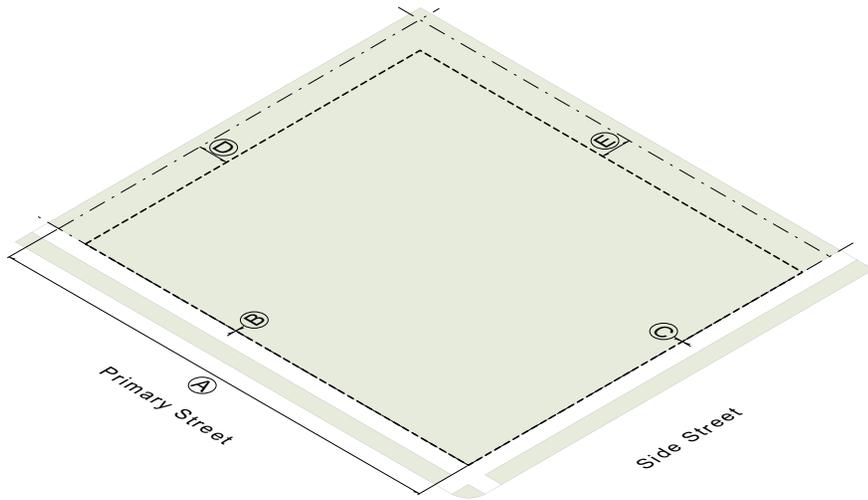
	U-MX-3	U-MX-5	U-MS-3	U-MS-5	U-IL
Height					
Ⓝ Stories (max)	3	5	3	5	5
Ⓝ Feet (max)	45'	70'	45'	70'	70'
Ⓢ Ground story height (min)	12'	12'	12'	12'	12'
Bulk Plane					
Bulk Plane abutting	yes	yes	yes	yes	yes
RS- district (1:1 above 40')	yes	yes	yes	yes	yes

	U-MX-3	U-MX-5	U-MS-3	U-MS-5	U-IL
Transparency					
Ⓟ Ground story (min)	55%	55%	65%	65%	40%
Ⓠ Upper story (min)	20%	20%	30%	30%	20%
Ⓡ Blank wall area (max)	30'	30'	25'	25'	30'
Building Entrance					
Ⓢ Street facing entrance required	yes	yes	yes	yes	yes
Ⓣ Entrance spacing (max)	100'	100'	75'	75'	150'
Building Mass					
Ⓤ Building length (max)	200'	200'	225'	225'	300'
Building Elements Allowed*					
Gallery, awning	■	■	■	■	■
Double gallery	■	■	■	■	■
Porch, stoop					
Balcony	■	■	■	■	■

*See Sec. 9.4, Building Elements, for specific building element requirements

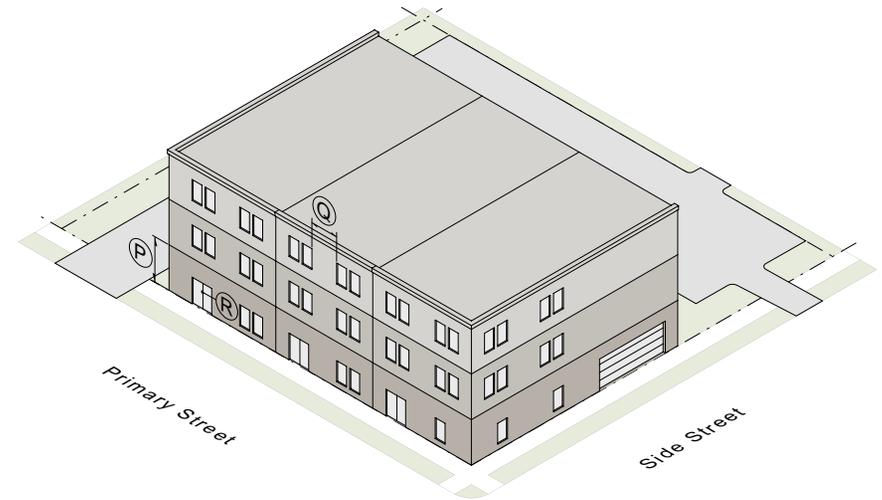
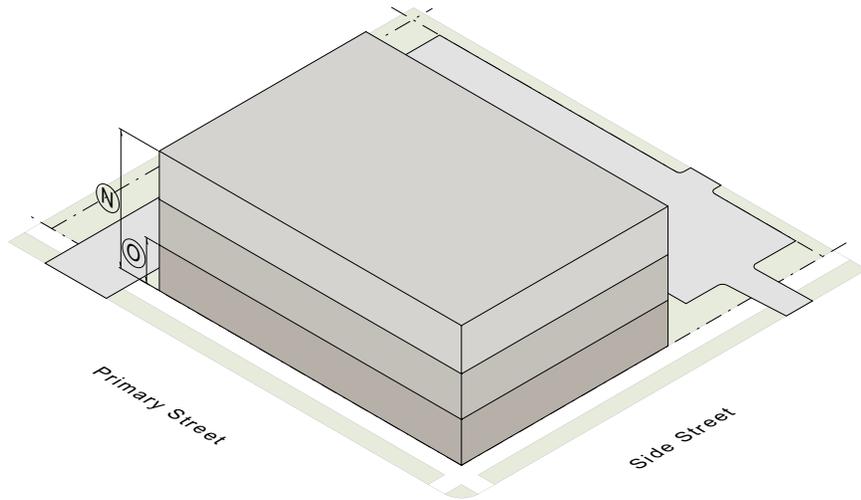
6.2.6 Industrial

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible, building entrances should face the street. Ground floor transparency is limited due to the intensive nature of the work inside. May include bay doors for vehicles.



	U-IL
Lot	
Area (min square feet)	15,000
Building coverage (max)	70%
(A) Width (min)	75'
Structure Setbacks	
(B) Primary street (min)	0'
(C) Side street (min)	0'
(D) Setback abutting a RS- district (min)	35'
(D) Setback abutting any other district (min)	5'
(E) Setback abutting alley (min)	5'

	U-IL
Build-to Area	
(F) Primary street build-to area (min/max)	0' / 80'
(G) Building facade in primary street build-to area (min % of lot width)	50%
(H) Side street build-to area (min/max)	0' / 80'
(I) Building facade in side street build-to area (min % of lot depth)	30%
Parking Setbacks	
(J) Primary street setback (min)	5'
(K) Side street setback (min)	5'
(L) Setback abutting a RS- district (min)	20'
(L) Setback abutting any other district (min)	5'
(M) Setback abutting alley (min)	0'



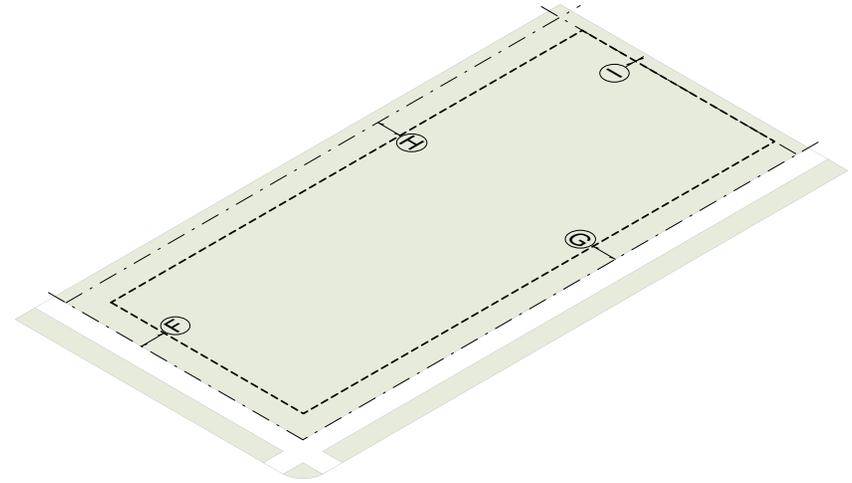
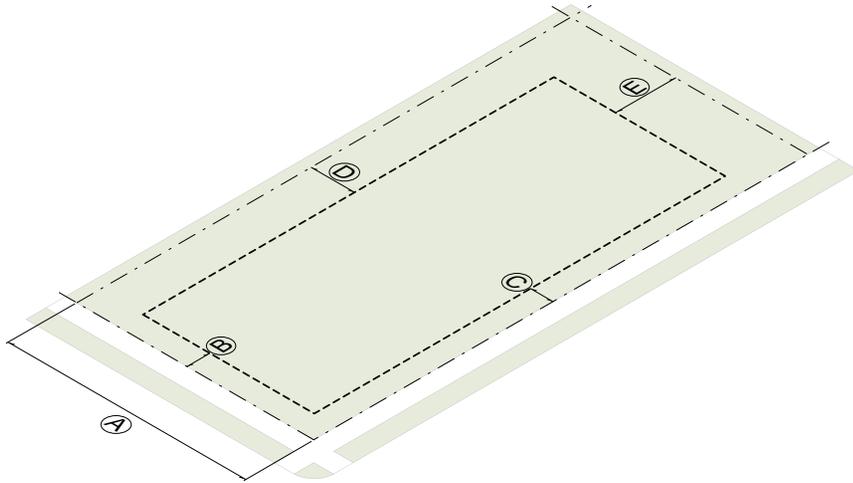
	U-IL
Height	
Ⓝ Stories (max)	5
Ⓝ Feet (max)	70'
Ⓞ Ground story height (min)	12'
Bulk Plane	
Bulk Plane abutting	yes
RS- district (1:1 above 40')	yes

	U-IL
Transparency	
Ⓟ Ground story (min)	30%
Ⓞ Blank wall area (max)	50'
Building Entrance	
Ⓜ Street facing entrance required	yes
Building Elements Allowed*	
Gallery, awning	▪
Double gallery	▪
Porch, stoop	▪
Balcony	▪

*See Sec. 9.4, Building Elements, for specific building element requirements

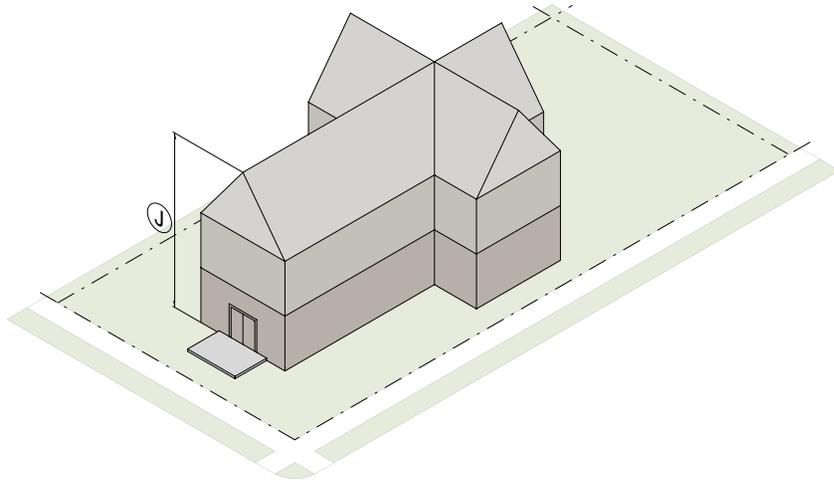
6.2.7 Civic

A building type containing community or public uses that serve the surrounding community. Civic buildings are usually sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



All Districts	
Lot	
Area (min square feet)	6,000
Building coverage (max)	60%
(A) Width (min)	45'
Structure Setbacks	
(B) Front (min)	15'
(C) Side, street (min)	15'
(D) Side, interior (min)	10'
(E) Rear (min)	15'

All Districts	
Parking Setbacks	
(F) Front (min)	15'
(G) Side, street (min)	15'
(H) Side, interior (min)	10'
(I) Rear (min)	15'

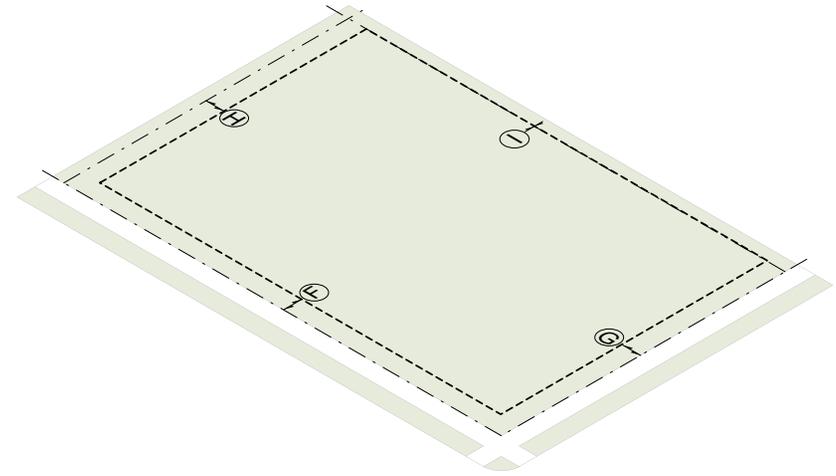
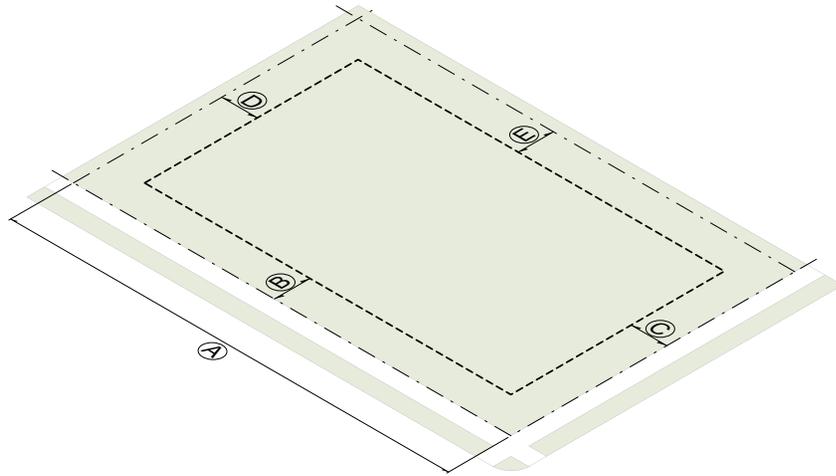


All Districts	
Height	
① Stories (max)	3
① Feet (max)	50'
Bulk Plane	
Bulk Plane abutting RS- district (1:1 above 40')	yes
Building Elements Allowed*	
Gallery, awning	■
Double gallery	■
Porch, stoop	
Balcony	■

*See Sec. 9.4, Building Elements, for specific building element requirements

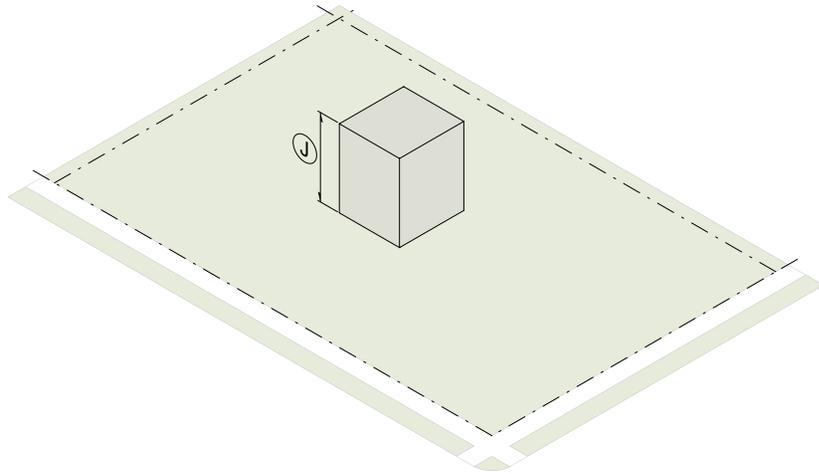
6.2.8 Open Lot

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and low building coverage.



	All Districts
Lot	
Area (min square feet)	2,000
Building coverage (max)	5%
(A) Width (min)	20'
Structure Setbacks	
(B) Front (min)	10'
(C) Side, street (min)	10'
(D) Side, interior (min)	10'
(E) Rear (min)	10'

	All Districts
Parking Setbacks	
(F) Front (min)	10'
(G) Side, street (min)	10'
(H) Side, interior (min)	10'
(I) Rear (min)	0'



All Districts	
Height	
Ⓧ Stories (max)	n/a
Ⓧ Feet (max)	35'

Sec. 6.3 Special Development Standards

6.3.1 Urban Planned Development (U-PD)

A. General Provisions

1. The **Common Council** may approve an urban planned development subject to the following standards and the process in **12.2.9, Planned Development (PD)**.
2. Each application for approval of an urban planned development shall include a statement by the applicant describing:
 - a. All requested deviations from the standards of this development code; and
 - b. How the proposed urban planned development is an improvement over what would be required under otherwise applicable development regulations.

B. Size

No urban planned development greater than 20 acres in size is allowed.

C. Blocks

No urban planned development may be allowed to deviate from the applicable block perimeter for the Urban context under **[insert citation to Sec. 3.2, Block and Cul-de-sac Standards]**.

D. Streets

No urban planned development may be allowed to deviate from the applicable street types allowed in the Urban context under **[insert citation to Sec. 3.3, Street and Alley Standards]**.

ARTICLE 7. CENTER



Sec. 7.1 Center Context 7-2

- 7.1.1 General Character 7-2
- 7.1.2 Regional Growth Sectors. 7-2
- 7.1.3 Zoning Districts 7-2
- 7.1.4 Building Types and Dimensions. 7-2
- 7.1.5 Street, Alley and Block Patterns 7-2
- 7.1.6 Parking and Mobility Options 7-2

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- 7.2.1 Row House 7-4
- 7.2.2 Apartment 7-6
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- 7.2.6 Open Lot 7-14

Sec. 7.3 Special Development Standards. . . 7-16

- 7.3.1 Center Planned Development (C-PD) 7-16

Mapping Note: Depending on their current intensities, any existing downtowns or town squares or possibly main street areas should either be mapped as Center or Urban. Rural communities may not initially map Center but should consider retaining it for future growth centers.

Sec. 7.1 Center Context



7.1.1 General Character

The Center context area consists of high density areas of a city or town that includes a variety of building types. Buildings are typically mixed use. Residential attached housing types include row houses and apartments. Civic, cultural, commercial, retail and office uses are often present. Attached buildings form a continuous street wall with height up to five stories. There is substantial pedestrian and transit activity.

7.1.2 Regional Growth Sectors

The Center context is typically mapped in areas designated as Established Sectors on the Regional Growth Sector Map. Areas within this context have an urban level of services. It is intended that growth occur in this context area.

7.1.3 Zoning Districts

The Center context allows for a wide variety of multifamily, mixed use and commercial districts at downtown intensities. Special purpose districts include the center planned development (C-PD).

7.1.4 Building Types and Dimensions

Buildings are one to five stories in height. Setbacks are shallow and buildings are built to the street, although there may be room for outdoor seating, planters or other street furniture between the building and sidewalk. Building coverage on the lot is high.

7.1.5 Street, Alley and Block Patterns

Streets and rights-of-way are relatively narrow. A regular pattern of small-sized blocks are framed by a grid of streets. Alleys or service drives are consistently present. Blocks include sidewalks and street trees are located in tree lawns or grates. Building access is typically via an alley or shared service drive to a rear surface parking lot or parking structure.

7.1.6 Parking and Mobility Options

Parking is provided in structures, on-street and in surface lots. Surface parking is located to the rear of buildings. There is access to multiple transportation modes. Streets accommodate a high level of pedestrian and bicycle usage.

Sec. 7.2 Building Types



CENTER

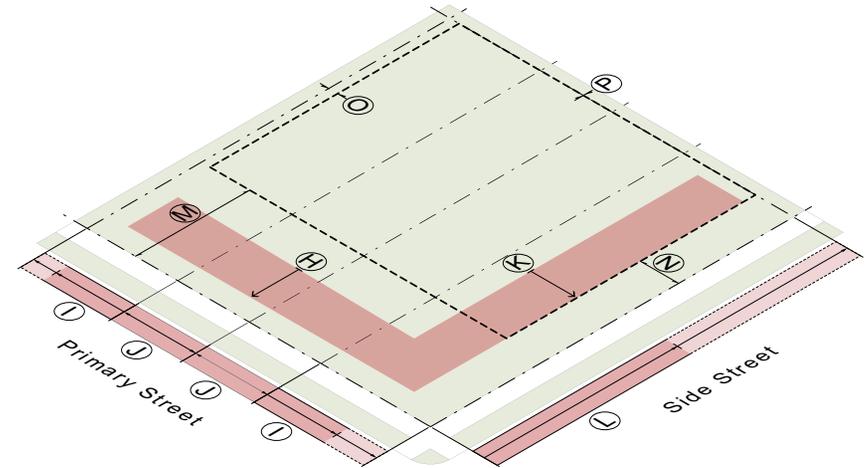
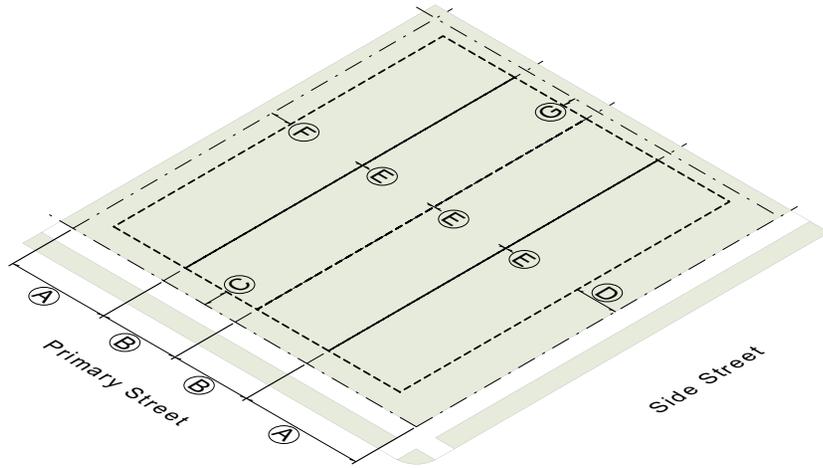
Single-Family House Attached House Row House Apartment Single-Story Shopfront Mixed Use Building Industrial Civic Open Lot

Mixed Use Districts									
Mixed Use-5 (C-MX-5)			■	■		■		■	■
Main Street-5 (C-MS-5)						■		■	■
Commercial Districts									
Light Industrial (C-IL)						■	■	■	■
Special Purpose Districts									
Planned Development (C-PD)			*	*		*	*	*	*

KEY: ■ Allowed by right * May be allowed by the Common Council as part of an approved concept plan Blank cell = Not allowed

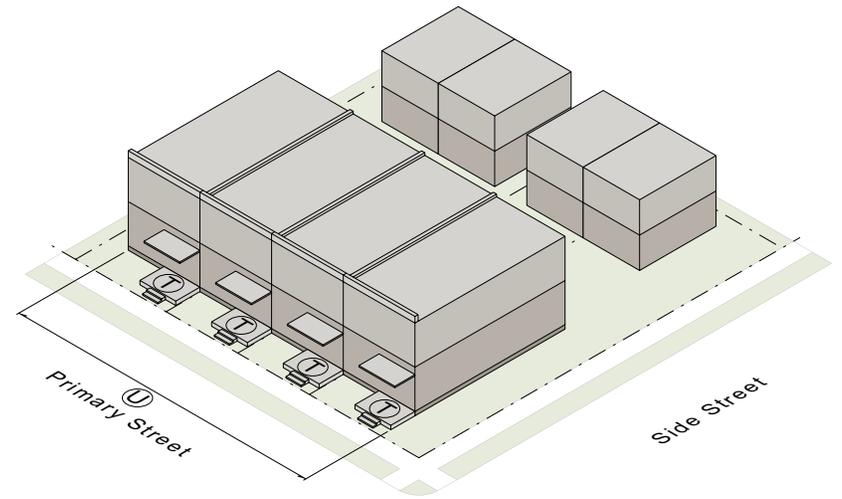
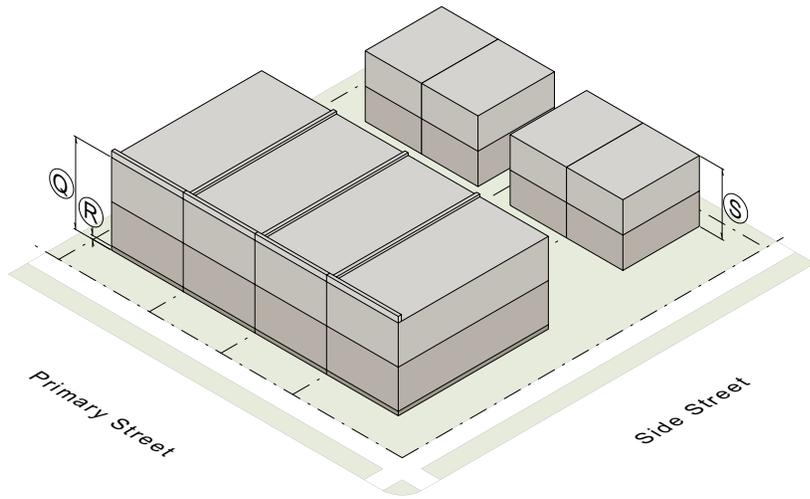
7.2.1 Row House

A building type consisting of three or more attached structures. Each structure shares a common side wall. Each structure may contain up to two principal dwelling units which may be stacked vertically. Each unit has its own external street facing entrance.



	C-MX-5
Lot	
Area (min square feet)	1,200
Building coverage (max)	90%
(A) Width End Lot (min)	20'
(B) Width Interior Lot(min)	16'
Structure Setbacks	
(C) Primary street (min)	5'
(D) Side street (min)	3'
(E) Side interior, interior lot (min)	0'
(F) Side interior, end lot (min)	10'
(G) Rear, alley (min)	15'

	C-MX-5
Build-to Area	
(H) Primary street build-to area (min/max)	5' / 15'
(I) Building facade in primary street build-to area (min % of lot width)	80%
(J) Building facade in primary street build-to area, interior lot (min % of lot width)	100%
(K) Side street build-to area (min/max)	3' / 15'
(L) Building facade in side street build-to area (min % of lot depth)	60%
Parking Setbacks	
(M) Primary street setback (min)	30'
(N) Side street setback (min)	10'
(O) Setback abutting a RS- district (min)	5'
(P) Setback abutting any other district (min)	5'
(Q) Setback abutting alley (min)	0'



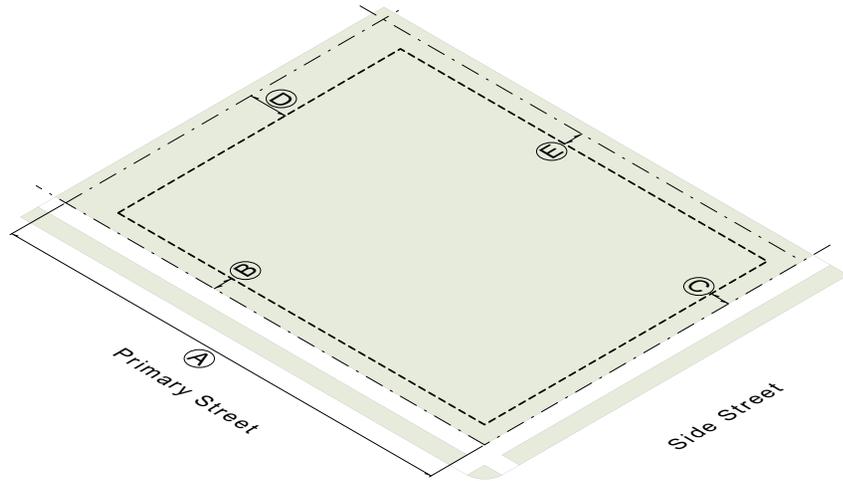
C-MX-5	
Principal Structure Height	
Q Stories (min/max)	2/5
Q Feet (max)	70'
R Ground story elevation (min)	24"
Bulk Plane	
Bulk Plane abutting RS- district (1:1 above 40')	yes
Accessory Structure Height	
S Stories (max)	2
R Feet (max)	30'

C-MX-5	
Building Entrance	
T Street facing entrance required	yes
Building Mass	
U Building cluster length (max)	250'
Building Elements Allowed*	
Gallery, awning	
Double gallery	
Porch, stoop	■
Balcony	■

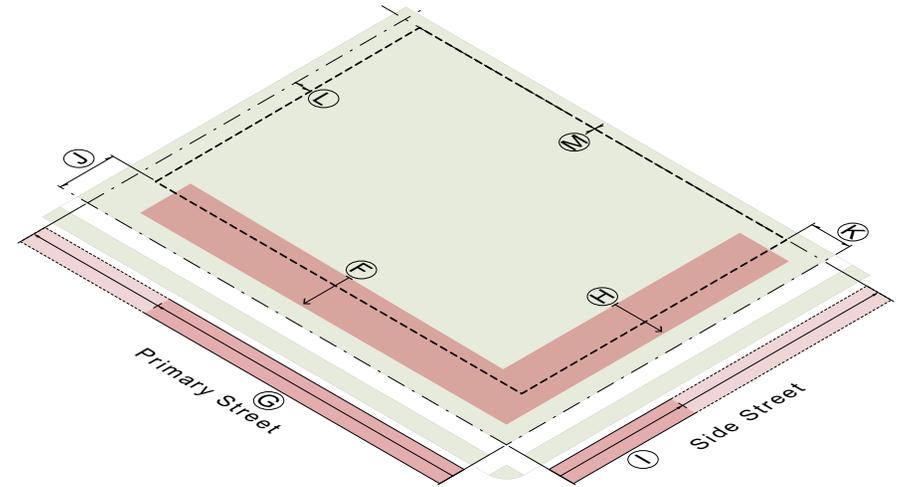
*See Sec. 9.4, Building Elements, for specific building element requirements

7.2.2 Apartment

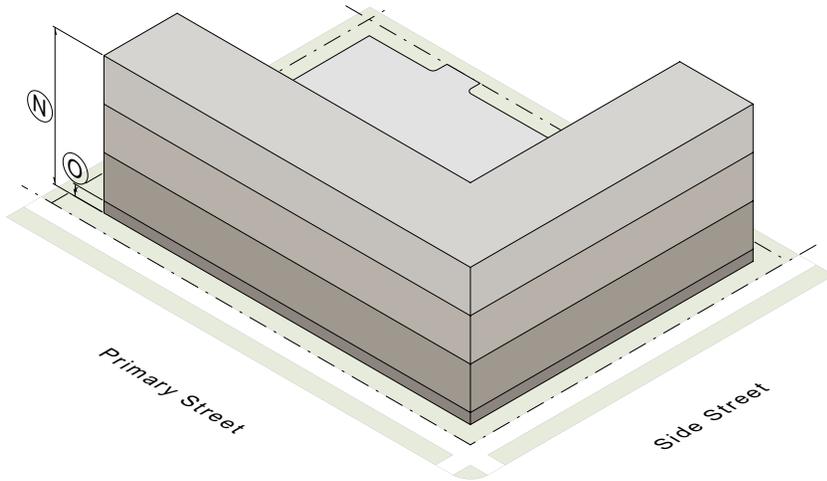
A building type containing three or more dwelling units consolidated into a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary entrances are prominent and street facing.



C-MX-5	
Lot	
Area (min square feet)	8,000
Building coverage (max)	85%
(A) Width (min)	50'
Structure Setbacks	
(B) Primary street (min)	0'
(C) Side, street (min)	0'
(D) Side, interior (min)	5'
(E) Setback abutting alley (min)	5'



C-MX-5	
Build-to Area	
(F) Primary street build-to area (min/max)	0' / 10'
(G) Building facade in primary street build-to area (min % of lot width)	80%
(H) Side street build-to area (min/max)	0' / 10'
(I) Building facade in side street build-to area (min % of lot depth)	60%
Parking Setbacks	
(J) Primary street (min)	10'
(K) Side, street (min)	10'
(L) Side, interior (min)	5'
(M) Setback abutting alley (min)	0'



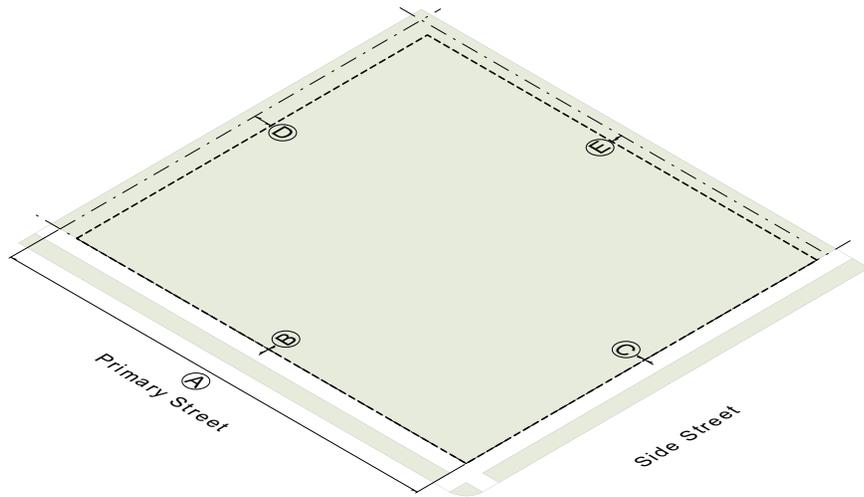
	C-MX-5
Height	
N Stories (min/max)	2/5
N Feet (max)	80'
O Ground story elevation (min)	18"
Bulk Plane	
Bulk Plane abutting	yes
RS- district (1:1 above 40')	

	C-MX-5
Transparency	
P Ground story (min)	40%
Q Upper story (min)	20%
R Blank wall area (max)	30'
Building Entrance	
S Street facing entrance required	yes
T Entrance spacing (max)	75'
Building Mass	
O Building length (max)	250'
Building Elements Allowed*	
Gallery, awning	■
Double gallery	■
Porch, stoop	■
Balcony	■

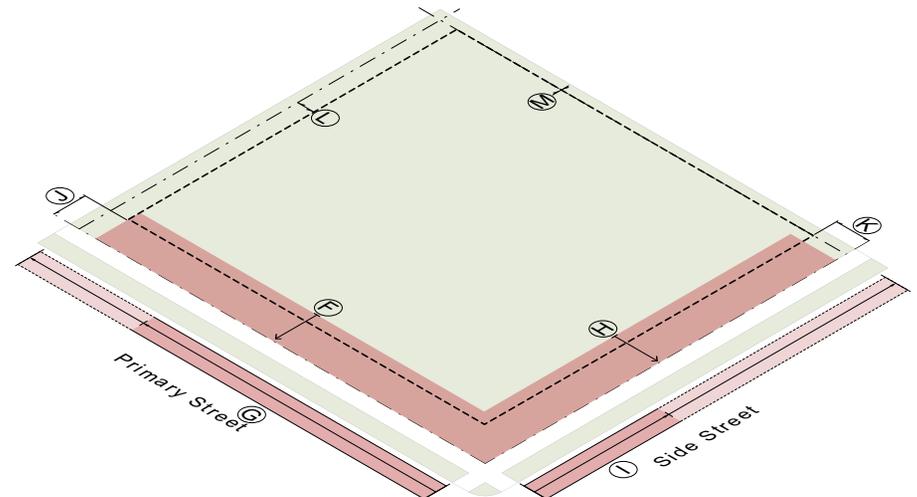
*See Sec. 9.4, Building Elements, for specific building element requirements

7.2.3 Mixed Use Building

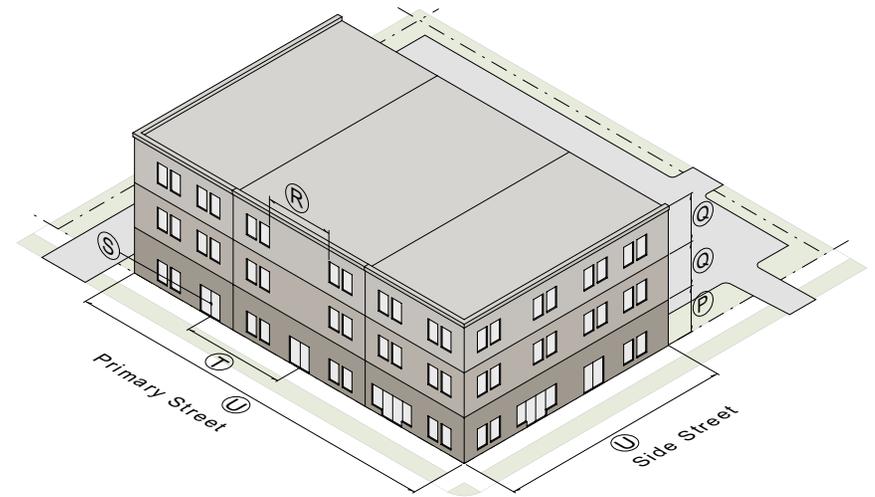
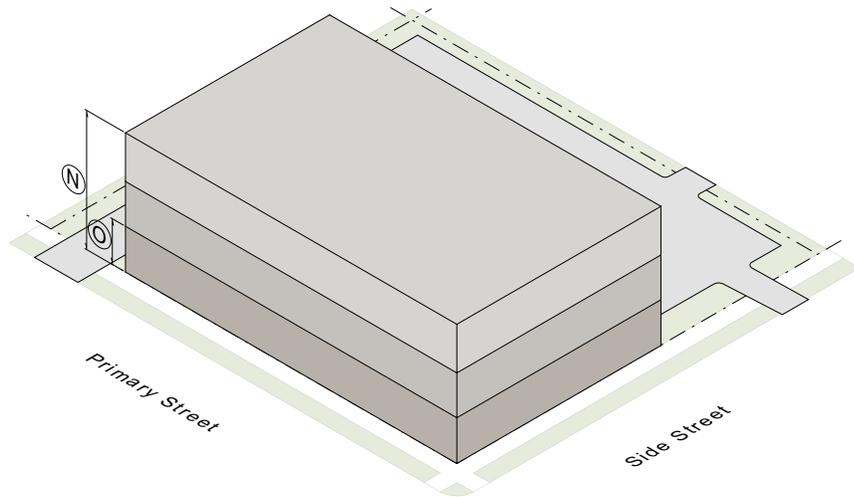
A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.



	C-MX-5	C-MS-5	C-IL
Lot			
Area (min square feet)	4,000	2,500	4,000
Building coverage (max)	85%	90%	80%
(A) Width (min)	40'	25'	40'
Structure Setbacks			
(B) Primary street (min)	0'	0'	0'
(C) Side, street (min)	0'	0'	0'
(D) Side, interior (min)	0'	0'	10'
(E) Setback abutting alley (min)	5'	5'	5'



	C-MX-5	C-MS-5	C-IL
Build-to Area			
(F) Primary street build-to area (min/max)	0' / 10'	0' / 10'	0' / 10'
(G) Building facade in primary street build-to area (min % of lot width)	80%	85%	80%
(H) Side street build-to area (min/max)	0' / 10'	0' / 10'	0' / 10'
(I) Building facade in side street build-to area (min % of lot depth)	60%	60%	60%
Parking Setbacks			
(J) Primary street (min)	10'	10'	10'
(K) Side, street (min)	10'	10'	10'
(L) Side, interior (min)	0'	0'	0'
(M) Setback abutting alley (min)	0'	0'	0'



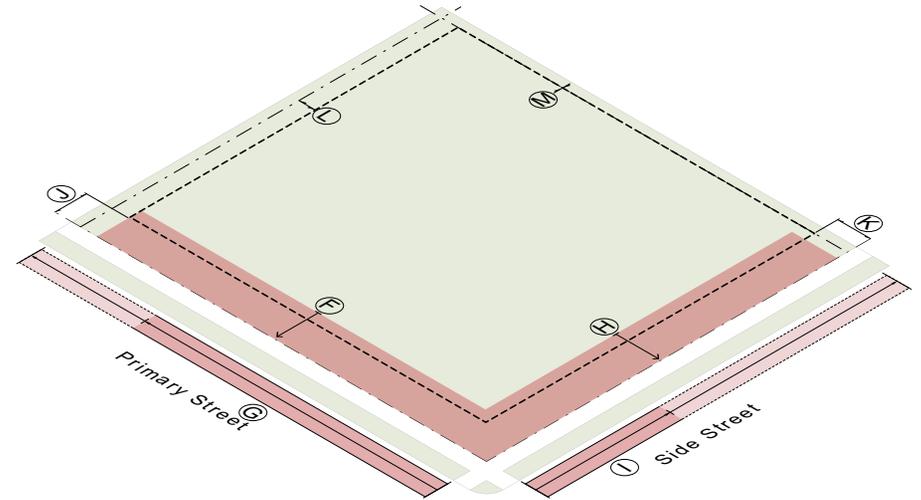
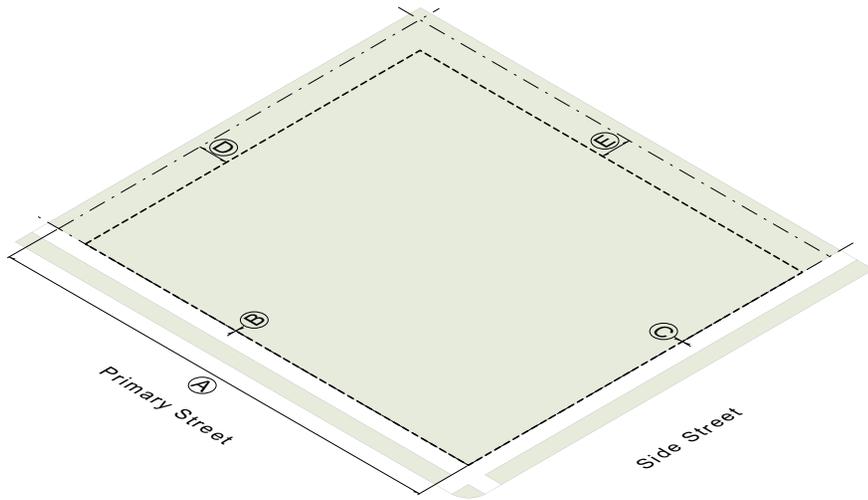
	C-MX-5	C-MS-5	C-IL
Height			
N Stories (min/max)	1/3	2/5	1/3
N Feet (max)	50'	80'	50'
C Ground story height (min)	12'	12'	12'
Bulk Plane			
Bulk Plane abutting	yes	yes	yes
RS- district (1:1 above 40')			

	C-MX-5	C-MS-5	C-IL
Transparency			
P Ground story (min)	50%	65%	50%
Q Upper story (min)	30%	40%	30%
R Blank wall area (max)	30'	30'	30'
Building Entrance			
S Street facing entrance required	yes	yes	yes
T Entrance spacing (max)	75'	75'	100'
Building Mass			
U Building length (max)	200'	250'	250'
Building Elements Allowed*			
Gallery, awning	■	■	■
Double gallery	■	■	■
Porch, stoop			
Balcony	■	■	■

*See Sec. 9.4, Building Elements, for specific building element requirements

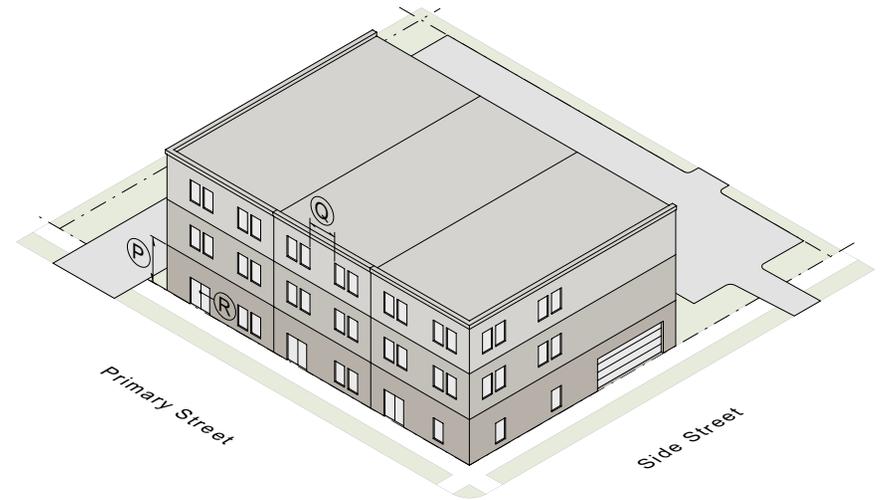
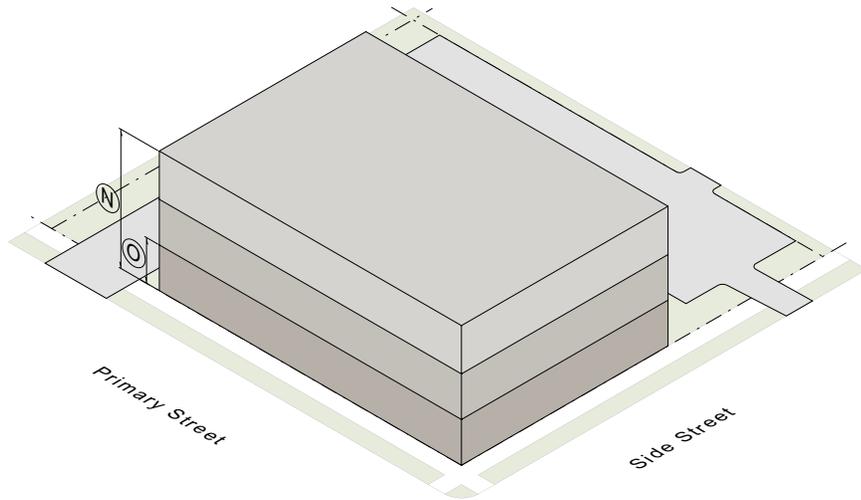
7.2.4 Industrial

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible, building entrances should face the street. Ground floor transparency is limited due to the intensive nature of the work inside. May include bay doors for vehicles.



	C-IL
Lot	
Area (min square feet)	4,000
Building coverage (max)	80%
(A) Width (min)	40'
Structure Setbacks	
(B) Primary street (min)	0'
(C) Side, street (min)	0'
(D) Side, interior (min)	5'
(E) Setback abutting alley (min)	5'

	C-IL
Build-to Area	
(F) Primary street build-to area (min/max)	0' / 10'
(G) Building facade in primary street build-to area (min % of lot width)	80%
(H) Side street build-to area (min/max)	0' / 15'
(I) Building facade in side street build-to area (min % of lot depth)	50%
Parking Setbacks	
(J) Primary street (min)	10'
(K) Side, street (min)	10'
(L) Side, interior (min)	5'
(M) Setback abutting alley (min)	0'



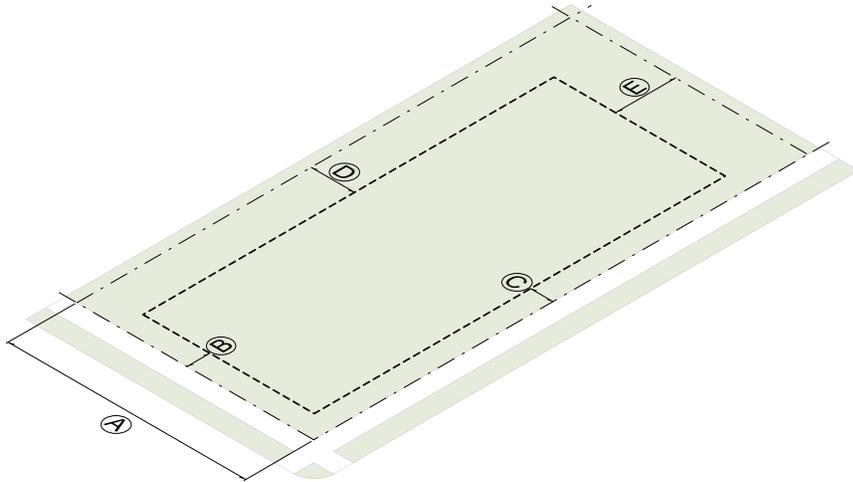
	C-IL
Height	
Ⓝ Stories (max)	3
Ⓝ Feet (max)	50'
Ⓞ Ground story height (min)	12'
Bulk Plane	
Bulk Plane abutting	
RS- district (1:1 above 40')	yes

	C-IL
Transparency	
Ⓟ Ground story (min)	40%
Ⓞ Blank wall area (max)	50'
Building Entrance	
Ⓡ Street facing entrance required	yes
Building Elements Allowed*	
Gallery, awning	▪
Double gallery	▪
Porch, stoop	
Balcony	▪

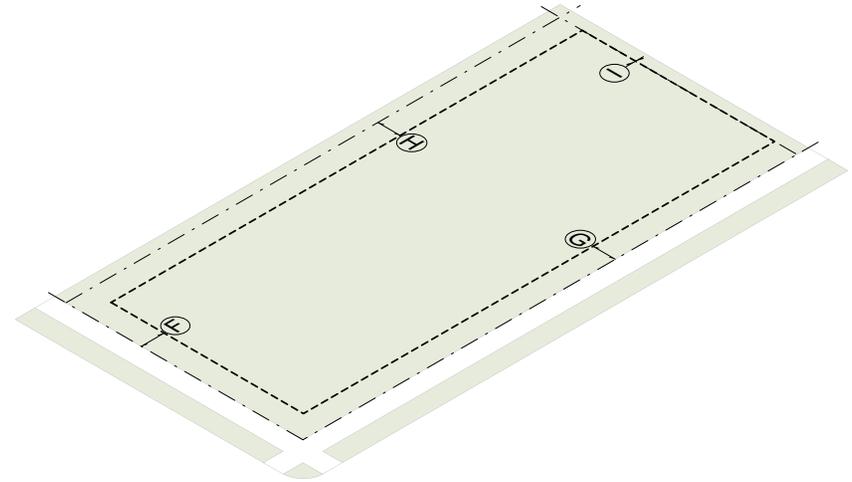
*See Sec. 9.4, Building Elements, for specific building element requirements

7.2.5 Civic

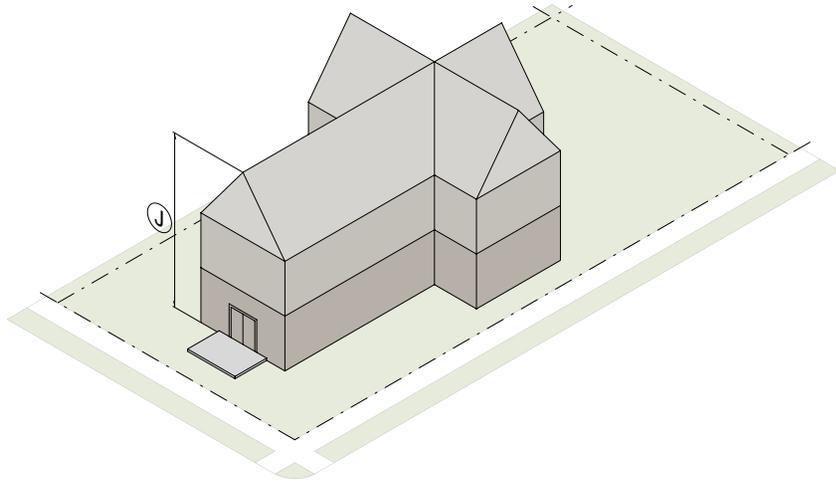
A building type containing community or public uses that serve the surrounding community. Civic buildings are usually sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



	C-IL	C-MX-5, C-MS-5
Lot		
Area (min square feet)	6,000	4,000
Building coverage (max)	80%	85%
(A) Width (min)	60'	40'
Structure Setbacks		
(B) Front (min)	10'	10'
(C) Side, street (min)	10'	10'
(D) Side, interior (min)	0'	0'
(E) Rear (min)	10'	10'



	C-IL	C-MX-5, C-MS-5
Parking Setbacks		
(F) Front (min)	10'	10'
(G) Side, street (min)	10'	10'
(H) Side, interior (min)	0'	0'
(I) Setback abutting alley (min)	0'	0'

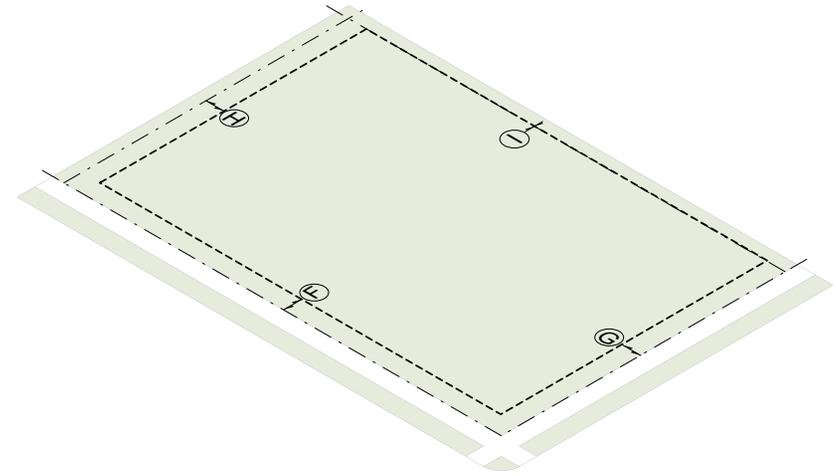
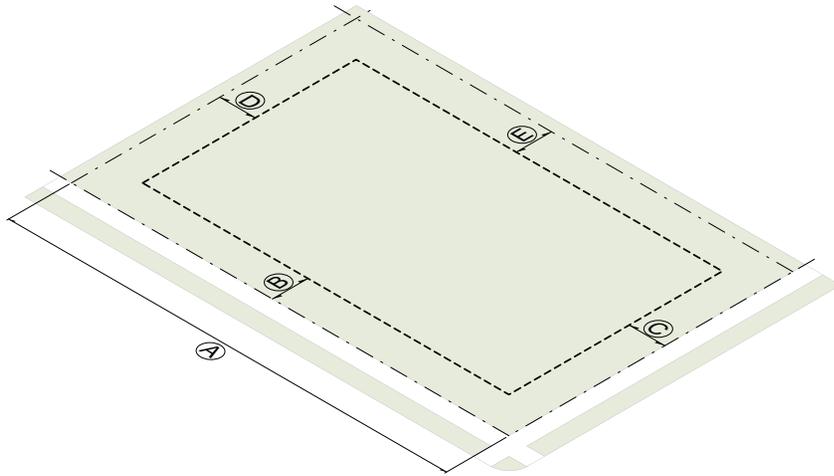


	C-IL	C-MX-5, C-MS-5
Height		
Ⓜ Stories (max)	3	5
Ⓜ Feet (max)	50'	80'
Bulk Plane		
Bulk Plane abutting RS- district (1:1 above 40')	yes	yes
Building Elements Allowed*		
Gallery, awning	■	■
Double gallery	■	■
Porch, stoop		
Balcony	■	■

*See Sec. 9.4, Building Elements, for specific building element requirements

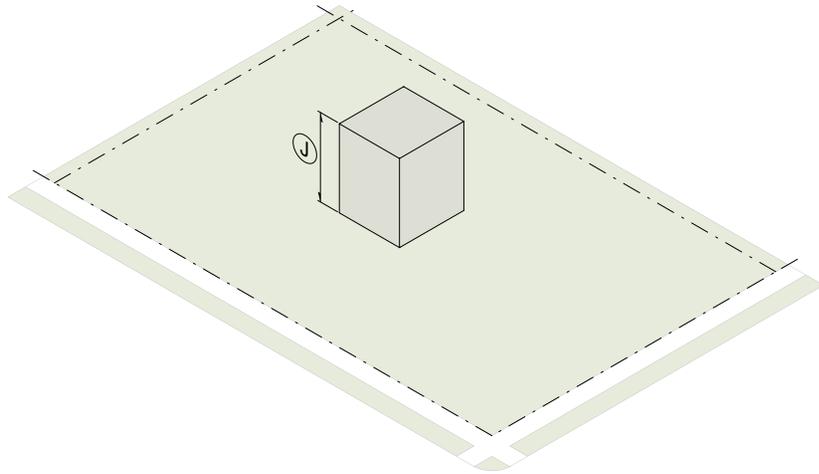
7.2.6 Open Lot

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and low building coverage.



	All Districts
Lot	
Area (min square feet)	2,000
Building coverage (max)	10%
(A) Width (min)	20'
Structure Setbacks	
(B) Front (min)	10'
(C) Side, street (min)	10'
(D) Side, interior (min)	10'
(E) Rear (min)	10'

	All Districts
Parking Setbacks	
(F) Front (min)	10'
(G) Side, street (min)	10'
(H) Side, interior (min)	10'
(I) Rear (min)	0'



All Districts	
Height	
Ⓜ Stories (max)	n/a
Ⓜ Feet (max)	35'

Sec. 7.3 Special Development Standards

7.3.1 Center Planned Development (C-PD)

A. General Provisions

1. The Common Council may approve a center planned development subject to the following standards and the process in [12.2.9, Planned Development \(PD\)](#).
2. Each application for approval of a center planned development shall include a statement by the applicant describing:
 - a. All requested deviations from the standards of this development code; and
 - b. How the proposed center planned development is an improvement over what would be required under otherwise applicable development regulations.

B. Size

No center planned development greater than four acres in size is allowed.

C. Blocks

No center planned development may be allowed to deviate from the applicable block perimeter for the Center context under [\[insert citation to Sec. 3.2, Block and Cul-de-sac Standards\]](#).

D. Streets

No center planned development may be allowed to deviate from the applicable street types for the Center context under [\[insert citation to Sec. 3.3, Street and Alley Standards\]](#).

ARTICLE 8. SPECIAL

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8.1.2 Regional Growth Sectors. 8-2

8.1.3 Zoning Districts 8-2

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Sec. 8.1 Special Context



8.1.1 General Character

The Special context consists of large scale civic, institutional, and heavy industrial areas. Typically, these uses take up large lots or extensive tracts of land. They typically have multiple buildings in a form that does not fit easily into other contexts. Certain uses such as heavy industrial should be well separated from adjacent contexts in order to protect more sensitive uses. In smaller scale occurrences uses typically considered as Special context may be embedded in other context areas.

8.1.2 Regional Growth Sectors

The Special context may be mapped in the Future Growth, Anticipated Growth or Established Growth sectors designated on the Regional Growth Sector Map.

8.1.3 Zoning Districts

The Special context allows for two types of large scale districts: the community (SP-CD) district addresses civic and institutional type areas, while the heavy industrial (SP-IH) district addresses major industry areas. The Special context also provides for innovative designs through a planned industrial development (SP-PID) district.

8.1.4 Building Types and Dimensions

Buildings may be one to three stories in height. Buildings may be pulled up to the street but are often set back far from the street. Lot coverage will be variable.

8.1.5 Street, Alley and Block Patterns

Uses within the Special context typically have larger blocks and a loose network of wide connected streets. Uses typically take vehicular access from the street.

8.1.6 Parking and Mobility Options

Parking may be provided on-street and on large surface lots. Uses may have structured parking as well. Uses may also have access to transit.

Sec. 8.2 Building Types



Single-Family House Attached House Row House Apartment Single-Story Shopfront Mixed Use Building Industrial Civic Open Lot

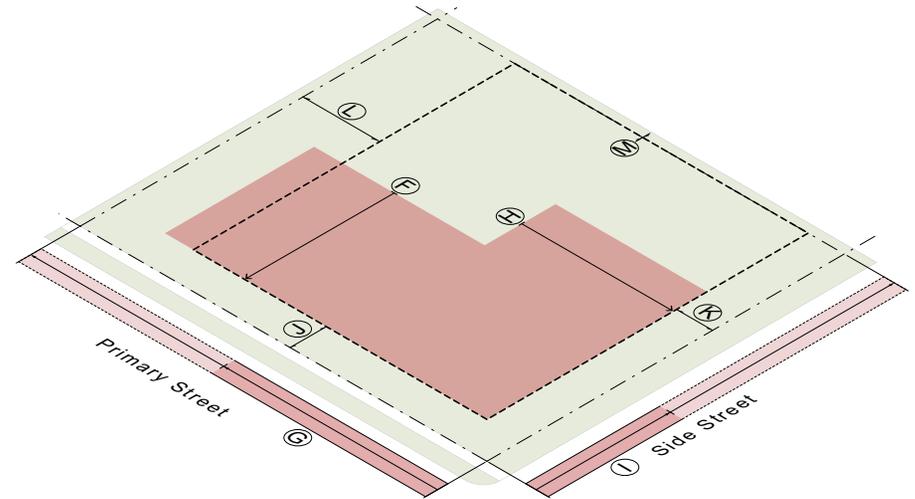
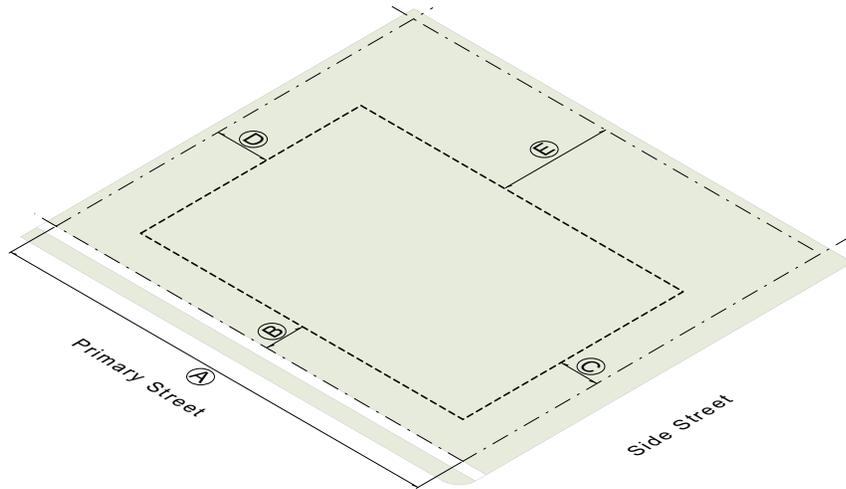
SPECIAL

Special Purpose Districts	Single-Family House	Attached House	Row House	Apartment	Single-Story Shopfront	Mixed Use Building	Industrial	Civic	Open Lot
Community (SP-CD)								■	■
Heavy Industrial (SP-IH)						■	■	■	■
Planned Industrial Development (SP-PID)					*	*	*	*	*

KEY: ■ Allowed by right * May be allowed by the Common Council as part of an approved concept plan Blank cell = Not allowed

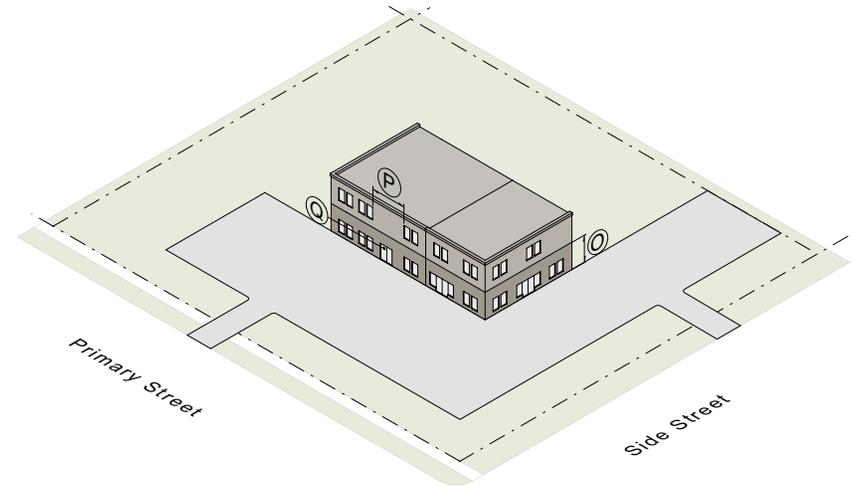
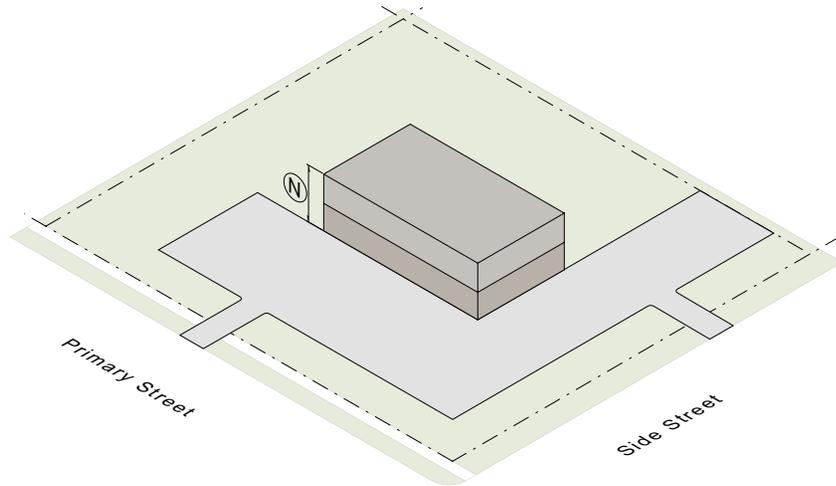
8.2.1 Mixed Use Building

A building type intended for ground floor commercial uses with upper-story residential or offices uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing and are spaced at regular intervals along the street edge.



SP-IH	
Lot	
Area (min square feet)	22,500
Building coverage (max)	60%
(A) Width (min)	150'
Structure Setbacks	
(B) Primary street (min)	15'
(C) Side street (min)	15'
(D) Side interior (min)	25'
(E) Rear (min)	60'

SP-IH	
Build-to Area	
(F) Primary street build-to area (min/max)	15' / 180'
(G) Building facade in primary street build-to area (min % of lot width)	50%
(H) Side street build-to area (min/max)	15' / 180'
(I) Building facade in side street build-to area (min % of lot depth)	30%
Parking Setbacks	
(J) Primary street setback (min)	15'
(K) Side street setback (min)	15'
(L) Setback abutting another lot (min)	40'
(M) Setback abutting alley (min)	0'



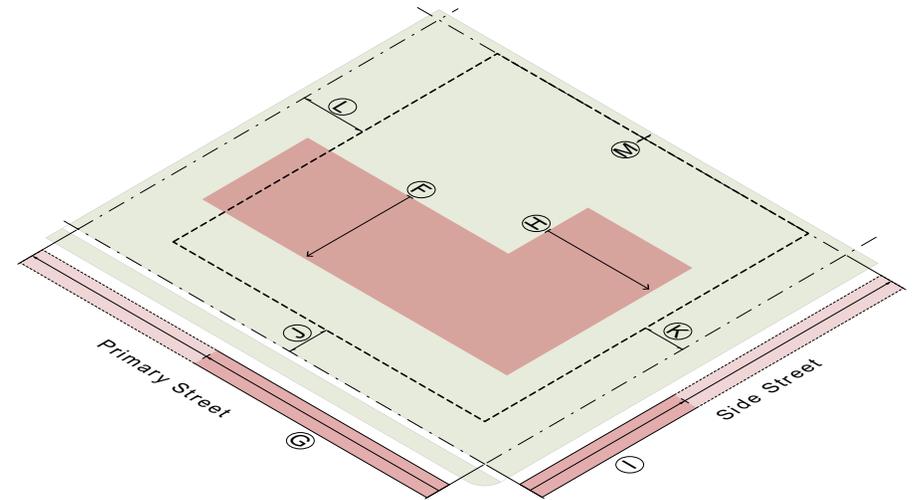
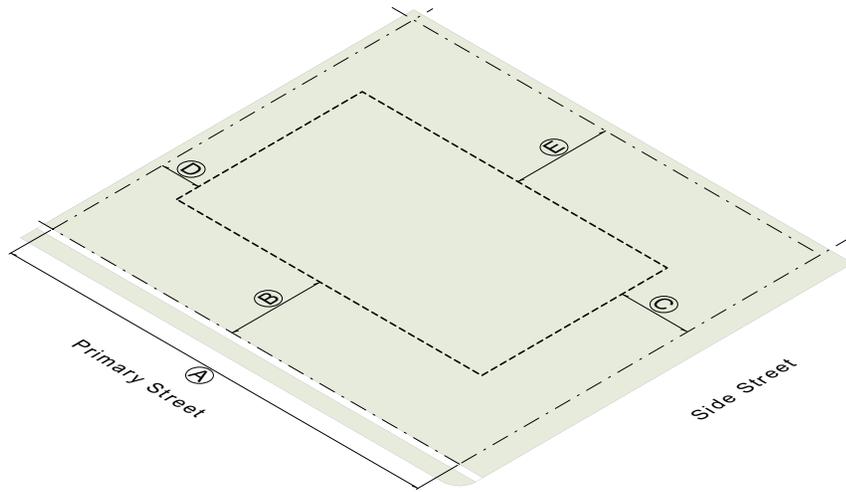
SP-IH	
Height	
Ⓝ Stories (max)	3
Ⓝ Feet (max)	50'
Bulk Plane	
Bulk Plane abutting	yes
RS- district (1:1 above 40')	yes

SP-IH	
Transparency	
Ⓞ Ground story (min)	30%
Ⓟ Blank wall area (max)	75'
Building Entrance	
Ⓠ Street facing entrance required	no
Building Elements Allowed*	
Gallery, awning	▪
Double gallery	▪
Porch, stoop	▪
Balcony	▪

*See Sec. 9.4, Building Elements, for specific building element requirements

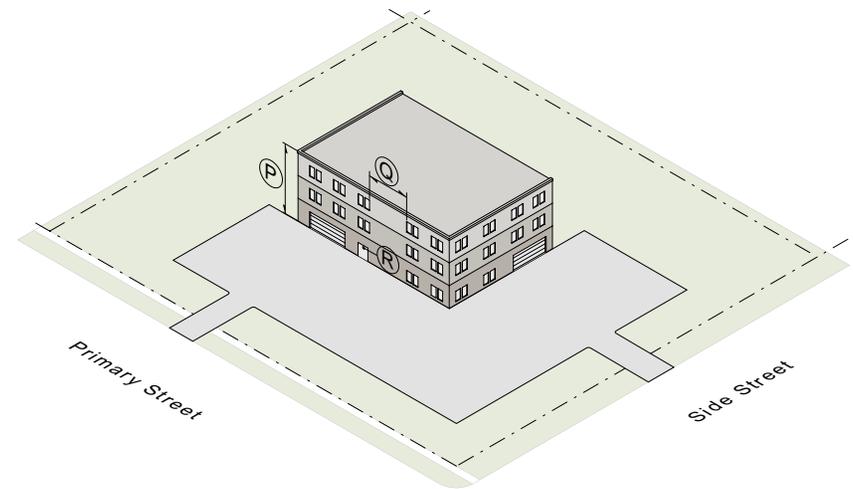
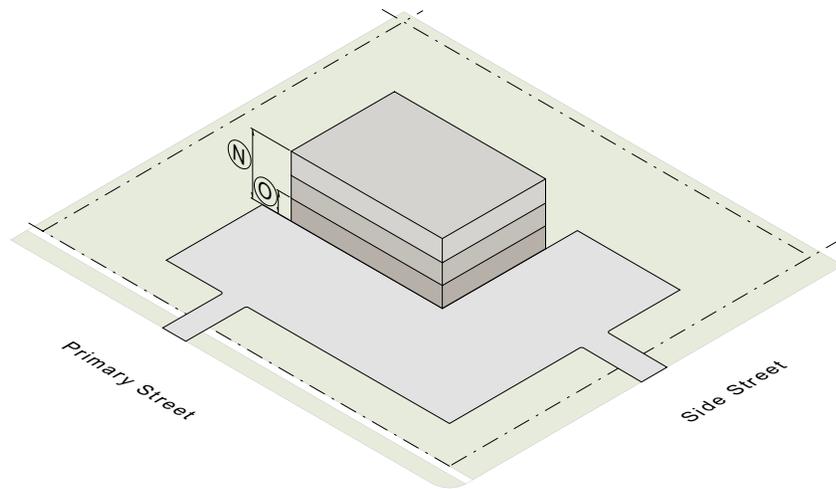
8.2.2 Industrial

A building type intended primarily for industrial, manufacturing and employment uses. To the extent possible, building entrances should face the street. Ground floor transparency is limited due to the intensive nature of the work inside. May include bay doors for vehicles.



	SP-IH
Lot	
Area (min acres)	2
Building coverage (max)	60%
(A) Width (min)	200'
Structure Setbacks	
(B) Primary street (min)	60'
(C) Side street (min)	45'
(D) Side interior (min)	25'
(E) Rear (min)	60'

	SP-IH
Build-to Area	
(F) Primary street build-to area (min/max)	60' / 180'
(G) Building facade in primary street build-to area (min % of lot width)	50%
(H) Side street build-to area (min/max)	45' / 180'
(I) Building facade in side street build-to area (min % of lot depth)	30%
Parking Setbacks	
(J) Primary street setback (min)	15'
(K) Side street setback (min)	15'
(L) Setback abutting another lot (min)	40'
(M) Setback abutting alley (min)	0'



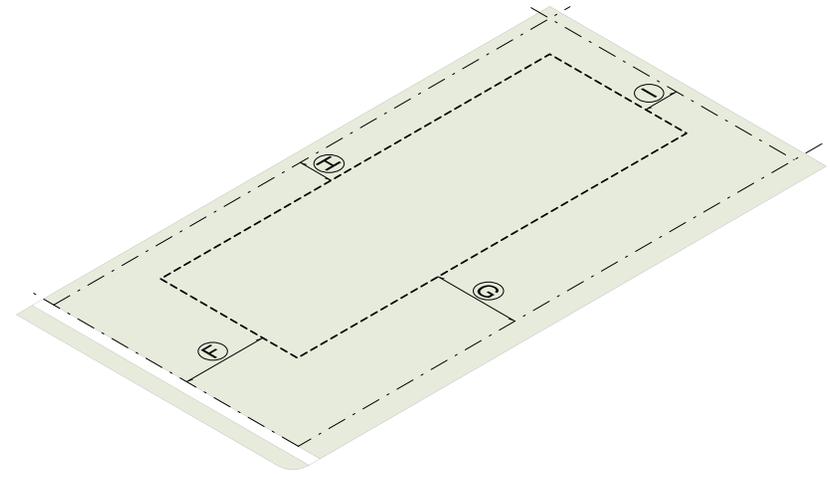
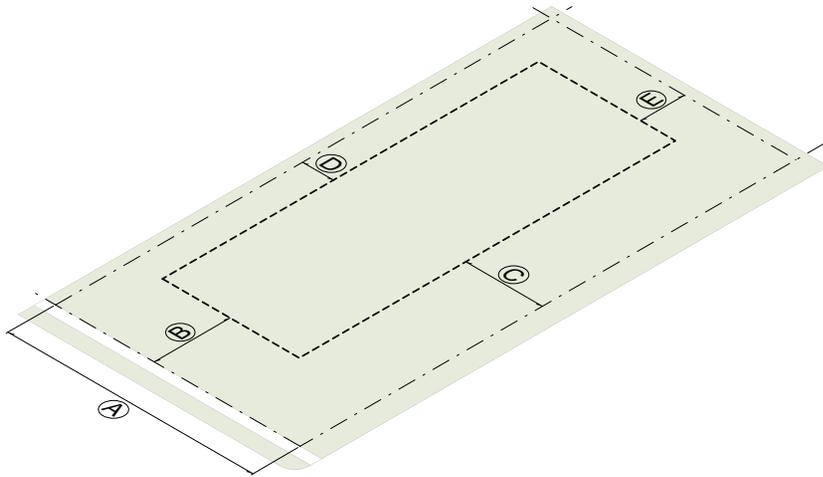
	SP-IH
Height	
Ⓟ Stories (max)	5
Ⓟ Feet (max)	70'
Ⓞ Ground story elevation (min)	0'
Bulk Plane	
Bulk Plane abutting RS- district (1:1 above 40')	yes

	SP-IH
Transparency	
Ⓡ Ground story (min)	30%
Ⓢ Blank wall area (max)	60'
Building Entrance	
Ⓣ Street facing entrance required	no
Building Elements Allowed*	
Gallery, awning	▪
Double gallery	▪
Porch, stoop	
Balcony	▪

*See Sec. 9.4, Building Elements, for specific building element requirements

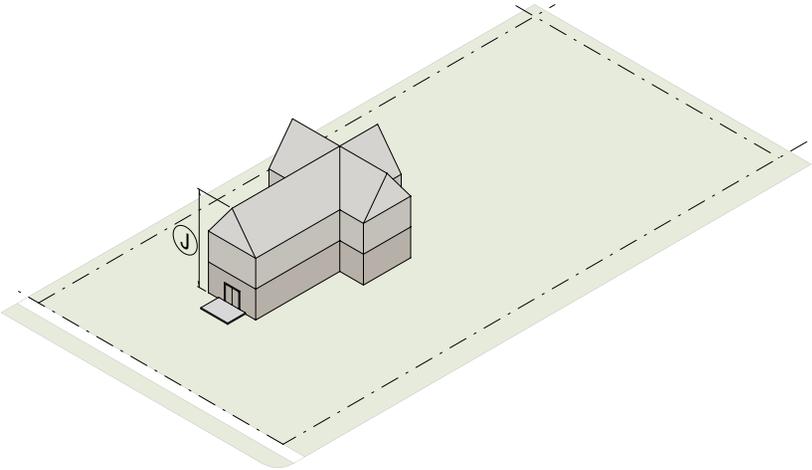
8.2.3 Civic

A building type containing community or public uses that serve the surrounding community. Civic buildings are usually sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



	All Districts
Lot	
Area (min acres)	2
Building coverage (max)	30%
(A) Width (min)	200'
Structure Setbacks	
(B) Front (min)	50'
(C) Side, street (min)	50'
(D) Side, interior (min)	30'
(E) Rear (min)	50'

	All Districts
Parking Setbacks	
(F) Front (min)	50'
(G) Side, street (min)	50'
(H) Side, interior (min)	30'
(I) Rear (min)	20'

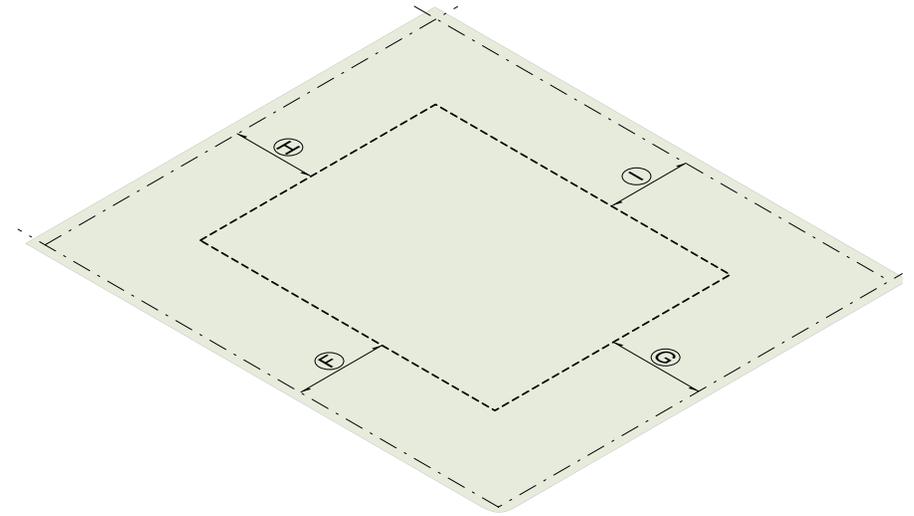
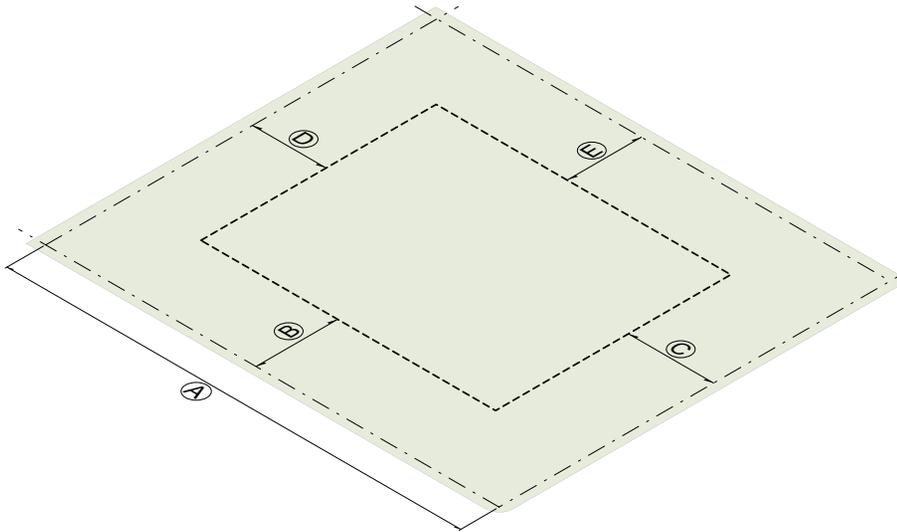


All Districts	
Height	
⌵ Stories (max)	3
⌵ Feet (max)	50'
Bulk Plane	
Bulk Plane abutting RS- district (1:1 above 40')	yes
Building Elements Allowed*	
Gallery, awning	■
Double gallery	■
Porch, stoop	■
Balcony	■

*See Sec. 9.4, Building Elements, for specific building element requirements

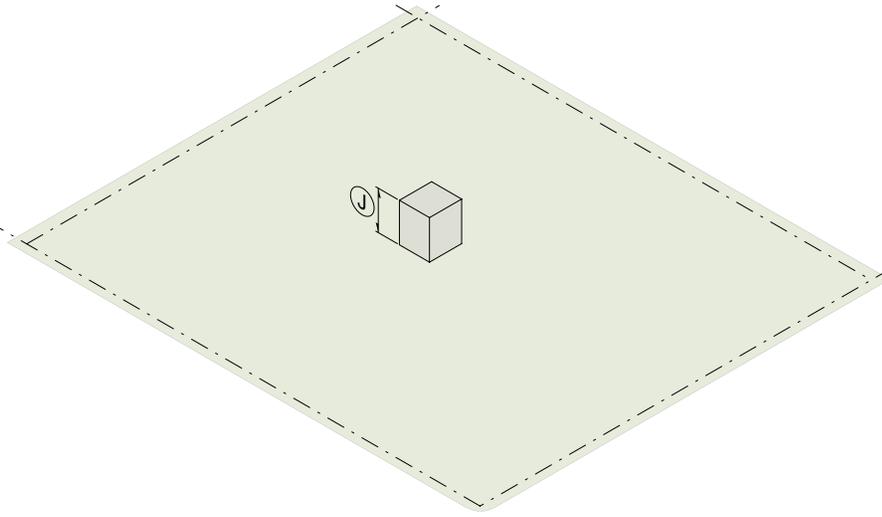
8.2.4 Open Lot

An open lot is designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and low building coverage.



All Districts	
Lot	
Area (min square feet)	2,000
Building coverage (max)	2%
(A) Width (min)	25'
Structure Setbacks	
(B) Front (min)	50'
(C) Side, street (min)	25'
(D) Side, interior (min)	25'
(E) Rear (min)	50'

All Districts	
Parking Setbacks	
(F) Front (min)	50'
(G) Side, street (min)	25'
(H) Side, interior (min)	25'
(I) Rear (min)	50'



All Districts	
Height	
⌵ Stories (max)	n/a
⌵ Feet (max)	35'

Sec. 8.3 Special Development Standards

8.3.1 Planned Industrial Development

A. General Provisions

1. The Common Council may approve a planned industrial development subject to the following standards and the process in **12.2.10, Planned Industrial Development (PID)**. The special planned industrial development is intended to facilitate the use of innovative techniques of industrial development and site design concepts that achieve a high level of environmental sensitivity, energy efficiency, aesthetics, quality development and other community goals by:
 - a. Reducing or eliminating the inflexibility that may results from strict application of building type standards and permitted uses; and
 - b. Promoting quality site design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land uses.
2. Each application for approval of a Special Planned Industrial Development shall include a statement by the applicant describing:
 - a. How the proposed industrial development departs from the otherwise applicable standards of this development code; and
 - b. How the proposed industrial development is an improvement over what would be required under otherwise applicable development regulations.

B. Size

No special planned industrial development less than 10 acres in size is allowed.

C. Streets

Required street cross-sections shall be established as part of the approved concept plan.

D. Site Buffers

The Common Council may require that a high intensity buffer, as established in [insert Citation to 1.1.3B, District Boundary Buffers by Context] be installed around the property.

E. Allowed Deviations

Unless otherwise expressly approved by the Common Council as part of the approved rezoning and concept plan, all planned industrial developments shall be subject to all applicable standards of this development code. In order to approve modifications of otherwise applicable standards, the Common Council must find that:

1. Requested deviations from applicable building type standards, permitted uses, or other development standards that otherwise would apply are justified by the compensating benefits of the planned industrial development; and
2. The planned industrial development includes adequate provisions for all necessary services including but not limited to utility service, wastewater service, and emergency vehicle access.