

8-102 Building Types

How to Read the Building Type Pages

Locate the district on the Building Types by Districts Table to identify which building types are permitted on the parcel.

Select a building type and comply with all of the regulations. Refer to Figure 8.102 A-1 for a typical layout for building types.

Comply with all of the general requirements for all building types in Sections 8.102 A and 8.102 B.

		Districts					
Building Types		VG 1: Core District	VG 2: General District	VG 3: Commercial Center	VG 4: Transition/Edge 1	VG 5: Transition/Edge 2	VG 6: Civic District
		Storefront	●	●	●	●	
Cottage		●			●	●	
Scoop			●		●	●	
Row			●		●	●	
Civic			●	●	●		●

● = Permitted within district

Table 8.102 A-1. Permitted Building Types by District

Intent of the Building Type.

Tables define the regulations for each building type. Refer to 8.102 C Definition of Building Type Tables

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C. Storefront Frontage.

1. Description & Intent. The Storefront Frontage applies to a mixed use building located at the front and corner property lines allowing easy access to passing pedestrians. Parking may be provided in the rear of the lot, or internally in the building. Storefronts with large amounts of transparency and regularly spaced entrances off the street are utilized on the ground floor front facade. Ground floor uses are limited to those with high levels of pedestrian activity, such as retail, service, and office uses, with additional commercial, office, and/or residential uses in the upper stories.

2. Regulations. Regulations for the Storefront Building Type are defined in the adjacent table.

	VG 1: Core District	VG 2: General District	VG 3: Commercial Center	VG 4: Transition/Edge 1
(a) Building Siting	85%	50%	85%	
(b) Minimum Front Lot Line Coverage	10%	10%	10%	10%
(c) Occupation of Corner	Required	Required	Required	Required
(d) Front Building Zone	0' to 5'	5' to 15'	15' to 25'	20' to 25'
(e) Corner Building Zone	0' to 5'	5' to 15'	15' to 25'	15' to 15'
(f) Minimum Side Setback	0'	2' adjacent to other building types***	0'	0'
(g) Minimum Rear Setback	5'	5' for building & parking*** 10' for building if finished adjacent to residential***	5'	5'
(h) Minimum Lot Width	none	300'	300'	300'
(i) Maximum Building Width	none	300'	300'	300'
(j) Maximum Impervious Coverage	65%	75%	65%	75%
(k) Additional Semi-Pervious Coverage	15%	15%	15%	15%
(l) Parking & Loading Location	Rear yard	Rear yard***	Rear yard	Rear yard***
(m) Entry for Parking within Building	Rear & Side Facades			
(n) Vehicular Access	1 driveway per 100' of primary street	1 driveway per 60' of non-primary street	1 driveway per 60' of non-primary street	1 driveway per 60' of non-primary street
(o) Shared Driveways are encouraged	1 driveway per 100' of primary street	1 driveway per 60' of non-primary street	1 driveway per 60' of non-primary street	1 driveway per 60' of non-primary street
(p) (b) Height	Refer to Table 8.102 C.3			
(q) Minimum Overall Height	2 story	1 story	1 story	1 story
(r) Maximum Overall Height	5 stories***	3 stories***	3 stories***	3 stories***
(s) Ground Floor Height (Required four to five)	12'	12'	14'	14'
(t) Maximum Height	18'	20'	24'	24'
(u) Upper Stories (measured from floor to floor)	9'	9'	9'	9'
(v) Maximum Height	12'	12'	12'	12'
(w) (c) Uses	Refer to Figure 8.102 C.5			
(x) Ground Story (refer to 8.102 C.5)	Any uses permitted in the district except residential & office			
(y) Upper Stories (refer to 8.102 C.5)	Any use permitted in the district			
(z) Parking within Building	Permitted fully in any basement and in rear of all floors			
(aa) Occupied Space	100' along on all lot height floors from the front facade			
(ab) (d) Street Facade Requirements	Refer to Figure 8.102 C.7			
(ac) Minimum Ground Story Transparency	70%	65%	65%	65%
(ad) Minimum Transparency Per Vertical Foot	15%	15%	15%	15%
(ae) Minimum Transparency Per Vertical Foot	15%	15%	15%	15%
(af) Front Facade Entrance Type	Blank Wall Limitations	Required per floor on front facades		
(ag) Front Facade Entrance Location	Street	Street		
(ah) Principal Entrance Location	Front or Corner Facades	Front or Corner Facades		
(ai) Number of Street Entrances	Minimum 1 for every 60' of facade width	One per every 30' of facade width		
(aj) Horizontal Facade Divisions	Within 3' of the top of the ground story & the bottom of the fifth story			
(ak) Facade Panels Required	Refer to Figure 8.102 C.8			
(al) (l) Root Type Requirements	Refer to Figure 8.102 C.9			
(am) Permitted Root Types	Permitted, Prohibited, Prohibited			
(an) Tower	Permitted			

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Figure 8.102 C (1) Building Siting

Figure 8.102 C (7) Street Facade Requirements

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Graphics related to the tables on the left. Graphics typically represent one example of building type standards.

One Building Type per Spread of Two Pages

Figure 8.102 A-1. Representative Building Types Spread.