

Central Business District Residential Incentive Design Standards

Residential Types

	Single Family Home	Residential Infill Development	Townhouse/Flat	Live/Work	Duplex to Quadplex	Rowhouse or Brownstone	Residential Above Commercial	Limited Density Multifamily	High Density Multifamily	
Setback from Roadway	<i>Buildings should be pushed closer to the street in order to have a stronger relationship with the sidewalk and pedestrians</i>									
Preferred Build To	5 feet	S/A Surrounding	Property Line	Property Line	5 feet	Property Line	Property Line	Property Line	Property Line	
But No Further Setback than	25 feet	S/A Surrounding	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	
Maximum Height	3 stories	Front Façade S/A Surrounding	3 stories	3 stories	3 stories	3 stories	N/A	3 stories	N/A	
Primary (Pedestrian) Entrance	Facing Street	Facing Street	Prominent and Facing Street	N/A	Prominent and Facing Street	Prominent and Facing Street	N/A	Prominent and Facing Street	Prominent and Facing Street	
Structural Variations	<i>Variations add visual interest to a building that add to appearance of both the building and surrounding area</i>									
Roofline										
Flat Roofline	Include parapets or cornices or with peaked or sloped façade elements									
Pitched Roofline	N/A	S/A Surrounding	Include gables, dormers or shed roof elements to break up expanses of roofline that exceed 80 feet							
Height	N/A	S/A Surrounding	Should include some differentiation in height if building front façade extends more than 80' along the roadway							
Street Facing Façade(s)	N/A	S/A Surrounding	Should include differentiation of 2.5 feet or more in plane if building front façade extends more than 80' along the roadway							
Materials	N/A	S/A Surrounding	Large building forms and wall surfaces should incorporate a variation or combination of materials, surface relief or texture							
Glazing/Transparency										
Consistency	Windows should have a consistent pattern and shape on street facing facades									
Percent of Street Facing Façade										
First Floor (minimum)	N/A	S/A Surrounding	25 percent	50 percent	25 percent	25 percent	50 percent	25 percent	25 percent	
Upper Floors (minimum)	N/A	S/A Surrounding	25 percent	25 percent	25 percent	25 percent	25 percent	25 percent	25 percent	
Glass Type	Clear Preferred									
Tinted, colored or opaque	N/A	S/A Surrounding							Requires Approval	
Mirrored or Reflective	Prohibited									
Pedestrian Elements (if appropriate to design)										
Front Porch	Encouraged	Encouraged				Encouraged				

Central Business District Residential Incentive Design Standards

Residential Types

	Single Family Home	Residential Infill Development	Townhouse/Flat	Live/Work	Duplex to Quadplex	Rowhouse or Brownstone	Residential Above Commercial	Limited Density Multifamily	High Density Multifamily
Balcony/Balconies			Encouraged	Encouraged		Encouraged	Encouraged	Encouraged	Encouraged
Canopies, Awnings or Similar						Encouraged	Encouraged	Encouraged	Encouraged

Materials *Buildings should be constructed of high-quality, durable materials that retain their appearance over time and can be economically maintained*

Class I Materials (75% of total building façade)	wood siding, clay fired brick, natural stone, masonry, cement stucco and glass								
Class II Materials (25% of total building façade)	architectural metal, fiber cement siding, concrete brick, manufactured stone, and integrally colored split face block								
Ineligible materials	EIFS, smooth-face concrete block, tilt-up concrete panel systems, metal panel systems, and vinyl and aluminum siding								

Parking *S/A Townhouse Encouraged Located behind the primary structure (the building and its relationship to the street is more important than visible parking)*

Screening of Equipment

Refuse, Recycling and Storage	Located to rear or otherwise unnoticeable area and screened with a permanent enclosure in same architectural style, materials and color of building								
Roof mounted equipment	Low profile, non-reflective and not visible from public streets, sidewalks and open areas								
Solar Panels	Architecturally integrated into the roof or building form								
Ground mounted equipment	Screened from view using permanent enclosure or maintained vegetation								
Building mounted equipment	Avoid placing equipment on front façade of building								

Arts & Honors District Residential Incentive Design Standards

Residential Types

	Single Family Home	Residential Infill Development	Townhouse/Flat	Live/Work	Duplex to Quadplex	Rowhouse or Brownstone	Residential Above Commercial	Limited Density Multifamily	High Density Multifamily	
Setback from Roadway	<i>Buildings should be pushed closer to the street in order to have a stronger relationship with the sidewalk and pedestrians</i>									
Preferred Build To	15 feet	S/A Surrounding	5 feet	5 feet	15 feet	5 feet	5 feet	5 feet	5 feet	
But No Further Setback than	25 feet	S/A Surrounding	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	
Maximum Height	3 stories	Front Façade S/A Surrounding	3 stories	3 stories	3 stories	3 stories	3 stories	3 stories	5 stories	
Primary (Pedestrian) Entrance	Facing Street	Facing Street	Prominent and Facing Street	N/A	Prominent and Facing Street	Prominent and Facing Street	N/A	Prominent and Facing Street	Prominent and Facing Street	
Structural Variations	<i>Variations add visual interest to a building that add to appearance of both the building and surrounding area</i>									
Roofline										
Flat Roofline	Include parapets or cornices or with peaked or sloped façade elements									
Pitched Roofline	N/A	S/A Surrounding	Include gables, dormers or shed roof elements to break up expanses of roofline that exceed 80 feet							
Height	N/A	S/A Surrounding	Should include some differentiation in height if building front façade extends more than 80' along the roadway							
Street Facing Façade(s)	N/A	S/A Surrounding	Should include differentiation of 2.5 feet or more in plane if building front façade extends more than 80' along the roadway							
Materials	N/A	S/A Surrounding	Large building forms and wall surfaces should incorporate a variation or combination of materials, surface relief or texture							
Glazing/Transparency										
Consistency	Windows should have a consistent pattern and shape on street facing facades									
Percent of Street Facing Façade										
First Floor (minimum)	N/A	S/A Surrounding	25 percent	50 percent	25 percent	25 percent	50 percent	25 percent	25 percent	
Upper Floors (minimum)	N/A	S/A Surrounding	25 percent	25 percent	25 percent	25 percent	25 percent	25 percent	25 percent	
Glass Type	Clear Preferred									
Tinted, colored or opaque	N/A	S/A Surrounding							Requires Approval	
Mirrored or Reflective	Prohibited									
Pedestrian Elements (if appropriate to design)										
Front Porch	Encouraged	Encouraged				Encouraged				

Arts & Honors District Residential Incentive Design Standards

Residential Types

	Single Family Home	Residential Infill Development	Townhouse/Flat	Live/Work	Duplex to Quadplex	Rowhouse or Brownstone	Residential Above Commercial	Limited Density Multifamily	High Density Multifamily
Balcony/Balconies			Encouraged	Encouraged		Encouraged	Encouraged	Encouraged	Encouraged
Canopies, Awnings or Similar						Encouraged	Encouraged	Encouraged	Encouraged

Materials

Buildings should be constructed of high-quality, durable materials that retain their appearance over time and can be economically maintained

Class I Materials (75% of total building façade)	wood siding, clay fired brick, natural stone, masonry, cement stucco and glass								
Class II Materials (25% of total building façade)	architectural metal, fiber cement siding, concrete brick, manufactured stone, and integrally colored split face block								
Ineligible materials	EIFS, smooth-face concrete block, tilt-up concrete panel systems, metal panel systems, and vinyl and aluminum siding								

Parking

S/A Townhouse

Encouraged

Located behind the primary structure (the building and its relationship to the street is more important than visible parking)

Screening of Equipment

Refuse, Recycling and Storage	Located to rear or otherwise unnoticeable area and screened with a permanent enclosure in same architectural style, materials and color of building								
Roof mounted equipment	Low profile, non-reflective and not visible from public streets, sidewalks and open areas								
Solar Panels	Architecturally integrated into the roof or building form								
Ground mounted equipment	Screened from view using permanent enclosure or maintained vegetation								
Building mounted equipment	Avoid placing equipment on front façade of building								

Nearstown District Residential Incentive Design Standards

Residential Types

	Single Family Home	Residential Infill Development	Townhouse/Flat	Live/Work	Duplex to Quadplex	Rowhouse or Brownstone	Residential Above Commercial	Limited Density Multifamily	High Density Multifamily	
Setback from Roadway	<i>Buildings should be pushed closer to the street in order to have a stronger relationship with the sidewalk and pedestrians</i>									
Preferred Build To	15 feet	S/A Surrounding	5 feet	5 feet	15 feet	5 feet	5 feet	5 feet	5 feet	
But No Further Setback than	25 feet	S/A Surrounding	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet	
Maximum Height	3 stories	Front Façade S/A Surrounding	3 stories	3 stories	3 stories	3 stories	3 stories	3 stories	5 stories	
Primary (Pedestrian) Entrance	Facing Street	Facing Street	Prominent and Facing Street	N/A	Prominent and Facing Street	Prominent and Facing Street	N/A	Prominent and Facing Street	Prominent and Facing Street	
Structural Variations	<i>Variations add visual interest to a building that add to appearance of both the building and surrounding area</i>									
Roofline										
Flat Roofline	Include parapets or cornices or with peaked or sloped façade elements									
Pitched Roofline	N/A	S/A Surrounding	Include gables, dormers or shed roof elements to break up expanses of roofline that exceed 80 feet							
Height	N/A	S/A Surrounding	Should include some differentiation in height if building front façade extends more than 80' along the roadway							
Street Facing Façade(s)	N/A	S/A Surrounding	Should include differentiation of 2.5 feet or more in plane if building front façade extends more than 80' along the roadway							
Materials	N/A	S/A Surrounding	Large building forms and wall surfaces should incorporate a variation or combination of materials, surface relief or texture							
Glazing/Transparency										
Consistency	Windows should have a consistent pattern and shape on street facing facades									
Percent of Street Facing Façade										
First Floor (minimum)	N/A	S/A Surrounding	25 percent	50 percent	25 percent	25 percent	50 percent	25 percent	25 percent	
Upper Floors (minimum)	N/A	S/A Surrounding	25 percent	25 percent	25 percent	25 percent	25 percent	25 percent	25 percent	
Glass Type	Clear Preferred									
Tinted, colored or opaque	N/A	S/A Surrounding							Requires Approval	
Mirrored or Reflective	Prohibited									
Pedestrian Elements (if appropriate to design)										
Front Porch	Encouraged	Encouraged				Encouraged				

Neartown District Residential Incentive Design Standards

Residential Types

	Single Family Home	Residential Infill Development	Townhouse/Flat	Live/Work	Duplex to Quadplex	Rowhouse or Brownstone	Residential Above Commercial	Limited Density Multifamily	High Density Multifamily
Balcony/Balconies			Encouraged	Encouraged		Encouraged	Encouraged	Encouraged	Encouraged
Canopies, Awnings or Similar						Encouraged	Encouraged	Encouraged	Encouraged

Materials

Buildings should be constructed of high-quality, durable materials that retain their appearance over time and can be economically maintained

Class I Materials (75% of total building façade)	wood siding, clay fired brick, natural stone, masonry, cement stucco and glass								
Class II Materials (25% of total building façade)	architectural metal, fiber cement siding, concrete brick, manufactured stone, and integrally colored split face block								
Ineligible materials	EIFS, smooth-face concrete block, tilt-up concrete panel systems, metal panel systems, and vinyl and aluminum siding								

Parking

S/A Townhouse

Encouraged

Located behind the primary structure (the building and its relationship to the street is more important than visible parking)

Screening of Equipment

Refuse, Recycling and Storage	Located to rear or otherwise unnoticeable area and screened with a permanent enclosure in same architectural style, materials and color of building								
Roof mounted equipment	Low profile, non-reflective and not visible from public streets, sidewalks and open areas								
Solar Panels	Architecturally integrated into the roof or building form								
Ground mounted equipment	Screened from view using permanent enclosure or maintained vegetation								
Building mounted equipment	Avoid placing equipment on front façade of building								

Uptown District Residential Incentive Design Standards

Residential Types

	Single Family Home	Residential Infill Development	Townhouse/Flat	Live/Work	Rowhouse or Brownstone (along Frazier St)	Residential Above Commercial (along Frazier St)	Limited Density Multifamily (along Frazier St)
Setback from Roadway	<i>Buildings should be pushed closer to the street in order to have a stronger relationship with the sidewalk and pedestrians</i>						
Preferred Build To	15 feet	S/A Surrounding	15 feet	15 feet	5 feet	5 feet	5 feet
But No Further Setback than	25 feet	S/A Surrounding	25 feet	25 feet	25 feet	25 feet	25 feet
Maximum Height	3 stories	Front Façade S/A Surrounding	2 stories	2 stories	3 stories	3 stories	3 stories
Primary (Pedestrian) Entrance	Facing Street	Facing Street	Prominent and Facing Street	N/A	Prominent and Facing Street	N/A	Prominent and Facing Street
Structural Variations	<i>Variations add visual interest to a building that add to appearance of both the building and surrounding area</i>						
Roofline							
Flat Roofline	Include parapets or cornices or with peaked or sloped façade elements						
Pitched Roofline	N/A	S/A Surrounding	Include gables, dormers or shed roof elements to break up expanses of roofline that exceed 80 feet				
Height	N/A	S/A Surrounding	Should include some differentiation in height if building front façade extends more than 80' along the roadway				
Street Facing Façade(s)	N/A	S/A Surrounding	Should include differentiation of 2.5 feet or more in plane if building front façade extends more than 80' along the roadway				
Materials	N/A	S/A Surrounding	Large building forms and wall surfaces should incorporate a variation or combination of materials, surface relief or texture				
Glazing/Transparency							
Consistency	Windows should have a consistent pattern and shape on street facing facades						
Percent of Street Facing Façade							
First Floor (minimum)	N/A	S/A Surrounding	25 percent	50 percent	25 percent	50 percent	25 percent
Upper Floors (minimum)	N/A	S/A Surrounding	25 percent	25 percent	25 percent	25 percent	25 percent
Glass Type	Clear Preferred						
Tinted, colored or opaque	N/A	S/A Surrounding	Requires Approval				
Mirrored or Reflective	Prohibited						
Pedestrian Elements (if appropriate to design)							

Uptown District Residential Incentive Design Standards

Residential Types

	Single Family Home	Residential Infill Development	Townhouse/Flat	Live/Work	Rowhouse or Brownstone (along Frazier St)	Residential Above Commercial (along Frazier St)	Limited Density Multifamily (along Frazier St)
Front Porch	Encouraged	Encouraged					
Balcony/Balconies			Encouraged	Encouraged	Encouraged	Encouraged	Encouraged
Canopies, Awnings or Similar					Encouraged	Encouraged	Encouraged

Materials *Buildings should be constructed of high-quality, durable materials that retain their appearance over time and can be economically maintained*

Class I Materials (75% of total building façade)	wood siding, clay fired brick, natural stone, masonry, cement stucco and glass						
Class II Materials (25% of total building façade)	architectural metal, fiber cement siding, concrete brick, manufactured stone, and integrally colored split face block						
Ineligible materials	EIFS, smooth-face concrete block, tilt-up concrete panel systems, metal panel systems, and vinyl and aluminum siding						

Parking *S/A Townhouse Encouraged Located behind the primary structure (the building and its relationship to the street is more important than visible parking)*

Screening of Equipment

Refuse, Recycling and Storage	Located to rear or otherwise unnoticeable area and screened with a permanent enclosure in same architectural style, materials and color of building						
Roof mounted equipment	Low profile, non-reflective and not visible from public streets, sidewalks and open areas						
Solar Panels	Architecturally integrated into the roof or building form						
Ground mounted equipment	Screened from view using permanent enclosure or maintained vegetation						
Building mounted equipment	Avoid placing equipment on front façade of building						

Old Town Marketplace District Residential Incentive Design Standards

Residential Types

	Single Family Home	Residential Infill Development	Townhouse/Flat	Live/Work	Duplex to Quadplex	Rowhouse or Brownstone	Residential Above Commercial	Limited Density Multifamily
Setback from Roadway	<i>Buildings should be pushed closer to the street in order to have a stronger relationship with the sidewalk and pedestrians</i>							
Preferred Build To	15 feet	S/A Surrounding	5 feet	5 feet	15 feet	5 feet	5 feet	5 feet
But No Further Setback than	25 feet	S/A Surrounding	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Maximum Height	2 stories	Front Façade S/A Surrounding	3 stories	3 stories	3 stories	3 stories	3 stories	3 stories
Primary (Pedestrian) Entrance	Facing Street	Facing Street	Prominent and Facing Street	N/A	Prominent and Facing Street	Prominent and Facing Street	N/A	Prominent and Facing Street
Structural Variations	<i>Variations add visual interest to a building that add to appearance of both the building and surrounding area</i>							
Roofline								
Flat Roofline	Include parapets or cornices or with peaked or sloped façade elements							
Pitched Roofline	N/A	S/A Surrounding	Include gables, dormers or shed roof elements to break up expanses of roofline that exceed 80 feet					
Height	N/A	S/A Surrounding	Should include some differentiation in height if building front façade extends more than 80' along the roadway					
Street Facing Façade(s)	N/A	S/A Surrounding	Should include differentiation of 2.5 feet or more in plane if building front façade extends more than 80' along the roadway					
Materials	N/A	S/A Surrounding	Large building forms and wall surfaces should incorporate a variation or combination of materials, surface relief or texture					
Glazing/Transparency								
Consistency	Windows should have a consistent pattern and shape on street facing facades							
Percent of Street Facing Façade								
First Floor (minimum)	N/A	S/A Surrounding	25 percent	50 percent	25 percent	25 percent	50 percent	25 percent
Upper Floors (minimum)	N/A	S/A Surrounding	25 percent	25 percent	25 percent	25 percent	25 percent	25 percent
Glass Type	Clear Preferred							
Tinted, colored or opaque	N/A	S/A Surrounding	Requires Approval					
Mirrored or Reflective	Prohibited							
Pedestrian Elements (if appropriate to design)								
Front Porch	Encouraged	Encouraged	Encouraged			Encouraged		
Balcony/Balconies	Encouraged		Encouraged	Encouraged	Encouraged		Encouraged	Encouraged

Old Town Marketplace District Residential Incentive Design Standards

Residential Types

	Single Family Home	Residential Infill Development	Townhouse/Flat	Live/Work	Duplex to Quadplex	Rowhouse or Brownstone	Residential Above Commercial	Limited Density Multifamily
Canopies, Awnings or Similar						Encouraged	Encouraged	Encouraged

Materials *Buildings should be constructed of high-quality, durable materials that retain their appearance over time and can be economically maintained*

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Ineligible materials	EIFS, smooth-face concrete block, tilt-up concrete panel systems, metal panel systems, and vinyl and aluminum siding							

Parking *S/A Townhouse Encouraged Located behind the primary structure (the building and its relationship to the street is more important than visible parking)*

Screening of Equipment

Refuse, Recycling and Storage	Located to rear or otherwise unnoticeable area and screened with a permanent enclosure in same architectural style, materials and color of building							
Roof mounted equipment	Low profile, non-reflective and not visible from public streets, sidewalks and open areas							
Solar Panels	Architecturally integrated into the roof or building form							
Ground mounted equipment	Screened from view using permanent enclosure or maintained vegetation							
Building mounted equipment	Avoid placing equipment on front façade of building							

Homestead District Residential Incentive Design Standards

Residential Types

	Single Family Home	Residential Infill Development	Townhouse/Flat	Live/Work	Duplex to Quadplex	Rowhouse or Brownstone (along Phillips Street)	Residential Above Commercial (along Phillips Street)	
Setback from Roadway	<i>Buildings should be pushed closer to the street in order to have a stronger relationship with the sidewalk and pedestrians</i>							
Preferred Build To	25 feet	S/A Surrounding	25	25	25	15 feet	15 feet	
But No Further Setback than	N/A	S/A Surrounding	N/A	N/A	N/A	25 feet	25 feet	
Maximum Height	2 stories	Front Façade S/A Surrounding	2 stories	2 stories	2 stories	3 stories	3 stories	
Primary (Pedestrian) Entrance	Facing Street	Facing Street	Prominent and Facing Street	N/A	Prominent and Facing Street	Prominent and Facing Street	N/A	
Structural Variations	<i>Variations add visual interest to a building that add to appearance of both the building and surrounding area</i>							
Roofline								
Flat Roofline	Include parapets or cornices or with peaked or sloped façade elements							
Pitched Roofline	N/A	S/A Surrounding	Include gables, dormers or shed roof elements to break up expanses of roofline that exceed 80 feet					
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Street Facing Façade(s)	N/A	S/A Surrounding	Should include differentiation of 2.5 feet or more in plane if building front façade extends more than 80' along the roadway					
Materials	N/A	S/A Surrounding	Large building forms and wall surfaces should incorporate a variation or combination of materials, surface relief or texture					
Glazing/Transparency								
Consistency	Windows should have a consistent pattern and shape on street facing facades							
Percent of Street Facing Façade								
First Floor (minimum)	N/A	S/A Surrounding	25 percent	50 percent	25 percent	25 percent	50 percent	
Upper Floors (minimum)	N/A	S/A Surrounding	25 percent	25 percent	25 percent	25 percent	25 percent	
Glass Type	Clear Preferred							
Tinted, colored or opaque	N/A	S/A Surrounding					Requires Approval	
Mirrored or Reflective	Prohibited							
Pedestrian Elements (if appropriate to design)								
Front Porch	Encouraged	Encouraged				Encouraged		

Homestead District Residential Incentive Design Standards

Residential Types

	Single Family Home	Residential Infill Development	Townhouse/Flat	Live/Work	Duplex to Quadplex	Rowhouse or Brownstone (along Phillips Street)	Residential Above Commercial (along Phillips Street)
Balcony/Balconies			Encouraged	Encouraged		Encouraged	Encouraged
Canopies, Awnings or Similar						Encouraged	Encouraged

Materials

Buildings should be constructed of high-quality, durable materials that retain their appearance over time and can be economically maintained

Class I Materials (75% of total building façade)	wood siding, clay fired brick, natural stone, masonry, cement stucco and glass						
Class II Materials (25% of total building façade)	architectural metal, fiber cement siding, concrete brick, manufactured stone, and integrally colored split face block						
Ineligible materials	EIFS, smooth-face concrete block, tilt-up concrete panel systems, metal panel systems, and vinyl and aluminum siding						

Parking

S/A Townhouse

Encouraged

Located behind the primary structure (the building and its relationship to the street is more important than visible parking)

Screening of Equipment

Refuse, Recycling and Storage	Located to rear or otherwise unnoticeable area and screened with a permanent enclosure in same architectural style, materials and color of building						
Roof mounted equipment	Low profile, non-reflective and not visible from public streets, sidewalks and open areas						
Solar Panels	Architecturally integrated into the roof or building form						
Ground mounted equipment	Screened from view using permanent enclosure or maintained vegetation						
Building mounted equipment	Avoid placing equipment on front façade of building						