

Guidelines for the
Town of Normal
South Downtown Residential District

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INTRODUCTION

Intent of the Guidelines

The intent is to preserve Broadway Avenue and Constitution Trail as primary routes to the downtown. The right-of-ways of these travel routes are highlighted in the street sections on this and the next page; the majority of the regulations outlined in this document impact the character and appearance of this area.

CONSTITUTION TRAIL

Constitution Trail links the residents of the South Downtown Residential District with downtown Normal and Illinois State University's campus. Once a rail right-of-way street, the trail has a right-of-way of 50'. On either side of the trail, a mix of low-rise apartment buildings and parking areas currently exist.

The regulations described in this report are designed to frame the trail with two townhome building types; providing a more aesthetically pleasing environment for the trail user through concealed and landscaped parking areas and minimum window transparency requirements in the townhouse facades. Additionally, these townhomes will serve as a transition between the multifamily developments to the west of the trail and the single family developments to the east.

As a primary corridor within the district, a streetwall or framing effect will result from the development of multistory buildings along Constitution Trail. Required porches, front entrances and high levels of transparency on the front facades will provide "eyes on the trail" and encourage neighborly interaction along the trail.

Existing Conditions



Existing apartment building on Broadway Avenue.

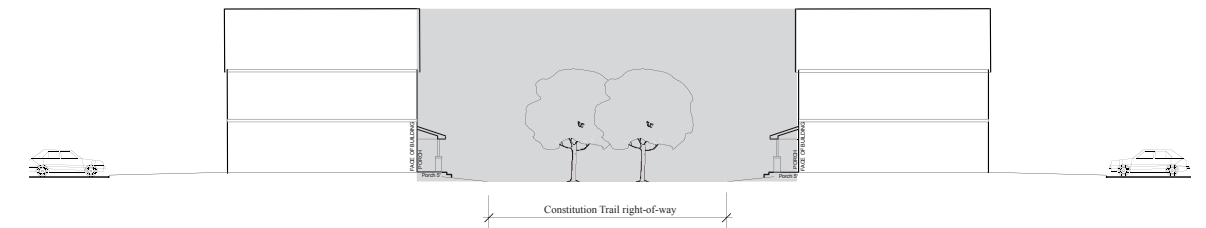


View north from the center of Broadway Avenue toward downtown.

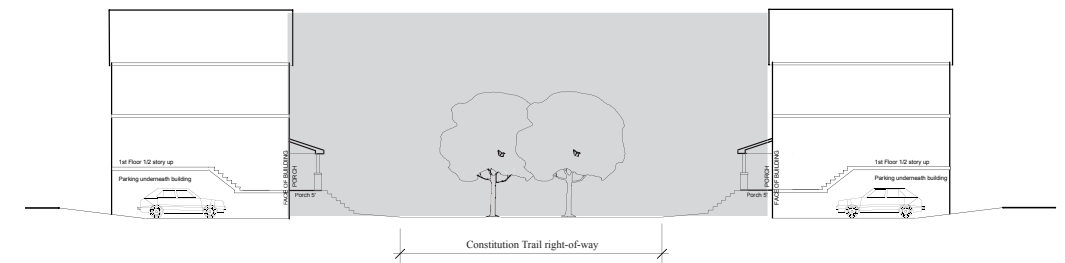


Constitution Trail at Vernon Avenue.

Proposed Building Types for Constitution Trail:



Building Type A1 Street Section.



Building Type A2 Street Section.

INTRODUCTION

Intent of the Guidelines

BROADWAY AVENUE

Broadway Avenue is the primary street within the South Downtown Residential district. It is a wide boulevard avenue connecting Normal's residential neighborhoods with the downtown and Illinois State University's campus. The street is residential in nature and once was home to many large single family residences. Today, it is home to multiple types of residential uses, including a nursing home, single family, two family, and multiple family buildings. Many of the older and larger single family structures have been converted to house multiple units.

Newer multiple family apartment buildings often turn their "backs" to the street, creating facades with few to no windows and little character. These buildings often have parking lots that front on streets, creating gaps in the streetwall and additional pedestrian/vehicular conflicts.

The building types and associated regulations in this document work to enhance the character of Broadway and treat it as a primary street. By requiring a build-to line for each development on Broadway, a streetwall or framing effect will result. Second, the requirement of multistory buildings will vertically reinforce the streetwall. As a primary street, Broadway Avenue will have fewer curb cuts and pedestrian-vehicular conflicts with rear parking and driveway access off side streets. Finally, the area will be more active as a result of architectural requirements such as vertical windows and required front yard entrances with either porches or stoops.

Existing Conditions



North view of Broadway Avenue from Vernon Avenue.

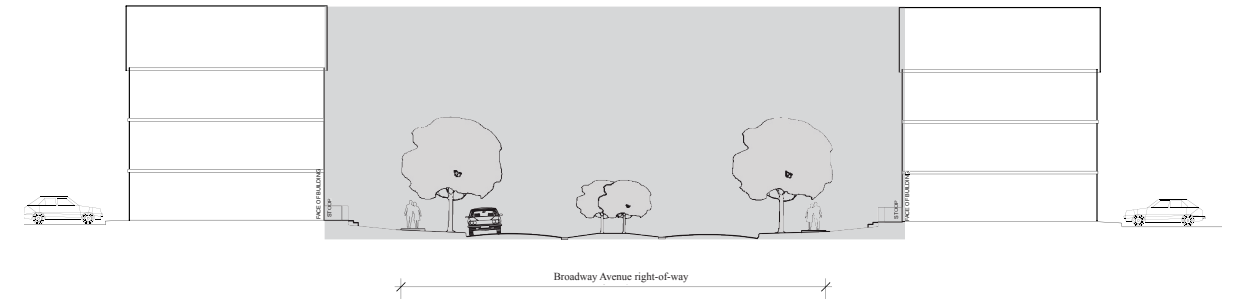


Existing houses on Broadway Avenue.

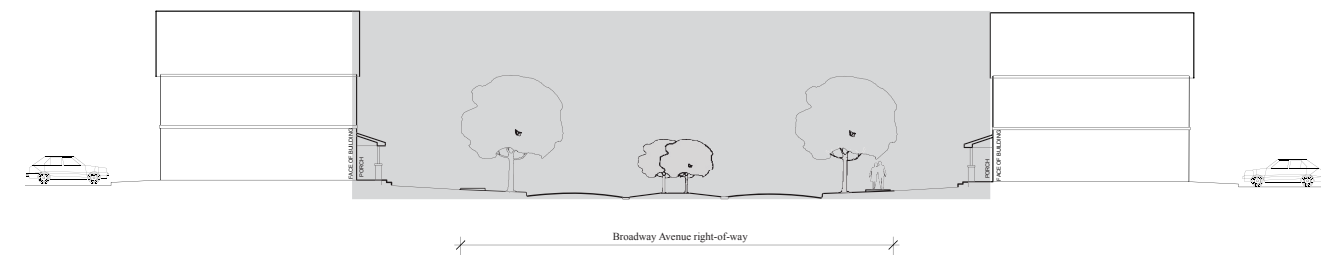


Existing apartment buildings on Broadway Avenue.

Proposed Building Types:

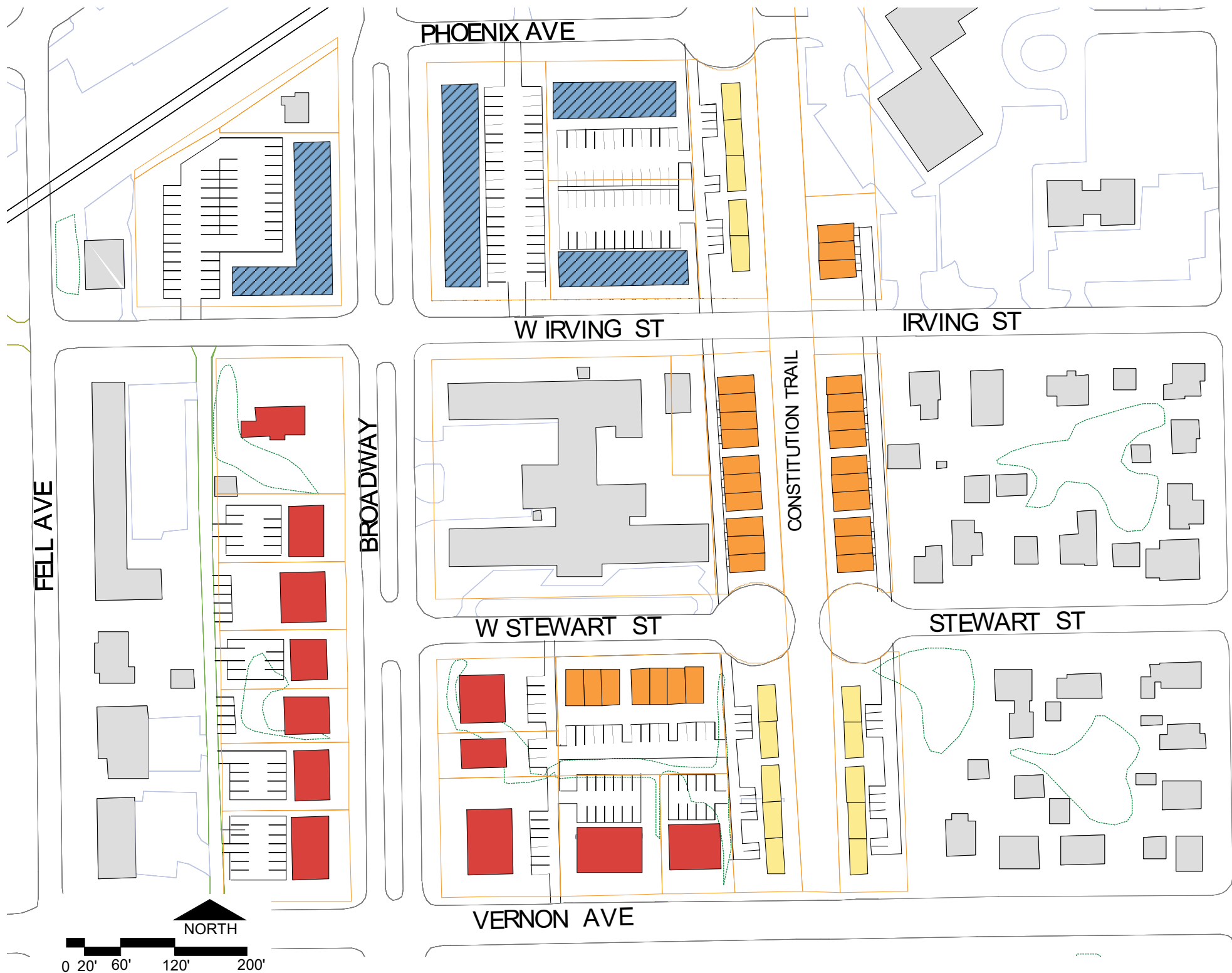


Building Type B Street Section.



Building Type C Street Section.

GUIDELINES Regulating Plan



Four building types are proposed for the South Downtown Residential District in Normal. The location of Building Types A1 and A2 are interchangeable within the plan.

Building Type A1: Wide Townhouse
 Building Type A1 allows for a two- to three-story townhouse or rowhouse, with no more than 3 bedrooms per unit and a maximum three units attached. This building type is proposed for lots along Constitution Trail and is essentially interchangeable with Building Type A2, although A1 illustrates a wider, shallower unit, allowing parking to occur behind the building. Parking shall be accessed from a shared drive at the rear of the lot, with entrances from the side streets. Buildings and entrances shall face Constitution Trail, and each unit shall have a separate exterior door. Porches are required at a minimum elevation above finish grade.

Building Type A2: Townhouse w/Parking Under
 Building Type A2 allows for a two- to three-story townhouse or rowhouse that incorporates parking underneath each residence. The units are configured to stand side-by-side rather than stacked on top of each other, with no more than 3 bedrooms per unit. This type is similar to Building Type A1; however, this building type is narrow and deep on the lot, allowing a maximum of four units attached. Parking shall be accessed from shared driveway along the rear of the lot. Like Building Type A1, buildings and entrances shall face Constitution Trail. Each unit shall have a separate exterior door with a porch, raised above grade to provide privacy.

Building Type B: Multi-Unit Building
 Building Type B allows for an apartment building with multiple simplex and/or duplex units. Parking shall be located behind the apartments in surface parking lots or underneath the back portion of the building, to be accessed from the side streets or alleys. Buildings and entrances shall face the street, with a minimum of one entrance per 50' of building frontage. A single entrance may serve multiple units. Front stoops are required, raised slightly above grade to create an entranceway.

Building Type C: "Big House" Building
 Building Type C allows for a two story building with the option of an additional story below the roofline, accommodating several units, but designed to look like a large house. This building type is appropriate along Broadway and Vernon, in keeping with the context of the residences to the south. Parking is located behind the residences or under the back portion of the building, and is accessed from the alleys. Minimum of one, maximum of two front building entrances shall face the street, with other entrances located within the side yards. Porches are required for all entrances for this housing type.

GUIDELINES

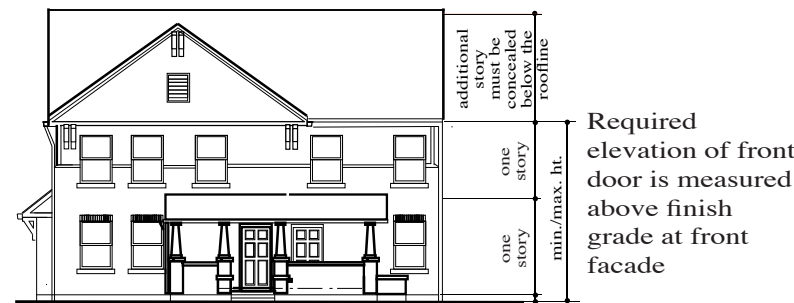
General Explanations

Build-to Line versus Setback

Guidelines for each building type contain requirements for both build-to lines and setback lines. In this district, the build-to lines typically apply to the front facade location and setback lines locate the rear and side facades. A build-to line requires that the majority of the facade (in this case, a minimum of 85% of the building facades facing front) is constructed on a specific line, located some distance from the front property line. A setback line dictates the minimum distance a building must be constructed from a property line. In other words, the facade may be further from the property line than the setback line but may not be closer.

Height Measurements

All height measurements within these guidelines are measured from the average grade at the base of the front facade to the soffit of pitched roofs or the bottom of the parapet on flat roofs. Pitched roofs are required for all building types within this district, with the exception of Building Type B which allows a flat roof with a minimum 18" parapet to screen roof appurtenances.



Height Measurements

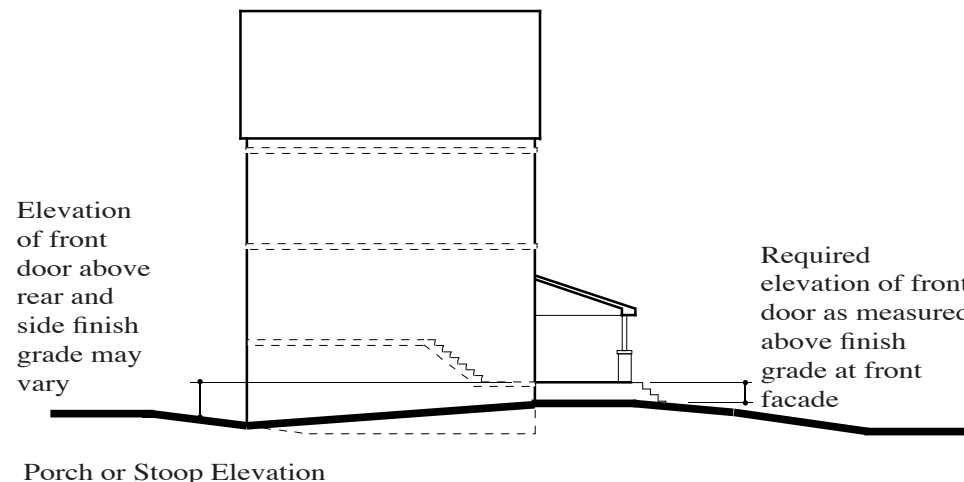
Porch or Stoop Elevation

Each building type requires a certain height above front facade finish grade to the elevation of the front door, typically between 12" and 18". This elevation should be handled with a series of steps up to the front porch or stoop. For ADA required accessible units, the steps may be omitted and the sidewalks sloped to the porch or stoop. This elevation is only applicable to the front facade of the building; the rear facade may be located essentially 0' above grade, allowing accessibility from the rear.

This elevation defines the height of the front porch or stoop, depending on the building type. Porches are covered outdoor areas, with enough space for outdoor furniture. Stoops are smaller than porches, not necessarily covered and typically do not allow enough room for outdoor furniture. Minimum dimensions for each are provided within each guideline.

Parking Requirements

For the South Downtown Residential District, a minimum of two parking spaces per unit is required for 2 bedroom and larger units, with one parking space required for 1 bedroom and efficiency units. Stacked or tandem parking is not allowed in order to reduce the overall scale of parking pavement. The layout and location of the parking is further defined within each building type section. Typically, all parking must be located behind buildings, screened from visibility from all streets, hence, parking is not permitted within corner side yard setbacks. Parking within interior side yard setbacks must be screened by a landscape wall or fence as well as landscaping.



Porch or Stoop Elevation

For all building types, parking may be located under the building; however, additional parameters have been defined. Typically, this type of parking may not occur on a street frontage and must be screened by habitable building. Additionally, the front porch or stoop must meet the maximum levels as defined.

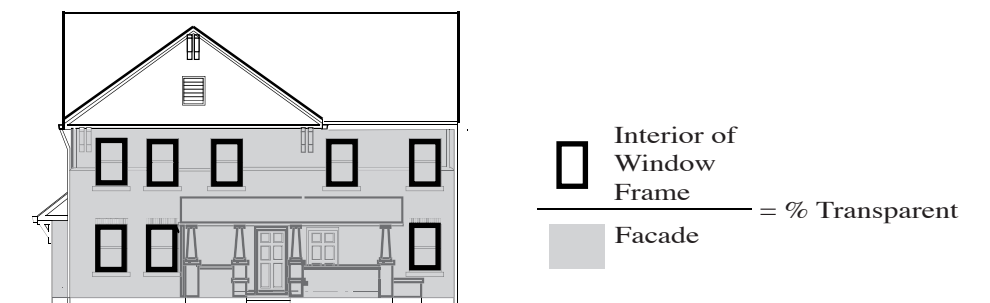
Streetwall

Streetwall is the vertical plane created by building facades along a street right-of-way. A continuous streetwall occurs when buildings are located in a row without vacant lots or exceptionally large side yards. Additionally, streetwall must not be interrupted by driveways or parking. This report focuses on creating a continuous streetwall along Broadway, Constitution Trail, and to a lesser extent, Vernon.

Transparency

Transparency is the degree to which a facade of a building has clear, transparent windows. Transparency provides friendly, welcoming facades and allows residents to view activities on the street, providing safer exterior spaces and a stronger connection between public and private space. The building types in this report have minimum transparency requirements on the front facades, side yard corner facades and rear facades. Interior side yard facades are not regulated for transparency, although it is recommended that some level is provided.

Transparency is regulated in terms of percent of facade that is transparent. All facades facing the front property line are measured from the ground floor to the ceiling level of the uppermost floor to provide the denominator. Windows are measured within the interior of the frame and added together to provide the numerator. Numerator divided by denominator yields the percentage of transparency of the facade as illustrated below.



Transparency Measurements

GUIDELINES

District-wide Building Design

Preserving Broadway Avenue and Constitution Trail as the primary travel routes to the downtown, particularly for pedestrians, requires special attention to, not only building placement and other bulk requirements, but also to design. Many of the elements typically discussed in design guidelines are handled in the zoning recommendations of this report, including transparency, above-grade building entrances, and parking location and screening. Three elements critical to creating an aesthetically pleasing and architecturally interesting gateway route that are not discussed in the remainder of this report, involve thoughtful building design with particular attention to distinct facade definition, appropriate material, and roof types.

Facade Definition

A distinct facade is not “flat” and, when developed along extended frontages, does not appear monotonous. It includes well-defined variations with different types of materials and architectural features. Dividing the facade into vertical segments of 25-30 feet in width allow for variety and result in more human scaled proportions; while decorative horizontal details define the floors of a building.

Appropriate Facade Materials

All the building types described in this report should be developed with durable and high quality materials, such as stone, brick, and wood. EIFS and other faux materials should be avoided, as should industrial or commercial grade materials including split face block.

Roof Type

Varied roof types break the monotony and create interest, particularly with longer buildings. Three of the four building types outlined in this report require a peaked or pitched roof. To create interest and variety with this roof type, gable roofs of different heights should be used. Where a flat roof is permitted, vary the height and shape of the parapet to divide the facade into segments and create horizontal detail.

The photographs on this page, which resemble the building types outlined in this report, illustrate how these three design elements can be incorporated in the South Downtown Residential District.



These townhouses were developed with such distinct design elements as front porches and horizontal expression lines in a material that contrasts the brick facade and matches the building's stone base.



Many of the traditional design elements seen in this large, older house on Broadway Avenue, raised entrance with a front porch, vertically oriented windows, transparency, and bay windows, are carried through in residential design today and help new developments blend with existing structures or neighborhoods.



Vertically oriented windows with metal accents and varied roof types provide interest to the brick and stone facade of this apartment building.



Porches wrapping into corner side yards and transparency, coupled with different gabled roofs, make this building interesting, whether one is passing along the front or side facades.

GUIDELINES

District-wide Landscape Requirements

As a major thoroughfare into downtown Normal, the South Downtown Residential District requires high-quality, well-planned landscaping; lighting; and street furniture along all public streets and Constitution Trail. The following provisions apply to the District:

Landscaping

In addition to existing code requirements regarding landscaping set forth in Sec. 15.14-7, all new development within this District must install at least one canopy shade tree of at least 3 inches diameter breast height and five shrubs per 25 feet of frontage along a public street or along the Constitution Trail. If the lot has less than 25 feet of such frontage, the minimum numbers remain the same. Frontage along an alley is not included in this requirement. The shrub requirements may also be satisfied with a combination of ornamental grasses or perennials in the same required amount. No fee-in-lieu, as provided for in Sec. 15.14-7 of the Code, is available for these requirements; however, the fee-in-lieu option remains available for the balance of the landscaping as provided in Sec. 15.14-7.

Landscaping on public property within the District must be extensive and diverse, with the goals of creating a significant tree canopy and establishing a variety of colors and textures that alternate through the seasons. Special care must be taken to ensure that all plantings thrive in the conditions of the District.

Lighting

All lighting must comply with the standards set forth in Sec. 15.14-7 of this Code, including lighting installed in the public right-of-way, with the following exceptions and clarifications.

- Floodlights are prohibited.
- All lighting, with limited exceptions for landscaping lighting, must be full cutoff.

- Street light poles must have a consistent design throughout the District.
- The height of street light poles must be at a residential scale.

Street Furniture

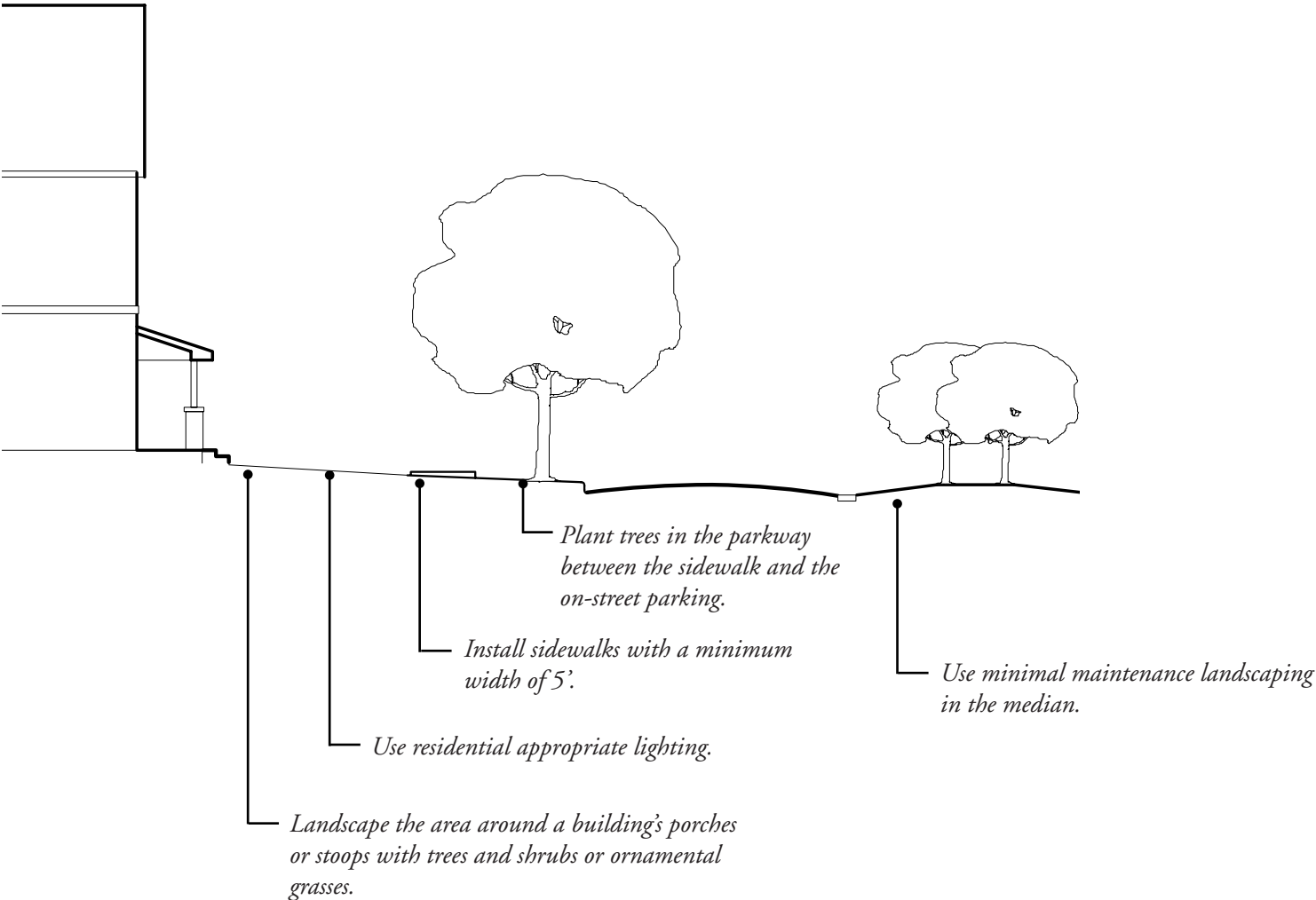
All street furniture, including benches and trash receptacles, placed in the right of way within the District must have a consistent, decorative design throughout the District and must be made of high-quality materials that complement the District's residential atmosphere.

Sidewalks

All new development must include sidewalks of at least five feet in width in order to facilitate sidewalk use by the high-intensity pedestrian traffic anticipated in the District. High-quality alternatives to concrete are encouraged.

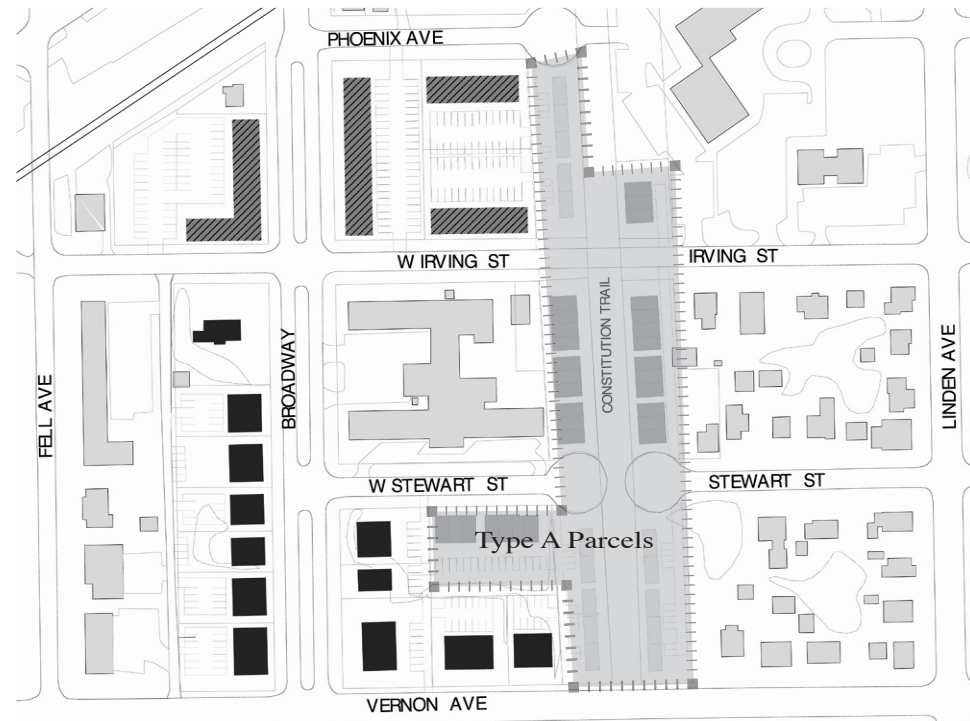
Utilities

All utilities must be located underground where feasible.



BUILDING TYPE A1

Wide Townhouse



Key Map

Building Type A1 fronts Constitution Trail, a primary pedestrian and bicycle connection to downtown Normal. Besides providing needed housing units, these buildings perform several functions. First, they help to define Constitution Trail by framing the trail's right-of-way, screening trail users from adjacent parking areas, and providing a more interesting viewshed with such traditional architectural features as front porches and vertically oriented windows. The second function is to serve as a transition between the taller apartment buildings west of the trail and the single family detached homes to the east. The following guidelines provide a more detailed description of Building Type A1.

Building Width

Building Type A1 requires a maximum of three connected units. This maximum allows for the buildings to frame the trail without the appearance of locking in the trail user.

Unit Configuration

No more than 3 bedrooms are allowed in each unit for Building Type A1.

Parking Requirements

A minimum of two spaces per two bedroom and larger unit and one space per efficiency and one bedroom unit is required for this building type. Vehicular access to Building A is from the surrounding side streets, Stewart Street, Irving Street, or Phoenix Avenue. Parking areas are permitted in rear yards only and are not allowed within corner side yard setbacks. Stacked or tandem parking is not permitted. Garages are permitted and may contain "granny flats" or apartments on the second story. Garages, however, are not permitted within the rear setback.

The rear parking areas must be completely screened from Constitution Trail by the building itself and, especially from Vernon Avenue, with landscape screening, such as landscaped walls and fencing, from adjacent uses and streets. These locations allow for minimum interruption in the street wall on the primary routes in the area, Vernon Avenue and Constitution Trail, while screening parking areas on the secondary or side streets.

Height Requirements

The maximum building height is 25', measured from the grade at the front facade to the soffit of the roof eaves. The front door of Building Type A1 must be a minimum of 18" and a maximum of 36" above grade at the front facade, served by a minimum of three steps to a required porch (unless accessible units are provided, in which case routes into the building should be provided per ADA). This elevates and separates the private living spaces from the public realm of the trail.

Setbacks and Build-To Line

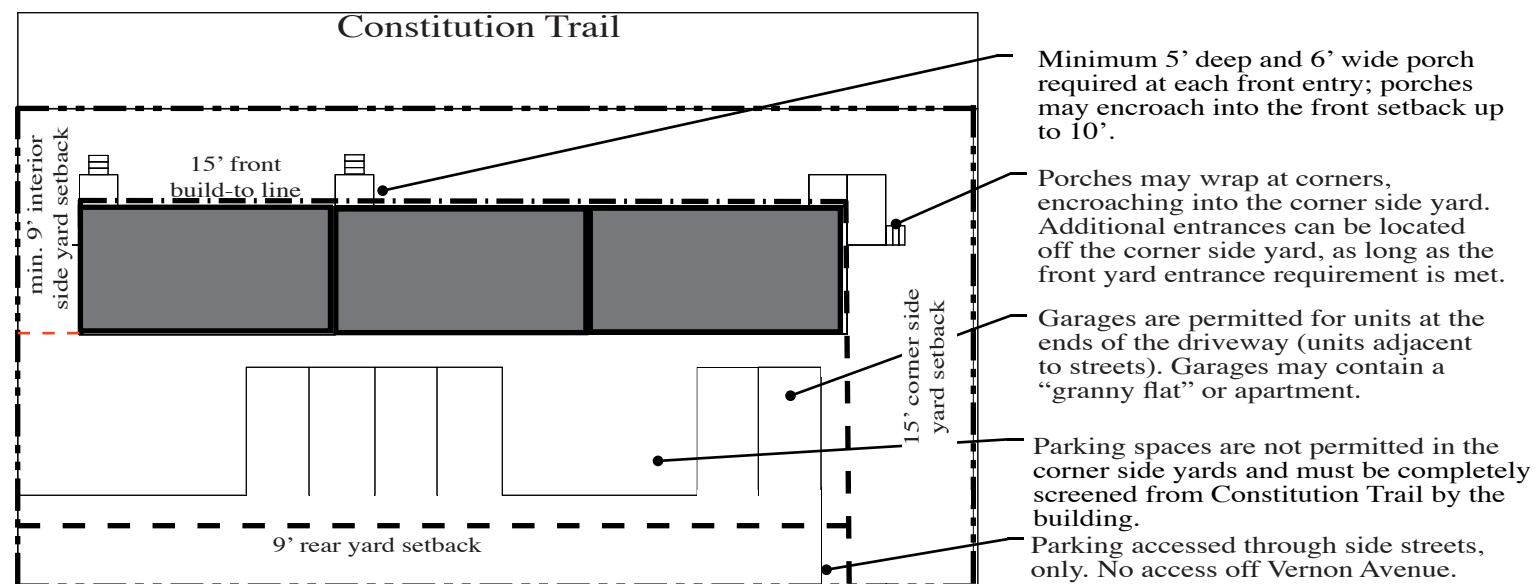
The front facade of Building Type A1 is constructed at the 15' build-to line off the Constitution Trail right-of-way. As in traditional neighborhood design, this will allow socialization between trail users and residents on their porches. Porches and steps are allowed to encroach into the front and corner side yards. The interior side yard setback is 9' and the corner side yard setback is 15'. Buildings must also be at least 9' from the rear property line, allowing for both parking and a small amount of green space in the back of each unit. If any side of the parcel touches the Constitution Trail right-of-way, Constitution Trail must be considered the front.

Entrances

All of Building Type A1's entrances must face Constitution Trail, with the exception of the corner units where the trail intersects with Vernon. Here entrances are allowed to be located on Vernon Avenue. Each entrance must have a porch with minimum measurements of 5' deep and 6' wide. A maximum porch depth of 10' prevents the porch from occupying the entire front yard. Porches can wrap around the corner of the building at side streets, with the same minimum measurements and encroach into the front and corner side yards. All stairs from front or side yards to upper floors of the building must be internal; no exterior stairs to upper floors allowed on the front or side facades.

Window Requirements

When creating a wall or a frame along a street or trail, facade details provide interest to those passing by. Accordingly, Building Type A1 has vertically oriented windows on the front facade, with a minimum of 20% transparency required. Transparency is also required on the corner side and rear facades at a minimum of 20% and 15%, respectively.



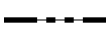
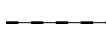

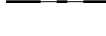


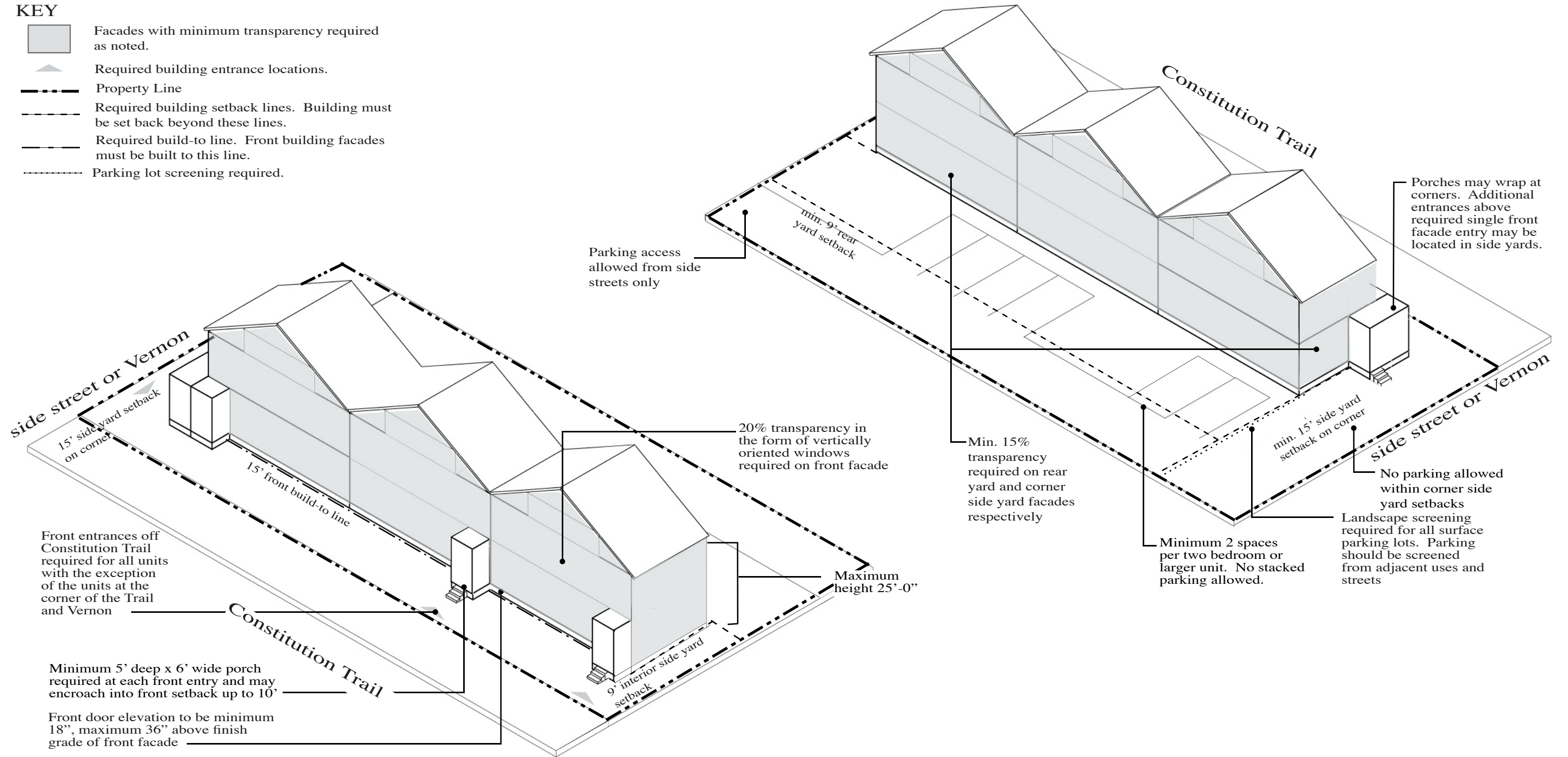
Building Type A1: Plan View

BUILDING TYPE A1

Wide Townhouse

KEY

-  Facades with minimum transparency required as noted.
-  Required building entrance locations.
-  Property Line
-  Required building setback lines. Building must be set back beyond these lines.
-  Required build-to line. Front building facades must be built to this line.
-  Parking lot screening required.

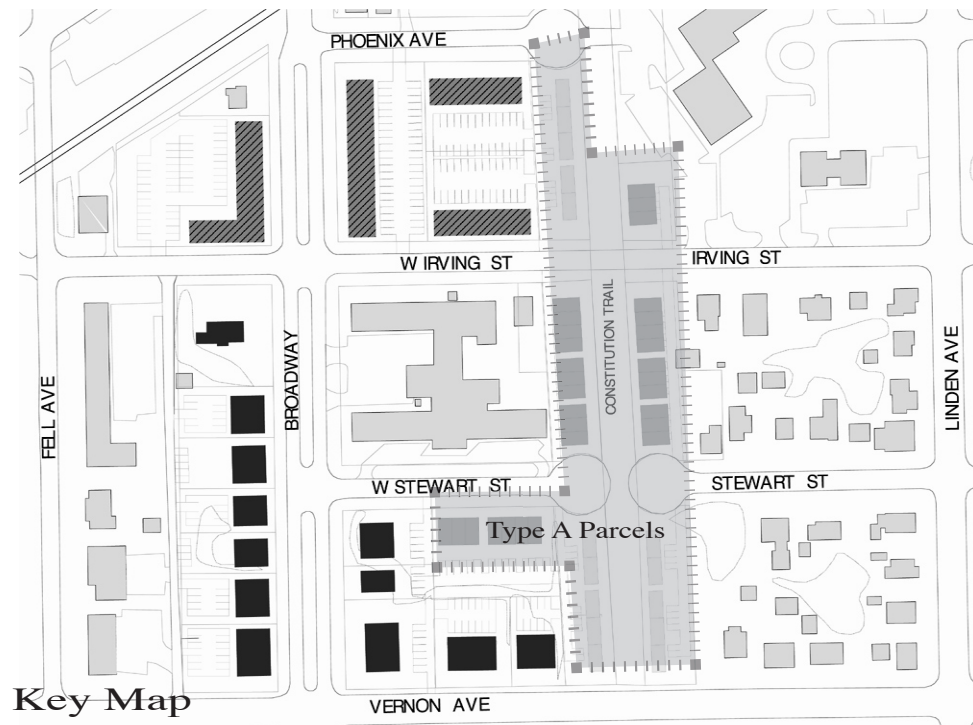


Building Type A1: Front View

Building Type A1: Rear View

BUILDING TYPE A2

Townhouse w/Parking Underneath



Locations of Building Type A1 and A2 are interchangeable. Type A2 also generally fronts Constitution Trail, framing the trail, and provides a transition between the larger apartment buildings to the west and the single-family homes on the east. Building Type A2 is also located on West Stewart across from the existing nursing home. The following guidelines provide a more detailed description of Building Type A2.

Building Width

Building Type A2 allows a maximum of four connected units. These unit sets also serve as a transition between the longer apartment buildings to the west and the single-family homes to the east.

Unit Configuration

No more than 3 bedrooms are allowed in each unit for Building Type A2.

Parking Requirements

A minimum of two spaces per two bedroom and larger unit and one space per efficiency and one bedroom unit is required for this building type. Parking areas are permitted in rear yards only and cannot encroach into corner side yards. No stacked spaces are permitted. The rear parking areas are located underneath or within the building and therefore are completely screened from the street or Constitution Trail. Driveway access to these buildings must be from Stewart Street, Irving Street, or Phoenix Avenue; no driveways permitted off Vernon Avenue. With landscape screening, such as landscaped walls and fencing, the driveways are to be hidden from view of the adjacent uses and streets, especially at Vernon Avenue. The driveway to access the parking area can be a maximum width of 22'.

residents on their porches, which are allowed to encroach into the front and corner side yards. The rear and interior side yard setback is 9'. Where multiple units are developed on a single lot, a maximum of four connected units is allowed and 9' of space is required between buildings. The corner side yard setback is 15' to match the front yards. If any side of the parcel touches the Constitution Trail right-of-way, Constitution Trail must be considered the front.

Entrances

All of Building Type A2's entrances must face front property line (Constitution Trail or West Stewart Street), with the exception of the corner units where the trail intersects with Vernon. Here entrances are allowed to face Vernon. Each entrance must have a porch with minimum measurements of 5' deep and 6' wide. A maximum porch depth of 10' prevents the porch from occupying the entire front yard. Porches can wrap around the corner of the building at side streets, with the same minimum measurements and encroach into front and corner side yards. All stairs from front or side yards to upper floor units must be internal to the building; no exterior stairs to the upper floors are allowed on the front and side facades.

Height Requirements

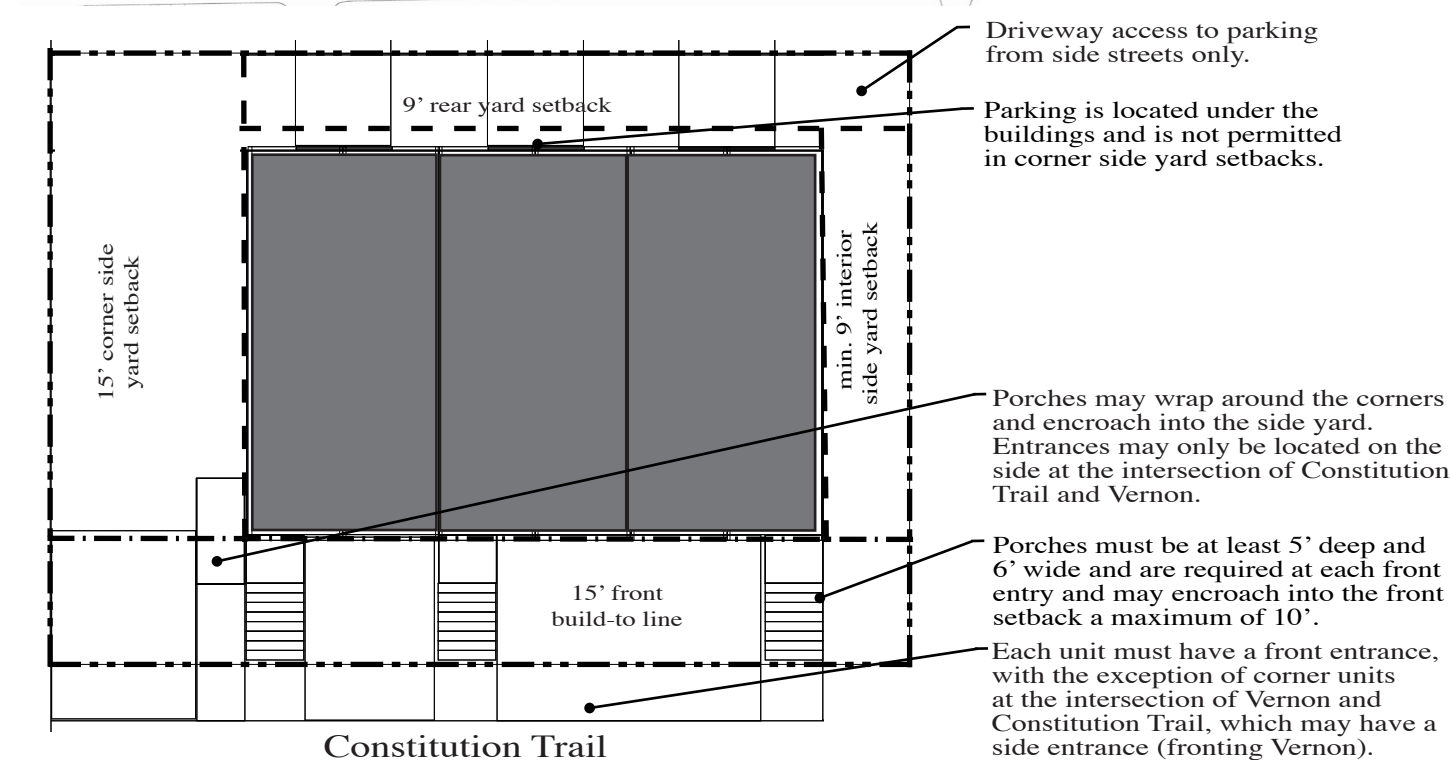
The maximum building height is 27', measured from the grade at the front facade to the soffit of the roof eaves. The front door of Building Type A2 must be a minimum of 18" and a maximum of 48" above grade, served by a minimum of three steps (unless accessible units are provided, in which case accessible routes should be provided per ADA) to the required porch. This elevates and separates the private living spaces from the public realm of the trail.

Window Requirements

When creating a wall or a frame along a street or trail, facade details provide interest to those passing by. Accordingly, Building Type A2 has vertically oriented windows on the front facade, with a minimum of 20% transparency required. Transparency is also required on the rear and corner side facades at a minimum of 15% and 20% respectively.

Setbacks and Build-to Line

The front facade of Building Type A2 is constructed at the 15' build-to line off the front property line or right-of-way. As in traditional neighborhood design, this will allow socialization between trail users and



Driveway access to parking from side streets only.

Parking is located under the buildings and is not permitted in corner side yard setbacks.

Porches may wrap around the corners and encroach into the side yard. Entrances may only be located on the side at the intersection of Constitution Trail and Vernon.

Porches must be at least 5' deep and 6' wide and are required at each front entry and may encroach into the front setback a maximum of 10'.



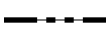


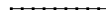
Each unit must have a front entrance, with the exception of corner units at the intersection of Vernon and Constitution Trail, which may have a side entrance (fronting Vernon).

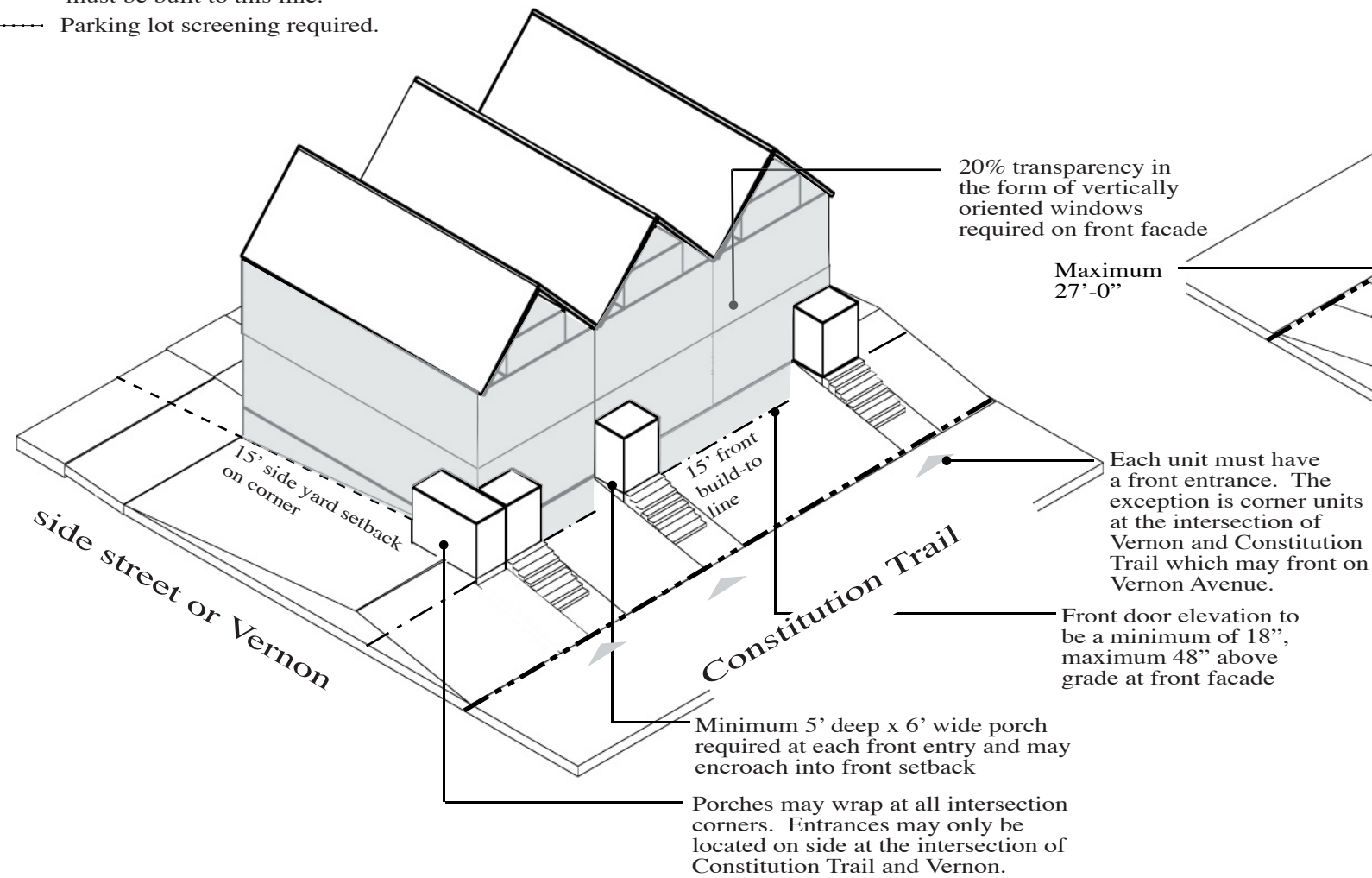
Building Type A2: Plan View

BUILDING TYPE A2

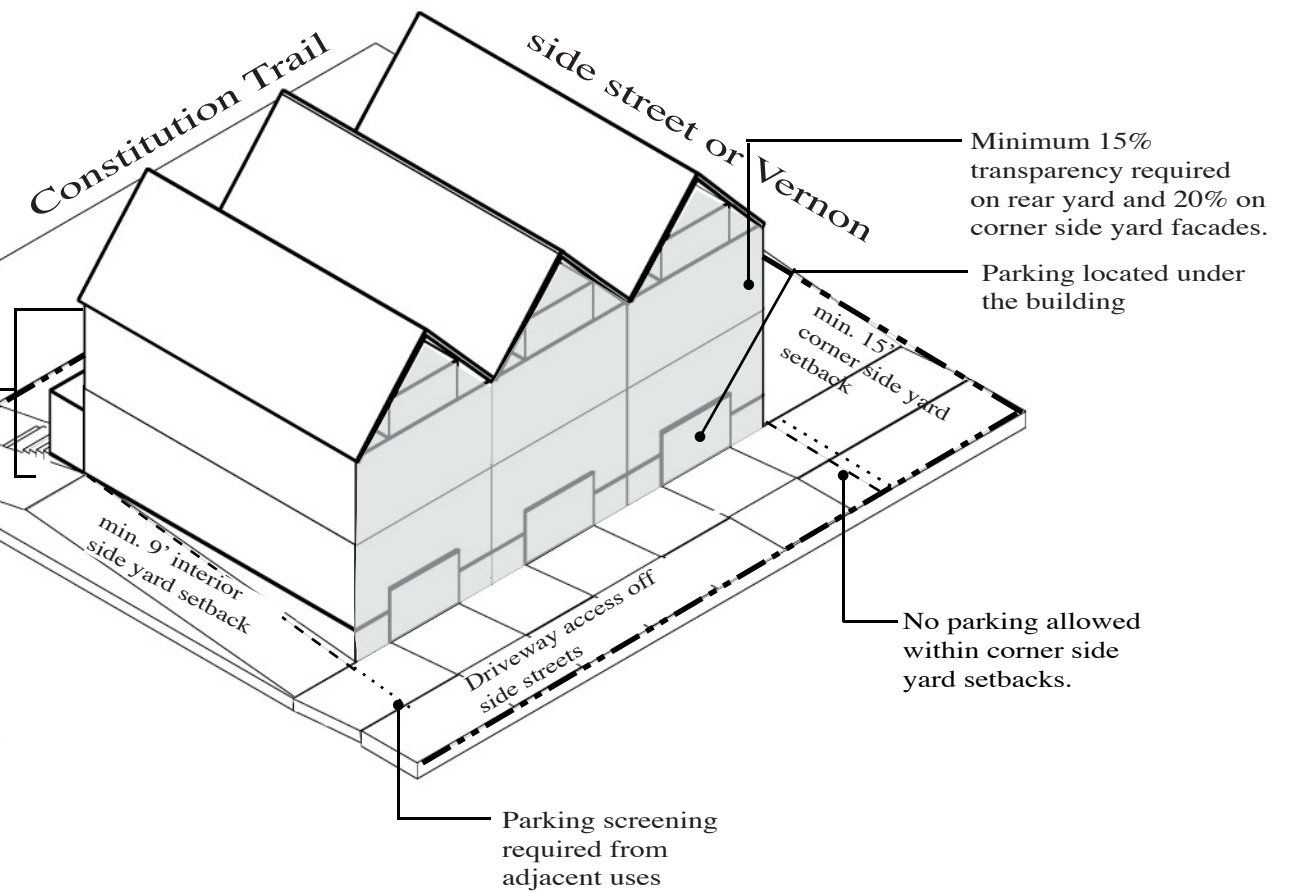
Townhouse w/Parking Underneath

KEY

-  Facades with minimum transparency required as noted.
-  Required building entrance locations.
-  Property Line
-  Required building setback lines. Building must be set back beyond these lines.
-  Required build-to line. Front building facades must be built to this line.
-  Parking lot screening required.



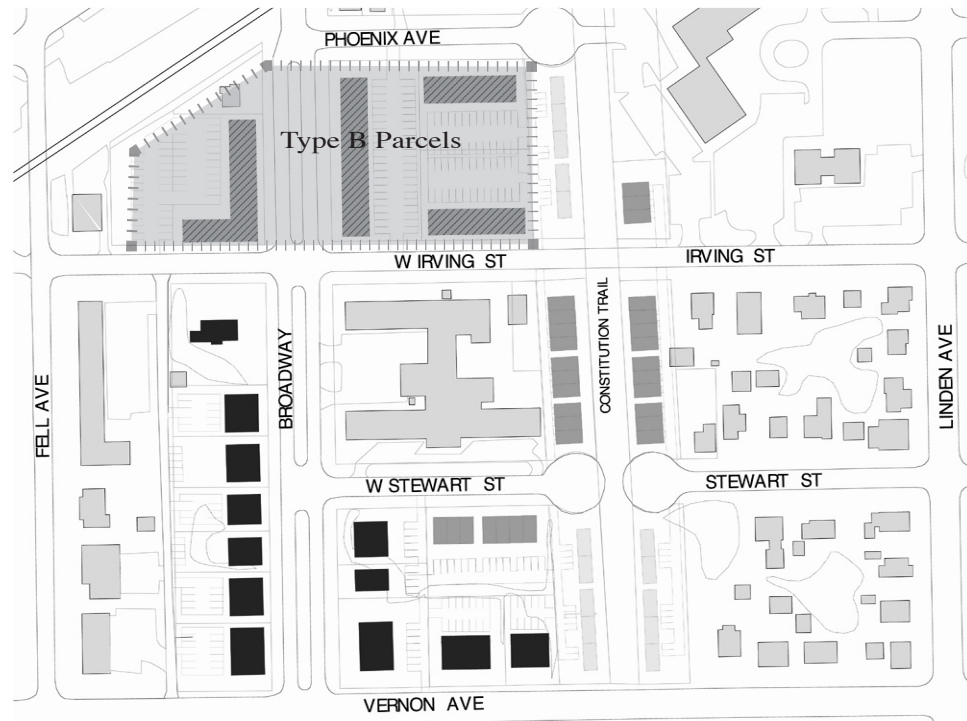
Building Type A2: Front View



Building Type A2: Rear View

BUILDING TYPE B

Apartment Building



Key Map

Building Type B is a multiple unit building located at the north end of the district. It serves to transition between the commercial buildings to the north and the predominantly residential neighborhood to the south. The layout of this type of building creates a streetwall along not only Broadway, a primary street, but also along the side streets. The streetwall resulting from this type of building creates a more pedestrian-friendly atmosphere by containing the street and providing architectural interest.

Parking Requirements

A minimum of two spaces per two bedroom and larger unit and one space per efficiency and one bedroom unit is required for Building Type B. A maximum of one double loaded aisle of parking is permitted, maximum of 62'-0" in depth. Parking must be located in the rear behind the building and is not permitted in the corner side yard setback. No stacked parking allowed.

Parking is allowed to occur underneath the building, however, this type of parking may not exceed above requirements and may not be located on a street face.

Drive access to the parking must be from West Irving Street or Phoenix Avenue. Driveways off Broadway are prohibited and the parking areas must not be visible from any adjacent use or street. To minimize the curb cuts on side streets, shared driveways are encouraged. All parking must be screened from view by the building and landscape screening is required to screen the parking from all adjacent uses and streets.

Unit Configuration

Special use permits for rooming houses will not be permitted within the Building Type B district.

Height Requirements

Flat roofs are permitted on this building type with a minimum 18" height parapet to screen roof appurtenances. Maximum building heights for Type B are required per the underlying zoning. A minimum building height of 20' above grade at the front facade is required. Building height is measured to the soffit of a pitched roof or the bottom of the parapet of the flat roof. Parapet roofs must have an additional design elements to prevent monotony.

The front door elevation of Building Type B must be located a minimum of 12" and a maximum of 36" above grade, as measured at the front facade. Front entrances must be served by a minimum of two steps (unless accessible units are provided) to the required stoop. This elevates and separates the private living spaces from the public realm.

Setbacks and Build-to Line

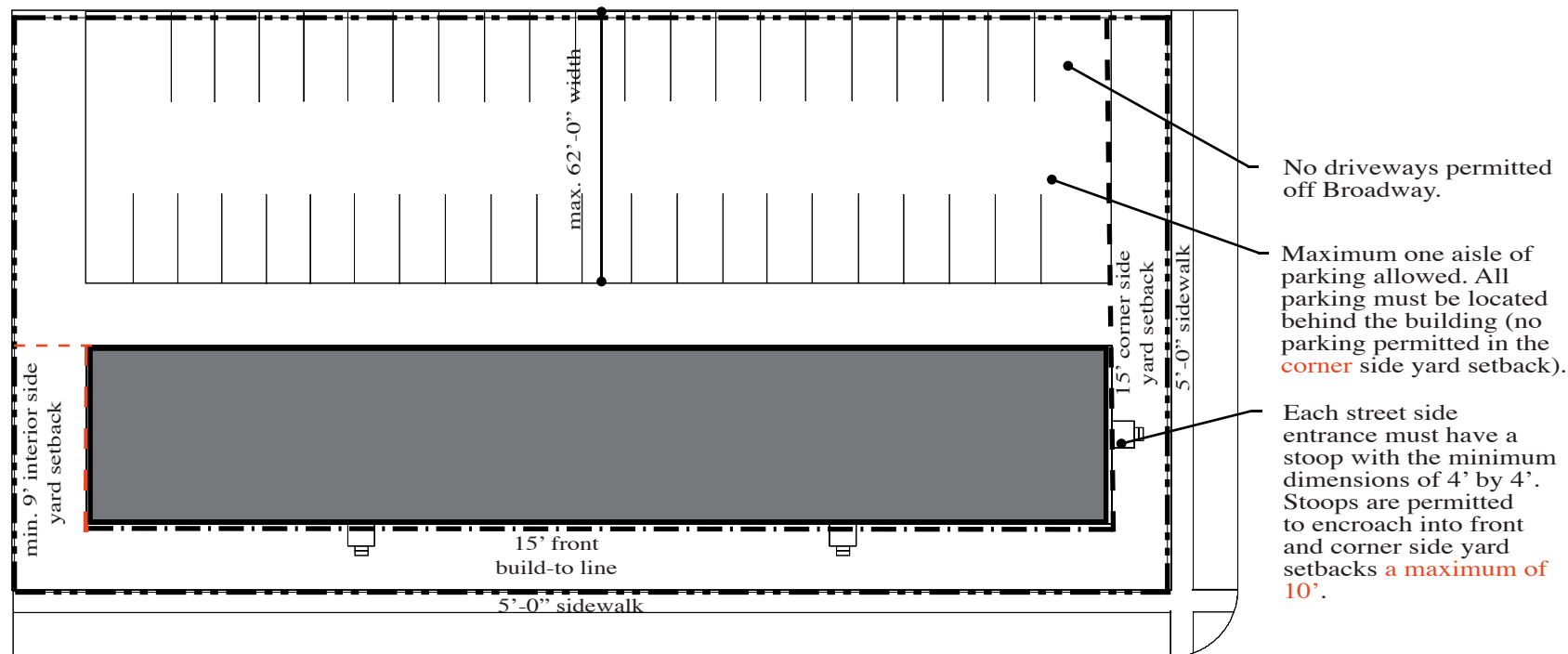
Building Type B is required to be built up to 15' off the front property line or right-of-way and must occupy at least 85% of the allowable front yard frontage, allowing access to the rear parking areas from side streets. A 9' interior side yard and rear yard setback is required. A 15' setback on corner side yards matches front yard requirements. If any side of the parcel touches the Broadway right-of-way, Broadway must be considered the front.

Entrances

To divide the frontage of this longer building type to better blend it with the existing smaller, single-family homes and Building Type B in the area, one entrance with a stoop is required for each 50' length of building along the front yard. Minimum stoop dimensions are 4'-0" deep by 4'-0" wide. The stoop may encroach upon the front yard to a maximum depth of 10' to prevent it from occupying the entire front yard. All stairs from front or side yards to upper floor units must be internal to the building; no exterior stairs to the upper floors are allowed on the front and side facades.

Window Requirements

When creating a streetwall, facade details provide interest to those passing by. Accordingly, Building Type B requires vertically oriented windows on the front and side yard corner facades, with a minimum of 20% transparency required. Transparency is also required on the rear facades at a minimum of 15%. Although no transparency requirements are set for interior side yards, large blank walls, especially visible from the street, should be avoided.



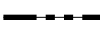
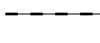
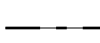
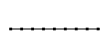


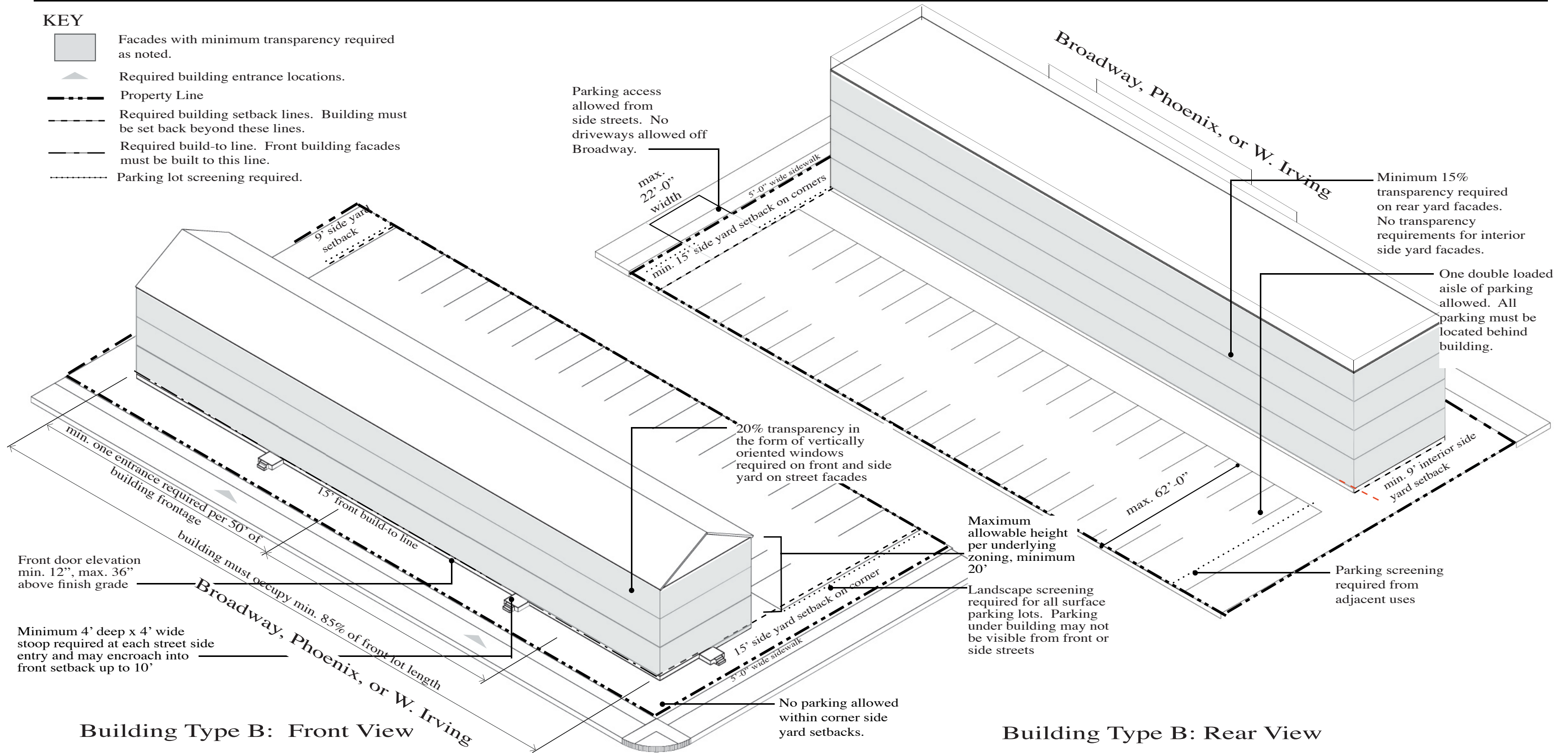
Building Type B: Plan View

BUILDING TYPE B

Apartment Building

KEY

-  Facades with minimum transparency required as noted.
-  Required building entrance locations.
-  Property Line
-  Required building setback lines. Building must be set back beyond these lines.
-  Required build-to line. Front building facades must be built to this line.
-  Parking lot screening required.



BUILDING TYPE C

“Big House” Building



Key Map

Building Type C is best described as a “big house”, designed to mimic a single-family home, but containing multiple units. Its location within the district was selected because of this characteristic. Broadway Street provides one entrance into the downtown; therefore, this street should be considered a primary street. These buildings will create a character reminiscent of the previous uses, still providing multifamily housing in the area.

Parking Requirements

A minimum of two spaces per two bedroom and larger unit and one space per efficiency and one bedroom unit is required for Building Type C. A maximum of one double loaded aisle of parking is permitted, maximum of 62’-0” in depth. Parking is not permitted in the corner side yard setback.

Parking is allowed to occur underneath the building, however, this type of parking may not exceed above requirements and may not be located on a street face.

To prevent interruption in the street wall on the primary route in the area, Broadway Avenue, all parking must be screened from view by the building and driveways must be located off alleys or side streets. Landscape screening is also required to screen the parking from all adjacent uses and streets.

Unit Configuration

Special use permits for rooming houses will not be permitted within the Building Type C district.

Height Requirements

The minimum building height is 20’ above grade at the front facade to the soffit of the pitched roof; maximum is 25’. Pitched roofs are required for this building type with a recommended minimum 6 to 12 pitch to match existing roof styles.

The front door elevation of Building Type C must be located a minimum of 18” and a maximum of 36” above grade, as measured at the front facade. Front entrances must be served by a minimum of three steps (unless accessible units are provided) to the required porch. This elevates and separates the private living spaces from the public realm.

Setbacks and Build-to Line

Type C is built to 25’ off the front property line or right-of-way with a maximum building width of 72’. This mirrors the existing setback and width of the single-family homes in the neighborhood but requires building frontage at 25’ back from the right-of-way to ensure streetwall and containment of the

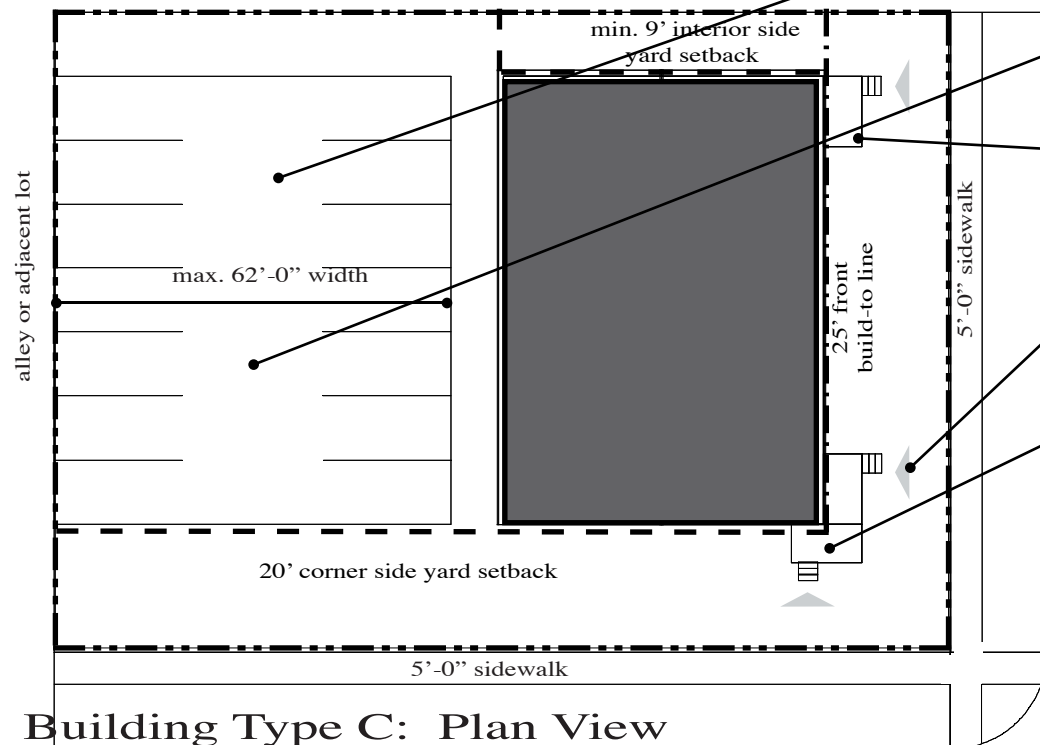
space of the street. A 9’ interior side yard and rear yard setback is required. A 20’ setback is required on corner side yards. If any side of the parcel touches the Broadway right-of-way, Broadway must be considered the front. Porches may encroach into front and corner side yard setbacks.

Entrances

A minimum of one visible entrance is required with a maximum of 2 on the front facade. Additional entrances may be located on the side facades of the buildings. Porches are required at each entry, minimum 5’-0” deep by 6’-0” wide. A maximum porch depth of 10’ prevents the porch from occupying the entire front yard. All stairs from front or side yards to upper floor units must be internal to the building; no exterior stairs to the upper floors are allowed on the front and side facades.

Window Requirements

When creating a streetwall, facade details provide interest to those passing by. Accordingly, Building Type C requires vertically oriented windows on the front and side yard corner facades, with a minimum of 20% transparency required. Transparency is also required on the rear facades at a minimum of 15%. Although no transparency requirements are set for interior side yards, large blank walls, especially visible from the street, should be avoided.





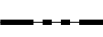
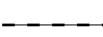

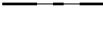
Building Type C: Plan View

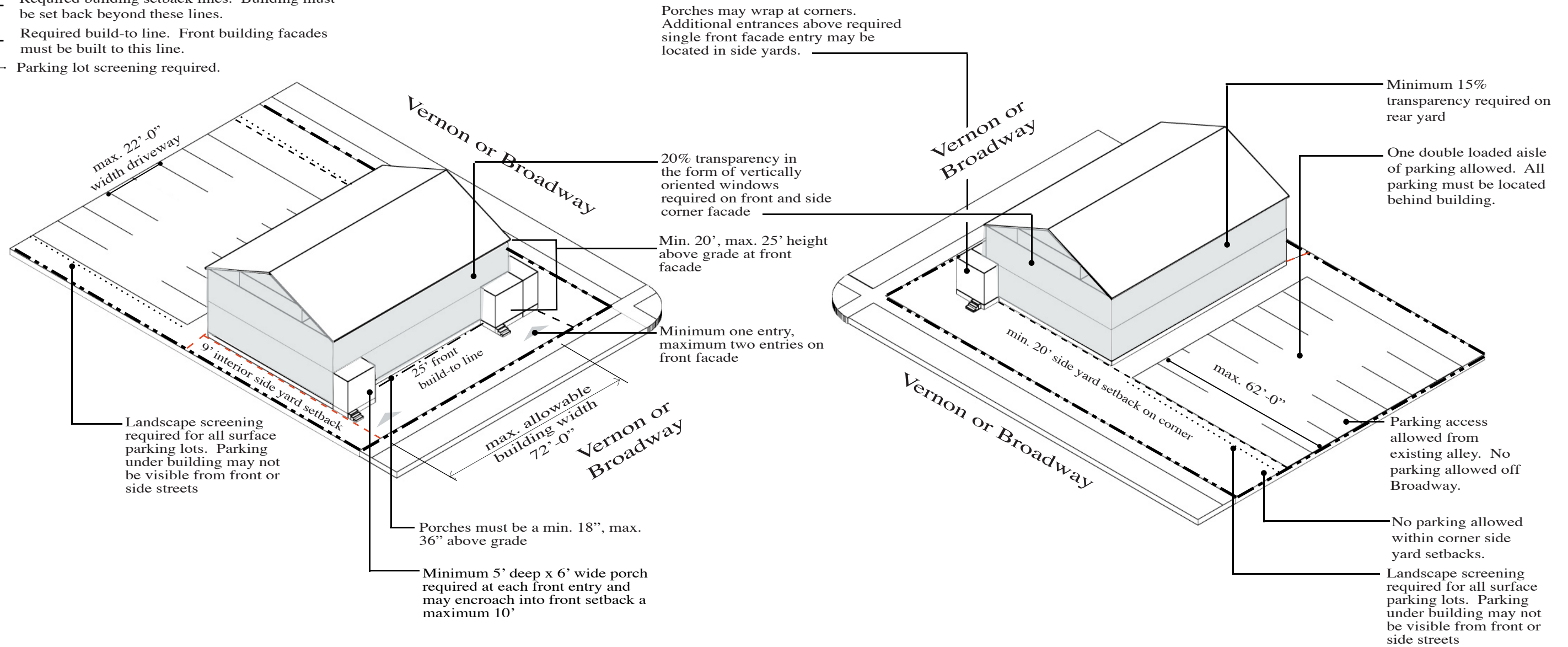
- Maximum one aisle of bay of parking allowed. All parking must be located behind the building (no parking permitted in the corner side yard setback).
- Parking access allowed from existing alley or W. Stewart; no driveways permitted off Broadway.
- Porches required at each entrance with a minimum dimension of 5’ deep and 6’ wide.
- Minimum of one entrance, with a maximum of two entries on the front facade.
- Porches may wrap at corners and encroach into the corner side yards. Additional entrances above the required single front entry may be located in the side yards.

BUILDING TYPE C

“Big House” Building

KEY

-  Facades with minimum transparency required as noted.
-  Required building entrance locations.
-  Property Line
-  Required building setback lines. Building must be set back beyond these lines.
-  Required build-to line. Front building facades must be built to this line.
-  Parking lot screening required.



Building Type C: Front View

Building Type C: Rear View

TABLE OF GUIDELINES

			Parking				Height Requirements		Setbacks			Entrances			Window Requirements	
			Building Width	Unit Configuration	Parking Space Requirements	Drive Access	Parking Layout	Parking Lot Screening	Allowable Height	Porch or Stoop Elevation (above grade)	Front Build-to Line	Side Setback	Rear Setback	Front Entrance Locations	Exterior Stairs	Front Porches
Type A1 Wide Townhouse	Maximum 3 connected units	A maximum of 3 bedrooms is allowed for Building Type A units	Minimum two spaces per two bedroom or larger unit; minimum one space per one bedroom or efficiency	Drive access must be from Stewart Street, Irving Street, or Phoenix Avenue. Driveways are not permitted off Vernon Avenue. Maximum width of driveways is 22'-0".	Parking must occur in the rear yard and is not allowed in corner side yard setbacks. No stacked parking allowed. Garages, with "granny flat" apartment, permitted.	Parking areas must be completely screened by the building from Constitution Trail. Landscape screening, landscape walls or fencing must screen parking from adjacent uses and streets, especially Vernon Avenue.	Minimum 20'-0", maximum 25'-0" above grade at front façade, measured to the soffit of a pitched roof (flat roofs prohibited).	Min. 18" to max. 36" above grade. Minimum 3 steps to porch required unless units are accessible. Accessible routes into building should be provided per ADA.	Build-to line of 15'-0" off Constitution Trail right-of-way or West Stewart. If any side of the parcel touches the Constitution Trail right of way, Constitution Trail must be considered the front.	9'-0" between buildings, 9'-0" interior side setbacks, 15'-0" on corners	9'-0" from rear lot line	All entrances must face Constitution Trail with the exception of units at the corner of Constitution Trail and Vernon, which may face Vernon.	All stairs from front or side yards to upper floors of the building must be internal. No exterior stairs to upper floors allowed on the front or side facades.	Min. 5'-0" deep, 6'-0" wide front porch required for each unit. Porch may wrap building corner with same minimum dimensions and can encroach into the front and corner side yard setbacks up to 10'.	Vertically oriented windows are required. Minimum of 20% transparency required.	Minimum of 15% transparency required on rear façade.
Type A2 Townhouse w/Parking Underneath	Maximum 4 connected units	A maximum of 3 bedrooms is allowed for Building Type A units	Minimum two spaces per two bedroom or larger unit; minimum one space per one bedroom or efficiency	Drive access must be from Stewart Street, Irving Street, or Phoenix Avenue. Driveways are not permitted off Vernon Avenue. Maximum width of driveways is 22'-0".	Parking permitted under the building, accessed from the rear. No stacked parking permitted. Parking not allowed in corner side yard setbacks.	Parking areas must be completely screened by the building from Constitution Trail. Landscape screening, landscape walls or fencing must screen parking from adjacent uses and streets, especially Vernon Avenue.	Minimum 20'-0", maximum 27'-0" above grade at front façade, measured to the soffit of a pitched roof (flat roofs prohibited).	Min. 18", max. 48" above grade. Minimum 3 steps to porch required unless units are accessible. Accessible routes into building should be provided per ADA.	Build-to line of 15'-0" off Constitution Trail right-of-way or West Stewart. If any side of the parcel touches the Constitution Trail right of way, Constitution Trail must be considered the front.	9'-0" between buildings, 9'-0" interior side setbacks, 15'-0" on corners	9'-0" from rear lot line	All entrances must face front lot line (Constitution Trail or West Stewart) with the exception of units at the corner of Constitution Trail and Vernon, which may face Vernon.	All stairs from front or side yards to upper floors of the building must be internal. No exterior stairs to upper floors allowed on the front or side facades.	Min. 5'-0" deep, 6'-0" wide front porch required for each unit. Porch may wrap building corner with same minimum dimensions and can encroach into the front and corner side yard setbacks up to 10'.	Vertically oriented windows are required. Minimum of 20% transparency required.	Minimum of 15% transparency required on rear façade.
Type B Apartment Building	Building must occupy a min. of 85% of allowable front lot frontage	Special uses for rooming houses are not permitted in Building Type B	Minimum two spaces per two bedroom or larger unit; minimum one space per one bedroom or efficiency	Drive access must be from Irving Street, or Phoenix Avenue. Driveways are not permitted off Broadway. Maximum width of driveways is 22'-0".	One maximum 62'-0" double loaded aisle of parking permitted. No stacked parking. Parking not allowed in corner side yard setbacks.	Parking lots must be located in the rear behind buildings. Parking lots may not be located on Broadway and may not be visible from any streets. Parking may be extended under the rear of the building but may not be located on any street frontage. Landscape screening, landscape walls or fencing must screen parking from adjacent uses and Vernon Avenue.	Minimum 20'-0", maximum per underlying zoning. Peaked or flat roof with a parapet are permitted roof types. Height measured to the soffit of pitched roof or the bottom of the parapet for flat roofs.	Min. 12", max. 36" above grade. Minimum 2 steps to stoop required unless units are accessible. Accessible routes into building should be provided per ADA.	Build-to line of 15'-0" off front right-of-way. If any side of the parcel touches the Broadway right of way, Broadway must be considered the front.	9'-0" interior side setbacks, 15'-0" on corners	9'-0" from rear lot line	Minimum of 1 entrance required for each 50'-0" length of street frontage.	All stairs from front or side yards to upper floors of the building must be internal. No exterior stairs to upper floors allowed on the front or side facades.	No front porch required. Stoop required for each front building entrance. Min. 4'-0" deep and 4'-0" wide; may encroach into front and corner side yard setbacks up to 10'.	Vertically oriented windows are required. Minimum of 20% transparency required.	Minimum of 15% transparency required on rear façade.
Type C Big House Building	Maximum building width of 72'	Special uses for rooming houses are not permitted in Building Type C	Minimum two spaces per two bedroom or larger unit; minimum one space per one bedroom or efficiency	Drive access must be from Stewart Street, Irving Street, or the alley between Broadway and Fell. Driveways are not permitted off Broadway. Driveways off Vernon Avenue should be avoided. Maximum width of driveways is 22'-0".	One maximum 62'-0" double loaded aisle of parking permitted. No stacked parking. Parking not allowed in corner side yard setbacks.	Parking lots must be located in the rear behind buildings. Parking lots may not be located on Broadway and may not be visible from any streets. Parking may be extended under the rear of the building but may not be located on any street frontage. Landscape screening, landscape walls or fencing must screen parking from adjacent uses and Vernon Avenue.	Minimum 20'-0", maximum 25'-0" above grade at front façade, measured to the soffit of pitched roof (flat roofs prohibited). Recommended pitch 6 in 12.	Min. 18", max. 36" above grade. Minimum 3 steps to stoop required unless units are accessible. Accessible routes into building should be provided per ADA.	Build-to line of 25'-0" off front right-of-way. If any side of the parcel touches the Broadway right of way, Broadway must be considered the front.	9'-0" interior side setbacks, 20'-0" on corners	9'-0" from rear lot line	Minimum of 1 entrance, maximum of 2 on front façade, visible from street. Additional entrances may be located on sides of building.	All stairs from front or side yards to upper floors of the building must be internal. No exterior stairs to upper floors allowed on the front or side facades.	Min. 5'-0" deep, 6'-0" wide front porch required for each unit. Porch may wrap building corner with same minimum dimensions and can encroach into the front and corner side yard setbacks up to 10'.	Vertically oriented windows are required. Minimum of 20% transparency required.	Minimum of 15% transparency required on rear façade.