

**Table 7.02 Development Standards for Traditional City center**

Zoning District	CODE	LBCS <sup>1</sup>	Min Floor Area Ratio (FAR)	Max Floor Area Ratio (FAR)	Max Bldg Height	Max Floor Area per Establishment (sf)	Max Frontage per Establishment (feet)	Build To Line <sup>2</sup>	Sidewalks	Building Separation	Transparency	Off-street Parking	
Traditional Central Business District - TCBD <sup>3</sup>	TCBD			0.50	35 ft or 2 stories <sup>4</sup>								
Primary Frontage			0.35			50,000 <sup>5</sup>	120 <sup>6</sup>	100% of building frontage abuts required easements	Sidewalks required on all frontages  Arcaded sidewalks shall be at least 10 ft in width with vertical clearance of 12 feet <sup>7</sup>	One building separation allowed per 120 ft of frontage. 20 ft width allowed for pedestrian access to rear parking	75% of all commercial ground floor facades shall provide windows or window displays	Off-street parking requirements of Sec 7.03.04 shall be met with exception that on-street parking and public parking may be credited to offset off-street parking requirements <sup>8</sup>	
Secondary Frontage			0.25				100% of building frontage within 10 ft of required easements	One building separation allowed per 80 ft of frontage. Max separation of 60 ft		50% of all commercial ground floor facades shall provide windows or window displays			
Traditional Central Business District - Historic	TCBD-H		All standards subject to modification for consistency with historic preservation standards and requirements of a "certificate of appropriateness"										
Primary Frontage			Standards set forth above for TCBD – Primary Frontage apply subject to "certificate of appropriateness" for historic properties										
Secondary Frontage			Standards set forth above for TCBD – Secondary Frontage apply subject to "certificate of appropriateness" for historic properties										
Traditional Mixed Use	TMU		0.25	0.50	35 ft or 2 stories	20,000	na	100% of building frontage within 10 ft of required easements <sup>9</sup>	Sidewalks required on all frontages	na	na		
Traditional Mixed Use - Historic	TMU-H		Standards set forth above for TMU apply subject to "certificate of appropriateness" for historic properties										

<sup>1</sup> Land-Based Classification System, Standard Color Code, American Planning Association

<sup>2</sup> Modifications to build-to-line may be approved to be consistent with existing structures on adjoining properties

<sup>3</sup> The provisions of specified in this table may be modified at the discretion of the SPRC for historic properties and landmarks to ensure consistency of appropriateness issued by the Historic Preservation Board

<sup>4</sup> If residential uses are on upper floors, the maximum number of stories is 3 and the maximum height is 45 feet

<sup>5</sup> Up to 100,000 sq ft per establishment may be approved as conditional use. Single tenants occupying more than 100,000 sq ft are prohibited

<sup>6</sup> No single tenant may occupy more than 120 linear feet of frontage to a depth of 40 ft

<sup>7</sup> An encroachment is required if the arcade extends into a public ROW

<sup>8</sup> Off-street parking credits may be assigned by the SPRC at the Site Plan Review stage.

<sup>9</sup> The SPRC may establish a build-to-line for a specific block determined by the following criteria: (a) the build-to-line shall match the dominant building line of the "contributing" (historic) structures within the block where the property is located or (b) if no "contributing" structure exists within the block, the build-to-line shall match the dominant building line of the existing structures within the block where the property is located.