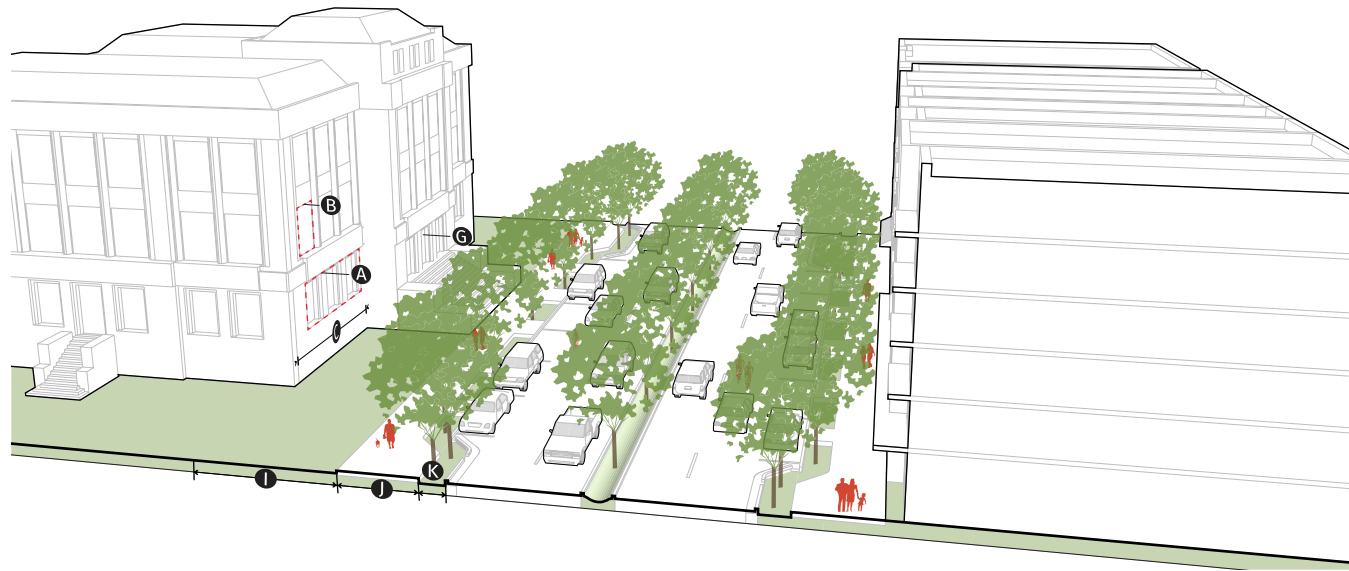


**SEC. 1.11.6. PUBLIC REALM**



The public realm standards below apply to all streets, unless noted otherwise.

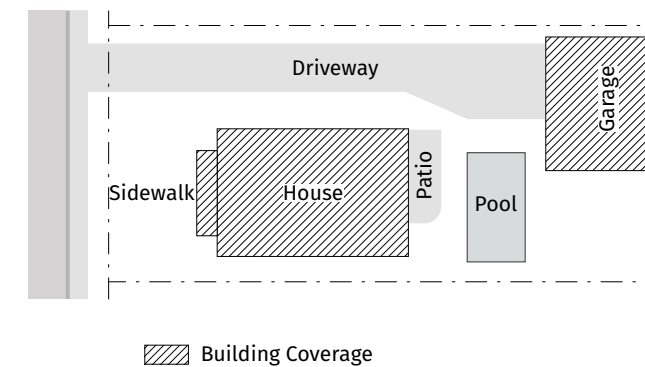
Transparency		Building Setbacks	
<b>A</b> Ground story	40% min	<b>I</b> Primary/side street	See Sec. 2.8.3
<b>B</b> Upper story	20% min	Sidewalk*	
<b>C</b> Blank wall area	75' max	<b>J</b> Paved pedestrian zone	
Story Height		Berry Street	10' min
<b>D</b> Ground floor elevation	n/a	All other streets	6' min
<b>E</b> Ground story: floor to floor	n/a	Street Tree/Furniture Zone*	
<b>F</b> Upper story: floor to floor	n/a	<b>K</b> Parkway depth	6' min
Pedestrian Access		Street tree planting	Required
<b>G</b> Entrance facing primary street	Required	Tree spacing	See Sec. 4.2.3
<b>H</b> Entrance spacing along primary street	n/a	Small canopy	15' on-center
Building Elements		Medium canopy	25' on-center
Awning/canopy	n/a	Large canopy	35' on-center
Balcony	n/a	Street lighting	If installed must be per TPW specifications
Forecourt	n/a	*Where there is insufficient ROW to meet the minimum requirements, the FBC Administrator may approve modifications (see Article 5, Administration).	
Gallery	n/a		
Porch	n/a		
Stoop	n/a		

**Div. 1.12. Measurements and Exceptions**

**Sec. 1.12.1. Lot Parameters**

**A. Building Coverage**

1. The area of a lot covered by roofed buildings and structures measured from the outside of the exterior wall at the ground floor, includes covered porches and patios and detached and attached accessory structures.
2. For covered porches and patios, the entire area under the roof is calculated as building coverage.
3. Building coverage does not include uncovered paved parking areas, driveways, walkways, roof overhangs, swimming pools, uncovered steps, terraces, decks, patios, porches, and architectural projections not intended for shelter or occupancy.



**Sec. 1.12.2. Building Placement**

**A. Primary Streets**

1. The following streets are considered primary streets:
  - a. Berry Street;
  - b. University Drive; and
  - c. Cleburne Road.
2. Where only one street abuts a lot, that street is considered a primary street.

3. A multiple street frontage lot (not specified above) must designate at least one primary street. The FBC Administrator will determine which streets are primary streets based on the following:
  - a. The pedestrian orientation of the street, existing or proposed.
  - b. The established orientation of the block;
  - c. The street or streets abutting the longest face of the block;
  - d. The street or streets parallel to an alley within the block;
  - e. The street that the lot takes its address from; and
  - f. The street with the highest classification or highest traffic counts.
4. A lot can have more than one primary street.

**B. Setbacks**

All buildings and structures must be located at or within the required setbacks except as listed below. No building or structure can extend into a required easement.

**1. Building Features**

- a. Awnings/canopies, balconies, galleries, porches and stoops may extend into a required primary street setback as stated in Sec. 2.9.5.
- b. Building eaves, roof overhangs, gutters, downspouts, light shelves, bay windows and oriels less than 10 feet wide, cornices, belt courses, sills, buttresses or other similar architectural features may encroach up to 3 feet into a required setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.

- c. Chimneys or flues may encroach up to 4 feet, provided that such extension is at least 2 feet from the vertical plane of any lot line.
- d. Unenclosed patios, decks, balconies, stoops, porches, terraces or fire escapes may encroach into a side interior or rear setback, provided that such extension is at least 5 feet from the vertical plane of any lot line.
- e. Handicap ramps may encroach to the extent necessary to perform their proper function.
- f. Structures below and covered by the ground may encroach into a required setback.

**2. Low Impact Stormwater Features**

Low impact stormwater management features may encroach up to 2 feet into a primary street setback (but not into the required sidewalk), including, but not limited to:

- a. Rain barrels or cisterns, 6 feet or less in height;
- b. Planter boxes;
- c. Bio-retention areas; and
- d. Similar features, as determined by the FBC Administrator.
- e. Low impact stormwater management features listed above may encroach into a side interior or rear setback, provided such extension is at least 2 feet from the vertical plane of any lot line.

**3. Mechanical Equipment and Utility Lines**

- a. For residential buildings only, mechanical equipment such as HVAC units and security lighting, may encroach into a required

rear or side interior setback, provided that such extension is at least 3 feet from the vertical plane of any lot line.

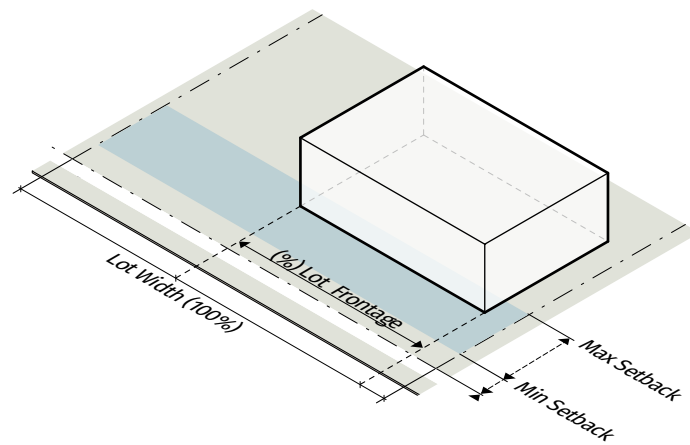
- b. Minor structures accessory to utilities (such as hydrants, manholes, and transformers and other cabinet structures) may encroach into a required rear, side interior or side street setback.

**4. Other Setback Encroachments**

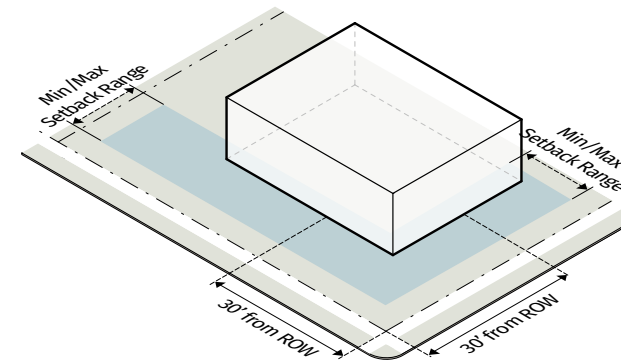
- a. Fences and walls under Sec. 4.2.5.
- b. Buffers under Sec. 4.2.1.

**C. Build-to-Zone**

1. The build-to zone is the area on the lot where a certain percentage of the front building facade must be located, measured as a minimum and maximum setback range from the edge of the right-of-way.
2. The build-to zone applies to the 1st and 2nd stories of a building.
3. The required percentage specifies the amount of the front building facade that must be located in the build-to zone, measured based on the width of the building divided by the width of the lot.



4. On a corner lot, a building facade must be placed within the build-to zone for the first 30 feet along the street extending from the block corner, measured from the intersection of the two right-of-way lines.



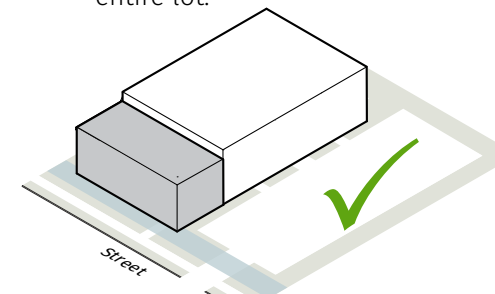
5. With the exception of parking spaces, all structures and uses allowed on the lot are allowed within the build-to zone. Vehicle drive-thru lanes or facilities are not permitted within the build-to zone.
6. A forecourt meeting the requirements of Sec. 2.9.5.D is considered part of the building for the purpose of meeting the build-to requirement.

**D. Build-to Zone Requirement on Lots with Existing Buildings**

When an existing building is being expanded and the building or lot doesn't meet the build-to requirement, the following provisions apply.

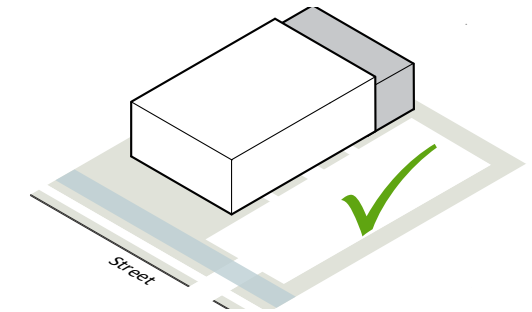
**1. Front Additions**

Any addition to the front must be placed in the build-to zone. The addition does not have to meet the build-to requirement for the entire lot.



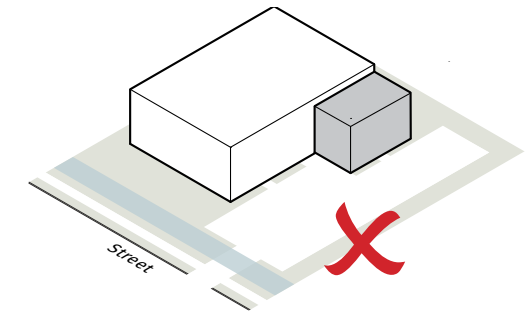
**2. Rear Additions**

Rear additions are allowed because the addition does not increase the degree of the nonconformity.



**3. Side Additions**

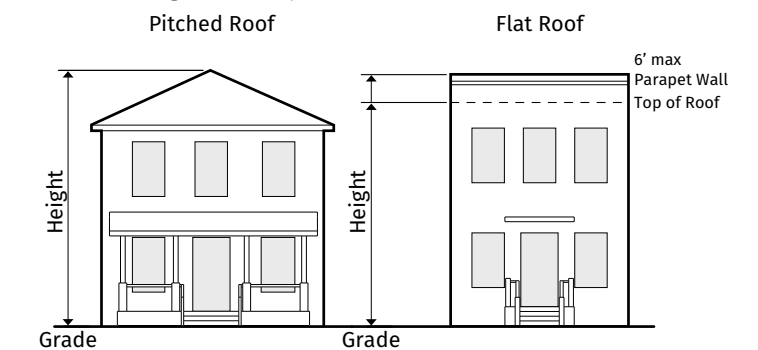
Side additions are not allowed because the extension increases the width of the building not located in the build-to zone.



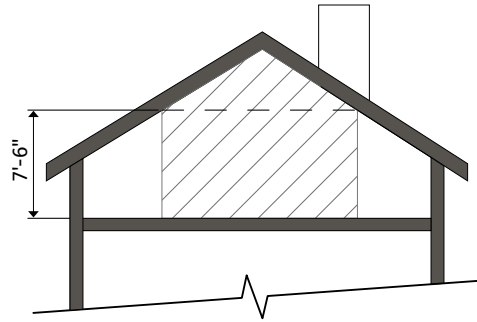
**Sec. 1.4.29. Height and Mass**

**A. Building Height**

1. Building height is the vertical distance measured from the top of the finished slab at grade to the highest point of the roof surface and is measured both number of stories and feet.
2. On a flat roof, a parapet wall may exceed the height limit by a maximum of 6 feet.



3. An attic does not count as a story where 50% or more of the attic floor area has a clear height of less than 7.5 feet; measured from the finished floor to the finished ceiling.



**B. Height Encroachments**

All buildings and structures must be located at or below the maximum height limit except as listed below.

1. The maximum height limits of the district do not apply to spires, belfries, cupolas, domes not intended for human occupancy; monuments, water tanks, water towers or other similar structures which, by design or function, must exceed the established height limits.
2. The following may exceed the established height limit provided they do not exceed the maximum height by more than 6 feet:
  - a. Chimney, flue or vent stack;
  - b. Flagpole;
  - c. Vegetation or landscaping associated a green roof;
  - d. Skylights;
  - e. Unenclosed rooftop terrace;
  - f. Parapet wall; and
  - g. Solar panels, wind turbines and rainwater collection systems.
3. The following may exceed the established height limit provided they do not exceed the maximum building height by more than 10

feet, do not occupy more than 25% of the roof area, and are set back at least 10 feet from the edge of the roof:

- a. Elevator or stairway access to roof;
  - b. Rooftop shade structure;
  - c. Greenhouse; and
  - d. Mechanical equipment.
4. In BU-IX, mechanical equipment may exceed the established height limit provided it does not exceed the maximum building height by more than 20 feet and is set back at least 10 feet from the edge of the roof.

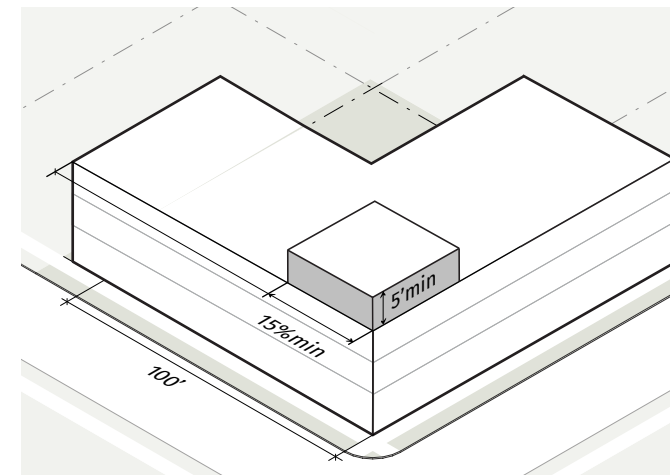
**C. Building Mass and Design**

**1. Street-Facing Building Length**

Street-facing building length is the maximum length of a building or structure.

**2. Building Height Variations**

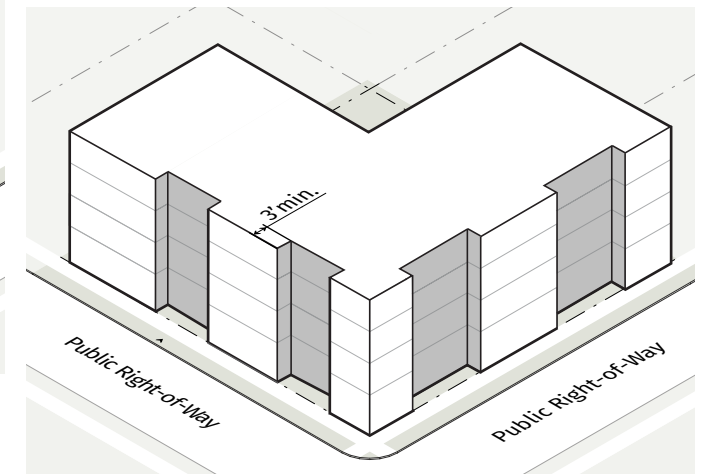
- a. For buildings 100 feet or more in length, at least 15% of the street-facing roof line must have a variation in height of at least 5 feet.
- b. The building height variation requirement does not apply in BU-IX.



**3. Facade Variation**

- a. Each new building facade that is greater than 50 feet in width and is oriented to a publicly accessible street or open space must incorporate each of the following scaling elements. For building facades less than 50 feet in width, a minimum of 2 elements are required.
  - i. Expression of building structural elements such as:
    - a) Floors (banding, belt courses, etc. not less than one inch deep and 4 inches wide).

- b) Columns (pilasters, piers, quoins, etc. not less than 1 inch deep and 6 inches wide).
- c) Foundation (water tables, rustication).
- ii. At least 2 variations in wall plane not less than 3 feet in depth or projection and not less than 2 stories in height for multi-story buildings. Such elements could include patterns of door and window openings by utilizing sills, mullions, and other scale providing window elements, and/ or more pronounced architectural features such as porches, alcoves, and roof dormers.



- iii. Changes in material, material pattern, in color or shade. Each change of material shall involve minimum 1 inch variation in wall plane or noticeable change in color.
- b. New building facades oriented to a publicly accessible street or open space must include differentiation between the first and second floors and the upper floors with a cornice, canopy, balcony, arcade, or other architectural features.

- c. If a project consists of more than one block face, each sequential block of new construction shall contain a different building facade to encourage architectural variety within large projects, using the required architectural elements listed in Sec. 2.9.3.D.3.a and/or other architectural features.
- d. The facade variation requirements do not apply in BU-RA and BU-IX.

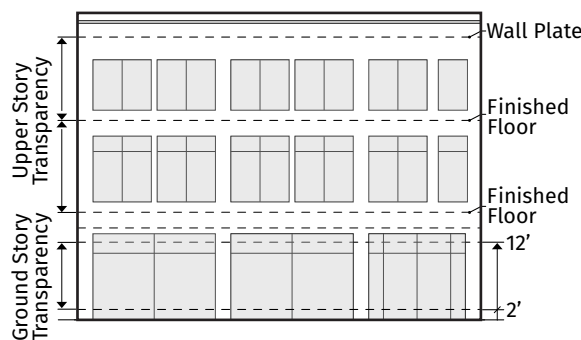
- 5. In BU-SH, a minimum of 60% of the street-fronting, street-level window pane surface area must allow views into the ground story use for a depth of at least 8 feet. Windows cannot be made opaque by window treatments (except operable sunscreen devices within the conditioned space).
- 6. The following alternatives may count towards a portion of the transparency requirement and can be used in singular or combination. Alternatives may count for no more than 50% of the total transparency requirement.

Alternative	Max % towards total requirement
Windows at the ground story but outside the 2 to 12 feet zone	40%
Wall mounted or recessed display cases at least 4 feet high	40%
Green screen system, planter walls, or similar vegetation	40%
Translucent, fritted, patterned, or color glazing:	40%
LEED certified windows	40%
Outdoor dining/seating located between the building and street	60%

Sec. 1.12.4. Public Realm

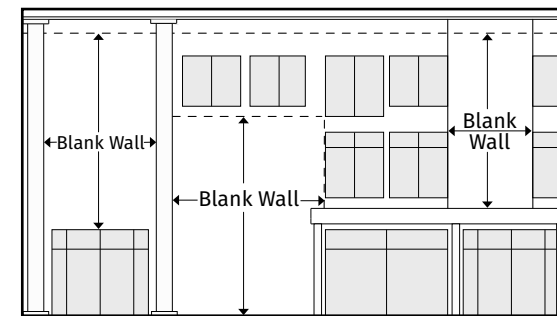
A. Transparency

- 1. Transparency is the minimum percentage of windows and doors that must cover a ground or upper story facade.
- 2. Transparency applies to all publicly-accessible street or open space building facades.
- 3. Clear glazing must have a visible transmittance rating of 0.5 or greater to count towards the transparency requirement.
- 4. Ground story transparency is measured between 2 and 12 feet above the abutting sidewalk. Upper story transparency is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate above.



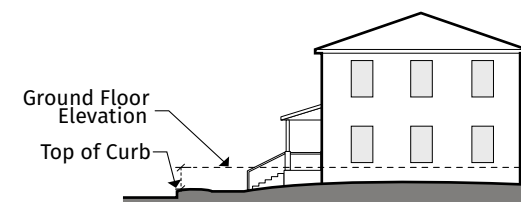
B. Blank Wall Area

- 1. Blank wall area means a portion of the exterior facade of the building that does not include: windows or doors; columns, pilasters or other articulation greater than 12 inches in depth; or a substantial material change (paint color is not considered a substantial change).
- 2. Blank wall area applies in both a vertical and horizontal direction.
- 3. Blank wall area applies to all publicly-accessible street or open space building facades.



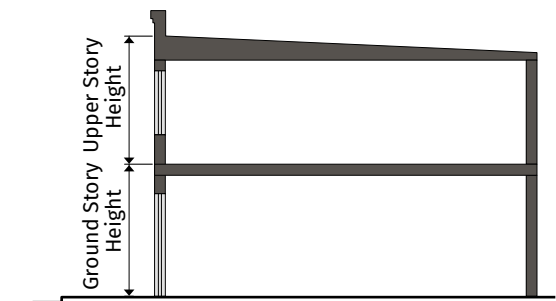
C. Ground Floor Elevation

- 1. Ground floor elevation is measured from top of the adjacent curb to the top of the finished ground floor.
- 2. Minimum ground floor elevation applies to the first 30 feet of the lot measured from the right-of-way.



D. Story Height

Story height is the height of each story of building and it is measured from the top of the finished floor to the top of the finished floor above. When there is no floor above, upper story height is measured from the top of the finished floor to the top of the wall plate above.



E. Pedestrian Access

- 1. In order to create a pedestrian-oriented environment in which buildings are oriented toward publicly accessible streets and sidewalks, a building must have its main entrance front a primary street. The main entrance can not be from a public parking lot. Secondary entrances from parking lots are permitted.
- 2. The main building entrance must be operable to residents at all times and customers during regular business hours.
- 3. An angled entrance may be provided at either corner of a building along the street to meet the street-facing entrance requirements.
- 4. Entrance spacing is measured from the edge of door to the edge of the next door.

F. Building Materials

- 1. Not less than 70% of all new building facades (not including door and window areas) facing publicly-accessible streets or open space must be constructed of the following masonry materials: stone, brick, terra cotta, patterned pre-cast concrete, cement plaster stucco, cement board siding, cast stone or prefabricated brick panels.
- 2. Material changes must occur at inside corners.