

SEC. 1.6.6. PUBLIC REALM



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

Transparency	
A Ground story	20% min
B Upper story	20% min
C Blank wall area	50' max

Story Height	
D Ground floor elevation	2' min/5' max
E Ground story, floor to floor	10' min
F Upper story, floor to floor	9' min

Pedestrian Access	
G Entrance facing primary street	Required
H Entrance spacing along primary street	50' max

Building Elements	
Awning/canopy	◆
Balcony	◆
Forecourt	◆
Gallery	
Porch	◆
Stoop	◆

Building Setbacks	
I Primary/side street	See Sec. 2.3.3

Sidewalk*	
J Paved pedestrian zone	6' min

Street Tree/Furniture Zone*	
K Parkway depth	6' min
Street tree planting	Required
Tree spacing	See Sec. 4.2.3
Small canopy	15' on-center
Medium canopy	25' on-center
Large canopy	35' on-center
Street lighting	If installed must be per TPW specifications

*Where there is insufficient ROW to meet the minimum requirements, the FBC Administrator may approve modifications (see Article 5, Administration).

DIV. 1.7 BU-RX: Residential Mixed Use



Intent

The Residential Mixed Use (BU-RX) district is intended to create residential neighborhoods with a variety of higher density housing options in a pedestrian-friendly environment. BU-RX allows limited office, retail and service activity subject to standards that manage the size, scale and location.

Applicable Districts

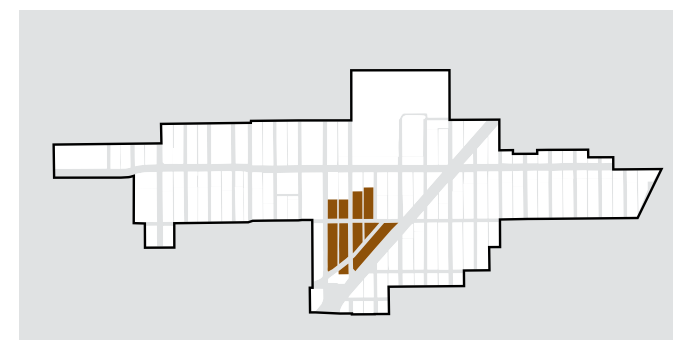
BU-RX-4

Use

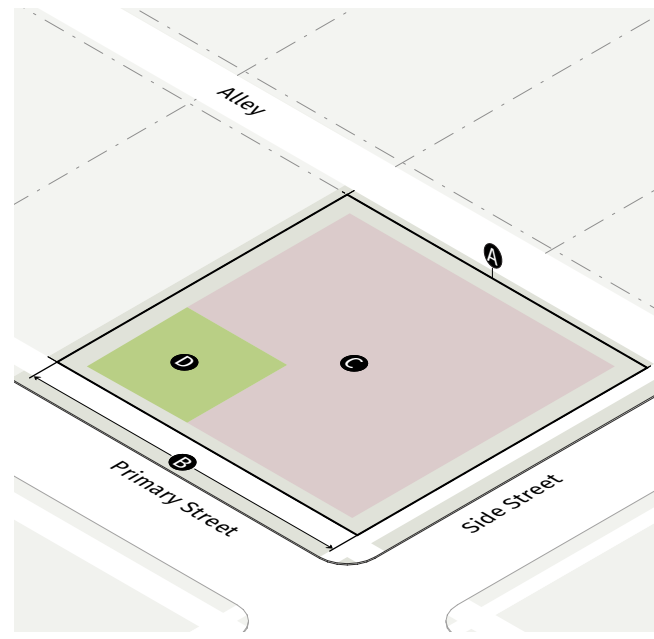
Allowed uses see Div. 3.1

Recommend Building Types

Single-unit detached	see Sec. 2.1.3
Single-unit attached	see Sec. 2.1.4
Townhome	see Sec. 2.1.5
Manor Home	see Sec. 2.1.6
Multi-unit	see Sec. 2.1.7
Zoning Map	See Div. 2.2

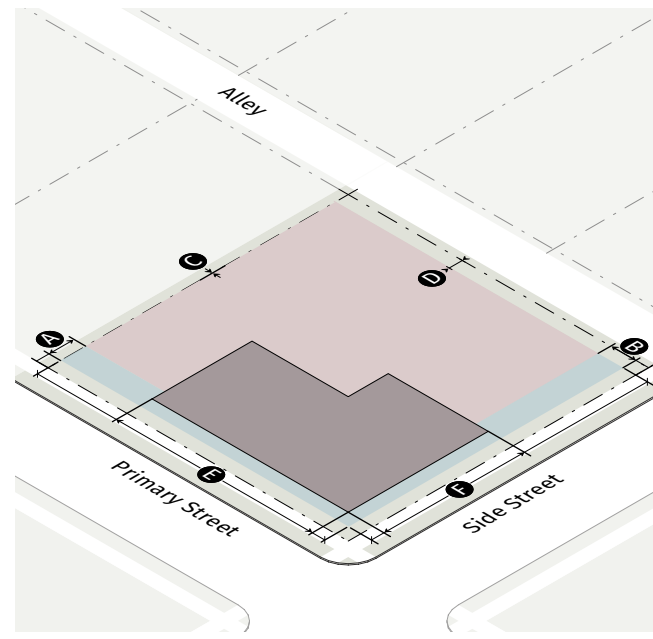


SEC. 1.7.2. LOT PARAMETERS



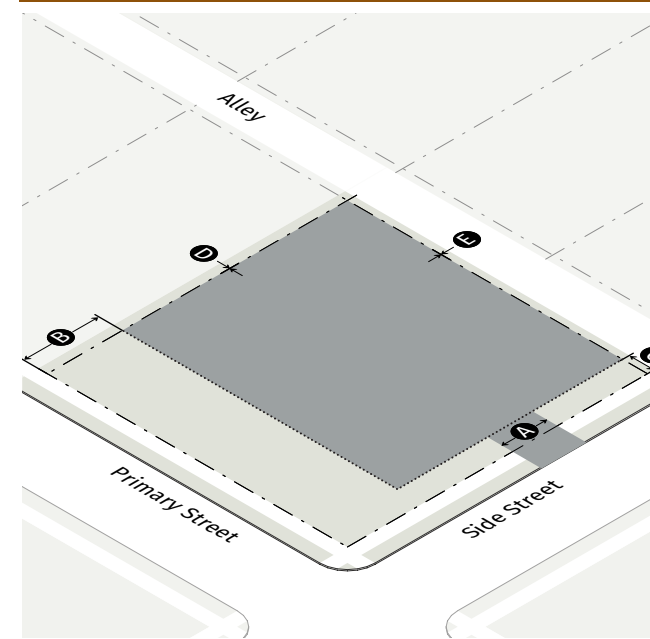
Residential Building Requirements		A Area	B Width
Maximum of three bedrooms per unit			
Maximum 1 unit per 750 sq. ft. of lot area			
Minimum 800 sq. ft. ground floor unit for every 50 linear feet of street frontage.			
Multi-unit (up to 8 units)			
Multi-unit (9+ units)			
Nonresidential building requirements	10,000 SF	100' width	
Coverage			
C Building coverage			75% max

SEC. 1.7.3. BUILDING PLACEMENT



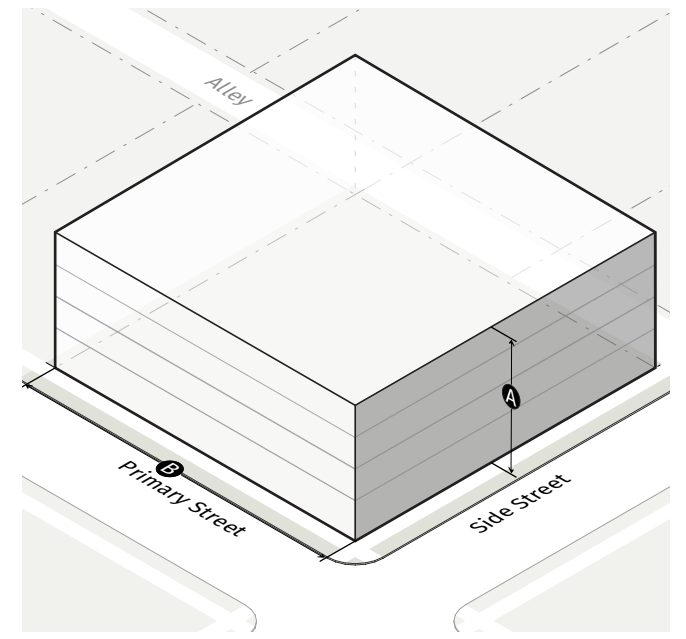
Building Setbacks		
A Build-to zone: primary street		5' to 15' max
B Build-to zone: side street		5' to 15' max
C Side: common lot line		0' min
C Side: alley		5' min
D Rear: common lot line		0' min
D Rear: alley		10' min
Build-to		
E % of building facade in primary street build-to zone		70% min
F % of building facade in side street build-to zone		35% min

SEC. 1.7.4. ACCESS AND PARKING LOCATION



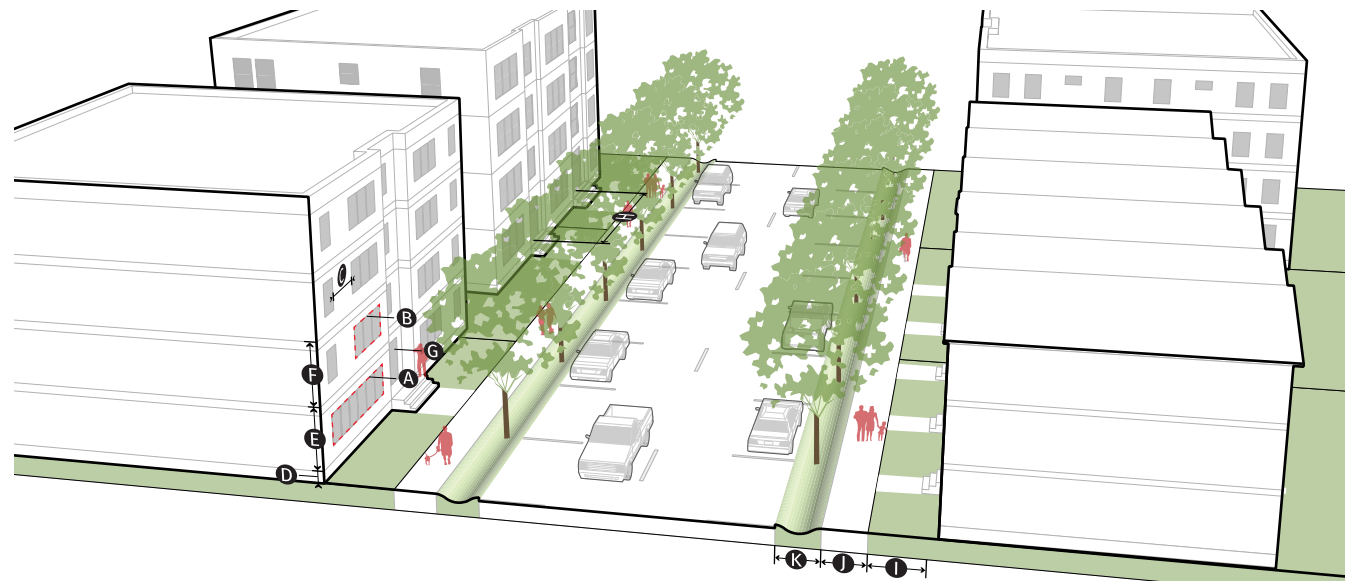
Vehicle Access	
Primary street	Not allowed
Side street	Allowed
Alley	Allowed
A Driveway width in side street setback	18' max
Parking Setbacks	
B Primary street setback	30' min
C Side street setback	10' min
D Side: common lot line/alley	0' min
E Rear: common lot line/alley	0' min

SEC. 1.7.5 HEIGHT AND MASS



Building Height		
A Maximum height		
Without stormwater bonus	4 stories/50' max	
With stormwater bonus (see Div. 2.10)	6 stories/75' max	
Minimum height		n/a
Building Mass		
B Street-facing building length		200' max

SEC. 1.7.6. PUBLIC REALM



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

Transparency		Building Setbacks	
A Ground story	20% min	I Primary/side street	See Sec. 2.4.3
B Upper story	20% min	Sidewalk*	
C Blank wall area	30' max	J Paved pedestrian zone	6' min
Story Height		Street Tree/Furniture Zone*	
D Ground floor elevation, residential	2' min/5' max	K Parkway depth	6' min
D Ground floor elevation, commercial	0' min/2' max	Street tree planting	Required
E Ground story, floor to floor	10' min	Tree spacing	See Sec. 4.2.3
F Upper story, floor to floor	9' min	Small canopy	15' on-center
Pedestrian Access		Medium canopy	25' on-center
G Entrance facing primary street	Required	Large canopy	35' on-center
H Entrance spacing along primary street	75' max	Street lighting	If installed must be per TPW specifications
Building Elements		*Where there is insufficient ROW to meet the minimum requirements, the FBC Administrator may approve modifications (see Article 5, Administration).	
Awning/canopy	◆		
Balcony	◆		
Forecourt	◆		
Gallery			
Porch	◆		
Stoop	◆		

DIV. 1.8. BU-CX: Commercial Mixed Use



Intent	
The Commercial Mixed Use (BU-CX) district is intended to provide for a variety of residential, retail, service and commercial uses at a variety of scales and intensities in a pedestrian-friendly environment. While BU-CX accommodates commercial uses, the inclusion of residential and employment uses are strongly encouraged in order to promote live-work and mixed-use opportunities.	
Applicable Districts	
BU-CX-3, BU-CX-4, BU-CX-6	
Use	
Allowed uses	see Div. 3.1

