

CITY OF SPRINGDALE
City Council Committee Agenda
Monday, April 20th, 2026
City Council Chambers (2nd Floor)
201 Spring Street, Springdale, AR 72764
Meetings begin at 5:30p.m.

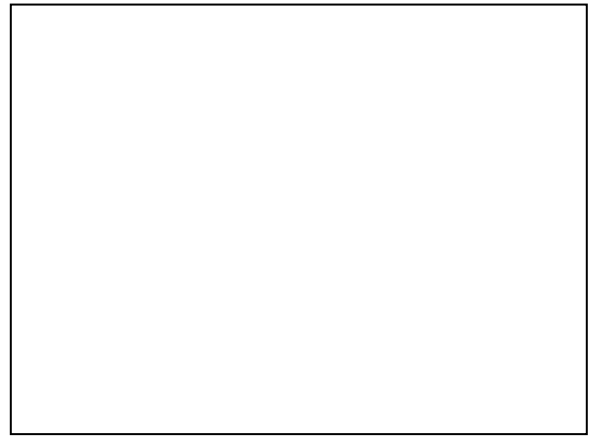
Committee of the Whole

1. **An Ordinance** amending Chapter 32 of the Code of Ordinances of the City of Springdale, Arkansas, known as the downtown form-based code; declaring an emergency; and for other purposes. Presented by Sharon Tromburg, Planning Director. Pgs. 1-147

Finance Committee by Chairman Jeff Watson

2. **A Resolution** authorizing the creation of new positions, eliminating certain positions and amending the 2026 Budget. Presented by Ernest Cate, City Attorney. Pgs. 148-149
3. **A Resolution** amending the City Attorney Budget in the 2026 General Budget. Presented by Ernest Cate, City Attorney. Pg. 150
4. **A Resolution** accepting a grant from the Smithsonian Institution. Presented by Angie Albright, Shiloh Museum Director. Pgs. 151
5. **A Resolution** amending the 2026 Budget of the City of Springdale Municipal Airport. Presented by James Smith, Airport Director. Pgs. 152-153

6. **A Resolution** authorizing the purchase of a vehicle for the City of Springdale, Arkansas. Presented by Derek Wright, Police Chief and Colby Fulfer, Chief of Staff. Pgs. 154-156
7. **A Resolution** authorizing the purchase and installation of equipment for an Animal Control Vehicle for the City of Springdale, Arkansas. Presented by Derek Wright, Police Chief and Colby Fulfer, Chief of Staff. Pgs. 157-165



ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 32 OF THE
CODE OF ORDINANCES OF THE CITY OF SPRINGDALE,
ARKANSAS, KNOWN AS THE DOWNTOWN FORM-
BASED CODE; DECLARING AN EMERGENCY; AND FOR
OTHER PURPOSES.**

WHEREAS, Chapter 32 of the Code of Ordinances of the City of Springdale, Arkansas, establishes the Downtown District Form-Based Code and was originally adopted by Ordinance No. 5152 in March 2017; and

WHEREAS, Chapter 32 was subsequently amended in May 2023 by Ordinance No. 5843; and

WHEREAS, the City of Springdale has identified the need to update and clarify provisions of the Downtown District Form-Based Code to improve usability, administration, and alignment with current development practices; and

WHEREAS, the proposed amendments are intended to support consistent implementation of the Code and to further the City's adopted planning goals for the downtown area, and are informed by stakeholder and public input received through outreach efforts, including a Downtown Drop-In event and development feedback sessions; and

WHEREAS, the Springdale Planning Commission held a public hearing on April 7, 2026, following notice as required by law, and considered the proposed amendments; and

WHEREAS notice of the consideration of this Ordinance was published in accordance with Ark. Code Ann. § 14-55-207;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF SPRINGDALE, ARKANSAS:**

SECTION 1: Chapter 32 of the Code of Ordinances of the City of Springdale, Arkansas, known as the "Downtown Form-Based Code," is hereby amended to read as set forth in the document attached hereto and incorporated

herein by reference, three (3) copies of which are on file in the office of the City Clerk for public inspection.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists, and this ordinance, necessary for the preservation of the health, safety, and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Form-Based Code Update



To: PLANNING COMMISSION MEMBERS

From: Sharon Tromburg, Planning Director

Date: April 7, 2026

Re: An amendment to Chapter 32 of the Code of Ordinances of the City of Springdale, Arkansas, containing the Downtown District form Based Code

Proposed updates are shown in pink text in the accompanying manual. A summary of the changes is listed below.

Administrative procedures *Section 1.0*

- Clarified Administrative Adjustments - Building form 5% (minimum percentage of Build-to Line required to be occupied by building form, reduction of up to five percent (5%) of required length.)
- Conditional use and deviation process

Tech Plat Review (TPR) introduced for site plan review: i.e. food trucks downtown and café frontage furniture encroaching into ROW *Section 1.9*

Regulating Plan: NR1 is now S.E.E.D option, with NR2 and NC2 in SE downtown *Section 2.1*

SEED (Springdale Elective Enhancement District): Clarification for application process and expanded Powell Street *Section 2.3*

No surface parking lots shall have a visible frontage on E. or W. Emma Ave. (where directly adjacent to Emma Ave. surface parking lots shall be concealed with a street wall) *Section 3.0*

NC2 changes *Section 3.0*

- On the following streets, ONLY commercial uses are permitted on the Ground Floor: W. Grove Avenue; Holcomb Street; ~~Park Street~~; E. Meadow Avenue; E. Emma Avenue; and ~~Caudle Street~~. (Park and Caudle removed)
- Building form percentage adjusted for certain building types - The percentage (%) for the Primary Street can be adjusted to fifty percent (50%) for Courtyard Rowhouse and Courtyard Building and sixty percent (60%) for Duplex.

Workforce-Attainable Housing Density Bonus: Introduces a formal, codified density bonus for projects providing workforce-attainable housing and applies to new construction in NR3, NC1, NC2 *Section 3.9*

Carriage House building type is now permitted in NR1 and NC2 *Section 4.1.4*

Frontage types: Shopfront and Café – encroachment clarification *Section 4.2*

Definitions added back *Section 6.0*

Use Unit Table Update - *Section 5.0*



SPRINGDALE™
WE'RE MAKING IT HAPPEN

Downtown Springdale **FORM-BASED CODE**

CITY OF SPRINGDALE

CHAPTER 32

REVIEW DRAFT
UPDATED February 25, 2026
Page 4

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Form-based codes de-emphasizes land use in favor of building form and typology encouraging a greater mix of uses and housing types and while placing stronger emphasis on the design of the public realm. (page 2-6)

1.0

ADMINISTRATION PROCEDURES

1.0 ADMINISTRATIVE PROCEDURES

1.1 PURPOSE

- A. The Downtown Springdale Master Plan articulates the community's vision for the future of Downtown Springdale to transform it into the vibrant, regional downtown that it once was and will be again. This Form-Based Code (FBC) is designed to foster a setting for economic growth and development in a sustainable mixed-use pattern integrating residential with employment and commercial uses as well as civic and recreational opportunities.
- B. The Form-Based Code shall be applied to new; infill development and re-development in the established downtown area in order to achieve the vision set forth in the adopted Downtown Master Plan and to provide a mechanism to implement the following goals, using both public and private sector investment.
 - i. Capitalize on public investment in existing infrastructure.
 - ii. Promote compact, mixed use development at moderate to high densities.
 - iii. Ensure transit-supportive and transit-serviceable development.
 - iv. Require pedestrian-oriented and transit-oriented design.
 - v. Ensure a complementary relationship with surrounding neighborhoods.

1.2 BOUNDARIES

The boundaries of the Downtown Form Based Code District shall be noted on the official zoning map of the city as set forth in Chapter 130: Article 3 and described as following: Huntsville Avenue—northern boundary; Highway 265 (Old Missouri Road) south to Emma Avenue, airport western property line to Caudle Avenue—eastern boundary; Quandt Avenue/Caudle Avenue—southern boundary; Highway 71 (Thompson Street)—western boundary.

1.3 GENERAL REQUIREMENTS

- A. Applicability – all improvements proposed within this district shall be subject to procedures, standards, and guidelines as specified. The use requirements in the zones shall apply unless specific changes are made to this Chapter and in no case shall a use not otherwise allowed in a zone be added.
- B. References – this form based code completely replaces any and all existing zoning codes as set forth in Chapter 130 of the Code of Ordinances that currently exist in the downtown district as described in Section 1.2 above.
- C. Other Applicable Regulations – all development must comply with relevant Federal, State and other City regulations. Whenever any provision of this Code imposes a greater requirement or a higher standard than is required in any State or Federal statute or other City ordinance or regulation, the provisions of this Code shall govern unless preempted by State or Federal law.
- D. Conflicts – where apparent conflicts exist between the provisions of this Chapter and other existing ordinances, regulations, or permits, or by easements, covenants, or agreements the Planning Director shall determine, based on which best meets the requirements of this Chapter and the adopted Downtown Master Plan, which provisions shall govern within the Downtown Form-Based District.

1.0 ADMINISTRATIVE PROCEDURES

1.4 MINIMUM REQUIREMENTS

In interpreting and applying the provisions of the Code, they are the minimum requirements for the promotion of the purposes of this Code.

1.5 SEVERABILITY

Should any provision of this Code be decided by the courts to be unconstitutional or invalid, that decision shall not affect the validity of the Code other than the part decided to be unconstitutional or invalid.

1.6 COMPONENTS OF THE CODE

This Code places a primary emphasis on physical form and placemaking, with a secondary focus on land uses. The principal regulatory sections of this Code are described below.

- A. Administrative Procedures – covers applications for development plan approval.
- B. The Regulating Plan – is the application key for the Code. It establishes zones of a particular desired scale and bulk that will effectively regulate the form of improvements and will enhance the vibrancy and atmosphere of the neighborhood through cohesive urban form and character. It assists property owners and land developers in understanding which zone of building envelope standards apply to a specific parcel of property.
- C. Building Envelope Standards – defines the height and bulk of improvements within the Form-Based District zones in order to effectively regulate and maintain a cohesive and predictable urban form. It assists property owners and land developers in understanding the basic form requirements which apply to a specific parcel of property, including the following: building placement, building height, building types, encroachments, use requirements, and parking requirements.
- D. Building Development Standards – regulates the form of development within the Form-Based District zones in order to ensure high quality construction, infill development, and improvements that will be cohesive with the historic context of the neighborhood; while enhancing the character of the area and creating a vibrant interface between private property and the public realm. The particular purpose of the standards is to ensure that property owners and land developers utilize a series of locally and regionally appropriate building types, each of which may have a variety of different frontage types and should be constructed to an expected level of architectural standards in order to ensure the character and quality of the project.

1.0 ADMINISTRATIVE PROCEDURES

1.7 APPLICATION PROCESS AND APPEALS

- A. Applicability – all improvements proposed within this district shall be subject to procedures, standards, and guidelines as specified in this Chapter and submit an application for a Certificate of Conformity.
- B. Authority – the Planning and Community Development Director (“Director”) is hereby authorized to review and approve applications for Certificates of Conformity and any administrative adjustments as set forth in this Chapter.
- C. Plan Review – all applications for a Certificate of Conformity shall be submitted to the technical plat review (TPR) committee to ensure conformity with the requirements of the Code. The TPR committee shall be comprised of personnel from the City departments and outside agencies that have an interest in the development review and approval process and shall include representatives from the following departments of the City: Planning, Engineering, Buildings, Fire, Police, Public Works, Water and Sewer Utilities and the Downtown Springdale Alliance.

The powers and duties of the TPR Committee is as follows:

- i. Review of concept plans, site plans and any other development related applications that may be required by the Code.
- ii. Making determinations on the application and interpretation of guidelines, standards, and requirements of this Chapter.
- iii. May require the applicant to submit additional information not otherwise specifically required by the Chapter which is reasonably necessary to review and determine whether the proposed development complies with the requirements.
- iv. Is not authorized to waive or vary requirements of the Chapter or any other applicable ordinance of the City of Springdale.

1.0 ADMINISTRATIVE PROCEDURES

1.8 CERTIFICATE OF CONFORMITY

An application for approval of a Certificate of Conformity, demonstrating conformity with the provisions contained in this Chapter and the regulating plan shall be submitted to the Director.

A. Application Requirements – the application for a Certificate of Conformity shall include:

1. A brief narrative describing the Development Proposal expressing how it addresses the goals and policies of the Downtown Master Plan as set forth in Section 1.1 B above.
2. Eight (8) sets of completed plans along with a digital copy for the Development Proposal at a scale sufficient to read (Site Plans at 1"= 50', Building Plans and Elevations at 1"= 20'). Details as necessary to demonstrate FBC conformity prepared by a Registered Professional Engineer, Registered Land Surveyor, Architect, or Landscape Architect, as appropriate, and including the following information, which shall be submitted on the following sheets:
 - a. Location and dimensions of all proposed buildings and other construction;
 - b. Internal roadways, streets and/or street-spaces, alleys, common access easements, and access ways to adjacent public roadways;
 - c. Any built or proposed improvements within 200 feet of the site, including streets, drives, buildings, and drainage structures.
 - i. Location and dimensions of all parking areas,
 - ii. Utility Strategy,
 - iii. Architectural drawings of all proposed building facades
3. A completed Form-Based District Review Checklist, the form of which shall be developed, maintained, and made available by the Planning and Community Development Department, demonstrating conformity with the provisions of the FBC; and any other document and/or materials required to determine conformity with the provisions of this Chapter.

B. Review Process

1. A pre-application conference with a member of the planning staff of the Planning and Community Development Department shall be held prior to the submission of any application for a Certificate of Conformity as outlined. The applicant should provide a schematic site plan and schematic drawings of all facades for consideration by the staff. The discussions and any conclusions based thereon at such a pre-application conference are not binding on any party thereto.
2. Applicant's shall be notified no later than seven (7) business days following the submittal deadline if additional materials and studies will be required in order for review of their application to commence.
3. After the effective date of the Chapter, no property with the boundary outlined in Section 1.2 above may be developed or redeveloped without approval of a Certificate of Conformity from the Director of Planning and Community Development.

1.0 ADMINISTRATIVE PROCEDURES

1.9 ADMINISTRATIVE ADJUSTMENTS

A. Purpose and Intent

The purpose and intent of this section is to provide an administrative mechanism for allowing minor adjustments to limited and specific requirements of the Chapter, with the intent of providing relief where the application of a standard creates practical difficulties in allowing development to proceed. These adjustments are intended to provide relief for minor construction/survey issues; they are not intended for designed deviations from the Chapter, like those governed the deviations section below. This optional process occurs only where an applicant requests an Administrative Adjustment to a standard specified below.

B. Application and Review Procedure

An application for approval of an Administrative Adjustment shall include:

- i. A brief narrative describing the Administrative Adjustment sought;
- ii. A completed Administrative Adjustment Checklist, the form of which shall be developed, maintained, and made available by the Director, demonstrating that the adjustment sought is limited to the standards set forth below; and
- iii. Any other documents and/or materials required by the Director to determine that the adjustment sought is limited to the standards set forth below.
- iv. The Director may seek assistance from the PRC in making a determination under this Section.
- v. Within ten (10) business days of receipt of a complete application, the Director shall review the application in accordance with the Administrative Adjustment Standards below, and take one of the following actions: approve the application as submitted; approve the application with conditions; or deny the application.

C. Administrative Adjustment Standards

The Planning and Community Development Director is hereby authorized to approve Administrative Adjustment applications in strict compliance with the following standards only:

- i. Minimum height and maximum height: up to five percent (5%) for any cumulative increase or decrease in building height.
- ii. Street wall/fence requirements: up to ten percent (10%).
- iii. Finished floor elevation: up to five percent (5%).
- iv. Siting: required building line — move forward up to six (6) inches.
- v. Building form: minimum percentage of Build-to Line required to be occupied by building form — reduction of up to five percent (5%) of required length.
- vi. Street wall requirements: up to ten percent (10%) of the height/fenestration/access gate requirements.
- vii. Entrances (maximum average spacing): up to ten percent (10%) increase in spacing.
- viii. Architectural Standards: Primary and accent materials — up to ten percent (10%);
- ix. Window and pane dimensions: up to ten percent (10%); and shop front entry geometry: up to ten percent (10%).

1.0 ADMINISTRATIVE PROCEDURES

1.9 ADMINISTRATIVE ADJUSTMENTS, CONTINUED

A. See page 1-5

B. See page 1-5

C. See page 1-5

D. Adjustments of Unlisted Standards

Any request for relief from a required FBC standard other than those listed above shall be made through the deviation process set forth in 1.10 Deviations.

E. Applicability:

Any administrative Adjustment approved under this Section shall run with the land and not be affected by a change in ownership.

F. Effect of Certificate of Conformity Issuance

Issuance of a Certificate of Conformity by the Director allows an applicant to apply for other necessary permits and approvals which include, but are not limited to, those permits and approvals required under the Chapter 22 Buildings and Building Regulations of the Code of Ordinances.

i. Certificate of Conformity Modification

After a Certificate of Conformity has been issued, any change in the Development Proposal from the plans submitted to the Director, other than those permitted as follows shall be considered to be a Material Modification and shall be subject to the following review procedure:

1. Material Modification requests shall be submitted to the Director for review and approval, and shall include sufficient information to determine conformity with the FBC.
2. Within three (3) business days after receipt of a complete application for a Material Modification, the Director shall refer the application to the TPR.
3. The Director may administratively provide for submission and review deadlines for materials and studies required in support of any application for a Certificate of Conformity Modification.
4. The TPR shall determine if the proposal is in compliance.

1.0 ADMINISTRATIVE PROCEDURES

1.9 ADMINISTRATIVE ADJUSTMENTS, CONTINUED

- A. See page 1-5
- B. See page 1-5
- C. See page 1-5
- E. See page 1-6
- F. Effect of Certificate of Conformity Issuance, continued.
 - ii. Certificate of Conformity Expiration
 - 1. A Certificate of Conformity shall lapse twelve (12) months from its issuance if an applicant does not secure a Building Permit.
 - 2. Upon written communication by the applicant submitted at least thirty (30) days prior to the expiration of the Certificate of Conformity, and upon a showing of good cause, the Director may grant one extension not to exceed six (6) months. Upon an application for extension, the Certificate of Conformity shall be deemed extended until the Director has acted upon the request for extension.
 - iii. Appeal

Disapproval of a Certificate of Conformity may be appealed to the Planning Commission. Such appeals must be submitted in written form by the applicant within fifteen (15) business days following notice of the determination. The Planning Commission shall review the proposed submittal and provide a recommendation to the City Council. Subsequent to receiving a recommendation from the Planning Commission, the appeal shall then be considered by the City Council for final determination.

1.10 CHANGING THE BUILDING ENVELOPE STANDARD (BES) CLASSIFICATION OF A PROPERTY

- A. Parcel Classification – Each parcel with the FBC is assigned a Building Envelope Standard (BES) Classification, which is analogous to a zoning district classification.
- B. Changing Parcel Classification – A property owner may make application to change the BES classification of one parcel or a combination of parcels according to the rezoning procedures initiated by private parties, as set forth in article 2, section 11 of this Chapter 130 of the Springdale, Arkansas Code of Ordinances. . In addition, the application for certificates of conformity outlined in the Downtown District Form-Based Code referred to above shall be included with the rezoning application.

1.0 ADMINISTRATIVE PROCEDURES

1.10 CHANGING THE BUILDING ENVELOPE STANDARD (BES) CLASSIFICATION OF A PROPERTY, CONTINUED

The following factors shall be used for the evaluation of a request for rezoning:

- i. Evaluation of the existing structures of the area at the block or neighborhood level, specifically in regards to compatibility of typical bulk, form, and architectural character.
- ii. Reference to the existing subdivision plat (if available) for historical context of the area.
- iii. Ability of the proposed development to function cohesively within the surrounding area or neighborhood to create quality placemaking based on the proposed building envelope type.
- iv. Location of the proposed development in relation to nearby amenities such as public parks, schools, and trail systems.

1.11 DEVIATIONS

A. Board of Adjustment

The Refining Board of Zoning Adjustment is established in Section 90-30 of the Springdale, Arkansas Code of Ordinances and, as set forth in Section 90-30, the Planning Commission shall function as the board of adjustment.

B. Public Hearing

The Planning Commission shall designate on the agenda of each regularly scheduled planning commission meeting those items in which it is functioning as the board of adjustment and shall hold a public hearing on the proposed deviation, after:

- i. At least seven (7) days notice of the time, place, and request is made to the public prior to the meeting by being given in a newspaper of general circulation in the city.
- ii. The Planning Department will post NOTICE OF PUBLIC HEARING sign(s) on said property for which a public hearing has been set at least ten (10) days prior to the hearing indicating the date and time of the hearing. Such signs shall be clearly visible, unobstructed to the passing general public, and posted on or near the front property line.
- iii. The adjacent property owners of the property seeking the deviation have been notified by certified mail, return receipt requested, at least (10) days prior to the public hearing in accordance with the following:
 1. An affidavit is submitted stating that notice has been given to all adjacent property owners of the property subject to the deviation after the application has been accepted and placed on the planning commission agenda;
 2. The petitioner shall be responsible for providing such notice by certified mail, return receipt requested, to the last known address of such record owner(s) as shown in the records of the Assessor's Office for the County in which the adjacent property is located;

1.0 ADMINISTRATIVE PROCEDURES

1.11 DEVIATIONS, CONTINUED

A. See page 1-8

B. Public Hearing, continued.

3. The required affidavit and supporting exhibits (mailing receipts, list of adjacent property owners and a copy of the notice) shall be filed with the planning office no later than seven (7) days prior to the meeting date;
4. The City has sent notice at least ten (10) days prior to the hearing by way of the Springdale Alert Notification System to all subscribers within a one (1) mile radius from the property who have opted to receive such notices.

iv. The minutes of the meeting will be a part of the minutes of the entire Planning Commission meeting.

C. Functions.

The board of adjustment is authorized in accordance with the provision of this chapter, to hear appeals from the decision of the administrative officers of this chapter; and may affirm or reverse, in whole or in part, said decision of the administrative officer. In addition, the board is responsible for hearing requests for deviations from the literal provisions of this chapter in instances where strict enforcement of this chapter would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such deviations only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of this chapter. The board of zoning adjustment shall not permit, as a deviation, any use in a zone that is not permitted under this chapter. The board of adjustment may impose conditions in the granting of a deviation to ensure compliance and to protect adjacent property. In carrying out the purpose and intent of this chapter, the board shall be governed by the specific powers and prohibitions provided in this section, and may impose conditions in the granting of a deviation to ensure compliance and protect adjacent properties.

D. Powers and duties.

The board has the following powers:

i. Administrative review.

1. To interpret the application of the provisions of this chapter in such a way as to carry out its stated purpose and intent.
2. To interpret boundary lines for zones in this chapter where the street layout actually on the ground varies from the street layout shown on the accompanying map.
3. To hear and decide appeal where it is alleged there is error in any order, requirement, decision, determination or interpretation made in the administration or enforcement of this chapter.

1.0 ADMINISTRATIVE PROCEDURES

1.11 DEVIATIONS, CONTINUED

A. See page 1-8

B. See page 1-8

C. See page 1-9

D. Powers and duties, continued.

ii. Deviations.

1. The board may grant upon application in specific cases such deviations from the building placement; building height; encroachments and parking requirements of this chapter as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship. A deviation from the terms of this chapter shall not be granted by the board unless and until:

a. A written application for a deviation is submitted demonstrating:

- (i) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or building in the same district.
- (ii) That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter.
- (iii) That the special conditions and circumstances do not result from the actions of the applicant.
- (iv) That granting the deviation requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in other districts shall be considered grounds for the issuance of a deviation.
- (v) No nonconforming use of adjacent lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a deviation.

b. The public hearing shall be held and public notice shall be given as set forth in the subsection above.

- (i) To grant a deviation the board must find that the requirements of the subsection above have been met by the applicant for a deviation.
- (ii) That the reasons set forth in the application justify the granting of the deviation, and that the deviation is the minimum deviation that will make possible the reasonable use of the land, building or structure.
- (iii) That the granting of the deviation will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

1.0 ADMINISTRATIVE PROCEDURES

1.11 DEVIATIONS, CONTINUED

- A. See page 1-8
- B. See page 1-8
- C. See page 1-9
- D. Powers and duties, continued.
 - c. In granting any deviation, the board may prescribe appropriate conditions and safeguards in conformity with this chapter. Violation of such conditions and safeguards, when made a part of the terms under which the deviation is granted, shall be deemed a violation of this chapter.
 - d. Under no circumstances shall the board grant a deviation to allow a use not permissible under the terms of this chapter in the zone involved, or any use expressly or by implication prohibited by terms of this chapter is said zone.
 - e. Under no circumstances shall the action of the board be considered to grant a deviation of any provision of any other protective code adopted by the city.
 - (i) The board may grant, as a hardship deviation, relief to any property owner who has a vested interest in a previously devised plan which conformed to the chapter in effect prior to the passage of this chapter. The owner must show proof of the previous intent including, but not limited to, development plans and specifications for that specific site. The board will not allow as a part of this process any use in any zone which is not allowed within that zone.
- E. Appeals. Any persons or person, or any board, taxpayer, department, or board of the city aggrieved by any decision of the board of adjustment may seek review by a court of record of such decision, in the manner provided by the laws of the state.
- F. Duties of planning and community development director, board of adjustment, city council and courts on matters on appeal. It is the intent of this chapter that all questions of interpretation and enforcement shall be first presented to the planning and community development director, and that such questions shall be presented to the board only on appeal from the decision of the planning and community development director, and that recourse from the decision of the board shall be to the courts as provided by state law. It is further the intent of this chapter that the duties of the city council in connection with this chapter shall not include hearing and deciding questions of interpretation and enforcement that may arise. This procedure of deciding such question shall be as stated in this chapter.

1.0 ADMINISTRATIVE PROCEDURES

1.12 NON-CONFORMITIES

A. Intent

The purpose of this article is to establish regulations and limitations for exceptions to the continued existence of uses, lots and structures which were established prior to the effective date of this chapter, as amended, which do not conform to the provisions of this chapter. Such non-conformities may continue, but the provisions of this article are designed to curtail enlargement or expansion of such non-conformities and to encourage their eventual elimination in order to preserve the integrity of the district and the regulations established by this chapter.

B. Continuation

Any non-conforming use, structure or lot which legally existed prior to the effective date of this chapter or any use, structure or lot which has been rendered nonconforming by the provisions of this chapter may continue to be utilized in the same fashion as existed prior to the adoption of these regulations, provided that the nonconforming use, structure or lot is not made to be more non-conforming.

C. When non-conforming structures are altered or repaired the following shall apply: (**SEE NON-CONFORMING STRUCTURE GUIDELINES ON PAGE 1-13**)

D. Additions greater than fifty percent (50%) of the square footage of a non-conforming structure or which exceeds seventy-five percent (75%) of the appraised value of the non-conforming structure shall be made in conformance with the code. Non-conforming site improvements must also be brought into complete conformity with this FBC.

E. Existing structures destroyed by fire, explosion, act of God, or the public enemy may be replaced with a structure of comparable height that otherwise meets the requirements of the code.

1.13 CONDITIONAL USES

A. Intent – The planning commission shall hear at a scheduled public hearing only such conditional use as is specifically authorized to pass on by the terms of section 5.0 of this FBC; shall decide such questions as are involved in determining whether such conditional uses shall be recommended for approval to the city council; and shall recommend approval, modify or deny conditional uses at its discretion with the conditions and safeguards as are appropriate under this ordinance.

B. Approval of Conditional Uses – Approval of a conditional use shall not be granted as a matter of right, but shall be granted only in situations where said use is in harmony with the character of the neighborhood and zone in which it shall be located and the structure in which it is to operate meets building and fire codes as adopted by the city. Once a conditional use is approved that conditional use is personal to the applicant and is limited to the location to which it was approved and may only be changed to another conditional use through further action of the planning commission and the city council. Once a conditional use is approved that use may continue so long as it abides by the findings of this subsection and any special conditions placed upon the use by the planning commission and the city council.

C. Process – The process for review and approval of conditional uses shall be as set forth in article 2, section 12 of Chapter 130 of the Springdale, Arkansas Code of Ordinances.

1.0 ADMINISTRATIVE PROCEDURES

Non-Conforming Structure Guidelines	3.0 Building Envelope Standards						3.0 Building Development Standards					4.3 Architectural Standards
	I. Building Placement	II. Building Height	III. Building Types	IV. Encroachments	V. Use Requirements	IV. Parking Requirements	II. Access	III. Outdoor Space	IV. Primarily Materials	V. Massing & Articulation	VI. Frontage Type	
Type of Development												
COMMERCIAL, CIVIC/INSTITUTIONAL, MULTI-FAMILY												
New Construction (1)	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Expansion of Existing Footprint (for expansion only) (2) (3)	◆	◆	◆	◆	◆	◆			◆	◆	◆	◆
Existing Building Remodel (without expansion of building footprint) (2) (3)	The element(s) being modified must meet the codes applicable to the specific element(s). Building height requirements will not apply to Existing Building Remodels.											
Expansion of Parking Footprint						◆	◆	◆				
SINGLE-FAMILY RESIDENTIAL												
New Construction (1)	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Expansion of Existing Footprint (for expansion only) (2) (3)	◆	◆	◆	◆	◆	◆			◆	◆	◆	◆
Existing Building Remodel (without expansion of building footprint) (3)	The element(s) being modified must meet the codes applicable to the specific element(s). Building height requirements will not apply to Existing Building Remodels.											

◆ = Shall meet the requirements of the Section () = See accompanying note

NOTES:

1. New Construction must meet the Downtown Springdale Form-Based Code in full.
2. Expansion of existing non-conforming structures [and surface parking lots](#) must meet the code only for the expanded portion unless the expansion is greater than 50 percent of the square footage of the building and/or 75 percent of the assessed value of the building. If the expansion is greater than 50 percent of the building and/or 75 percent of the building's assessed value, the expansion and existing building must be brought fully up to code as if it were a new construction. Parking requirements in Sec. 3.0 Building Envelope Standards apply.
3. Any changes made to the Primary Building Materials (See Sec. 4.0 Building Development Standards) on any building, including Existing Building Remodel without expansion of building footprint, that impact façades facing primary and side streets must use approved Primary Building Materials and be extended throughout those facades in their entirety.

2.0

THE REGULATING PLAN

2.0 THE REGULATING PLAN

2.1 THE REGULATING PLAN

WHAT IS THE PURPOSE OF THE REGULATING PLAN?

The purpose of the Regulating Plan is to establish zones of a particular desired scale and bulk within the Form-Based District in order to: (1) effectively regulate the form of improvements, and (2) enhance the vibrancy and atmosphere of the neighborhood through cohesive urban form and character. The Regulating Plan assists property owners and land developers in understanding which zone of Building Envelope Standards apply to a specific parcel of property.

HOW DO I USE THE REGULATING PLAN?

If you would like to determine the regulations applicable to the parcel(s) of property, the following sequence of steps should be performed in order to correctly use the Regulating Plan:

1. LOCATE THE PARCEL

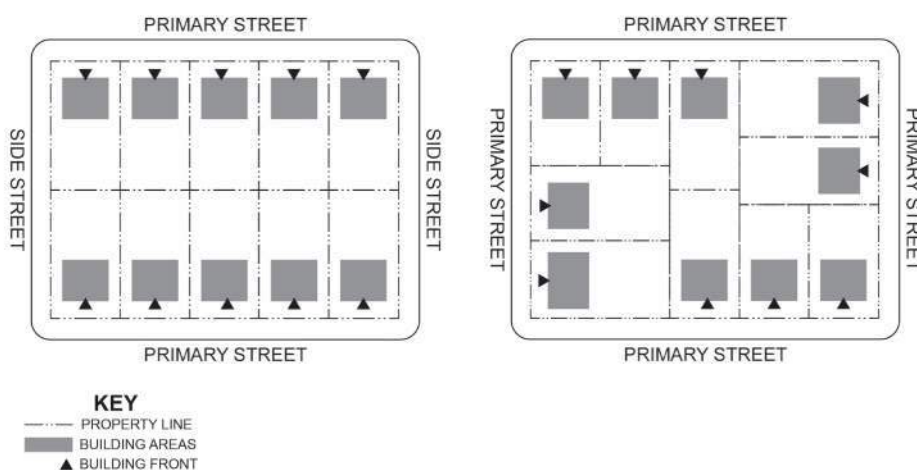
Locate the parcel(s) of property on the Regulating Plan which is located in *Section 2.1: The Regulating Plan* on Pages 2-2 and 2-3 of this document.

2. DETERMINE APPLICABLE BUILDING ENVELOPE STANDARDS

Once the parcel(s) of property are located, use the color legend that is located beneath *Section 2.1: The Regulating Plan* on Pages 2-2 and 2-3 of this document to determine which Building Envelope Standards apply to the property.

3. DETERMINE THE STREET FRONTAGE CLASSIFICATION OF THE PARCELS

Once the parcel(s) of property are located, use the color legend that is located beneath *Section 2.2: Street Frontage Classification Plan* on Pages 2-4 and 2-5 of this document to determine the street classification of the frontage street(s) of the parcel(s), namely:



Primary Streets have one (1) or more buildings with the front of the building oriented toward said street.

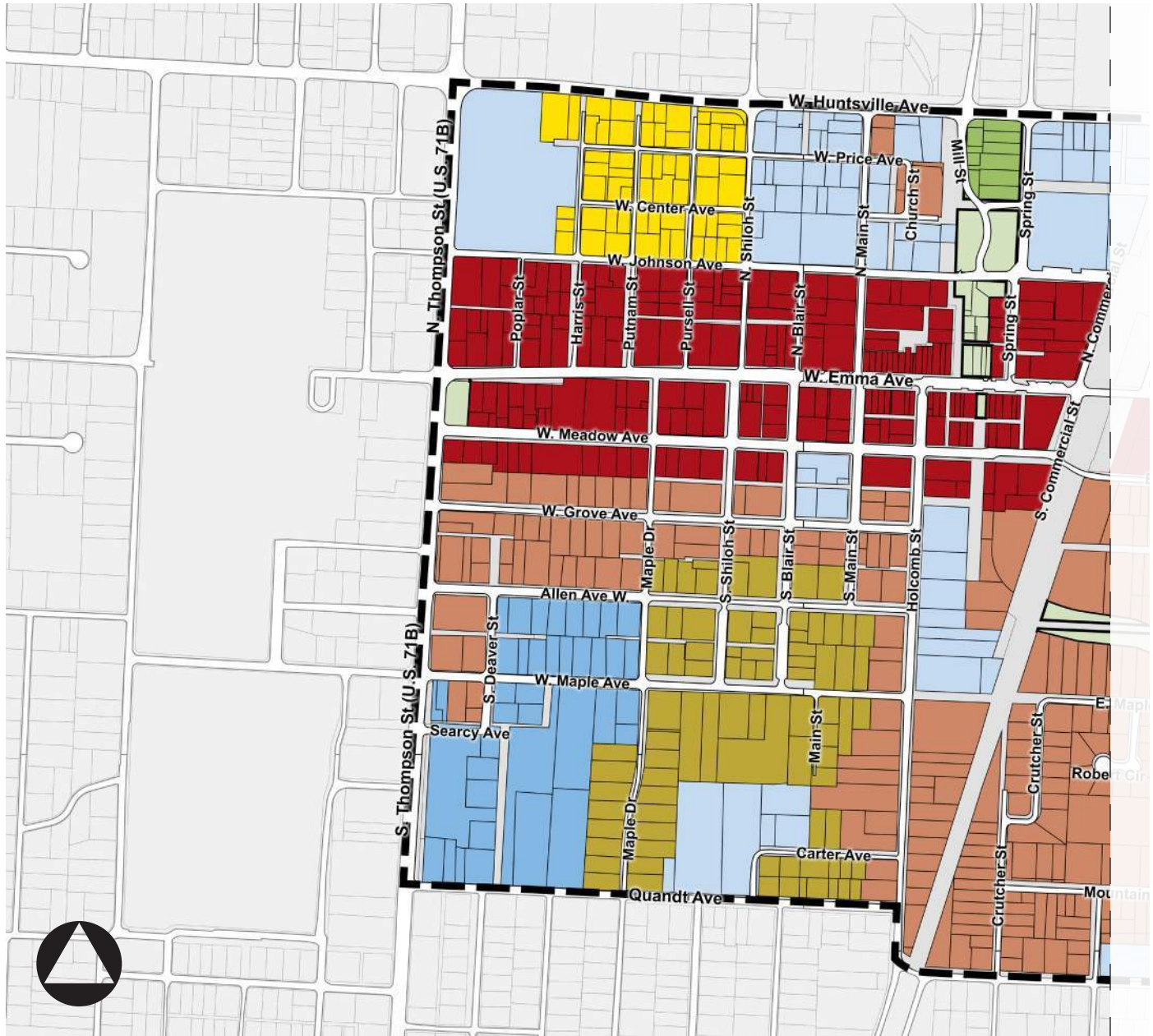
Side Streets have only the sides of buildings oriented toward said street. Side Streets have no fronts of buildings oriented toward said street.

4. PROCEED TO THE BUILDING ENVELOPE STANDARDS

Once the applicable Building Envelope Standards are determined, proceed to *Section 3.0: Building Envelope Standards* of this document.

2.0 THE REGULATING PLAN

2.1 THE REGULATING PLAN

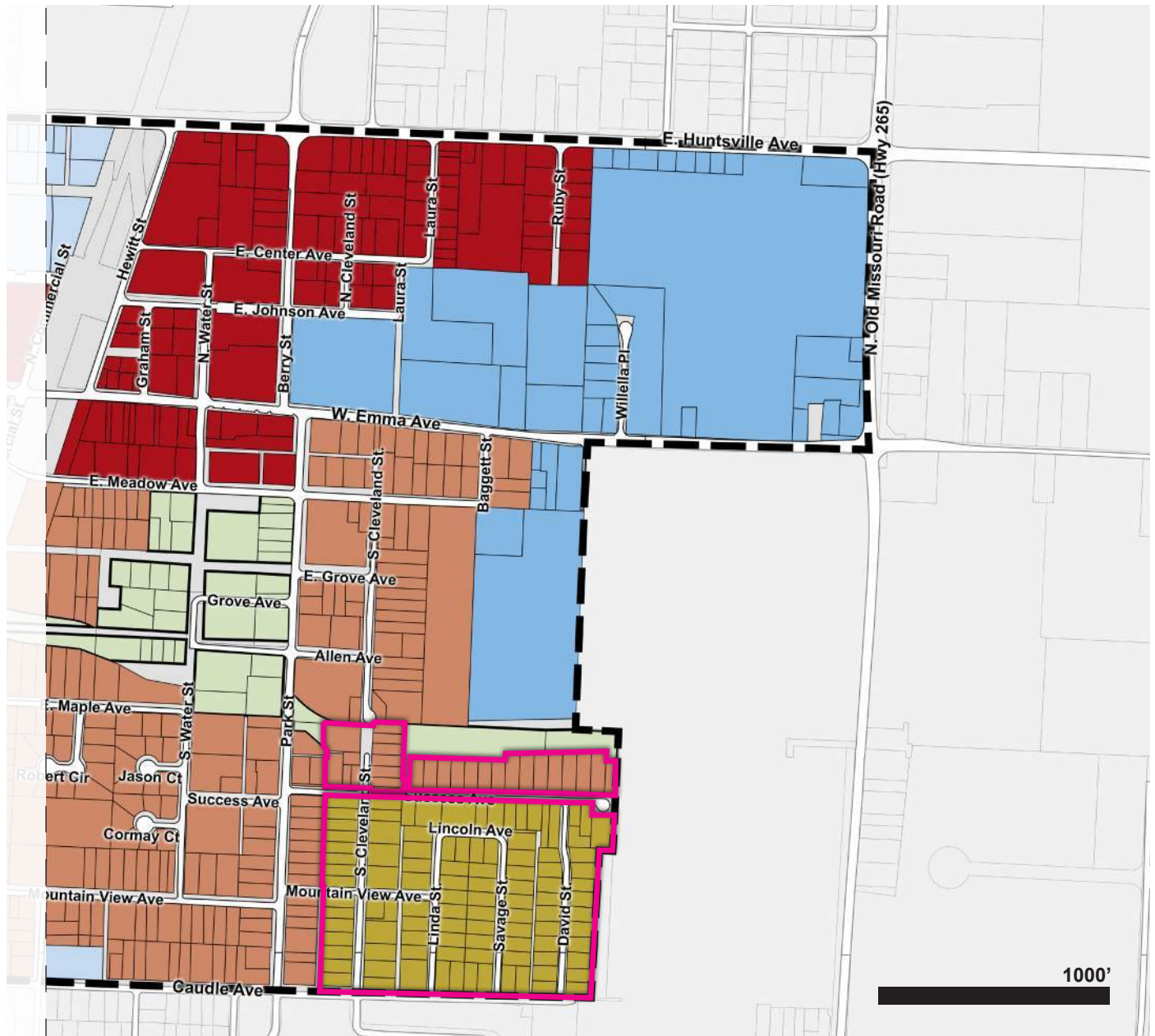


COLOR LEGEND

	NEIGHBORHOOD RESIDENTIAL TYPE 1 (SEE PAGE 3-3)		Existing Public Parks (City-Owned)
	NEIGHBORHOOD RESIDENTIAL TYPE 2 (SEE PAGE 3-7)		Future Park / Public-Use Space
	NEIGHBORHOOD RESIDENTIAL TYPE 3 (SEE PAGE 3-11)		
	NEIGHBORHOOD CENTER TYPE 1 (SEE PAGE 3-15)		
	NEIGHBORHOOD CENTER TYPE 2 (SEE PAGE 3-19)		
	CAMPUS TYPE 1 (SEE PAGE 3-23)		
	CAMPUS TYPE 2 (SEE PAGE 3-27)		

MATCH LINE

2.0 THE REGULATING PLAN



MATCH LINE

2.0 THE REGULATING PLAN

2.2 STREET FRONTAGE CLASSIFICATION PLAN



COLOR LEGEND

PRIMARY STREETS

SIDE STREETS

MATCH LINE

2.0 THE REGULATING PLAN



2.0 THE REGULATING PLAN

2.3 SEED—Springdale Elective Enhancement District

PURPOSE

In 2015, the city council of the City of Springdale passed an ordinance establishing the Downtown Master Plan. The intent of the Downtown Master Plan was to promote, preserve, and enhance the development, preservations, and beautification of downtown Springdale. A collaborative effort was undertaken to develop regulations for downtown Springdale to ensure the goals of the adopted Master Plan. The Downtown District Form-Based Code was created and designed to foster a setting for economic growth and development in a sustainable mixed-use pattern integrating residential with employment and commercial uses as well as civic and recreational opportunities.

The Downtown District Form-Based Code was applied to new, infill development and re-development in a designated downtown area in order to achieve the vision set forth in the downtown master plan and to provide a mechanism to implement the goals enumerated in the Downtown District Form-Based Code using both public and private sector investment that would serve to enhance the aesthetic beauty of the city and the economic value of property and general welfare of the citizens in the city. The Downtown District Form-Based Code was created by Ordinance No. 5152, adopted by the Springdale City Council on March 28, 2017, and completely replaced any and all existing zoning codes for any property within the boundaries as designated in the Downtown District. The Downtown District Form-Based Code is codified as Chapter 32 of the Code of Ordinances of the City of Springdale, Arkansas.

The Downtown District Form-Based Code created a core area for implementation that is different than traditional zoning. Traditional zoning regulates development primarily by use (residential, industrial, commercial) where districts are filled by a primary use category. This categorization makes mixed-use, pedestrian-oriented development difficult or even illegal. Traditional zoning results in dispersed land uses with excessive land consumption and pedestrian unfriendly streets. Form-based codes de-emphasizes land use in favor of building form and typology encouraging a greater mix of uses and housing types and while placing stronger emphasis on the design of the public realm.

The Springdale Elective Enhancement District (SEED) is a special zoning district designed to unify outlying neighborhoods of the downtown Springdale area into the thriving, livable community vision set forth within the Downtown District Form-Based Code by establishing a framework for incremental progress towards an application of the Downtown District Form-Based Code in a specifically outlined area. Areas adjacent to the Downtown District Form-Based Code areas are mapped and identified below giving individual properties the option to request the provisions of the [Downtown District Form-Based Code](#) or develop under the standard provision of the adopted zoning map of the City.

The [SEED](#) provides developers and property owners with the tools and creative flexibility found within the Downtown District Form-Based Code in areas of the city which are currently regulated under the traditional zoning boundaries. By allowing for high quality development which serves the growing need for a variety of housing options and overly housing affordability, the [SEED](#) creates increased opportunity for infill-focused development. The [SEED](#) is [intended](#) to promote quality infill that exhibits sustainable construction and excellence through architectural design, preserving significant aspects of the natural character of the land creating cohesive and engaging communities through the use of pedestrian oriented design elements. With the ability to use single or multiple land use activities organized in a comprehensive manner developers and business owners are able to better serve the needs of the community while keeping with the context of the surrounding neighborhood.

2.0 THE REGULATING PLAN

The [SEED](#) permits use of the [Building Envelope Standards and Building Development Standards outside of the adopted Downtown District Form-Based Code area](#), placing a primary emphasis on physical form and placemaking, with a secondary focus on land uses as outlined and contained in the adopted Downtown District Form-Based Code, as amended from time to time.

Similar to the Planned Unit Development (PUD) district, the [SEED](#) is established to permit the development and zoning review into one process. The combined review permits a development proposal to be acted upon simultaneously by the developer and the city to effectively regulate in a cohesive, consistent, and predictable manner. The SEED development remains intact even if transfer in ownership occurs and represents a joint commitment by both the developer and the city.

APPLICATION PROCESS

A request for a Springdale Elective Enhancement District [for the Building Envelope Standard \(BES\) classification specified in the SEED Regulating Plan \(Figure 2.3\)](#) shall follow the rezoning procedures initiated by private parties, [as set forth in article 2, section 11 of this Chapter 130 of the Springdale, Arkansas Code of Ordinances. Should the property owner wish to change the BES classification specified in the SEED Regulating Plan \(Figure 2.3\), such requested change shall be made at the time of application.](#) In addition, the application for certificates of conformity outlined in the Downtown District Form-Based Code referred to above shall be included with the rezoning application for the areas authorized for SEED development.

The following factors shall be used for the evaluation of a request for [SEED zoning](#):

- a. Evaluation of the existing structures of the area at the block or neighborhood level, specifically in regards to compatibility of typical bulk, form, and architectural character.
- b. Reference to the existing subdivision plat (if available) for historical context of the area.
- c. Ability of the proposed development to function cohesively within the surrounding area or neighborhood to create quality placemaking based on the proposed building envelope type.
- d. Location of the proposed development in relation to nearby amenities such as public parks, schools, and trail systems.
- e. [For changes in BES classification only, is the requested change compatible with surrounding BES classifications specified in the SEED Regulating Plan \(Figure 2.3\) and the factors enumerated above.](#)

APPLICABILITY.

Upon approval of a SEED zoning [as set forth in article 2, section 11 of this Chapter 130 of the Springdale, Arkansas Code of Ordinances](#) on a parcel or combination of parcels, all proposed improvements thereon shall be subject to procedures, standards, and guidelines specified in the Downtown District Form-Based Code [for the Building Envelope Standard \(BES\) specified in the SEED Regulating Plan \(Figure 2.3\)](#). The use requirements in the zones shall apply unless specific changes are made to the Downtown District Form-Based Code and in no case shall a use not otherwise allowed in a zone be added.

REFERENCES

The Downtown District Form-Based Code above completely replaces any and all existing zoning codes as set forth in this chapter that would currently exist with the previous zoning. In interpreting and applying the provision of the Downtown District Form-Based Code, they are the minimum requirements.

2.0 THE REGULATING PLAN

OTHER APPLICABLE REGULATIONS

All development must comply with relevant federal, state and other city regulations. Whenever any provision of this section imposes a greater requirement or a higher standard than is required in any state or federal statute or other city ordinance or regulation, the provisions of this section shall govern unless preempted by state or federal law.

CONFLICTS

Where apparent conflicts exist between the provisions of this section and other existing ordinances, regulations, or permits, or by easements, covenants, or agreements the planning director shall determine, based on which best meets the requirements of this section which provisions shall govern.

DESIGNATED SEED AREAS

Two areas adjacent to the downtown district have been identified as potential areas of transition between the downtown core, with its mixed use emphasis to the lower density residential neighborhoods on the outskirts or edge of the defined downtown and areas of greatest potential for infill and redevelopment.

2.3.1. Powell Street SEED

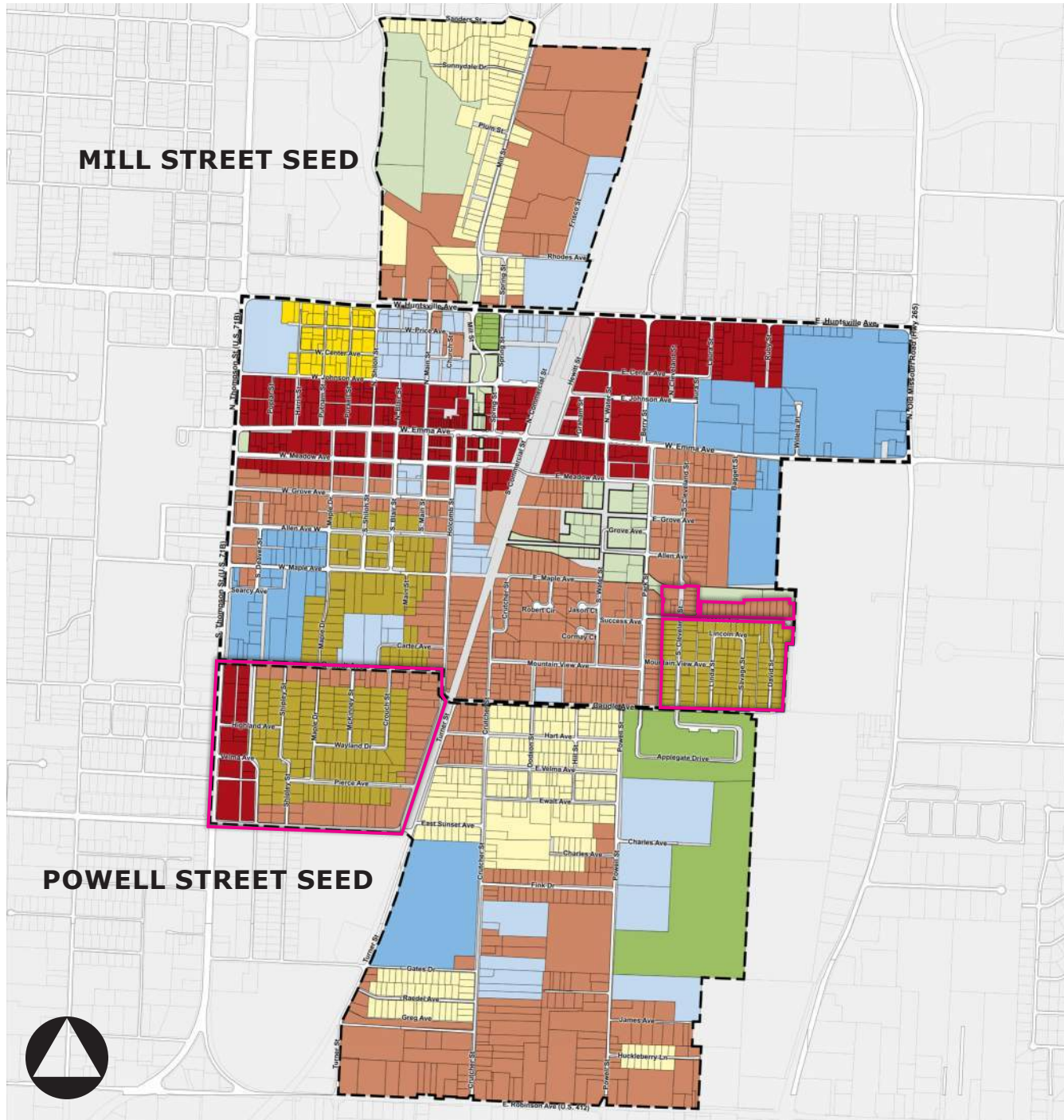
- a. **District boundary:** Beginning at the intersection of Thompson Avenue (Highway 71B) and Quandt Avenue east to Holcomb Street; south on Holcomb Street to the intersection of Caudle Avenue; east on Caudle Avenue to Ellis Lane (western boundary of the Springdale Municipal Airport property); western boundary of the Springdale Municipal Airport to Robinson Avenue (Highway 412 E); Robinson Avenue west to South Turner Street; north on Turner Street to Quandt Avenue.
- b. **Regulating plan:** The purpose of the regulating plan for the district is to establish zones of a particular desired scale and bulk within the Downtown District Form-Based Code in order to effectively regulate the form of improvements and to enhance the atmosphere of the neighborhood through cohesive urban form and character.

2.3.2. Mill Street SEED

- a. **District boundary:** Beginning at the intersection of Huntsville Avenue and N. Shiloh Street; north along Shiloh Street to Sanders Avenue; Sanders Avenue east to Mill Street; continuing east along a property lines to the western right-of-way of the Arkansas Missouri Railroad; south along the western right-of-way line to Huntsville Avenue; west along Huntsville Avenue to N. Shiloh Street.
- b. **Regulating plan:** The purpose of the regulating plan for the district is to establish zones of a particular desired scale and bulk within the Downtown District Form-Based Code in order to effectively regulate the form of improvements and to enhance the atmosphere of the neighborhood through cohesive urban form and character.

2.0 THE REGULATING PLAN

2.3 SEED REGULATING PLAN



COLOR LEGEND

	NEIGHBORHOOD RESIDENTIAL TYPE 1 (SEE PAGE 3-3)		CAMPUS TYPE 1 (SEE PAGE 3-23)
	NEIGHBORHOOD RESIDENTIAL TYPE 2 (SEE PAGE 3-7)		CAMPUS TYPE 2 (SEE PAGE 3-27)
	NEIGHBORHOOD RESIDENTIAL TYPE 3 (SEE PAGE 3-11)		Existing Public Parks (City-Owned)
	NEIGHBORHOOD CENTER TYPE 1 (SEE PAGE 3-15)		Future Park / Public-Use Space
	NEIGHBORHOOD CENTER TYPE 2 (SEE PAGE 3-19)		

3.0

BUILDING ENVELOPE STANDARDS

BUILDING ENVELOPE STANDARDS

They're a guide to make sure everything fits together nicely. They give property owners and developers a clear set of expectations so everything that gets built fits together well and creates a clean, predictable, and walkable environment.

3.0 BUILDING ENVELOPE STANDARDS

3.1 BUILDING ENVELOPE STANDARDS

WHAT IS THE PURPOSE OF THE BUILDING ENVELOPE STANDARDS?

The purpose of the Building Envelope Standards is to define the height and bulk of improvements within the Form-Based District in order to effectively regulate and maintain a cohesive and predictable urban form. Building Envelope Standards assist property owners and land developers in understanding the basic form requirements which apply to a specific parcel of property, including the following: building placement, building height, building types, encroachments, use requirements, and parking requirements.

WHAT ARE THE DIFFERENT TYPES OF BUILDING ENVELOPE STANDARDS?

There are seven (7) zones of Building Envelope Standards established within the Form-Based District which establish various characters, they are as follows:

- 3.1 Neighborhood Residential Type 1 (SEE PAGE 3-3)
- 3.2 Neighborhood Residential Type 2 (SEE PAGE 3-7)
- 3.3 Neighborhood Residential Type 3 (SEE PAGE 3-11)
- 3.4 Neighborhood Center Type 1 (SEE PAGE 3-15)
- 3.5 Neighborhood Center Type 2 (SEE PAGE 3-19)
- 3.6 Campus Type 1 (SEE PAGE 3-23)
- 3.7 Campus Type 2 (SEE PAGE 3-27)
- 3.8 Cottage Court Special Overlay District (SEE PAGE 3-31)

HOW DO I USE THE BUILDING ENVELOPE STANDARDS?

After determining which Building Envelope Standards apply to the parcel(s) of property, the following sequence of steps should be performed in order to correctly use the Building Envelope Standards:

1. **PROCEED TO THE APPLICABLE BUILDING ENVELOPE STANDARDS** **FBC Zoning District**
Turn to the correct page of this document with the applicable Building Envelope Standards.
2. **READ AND UNDERSTAND THE INTENT OF THE BUILDING ENVELOPE STANDARDS** **Guide for height and bulk**
On the first page of the Building Envelope Standard, there is an intent statement. This statement is not regulatory, but is recommended that the intent is read and understood.
3. **ENSURE COMPLIANCE TO EACH REQUIREMENT OF THE BUILDING ENVELOPE STANDARDS**
On the remaining pages of the Building Envelope Standard, there are a series of requirements with which the property must comply. Read and ensure compliance with each requirement.

PRIMARY STREETS VS SIDE STREETS?

Primary Streets include the following streets within the District: *Refer to Pages 2-4 and 2-5.*

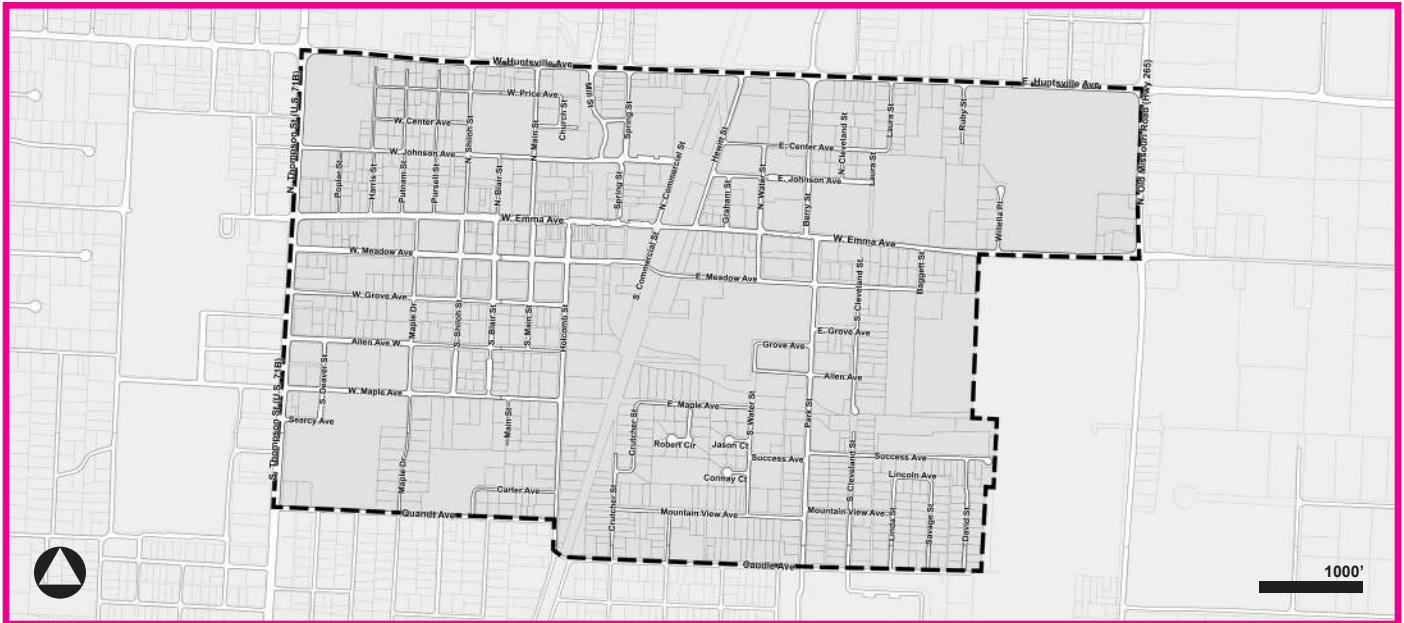
Side Streets include the following streets within the District: *Refer to Pages 2-4 and 2-5.*

3.0 BUILDING ENVELOPE STANDARDS

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3.0 BUILDING ENVELOPE STANDARDS

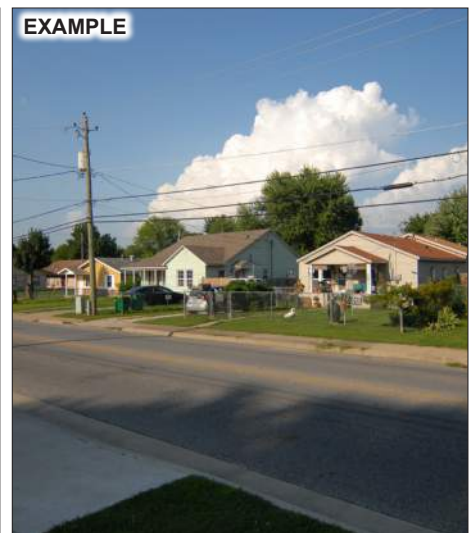
3.1 NEIGHBORHOOD RESIDENTIAL TYPE 1 (NR1)

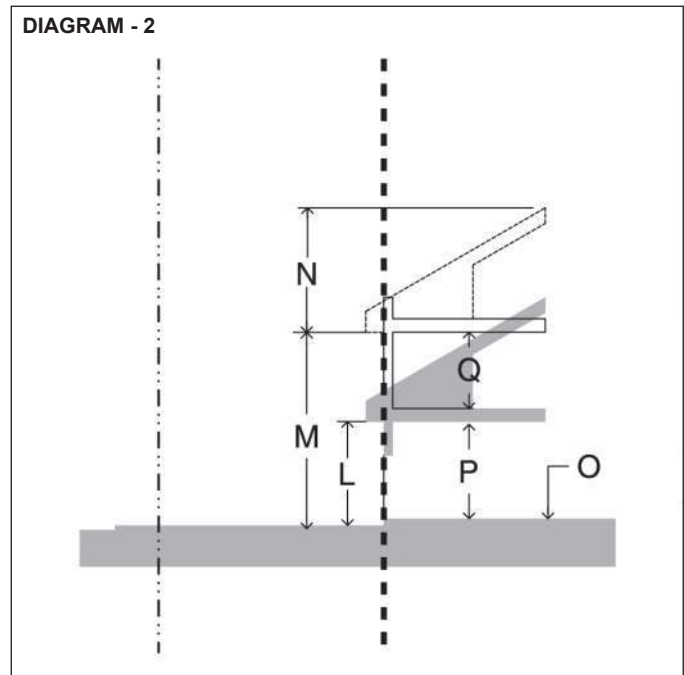
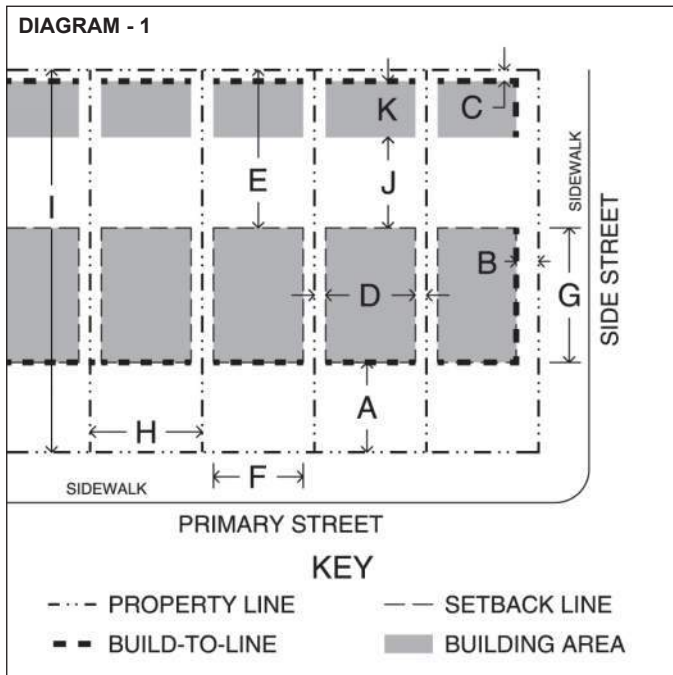


INTENT STATEMENT: NR1 is no longer applied automatically across the map. Instead, we're keeping it as a tool we can use in S.E.E.D. districts where preserving that traditional neighborhood character is the priority. We're not removing NR1 protections—we're relocating them to where they make the most sense. This is about being intentional, not restrictive.

The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood Residential Type 1 areas in order to preserve and enhance the integrity and quality of this primarily single-unit, and duplex residential area of the district. The area is designed to provide for sensitive and respectful infill development which allows for the variety of building types, forms, and front yards found in the district. This intent statement and the images shown below are advisory only.

EXAMPLES OF CHARACTER





I - BUILDING PLACEMENT

BUILD-TO-LINE:

[A] PRIMARY STREET:	25' Min 50' Max (1)
[B] SIDE ST., ANC. & MAIN BLDG	10' Min 25' Max
[C] REAR LOT LINE, ANC. BLDG:	5'

NOTE:

1. The Build-to-Line must match the average Front Facade Line of the Block Face; and lots with NO Primary Street or Side Street frontage (abutting adjacent properties) are exempt from the Primary Street Build-to-Line dimensional requirements, and are only required to have a five foot (5') setback on said frontage.

SETBACK:

[D] SIDE, ANC. & MAIN BLDG	10' Min 20' Max
[E] REAR, MAIN BLDG:	30' Min

BUILDING FORM:

[F] PRIMARY STREET:	At least 60% of Build-to-Line <u>occupied by building form</u>
[G] SIDE ST., MAIN BLDG:	At Least 25% of Build-to-Line <u>occupied by building form</u>
[H] LOT WIDTH:	Per Existing
[I] LOT DEPTH:	Per Existing
[J] BETWEEN BLDGS:	25' Min b/t Main & Anc. Buildings
[K] DEPTH OF ANC. BLDG:	30' Max

II - BUILDING HEIGHT

[L] BUILDING HEIGHT MINIMUM:	1 Story or 15'
[M] BUILDING HEIGHT MAXIMUM:	2 Stories or 35'
[N] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF:	15' Max
[O] FINISHED GRND FLOOR LEVEL:	1' Min 3' Max Above Back of Sidewalk or Adjacent Lot Level
[P] FIRST FLOOR CEILING HTS:	8' Min (F to C)
[Q] UPPER FLOORS CEILING HTS:	8' Min (F to C)
[R] ANC. BLDG. MAX. HEIGHT	2 Stories or 30' (2)

NOTE:

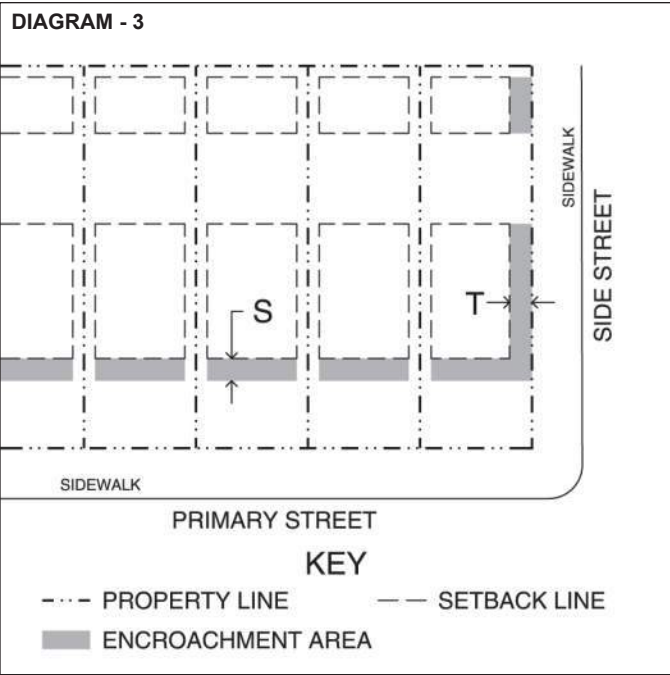
2. In no case shall the Ancillary Building have a height greater than that of the Main Building.

III - BUILDING TYPES

Detached Single Family Dwelling
 Detached Single Family Bungalow
 Duplex
 Duplex Bungalow
 Rear Garage
Carriage House

See Section 4.0: Building Development Standards for further details.

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD RESIDENTIAL TYPE 1



IV - ENCROACHMENTS

LOCATION:

[S] PRIMARY STREET:	12' Max
[T] SIDE STREET:	10' Max

V - USE REQUIREMENTS

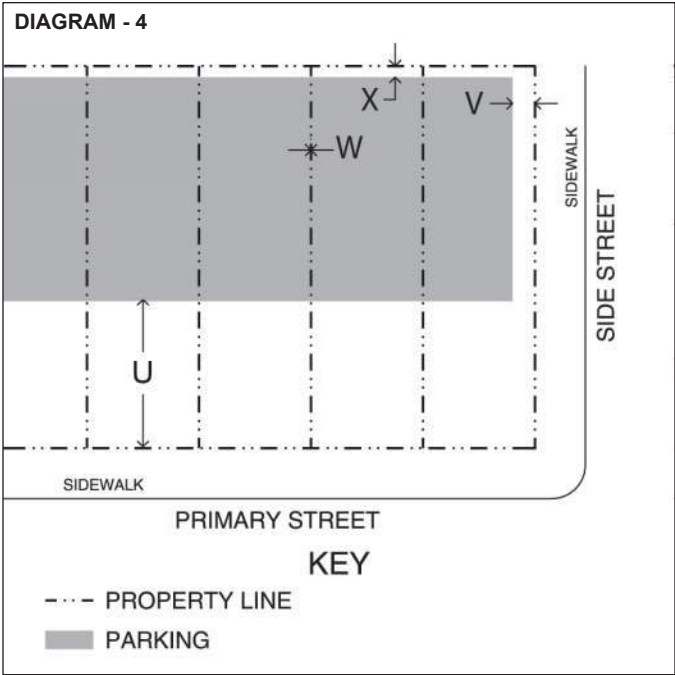
GROUND FLOOR USES:	Residential
	Civic / Institutional (3)
	Utilities and Services (3)
	Special (3)

UPPER FLOOR(S) USES:	Residential
	Civic / Institutional (3)
	Utilities and Services (3)
	Special (3)

See *Section 5.0: Use Tables* for further details.

NOTE:

3. Conditional Use.



VI - PARKING REQUIREMENTS

LOCATION:

[U] PRIMARY SETBACK:	Primary Street Build-To Line [A] plus 30' Min
[V] SIDE STREET SETBACK:	10' Min
[W] SIDE SETBACK:	0' , If Surface Lot; Per Main Building if Structured Parking
[X] REAR SETBACK:	5' Min

REQUIRED SPACES:

RESIDENTIAL USES:	One (1) Off-Street Parking (4) Space Per Studio / 1-Bedroom Dwelling Unit
	Two (2) Off-Street Parking (4) Spaces Per 2-Bedroom and larger Dwelling Unit
	One (1) Off-Street Parking (4) Space Per Cottage Court Overlay Dwelling Unit

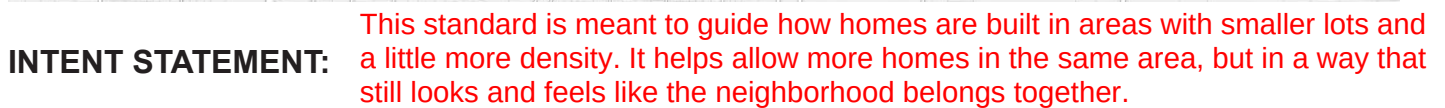
NOTE:

4. Required space(s) may be provided in an attached or detached garage unit.

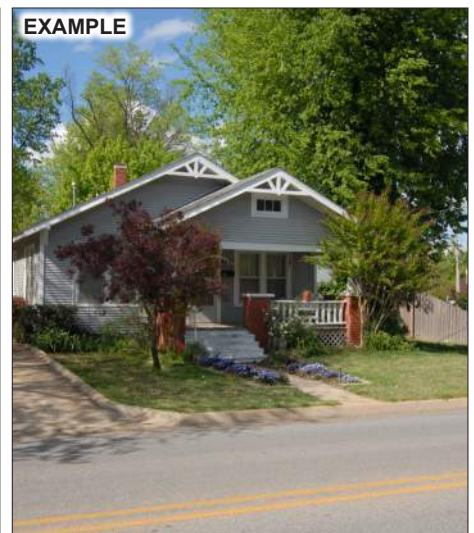
3.0 BUILDING ENVELOPE STANDARDS

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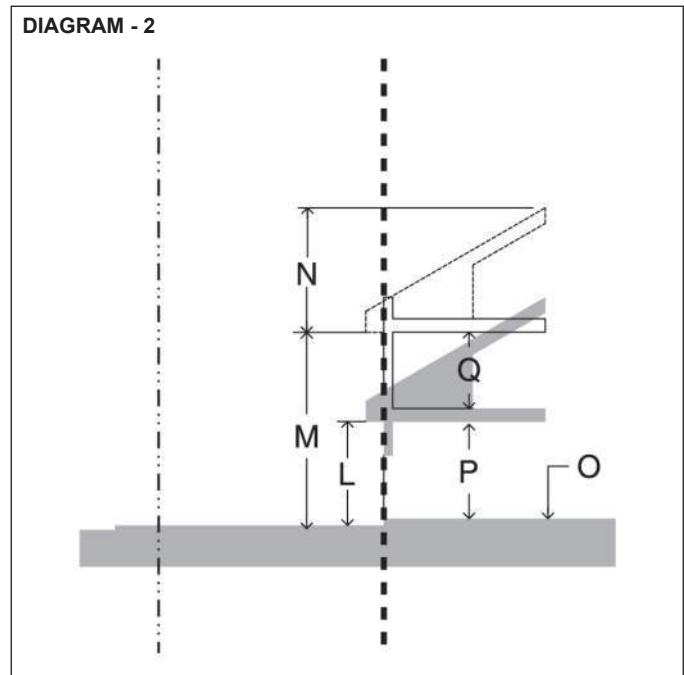
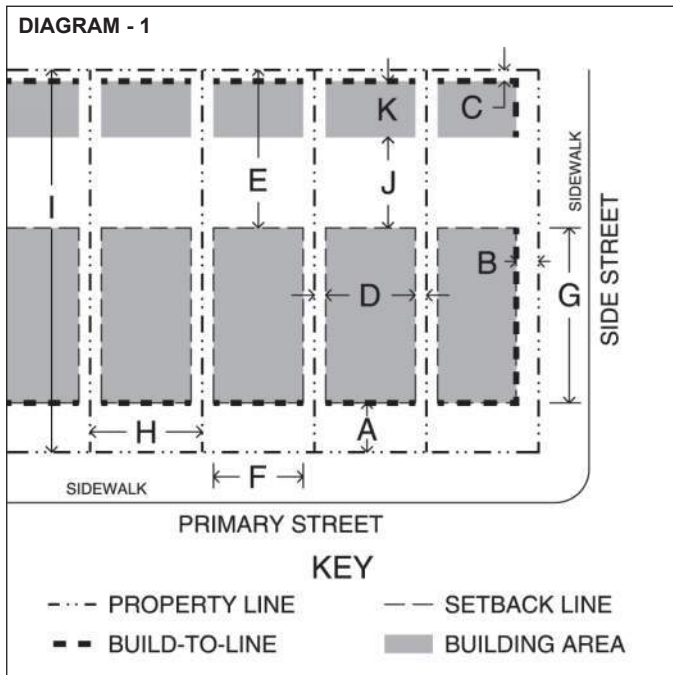
3.2 NEIGHBORHOOD RESIDENTIAL TYPE 2 (NR2)



EXAMPLES OF CHARACTER



3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD RESIDENTIAL TYPE 2



I - BUILDING PLACEMENT

BUILD-TO-LINE:

[A] PRIMARY STREET:	10' Min 25' Max (1)
[B] SIDE STREET:	10' Min 20' Max
[C] REAR LOT LINE, ANC. BLDG:	5'

NOTE:

- The Build-to-Line must match the average Front Facade Line of the Block Face; and lots with NO Primary Street or Side Street frontage (abutting adjacent properties) are exempt from the Primary Street Build-to-Line dimensional requirements, and are only required to have a five foot (5') setback on said frontage.

SETBACK:

[D] SIDE:	5' Min 20' Max
[E] REAR:	5' Min

BUILDING FORM:

[F] PRIMARY STREET:	At least 60% of Build-to-Line occupied by building form
[G] SIDE ST., MAIN BLDG:	At Least 50% of Build-to-Line occupied by building form
[H] LOT WIDTH:	Per Existing
[I] LOT DEPTH:	Per Existing
[J] BETWEEN BLDGS:	15' Min b/t Main & Anc. Buildings
[K] DEPTH OF ANC. BLDG:	30' Max

II - BUILDING HEIGHT

[L] BUILDING HEIGHT MINIMUM:	1 Story or 15'
[M] BUILDING HEIGHT MAXIMUM:	2 Stories or 35'
[N] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF:	15' Max
[O] FINISHED GRND FLOOR LEVEL:	1' Min 3' Max Above Back of Sidewalk or Adjacent Lot Level
[P] FIRST FLOOR CEILING HTS:	8' Min (F to C)
[Q] UPPER FLOORS CEILING HTS:	8' Min (F to C)
[R] ANC. BLDG. MAX. HEIGHT	2 Stories or 30' (2)

NOTE:

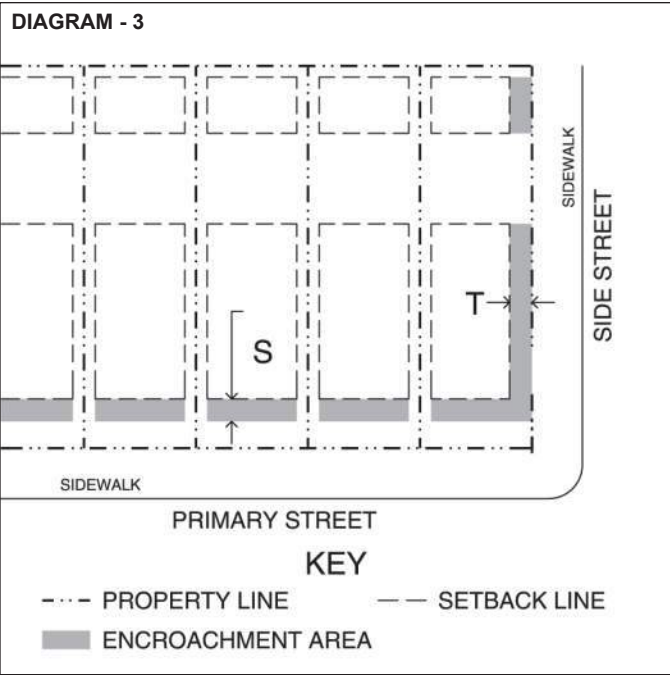
- In no case shall the Ancillary Building have a height greater than that of the Main Building.

III - BUILDING TYPES

Detached Single Family Bungalow
Duplex Bungalow
Rowhouse and Courtyard Rowhouse
Rear Garage
Carriage House

See Section 4.0: Building Development Standards for further details.

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD RESIDENTIAL TYPE 2



IV - ENCROACHMENTS

LOCATION:

[S] PRIMARY STREET:	12' Max
[T] SIDE STREET:	10' Max

V - USE REQUIREMENTS

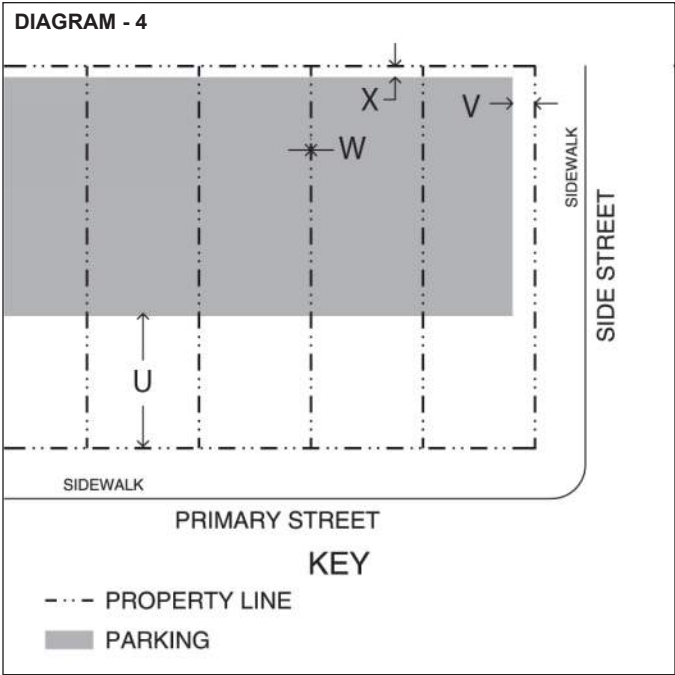
GROUND FLOOR USES:	Residential
	Civic / Institutional (3)
	Utilities and Services (3)
	Special (3)

UPPER FLOOR(S) USES:	Residential
	Civic / Institutional (3)
	Utilities and Services (3)
	Special (3)

See *Section 5.0: Use Tables* for further details.

NOTE:

3. Conditional Use.



VI - PARKING REQUIREMENTS

LOCATION:

[U] PRIMARY SETBACK:	Primary Street Build-To Line
	[A] plus 40' Min
[V] SIDE STREET SETBACK:	10' Min
[W] SIDE SETBACK:	0', If Surface Lot; Per Main Building if Structured Parking
[X] REAR SETBACK:	5' Min

REQUIRED SPACES:

RESIDENTIAL USES:	One (1) Off-Street Parking (4)
	Space Per Studio /
	1-Bedroom Dwelling Unit
	Two (2) Off-Street Parking (4)
	Spaces Per 2-Bedroom and
	larger Dwelling Unit
	One (1) Off-Street Parking (4)
	Space Per Cottage Court
	Overlay Dwelling Unit

NOTE:

4. Required space(s) may be provided in an attached or detached garage unit.

3.0 BUILDING ENVELOPE STANDARDS

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3.0 BUILDING ENVELOPE STANDARDS

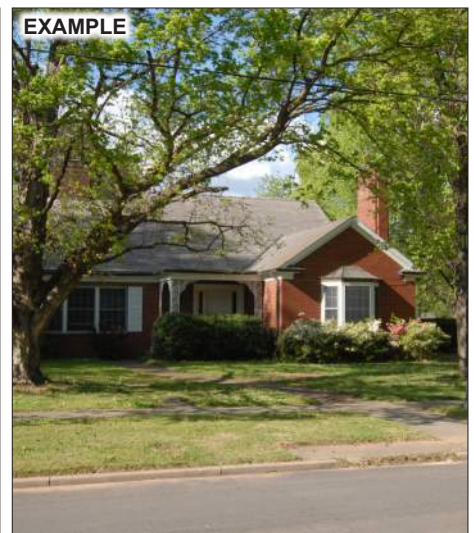
3.3 NEIGHBORHOOD RESIDENTIAL TYPE 3 (NR3)

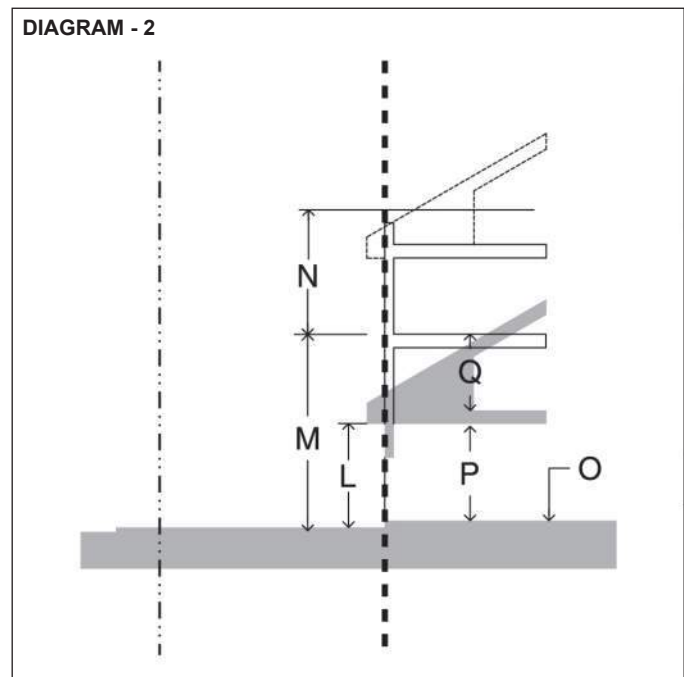
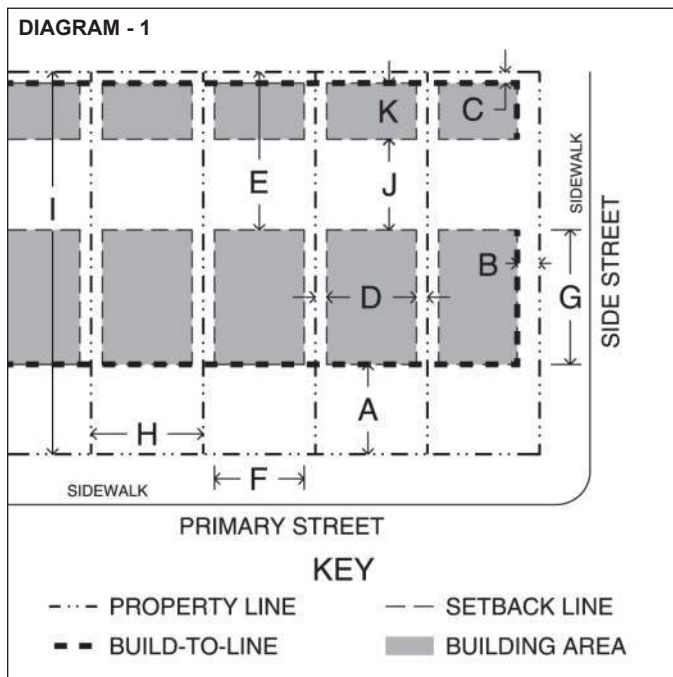


INTENT STATEMENT: It's about blending new development into historic neighborhoods—adding more homes carefully without changing what makes the area special.

The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood Residential Type 3 areas in order to preserve and enhance existing historic housing while allowing for contextually-sensitive infill housing of higher density. The area is designed to provide for architecturally appropriate infill development which allows for a variety of residential building types, heights, and forms and allowing for strategic infill and redevelopment while maintaining district's detached, single-unit residential character. This intent statement and the images shown below are advisory only.

EXAMPLES OF CHARACTER





I - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 25' Min | 50' Max (1)
- [B] SIDE ST., ANC. & MAIN BLDG 10' Min | 25' Max
- [C] REAR LOT LINE, ANC. BLDG: 5'

NOTE:

1. The Build-to-Line must match the average Front Facade Line of the Block Face; and lots with NO Primary Street or Side Street frontage (abutting adjacent properties) are exempt from the Primary Street Build-to-Line dimensional requirements, and are only required to have a five foot (5') setback on said frontage.

SETBACK:

- [D] SIDE, ANC. & MAIN BLDG 10' Min | 20' Max
- [E] REAR LOT LINE, MAIN BLDG: 30' Min (2)

NOTE:

2. Lots with NO Alley frontage (abutting adjacent properties) are exempt from the Alley, Main Building Build-to-Line dimensional requirements; and are only required to have a five foot (5') setback on said frontage.

BUILDING FORM:

- [F] PRIMARY STREET: At least 60% of Build-to-Line occupied by building form
- [G] SIDE ST., MAIN BLDG: At Least 25% of Build-to-Line occupied by building form
- [H] LOT WIDTH: Per Existing
- [I] LOT DEPTH: Per Existing
- [J] BETWEEN BLDGS: 25' Min b/t Main & Anc. Buildings
- [K] DEPTH OF ANC. BLDG: 30' Max

II - BUILDING HEIGHT

- [L] BUILDING HEIGHT MINIMUM: 1 Story or 15'
- [M] BUILDING HEIGHT MAXIMUM: 3 Stories or 45' (3)
- [N] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: 15' Max
- [O] FINISHED GRND FLOOR LEVEL: 1' Min | 3' Max
Above Back of Sidewalk or Adjacent Lot Level
- [P] FIRST FLOOR CEILING HTS: 8' Min (F to C)
- [Q] UPPER FLOORS CEILING HTS: 8' Min (F to C)
- [R] ANC. BLDG. MAX. HEIGHT 2 Stories or 30' (4)

NOTE:

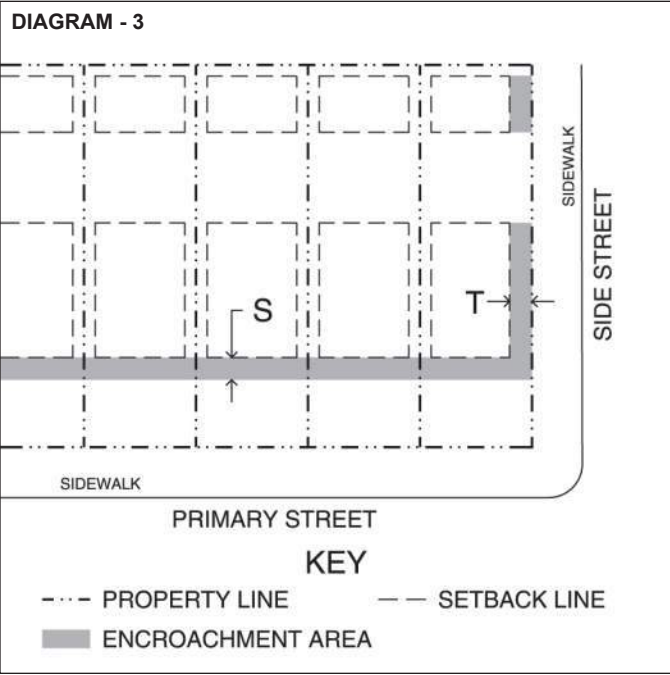
3. Refer to Section 3.9 Workforce-attainable Housing Density Bonus for height bonuses.
4. In no case shall the Ancillary Building have a height greater than that of the Main Building.

III - BUILDING TYPES

- Detached Single Family Dwelling
- Detached Single Family Bungalow
- Duplex
- Duplex Bungalow
- Rowhouse and Courtyard Rowhouse
- Rear Garage
- Carriage House

See Section 4.0: Building Development Standards for further details.

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD RESIDENTIAL TYPE 3



IV - ENCROACHMENTS

LOCATION:

[S] PRIMARY STREET:	10' Max
[T] SIDE STREET:	10' Max

V - USE REQUIREMENTS

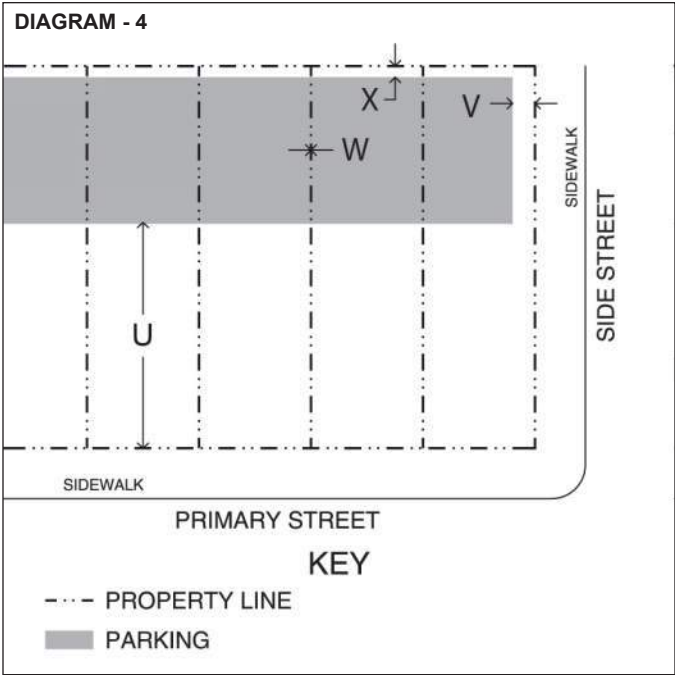
GROUND FLOOR USES:	Residential Civic / Institutional (5) Utilities and Services (5) Special (5)
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UPPER FLOOR(S) USES:	Residential Civic / Institutional (5) Utilities and Services (5) Special (5)
----------------------	---

See Section 5.0: Use Tables for further details.

NOTE:

5. Conditional Use.



VI - PARKING REQUIREMENTS

LOCATION:

[U] PRIMARY SETBACK:	Primary Street Build-To Line [A] plus 50' Min
[V] SIDE STREET SETBACK:	10' Min
[W] SIDE SETBACK:	0' , If Surface Lot; Per Main Building if Structured Parking
[X] ALLEY SETBACK:	5' Min

REQUIRED SPACES:

RESIDENTIAL USES:	One (1) Off-Street Parking (6) Space Per Studio / 1-Bedroom Dwelling Unit
	Two (2) Off-Street Parking (6) Spaces Per 2-Bedroom and larger Dwelling Unit
	One (1) Off-Street Parking (6) Space Per Cottage Court Overlay Dwelling Unit

NOTE:

6. Required space(s) may be provided in an attached or detached garage unit.

3.0 BUILDING ENVELOPE STANDARDS

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3.0 BUILDING ENVELOPE STANDARDS

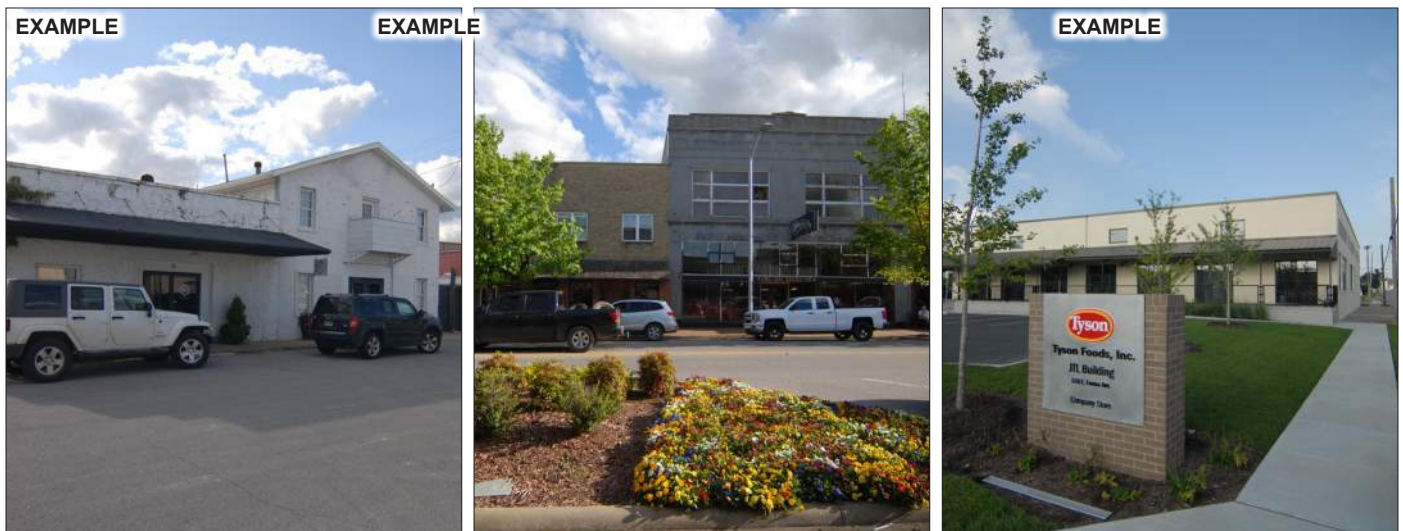
3.4 NEIGHBORHOOD CENTER TYPE 1 (NC1)



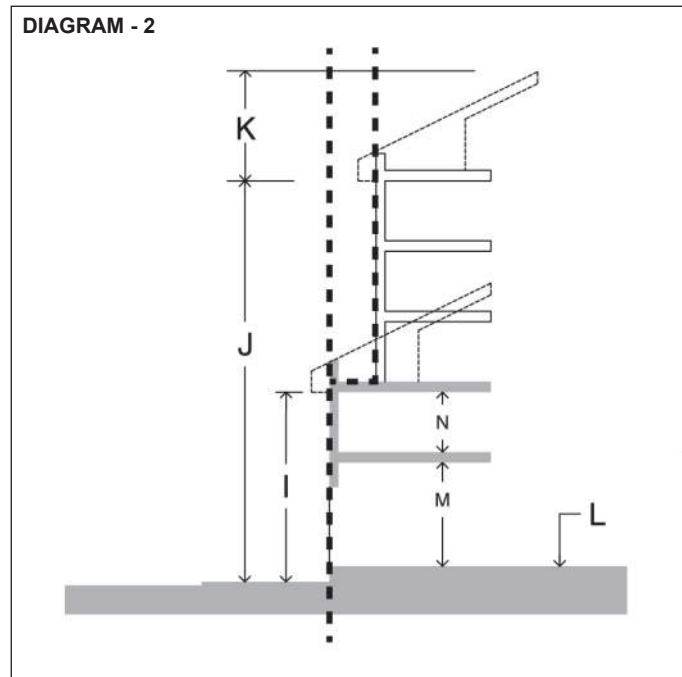
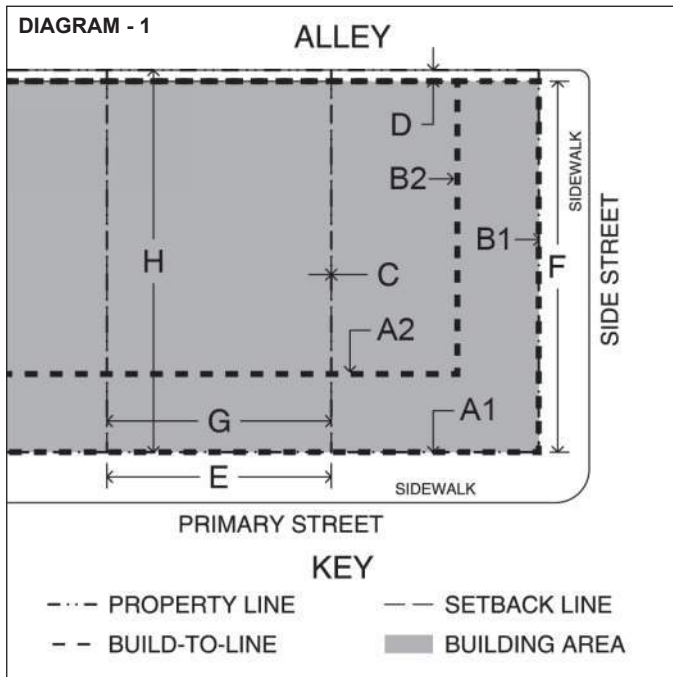
INTENT STATEMENT: It focuses on how buildings look and are placed to support pedestrians, while staying flexible on what businesses go inside.

The intent of this Building Envelope Standard is to regulate the Neighborhood Center Type 1 area, which is the primary Downtown retail district, in order to establish, preserve or enhance the vibrant, pedestrian oriented character of these walkable neighborhood main streets. The physical form of the buildings are regulated while allowing flexibility in use. The area is designed to provide convenient shopping and servicing establishments for persons residing in the neighborhood, so long as such uses are compatible with adjacent residential uses. This intent statement and the images shown below are advisory only.

EXAMPLES OF CHARACTER



3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 1



I - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A1] PRIMARY STREET (For First 35'): 0' (1)
 [B1] SIDE STREET (For First 35'): 0' (1)
 [A2] PRIMARY STREET (Above 35'): 1' per 1' of height above 35' (1)
 [B2] SIDE STREET (Above 35'): 1' per 1' of height above 35' (1)

NOTE:

1. Building Types with the following Frontage Types may have additional setback allowances, as per *Section 4.2 Frontage Types*: Stoop, Shopfront, and Terrace & Lightcourt (section to be provided).

SETBACK:

- [C] SIDE: 0' Min | 10' Max
 [D] ALLEY: 5' Min | 10' Max (2)

NOTE:

2. Lots with NO Alley frontage (abutting adjacent properties) are required to have a ten foot (10') setback on said frontage.

BUILDING FORM:

- [E] PRIMARY STREET: At Least 85% of Build-to-Line [occupied by building form](#)
 [F] SIDE STREET: At Least 85% of Build-to-Line [occupied by building form](#)
 [G] LOT WIDTH: Per Existing
 [H] LOT DEPTH: Per Existing

II - BUILDING HEIGHT

- [I] BUILDING HEIGHT MINIMUM: 2 Stories or 35'
 [J] BUILDING HEIGHT MAXIMUM: 5 Stories or 65' (3)
 [K] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: 15' Max
 [L] FINISHED GRND FLOOR LEVEL: 6" Max Above Back of Sidewalk Or Adjacent Lot Level
 [M] FIRST FLOOR CEILING HTS: 12' Min | 25' Max (F to C)
 [N] UPPER FLOORS CEILING HTS: 8' Min | 15' Max (F to C)
 [N1] MEZZANINES AND PODIUMS: Mezzanines and Podiums Greater Than 3/4 of the Floor Plate Area Shall Be Counted as a Full Story

NOTE:

3. [Refer to Section 3.9 Workforce-attainable Housing Density Bonus for height bonuses.](#)

III - BUILDING TYPES

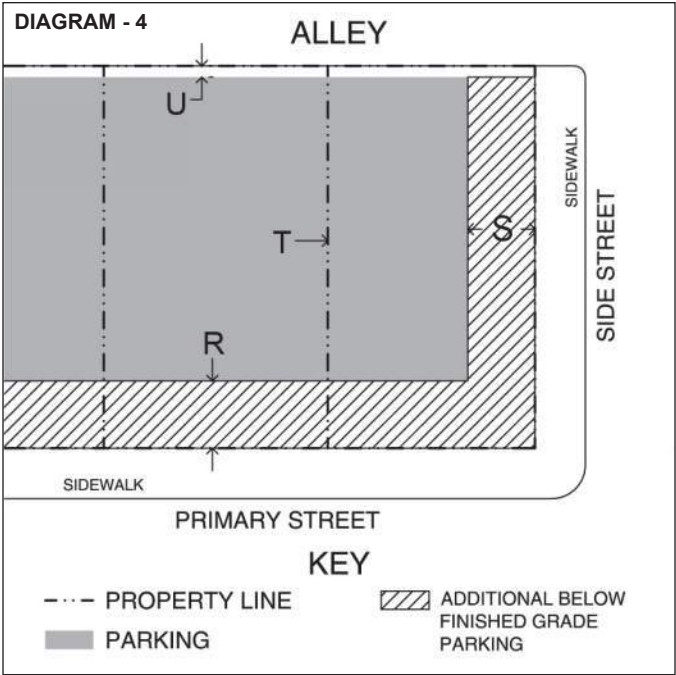
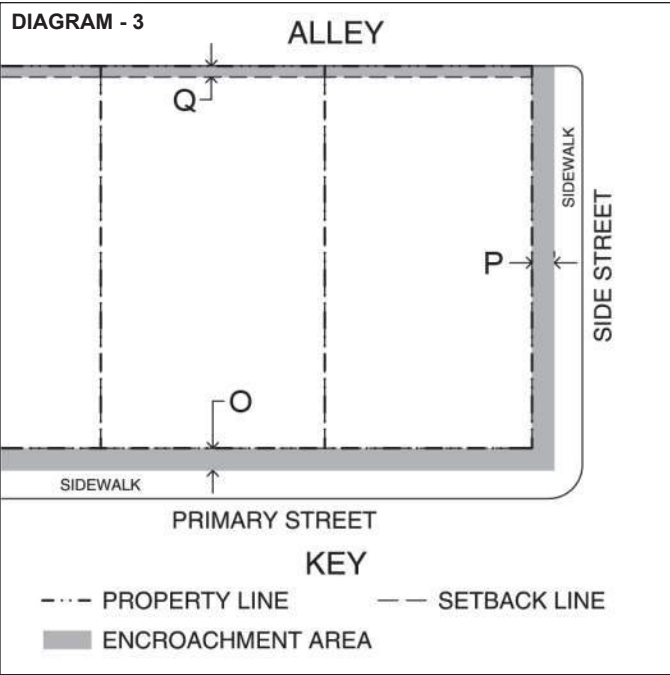
Commercial Block Building
 Live / Work Units (4)
 Liner Building
 Civic / Institutional (5)

NOTE:

4. The Live / Work Units Building Type shall be allowed as a conditional Building Type in Neighborhood Center Type 1.
 5. The Civic / Institutional Building Type shall be allowed as a conditional Building Type in Neighborhood Center Type 1.

See *Section 4.0: Building Development Standards* for further details.

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 1



IV - ENCROACHMENTS

LOCATION:

[O] PRIMARY STREET:	10' Max
[P] SIDE STREET:	10' Max
[Q] ALLEY:	5' Max (6)(7)

NOTE:

- 6.** If no alley is present, no rear encroachment is allowed.
- 7.** If the setback from an existing alley is less than five feet (5'), the allowed encroachment shall be equal to or less than existing setback dimension.

V - USE REQUIREMENTS

GROUND FLOOR:	Primary Retail (8) Secondary Retail (8) Office (8) Civic / Institutional (8)(9) Utilities and Services (8)(9) Special (8)(9)
---------------	---

UPPER FLOOR(S):	Residential Office Civic / Institutional (9) Utilities and Services (9) Special (9)
-----------------	--

NOTE:

- 8.** On Emma Avenue, only Primary Retail is allowed; and must be accessed through Direct Frontage onto the street.
- 9.** Conditional Use.

See *Section 5.0: Use Tables* for further details.

VI - PARKING REQUIREMENTS

LOCATION **(10)**:

[R] PRIMARY STREET SETBACK:	30' Min
[S] SIDE STREET SETBACK:	30' Min
[T] SIDE SETBACK:	0'
[U] ALLEY SETBACK:	12' Min

REQUIRED SPACES:

OFFICE USES:	
< 10,000 NET SQ FT:	No Off-Street Parking Requirement
> 10,000 NET SQ FT:	One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT (11)(12)

PRIMARY RETAIL USES:	No Off-Street Parking Requirement
----------------------	-----------------------------------

ASSEMBLY USES:	One (1) Space per Four (4) Seats Maximum Occupancy to be Determined by the Fire Marshall
----------------	---

RESIDENTIAL USES:	One-half (0.5) Spaces Per Dwelling Unit Not to Exceed Two (2) Spaces Per Dwelling Unit (11)(12)(13)
-------------------	---

SECONDARY RETAIL USES:	
< 10,000 NET SQ FT:	No Off-Street Parking Requirement
> 10,000 NET SQ FT:	One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT (11)(12)

NOTE:

- 10.** No surface parking lots shall have a visible frontage on E. or W. Emma Avenue: where directly adjacent to E. or W. Emma Avenue, surface parking lots shall be concealed with a street wall per *Section 4.3.4*.
- 11.** Existing on-street parking spaces located within 300 feet of the lot boundary may count toward parking space requirements.
- 12.** Parking spaces in shared use off-street parking lots or parking structures located within 1,200 feet of the lot boundary may count toward parking space requirements.
- 13.** For developments with more than 50 dwelling units, one (1) additional parking space shall be provided for each ten (10) dwelling units.

3.0 BUILDING ENVELOPE STANDARDS

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3.0 BUILDING ENVELOPE STANDARDS

3.5 NEIGHBORHOOD CENTER TYPE 2 (NC2)



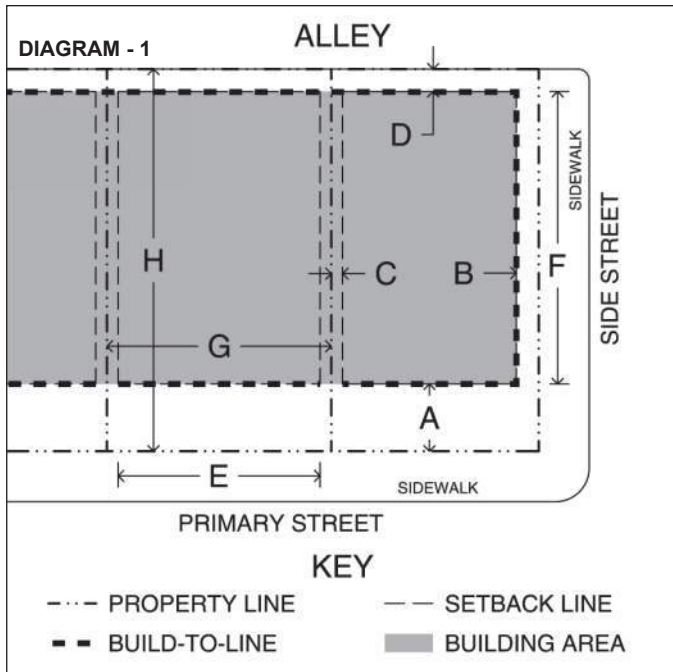
INTENT STATEMENT:

The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood Center Type 2 areas, which are typically neighborhood mixed-use areas, in order to establish, preserve or enhance the existing vibrant, pedestrian-oriented character of these areas while allowing flexibility in use. The physical form of these mixed-use areas follow the existing pattern of the area wherein there is a great variety of building types set back from the sidewalk with a common front yard or front courtyard. This intent statement and the images shown below are advisory only.

EXAMPLES OF CHARACTER



3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 2



I - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 10' Min | 25' Max (1)
[B] SIDE STREET: 10' Min | 25' Max

SETBACK:

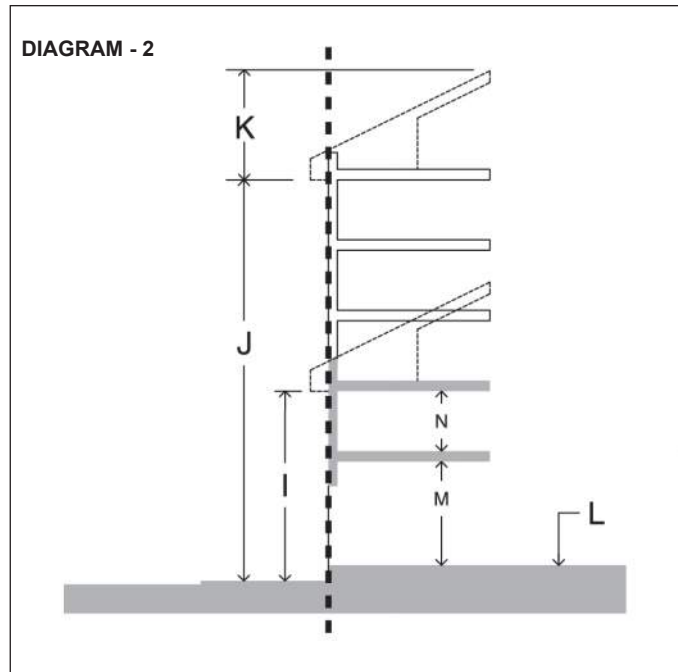
- [C] SIDE: 0' Min | 10' Max (2)
[D] ALLEY: 5' Min | 10' Max (3)

BUILDING FORM:

- [E] PRIMARY STREET: At Least 85% of Build-to-Line [occupied by building form](#) (4)
[F] SIDE STREET: At Least 25% of Build-to-Line [occupied by building form](#)
[G] LOT WIDTH: Per Existing
[H] LOT DEPTH: Per Existing

NOTE:

- The Build-to-Line must match the average Front Facade Line of the Block Face; and lots with NO Primary Street frontage (abutting adjacent properties) are exempt from the Primary Street Build-to-Line dimensional requirements; and are only required to have a five foot (5') setback on said frontage.
- For buildings with Dwelling Units primarily opening to side yards, Side Setback is required to be ten feet (10'). Buildings higher than three (3) stories or forty feet (40') are required to have a ten foot (10') Side Setback.
- Lots with NO Alley Frontage (abutting adjacent properties) are required to have a ten foot (10') setback on said Frontage.
- The percentage (%) for the Primary Street can be adjusted to fifty percent (50%) in the case of the following Building Types: Courtyard Rowhouse and Courtyard Building.



II - BUILDING HEIGHT

- [I] BUILDING HEIGHT MINIMUM: 2 Stories or 35'
[J] BUILDING HEIGHT MAXIMUM: 3 stories or 45' (5)(6)
[K] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: 15' Max
[L] FINISHED GRND FLOOR LEVEL: 6" Min | 3' Max
Back of Sidewalk Or Adjacent Lot Level For Residential; All Other Uses are Max 6"
[M] FIRST FLOOR CEILING HTS: 8' Min (F to C)
[N] UPPER FLOORS CEILING HTS: 8' Min (F to C)
[N1] MEZZANINES AND PODIUMS: Mezzanines and Podiums Greater Than 3/4 of the Floor Plate Area Shall Be Counted as a Full Story

NOTE:

- On lots fronting Thompson Street (U.S. 71B) the Building Height Maximum is five (5) stories and sixty-five feet (65').
- [Refer to Section 3.9 Workforce-attainable Housing Density Bonus for height bonuses.](#)

III - BUILDING TYPES

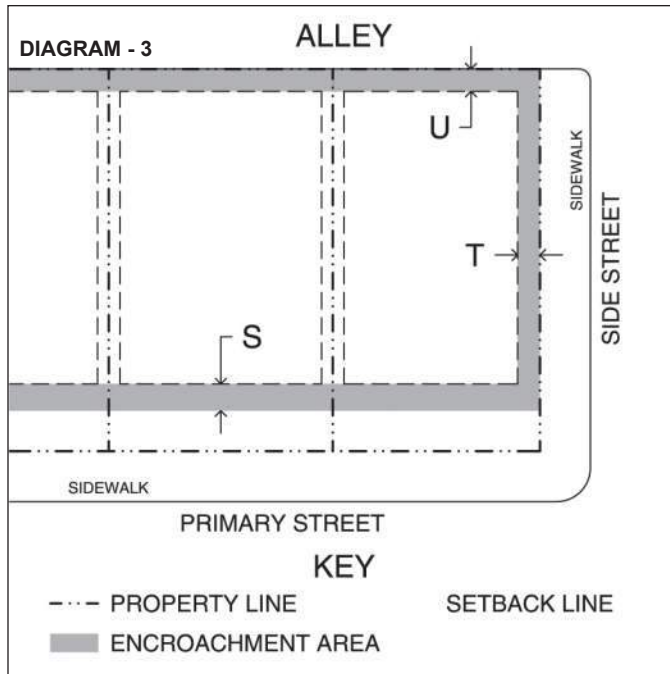
Duplex	Commercial Block Building
Triplex and Fourplex	Live / Work Units
Rowhouse and Courtyard Rowhouse	Liner Building
Stacked Flats	Civic / Institutional (7)
Courtyard Building	Rear Garage (8)
	Carriage House (8)

NOTE:

- The Civic / Institutional Building Type shall be allowed as a conditional Building Type in Neighborhood Center Type 2.
- The Rear Garage and Carriage House Building Types shall be allowed as an accessory building to the Duplex; Triplex and Fourplex; Rowhouse and Courtyard Rowhouse; and Stacked Flats.

See Section 4.0: Building Development Standards for further details.

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 2



IV - ENCROACHMENTS

LOCATION:

[S] PRIMARY STREET:	12' Max
[T] SIDE STREET:	10' Max
[U] ALLEY:	5' Max (9)(10)

NOTE:

- If no alley is present, no rear encroachment is allowed.
- If the setback from an existing alley is less than five feet (5'), the allowed encroachment shall be equal to or less than existing setback dimension.

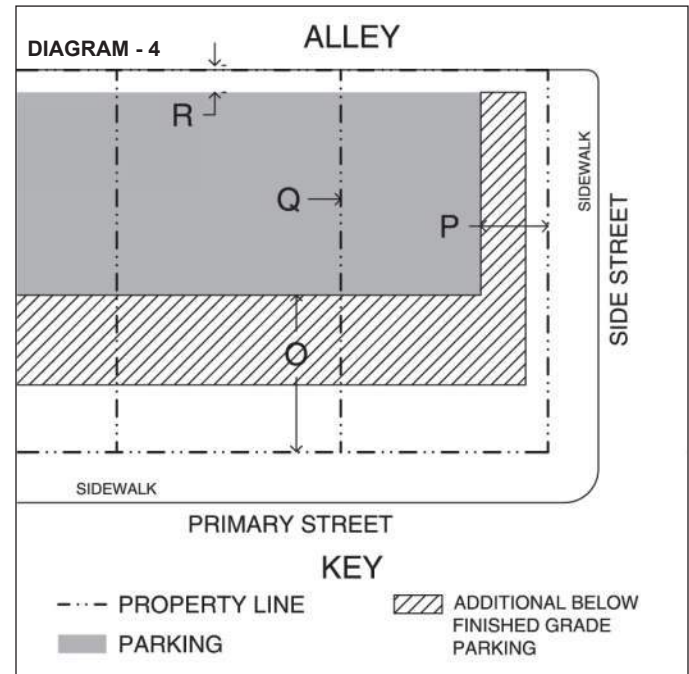
V - USE REQUIREMENTS

GROUND FLOOR:	Residential (11) Primary Retail Secondary Retail Office Civic / Institutional (12) Utilities and Services (12) Special (12)
UPPER FLOOR(S):	Residential (11) Office Special (12)

NOTE:

- On the following streets, ONLY commercial uses are permitted on the Ground Floor: W. Grove Avenue; Holcomb Street; Park Street; E. Meadow Avenue; E. Emma Avenue; and Gaudin Street. No other uses are permitted.
- Conditional Use.

See Section 5.0: Use Tables for further details.



VI - PARKING REQUIREMENTS

LOCATION **(13)**:

[O] PRIMARY STREET SETBACK:	30' Min
[P] SIDE STREET SETBACK:	30' Min
[Q] SIDE SETBACK:	0' , If Surface Lot / Per Main Building If Structured Parking
[R] ALLEY SETBACK:	5' Min

REQUIRED SPACES:

OFFICE USES:	
< 10,000 NET SQ FT:	No Off-Street Parking Requirement
> 10,000 NET SQ FT:	One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT (14)(15)
PRIMARY RETAIL USES:	No Off-Street Parking Requirement
ASSEMBLY USES:	One (1) Space per Four (4) Seats Maximum Occupancy to be Determined by the Fire Marshall
RESIDENTIAL USES:	One-half (0.5) Spaces Per Dwelling Unit Not to Exceed Two (2) Spaces Per Dwelling Unit (14)(15)(16)
SECONDARY RETAIL USES:	
< 10,000 NET SQ FT:	No Off-Street Parking Requirement
> 10,000 NET SQ FT:	One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT (14)(15)

NOTE:

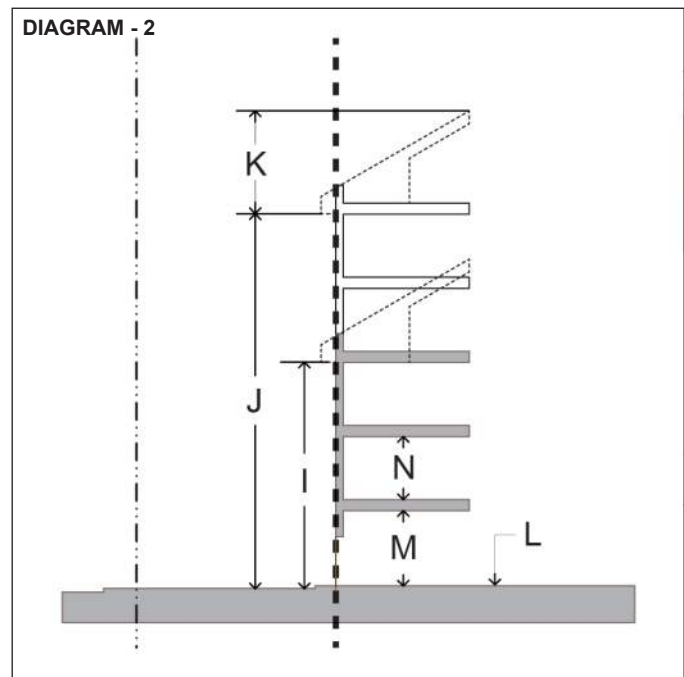
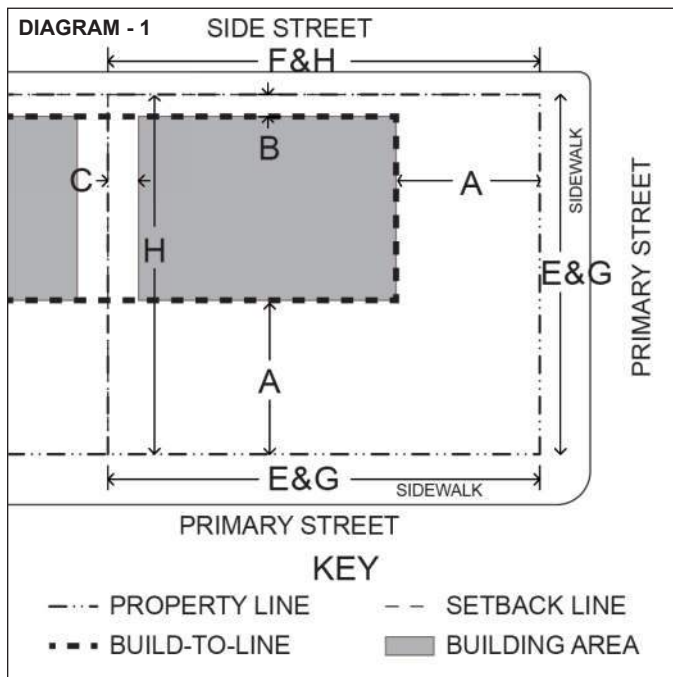
- No surface parking lots shall have a visible frontage on E. or W. Emma Avenue: where directly adjacent to E. or W. Emma Avenue, surface parking lots shall be concealed with a street wall per Section 4.3.4.
- Existing on-street parking spaces located within 300 feet of the lot boundary may count toward parking space requirements.
- Parking spaces in shared use off-street parking lots or parking structures located within 1,200 feet of the lot boundary may count toward parking space requirements.
- For developments with more than 50 dwelling units, one (1) additional parking space shall be provided for each ten (10) dwelling units.

3.0 BUILDING ENVELOPE STANDARDS

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3.6 CAMPUS TYPE 1 (C1)

3.0 BUILDING ENVELOPE STANDARDS CAMPUS TYPE 1



I - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 50' Min | No Max (1)
 [B] SIDE STREET: 0' Min | No Max (2)

SETBACK:

- [C] SIDE: 5' Min | 10' Max (3)
 [D] ALLEY: Not Applicable (3)(4)

BUILDING FORM:

- [E] PRIMARY STREET: At Least 40% of Build-to-Line **occupied by building form**
 [F] SIDE STREET: At Least 40% of Build-to-Line **occupied by building form**
 [G] LOT WIDTH: At Least 700' (5)
 [H] LOT DEPTH: At Least 625' (5)

NOTE:

- On all lots, a minimum of two (2) bounding streets must be Primary Streets.
- Lots may be bounded by Side Streets on the remaining lot lines.
- Private streets, driveways, and alleys that are internal to the lot shall not be subject to setback requirements; and when the conditions enumerated in the Build-to-Line requirements are fulfilled, side setbacks shall apply to remaining lot lines.
- Where alleys are present, setbacks shall be from five feet (5') to ten feet (10').
- Lots shall have a minimum area of ten (10) acres, irrespective of lot dimensions; and lot dimensions and lot area shall be measured either (A) by individual lot or parcel; (B) by multiple contiguous lots or parcels under single ownership; or (C) by multiple contiguous lots or parcels agglomerated by a legally-enforceable development agreement.

II - BUILDING HEIGHT

- [I] BUILDING HEIGHT MINIMUM: 2 Stories or 30' (6)
 [J] BUILDING HEIGHT MAXIMUM: No Max
 [K] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: 15' Max
 [L] FINISHED GRND FLOOR LEVEL: 2' Min | 3' Max
 Back of Sidewalk Or Adjacent Lot Level For Residential; All Other Uses are Max 6"
 [M] FIRST FLOOR CEILING HTS: 12' Min | 25' Max (F to C)
 [N] UPPER FLOORS CEILING HTS: 8' Min | 15' Max (F to C)
 [N1] MEZZANINES AND PODIUMS: Mezzanines and Podiums Greater Than 1/3 of the Floor Plate Area Shall Be Counted as a Full Story

NOTE:

6. Building Heights for buildings interior to the campus block are not required to meet the building height minimum.

III - BUILDING TYPES

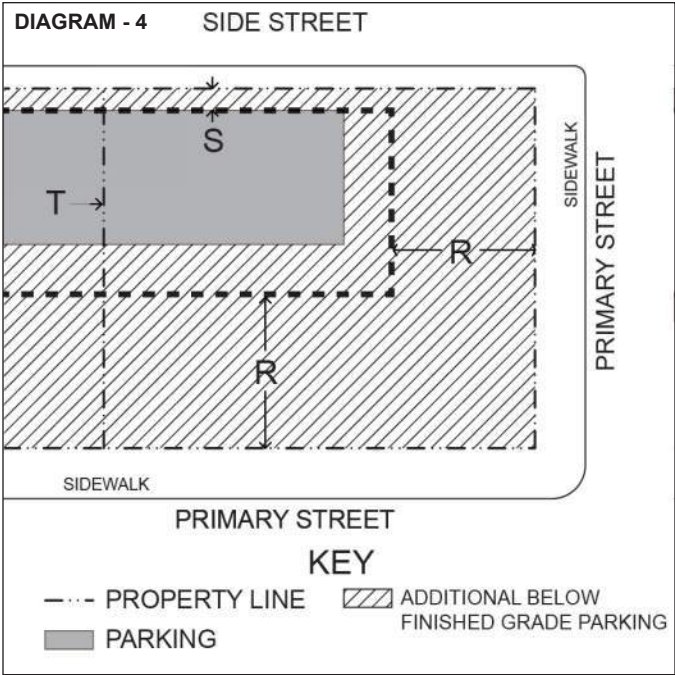
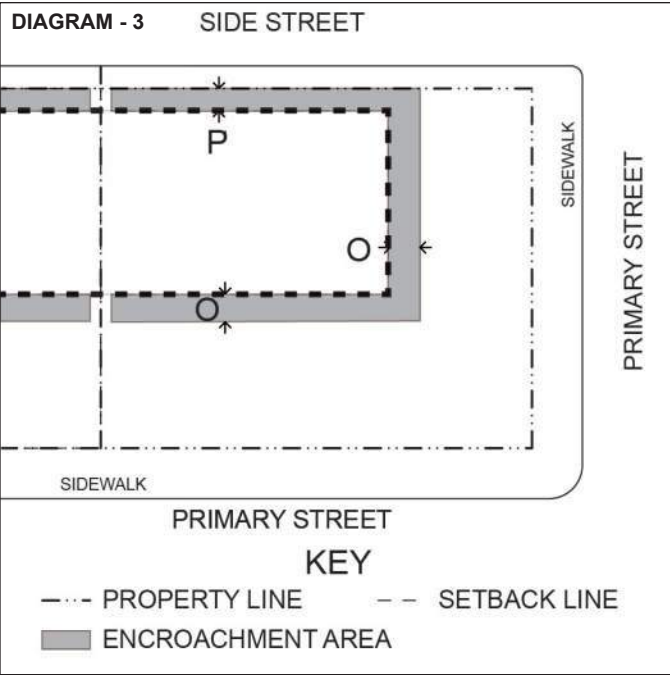
- Commercial Block Building (7) Liner Building (7)
 Live / Work Units (7) Civic / Institutional Building (7)

NOTE:

7. This Building Envelope Standard allows multiple Building Types per lot.

See Section 4.0: Building Development Standards for further details.

3.0 BUILDING ENVELOPE STANDARDS CAMPUS TYPE 1



IV - ENCROACHMENTS

LOCATION:

[O] PRIMARY STREET:	10' Max
[P] SIDE STREET:	10' Max
[Q] ALLEY:	5' Max

V - USE REQUIREMENTS

GROUND FLOOR:	Primary Retail Secondary Retail Office Civic / Institutional Utilities and Services (8) Special (8)
UPPER FLOOR(S):	Residential Office Civic / Institutional Utilities and Services (8) Special (8)

NOTE:

8. Conditional Use.

See Section 5.0: Use Tables for further details.

VI - PARKING REQUIREMENTS

LOCATION:

[R] PRIMARY STREET SETBACK:	30' Min
[S] SIDE STREET SETBACK:	30' Min
[T] SIDE SETBACK:	0' , If Surface Lot Per Main Building If Structured Parking
[U] ALLEY SETBACK:	5' Min

REQUIRED SPACES:

OFFICE USES:	
< 10,000 NET SQ FT:	No Off-Street Parking Requirement
> 10,000 NET SQ FT:	One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT (9)(10)
PRIMARY RETAIL USES:	No Off-Street Parking Requirement
ASSEMBLY USES:	One (1) Space per Four (4) Seats Maximum Occupancy to be Determined by the Fire Marshall
CIVIC / INSTITUTIONAL USES:	One (1) Space per 300 NET SQ FT
RESIDENTIAL USES:	One-half (0.5) Spaces Per Dwelling Unit Not to Exceed Two (2) Spaces Per Dwelling Unit (9)(10)(11)
SECONDARY RETAIL USES:	
< 10,000 NET SQ FT:	No Off-Street Parking Requirement
> 10,000 NET SQ FT:	One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT (9)(10)

NOTE:

- Existing on-street parking spaces located within 300 feet of the lot boundary may count toward parking space requirements.
- Parking spaces in shared use off-street parking lots or parking structures located within 1,200 feet of the lot boundary may count toward parking space requirements
- For developments with more than 50 dwelling units, one (1) additional parking space shall be provided for each ten (10) dwelling units.

3.0 BUILDING ENVELOPE STANDARDS

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3.0 BUILDING ENVELOPE STANDARDS

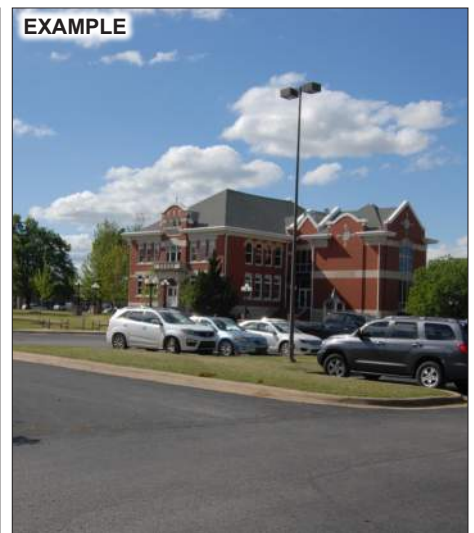
3.7 CAMPUS TYPE 2 (C2)



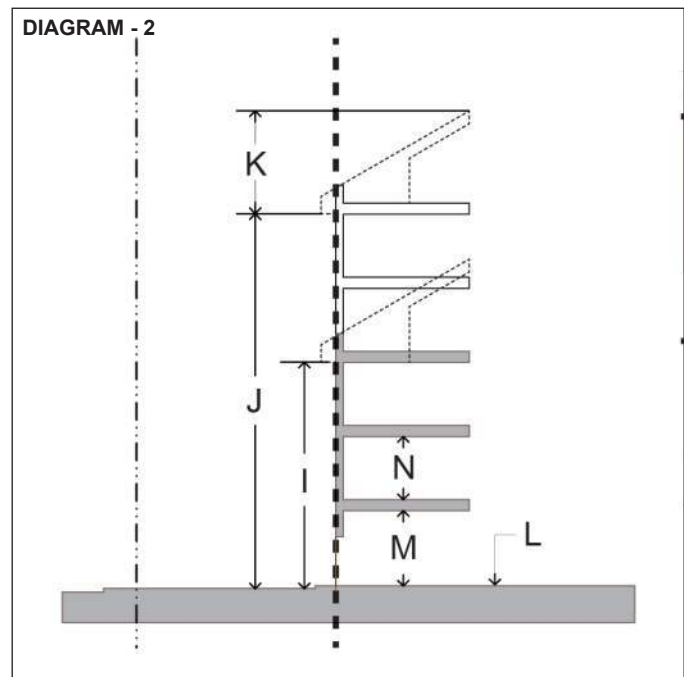
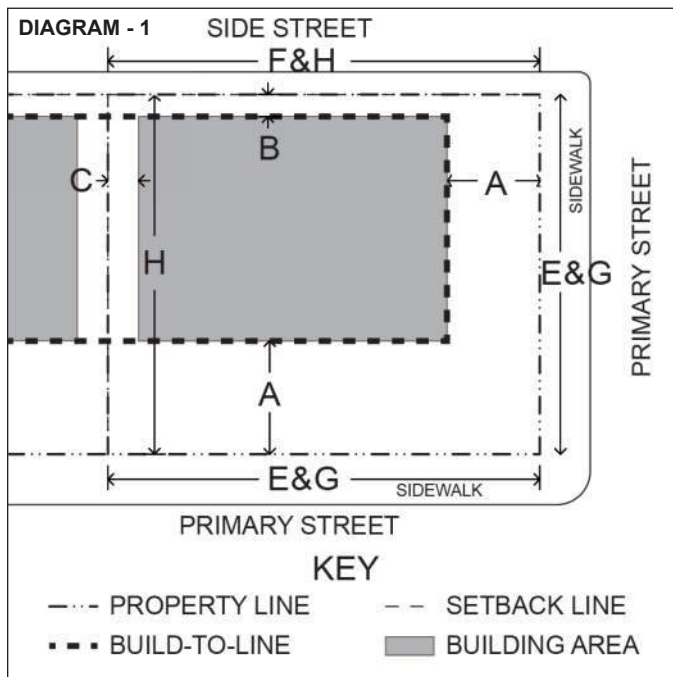
INTENT STATEMENT:

The intent of this Building Envelope Standard is to regulate the physical form of small (5 to 10 acre) Campus developments, defined as large-lot developments with multiple Building Types. Campuses are singular, identifiable sites within the district, bounded by public streets and typically featuring unifying characteristics. The area is designed to allow for a variety of business, industrial, institutional, and academic uses while maintaining and supporting an active streetscape and a vibrant urban character. This intent statement and the images shown below are advisory only.

EXAMPLES OF CHARACTER



3.0 BUILDING ENVELOPE STANDARDS CAMPUS TYPE 2



I - BUILDING PLACEMENT

BUILD-TO-LINE:

- [A] PRIMARY STREET: 30' Min | 80' Max **(1)**
 [B] SIDE STREET: 0' Min | 50' Max **(2)**

SETBACK:

- [C] SIDE: 5' Min | 10' Max **(3)**
 [D] ALLEY: Not Applicable **(3)(4)**

BUILDING FORM:

- [E] PRIMARY STREET: At Least 60% of Build-to-Line **occupied by building form**
 [F] SIDE STREET: At Least 60% of Build-to-Line **occupied by building form**
 [G] LOT WIDTH: At Least 500' **(5)**
 [H] LOT DEPTH: At Least 425' **(5)**

NOTE:

- On all lots, a minimum of two (2) bounding streets must be Primary Streets.
- Lots may be bounded by Side Streets on the remaining lot lines.
- Private streets, driveways, and alleys that are internal to the lot shall not be subject to setback requirements; and when the conditions enumerated in the Build-to-Line requirements are fulfilled, side setbacks shall apply to remaining lot lines.
- Where alleys are present, setbacks shall be from five feet (5') to ten feet (10').
- Lots shall have a minimum area of five (5) acres, irrespective of lot dimensions; and lot dimensions and lot area shall be measured either (A) by individual lot or parcel; (B) by multiple contiguous lots or parcels under single ownership; or (C) by multiple contiguous lots or parcels agglomerated by a legally-enforceable development agreement.

II - BUILDING HEIGHT

- [I] BUILDING HEIGHT MINIMUM: 2 Stories or 30' **(6)**
 [J] BUILDING HEIGHT MAXIMUM: 5 Stories or 65' **(6)**
 [K] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: 15' Max
 [L] FINISHED GRND FLOOR LEVEL: 2' Min | 3' Max
 Back of Sidewalk Or Adjacent Lot Level For Residential; All Other Uses are Max 6"
 [M] FIRST FLOOR CEILING HTS: 12' Min | 25' Max **(F to C)**
 [N] UPPER FLOORS CEILING HTS: 8' Min | 15' Max **(F to C)**
 [N1] MEZZANINES AND PODIUMS: Mezzanines and Podiums Greater Than 1/3 of the Floor Plate Area Shall Be Counted as a Full Story

NOTE:

6. Building Heights for buildings interior to the campus block are not required to meet the building height minimum.

III - BUILDING TYPES

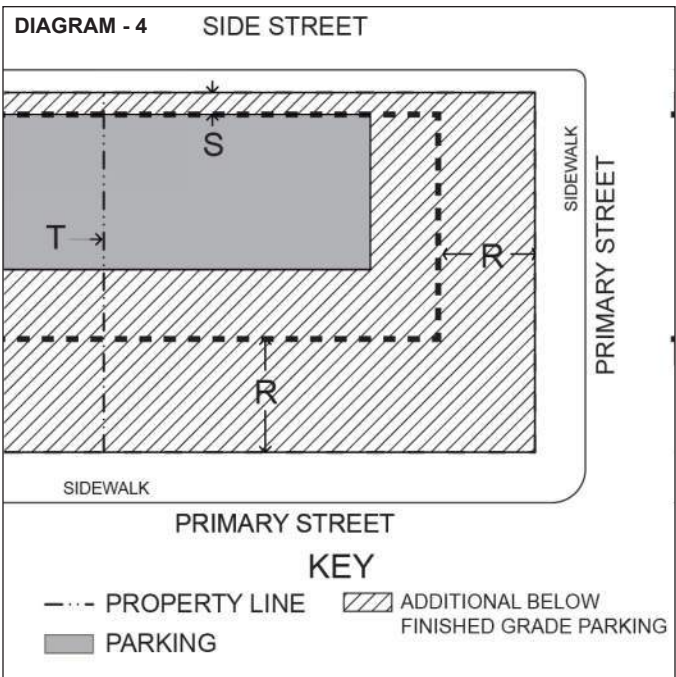
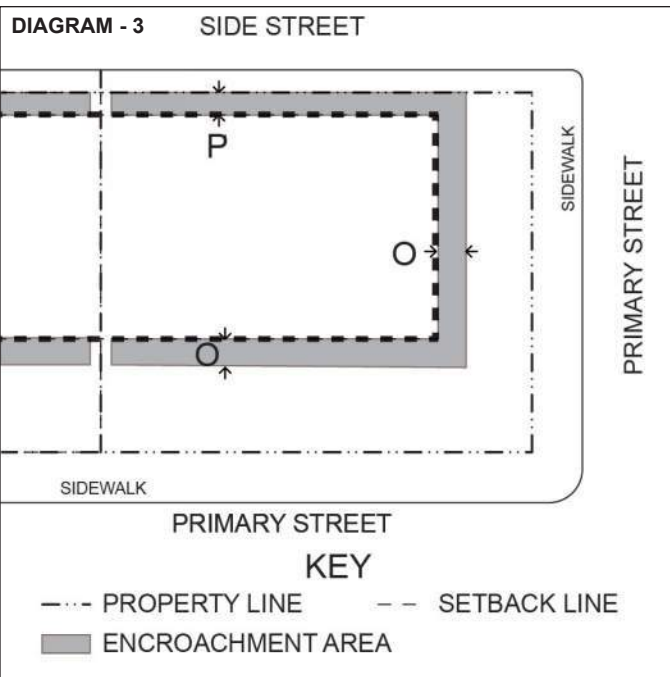
- Commercial Block Building **(7)** Liner Building **(7)**
 Live / Work Units **(7)** Civic / Institutional Building **(7)**

NOTE:

7. This Building Envelope Standard allows multiple Building Types per lot.

See Section 4.0: Building Development Standards for further details.

3.0 BUILDING ENVELOPE STANDARDS CAMPUS TYPE 2



IV - ENCROACHMENTS

LOCATION:

[O] PRIMARY STREET:	10' Max
[P] SIDE STREET:	10' Max
[Q] ALLEY:	5' Max

V - USE REQUIREMENTS

GROUND FLOOR:	Primary Retail Secondary Retail Office Civic / Institutional Utilities and Services (8) Special (8)
UPPER FLOOR(S):	Residential Office Civic / Institutional Utilities and Services (8) Special (8)

NOTE:

8. Conditional Use.

See Section 5.0: Use Tables for further details.

VI - PARKING REQUIREMENTS

LOCATION:

[R] PRIMARY STREET SETBACK:	30' Min
[S] SIDE STREET SETBACK:	30' Min
[T] SIDE SETBACK:	0', If Surface Lot Per Main Building If Structured Parking
[U] ALLEY SETBACK:	5' Min

REQUIRED SPACES:

OFFICE USES:

< 10,000 NET SQ FT:	No Off-Street Parking Requirement
> 10,000 NET SQ FT:	One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT (9)(10)

PRIMARY RETAIL USES:	No Off-Street Parking Requirement
----------------------	-----------------------------------

ASSEMBLY USES:	One (1) Space per Four (4) Seats Maximum Occupancy to be Determined by the Fire Marshall
----------------	---

CIVIC / INSTITUTIONAL USES:	One (1) Space per 300 NET SQ FT
-----------------------------	---------------------------------

RESIDENTIAL USES:	One-half (0.5) Spaces Per Dwelling Unit Not to Exceed Two (2) Spaces Per Dwelling Unit (9)(10)(11)
-------------------	---

SECONDARY RETAIL USES:	No Off-Street Parking Requirement
< 10,000 NET SQ FT:	No Off-Street Parking Requirement
> 10,000 NET SQ FT:	One (1) Space Per 1,250 NET SQ FT in Excess of the 10,000 NET SQ FT (9)(10)

NOTE:

- Existing on-street parking spaces located within 300 feet of the lot boundary may count toward parking space requirements.
- Parking spaces in shared use off-street parking lots or parking structures located within 1,200 feet of the lot boundary may count toward parking space requirements
- For developments with more than 50 dwelling units, one (1) additional parking space shall be provided for each ten (10) dwelling units.

3.0 BUILDING ENVELOPE STANDARDS

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3.0 BUILDING ENVELOPE STANDARDS

3.8 COTTAGE COURT SPECIAL OVERLAY DISTRICT (SD)



INTENT STATEMENT:

The intent of this Special Overlay District is to regulate the development of two (2) or more primary residential buildings (as opposed to the development of one [1] primary residential building and [1] ancillary building) on either (1) a single parcel; (2) an assemblage of multiple contiguous parcels under single ownership; or (3) an assemblage of multiple contiguous parcels under multiple ownership, subject to legally-enforceable development agreement among the multiple owners. This Overlay will provide more dense and diverse housing units types in various different Building Envelope Standard (BES) Districts, which are appropriate to each District in scale, massing, and architectural character.

EXAMPLES OF CHARACTER



I - REQUIREMENTS FOR PARCELS

In order to be eligible for the Special Overlay, parcels or assemblages of contiguous parcels shall conform to the following requirements:

- Parcels or assemblages of contiguous parcels shall be located in one of the following Building Envelope Standard (BES) Districts:
 - Neighborhood Residential Type 2 (NR2)
 - Neighborhood Residential Type 3 (NR3)
 - Neighborhood Center Type 2 (NC2)
- Parcels or assemblages of contiguous parcels shall have a minimum area of one-half (0.5) acres.
- Parcels or assemblages of contiguous parcels shall have direct access to a minimum of one (1) public street.
- Assemblages of contiguous parcels shall either:
 - Be owned by a single owner; or
 - Be owned by multiple owners under a legally-enforceable development agreement to which all owners are party.
- If assemblages of parcels are located in multiple BES Districts, all Special Overlay District requirements referencing BES District Standards shall use the BES District for which each parcel is classified.
- Example site layout on typical existing parcel configurations are provided in this section for illustrative purposes only.
- Site plans shall be subject to approval by the Springdale Fire Department.
- Ancillary Buildings are not permitted in the Special Overlay District.

II - BUILDING PLACEMENT

BUILD-TO-LINE:

- | | |
|---------------------|---|
| [A] PRIMARY STREET: | Per BES District (in which located) (1) |
| [B] SIDE STREET: | Per BES District (1) |

SETBACK:

- | | |
|--------------------------------|---------------------------------|
| [C1] SIDE: | Per BES District (1) |
| [C2] BLDG SIDE-TO-BLDG SIDE: | 5' Min (between buildings) (3) |
| [C3] BLDG SIDE-TO-BLDG REAR: | 5' Min (between buildings) (3) |
| [D1] REAR / ALLEY: | Per BES District (1)(2) |
| [D2] BLDG FRONT-TO-BLDG FRONT: | 25' Min (between buildings) (4) |
| [D3] BLDG FRONT-TO-BLDG SIDE: | 10' Min (between buildings) (4) |

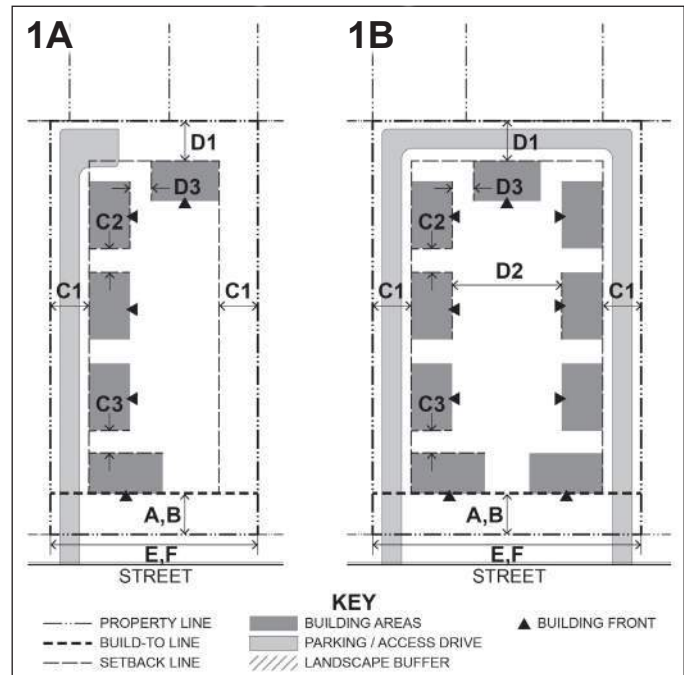
BUILDING FORM:

- | | |
|---------------------|-------------------------|
| [F] PRIMARY STREET: | Per BES District (5)(6) |
| [G] SIDE STREET: | Per BES District (6) |
| [H] LOT WIDTH: | Per Existing |
| [H] LOT DEPTH: | Per Existing |

NOTE:

- Except Ancillary Buildings.
- When buildings are arranged in a courtyard or mews configuration, perpendicular to the Primary Street (Example 1A, 1B), the Rear Setback shall be reduced to 5' Min in the Neighborhood Residential Type 3 (NR3) only.
- Building sides may be arranged facing other building sides, and/or building sides may be arranged facing building rears.
- Building fronts may be arranged facing building fronts, and/or building fronts may be arranged facing building sides; building fronts shall not be arranged facing building rears.
- When buildings are arranged perpendicular to the Primary Street, the Primary Street Lot Occupation percentage shall be reduced to match the Side Street Lot Occupation percentage of the BES District in which the parcels(s) is/are located.
- If the portion of the parcel or assemblage of parcels fronting the Primary or Side Street (Example 2) is wide enough for only an access drive, the associated Lot Occupation percentage shall be waived.

SITE LAYOUT DIAGRAM, EXAMPLE 1A, 1B



III - BUILDING HEIGHT

- | | |
|--|-------------------------------------|
| [I] BUILDING HEIGHT MINIMUM: | Per BES District (in which located) |
| [J] BUILDING HEIGHT MAXIMUM: | Per BES District |
| [K] MAX FROM B.O. EAVE TO T. O. PARAPET OR ROOF: | Per BES District |
| [L] FINISHED GRND FLOOR LEVEL: | Per BES District |
| [M] FIRST FLOOR CEILING HTS: | Per BES District |
| [N] UPPER FLOORS CEILING HTS: | Per BES District |
| [N1] MEZZANINES AND PODIUMS: | Per BES District |

IV - BUILDING TYPES

Per BES District (7)

NOTE:

- The Detached Garage and Carriage House Building Types are not permitted in the Special Overlay District.

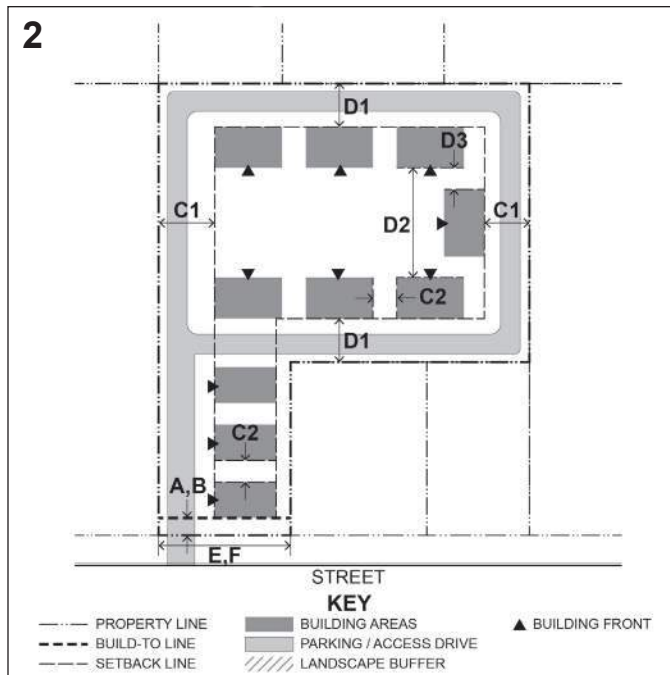
V - ENCROACHMENTS

LOCATION:

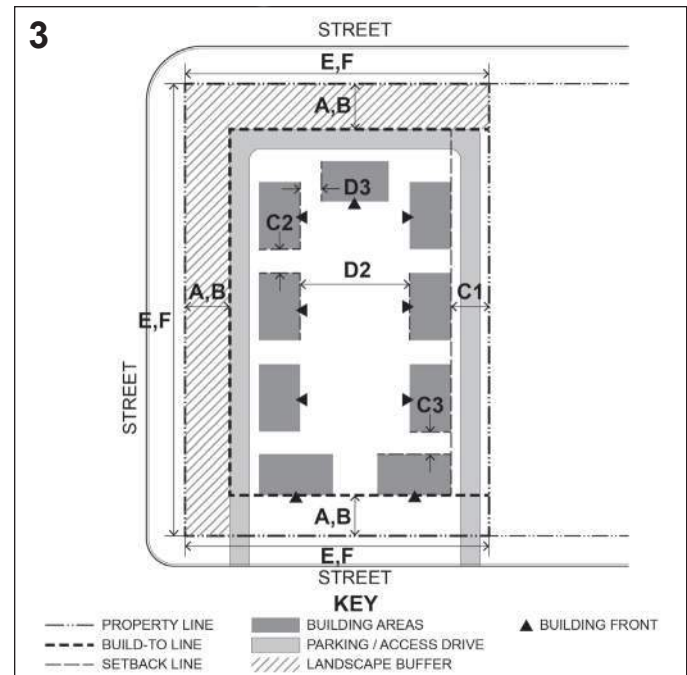
- | | |
|---------------------|------------------|
| [O] PRIMARY STREET: | Per BES District |
| [P] SIDE STREET: | Per BES District |
| [Q] ALLEY: | Per BES District |

3.0 BUILDING ENVELOPE STANDARDS COTTAGE COURT SPECIAL OVERLAY DISTRICT

SITE LAYOUT DIAGRAM, EXAMPLE 2



SITE LAYOUT DIAGRAM, EXAMPLE 3



V - USE REQUIREMENTS

GROUND FLOOR: Residential
UPPER FLOOR(S): Residential

See Section 5.0: Use Tables for further details.

VI - PARKING REQUIREMENTS

GENERAL REQUIREMENTS:

- Each building and/or dwelling unit shall provide off-street parking in accordance with the BES District in which the parcel(s) is/are located.
- All parking shall be accessed from a public right-of-way via one (1) or more on-site, private driveway(s). Acceptable public rights-of-way for access include:
 - Public Streets
 - Alleys
- On-site, private driveways shall conform to the following dimensional standards:
 - One- (1) way driveways: 12' Min Width
 - Two- (2) way driveways: 20' Min Width
- On-site, private driveways shall conform to the City of Springdale Standard Specifications for Street and Drainage Construction, Version 4, dated November 2005.
- Required parking shall be provided on-site. Provision of on-site parking may require increased setbacks above the minimum requirements specified in SECTION II BUILDING PLACEMENT.

LOCATION:

- [R] PRIMARY STREET SETBACK: Per BES District (8)(9)
[S] SIDE STREET SETBACK: Per BES District (9)
[T] SIDE SETBACK: Per BES District
[U] ALLEY SETBACK: Per BES District

REQUIRED SPACES:

RESIDENTIAL USES: Per BES District

NOTE:

- When buildings are arranged in a courtyard or mews configuration, perpendicular to the Primary Street (Example 1A, 1B), the Primary Street Parking Setback shall be reduced to match the Side Street Parking Setback of the BES District in which the parcels(s) is/are located.
- When parcels are directly adjacent to public streets on two (2) or more sides, parking and/or parking access may be located adjacent to the street (Example 3), subject to the following conditions:
 - Parking and/or parking access shall be located behind the respective Primary Street and/or Side Street Build-To Line;
 - A street wall shall be provided at the respective Primary Street and/or Side Street Build-To Line, meeting the requirements set forth in Section 4.3.4 Street Walls; and
 - The area between the Parcel Line and the respective Primary Street and/or Side Street Build-To Line shall be planted as a landscape buffer, meeting the requirements of the Section 56-31. Street Frontage, Interior, and Perimeter of the Springdale Code of Ordinances.

3.0 BUILDING ENVELOPE STANDARDS

3.9 WORKFORCE-ATTAINABLE HOUSING DENSITY BONUS

A. STATEMENT OF INTENT:

This Workforce-attainable Housing Density Bonus (“Bonus”) applies to new construction within the Neighborhood Center Type 1 (NC-1), Neighborhood Center Type 2 (NC-2), and Neighborhood Residential Type 3 (NR-3) Building Envelope Standard designations. The purpose of this Bonus is to allow for additional building height and unit density within these Building Envelope Standards in exchange for providing a minimum percentage of workforce-attainable housing within new developments.

B. WORKFORCE-ATTAINABLE HOUSING DENSITY BONUS FOR NEIGHBORHOOD CENTER TYPE 1 (NC-1):

The Springdale Downtown Form Based Code provides for additional density above the underlying zoning as an incentive for property owners to create and preserve Workforce-attainable Housing, (refer to definition). To be eligible for zoning BONUS STORIES, each new construction project must meet or exceed the following requirements:

1. **Workforce-attainable Housing Definition.** A housing unit with a total housing cost burden that is 30 percent (%) or less of 120 percent (%) Area Median Income (AMI).
2. **Bonus Stories.** One (1) FULL BONUS STORY will be permitted over and above the allowable Building Envelope Standard for a Project if a minimum of 25 percent (%) and a ~~maximum of 60 percent (%)~~ of the Project’s net units will be designated as affordable for households earning 120% AMI.
3. **Affordability Compliance.** The percentage of designated affordable units must be maintained as affordable for households earning 120% AMI for 20 years.
4. **Unit Type.** A portion of Workforce-attainable Dwelling Units shall include a mix of bedroom types to support a range of household sizes. At least one-third (1/3) Workforce-attainable units shall contain two (2) or more bedrooms.

C. WORKFORCE-ATTAINABLE HOUSING DENSITY BONUS FOR NEIGHBORHOOD CENTER TYPE 2 (NC-2) & NEIGHBORHOOD RESIDENTIAL TYPE 3 (NR-3):

The Springdale Downtown Form Based Code provides for additional density above the underlying zoning as an incentive for property owners to create and preserve Workforce-attainable Housing, (refer to definition). To be eligible for zoning BONUS STORIES, each new construction project must meet or exceed the following requirements:

1. **Workforce-attainable Housing Definition.** A housing unit with a total housing cost burden that is 30 percent (%) or less of 120 percent (%) Area Median Income (AMI).
2. **Bonus Stories.** One (1) FULL BONUS STORY will be permitted over and above the allowable Building Envelope Standard for a Project if a minimum of 35 percent (%) and a ~~maximum of 60 percent (%)~~ of the Project’s net units will be designated as affordable for households earning 120% AMI or less.
3. **Affordability Compliance.** The percentage of designated affordable units must be maintained as affordable for households earning 120% AMI for 20 years.
4. **Unit Type.** A portion of Workforce-attainable Dwelling Units shall include a mix of bedroom types to support a range of household sizes. At least one-third (1/3) Workforce-attainable units shall contain two (2) or more bedrooms.

3.0 BUILDING ENVELOPE STANDARDS

D. WORKFORCE-ATTAINABLE HOUSING DESIGN CRITERIA, AND OTHER REQUIREMENTS

- 1. Size and Design of Workforce-attainable Units.** The size and design of Workforce-attainable Dwelling Units need not be identical to that of market rate units but must be consistent with and comparable to market rate units in the same development. The size and design of Workforce-attainable Dwelling Units , including bedroom count and accessibility, must be approved by the City.
- 2. Exterior / Interior Appearance.** The exterior materials and design of Workforce-attainable Dwelling Units shall be indistinguishable in style and quality from the market rate units in the same development. The interior finish and quality of construction of Workforce-attainable Dwelling Units shall at a minimum be comparable to entry-level rental or ownership housing in the City.
- 3. Distribution of Workforce-attainable Units.** Workforce-attainable Dwelling Units shall be incorporated into the overall project and shall not be separated from market rate units.
- 4. Tenants.** Workforce-attainable Dwelling Units in rental projects shall be rented only to income eligible household during the period of Affordability Compliance. Once a household's income exceeds 120 percent (%) AML, the unit cannot be counted as a Workforce-attainable Dwelling Unit.
- 5. Non-discrimination Based on Rent Subsidies.** Projects covered by this Policy must not discriminate against tenants who would pay their rent with federal, state or local public assistance, or tenant based federal, state or local subsidies, including, but not limited to rental assistance, rent supplements, and Housing Choice Vouchers.

E. APPROVAL PROCESS AND RECORDED AGREEMENTS, CONDITIONS, AND RESTRICTIONS

- 1. A Workforce-attainable Housing Performance Agreement ("Performance Agreement") shall be executed between the City and the Project Owner in a form approved by the City Attorney. The Performance Agreement shall be based on the Project's Workforce-attainable Housing Plan and shall include:**
 - a. the location, number, type, and size of Workforce-attainable Housing Units to be constructed;**
 - b. rental terms;**
 - c. occupancy requirements;**
 - d. a timetable for completion of the units;**
 - e. restrictions to be placed on the units to ensure their affordability; and**
 - f. any additional terms the City may require.**
- 2. The Project Owner shall execute any and all documents deemed necessary by the City, including, without limitation, restrictive covenants and other related instruments, to ensure the affordability of the Workforce-attainable Dwelling Units in accordance with this Policy.**
- 3. The Project Owner shall prepare and record all documents, restrictions, easements, covenants, and/or agreements that are specified by the City as conditions of approval of the application prior to issuance of a Building Permit for any development subject to this Policy. Such Documents shall be recorded in the office of the Washington County Circuit Clerk, as applicable.**

4.0

BUILDING DEVELOPMENT STANDARDS

4.0 BUILDING DEVELOPMENT STANDARDS

WHAT IS THE PURPOSE OF THE BUILDING DEVELOPMENT STANDARDS?

The purpose of the Building Development Standards is to regulate the form of development within the Form-Based District in order to ensure high quality construction, infill development, and improvements that will be cohesive with the historic context of the neighborhood; while enhancing the character of the area and creating a vibrant interface between private property and the public realm. The particular purpose of the Building Development Standards is to ensure that property owners and land developers utilize a series of locally and regionally appropriate Building Types, each of which may have a variety of different Frontage Types and should be constructed to an expected level of Architectural Standards in order to ensure the character and quality of the project.

The Building Development Standards assert that:

- Building mass shall consist of simple composition of basic building forms that follow a clear hierarchy and should be oriented to the creation of great public spaces and responsive to the particular micro-climate of the site.
- Each building should have at minimum a distinctive: horizontal base; occupied middle; and eave, cornice and/or parapet or roof line that complement and balance one another.
- The area shall be constituted by no one prevalent architectural style, nor a dominant building material; but rather that all buildings have a sense of scale, richness of detail, and quality of construction that creates and overall image of the district's character.
- The underlying guiding principle that the existing context of the area including its historic and architecturally significant buildings (including their historically significant materials and architectural features) are important to the creation of the district's character.
- All existing historical structures within the area are recognized as a physical record of it's time and place, and that new construction within the area shall in general be compatible in size, scale, set back, and proportion to the relevant existing, and adjacent structures as detailed herein.
- All existing historical structures including their architectural features and materials are important to the district's character, and new construction shall be compatible with the old in color, texture and other visual qualities.
- Renovations and additions to existing structures within the area shall not create a false sense of historical development, such as adding inappropriate decorative elements as to create a false sense of place. In addition, new construction is not to resort to fakery and imitation to fill in gaps within the streetscape.
- Through careful attention to scale, materials, siting, and landscaping; contemporary design may be created which is harmonious with the existing historic structures.
- Developers should be allowed a range of alternative solutions which are to be compatible with the existing district's character.

The Building Development Standards are meant to make sure new buildings fit in and look good. **Building Types, frontage types, and architectural detail.**

They guide development so that:

New buildings match the size, scale, and feel of what's already there

The area feels cohesive, not random or out of place

Buildings engage the street and create a lively public space

They also encourage:

Using appropriate building types and good design features

Building with quality materials and thoughtful design

4.0 BUILDING DEVELOPMENT STANDARDS

WHAT DO THE BUILDING DEVELOPMENT STANDARDS CONSIST OF?

The Building Development Standards consist of three (3) basic components, including:

4.1 BUILDING TYPES *(SEE PAGE 4-3)*

The Building Types are a series of model buildings to be utilized for development which have been coordinated with the Building Envelope Standards. The following are the Building Types:

- 4.1.1 **Detached Single Family Dwelling** *(SEE PAGE 4-4)*
- 4.1.2 **Detached Single Family Bungalow** *(SEE PAGE 4-6)*
- 4.1.3 **Rear Garage** *(SEE PAGE 4-8)*
- 4.1.4 **Carriage House** *(SEE PAGE 4-10)*
- 4.1.5 **Duplex** *(SEE PAGE 4-12)*
- 4.1.6 **Duplex Bungalow** *(SEE PAGE 4-14)*
- 4.1.7 **Triplex and Fourplex** *(SEE PAGE 4-16)*
- 4.1.8 **Rowhouse and Courtyard Rowhouse** *(SEE PAGE 4-18)*
- 4.1.9 **Stacked Flats** *(SEE PAGE 4-20)*
- 4.1.10 **Courtyard Building** *(SEE PAGE 4-22)*
- 4.1.11 **Commercial Block Building** *(SEE PAGE 4-24)*
- 4.1.12 **Live | Work Units** *(SEE PAGE 4-26)*
- 4.1.13 **Liner Building** *(SEE PAGE 4-28)*
- 4.1.14 **Civic / Institutional Building** *(SEE PAGE 4-30)*

4.2 FRONTAGE TYPES *(SEE PAGE 4-32)*

Each Building Type is allowed a variety of Frontage Types which describe the way in which the Building Type addresses the street. The following are the Frontage Types:

- 4.2.1 **Common Yard** *(SEE PAGE 4-33)*
- 4.2.2 **Porch** *(SEE PAGE 4-33)*
- 4.2.3 **Stoop** *(SEE PAGE 4-34)*
- 4.2.4 **Forecourt** *(SEE PAGE 4-34)*
- 4.2.5 **Awnings & Canopies** *(SEE PAGE 4-35)*
- 4.2.6 **Balconies** *(SEE PAGE 4-35)*
- 4.2.7 **Terrace & Lightcourt** *(SEE PAGE 4-36)*
- 4.2.8 **Bay Windows** *(SEE PAGE 4-36)*
- 4.2.9 **Shopfront** *(SEE PAGE 4-37)*
- 4.2.10 **Cafe** *(SEE PAGE 4-37)*

4.3 ARCHITECTURAL STANDARDS *(SEE PAGE 4-38)*

Each Building Type is also subject to a series of specific architectural criteria which are necessary to uphold an expected level of quality and design in construction. These standards include:

- 4.3.1 **Building Facades** *(SEE PAGE 4-39)*
- 4.3.2 **Roofs and Parapets** *(SEE PAGE 4-45)*
- 4.3.3 **Windows and Doors** *(SEE PAGE 4-48)*
- 4.3.4 **Street Walls** *(SEE PAGE 4-51)*
- 4.3.5 **Lighting** *(SEE PAGE 4-53)*
- 4.3.6 **Equipment** *(SEE PAGE 4-55)*
- 4.3.7 **Signage** *(SEE PAGE 4-57)*

4.0 BUILDING DEVELOPMENT STANDARDS

HOW DO I USE THE BUILDING DEVELOPMENT STANDARDS?

After the Building Types allowed on the parcel of property have been determined, based on the Building Envelope Standards; the following sequence of steps should be performed in order to use the Building Development Standards correctly:

1. PROCEED TO THE APPLICABLE BUILDING TYPE

When the desired Building Type has been determined, turn to the correct page of this District with the applicable Building Type and review the requirements to that Building Type.

2. ENSURE COMPLIANCE TO EACH REQUIREMENT OF THE BUILDING TYPE

On the page spread for the Building Type, there are a series of requirements with which the property must comply. Read and ensure compliance with each requirement.

3. PROCEED TO THE APPLICABLE FRONTAGE TYPE AND ENSURE COMPLIANCE

On the page spread for the Building Type, there is a specific requirement for Frontage Type. When the desired Frontage Type is determined, turn to the correct page of this District with the Frontage Type and ensure compliance with the requirements of that Frontage Type.

4. PROCEED TO THE ARCHITECTURAL STANDARDS AND ENSURE COMPLIANCE

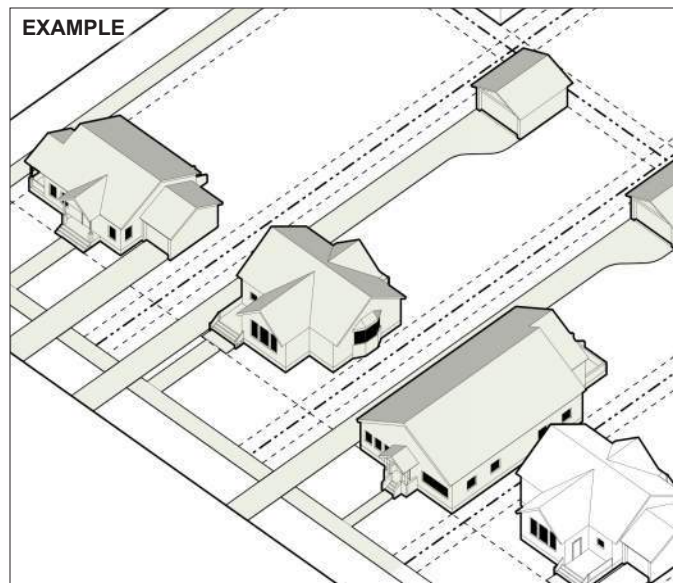
When compliance to the Building Type requirements and Frontage Type requirements is completed, proceed to the Architectural Standards and ensure compliance with each requirement.

4.1 BUILDING TYPES

WHAT IS THE PURPOSE OF THE BUILDING TYPES?

The purpose of the Building Types is to ensure that the buildings within the Form-Based District are consistent with the character goals of the Building Envelope Standards. The Building Types are a series of model buildings for development, which are both regional in application and particular to the neighborhood. Each Building Type is utilized within a particular zone of Building Envelope Standards in order to ensure that the character goals of the zone are upheld. Each development within this area, must be classified as a Building Type with one (or more) Frontage Types, and constructed according to the Architectural Standards.

4.1.1 DETACHED SINGLE FAMILY DWELLING



I - DESCRIPTION

A Detached Single Family Dwelling is described as a Building Type for residential uses with usable front and rear yards and oriented to the Primary Street. Garages may be attached or detached. Attached garages should be set back from the primary facade. Rear Garages (detached) or Carriage Houses should be located behind the Detached Single Family Dwelling, accessed by a side-yard driveway.

These building types are allowed in the Neighborhood Residential Type 1 (Light Yellow) and Neighborhood Residential Type 3 (Dark Yellow) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. Access to these Building Types is encouraged to be from the Primary Building Facade facing the Primary Street; however, side entrances on Secondary Building Facades are allowed in combination with a sidewalk to and from the Primary Street or Side Street for access.
2. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
 - Minimum fifteen (15) feet wide.
3. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
 - Minimum fifteen (15) feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor space shall be provided behind this Building Type with the following specifications:
 - Minimum of fifteen (15%) percent of the lot area.
 - Must be regular geometry (a rectangle or square for example).
 - One (1) dimension must be a minimum of twenty (20') feet.
3. The rear outdoor space shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.1 DETACHED SINGLE FAMILY DWELLING



IV - PRIMARY MATERIALS

Material Type

Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	CU
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	YES
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	NO
Other (new materials, post adoption date)	CU

CU = Conditional Use

See Section 4.3: Architectural Standards for further details.

Allowable

V - MASSING & ARTICULATION

1. Buildings on infill lots shall be designed to address the Primary Street.
2. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.

VI - FRONTAGE TYPE

Frontage Type

Common Yard
Porch
Stoop
Forecourt
Awnings & Canopies

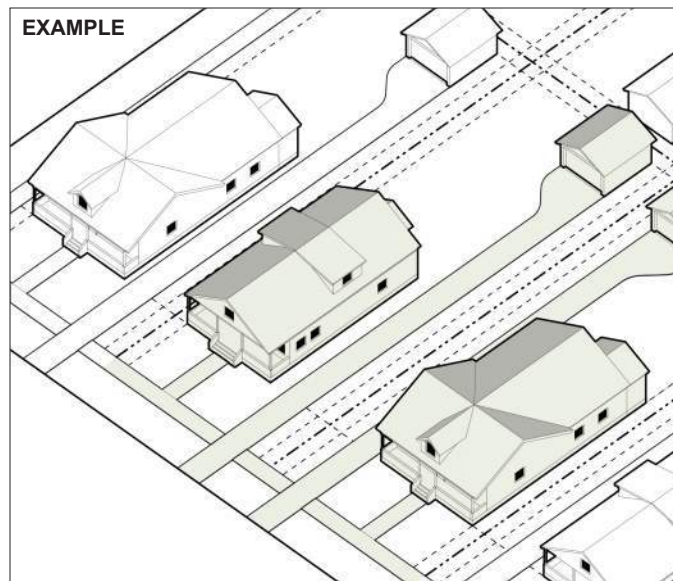
Balconies
Terrace & Lightcourt
Bay Windows
Shopfront
Cafe

Allowable

YES
YES
YES
YES
Only if porch is present
YES
NO
YES
NO
NO

See Section 4.2: Frontage Types for further details.

4.1.2 DETACHED SINGLE FAMILY BUNGALOW



I - DESCRIPTION

A Detached Single Family Bungalow is described as a Building Type for residential uses with usable front and rear yards and oriented to the Primary Street. This building type is characterized by a minimum one-and-a-half (1-1/2) story building massing; large, full-width front porch; and/or a prominent second story dormer on the front facade. Rear Garages (detached) or Carriage Houses should be located behind the Detached Single Family Dwelling, accessed by a side-yard driveway.

These building types are allowed in the Neighborhood Residential Type 2 (Bright Yellow) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. Access to these Building Types is encouraged to be from the Primary Building Facade facing the Primary Street; however, side entrances on Secondary Building Facades are allowed in combination with a sidewalk to and from the Primary Street or Side Street for access.
2. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
 - Minimum fifteen (15) feet wide.
3. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
 - Minimum fifteen (15) feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor space shall be provided behind this Building Type with the following specifications:
 - Minimum of fifteen (15%) percent of the lot area.
 - Must be regular geometry (a rectangle or square for example).
 - One (1) dimension must be a minimum of twenty (20') feet.
3. The rear outdoor space shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.2 DETACHED SINGLE FAMILY BUNGALOW



IV - PRIMARY MATERIALS

Material Type

Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	NO
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	NO
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	YES
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	NO
Other (new materials, post adoption date)	CU

CU = Conditional Use

See Section 4.3: Architectural Standards for further details.

Allowable

V - MASSING & ARTICULATION

- Buildings on infill lots shall be designed to address the Primary Street.
- Buildings shall have a minimum one-and-a-half (1-1/2) story configurations with one or both of the following front facade features:
 - Full-width front porch;
 - Prominent second story front dormer or second story inhabitable space overhanging the front porch.
- Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
- Primary Building Facades shall have multiple window openings.

VI - FRONTAGE TYPE

Frontage Type

Common Yard
Porch
Stoop
Forecourt
Awnings & Canopies

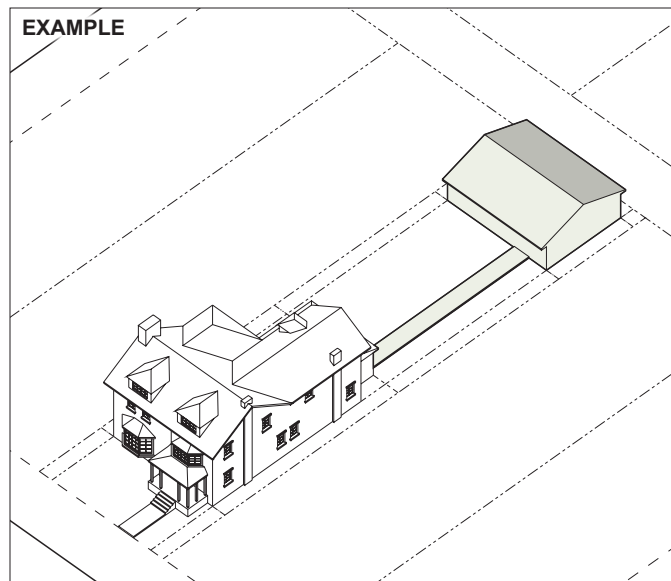
Balconies
Terrace & Lightcourt
Bay Windows
Shopfront
Cafe

Allowable

YES
YES
YES
YES
Only if porch is present
YES
NO
YES
NO
NO

See Section 4.2: Frontage Types for further details.

4.1.3 REAR GARAGE



I - DESCRIPTION

A Rear Garage is described as a Building Type consisting of a single, freestanding structure designed for the storage of one (1) or more vehicles; and may contain a level for a shop, storage, or studio-work space on the second level. It is located at the back of a lot that includes a Main Building.

These building types are allowed in the Neighborhood Residential Type 1 (Light Yellow), Neighborhood Residential Type 2 (Bright Yellow), and Neighborhood Residential Type 3 (Dark Yellow) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. Access to these Building Types shall be through an open air / covered walkway between the Rear Garage and the Main Building.
2. If there is a second floor space, it shall be accessed by an internal or external staircase accessible only from the rear outdoor space of the Main Building.
3. If an alley is present, the building shall be accessed by vehicle through the alley.
4. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
 - Minimum fifteen (15) feet wide.
5. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
 - Minimum fifteen (15) feet wide.

III - OUTDOOR SPACE

1. There are no outdoor space requirements for Rear Garages. Refer to the outdoor space requirements of the Main Building for further information.

4.1.3 REAR GARAGE



IV - PRIMARY MATERIALS

Material Type

Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	CU
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	NO
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	YES
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	NO
Other (new materials, post adoption date)	CU

CU = Conditional Use

See Section 4.3: Architectural Standards for further details.

Allowable

V - MASSING & ARTICULATION

1. Buildings shall be composed of one (1) and/or two (2) story volumes.
2. Buildings on corner lots shall be designed with two (2) Building Facades of equal architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.

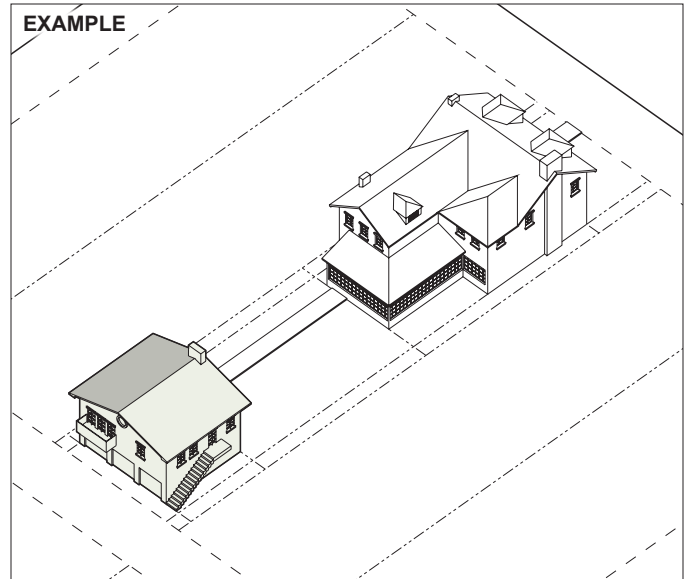
VI - FRONTAGE TYPE

Frontage Type

Frontage Type	Allowable
Common Yard	N/A
Porch	N/A
Stoop	N/A
Forecourt	N/A
Awnings & Canopies	N/A
Balconies	N/A
Terrace & Lightcourt	N/A
Bay Windows	N/A
Shopfront	N/A
Cafe	N/A

See Section 4.2: Frontage Types for further details.

4.1.4 CARRIAGE HOUSE Supporting structure - intentionally kept smaller and serves a secondary purpose.



I - DESCRIPTION

A Carriage House is described as a Building Type consisting of a single (1) Dwelling Unit which is located over a garage; or located on the ground floor, in lieu of vehicle storage. It is located at the back of a lot that includes a Main Building.

These building types are allowed in the Neighborhood Residential Type 2 (Bright Yellow) and Neighborhood Residential Type 3 (Dark Yellow) Building Envelope Standards shown in the diagram on the opposite page. [Add NR1](#)

II - ACCESS

1. The main entrance to the dwelling shall be accessed from the Side Setback, Side Street or Rear Setback.
2. If an alley is present, the building shall be accessed by vehicle through the alley.
3. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
 - Minimum fifteen (15) feet wide.
4. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
 - Minimum fifteen (15) feet wide.

III - OUTDOOR SPACE

1. One (1) rear outdoor space shall be provided at-grade or via a balcony (or other exterior space) oriented toward the Rear Building Facade of the Main Building.
 - Minimum of one hundred and fifty (150 ft²)
 - One (1) dimension must be a minimum of ten (10') feet.
 - Must be regular geometry (a rectangle or square for example).
2. The rear outdoor space shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes designed in conjunction with the outdoor space of the Main Building.
3. On a lot without an alley, these Building Types shall have the following setbacks in order to establish a minimum amount of open space surrounding the building:
 - Minimum Rear Setback of ten (10') feet.
 - Minimum Side Setback of five (5) feet.

4.1.4 CARRIAGE HOUSE



IV - PRIMARY MATERIALS

Material Type

Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	CU
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	YES
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	NO
Other (new materials, post adoption date)	CU

CU = Conditional Use

See Section 4.3: Architectural Standards for further details.

Allowable

V - MASSING & ARTICULATION

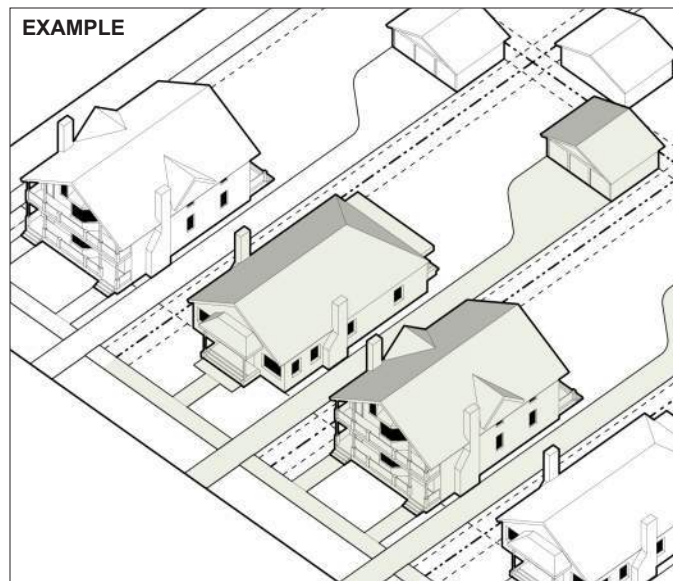
1. Buildings, when not in conjunction with vehicle storage, shall be designed as a Townhouse; and shall have a maximum height of two (2) stories; and in no case be taller than the main building.
2. Buildings, when in conjunction with vehicle storage, shall have a maximum height of three (3) stories and in no case be taller than the main building.
3. Buildings, when attached to garages at-grade, shall be no taller than two (2) stories and in no case taller than the main building.
4. All Buildings must meet the following:
 - Minimum seven hundred and fifty (750 ft²) square feet of habitable floor area is required.
 - Maximum story height of twelve (12') feet (floor to floor).
5. Buildings shall not exceed one half (1/2) of the Main Building's habitable floor area.
6. Buildings on corner lots shall be designed with two (2) Building Facades of equal architectural expression; addressing both Primary and Side Streets.
7. Primary Building Facades shall have multiple window openings.

VI - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	N/A
Porch	N/A
Stoop	N/A
Forecourt	N/A
Awnings & Canopies	N/A
Balconies	N/A
Terrace & Lightcourt	N/A
Bay Windows	N/A
Shopfront	N/A
Cafe	N/A

See Section 4.2: Frontage Types for further details.

4.1.5 DUPLEX



I - DESCRIPTION

Duplexes are a Building Type described as two (2) dwelling units in a single (1) freestanding building that is architecturally compatible with Detached Single Family Dwellings.

These building types are allowed in the Neighborhood Residential Type 1 (Light Yellow), Neighborhood Residential Type 3 (Dark Yellow), and Neighborhood Center Type 2 (Salmon) Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. Access to these Building Types is generally encouraged to be from the Primary Building Facade facing the Primary Street or Side Street; however, side entrances on Secondary Building Facades are allowed in combination with a sidewalk to and from the Primary Street or Side Street for access
2. Access to the second floor Dwelling Units shall be by a stair which is roofed or enclosed.
3. If an alley is present, the building shall be accessed by vehicle through the alley.
4. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
 - Minimum fifteen (15) feet wide.
5. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
 - Minimum fifteen (15) feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor space shall be provided behind this Building Type with the following specifications:
 - Minimum of fifteen (15%) percent of the lot area.
 - Must be regular geometry (a rectangle or square for example).
 - One (1) dimension must be a minimum of twenty (20') feet.
3. The rear outdoor space (at-grade) shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.5 DUPLEX



IV - PRIMARY MATERIALS

Material Type

Material Type	Allowable
Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	CU
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	YES
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	NO
Other (new materials, post adoption date)	CU

CU = Conditional Use

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

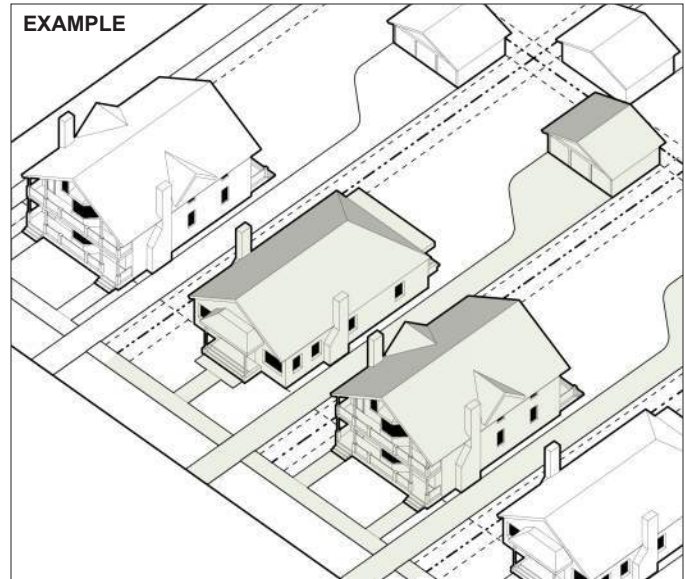
1. Buildings on infill lots shall be designed to address the Primary Street.
2. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.
4. Dwelling Units within buildings may be one (1) or multiple stories.
5. Buildings shall be composed of two (2) and/or three (3) story volumes.

VI - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	YES
Porch	YES
Stoop	YES
Forecourt	YES
Awnings & Canopies	Only if porch is present
Balconies	YES
Terrace & Lightcourt	NO
Bay Windows	YES
Shopfront	NO
Cafe	NO

See Section 4.2: Frontage Types for further details.

4.1.6 DUPLEX BUNGALOW



I - DESCRIPTION

A Duplex Bungalow is described as two (2) dwelling units in a single (1) freestanding building that is architecturally compatible with Single Family Bungalow dwellings. This building type is characterized by a minimum one-and-a-half (1-1/2) story building massing; large, full-width front porch; and/or a prominent second story dormer on the front facade. Rear Garages (detached) or Carriage Houses should be located behind the Detached Single Family Dwelling, accessed by a side-yard driveway.

These building types are allowed in Residential 1, 2, and 3 and Neighborhood Center 2 Building Envelope Standards shown in the diagram on the opposite page.

II - ACCESS

1. Access to these Building Types is generally encouraged to be from the Primary Building Facade facing the Primary Street or Side Street; however, side entrances on Secondary Building Facades are allowed in combination with a sidewalk to and from the Primary Street or Side Street for access.
2. Access to any second floor Dwelling Units shall be by an internal staircase.
3. If an alley is present, the building shall be accessed by vehicle through the alley.
4. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
 - Minimum fifteen (15) feet wide.
5. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
 - Minimum fifteen (15) feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor space shall be provided behind this Building Type with the following specifications:
 - Minimum of fifteen (15%) percent of the lot area.
 - Must be regular geometry (a rectangle or square for example).
 - One (1) dimension must be a minimum of twenty (20') feet.
3. The rear outdoor space (at-grade) shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.6 DUPLEX BUNGALOW



IV - PRIMARY MATERIALS

Material Type	Allowable
Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	CU
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	YES
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	NO
Other (new materials, post adoption date)	CU

CU = Conditional Use

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

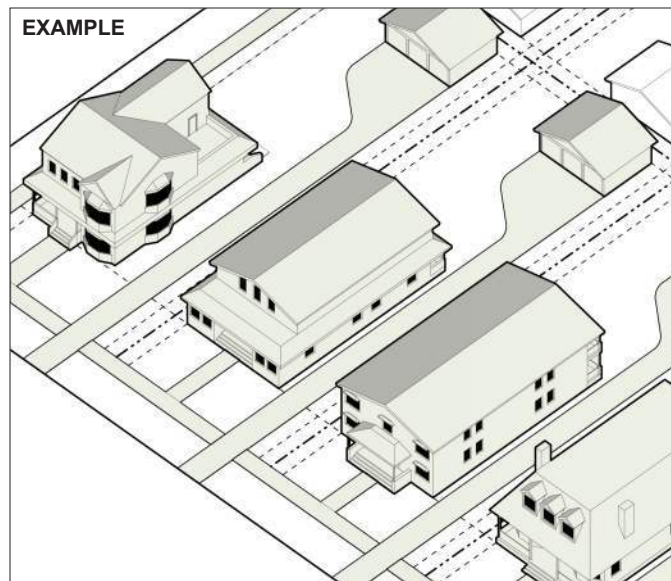
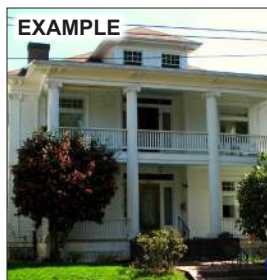
1. Buildings on infill lots shall be designed to address the Primary Street.
2. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.
4. Dwelling Units within buildings may be one (1) or multiple stories.
5. Buildings shall be composed of two (2) and/or three (3) story volumes.

VI - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	YES
Porch	YES
Stoop	YES
Forecourt	YES
Awnings & Canopies	Only if porch is present
Balconies	YES
Terrace & Lightcourt	NO
Bay Windows	YES
Shopfront	NO
Cafe	NO

See Section 4.2: Frontage Types for further details.

4.1.7 TRIPLEX AND FOURPLEX



I - DESCRIPTION

Triplexes and Fourplexes are a Building Type described as three (3) or four (4) dwelling units in a single (1) freestanding building that is architecturally compatible with Detached Single Family Dwellings.

These building types are allowed in the Neighborhood Center Type 2 (Salmon) Building Envelope Standard shown in the diagram on the opposite page.

II - ACCESS

1. Access to these Building Types is generally encouraged to be from the Primary Building Facade facing the Primary Street or Side Street; however, side entrances on Secondary Building Facades are allowed in combination with a sidewalk to and from the Primary Street or Side Street for access.
2. Access to the second floor Dwelling Units shall be by a stair which is roofed or enclosed.
3. If an alley is present, the building shall be accessed by vehicle through the alley.
4. Parking and services shall be accessed by way of a driveway to an above or below-grade garage from a Side Street. If there is no Side Street, then the access may be achieved from a Primary Street.
 - Minimum fifteen (15) feet wide.
5. On a corner lot, parking and services may be accessed by way of a driveway to an above or below-grade garage, and is limited to the Side Street only, unless no side street is present.
 - Minimum fifteen (15) feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor space shall be provided at-grade of via a balcony not oriented toward a Side Setback for each dwelling unit.
 - Minimum of one hundred and fifty (150 ft²)
 - One (1) dimension must be a minimum of ten (10') feet.
 - Must be regular geometry (a rectangle or square for example).
3. The rear outdoor space (at-grade) shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.7 TRIPLEX AND FOURPLEX



IV - PRIMARY MATERIALS

Material Type	Allowable
Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	CU
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	YES
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	NO
Other (new materials, post adoption date)	CU

CU = Conditional Use

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

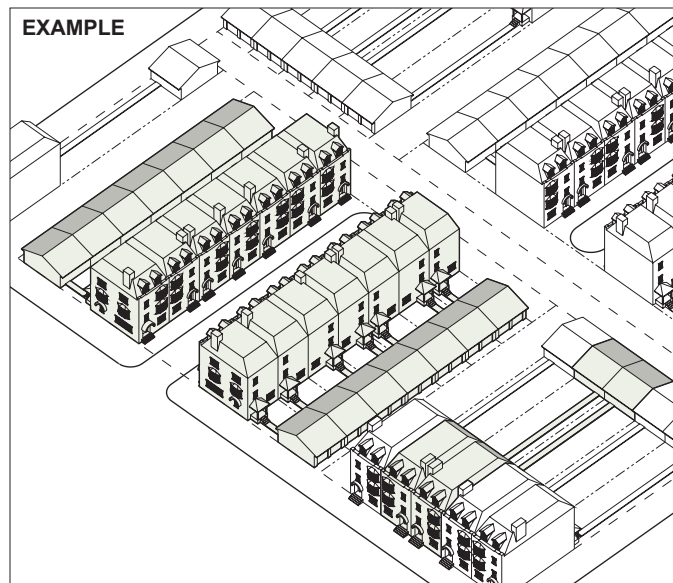
1. Buildings on infill lots shall be designed to address the Primary Street.
2. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.
4. Dwelling Units within buildings may be one (1) or multiple stories.
5. Buildings shall be composed of two (2) and/or three (3) story volumes.
6. Dwelling Units may be repetitive or unique as established by design.

VI - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	YES
Porch	YES
Stoop	YES
Forecourt	YES
Awnings & Canopies	Only if porch is present
Balconies	YES
Terrace & Lightcourt	NO
Bay Windows	YES
Shopfront	NO
Cafe	NO

See Section 4.2: Frontage Types for further details.

4.1.8 ROWHOUSE AND COURTYARD ROWHOUSE



I - DESCRIPTION

A Rowhouse and Courtyard Rowhouse is described as one of a group of attached dwelling units divided from each other by at least one common wall, each having a separate entrance leading directly to the outdoors at ground level. Units may abut other units at the property line, or share common walls.

These building types are allowed in the Neighborhood Center Type 2 (Salmon) Building Envelope Standard shown in the diagram on the opposite page.

II - ACCESS

1. For Rowhouses, the main entrance to each dwelling shall be accessed directly from the Primary Building Facade on the Primary Street or Side Street.
2. For Courtyard Rowhouses, the main entrance to each dwelling shall be accessed from the courtyard, or private driveway through the courtyard.
3. If an alley is present, the building shall be accessed by vehicle through the alley.
4. Where an alley is not present, parking and services shall be accessed from the street by way of a two-way driveway into a rear or subterranean garage.
 - Minimum twenty-four (24') feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type, or a common courtyard and allowable Frontage Type for the building.
2. One (1) rear outdoor space shall be provided behind this Building Type.
 - Minimum of fifteen (15%) percent of the lot area.
 - One (1) dimension must be a minimum of twenty (20') feet.
 - Must be regular geometry (a rectangle or square for example).
3. The rear outdoor space shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.

4.1.8 ROWHOUSE AND COURTYARD ROWHOUSE



IV - PRIMARY MATERIALS

Material Type	Allowable
Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	CU
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	YES
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	NO
Other (new materials, post adoption date)	CU

CU = Conditional Use

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

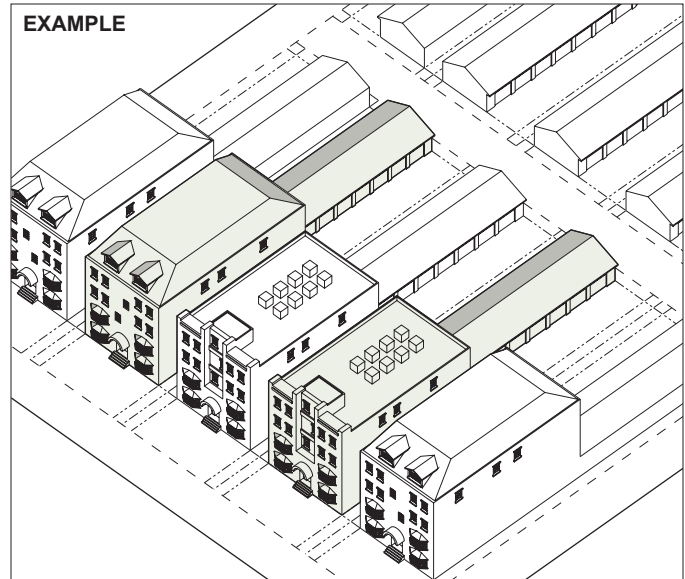
- Buildings shall be comprised of two (2) and three (3) story volumes.
- Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
- Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
- Primary Building Facades shall have multiple window openings.
- In a three (3) story building, a two (2) story dwelling unit may be stacked over a ground floor one (1) story dwelling unit (Flat). In this case, the Flat shall be accessed by its own front entrance facing the Primary Street's Build-to-Line or the courtyard driveway if a Courtyard Rowhouse, and the two (2) story dwelling unit shall be accessed by a separate front entrance with an internal staircase also to be facing the Primary Street's Build-to-Line or the courtyard driveway if a Courtyard Rowhouse.
- In a two (2) story building, the two (2) story dwelling unit shall be accessed by a front entrance facing the Primary Street's Build-to-Line or the courtyard driveway if a Courtyard Rowhouse.
- Dwelling Units may be repetitive or unique as established by design.

VI - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	YES
Porch	YES
Stoop	YES
Forecourt	YES
Awnings & Canopies	Only if porch is present
Balconies	YES
Terrace & Lightcourt	NO
Bay Windows	YES
Shopfront	NO
Cafe	NO

See Section 4.2: Frontage Types for further details.

4.1.9 STACKED FLATS



I - DESCRIPTION

Stacked Flats are described as multiple, single (1) floor Dwelling Units in a single (1) freestanding building, in which the principal entry to building is common and the common entrance is from the Primary Street.

These building types are allowed in the Neighborhood Center Type 2 (Salmon) Building Envelope Standard shown in the diagram on the opposite page.

II - ACCESS

1. The main entrance to the building shall be through a street level lobby directly accessible from the Primary Building Facade on the Primary Street or Side Street.
2. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
3. If an alley is present, parking and services shall be accessed from that alley.
4. Where an alley is not present, parking and services shall be accessed from the street by way of a two-way driveway into a rear or subterranean garage.
 - Minimum twenty-four (24') feet wide.

III - OUTDOOR SPACE

1. One (1) front outdoor space shall be defined by the Primary Street Build-to-Line and allowable Frontage Types for the Building Type.
2. One (1) rear outdoor shall be defined by the back facade of the building, and its relationship to the Property Line.
 - One (1) dimension must be a minimum of twenty (20') feet.
 - Must be regular geometry (a rectangle or square for example).
3. The rear outdoor space shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.



V - MASSING & ARTICULATION

See *Section 4.3: Architectural Standards* for further details.

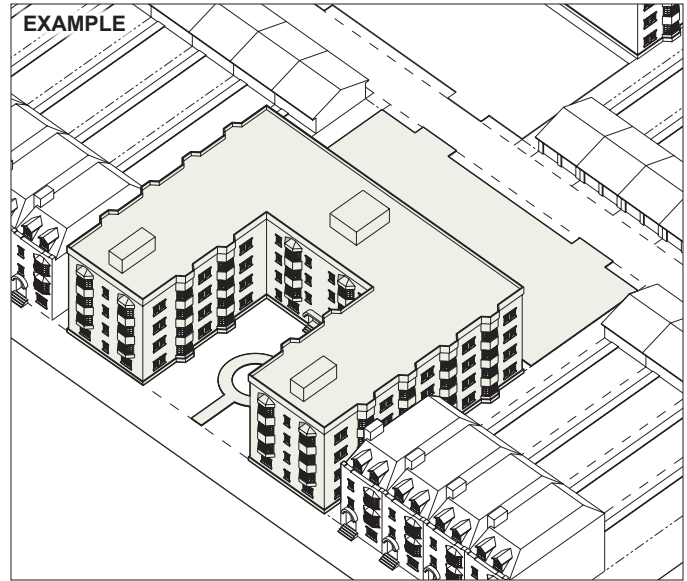
1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.
4. Buildings shall be comprised of a singular (1) volume and building design. Multiple building designs and/or unit volumes should not be expressed.
5. Dwelling Units may be repetitive or unique as established by design.

VII - FRONTAGE TYPE

<i>Frontage Type</i>	<i>Allowable</i>
Common Yard	YES
Porch	YES
Stoop	YES
Forecourt	YES
Awnings & Canopies	Only if porch is present
Balconies	YES
Terrace & Lightcourt	YES
Bay Windows	YES
Shopfront	NO
Cafe	NO

See *Section 4.2: Frontage Types* for further details.

4.1.10 COURTYARD BUILDING



I - DESCRIPTION

Courtyard Buildings are a Building Type consisting of multiple Dwelling Units arrayed next to each other in a single (1) freestanding building to form a shared court that is partly or wholly open to the street.

These building types are allowed in the Neighborhood Center Type 2 (Salmon) Building Envelope Standard shown in the diagram on the opposite page.

II - ACCESS

1. The building may have one (1) or a few common entries.
2. For buildings three (3) to five (5) stories, the main entrance to each ground floor dwelling may be directly off a common courtyard through an allowed Frontage Type (i.e. Porch, Stoop, Terrace & Lightcourt) or have common access through a street-level lobby directly off a common courtyard. Entrances to each dwelling on floors above the ground floor shall be accessed through a street-level lobby with a common building entrance off a common courtyard.
3. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
4. If an alley is present, parking and services shall be accessed from that alley.
5. Where an alley is not present, parking and services shall be accessed from the street by way of a two-way driveway into a rear or subterranean garage.
 - Minimum twenty-four (24') feet wide.

III - OUTDOOR SPACE

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back facade of the building, and its relationship to the back Property Line. Rear outdoor space is to be used for dwelling unit parking.
3. The primary shared open space is the Courtyard Space which shall be designed as a courtyard and/or partial, multiple, separated, or interconnected courtyards.
 - Minimum of fifteen (15%) percent of the lot area.
4. The primary shared open space is the Courtyard Space which shall primarily include open turf grasses, ground vegetation and trees; but may also include items such as decks, swimming pools, and other hardscapes.
5. Private open spaces may be provided in Side Setbacks or Rear Setbacks; and included courtyards, balconies, and roof decks.

4.1.10 COURTYARD BUILDING



IV - PRIMARY MATERIALS

Material Type	Allowable
Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	CU
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	NO
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	CU
Other (new materials, post adoption date)	CU

CU = Conditional Use

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

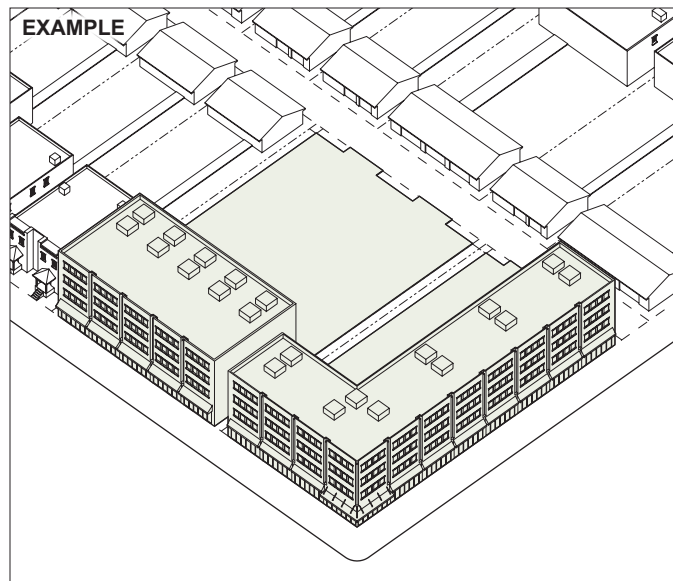
1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.
4. Dwelling Units may be repetitive or unique as established by design.
5. Buildings shall be comprised of a singular (1) volume in a "U" or "E" plan configuration and building design. Multiple building designs and/or unit volumes should not be expressed.
6. The visibility of elevators and exterior corridors shall be minimized by incorporation into the mass of the building.

VI - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	YES
Porch	YES
Stoop	YES
Forecourt	YES
Awnings & Canopies	NO
Balconies	YES
Terrace & Lightcourt	YES
Bay Windows	YES
Shopfront	NO
Cafe	NO

See Section 4.2: Frontage Types for further details.

4.1.11 COMMERCIAL BLOCK BUILDING



I - DESCRIPTION

A Commercial Block Building is a multi-story standard rectangular urban building form designed to support a mix of office, primary retail, and secondary retail uses on the ground floor with residential above.

These building types are allowed in the Neighborhood Center Type 1 (Red), Neighborhood Center Type 2 (Salmon), Campus Type 1 (Medium Blue), and Campus Type 2 (Light Blue) Building Envelope Standard shown in the diagram on the opposite page.

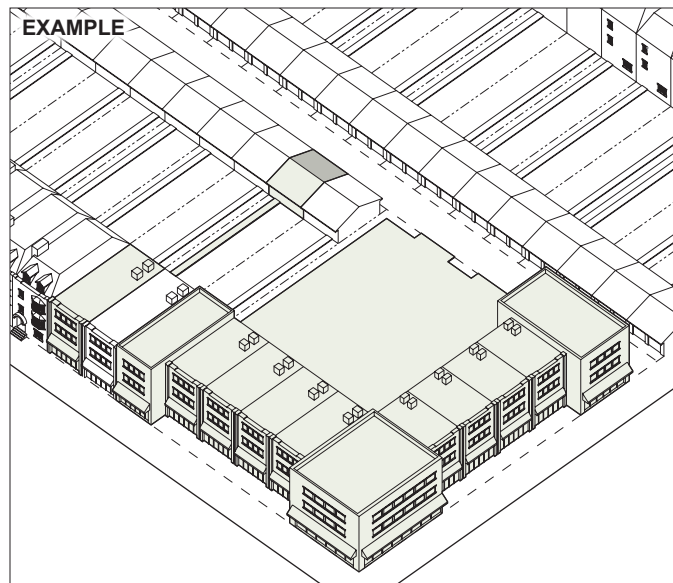
II - ACCESS

1. The main entrance to each non-residential ground floor unit shall be directly accessible from the Primary Building Facade to the Primary Street or Side Street.
2. The main entrance to each dwelling unit or non-residential area above the ground floor shall be accessible by a lobby directly accessible from the Primary Building Facade to the Primary Street or Side Street.
3. Interior circulation to each dwelling unit shall be through a corridor which may be single or double loaded.
4. Where an alley is present, parking and services shall be accessed from an alley.
5. Where an alley is not present, parking and services shall be accessed from the Side Street by way of a two-way driveway.
 - Maximum eighteen (18') feet wide.
6. Loading docks, overhead doors, and other service entries are prohibited on Primary Streets and Side Street; and are only allowed on alley frontage.

III - OUTDOOR SPACE

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back facade of the building, and its relationship to the back Property Line.
3. Side Setbacks may also be used for outdoor patios connected to other ground floor Primary Retail or Secondary Retail uses.

4.1.12 LIVE | WORK UNITS



I - DESCRIPTION

Live | Work units are multi-story buildings that can be used flexibly for work | live, work | work, and live | live purposes. Dwelling Units can be located above the ground floor or attached to the rear of a storefront.

These building types are allowed in the Neighborhood Center Type 1 (Red), Neighborhood Center Type 2 (Salmon), Campus Type 1 (Medium Blue), and Campus Type 2 (Light Blue) Building Envelope Standard shown in the diagram on the opposite page.

II - ACCESS

1. The main entrance to each ground floor area / dwelling unit shall be directly accessible from the Primary Building Facade on the Primary Street or Side Street.
2. Where an alley is present, parking and services shall be accessed from an alley.
3. Live | Work spaces shall not be allowed where alleys do not exist; where all parking and services shall occur from the alley.
4. Loading docks, overhead doors, and other service entries are prohibited on Primary Streets and Side Streets; and are only allowed on alley frontage.

III - OUTDOOR SPACE

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. Rear outdoor space is defined by the back facade of the building, and its relationship to the back Property Line.
3. Side Setbacks may also be used for outdoor patios connected to other ground floor Primary Retail or Secondary Retail uses.
4. Private patios may be provided in Side Setbacks and Rear Setbacks.



V - MASSING & ARTICULATION

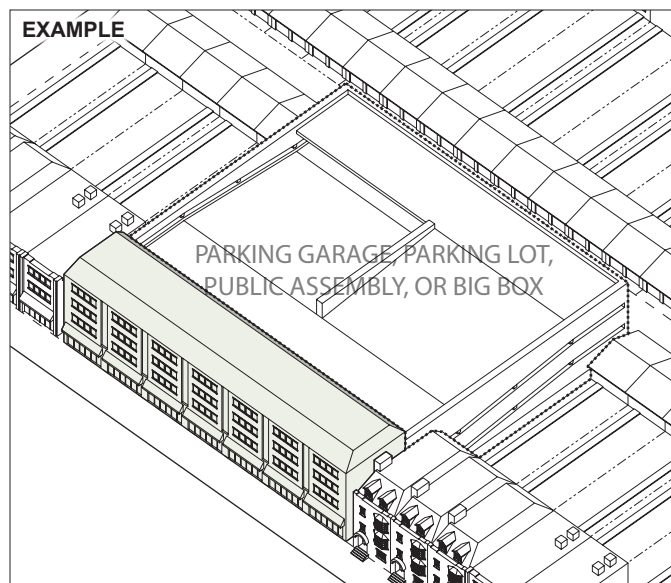
1. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
2. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
3. Primary Building Facades shall have multiple window openings.
4. Dwelling Units may be repetitive or unique as established by design.

VI - FRONTAGE TYPE

<i>Frontage Type</i>	<i>Allowable</i>
Common Yard	YES
Porch	NO
Stoop	NO
Forecourt	NO
Awnings & Canopies	YES
Balconies	YES
Terrace & Lightcourt	NO
Bay Windows	YES
Shopfront	YES
Cafe	YES

See *Section 4.2: Frontage Types* for further details.

4.1.13 LINER BUILDING



I - DESCRIPTION

A Building Type specifically designed to mask a parking lot, parking garage, public assembly or large retail facility (big box) from a street.

These building types are allowed in the Neighborhood Center Type 1 (Red), Neighborhood Center Type 2 (Salmon), Campus Type 1 (Medium Blue), and Campus Type 2 (Light Blue) Building Envelope Standard shown in the diagram on the opposite page.

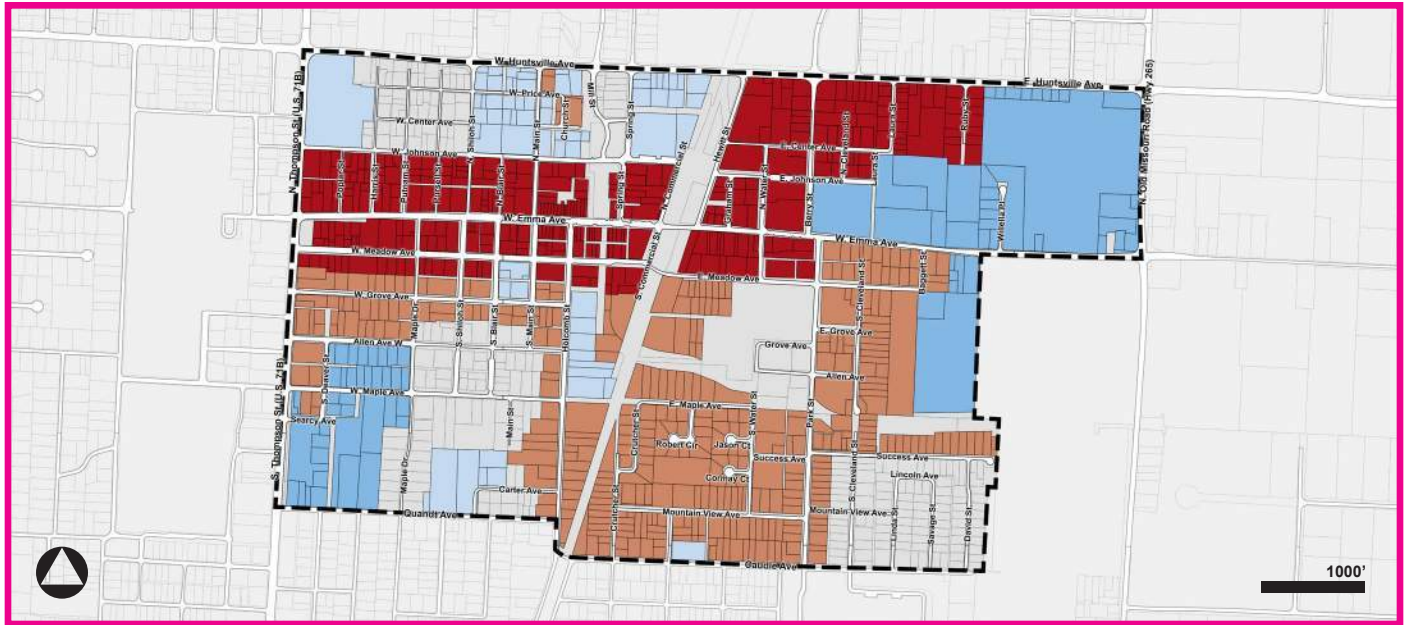
II - ACCESS

1. The main entrance to each ground floor area / Dwelling Unit shall be directly accessible from the Primary Building Facade from the Primary or Side Street.
2. The main entrance to each Dwelling Unit or non-residential areas above the ground floor shall be accessible by a street level lobby which shall be directly accessible from the Primary Building Facade from the Primary or Side Street.
3. Interior circulation to each dwelling unit shall be through a corridor which shall be single loaded.
4. Where an alley is present, parking and services shall be accessed from an alley.
5. Where an alley is not present, parking and services shall be accessed from a Side Street by way of a two-way driveway.
 - Maximum eighteen (18') feet wide.

III - OUTDOOR SPACE

1. Front outdoor space is defined by the street Build-to-Line and allowable Frontage Types for the Building Type.
2. There are no rear outdoor space requirements for Liner Buildings.

4.1.13 LINER BUILDING



IV - PRIMARY MATERIALS

Material Type	Allowable
Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	YES
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	CU
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	YES
Other (new materials, post adoption date)	CU

CU = Conditional Use

See Section 4.3: Architectural Standards for further details.

V - MASSING & ARTICULATION

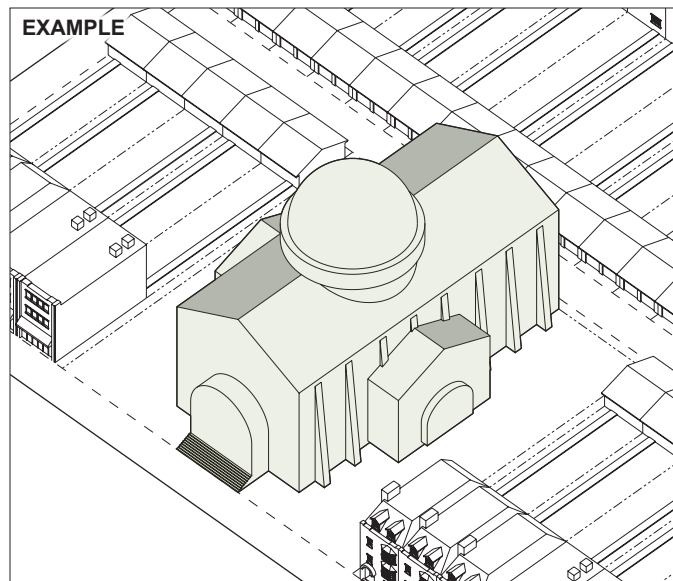
1. No structured parking within any block shall exceed the eave height of any building within forty feet (40') of the structured parking; and in no case be taller than the Liner Building.
2. Buildings may contain any combination of dwelling type configurations: Flats, Townhouses, and Lofts.
3. Buildings on corner lots shall be designed with two (2) Building Facades with architectural expression; addressing both Primary and Side Streets.
4. Primary Building Facades shall have multiple window openings.
5. Dwelling Units may be repetitive or unique as established by design.
6. Buildings shall be comprised of a singular (1) volume and building design. Multiple building designs and/or unit volumes should not be expressed.

VI - FRONTAGE TYPE

Frontage Type	Allowable
Common Yard	NO
Porch	NO
Stoop	NO
Forecourt	NO
Awnings & Canopies	YES
Balconies	YES
Terrace & Lightcourt	NO
Bay Windows	YES
Shopfront	YES
Cafe	YES

See Section 4.2: Frontage Types for further details.

4.1.14 CIVIC | INSTITUTIONAL BUILDING



I - DESCRIPTION

Civic | Institutional Buildings can accommodate a variety of arts, culture, education, recreation, transportation, government and public assembly uses. These buildings range from large floor plates and multiple levels to smaller, more intimately scaled structures. A variety of architectural styles is acceptable.

These building types are allowed in the Neighborhood Center Type 1 (Red), Neighborhood Center Type 2 (Salmon), Campus Type 1 (Medium Blue), and Campus Type 2 (Light Blue) Building Envelope Standard shown in the diagram on the opposite page.

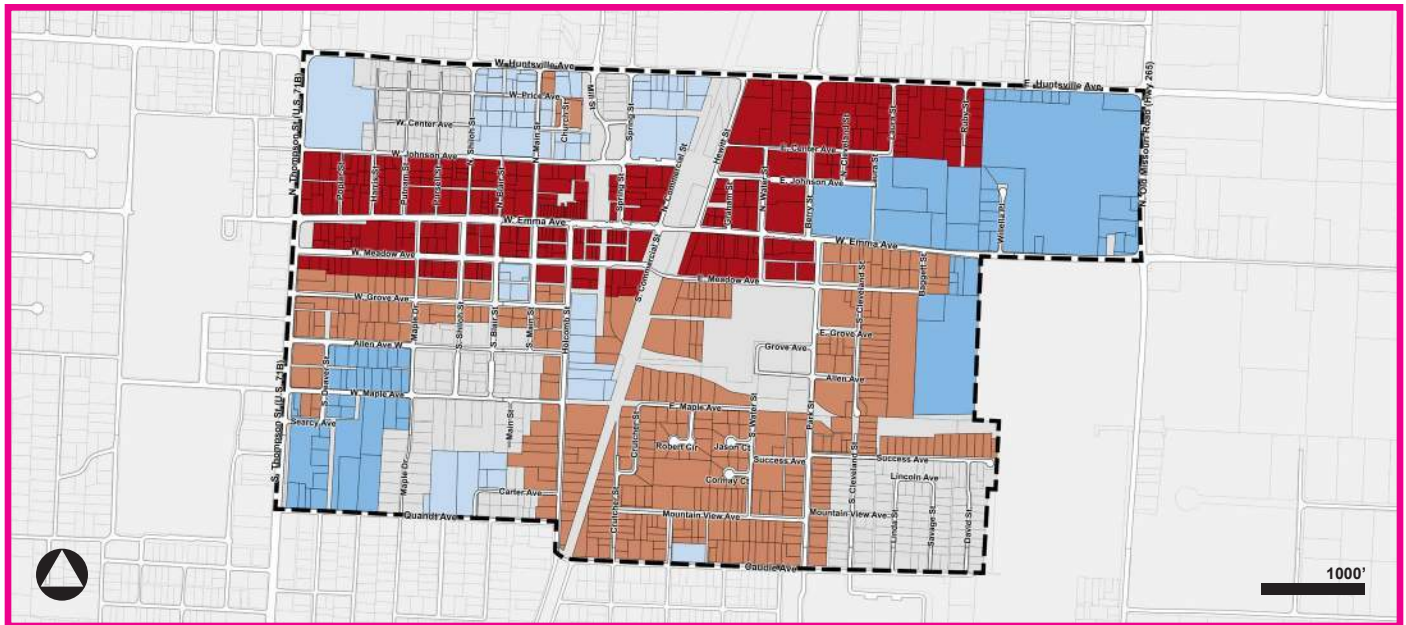
II - ACCESS

1. The main entrance to shall be directly accessible from the street by way of direct access through a courtyard, forecourt, square, plaza, or park.
2. The main entrance from the exterior space shall be into a common lobby which shall be able to access each floor.
3. Where an alley is present, parking and services shall be accessed from an alley.
4. Where an alley is not present, parking and services shall be accessed from a Side Street by way of a two-way driveway.
 - Maximum eighteen (18') feet wide.

III - OUTDOOR SPACE

1. The primary shared open space for this Building Type is the front and side outdoor spaces; which shall be a courtyard, plaza, or park immediately in front and adjacent to the building.
2. Rear open space is defined by the back facade of the building, and its relationship to the back Property Line.
3. This Building Type should be situated within an open space.
 - Maximum of fifty (50%) percent of the lot area, not inclusive of parking.

4.1.14 CIVIC / INSTITUTIONAL BUILDING



IV - PRIMARY MATERIALS

Material Type

Brick masonry	YES
Natural quarried stone	YES
Stucco (cementitious finish)	YES
EIFS (Exterior insulation and finish system; maximum twenty (20) percent of facade area)	YES
Architectural precast concrete	CU
Decorative face concrete masonry units (such as split-face, scored, ground, burnished)	YES
Glass, glass curtain wall	YES
Wood, natural (siding)	YES
Cement fiber siding (James Hardie or equivalent)	NO
Plastic Siding (vinyl or UPVC)	NO
Textured or texture coated concrete panels	CU
Cement fiber panels (maximum twenty (20) percent of facade area)	YES
Prefabricated metal panels (such as Alucobond or metal interlocking panels)	YES
Other (new materials, post adoption date)	CU

CU = Conditional Use

See Section 4.3: Architectural Standards for further details.

Allowable

V - MASSING & ARTICULATION

1. There are no massing & articulation requirements for these Building Types, in order to allow more distinctive architectural expressions and unique relationships to the streets and adjacent public spaces.

VI - FRONTAGE TYPE

Frontage Type

Common Yard
Porch
Stoop
Forecourt
Awnings & Canopies
Balconies
Terrace & Lightcourt
Bay Windows
Shopfront
Cafe

Allowable

N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A

See Section 4.2: Frontage Types for further details.

4.0 BUILDING DEVELOPMENT STANDARDS

4.2 FRONTAGE TYPES

WHAT IS THE PURPOSE OF THE FRONTAGE TYPES?

The Purpose of the Frontage Types is to provide a series of options for how the chosen Building Type will address the street and how that relationship defined character. For example, the shopfront and cafe Frontage Types would be more appropriate for primary and secondary retail uses; and accordingly, the common yard and porch would be more appropriate for residential uses. So depending upon the intended use of the Building Type, the various Frontage Types may define a variety of different characters which will form the public space of the Form-Based District. Each Building Type must have at least one (1) Frontage Type and may be associated with more than one (1) Frontage Type. In that case, the Building Type must meet the requirements for each Frontage Type.

HOW DO I READ THE FRONTAGE TYPES?

In the diagrams shown in *Section 4.2: Frontage Types*, it is important to note a few points about how to read each Frontage Type:

Each Frontage Type is structured with a general description of requirements followed by a specific set of dimensional requirements for adherence. In order to be in compliance, the Frontage Type must meet the general description requirements and the dimensional requirements.

Each Frontage Type also includes two (2) diagrams (one cross-section diagram and one plan diagram) and three (3) example photographs of the Frontage Type.

In both of the diagrams, it is important to note these drawing conventions:

- The Property Line (which coincides with the public right-of-way line) is noted by a dark black dash-dot-dot line in all cases.
- The Build-to-Line is noted by a dark black dashed line in all cases.
- The sidewalk / pedestrian path is noted by a light brown color tone.
- The building is noted by a dark grey color tone.
- The ground is noted by a light green color tone.
- The vegetation is noted by a dark green color tone.

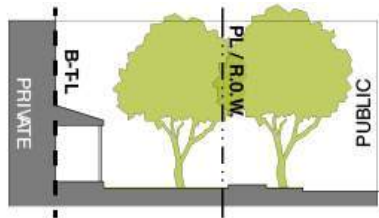
The example photographs shown for each Frontage Type are advisory only.

4.2.1 COMMON YARD

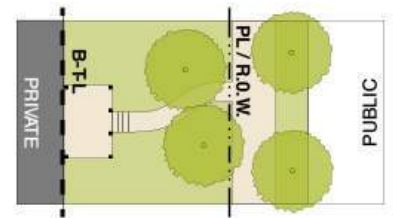
A Frontage Type wherein the Building Facade is set back substantially from the front Property Line. The Common Yard can be defined or undefined but typically, remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. Common Yards may include entry canopies or vestibules; and may be in combination with other Frontage Types. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard or sloped from the back of the sidewalk. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way.

Dimensional Requirements:

1. Lots higher than four (4') feet above the sidewalk should be sloped, terraced, or stepped back from the sidewalk.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B

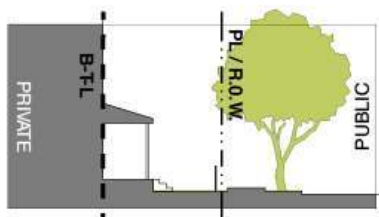


4.2.2 PORCH

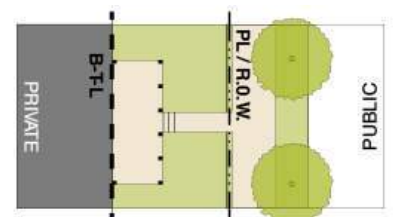
A Frontage Type typically associated with Detached Single Family Dwellings but sometimes used with other Building Types depending on the context. Porches must be open, non air-conditioned parts of the buildings with no screens. The porch Maybe one (1) story only and the length of the porch may vary. Porches must be raised to transition into the building and be of a similar height of the interior floor level. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way.

Dimensional Requirements:

1. Maximum height of Porch is ten (10') feet.
2. Minimum length of twenty five (25%) percent to maximum length of one hundred (100%) of the Building Facade.
3. Minimum clear depth of six (6') feet and maximum clear depth of twelve (12') feet on Primary Streets.
4. Minimum clear depth of six (6') feet and maximum clear depth of ten (10') feet on Side Streets.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B

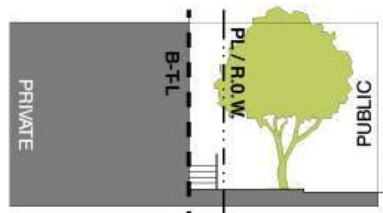


4.2.3 STOOP

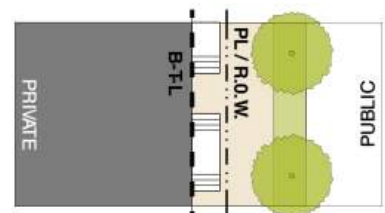
A Frontage Type wherein the Building Facade is close to the front Property Line and the ground story is elevated from the sidewalk, securing privacy for the windows and front rooms; A Stoop is usually an exterior stair and landing which engages the sidewalk forward of the Build-to-Line. The Stoop should be elevated and the stairs from the Stoop may lead directly to the sidewalk or may be side loaded. A roof may also cover the Stoop. Stoops may be at grade or raised to transition into the building. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way.

Dimensional Requirements:

1. Primary Street and Side Street B-T-L on all Building Types with a zero (0') foot front setback may have an additional five (5') feet to ten (10') feet setback and must correspond to the depth of the stoop, such that the face of the stoop is at the zero (0') foot mark.
2. May not be utilized within thirty feet (30') from a street corner; thus the B-T-L must remain as per the BES.
3. Minimum depth of five (5') feet.
4. Minimum length of five (5') feet.
5. May not be elevated more than three (3') feet above sidewalk.
6. Fences or Walls defining the Stoop must not exceed thirty (30") inches from the highest adjacent grade.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B

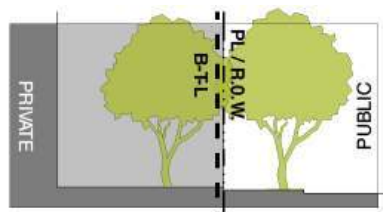


4.2.4 FORECOURT

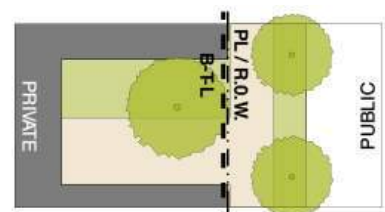
A Frontage Type wherein the Building Facade is at or near the Build-to-Line and a small percentage of it is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial areas, and in some cases for vehicular drop-off. A Forecourt is not covered and should be designed with a balance of paving and landscaping. This Frontage Type does not encroach the Build-to-Line or the Property Line into Public Rights-of-Way.

Dimensional Requirements:

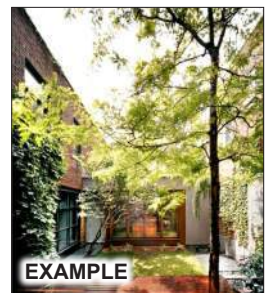
1. Minimum dimensions of ten (10') feet wide by ten (10') feet deep.
2. Maximum dimensions of fifteen (15') feet wide by thirty (30') feet deep.
3. May be no greater than fifty (50%) percent of the lot width on a Primary or Side Street.
4. Those between ten (10') feet deep and fifteen (15') in deep shall be substantially paved, and enhanced with Landscaping.
5. Those between fifteen (15') and thirty (30') in depth shall be designed with a balance of paving and Landscaping.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B

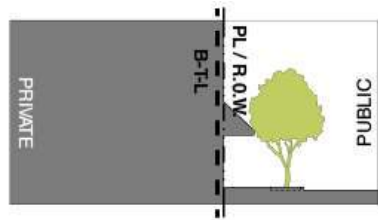


4.2.5 AWNINGS & CANOPIES

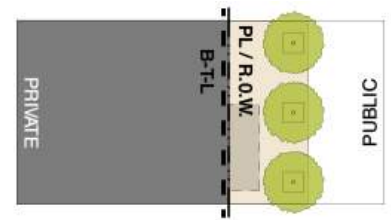
A Frontage Type wherein the Building Facade of a commercial or retail building is at or near the Build-to-Line and the canopy or awning element may overlap the sidewalk, occurring at the ground floor level only. The canopy is a structural, cantilevered, shed roof and the awning is canvas or similar material and is often retractable. The coverings should extend far enough from the building to provide adequate protection for pedestrians. Awnings may only cover openings so as to not cover the entire facade. This Frontage Type is appropriate for retail and commercial uses only because of the lack of a raised ground story. This Frontage Type may encroach the Build-to-Line and the Property Line into Public Rights-of-Way, [subject to building code limitations](#). Awnings and Canopies on Building Types setback from Public Rights-of-Way are not regulated. Awnings and Canopies may not be used for the display of goods for sale outside of the enclosed building envelope.

Dimensional Requirements:

1. Must be located a minimum of eight (8') feet above the adjacent sidewalk when encroaching a Public Right-of-Way.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B

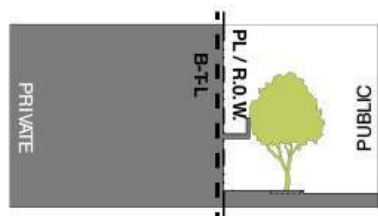


4.2.6 BALCONIES

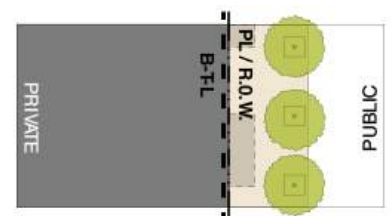
A Frontage Type which occurs forward of the Build-to-Line and encroaches Public Rights-of-Way, but shall not extend past the curb line. Balconies may have roofs, but must be open, non air-conditioned parts of the Buildings; and may only be located on the second story or higher. Balconies may be occupied with a porch or exterior patio space, limited by the dimensional requirements. On corners, balconies may wrap around the side of the Building Facade facing the Side Streets. This Frontage Type may encroach the Build-to-Line and the Property Line into public rights-of-way, [subject to building code limitations](#). Balconies on Building Types setback from Public Rights-of-Way are not regulated.

Dimensional Requirements:

1. Must have a maximum depth of six (6') feet.
2. Must have a minimum clear height of ten (10') feet above adjacent sidewalk or other balconies.
3. Must have a maximum coverage of twenty five (25%) percent to seventy five (75%) of the Building Facade.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B

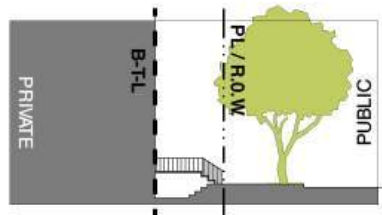


4.2.7 TERRACE & LIGHTCOURT

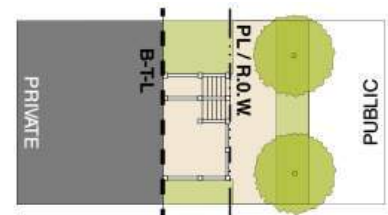
A Frontage Type wherein a portion of the Building Façade is set back from the Property Line by an elevated terrace or sunken lightcourt. This Frontage Type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes as the eye of the sitter is level with that of the standing passerby. Sub-basements may be accessed by a lightcourt. This Frontage Type encroaches the Build-to-Line only; and may not encroach the Property Line into Public Rights-of-Way. Terrace & Lightcourts on Building Types setback from Public Rights-of-Way are not regulated.

Dimensional Requirements:

1. Primary Street and Side Street B-T-L on all Building Types with a zero (0') foot front setback may have an additional ten (10') feet to fifteen (15') feet setback and must correspond to the depth of the terrace & lightcourt, such that the face of the terrace & lightcourt is at the zero (0') foot mark.
2. May not be utilized within thirty feet (30') from a street corner; thus the B-T-L must remain as per the BES.
3. Lightcourts may be no more than six (6') feet below the adjacent sidewalk.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B



EXAMPLE



EXAMPLE



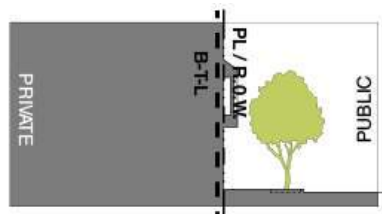
EXAMPLE

4.2.8 BAY WINDOWS

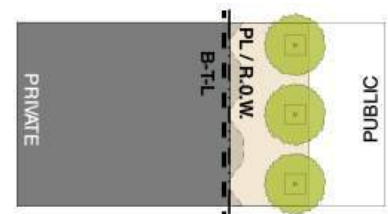
A Frontage Type wherein windows are permitted to protrude forward of the Build-to-Line and Property Line into Public Rights-of-Way. Bay Windows on the ground floor may encroach the Property Line into Public Rights-of-Way if approved; and Bay Windows projecting from the second floor or higher may encroach within Public Rights-of-Way by right. Bay windows shall have fenestration on both front and side surfaces. This Frontage Type may encroach the Build-to-Line and the Property Line into Public Rights-of-Way. Bay Windows on Building Types setback from Public Rights-of-Way are not regulated.

Dimensional Requirements:

1. Must have a minimum clear height of ten (10') feet above adjacent sidewalk.
2. Maximum depth of six (6') feet.
3. Maximum length of eight (8') feet.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B



EXAMPLE



EXAMPLE



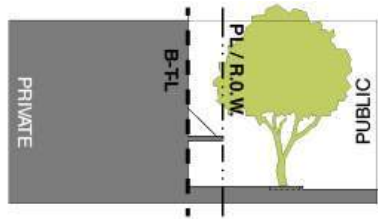
EXAMPLE

4.2.9 SHOPFRONT

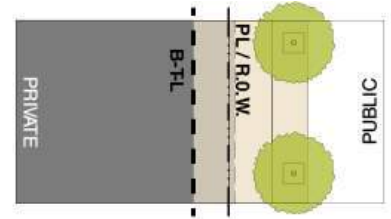
A Frontage Type wherein a Storefront facade is at or close to the edge of the Build-to-Line with an entrance at sidewalk grade. An overhang, canopy, shading element or awning that encroaches over the sidewalk is required. This Frontage Type may encroach the Build-to-Line and the Property Line into public rights-of-way, subject to building code limitations. Shopfronts on Building Types setback from Public Rights-of-Way are not regulated. Shopfronts may not be used for the display of goods for sale outside of the enclosed building envelope.

Dimensional Requirements:

1. Shopfronts on Primary Street and Side Street B-T-L on all Building Types with a zero (0') foot front setback may encroach into the public right-of-way up to the encroachment distance specified in the Building Envelope Standard, so long as a clear pedestrian area of the sidewalk with a minimum width of five (5') feet is maintained.
2. Shopfront encroachments may be used for outdoor seating for dining, with or without a fixed or moveable fence not to exceed thirty-six inches (36") in height, as a Conditional Use subject to the review and approval process thereof, as set forth in Article 2, Section 12 of Chapter 130 of the Springdale, Arkansas Code of Ordinances.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B



EXAMPLE



EXAMPLE



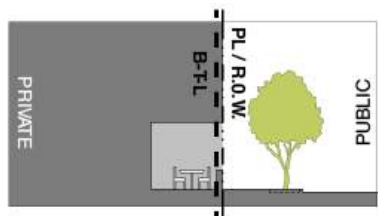
EXAMPLE

4.2.10 CAFE

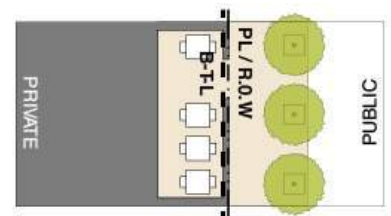
A Frontage Type wherein a storefront accommodates outdoor seating for restaurants and cafes. It may be setback from the edge of the pedestrian realm and may include roll up doors and bi-fold doors. Cafe frontage may be covered or open to the air. This Frontage Type may encroach the Build-to-Line and the Property Line into public rights-of-way, subject to building code limitations. Cafes on Building Types setback from Public Rights-of-Way are not regulated.

Dimensional Requirements:

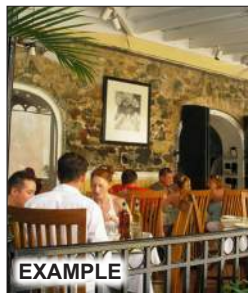
1. Cafes may be setback a up to a maximum depth of fifteen (15') feet from the Build-to-Line.
2. Cafes on Primary Street and Side Street B-T-L on all Building Types with a zero (0') foot front setback may encroach into the public right-of-way up to the encroachment distance specified in the Building Envelope Standard, so long as a clear pedestrian area of the sidewalk with a minimum width of five (5') feet is maintained.
3. Cafe encroachments may be used for outdoor seating for dining, with or without a fixed or moveable fence not to exceed thirty-six inches (36") in height, as a Conditional Use subject to the review and approval process thereof, as set forth in Article 2, Section 12 of Chapter 130 of the Springdale, Arkansas Code of Ordinances.



CROSS-SECTION DIAGRAM - A



PLAN DIAGRAM - B



EXAMPLE



EXAMPLE



EXAMPLE

4.0 BUILDING DEVELOPMENT STANDARDS

4.3 ARCHITECTURAL STANDARDS

WHAT IS THE PURPOSE OF THE ARCHITECTURAL STANDARDS?

The purpose of the Architectural Standards is to establish a series of specific architectural criteria which are necessary to uphold an expected level of quality and design in construction while ensuring a coherent character for the Sustainable Development Form-Based District area.

The Architectural Standards intend to:

- Foster typical construction types and proven techniques.
- Foster an aesthetic of regionally applicable and contextually appropriate building materials.
- Foster an aesthetic that is traditional, modern, or contemporary in a broad sense.

4.3.1 BUILDING FACADES

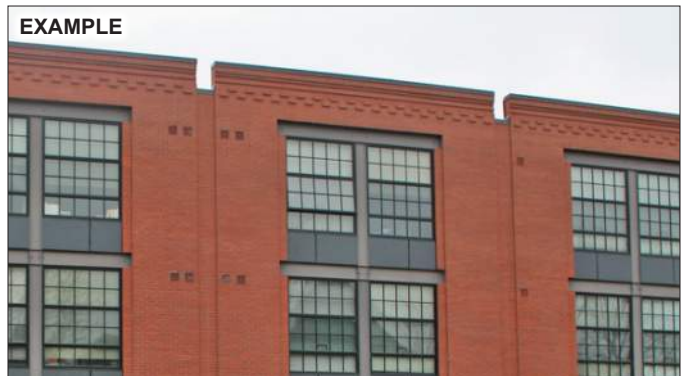
A. STATEMENT OF INTENT:

Building facade(s) should express the construction techniques and structural details of traditional, long-lasting, building materials; and favor simple configurations and solid craftsmanship over complexity and ostentation in building form and the articulation of details. These standards do not encourage “fakery” of historic character or the use of “faux” architectural elements; and are intended to encourage a mixture of traditional, modern, and contemporary styles and details in the support of a mixed blend of architectural richness which is respective of the historic context.

Primary Building Facades should reflect and complement the existing context, materiality, and historic building techniques of the area, while allowing for new modern and contemporary construction methods. Primary Building Facades include those facades facing Primary Streets and Side Streets, or any rear facade immediately adjacent to a Primary Street or Side Street (such as an alley entrance on a Side Street, etc).

Secondary Building Facades should reflect a level of detail clearly compatible with Primary Building Facades, particularly when visible from streets, adjacent parking, or adjacent residences. Secondary Building Facade(s) include those facades which are along Side Setbacks or Rear Setbacks in typical infill lots throughout the area.

The statement above and the illustrations on this page are advisory only.



B. STANDARDS FOR BUILDING FACADES:

1. Plane Breaks on Building Facades

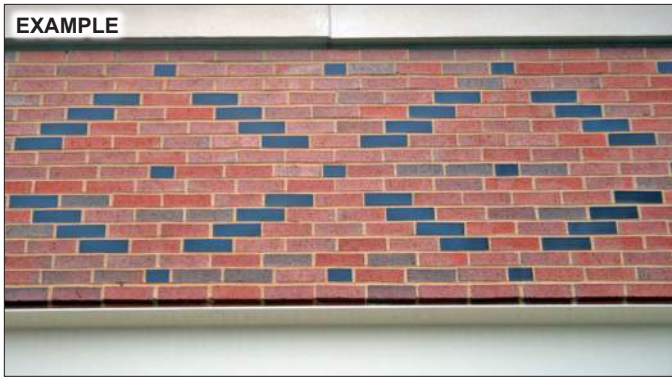
Each Building Type is required to have a specific set of Plane Breaks required on the Primary and Secondary Building Facades which have the intent of visually breaking the facades of buildings to a smaller scale more appropriate for the neighborhood. These Plane Breaks are as follows:

- a. Detached Single Family Dwelling; Detatched Single Family Bungalow; Duplex; and Triplex and Fourplex:
 - i. Primary Building Facades: Any lot with a Lot Width greater than fifty (50') feet must have a minimum of one (1) vertical Plane Break in the Primary Building Facade associated with that lot line, and additional vertical Plane Breaks as necessary to never have a continuous flat length of building greater than fifty (50') feet long. Horizontal Plane Breaks are NOT required.
 - ii. Secondary Building Facades: Any facade on a Side Setback must have a minimum of one (1) vertical Plane Break located at a distance greater than twenty-five (25%) percent of the distance from the Front Facade of the building to the Rear Facade of the building, which should be coordinated with a change from Primary Material to Secondary Material; Horizontal Plane Breaks are NOT required.
- b. Rear Garage and Carriage House: Vertical and Horizontal Plane Breaks are NOT required on any facade of these Building Types.
- c. Rowhouses and Courtyard Rowhouse(s): Vertical and Horizontal Plane Breaks are NOT required on any facade of these Building Types; however, clear vertical, visual articulation between each unit shall be present in the form of a change in material, finish materials, or facade articulation.
- d. All other Building Types:
 - i. Primary Building Facades: Any lot with a Lot Width greater than fifty (50') feet must have a minimum of one (1) vertical Plane Break in the Primary Building Facade associated with that lot line, and additional vertical Plane Breaks as necessary to never have a continuous flat length of building greater than fifty (50') feet long. *For instance, a Commercial Block Building with a Lot Width of one hundred fifty-five (155') would require a total of three (3) vertical Plane Breaks along that lot line.* A single (1) horizontal Plane Break will be required per the upper story setback requirements of the Building Envelope Standards if applicable.
 - ii. Secondary Building Facades: Are NOT required to have a vertical or horizontal Plane Break.

2. Materials on Building Facades

Each Building Type permits a variety of Primary Materials, Secondary Materials, and Accent Materials for use on the Primary and Secondary Building Facades which are regulated as stated below:

- a. Primary Material(s) - Seventy-five (75%) percent of the Primary Building Facade(s) or greater:
 - i. Each Building Type is allowed a particular set of Primary Materials.
 - ii. Shown per Building Type in *Section 4.0: Building Development Standards*.
- b. Secondary Material(s) - NOT greater than twenty (20%) percent of the Primary Building Facade(s):
 - i. Natural quarried stone
 - ii. Stucco (cementitious finish)
 - iii. EIFS (Exterior insulation and finish system)
 - iv. Concrete (reinforced, poured in place)
 - v. Architectural Precast Concrete
 - vi. Glass, glass curtain wall
 - vii. Cement Fiber Siding (James Hardie or equivalent)
 - viii. Wood Siding
- c. Accent Material(s) - NOT greater than 5% of the Primary Building Facades:
 - i. Brick Masonry (for trim and cornice elements only)
 - ii. Cement Fiber Panels (for trim and cornice elements only)
 - iii. Metal (all types; for beams, lintels, trim elements and ornamentation only)
 - iv. Decorative Face Concrete Masonry Units (for piers, foundation walls & chimneys only)
- d. New Material(s) - Any new materials NOT noted per Building Type in *Section 4.0: Building Development Standards* which are used as the Primary Material, Secondary Material, or Accent Material (as noted above) are NOT allowed by right and are subject to the variance process as described in *Section 1.0: General Provisions*.
- e. Other Material(s) - Any materials NOT noted per Building Type in *Section 4.0: Building Development Standards* which are used as the Primary Material, Secondary Material, or Accent Material (as noted above) are NOT allowed by right and are subject to the variance process as described in *Section 1.0: General Provisions*.
- f. Secondary Building Facade(s): Should use Primary Materials, Secondary Materials, and Accent Materials compatible with the Primary Building Facades. The conversion from Primary to Secondary Materials shall occur in accordance with the Plane Break requirements for that Building Type.



3. Configurations and Techniques on Building Facades

Simple configurations and solid craftsmanship are favored over complexity and ostentation in Primary and Secondary Building Facade articulation. The following are required for Building Facades on each Building Type:

- a. The horizontal dimension of any Wall Opening in a Primary Building Facade shall NOT exceed the vertical dimension.
- b. Any Wall Opening in a Primary Building Facade may NOT span vertically more than one (1) story.
- c. Any Wall Opening in a Primary Building Facade must correspond to interior space and may NOT span across Building Structure, including any structural or mechanical systems thickness.
- d. Any Material used on a Primary Building Facade shall be consistent horizontally, for example the joints between different materials must be horizontal and continue around corners; except for chimneys and piers.
- e. Any Material changes on a Primary Building Facade must be made within a constructional logic, as where an addition of one material is built onto the original building of a second material.
- f. Any Material(s) used on a Primary Building Facades must be kept to a modest number, preferably two (2) types; but NOT more than four (4) types.
- g. Any combination of materials used on a Primary Building Facades must be combined in a manner such that lighter materials are applied above heavier materials; for example, wood siding above brick masonry, or stucco above native stone; all dependent, however, upon the chosen style of the Building.
- h. Any Primary Building Facades in which a complexity of Wall Openings occur (such as a complicated pattern of doors or windows), simple wall surfaces and configurations of Primary Materials are preferred (e.g. brick); accordingly, any Primary Building Facades which is simple in nature having few Wall Openings, should have additional wall texture and articulation applied (e.g. bricks or blocks, rusticated stucco, or ornamental reliefs).
- i. Any Secondary Building Facades: Should have a level of trim and finish compatible with the Primary Building Facades.



- j. Any Secondary Building Facades: The conversion from Primary to Secondary Materials shall occur in accordance with the Plane Break requirements for that Building Type.
- k. Blank Walls on any Primary Building Facades: Are not permitted.
- l. Blank Walls on any Secondary Building Facades: Areas without windows or doors are only allowed on Side Setbacks and Rear Setbacks and should complement the Primary Building Facades providing some level of relief in the wall, rather than a purely flat, single material facade.



4. Exterior Elements on Building Facades

The following encroachments are regulated on the Primary and Secondary Building Facades, in addition to the Frontage Type requirements for the Building Type, and must occur within the encroachment area for the applicable Building Envelope Standard:

a. Overhangs, Canopies, and Awnings:

- i. Retractable canvas awnings mounted within window openings are allowed on any building facade.
- ii. Awnings can be placed over side or carriage entrances as well as front entrances and windows on any building facade.
- iii. Canopies can be placed over side entrances as well as front entrances and windows on any building facade.
- iv. Canvas covered metal frame canopies can be placed over side entrances as well as front entrances and windows on any building facade.
- v. Minimum and maximum dimensions shall all be in accordance with the requirements of the Awnings & Canopies Frontage Type.

b. Porches, Verandas, and Balconies:

- i. Porches, Verandas, and Balconies are considered to be character-defining features on any building facade, and careful attention should be paid to their detailing.
- ii. Although NOT required to be historic in design, their components including columns, pilasters, hand rails, balusters, pediments, cornices, and steps
- iii. Minimum and maximum dimensions shall all be in accordance with the requirements of the Porch Frontage Type (for Porches and Verandas), and the Balconies Frontage Type (for Balconies).

c. Entry Vestibules:

- i. Entry vestibules shall NOT be enclosed by screens or other materials such that an enclosed space or barrier to pedestrian movement is created; and shall never exceed the requirements of the encroachment area for the applicable Building Envelope Standard.
- ii. Entry vestibules may never exceed the dimension of the sidewalk; or extend over the curb line into the street.

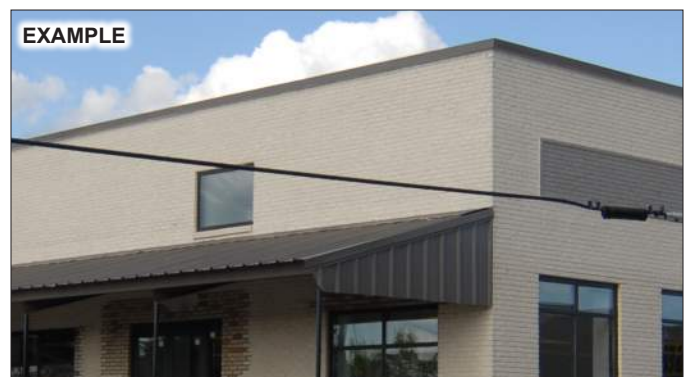
4.3.2 ROOFS AND PARAPETS

A. STATEMENT OF INTENT:

Roofs and Parapets should demonstrate a common-sense recognition of the climate by utilizing appropriate pitch, drainage, and materials in order to provide visual coherence to the area. Roof forms should complement the building's mass, style, detailing, and materials in order to provide a visual coherence to the area.

Low-slope ("flat") roofs are typically used on buildings containing a variety of uses (including primary retail uses, secondary retail uses, and residential uses) where they provide a strong, attractively detailed cornice and/or parapet. Double-pitched roofs (such as gable, hip, pyramid), dormer windows, and chimneys are typically used on buildings containing residential uses, or civic / institutional uses.

The statement above and the illustrations on this page are advisory only.



B. STANDARDS FOR ROOFS AND PARAPETS:

1. Materials:

The following materials are allowed on roofs:

- a. Bituminous Asphalt (Membrane, with reflective finishes): Allowed on low-slope roofs behind parapet walls only
- b. EPDM Rubber (Membrane): Allowed on low-slope roofs behind parapet walls only
- c. Asphalt Shingles (Dimensional): Allowed on all roofs
- d. Cedar Shingles: Allowed on all roofs
- e. Clay or concrete tiles (including faux clay): Allowed on all roofs
- f. Green Roofs (intensive or extensive); Allowed on low-slope roofs behind parapet walls only
- g. Slate (or equivalent synthetic); Allowed on all roofs
- h. Metal (standing seam, equivalent or better) Allowed on all roofs

2. Configurations and Techniques:

- a. Pitched Roofs (exclusive of roofs behind a Parapet):
 - i. Simple hip and gable roofs shall be symmetrically pitched between a minimum of 1:12 and maximum of 4:12.
 - ii. Shed roofs, attached to a Main Building, shall be pitched between a minimum of 3:12 and maximum of 8:12.
 - iii. In NO situation shall a pitched roof exceed fifteen (15') feet from the bottom of the eaves to the top of the pitch. See "Max From B.O. Eave to T.O. Parapet or Roof" for the applicable Building Envelope Standard.
- b. Mansard Roofs:
 - i. Mansard Roofs should occur in tandem with dormer windows and other architectural features on any building that is three (3) stories or taller.
 - ii. "Commercial" Mansard Roofs which have wraparound roofing panels that do not enclose a habitable floor may NOT be used on any Building Type.
 - iii. In NO situation shall a mansard roof exceed fifteen (15') feet from the bottom of the eaves / fascia to the top of the pitch. See "Max From B.O. Eave to T.O. Parapet or Roof" for the applicable Building Envelope Standard.

c. Overhangs:

- i. Eaves on Main Buildings must overhang between a minimum of eighteen (18") inches and maximum of thirty (30") inches on Primary Building Facade for the first four (4) stories. For each additional story; six (6") shall be added to the minimum and twelve (12") shall be added to the maximum, up to a maximum projection of five (5') feet.
- ii. Eaves on Ancillary Buildings, dormers, and other smaller structures must overhang a minimum of eight (8") inches.
- iii. Exposed purlins or rafters involved in an overhang must be visible on the overhang a minimum of twenty four (24") inches.
- iv. Timber eaves and balcony brackets must be a minimum of four (4") inches by four (4") inches in dimension.
- v. Open eaves, soffits and fascia are allowed.

d. Parapet Roofs and Walls:

- i. Parapet Walls shall be made of Primary Materials allowed for that Building Type.
- ii. Parapet Walls shall have a maximum height of thirty (30") inches (measured from the flat surface of the parapet roof).
- iii. Parapet Walls should have a distinct shape or profile, e.g. a gable, arc, or raised center varied dependent upon the style and character of the building.
- iv. Low-slope roofs behind parapets are typically used on buildings containing primary retail, secondary retail (or a mix of uses), but may be used on building with residential uses; and must NOT be visible from any adjacent public space, street space, or parking garage or lot.

e. Other Features:

- i. Cornices: Buildings without visible roof surfaces and overhanging eaves may satisfy the overhang requirement with a cornice projecting horizontally between six (6") inches and twelve (12") inches beyond the Primary Building Facade for buildings up to four (4) stories. For heights greater than four (4) stories; the projection shall be between twelve (12") and eighteen (18") inches.
- ii. Skylights and Roof Vents are allowed only on the roof plane when shielded from view by the building's parapet wall; and must NOT be visible from public space, street space, or parking garage or lot.

4.3.3 WINDOWS AND DOORS

A. STATEMENT OF INTENT:

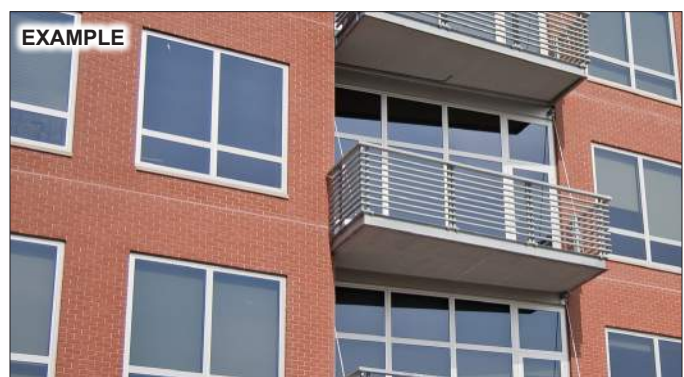
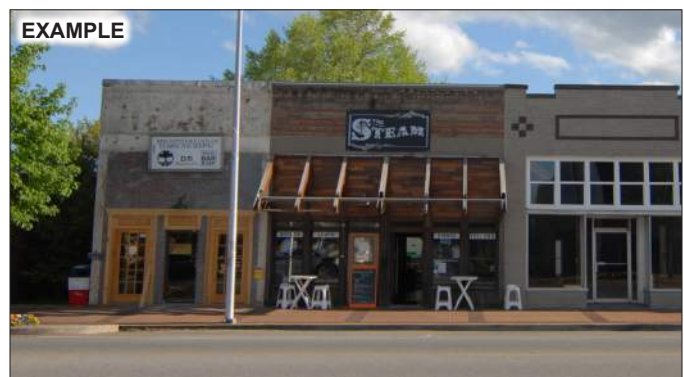
The placement, type, and size of windows and doors throughout the area help to establish the scale and intimacy of the street space.

For mixed-use areas (with Primary Uses and Secondary Retail Uses), windows and doors allow an interplay between the shop interiors and the street space; creating a vital visual link between the public realm and the activity of the private businesses.

For areas with more Residential Uses, windows and doors foster the “eyes on the street” surveillance inherent in time-tested, defensive urban design strategies which provide for security and safety for the area.

All Building Types are subject to the requirements for windows and doors in this section.

The statement above and the illustrations on this page are advisory only.



B. STANDARDS FOR WINDOWS AND DOORS

1. Requirement for Fenestration

All Building Types are required to have fenestration (including both doors and windows) on Primary and Secondary Building Facades, in accordance with this section.

2. Materials:

- a. Windows Frames: On Building Types with residential uses must be of an anodized aluminum, wood, fiberglass composite, vinyl, or steel; and must be finished; on Building Types with all other uses may also have clear finish aluminum or metal storefront.
- b. Typical Window Glass: Must be clear, with light transmission at the ground story at least ninety percent (90%) and for the upper stories seventy five percent (75%); modification can be added as necessary to meet any applicable / new building and energy code requirements by the City of Springdale.
- c. Specialty Window Glass: Maximum of one (1) per facade; may utilize stained, opalescent, or glass block.
- d. Window screens: Must be black or gray.
- e. Window Screen Frames: Must match Window Frame material or be dark anodized.
- f. Doors shall be of wood, clad wood, or steel and may include opaque or transparent glass panels. Doors may be painted.

3. Configurations and Techniques:

- a. The following requirements apply to any windows on Primary or Secondary Building Facades on any Building Type:
 - i. The horizontal dimension of the opening shall NOT exceed the vertical dimension.
 - ii. Windows may be grouped horizontally, maximum of five (5) per group, and each grouping must be separated by a mullion, column, pier, or wall section at least eight (8") inches wide.
 - iii. Windows shall be NO closer than thirty (30") inches to building corners, excluding bay windows which are NOT restricted; and corner windows which wrap from the Primary Building Facade to the Secondary Building Facade (or another Primary Building Facade).
 - iv. Security Bars or Security Screens are NOT allowed on windows above the basement level.
- b. The following requirements apply to any upper-story windows on Primary or Secondary Building Facades on any Building Type:
 - i. Windows shall be double-hung, single-hung, awning, or casement type for any Building Type.
 - ii. Fixed windows are permitted only as a component of a system including operable windows within a single (1) wall opening on any Building Type.
 - iii. Building Types with Residential Uses and Office Uses on upper floors are required to have single (1) panes of glass NO larger than sixty (60") inches vertical by thirty-six (36") inches horizontal on Primary Building Facades and Secondary Building Facades.
 - iv. A minimum of twenty percent (20%) of the Primary Building Facades shall have transparent window openings on all Building Types. No requirements for Secondary Building Facades.



- c. The following requirements apply to all windows on the ground floor of buildings with Primary Retail and Secondary Retail Uses in any Building Type:
 - i. On all Primary Building Facades, a maximum size for a single (1) panes of glass is eight (8') feet vertical by four (4") feet horizontal. Should Secondary Building Facades contain panes of glass, this requirements shall also apply.
 - ii. On all Primary Building Facades, a minimum of sixty percent (60%) of the window pane surface area shall allow views into the ground floor of the building for a depth of at least fifteen (15") feet into the interior of the space. Secondary Building Facades are NOT required to meet this standard.
- d. The following requirements apply to doors on Primary and Secondary Building Facades of any Building Type:
 - i. Door-height entry ways, those that span more than one (1) story, are not allowed.
 - ii. Doors may be solid or opaque, as pertinent to the use of the building.
 - iii. Doors may be made of a variety of materials. See *Section 4.3.3.B.2: Materials*.
 - iv. Doors shall not be recessed more than three (3') feet behind the shopfront windows.
 - v. Security Bars or Security Screens are not allowed on doors above the basement level.
- e. The following requirements apply to exterior shutters on Primary and Secondary Building Facades of any Building Type:
 - i. Exterior shutters may only be used in combination with a window or door.
 - ii. Exterior shutters, if applied, on any Building Type shall be sized and mounted appropriately for the window; and should be one half (1/2) the width of the window, even if inoperable.

4.3.4 STREET WALLS

A. STATEMENT OF INTENT:

Street Walls establish a defined edge to the street space where Building Facades do not exist, or where it is desirable to conceal elements such as surface parking lots or private exterior spaces. These requirements will also define outdoor spaces and separate the street space from the private realm along Primary Streets and Side Streets. Street Walls also include retaining walls and fences on lot lines along Primary and Side Streets.

All Street Walls can contribute to the visual vitality of the neighborhood and shall be as carefully designed as the Primary Building Facade with the finished side out (i.e. the “better” side facing the street space).

The statement above and the illustrations on this page are advisory only.

B. REQUIREMENTS FOR STREET WALLS

Street Walls are required for the following Building Types when necessary to conceal surface parking, service areas, equipment, or private outdoor spaces from view from the street:

1. Rowhouse and Courtyard Rowhouse
2. Stacked Flats
3. Courtyard Building
4. Commercial Block Building
5. Live | Work Units
6. Liner Building
7. Street Walls are required in the *Cottage Court Special Overlay District*, as described in *Section 3.8 Cottage Court Special Overlay District*.



C. STANDARDS FOR STREET WALLS:

1. Height:

The following height requirements are applicable to Street Walls per the appropriate Building Envelope Standards within which the Building Type is located. In general, areas including Residential Uses require lower walls and areas including mixed-uses (such as Primary or Secondary Retail; and Office) require higher walls. The height of the Street Wall must be measured from the adjacent sidewalk, or when not adjacent to a sidewalk, from the ground elevation once construction is complete.

a. Minimum of four (4') and Maximum of six (6') feet:

- i. Neighborhood Residential Type 1 (NR1)
- ii. Neighborhood Residential Type 2 (NR2)
- iii. Neighborhood Residential Type 3 (NR3)

b. Minimum of six (6') and Maximum of eighteen (18') feet:

- i. Neighborhood Center Type 1 (NC1)
- ii. Neighborhood Center Type 2 (NC2)

2. Setback:

a. All Street Walls are recommended to be at zero lot line, if possible and in accordance with the Building Envelope Standards; but are allowed to be setback not more than eight (8") inches from the Build-to-Line or adjacent building facade; and should in NO case be in front of the Build-to-Line in public rights-of-way.

3. Materials:

The following Materials are allowed, and should be compatible with the Primary Materials on the Primary Building Facades:

- a. Brick and Tile Masonry (units)
- b. Combination of materials (e.g. stone piers with brick infill panels)
- c. Concrete (reinforced, poured in place) with stucco (cementitious finish); must have brick or stone coping
- d. Metal (wrought iron, copper, welded steel and/or aluminum)
- e. Other Materials - By variance only; See Section 1.0: General Provisions.
- f. Stone block (native or synthetic equivalent)

4. Configurations and Techniques:

- a. Street Walls must have a thickness between two (2") inches and sixteen (16") inches.
- b. Street Walls along any unbuilt length of the Build-to-Line shall be built to the Height specified above required for the applicable Building Envelope Standards.
- c. Copings may project between two (2") inches and four (4") inches from the face of the street wall.
- d. Fences operating as Street Walls may have a maximum opacity of fifty (50%) percent.

5. Entrances:

- a. A pedestrian entry gate is allowed within the length of any Street Wall required by this District; and may be up to a maximum of six (6') foot opening. The materiality of the pedestrian gate must be complimentary with the materiality of the Street Wall.

4.3.5 LIGHTING

A. STATEMENT OF INTENT

Sidewalks are the primary means of transportation for the residents and visitors of the area. The Sidewalks are illuminated by a variety of lighting elements, often indirectly, and can be at the mercy of available spill light from the adjacent buildings, storefronts, and landscaping.

Lighting chosen for the building facades and site should be durable and weather resistant. Appropriate lighting is desirable for nighttime visibility, crime deterrence, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution.

The statement above and the illustrations on this page are advisory only.

B. REQUIREMENTS FOR LIGHTING

Lighting to illuminate the exterior of buildings adjacent to the pedestrian realm is required for the following Building Types:

1. Stacked Flats
2. Courtyard Building
3. Commercial Block Building
4. Live | Work Units
5. Liner Building
6. Institutional | Civic Building





C. STANDARDS FOR LIGHTING

1. Placement Requirements:

- a. On the Primary Building Facades, lights must be mounted between a minimum of six (6') feet and maximum of fourteen (14') feet above the adjacent grade. Secondary Building Facades have NO requirements.
- b. On the Primary Building Facades, lights must be mounted within six (6') feet of and illuminate building entrances, and must NOT cause glare into the street. Secondary Building Facades have NO requirements.
- c. On any Primary Building Facades immediately adjacent to alleys, lighting fixtures must be located within six (6') feet of the alley right-of-way. This fixture must illuminate the alley, must be located between twelve (12') feet and sixteen (16') feet in height, and must NOT cause glare in adjacent lots. Secondary Building Facades have no requirements.

2. Candela and Uniformity Requirements:

- a. Building Types with only Residential Uses on ground and upper floors must have a minimum candela of 0.5 (1/2) foot candles and a uniformity of ten to one (10:1) at a distance of six (6') feet from the Primary Building Facades. Secondary Building Facades have no requirements.
- b. Building Types with other uses or a mix of uses must have a minimum candela of one (1) foot candle and a uniformity of six to one (6:1) at a distance of six (6') feet from the Primary Building Facade. Secondary Building Facades have no requirements.

3. Other Requirements (for Primary and Secondary Building Facades):

- a. Lighting elements shall be specified to prohibit those that cast a clearly/perceptively unnatural spectrum of light (such as low pressure sodium). Incandescent, metal halide, or halogen type lights are preferred. No heavy intensity discharge (HID) or fluorescent lights (except compact fluorescent bulbs that screw into standard sockets) may be used on the exterior of buildings.
- b. Floodlights or directional lights (maximum 75-watt bulbs) may be used to illuminate alleys, parking garages, and maintenance areas on Side Setbacks; but must be shielded or aimed in such a way that they do not shine into other lots, the street space, or direct light up and/or out of the lot.
- c. Floodlighting may not be used to illuminate Primary and Secondary Building Facades.
- d. Site lighting is not required by this District; but shall be of a design and height so as to illuminate only the lot; and in no instance is Up-lighting permitted.
- e. No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any Building Type whether such lighting is of temporary or long-term duration.
- f. These standards may be adjusted by the City as technologies advance and produce additional acceptable lighting elements; or as deemed appropriate by variance (See Section 1.0).

4.3.6 EQUIPMENT

A. STATEMENT OF INTENT:

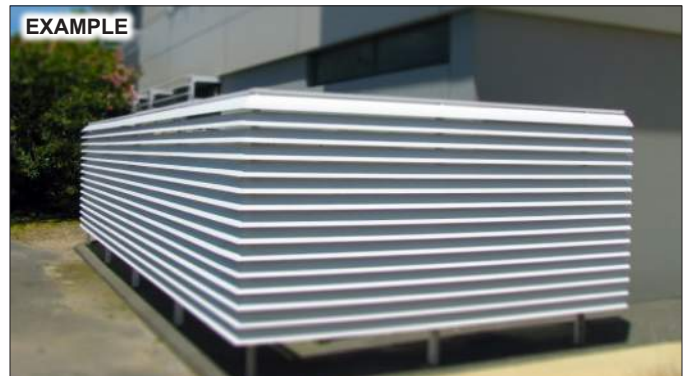
The placement of Equipment including service areas and mechanical equipment can have a drastic effect on the visual and sensorial experience of the streetscape, and an overall effect on the character of the neighborhood.

All Building Types are required to meet the following requirements for equipment.

The statement above and the illustrations on this page are advisory only.

B. STANDARDS FOR EQUIPMENT:

1. Equipment includes: air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, electric meters or boxes, garbage cans, dumpsters, recycling bins, storage tanks, and other similar mechanical or service equipment utilized for building operations or otherwise.
2. Equipment (at grade level or on the ground floor level) shall be placed a minimum of ten (10') feet behind the Build-to-Line(s), not stored or located within any area considered to be street space, and must be screened from view from Public Rights-of-Way by use of screening or walls. Street Walls used to conceal equipment are subject to the requirements for Street Walls in this Section.
3. Equipment (on roofs, elevated areas, or on upper floor levels) shall be placed a minimum of five (5') behind the Build-to-Line(s) and be screened from view from Public Rights-of-Way by the use of parapet walls or enclosures designed to conceal the equipment. Parapet Walls used to screen equipment are subject to the requirements for Parapet Walls in this Section.



C. STANDARDS FOR EQUIPMENT (CONTINUED):

4. Solar panels located on gabled or hipped roofs:
 - a. Generally, solar panels should not be visible from the street.
 - b. Solar panels shall not be permitted on any roof surface that faces a public street.
 - c. Solar panels shall be permitted on roof surfaces that face:
 - i. adjacent lots and/or
 - ii. the rear facades of buildings.
 - d. No part of any solar panel may be less than five (5) feet from the edge(s) of any roof surface(s) whose edge(s) facing a public street.

4.3.7 SIGNAGE

A. STATEMENT OF INTENT:

Signage should be clear, durable, and informative to the public. Signage is desirable for advertising local area shops and offices, and as a decoration.

Signage should be scaled to the nature of the area: mixed-use, pedestrian oriented, with slow-moving automobile traffic. Signage that is glaring or too large creates distraction, intrudes into and lessens the experience of the area, while creating visual clutter.

The statement above and the illustrations on this page are advisory only.

B. STANDARDS FOR SIGNS:

1. General Standards: Unless otherwise specified in this section, all signs shall comply with the applicable requirements set forth in Chapter 98 of the Springdale Municipal Code.
2. Residential Districts (NR1, NR2, and NR3):
 - a. All signs shall be displayed without lighting having a primary purpose or primary effect of lighting the sign.
 - b. All signs shall be located on premises currently used and controlled by the person having use and control of the sign message.



4.0 BUILDING DEVELOPMENT STANDARDS

B. STANDARDS FOR SIGNS (CONTINUED):

2. Campus Districts (C1 and C2): No signs are permitted except those exempt per section 98-36 (subject to section 98-61) of the Springdale, [Arkansas](#) Municipal Code, and:
 - a. Each lot or parcel shall contain, for each separately licensed business located thereon, no more than:
 - i. One non-flashing wall or projecting sign per building frontage. The sign area shall not exceed 32 square feet. Sign height shall not exceed 40 feet;
 - ii. One real estate sign. The sign area shall not exceed 32 square feet. Any wall sign or projecting sign duly permitted hereunder may advertise real estate.
3. Mixed-Use Districts (NC1 and NC2): No signs are permitted except those exempt per section 98-36 (subject to section 98-61) of the Springdale, [Arkansas](#) Municipal Code, and:
 - a. Each lot or parcel shall contain, for each separately licensed business located thereon, no more than:
 - i. One nonflashing, projecting or wall sign per building frontage. The sign area shall not exceed 300 square feet. Sign height shall not exceed 45 feet;
 - ii. One real estate sign. The sign area shall not exceed 32 square feet. Any freestanding sign, wall sign, or projecting sign duly permitted hereunder may advertise real estate.
 - b. Each lot or parcel shall contain no more than one temporary sign or banner.

4.0 BUILDING DEVELOPMENT STANDARDS

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5.0

USE TABLES

5.0 USE TABLES

WHAT IS THE PURPOSE OF THE USE TABLES?

The purpose of the Use Tables are to convert the language of existing City of Springdale land use units contained within the zoning ordinance to the simplified language of the Form-Based District.

In general with respect to the use tables, this District is intended to foster and preserve the core residential character of the neighborhood, while allowing for a mix of uses and intensities to exist along the edges of the area, within developing areas, and along key vibrant streets.

WHAT DO THE USE TABLES CONSIST OF?

The Use Tables consist of the following basic types:

- 5.1 Residential Uses** (*SEE PAGE 5-2*)
- 5.2 Primary Retail Uses** (*SEE PAGE 5-2*)
- 5.3 Secondary Retail Uses** (*SEE PAGE 5-2*)
- 5.4 Office Uses** (*SEE PAGE 5-2*)
- 5.5 Civic / Institutional Uses** (*SEE PAGE 5-2*)
- 5.6 Agricultural Uses** (*SEE PAGE 5-2*)
- 5.7 Industrial Uses** (*SEE PAGE 5-2*)
- 5.8 Utility and Services Uses** (*SEE PAGE 5-2*)
- 5.9 Special Uses** (*SEE PAGE 5-2*)

HOW DO I USE THE USE TABLES?

The Use Tables are constructed as a series of reference tables which each have a set of uses (as defined within the existing zoning ordinance) as rows, and the Building Envelope Standard as columns. Within the specific table, the user can identify what type of use they intend to use, and what Building Envelope Standards apply to the property; thus identifying whether the use is Permitted (P), Conditional (C), or prohibited (X) on the parcel of land.

5.0 USE TABLES

5.1 RESIDENTIAL USES		NR1	NR2	NR3	NC1	NC2	C1	C2
Unit 8	Single-family dwellings	P	P	P	X	X	X	X
Unit 9	Zero lot line	X	P	P	X	P	X	X
Unit 10	Townhouse	X	P	P	X	P	X	X
Unit 11	Duplexes	P	P	P	X	P	X	X
Unit 12	High density residential	X	X	X	P	P	P	P
Unit 13	Three and four family residential	X	X	X	X	P	X	X
Unit 14	Medium density single family affordable housing (SF4)	P	P	P	X	P	X	X
Unit 15	Manufactured home park	X	X	X	X	X	X	X
Unit 28	Home occupation	P	P	P	P	P	P	P
Unit 29	Home office	P	P	P	P	P	P	P
Unit 53	Transitional housing	X	X	X	X	X	X	X
5.2 PRIMARY RETAIL USES		NR1	NR2	NR3	NC1	NC2	C1	C2
Unit 17A	Eating places, other than drive-in restaurants	X	X	X	P	P	P	P
Unit 17B	Eating places, including drive-in restaurants	X	X	X	X	X	X	X
Unit 18	Hotel, motel, and entertainment facilities	X	X	X	P	P	P	P
Unit 19	Neighborhood shopping goods	X	X	X	P	P	P	P
Unit 20	Shopping goods	X	X	X	P	P	X	X
Unit 52	Food truck courts	X	X	X	C	C	C	C
5.3 SECONDARY RETAIL USES		NR1	NR2	NR3	NC1	NC2	C1	C2
Unit 21	Trades and services	X	X	X	P	P	C	C
Unit 22	Automotive services	X	X	X	C	C	X	X
Unit 23	Commercial large sites	X	X	X	X	X	X	X
Unit 37	Auction houses	X	X	X	C	C	X	X
Unit 38	Open display retail sales	X	X	X	X	X	X	X
Unit 41	Automobile sales	X	X	X	C	C	X	X
Unit 43	Automobile sale - Damaged vehicles	X	X	X	X	X	X	X
Unit 46	Flea market, indoor	X	X	X	X	C	C	C
Unit 47	Flea market, outdoor	X	X	X	X	X	X	X
Unit 48	Automotive, machinery, and equipment open display retail sales	X	X	X	X	X	X	X
Unit 49	Commercial assembly	X	X	X	C	C	P	P
5.4 OFFICE USES		NR1	NR2	NR3	NC1	NC2	C1	C2
Unit 16	Offices, studios, and related services	C	C	C	P	P	P	P
5.5 CIVIC / INSTITUTIONAL USES		NR1	NR2	NR3	NC1	NC2	C1	C2
Unit 1	Citywide public uses by right	P	P	P	P	P	P	P
Unit 4	Cultural, recreation, and health facilities	C	C	C	P	P	P	P
Unit 5	Institutional facilities	X	X	X	C	C	P	P
Unit 40	Temporary classrooms	X	X	X	C	C	P	P
Unit 42	Church synagogue	C	C	C	P	P	P	P
Unit 45	Health care clinic	X	X	X	C	C	P	P
5.6 AGRICULTURAL USES		NR1	NR2	NR3	NC1	NC2	C1	C2
Unit 6	Agriculture	X	X	X	X	X	X	X
Unit 7	Animal husbandry	X	X	X	X	X	X	X
Unit 36	Horses kept in residential areas	X	X	X	X	X	X	X
Unit 50	Agricultural occupation	X	X	X	X	X	X	X
5.7 INDUSTRIAL USES		NR1	NR2	NR3	NC1	NC2	C1	C2
Unit 24	Dedicated warehousing	X	X	X	X	X	X	X
Unit 25	Limited manufacturing	X	X	X	X	X	X	X
Unit 26	General industrial	X	X	X	X	X	X	X
Unit 39	Temporary storage units	X	X	X	X	X	X	X
5.8 UTILITIES AND SERVICES USES		NR1	NR2	NR3	NC1	NC2	C1	C2
Unit 3	Utility facilities	C	C	C	C	C	C	C
Unit 27	Parking lot	C	C	C	C	C	P	P
Unit 31	Recycling collection facilities	X	X	X	X	C	C	C
Unit 33	Self-supporting tower, antenna structure, or monopole	C	C	C	C	C	C	C
Unit 35	Transportation services	X	X	X	C	C	C	C
Unit 51	Airport hanger with flight crew quarter	X	X	X	X	X	X	X
5.9 SPECIAL USES		NR1	NR2	NR3	NC1	NC2	C1	C2
Unit 2	Citywide uses by conditional use permit	C	C	C	C	C	C	C
Unit 30	Recreational vehicle park	X	X	X	X	X	X	X
Unit 32	Temporary buildings	C	C	C	C	C	C	C
Unit 34	Model home/temporary marketing office	C	C	C	C	C	C	C
Unit 44	Mobile vending site	C	C	C	P	P	P	P

5.0 USE TABLES

USE TABLE KEY

- NR1** – Neighborhood Residential Type 1
- NR2** – Neighborhood Residential Type 2
- NR3** – Neighborhood Residential Type 3
- NC1** – Neighborhood Center Type 1
- NC2** – Neighborhood Center Type 2
- C1** – Campus Type 1
- C2** – Campus Type 2
- P**

 Permitted Use
- C**

 Conditional Use
- X**

 Prohibited Use

6.0

DEFINITIONS

6.0 DEFINITIONS

6.1 DEFINITIONS

Except for terms defined below in this section, all terms have the same meaning as those defined in Chapter 130 Zoning Ordinance (the "Zoning Code") of the Code of Ordinances of the City of Springdale. The following new terms apply only to the Downtown District Form-Based Code and mean:

A. DEFINITIONS. "A."

Abutting

"Abutting" shall mean two (2) or more properties which share a common lot line.

Accent Material

"Accent Material" shall mean a material used on building facades which covers less than five (5%) percent of the surface of the facade.

Addition

"Addition" shall mean and include an extension or increase of Gross Floor Area, number of stories, or height of a building or structure.

Address (as in address the street)

"Address" shall mean the relationship between a building and a street; in which case the building should have primary facades and a main entrance on the street.

Adjacent Sidewalk

"Adjacent Sidewalk" shall mean the sidewalk immediately in front of, or situated along a lot line facing the primary street or side street.

Adult Uses

"Adult Uses" shall mean adult book stores, adult motion picture theaters, adult peep shows, adult video stores, massage establishments, and other adult uses.

Agricultural Uses

"Agricultural Uses" shall mean abattoirs or stockyards (corrals and/or pens), community gardens, farming & truck gardening, greenhouses (for commercial | sale purposes), greenhouses (private), livery stables, riding academies, and other agricultural uses.

Alteration

"Alteration" shall mean and include any construction or Renovation to an existing structure, other than a repair or addition.

Amenities

"Amenities" shall mean desirable or useful feature (or features) or facility (or facilities) within a building, on a streetscape, or in a public space.

Ancillary Building (Abbreviated Anc. Bldg.)

"Ancillary Building" (or Anc. Bldg.) shall mean a building incidental to, related and clearly subordinate to the main building on the same lot, which does not alter the use nor serve property other than the lot where the main building is located.

Architectural Standards (Shorthand is AS)

See Section 4.2: Architectural Standards.

Awning

See Section 4.2: Frontage Types.

6.0 DEFINITIONS

B. DEFINITIONS, “B.”

Back Façade (or Rear Facade)

“Back Façade” (or Rear Facade) shall mean the building facade located on the rear of a building facing the rear setback which would typically have an alley.

Balcony (Balconies)

See Section 4.2: Frontage Types.

Bay Window

See Section 4.2: Frontage Types.

Below-Grade

“Below-Grade” shall mean the elevation level below the surface of existing or formed earth; such as a “below-grade parking structure” or “below-grade utility”.

Between Buildings

“Between Buildings” shall mean the dimensional space between the Back Facade of the main building and an internal facade of an ancillary building.

Block

“Block” shall mean an increment of land comprised of lots, alleys, and tracts circumscribed and not traversed by any streets. Blocks shall be measured along the frontage of the associated property lines.

Block Corner

“Block Corner” shall mean the outside corner of a block at the intersection of any two (2) or more streets.

Build-to-Line (Shorthand is B-T-L)

“Build-to-Line” (or “B-T-L”) shall mean a line a set distance from the back of curb or public right-of-way which establishes required facade lines of a building. Driveways not included.

Building Line

“Building Line” shall mean the facade or edge of a building located along the build-to-line which has been required for a particular building on a particular lot.

Building Development Standards (Shorthand is BDS)

“Building Development Standards” (or BDS) shall mean a part of the District which establishes the basic parameters regulating building typologies, frontage, and architectural standards. See Section 4.0: Building Development Standards.

Building Envelope Standards (Shorthand is BES)

“Building Envelope Standards” (or BES) shall mean a part of the District which establishes the basic parameters regulating building form, such as height and setback. See Section 3.0: Building Envelope Standards.

Building Form

“Building Form” shall mean a component of the building placement criteria in this District required for each Building Envelope Standard. These requirements typically define the shape and form of how a building interfaces with the build-to-line. Driveways are not subject to building form.

Building Height

“Building Height” shall mean the vertical extent of a building measured in stories and feet, not including a raised basement or a habitable attic under a pitched roof. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. Building Height shall be measured from the average grade of the adjacent ground to the bottom of the eaves, or base of the parapet.

6.0 DEFINITIONS

Building Height Maximum

"Building Height Maximum" shall mean the maximum vertical dimension (in stories or feet) allowed for building height.

Building Height Minimum

"Building Height Minimum" shall mean the minimum vertical dimension (in stories or feet) allowed for building height.

Building Placement

"Building Placement" shall mean the siting or placement of a building on a lot or parcel of property; and includes how a building relates to the build-to-line and setbacks.

Building Types

"Building Types" shall mean any of a series of fifteen (15) basic model buildings which are required by this District. See Section 4.1: Building Types.

C. DEFINITIONS, "C."

Cafe

See Section 4.2: Frontage Types.

Candela

"Candela" shall mean the base unit of luminous intensity in the International System of Units that is equal to the luminous intensity in a given direction of a source which emits monochromatic radiation of a frequency of 540 x 1012 hertz and has a radiant intensity in that direction of 1/683 watt per unit solid angle.

Canopy (Canopies)

See Section 4.2: Frontage Types.

Carriage House

See Section 4.1: Building Types.

City

"City" shall mean the City of Springdale, Arkansas; referred to as "the City."

Civic / Institutional Uses

"Civic / Institutional Uses" shall mean art galleries (publicly owned), churches, governmental buildings, hospitals (publicly owned), libraries (publicly owned), museums (publicly owned), parks (privately owned with private commercial activities), parks (privately owned with no private commercial activities), parks (publicly owned with no private commercial activities), places of assembly (arena, auditorium, meeting room, community center), playgrounds (publicly owned with no private commercial activities), schools, and other civic | institutional uses.

Clear Depth (measured in Feet and Inches)

"Clear Depth" shall mean a dimensional measurement of an item which is clear of obstructions and appurtenances.

Code

See District.

Commercial Block Building

See Section 4.1: Building Types.

Common Entry

"Common Entry" shall mean a condition where a single entrance to a building serves multiple dwelling units.

6.0 DEFINITIONS

Common Lot Lines

“Common Lot Lines” shall mean lot lines shared by adjacent lot(s) or parcel(s).

Common Yard

See Section 4.2: Frontage Types.

Cornice

“Cornice” shall mean any prominent, continuous, horizontally projecting feature surmounting a wall or other construction, or dividing it horizontally for compositional purposes.

Corner Lot

“Corner Lot” shall mean any Lot at the intersection of two (2) or more streets, either Primary Streets or Secondary Streets, or any combination thereof.

Courtyard Building

See Section 4.1: Building Types.

Courtyard Rowhouse

See Section 4.1: Building Types.

D. DEFINITIONS, “D.”

Deck

“Deck” shall mean an exterior floor system supported on at least two (2) opposing sides by an adjoining structure and / or posts, piers, or independent supports. A deck may be attached to a main building or free-standing.

Depth of Ancillary Building (or Depth of Ancillary Bldg.)

“Depth of Ancillary Building” (or Depth of Ancillary Bldg.) shall mean the dimensional measurement (measured in feet and inches) of the maximum allowed depth of an ancillary building from the alley build-to-line on a property.

Detached Single Family Dwelling

See Section 4.1: Building Types.

Deviation

“Deviation” shall mean relief from one or more provisions of this Code, as granted either administratively or by the Board of Adjustment; “Deviation” shall be synonymous with “Variance” as applied to Chapter 130 Zoning Ordinance.

Direct Frontage

“Direct Frontage” shall mean a main entrance to building being located on a primary street or side street where access to and from the building is through a direct passageway from the building to sidewalk.

District

“District” shall mean the Downtown District; as described in Section 1.2 of this Code.

Dormer

“Dormer” shall mean a window projecting vertically through a sloping roof (hip, gable, or shed).

Dormitory

“Dormitory” shall mean a space in a building where group sleeping accommodations are provided in one room, or in a series of closely associated rooms, for persons not members of the same family, group, under joint occupancy and single management, as in college dormitories or fraternity houses.

6.0 DEFINITIONS

Double Loaded

"Double Loaded" shall mean the layout of a building in which a floor (or multiple floors) are arranged in which individual units are located on both sides of a circulation passageway.

Duplex

See Section 4.1: Building Types.

Driveway

"Driveway" shall mean a short, narrow vehicular lane leading from a public right-of-way through a lot to a rear garage, carriage house, parking lot, or parking garage.

Dwelling Unit (Abbreviated DU)

"Dwelling Unit" (or DU) shall mean a single (1) unit which provides complete and independent living of an individual or individuals.

E. DEFINITIONS, "E."

Eaves

"Eaves" shall mean the underside of a projecting overhang where a roof meets a wall.

Encroachment

"Encroachment" shall mean a building, a part of a building, or an obstruction that physically intrudes upon, overlaps, or trespasses across the Build-To-Line, the property of another, or the public right of way.

Encroachment Area

"Encroachment Area" shall mean the area impacted by Encroachments.

Entry Vestibule

"Entry Vestibule" shall mean an enclosed entryway into a building.

F. DEFINITIONS, "F."

Facade(s)

Any vertical face of a building. See Primary Building Facade and Secondary Building Facade.

Fenestration

"Fenestration" shall mean the arrangement, proportioning and design of windows and doors in a building.

Finished Ground Floor Level

"Finished Ground Floor Level" shall mean the dimensional measurement (measured in feet and inches) of the level surface of the floor above an adjacent sidewalk or lot.

First Floor Ceiling Heights

"First Floor Ceiling Heights" shall mean the dimensional measurement (measured in feet and inches) from the finished ground floor level to the finished surface of the ceiling, as specific to the first story of any building.

Flats

"Flats" shall mean a dwelling unit typically divided into a series of interior spaces such as a bedroom, kitchen, bathroom, closets, and spare room, etc.

Flex Building

See Section 4.1: Building Types.

6.0 DEFINITIONS

Floor to Ceiling (Abbreviated F to C)

"Floor to Ceiling" (or "F to C") shall mean the dimensional measurement (measured in feet and inches) from the finished floor level to the finished surface of the ceiling

Footcandles (Abbreviated FC)

"Footcandles" (or "FC") shall mean the illuminance cast by a one (1) candela source from a distance of one (1) foot.

Forecourt

See Section 4.2: Frontage Types.

Form-Based District

"Form Based District" shall mean and include that certain tract of land being depicted in Section 2.1 of this text. See also "District."

Fourplex

See Section 4.1: Building Types.

Front Outdoor Space

"Front Outdoor Space" shall mean the exterior, usable outdoor space established between the public right-of-way and the front build-to-line of a building on any lot. There are specific requirements for front outdoor space required for each building type in this District.

Frontage

"Frontage" shall mean lot lines adjacent to public rights-of-way such as primary street frontage, side street frontage or alley frontage.

Frontage Type

"Frontage Type" shall mean any of a series of ten (10) basic model building frontages which are required by this District. See Section 4.2: Frontage Types.

G. DEFINITIONS, "G."

Gable Roof

"Gable Roof" shall mean a type of roof construction in which two (2) downward sloping planes join at a single (1) central ridge with a triangular gable at each flat end.

Green Roof (also eco-roof, vegetated roof, or living roof)

"Green Roof" shall mean a type of roof construction which is partially or full covered with vegetation (or some other growing plant medium) in order to absorb rain water, lower internal building temperature, reduce heat island effect, create a micro-habitat, or capture rain water for reuse.

Gross Floor Area

"Gross Floor Area" shall mean and include the floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projections of the roof or floor above. The gross floor area shall exclude shafts with no openings or interior courts. Gross Floor area shall be interpreted in a manner consistent with the Arkansas Fire Prevention Code, as revised from time to time by the State of Arkansas.

Ground (Abbreviated grnd)

"Ground" (or "grnd") shall mean the solid surface of the earth.

6.0 DEFINITIONS

Ground Floor Use

“Ground Floor Use” shall mean uses which are allowed on the first (1) floor of any building, typically adjacent and accessible to the street level and sidewalks.

Ground Vegetation

“Ground Vegetation” shall mean plant, flower, and grass materials used on the ground.

H. DEFINITIONS, “H.”

Hardscapes (or Hardscaping)

“Hardscapes” (or “Hardscaping”) shall mean exterior constructions of a building, public space, or park which is constituted by paved areas, retaining walls, pathways, sidewalks, patios, and decks.

High Rise Residential

See Section 4.1: Building Types.

Hip Roof

“Hip Roof” shall mean a type of roof construction in which all downward sloping planes join at central ridges in all instances.

Horizontal Plane Break

“Horizontal Plane Break” shall mean a facade articulation in which a required portion of the building facade is set back from the build-to-line for a specified distance creating a relief in the facade wall. Typically this horizontal plane break will correspond to a required building setback within the building envelope standards.

I. DEFINITIONS, “I.”

Industrial Uses

“Industrial Uses” shall mean acetylene gas manufacture, acid manufacture, ammonia manufacture, arsenal, asphalt manufacture, asphalt refining, automobile salvage yards, bag cleaning, blast furnace, bleaching powder manufacture, boiler works, bottling plants, brass foundries, brassworks, brick manufacture, candle manufacture, celluloid manufacture, cement manufacture, chlorine manufacture, copper foundries, copperworks, curing (and/or tanning and storage) of green salted hides or skins, dead animal (dumping, incineration and/or reduction), dextrine manufacture, distillation (of bones, coal, and/or wood), dye stuff manufacture, dyeing works and cleaning works, emery cloth manufacture, explosives (manufacture and/or storage), fat rendering, fender repair shops, fertilizer manufacture, fireworks (manufacture and/or storage), flour milling, forge plant, fuel manufacture, garbage (dumping and/or reduction), gas (manufacture and/or storage), gelatin and size manufacture, glass manufacture, glucose manufacture, glue manufacture, grain milling, gutta percha manufacture, gypsum manufacture, iron foundries, ironworks, lamp black manufacture, leather (coloring and/or dressing), lime manufacture, linoleum manufacture, match manufacture, meat packing, metal (refining and/or smelting), milk (bottling plants and/or distributing plants), offal (dumping and/or reduction), oilcloth manufacture, oiled goods manufacture, ore reduction, paint materials manufacture, paper and/or paper pulp manufacture, petroleum and/or petroleum products (refining and/or wholesale storage), pickle manufacture, plaster-of-paris manufacture, potash manufacture, proxylin manufacture, quarries, refining materials, refuse, rock crushing, rolling mills, rubber manufacture, salt works, sand paper manufacture, sauerkraut manufacture, saw mills, shoe polish manufacture, smelting metals, soap manufacture, starch manufacture, steel foundries, steelworks, stone mills, storage (of barrels, bottles, iron, junk, rags, and/or scrap paper), stove manufacture, sugar refining, tar (distillation and/or manufacture), tar roofing manufacture, terra cotta manufacture, tile manufacture, tobacco (chewing, manufacture and/or treatment), vinegar manufacture, washing soda manufacture, water proofing manufacture, wool (pulling and/or scouring), yeast manufacture, and other industrial uses.

Infill Development (also Infill and Infill Lots)

“Infill Development” shall mean the development or redevelopment of vacant or under utilized sites within an existing urban context of buildings, network of streets, and infrastructure.

6.0 DEFINITIONS

Institutional | Civic building

See Section 4.1: Building Types.

J. DEFINITIONS, “J.”

None.

K. DEFINITIONS, “K.”

None.

L. DEFINITIONS, “L.”

Landscape Buffer

“Landscape Buffer” shall mean a landscaped area located within the sidewalk zone intended to screen or separate the public sidewalk from the buildings.

Lightcourt

See Section 4.1: Building Types.

Liner Building

See Section 4.1: Building Types.

Live | Work Unit

See Section 4.1: Building Types.

Loft

“Loft” shall mean a dwelling unit typically free of any walls or dividers separating the interior space.

Lot (or Parcel)

“Lot” (or Parcel) shall mean a designated parcel, tract or area of land having its principal frontage upon a street or a place permitted under the subdivision ordinance and established by plat or subdivision or as otherwise permitted by law to be used, developed or built upon.

Lot Depth

“Lot Depth” shall mean the dimensional measurement (measured in feet and inches) from the lot line along a primary street to the lot line along an alley, in the case of a typical lot. In other non-typical cases the lot depth may be measured a variety of ways, typically starting from the lot line along a primary street and ending on the back side of the lot.

Lot Width

“Lot Width” shall mean the dimensional measurement (measured in feet and inches) along a lot line adjacent to a primary street where the primary building facade would be located.

M. DEFINITIONS, “M.”

Main Building

“Main Building” shall mean the primary building on any lot. The main building must be classified as a building type for the purposes of this District.

Main Entrance

“Main Entrance” shall mean the primary entrance to any building.

Mansard Roof

“Mansard Roof” shall mean a type of roof construction with four (4) sides having a double slope on all sides, with the lower slope much steeper than the upper slope.

6.0 DEFINITIONS

Max From Bottom of Eave to Top of Roof

"Max From Bottom of Eave to Top of Roof" shall mean the maximum dimensional measurement (measured in feet and inches) from the elevation of the eaves or bottom of a parapet on a building to the top elevation of a parapet wall or finished roof pitch.

Mixed-Use (also Mix-of-Uses)

"Mixed-Use" (also Mix-of-Uses) shall mean a building or development which contains multiple functions through superimposition of a variety of different uses; for example, a building having primary retail use(s) as the ground floor use, and residential use(s) as the upper floor use would be considered a mixed-use building.

Multiple Dwelling (also Multiple Dwelling Unit)

"Multiple Dwelling" (also "Multiple Dwelling Unit") shall mean a singular (1) building which contains multiple dwelling units.

N. DEFINITIONS, "N."

Neighborhood General Type 3 – TOD (Shorthand is NG3-TOD)

See Section 3.0: Building Envelope Standards.

Neighborhood Center Type 1 – TOD (Shorthand is NC1-TOD)

See Section 3.0: Building Envelope Standards.

New Construction

"New Construction" shall mean and include site preparations for, and construction of, any entirely new structure on the site, including a Parking Facility of any kind, whether or not the site was previously occupied.

Nonconforming Use

"Nonconforming Use" shall mean any building, structure or land lawfully occupied with a use on the effective date of this Ordinance, or on the effective date of any amendment to this Ordinance, which on said effective date would otherwise be in conflict with one or more of the regulations of the Central West End Form Based District.

O. DEFINITIONS, "O."

Office Uses

"Office Uses" shall mean general and/or professional offices (not exceeding 3,500 square feet), general and/or professional offices (exceeding 3,500 square feet), Massage Establishments (therapeutic, by certified professional only) and other office uses.

Overhang

"Overhang" shall mean the part of a building or structure (typically referring to a roof) which extends outward beyond the walls creating a small covered area beneath.

P. DEFINITIONS, "P."

Parapet (also Parapet Wall)

"Parapet" (also "Parapet Wall") shall mean a short protective wall along the edge of a flat or sloped roof.

Parapet Roof

"Parapet Roof" shall mean a flat or sloped roof which contains a parapet wall.

Parcel

See lot.

6.0 DEFINITIONS

Parking Facility

“Parking Facility” shall mean and include any building, structure, land, or facility used for off-street parking of motor vehicles.

Parking Garage

“Parking Garage” shall mean a building containing one (1) or more levels (or stories) of parking above-grade or below-grade.

Parking Lot (also Off-Street Parking)

“Parking Lot” (also “Off-Street Parking”) shall mean an at-grade asphalt or concrete (or pervious material) surface parking lot for the storage of motor vehicles off-street.

Parking Requirement

“Parking Requirement” shall mean the number of parking spaces, if any, required by a particular Building Envelope Standard for a particular use (as defined in the use requirement) and square footage. For determining the Parking Requirement square footage shall be calculated by subtracting common areas and space devoted to walls, mechanical spaces, and other service and support spaces from the gross square footage.

Parking Uses

“Parking Uses” shall mean automobile parking facilities and/or off-street garages, parking lots (associated with the use of a Main Building), Rear Garages, and other parking uses.

Pedestrian Realm

“Pedestrian Realm” shall mean the areas of the street and public spaces which are devoid of vehicular traffic such as the sidewalk, amenities zone, public gardens, pathways, or a pedestrian square.

Pitch

“Pitch” shall mean the slope of a roof measured by distance of rise over distance of run (rise/run); for example a roof which has a rise of six (6') feet over a run of twelve (12') has a pitch of fifty percent (50%) or 6/12.

Podium Building

See Section 4.1: Building Types.

Podium Level

“Podium Level” shall mean the area on a podium building where the “podium” (lower base portion) adjoins the “tower” (upper level tall portion) and creates an exterior space for outdoor activities, seating area, hardscaping, and common spaces.

Porch

See Section 4.2: Frontage Types.

Plane Break

See vertical plane break and horizontal plane break.

Primary Building Façade

“Primary Building Façade” shall mean building facades located on a primary street or side street; and the rear facade on the first lot adjacent to an alley.

Primary Material

“Primary Material” shall mean main building material exposed on a building facade’s surface, typically limited to seventy five percent (75%) of the building facade. See Section 4.2: Architectural Standards for further details.

6.0 DEFINITIONS

Primary Retail Uses

"Primary Retail Uses" shall mean antique stores, art galleries, art studios, bakery shops, barber shops, bars, bookstores, business incubators, butcher shops, clubs (private), cafes, coffee shops, craft beer tasting rooms and/or restaurants, delis, confectioneries, drug stores, dry goods shops, florist shops, furniture stores (new), gift shops, grocery stores, hardware stores, hobby shops, ice cream shops, lodges (private), magazine stores, outdoor dining, pet shops, record stores, restaurants, retail stores, stationary stores, taverns, tea shops, toy shops, theaters, video stores, vintage shops, yoga therapy or yoga studios, and other primary retail uses.

Primary Street

"Primary Street" shall mean a category of street frontage (for the purposes of this District) for which all building shall be designed to address. Primary Streets are indicated in Section 2.2. Street Frontage Classification Plan.

Primary Street Build-to-Line

"Primary Street Build-to-Line" shall mean a line established along a primary street defined for each lot, describing where the building facades must be placed.

Private Patio

"Private Patio" shall mean an exterior or covered exterior area which is private to and only accessible from a singular (1) dwelling unit in a building.

Property Line

"Property Line" shall mean the official recorded boundary of a lot (or parcel) as defined by the City.

Public Right-of-Way

"Public Right-of-Way" shall mean those areas which are under control and ownership of the City. Public rights-of-way include but are not limited to public parks, tree lawns, sidewalks, streets and street rights of way.

Public Spaces

"Public Spaces" shall mean a social space (such as a town square or public park) which is accessible and open to all members of the public. Public spaces do not necessarily have to be under ownership and responsibility of the City.

Q. DEFINITIONS, "Q."

None.

R. DEFINITIONS, "R."

Rear, Ancillary Building Uses

"Rear, Ancillary Building Uses" shall mean accessory structures (with residential unit only), accessory structure (with residential unit and private parking garage), accessory structure (with private parking garage only), carriage houses, granny flats, tool sheds and/or storage buildings, and other rear | ancillary building uses.

Rear Garage

See Section 4.1: Building Types.

Rear Setback

"Rear Setback" shall mean a line defined for each lot, describing a range of dimensions (measured in feet and inches) where the rear building facades must be placed within.

Rear Outdoor Space

"Rear Outdoor Space" shall mean the exterior, usable outdoor space established between the public right-of-way and the rear setback of a building on any lot. There are specific requirements for rear outdoor space required for each building type in this District.

6.0 DEFINITIONS

Regulating Plan

“Regulating Plan” shall mean the coding key for the building envelope standards which provide specific information and requirements regarding the form and bulk of each lot within the area. See Section 2.0: The Regulating Plan.

Renovation

“Renovation” shall mean and include the Alteration of any part of an existing building which does not result in an extension or increase of Gross Floor Area, number of stories, or height of a building or structure.

Residential Uses

“Residential Uses” shall mean attached single-family dwelling, courtyard buildings, courtyard rowhouses, detached single-family dwelling, duplexes, flex buildings, fourplexes, home occupations, high-rise residential buildings, live | work units, multiple-family dwellings (not exceeding four families), multiple-family dwellings (exceeding four families), rowhouses, semi-attached two-family dwellings, semi-detached two-family dwellings, stacked flats, town houses and/or townhomes (not exceeding one family), triplexes, two-family dwellings, and other residential uses.

Rowhouse

See Section 4.1: Building Types.

S. DEFINITIONS, “S.”

Secondary Building Façade(s)

“Second Building Façade(s)” shall mean building facades located on side and alley setbacks for a building.

Secondary Materials

“Secondary Materials” shall mean main building material exposed on a building facade’s surface, typically limited to 20% of the building facade. See Section 4.2: Architectural Standards for further details.

Secondary Retail Uses

“Secondary Retail Uses” shall mean auto (car, truck, or equipment) detailing and/or washing, auto (car, truck, or equipment; which requires outside storage) rental lots, auto (car, truck, or equipment) service and/or repair and/or body work and/or lubrication, auto (car or truck) sales and/or leasing (new and/or used), auto (car, truck, or equipment) part sales (new or used), beauty shops or beauty supply stores, billiards, computer stores, catering establishments, cell phone (including beeper or pager) shops, convenience stores, convenience food stores and/or confectioneries, check cashing establishments (centers and/or services, including property/title/loan centers), electronics shops (new, used and/or rent-to-own), dance halls, dry cleaning pick-up stations, financial institutions and/or banks, film studios, fitness centers, funeral parlors, furniture stores (used and/or rent-to-own), gyms, home appliance shops (new, used and/or rent-to-own), laundries and/or laundromats (open anytime between midnight and 6 pm or otherwise), loan establishments (short-term), motor fuel pumping stations, open air farmers and produce markets, pawnbrokers, pawn shops, package liquor sales and/or free standing package liquor stores, pet boarding facilities (kenneling and/or daycare), pet services (grooming and/or veterinarian), pinball/video and/or amusement game arcades, pool halls, printing shops, recording studios, restaurants (carry-out with no indoor table service or otherwise, which include a sales or service window for consumption on- and/or off-premises as a pedestrian and/or in a vehicle), retail (which includes a sales or service window), salvage storage (retail or wholesale), second hand shops (junk or retail, not commonly classified as “vintage” or “antique”), sheetmetal shops, shoe repair shops, public or private storage (outdoor or open) for lease and/or rent, tattoo and/or body piercing parlors, tinsmith shops, warehousing or inside storage, wholesale business, any use with a sales or service window or facility for customers in cars, establishments selling any alcoholic beverages by the glass (which do not have a restaurant permit and liquor license) and other secondary retail uses. Secondary Retail Uses also include any use which is defined as a Primary Retail Use by this Code.

Setback Line

“Setback Line” shall mean a line defined for each lot where the rear and side building facades must be placed at; or a range of distance from the property line with which the building facade must be placed within.

6.0 DEFINITIONS

Shed Roof

“Shed Roof” shall mean a type of roof construction in which a single (1) plane roof slopes downward in one (1) direction.

Shopfront

See Section 4.2: Frontage Types.

Shutter

“Shutter” shall mean a pair or set of hinged panels fixed to the outside of a window frame which can be closed for security or privacy or to keep light out of an interior space.

Side Setback

“Side Setback” shall mean a line defined for each lot, describing a range of dimensions (measured in feet and inches) where the side building facades must be placed within.

Side Street

“Side Street” shall mean a category of street frontage (for the purposes of this District) for which all building shall be designed to address. Primary Streets are indicated in Section 2.2. Street Frontage Classification Plan.

Single Loaded

“Single Loaded” shall mean the layout of a building in which a floor (or multiple floors) are arranged in which individual units are located on one (1) side of a circulation passageway.

Special Uses

“Special Uses” shall mean adult day cares (24 hours or otherwise), babysitting centers, bed and breakfast (guest, homestay and/or inn), blood donor facilities (that pay donors for their blood), boarding houses, business research uses, cemeteries, children's home, convalescent home, daycare centers, dormitories (a.k.a. student housing), group homes, halfway houses, homes (for mentally handicapped, physically handicapped, and/or the aged), hospitals, hotels, nursing homes, outdoor pay telephones, parks (publicly owned with private commercial activities, penal institutions, playgrounds (privately owned with private commercial activities), playgrounds (privately owned with no private commercial activities), playgrounds (publicly owned with private commercial activities), residential facilities (for the treatment of alcohol and/or drug abuse), residential care facilities, retirement centers, rooming houses, transitional housing, and other special uses

Stacked Flats

See Section 4.1: Building Types.

Stoop

See Section 4.2: Frontage Types.

Story (Stories)

“Story” (“Stories”) shall mean any habitable floor level within a building.

T. DEFINITIONS, “T.”

Terrace

See Section 4.2: Frontage Types.

Temporary Uses

“Temporary Uses” shall mean construction buildings, temporary buildings and/or structures, seasonal business leasing (annually) locations, and other temporary uses.

6.0 DEFINITIONS

Townhouses

"Townhouses" shall mean a dwelling unit typically spanning across two (2) stories in a building with common / public spaces (such as living room, kitchen, dining room, and sitting room) on the lower floor and private spaces (such as bedrooms, bathrooms, and game room) on the upper floor.

Triplex

See Section 4.1: Building Types.

U. DEFINITIONS, "U."

Uniformity

"Uniformity" shall mean the maximum-to-minimum illuminance at grade-level applicable to a lighting fixtures placed within the sidewalk zone.

Upper Floor Ceiling Heights

"Upper Floor Ceiling Heights" shall mean the dimensional measurement (measured in feet and inches) from the finished floor level to the finished surface of the ceiling in stories of buildings on the second (2) level or higher.

Upper Floor Use

"Upper Floor Use" shall mean uses which are allowed on the second (2) floor or higher of any building, typically adjacent and accessible to the street level and sidewalks.

Urban Parking Garage

See Section 4.1: Building Types.

Use (or Use Type)

"Use" (or Use Type) shall mean the purpose for which a building, structure, or lot of land may be arranged or occupied or the activity conducted or proposed in a building, structure, or lot of land, or for which it is occupied or maintained, let, or leased.

Utility / Communication Uses

"Utility / Communication Uses" shall mean cellular towers, radio stations, utility stations and/or towers, cell phone transmitters (on buildings), and or other utility | communication uses.

V. DEFINITIONS, "V."

Variance

"Variance" shall mean an exception to a requirement of this District which allows the use or development of the lot outside the requirements for that lot. See Section 1.2: General Provisions for further information.

Veranda

"Veranda" shall mean a roofed platform along the outside of a house, level with the finished ground floor level of a building on a lot.

Vertical Plane Break

"Vertical Plane Break" shall mean a facade articulation in which a required portion of the building facade is set back from the build-to-line for a specified distance creating a relief in the facade wall. Typically this vertical plane break will correspond to a required articulation of facades on building types placed on lots with a width greater than fifty (50') feet in order to create an interactive relationship between the building facade and the sidewalk.

6.0 DEFINITIONS

W. DEFINITIONS, “W.”

Wall Opening

“Wall Opening” shall mean a dimensional area displaced on a wall (measured in square feet; or vertical feet and inches by horizontal feet and inches) by the creation of an opening for circulation or visual access.

Window Opening

“Window Opening” shall mean a dimensional area displaced on a wall (measured in square feet; or vertical feet and inches by horizontal feet and inches) by a window unit or units.

X. DEFINITIONS, “X.”

None.

Y. DEFINITIONS, “Y.”

None.

Z. DEFINITIONS, “Z.”

Zero Lot Line

“Zero Lot Line” shall mean any building which is place on a lot with no setback from the build-to-line resulting in a building facade flush with the public right-of-way and sidewalk.

Zoning Code

“Zoning Code” shall mean Chapter 130 Zoning Ordinance of the Code of Ordinances of the City of Springdale.



RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CREATION OF NEW POSITIONS, ELMINATING CERATIN POSITIONS, AND AMENDING THE 2026 BUDGET.

WHEREAS, the City Attorney's Office desires to make changes to its personnel structure for the purpose of increasing modernization and efficiency; and

WHEREAS, the City Attorney's Office desires to eliminate the following positions: Victim Advocate (Grade 18), File/Discovery Clerk (Grade 13), Hot Check Administrator (Grade 15) and Secretary (Grade 13); and

WHEREAS, the City Attorney's Office desires to create the following positions: three (3) Legal Assistants (Grade 15) and one (1) Chief Legal Assistant (Grade 16); and

WHEREAS, it is beneficial to make these changes during the current transition of the City Attorney and other staff retirements; and

WHEREAS, the total budget impact of this restructuring is \$17,990.65; and

WHEREAS, the Prosecutor Fee Fund has sufficient funds to cover the expense of the changes.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that:

Section 1. The Victim Advocate, File/Discovery Clerk, Hot Check Administrator, and Secretary positions within the City Attorney's Office shall be eliminated in the 2026 City Budget.

Section 2. Three (3) Legal Assistant positions and one (1) Chief Legal Assistant position shall be created in the 2026 City Budget.

Section 3. The Springdale City Attorney Personnel Budget in the 2026 City Budget shall be amended in an amount not to exceed \$17,990.65.

Section 4. That the sum of \$17,990.65 shall be transferred from the City Prosecutor Fee Fund (404-0000-419.80-30) to the General Fund to offset the budgetary impact of these changes.

PASSED AND APPROVED this 28th day of April, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Garrett Harlan, DEPUTY CITY ATTORNEY

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE CITY ATTORNEY
BUDGET IN THE 2026 GENERAL BUDGET.**

WHEREAS, the City Attorney's Office has two employees who have announced their respective retirements effective April 30, 2026 and December 31, 2026; and

WHEREAS, the City Attorney's portion of the City of Springdale 2026 budget should be amended to reflect the necessary amounts to be paid out to each employee upon their retirement;

WHEREAS, the retirements will have a budget impact of an amount not to exceed \$53,678.61.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Springdale City Attorney Personnel Budget in the 2026 City Budget shall be amended in an amount not to exceed \$53,678.61.

PASSED AND APPROVED this 28th day of April, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Garrett Harlan, DEPUTY CITY ATTORNEY

RESOLUTION NO. _____

**A RESOLUTION ACCEPTING A GRANT FROM THE
SMITHSONIAN INSTITUTION**

WHEREAS, the Shiloh Museum applied for a grant to support the production of a series of video histories and interviews, and

WHEREAS, the Shiloh Museum was awarded a grant in the amount of \$9,500.00, from The Smithsonian Institution.

WHEREAS, the funds will be used to produce a series of video histories highlighting entrepreneurs from the region and the economic development of their communities, to be shared through digital platforms and public presentations,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that, the Mayor is hereby authorized to accept and sign the grant agreement for a grant in the amount of \$9,500.00 from the Smithsonian Institution for the production of a video history series.

PASSED AND APPROVED this 28th day of April, 2026

Doug Sprouse, MAYOR

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Garrett Harlan, DEPUTY CITY ATTORNEY

RESOLUTION NO.

A RESOLUTION AMENDING THE 2026 BUDGET OF THE CITY
OF SPRINGDALE MUNICIPAL AIRPORT

WHEREAS, the City of Springdale Municipal Airport recently experienced damage due to a hail storm that occurred;

WHEREAS, the City of Springdale has received funds that have not been appropriated from insurance settlements;

WHEREAS, the Springdale Municipal Airport has requested that these funds be appropriated to their *Buildings & Grounds* account.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2026 Budget of the City of Springdale Municipal Airport is hereby amended as follows:

<u>Department</u>	<u>Account No.</u>	<u>Description</u>	Present	Amended	
			<u>Budget</u>	<u>Increase</u>	<u>Budget</u>
Airport	401-0110-401.51-01	Buildings & Grounds	\$80,000	\$1,676,793.45	\$1,756,793.45

PASSED AND APPROVED this 28th day of April, 2026

Doug Sprouse, MAYOR

ATTEST:

Sabra Jeffus, CITY CLERK

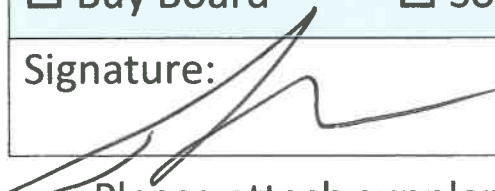
APPROVED AS TO FORM:

Garrett Harlan, DEPUTY CITY ATTORNEY



SPRINGDALE™
WE'RE MAKING IT HAPPEN

DEPARTMENT FUNDING REQUEST

Department: <i>Airport</i>		Date: <i>4-16-2026</i>
Point of Contact: <i>James Smith</i>	Amount Requested: <i>\$ 1,676,793.45</i>	
Date to be Presented to Committee: <i>4 / 20 / 2026</i>		
Brief Description of Funding Request: <i>Insurance refund, Hail damage</i> <i>Airport Budget - 51-01</i>		
Funding Source: (General Fund, Special Fund, etc.) <i>Insurance</i>		
IS IT BUDGETED?		
YES ☐	NO ☐	
\$0 - \$34,999 No Council approval needed	☐ \$0 - \$4,999	
Request to waive bidding? ☐ Buy Board ☐ Sole Source	☐ \$5,000 - \$34,999 Requires 3 Quotes	
Signature: 	☐ \$35,000+ Requires Bid	
Please attach supplemental information	Request to waive bidding? ☐ Buy Board ☐ Sole Source	

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE PURCHASE OF A VEHICLE FOR
THE CITY OF SPRINGDALE, ARKANSAS.**

WHEREAS, the City of Springdale has a need to purchase a vehicle for use by Animal Control; and

WHEREAS, the City has received a quote from Superior Automotive Group for the purchase of a 2026 Chevrolet Silverado 1500 4x4 Crew Cab in the amount of \$45,617.00; and

WHEREAS, the vehicle is available for purchase at or below state contract pricing; and

WHEREAS, pursuant to Arkansas Code Annotated section 14-58-104(17), municipalities may purchase new motor vehicles without competitive bidding when the purchase price does not exceed the fleet price awarded by the Office of State Procurement.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that:

Section 1. The purchase of a 2026 Chevrolet Silverado 1500 4x4 Crew Cab from Superior Automotive Group in the amount of \$45,617.00 is hereby approved and to be paid from the unrestricted general fund or the Pauline Smith Bequest Reserved Funds.

Section 2. The Mayor and City Clerk are hereby authorized to execute all documents necessary to complete the purchase.

PASSED AND APPROVED this ____ day of _____, 2026.

Doug Sprouse, Mayor

ATTEST:

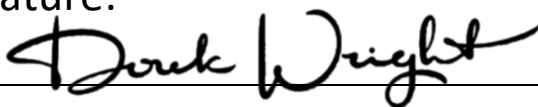
Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Garrett Harlan, DEPUTY CITY ATTORNEY



DEPARTMENT FUNDING REQUEST

Department:		Date:
Point of Contact:	Amount Requested: \$	
Date to be Presented to Committee: ____/____/20____		
Brief Description of Funding Request:		
Funding Source: (General Fund, Special Fund, etc.)		
IS IT BUDGETED?		
YES ☐		NO ☐
\$0 - \$42,920.00 No Council Approval Needed		☐ \$0 - \$4,999
Request to Waive Bidding? BUY BOARD SOLE SOURCE		☐ \$5,000 - \$42,920.00 Requires 3 Quotes
Signature: 		☐ \$42,921.00 + Requires Bid
Please attach supplemental information		Request to waive bidding? ☐ Buy Board ☐ Sole Source

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE PURCHASE AND INSTALLATION
OF EQUIPMENT FOR AN ANIMAL CONTROL VEHICLE FOR THE CITY OF
SPRINGDALE, ARKANSAS.**

WHEREAS, the City of Springdale requires specialized equipment for an Animal Control vehicle, including a containment box and upfit, computer equipment, and vehicle wrap; and

WHEREAS, the City has obtained quotes for such equipment in the following amounts: box and upfit, \$22,581.99; Getac computer and keyboard, \$4,128.46; and vehicle wrap, \$1,000.00; and

WHEREAS, the total amount for the equipment and installation is \$27,710.45; and

WHEREAS, the total cost of the equipment is below the threshold requiring competitive bidding and complies with applicable purchasing requirements.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF
SPRINGDALE, ARKANSAS, that:**

Section 1. The purchase and installation of the equipment described herein, including the box and upfit, Getac computer and keyboard, and vehicle wrap, in the total amount of \$27,710.45 is hereby approved to be paid from the unrestricted general fund or the Pauline Smith Bequest Reserved Funds.

Section 2. The Mayor and City Clerk are hereby authorized to execute all documents necessary to complete these purchases.

PASSED AND APPROVED this ____ day of _____, 2026.

Doug Sprouse, Mayor

ATTEST:

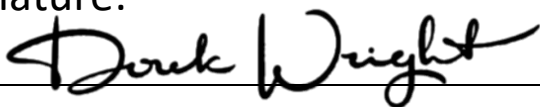
Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Garrett Harlan, DEPUTY CITY ATTORNEY

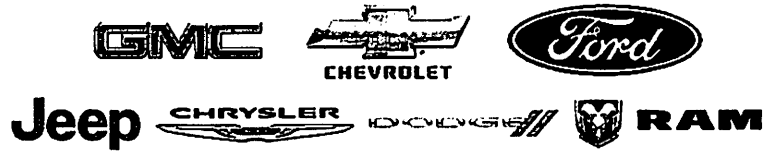


DEPARTMENT FUNDING REQUEST

Department:		Date:
Point of Contact:	Amount Requested: \$	
Date to be Presented to Committee: ____/____/20____		
Brief Description of Funding Request:		
Funding Source: (General Fund, Special Fund, etc.)		
IS IT BUDGETED?		
YES ☐		NO ☐
\$0 - \$42,920.00 No Council Approval Needed		☐ \$0 - \$4,999
Request to Waive Bidding? BUY BOARD SOLE SOURCE		☐ \$5,000 - \$42,920.00 Requires 3 Quotes
Signature: 		☐ \$42,921.00 + Requires Bid
Please attach supplemental information		Request to waive bidding? ☐ Buy Board ☐ Sole Source

Dana Safety							
Chevy 1500 4x4 Crew Cab V8				\$45,617.00 with extras			
Box and upfit				\$24,315.65			
GeTac Computer and Keyboard				\$4,128.46			
Wrap				\$1000 Est			
Total				\$75,061.11			
Superior							
Chevy 1500 4x4 Crew Cab V8				\$45,617.00 with extras			
Box and upfit				\$22,581.99			
GeTac Computer and Keyboard				\$4,128.46			
Wrap				\$1000 Est			
Total				\$73,327.45			

SUPERIOR
AUTOMOTIVE GROUP
Fleet and Commercial Sales



Attn: SPRINGDALE ANIMAL CONTROL

3/24/2026
JV

Vehicle

2026 CHEVY 1500 SSV 6.5 FT BED
Emergency Equipment Upfit

Qty	Qty Description Price Total	Price Total	C
1	4 COMPARTMENT ANIMAL CONTROL INSERT	\$ 15,192.10	
2	12E B/W GRILL LIGHTS	\$ 220.00	
6	TSS0E B/W LIGHTS FOR BOX	\$ 660.00	
1	HHS3200 CONTROL W SIREN AND BRKT	\$ 720.20	
	CAN REPLACE WITH SWITCHS AND RELAYS IF SIREN NOT NEEDED		
1	425-6726 CONSOLE	\$ 600.22	
1	425-6729 CUP HOLDER	\$ 43.26	
1	425-6701 12V USB	\$ 79.04	
1	425-0023 ARM REST	\$ 69.72	
1	C-DMM-3007 DASH MOUNT	\$ 436.10	
1	DS-GTC-801 DOCK STATION	\$ 648.95	
1	C-KBM-202 KEYBOARD MOUNT AND ADPT	\$ 112.40	
	Freight	\$ 1,100.00	
	Shop Supplies	\$ 225.00	
	Installation Labor	\$ 2,475.00	

Total Upfit \$ 22,581.99

Jeremy Mcallister/John Vest
Superior Automotive Group
Fleet and Upfitting
250 Grant Place
Suite B
Lowell AR 72745
Cell: JM 479-616-4348 JV 479-549-8335



AFI
6606 Stadium Drive
Kansas City MO 64129
Phone: (816) 861-4000
afi-kc.com

QUOTE

Quote ID: Q12713 Rev 0

Quote Date: 3/25/2026

Quote Valid Until: 5/24/2026

Page 1 of 1

Customer: Springdale Police Department
201 Spring St.
Springdale AR 72764

Contact: BELL MIKE
Phone: (479) 756-8200
Email: jrobertson@springdalear.gov
Salesperson: Elton Towne
Sales Email: eltont@afi-kc.com

Make:	Model:	Year:	Single/Dual:
Cab Type:	Wheelbase:	Cab-to-Axle:	VIN:
Order Description Springdale Police Department GETAC A140 AND RUGGED KEYBOARD without internal dl reader			

Line	Quantity	Description	Unit Price	Amount
20	1 EA	Default Part (for Unknown Parts) Getac Rugged Keyboard, 3 year warranty (US)	\$208.11	\$208.11
40	1 EA	A140G2 Sector Specific SKU - Intel Ultra 5 125U, W/ Webcam, Microsoft Windows 11 Pro x64 with 16GB RAM, 512GB PCIe SSD, Sunlight Readable (Full HD LCD + Touchscreen + Stylus), US Power Cord, 8M Rear Camera, WIFI + BT + GPS / Glonass + Passthrough	\$3,433.77	\$3,433.77
50	1 EA	Bumper to Bumper + Extended Warranty- Notebook, Tablet(Year 4 & 5) - Getac, Tablet&Notebook (A/ B/ F/ K/ V/ UX/X600 Series), Bumper-to-Bumper+Extended	\$486.58	\$486.58

Notes:

Sub Total:	\$4,128.46
Sales Tax:	\$0.00
Grand Total:	\$4,128.46

As of: 3/25/2026 10:05:14 AM

Customer must fill out the information below before the order can be processed...

Accepted by:	
Date:	P.O. Number:

* Labor and installation is included in all pricing.

* Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.

* Please note if chassis is furnished, it is as a convenience and terms are Net Due on receipt of Chassis.

* A service charge of 3% will be applied to all credit card purchases.

As of: 3/25/2026 10:05:14 AM

Vehicle Specifications & Pricing

ITEM 68

TYPE PST 10133432

Chevrolet Silverado 1500

Special Service Vehicle,

Crew Cab, 4WD

(NO SUBSTITUTES)

Dealer Name:

SMART CHEVY

Vehicle Make/Model

Chevrolet Silverado 1500

Model Code:

CK10543 5W4 SSV PACKAGE

City MPG Estimate

15

Highway MPG Estimate

19

[Back to Table of Contents](#)

VEHICLE BID PRICE

\$43,635.00

Body & Chassis	Base Vehicle Minimum Requirements	Enter Vehicle Specification (Fill-in Unshaded Blanks Only)
Chevrolet Silverado 1500, Crew Cab; 4x4	All Standard Manufacturer Equipment	
Special Service Vehicle	All Standard Manufacturer Equipment	
Gross Vehicle Weight Rating	7000 lbs.	
Bed (Short Box)	Short Wide Bed	
Engine		
Engine	List size	5.3 V8 355HP
Fuel Type	Gasoline	
Transmission/Drive		
Automatic Transmission	Automatic - List Type, Speeds etc.	10 SPEED AUTO
Tires & Wheels		
Spare	Full Size Spare	INCLUDED
Warranty		
Bumper to Bumper Warranty	3 Years or 36,000 miles, whichever comes first	3YR/36,000 miles
Drivetrain Warranty	5 years or 100,000 miles, whichever comes first	5YR /100,000 miles

\$43,635.00 BASE
 \$525.00 Long Bed QH
 \$1,180.00 Spot Lamp SL
 \$320.00 Front Seat Cover FS
 \$245.00 AT Tires AT
 \$45,617.00 Total

ITEM 68	VEHICLE OPTIONS		Dealer Name:	
TYPE PST Chevrolet Silverado SSV, 4WD (NO SUBSTITUTES) Back to Table of Contents			SMART CHEVY	
Body and Chassis	Code	Option Minimum Requirement	Enter Optional Equip. Desc. & Mfg. Option Codes	Price
Bed	QH	Long Wide Bed	CK10743 157 WB = 6.5 BED	\$525.00 ✖
Engine				
Flex Fuel	FFV	Add Flex Fuel	FHS	\$135.00
Engine Block Heater	HB	Add Block Heater	K05	\$138.00
Transmission/Drivetrain				
Skid Plate	KO	Add Skid Plate	NZZ	\$185.00
Limited Slip Differential	LS	Limited Slip Differential		Std
Electrical				
Daytime Running Lights	DL	Add Daytime Running Lights		Std
Spot Lamp: Front, Left	SL	Spot Lamp: Front, Left	7X7	\$1,180.00 ✖
Spot Lamps: Front, Left And Right	ON	Spot Lamps: Front, Left And Right	7X2	\$2,080.00
Alternator	HA	Heavy Duty Alternator - List Amps	220 AMP STANDARD	Std
Doors & Windows				
Deep Tinted Windows	TG	Add Deep Tinted Glass	(REAR IS STANDARD.) FT & DRIVER PASSENGER SIDE	\$225.00
Interior				
Radio Upgrade	RU	Premium Audio System		Std
Rubber/Vinyl Flooring Rear Only	VF	Rubber/Vinyl Flooring Rear Only		Std
Carpeted Floor, Front and Rear	CF	Carpeted Floor, Front and Rear	B30	\$125.00
Cloth Seats, Front and Rear	CS	Cloth Seats, Front and Rear	H1T	\$125.00
Delete Center Section of Front Seat for Aftermarket Console. Add Transfer Case Electronic with Rotary Dial Control	DC	Delete Center Section of Front Seat for Aftermarket Console. Add Transfer Case Electronic with Rotary Dial Control	5Y1 PLUS NQH	\$540.00
Vinyl Seat Rear Only	VS	Vinyl Seat Rear Only		Std ✖
Front Seat Center Floor Space	FS	15" Front Seat Center Open Floor Space	5Y1	\$32.00 ✖
Backup Camera	BR	Backup Camera		Std
Tires and Wheels				
All Terrain Tires	AT	All Terrain Tires	Tires, 265/70R17 all-terrain, blackwall	\$245.00 ✖
Spare	WL	Mounted Full Size Spare		Std
Towing				
Towing	XO	Towing Package Including: Hitch, Wiring Harness, Upgraded Radiator, Transmission Cooler		Std
Electric Brake Controller	BC	Add Electric Brake Controller	JL1 Trailer brake controller, integrated	\$0.00
Trailer Mirrors	TM	Manual Telescoping Trailer Mirrors	DPO	\$510.00
Towing Differential	BO	Differential for Extra Towing Capability		Std



Superior Automotive Group

Jeff Lee | 479-393-8282 | jlee@drivesuperior.com

Specs.

[Fleet] 2026 Chevrolet Silverado 1500 (CK10743) 4WD Crew Cab 157" Work Truck (2) (☒ Complete)

Quote Worksheet

	MSRP
Base Price	\$46,300.00
Dest Charge	\$2,795.00
Total Options	\$3,805.00
Subtotal	\$52,900.00
Gov Incentive	(\$4,900.00)
Subtotal Pre-Tax Adjustments	(\$4,900.00)
Less Customer Discount	(\$2,840.00)
Subtotal Discount	(\$2,840.00)
Trade-In	\$0.00
Excluded from Sales Tax	Subtotal Trade-In
	\$0.00
	Taxable Price
	\$45,160.00
Sales Tax	\$0.00
Subtotal Taxes	\$0.00
Subtotal Post-Tax Adjustments	\$0.00
Total Sales Price	\$45,160.00

 3/24/2026
Dealer Signature / Date

Customer Signature / Date

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Data Version: 28063. Data Updated: Mar 24, 2026 1:46:00 AM UTC.