

Outline of High Density Zoning Ordinance

1. General Provisions
2. Permitted Uses
3. Accessory Uses
4. Density, Area, Height, Bulk and Coverage Standards
 - a. Density
 - b. Building Height
 - i. Purpose
 - (1) Campus Corner
 - (2) Downtown
 - (3) Porter Avenue
 - (4) Non-Core Areas
 - c. Building Coverage
 - i. Purpose
 - ii. Maximum Building Coverage
 - d. Setback from a Public Right-of-Way or Property Line to Building Face
 - i. Purpose
 - ii. Standards
 - (1) Campus Corner
 - (2) Downtown
 - (3) Porter Avenue
 - (4) Non-Core Areas
5. Architectural Standards
 - a. Purpose
 - b. General Standards
 - c. Compatibility
 - i. General Requirements
 - ii. Architectural Compatibility
 - d. Building Exterior Walls and Facades, and Materials
 - i. General Requirements
 - ii. Building Massing, Exterior Walls and Street-Facing Facades
 - (1) Scale
 - (2) Building Articulation
 - iii. Materials
 - (1) Purpose
 - (2) Allowable Materials
 - (3) Required Masonry
 - (4) Prohibited Materials
 - (5) Building Rehabilitation

- e. Roofs, Cornice Lines, Parapets
 - i. General Requirements
 - ii. Roofs
- e. Windows, Doors, Porches, Decks, Steps/Stoops, and Balconies
 - i. General Requirements
 - ii. Windows
 - iii. Doors
 - iv. Porches, Decks, Balconies
 - v. Steps and Stoops
- g. Screening for Exterior Mechanical Equipment, Electrical Equipment, Service Area and Trash
 - i. Screening Requirements
 - ii. Recycling of Solid Waste Disposal

6. Open Space

- a. General Requirements for Private Space
- b. Purpose
- c. Size, Location and Configuration
- d. Minimum Size Requirements
 - i. Upper Floor Balconies
 - ii. Individual Unit Areas
 - iii. Common Areas
- e. Surfacing Materials
- f. User Amenities
- g. Enclosure

7. Landscape Standards

- a. Purpose
- b. Minimum Landscaped Areas
- c. Landscaped Building Setbacks

8. Site Development Standards

- a. General Requirements
- b. Grading
- c. Streets and Vehicular Access
- d. Drives
- e. Parking and Vehicular Access
 - i. Attached Parking Garage
 - ii. Parking Space Requirements
 - iii. Design of Parking Structures
 - iv. Maximum Frontage
- f. Utilities
- g. Storm Water

9. Lighting Standards (As required by the Zoning Ordinance)

10. Signage Standards (As required by the Zoning Ordinance)

11. Pedestrian Standards.
 - a. General Requirements
 - b. Pedestrian Paving
 - c. Site Furnishings and Amenities
 - d. Pedestrian Connections