

# C5 DOWNTOWN CORE

## Building Setbacks

**Build-To Zone** (Distance from Property Line)

Front Facade	10' min. to 20' max.	<b>A</b>
Side Street Facade	10' min. to 20' max.	<b>B</b>

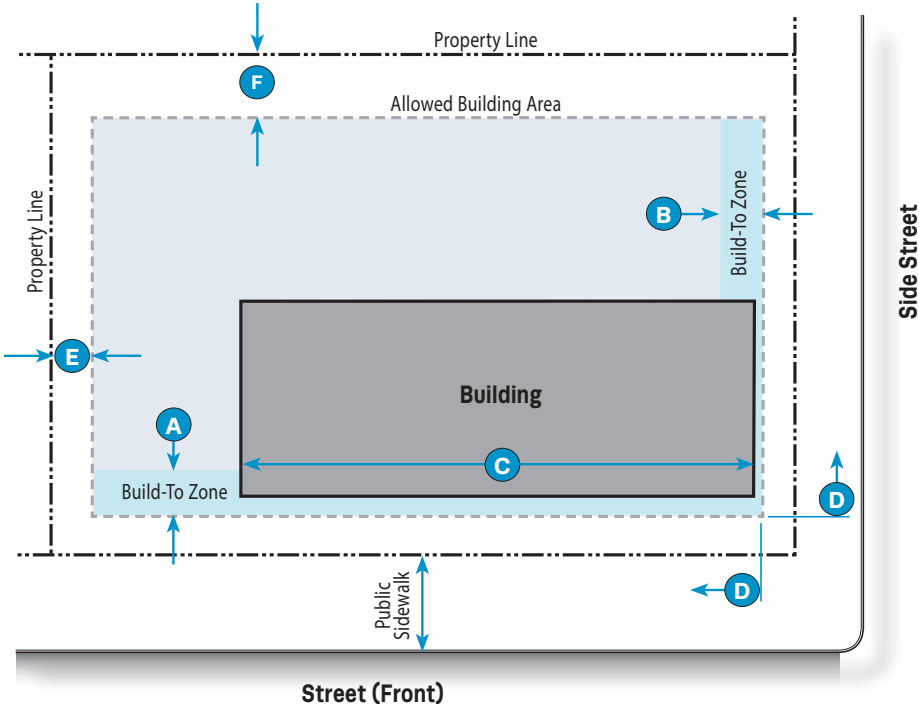
**Building Facade Width at Built-To Zone**

Front Facade	50% width of frontage min.	<b>C</b>
Side Street Facade	25% width of frontage min.	

**Corner properties:** Both street facing facades of corner properties must be built within the Build-to Zone for the first 30' min. from the corner. **D**

**Other Setbacks** (Minimum distance from property line)

Side - Principal Structure	10' min.	<b>E</b>
Accessory Structure	5' min.	
Rear - Principal Structure	20' min.	<b>F</b>
Accessory Structure	10' min.	



## Building Form

**Height**

Principal Building	2 story minimum <sup>1</sup> / 60' max.	<b>G</b>
Accessory Structure	30' max.	
Ground Floor Elevation	1' max. above sidewalk	
Ground Floor Ceiling	14' min.	<b>H</b>
Upper Floor(s) Ceiling	9' min.	<b>I</b>
Parapet (if applicable)	3' min.	<b>J</b>
		<b>K</b>

**Parking Setbacks** (Minimum distance from property line)

Front Yard	40' min.
Side Street	30' min.
Side Yard	20' min.
Rear Yard	10' min.

## Lot Dimensions

Lot Size	10,000 s.f. min.
Lot Width	50' min.
Lot Depth	100' min.
Greenspace	20% min.

## Allowed Use Types

Upper Floors	Residential, Commercial	<b>N</b>
Ground Floor	Residential, Commercial	<b>O</b>

## Building Types Allowed

<input checked="" type="checkbox"/> Detached	<input checked="" type="checkbox"/> Common Wall
<input checked="" type="checkbox"/> Side Yard	<input checked="" type="checkbox"/> Courtyard

## Facade Types Allowed

<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Forecourt
<input checked="" type="checkbox"/> Stoop	<input checked="" type="checkbox"/> Terrace
<input checked="" type="checkbox"/> Arcade	<input checked="" type="checkbox"/> Shopfront & Awning
<input type="checkbox"/> Open Front Yard	<input type="checkbox"/> Courtyard

## Build-To Zone

New building facades fronting a public street within the C5 District are required to locate a majority of the facade within the Build-To Zone to maintain a consistent street wall along the road.

## Two Story Minimum

New buildings within the C5 district are required to have a two-story minimum building height along the front facade facing the public street to maintain a consistent facade presence. The second story must contain habitable or occupiable space - false facades or second-floor attic space shall not count toward this requirement.

## Corner Properties

Both street facing facades of corner properties must be built within the Build-to Zone for the first 30' min. from the corner.

## Uses

Commercial uses only are permitted on the ground floor levels in this district. The second and third floors of the building may contain commercial, residential or parking. The fourth floor may contain either commercial or residential uses.

## Design Guidelines

Refer to Section IV *Design Standards* for design requirements which are specific to the Commercial (C) districts.

