		Urban General	Shopfront	Urban General 2	Urban Neighborhood	Staff Reference Points
			Placement			Frontage area names: "shopfront" and "urban neighborhood" provide context within the name. "Urban General" and "Urban General 2" don't give the same context clues and are too similar. Planning Commission -any ideas for better names and intent statements?
Façade						
	Required Frontage on RBL	80% (75%)	80% (75%)	70%	70%	
Buildable Area						
	Min Side Setback	n/a	n/a	5 ft. from one side	5 ft. from one side	
	Min Rear Setback	8 ft. from alley; 15 ft. if no alley	8 ft. from alley; 15 ft. if no alley	8 ft. from alley; 15 ft. if no alley	8 ft. from alley; 15 ft. if no alley	
	Max Building Footprint	14,000 sq ft. (15,000) 20,000 sq. ft. for grocery (18,000 sq. ft.)	14,000 sq ft. (15,000) 20,000 sq. ft. for grocery (18,000 sq. ft.)	14,000 sq ft. (15,000) 20,000 sq. ft. for grocery (18,000 sq. ft.)	7,000 sq. ft 20,000 sq. ft. (18,000 sq. ft. for grocery store)	Building J / Healthy Living 30,250 SF single-story commercial building: 18,000 SF for the grocery store and 12,250 SF retail spaces
	Max Building Frontage	180 ft.	180 ft.	120 ft. (150 ft.)	100 ft.	Finney Crossing "landscaper" at 664 Zephyr Road" 270-ft frontage along Stillwater Lane
	Min Building Frontage	60 ft.	60 ft.	60 ft.	20 ft.	
	Min Private Open Area	15% (20%) of buildable	15% (20%) of buildable area	15% (20%) of buildable area	15% (20%) of buildable area	
Other						
	Parking Setback Line (generally)	30 ft. behind RBL	30 ft. behind RBL	30 ft. behind RBL	30 ft. behind RBL (exceptions for rowhouses)	
	Forecourt Allowed?	No	No	Yes	Yes	
			Height			
Building Height						
	Max Height on street	4 stories or 52 ft.	4 stories or 52 ft.	3 stories or 42 ft.	3 stories or 42 ft.	
	Min Height on street	3 stories	3 stories	2 stories	2 stories	
	Max Height in rear	1 story or 18 ft.	1 story or 18 ft.	1 story or 18 ft.	1 story or 18 ft.	
Ground Floor Finished Elevation						
	Commercial or Retail	negative 6 inches to +18 inches	negative 6 inches to +18 inches	At grade for lobbies but residential is 3' to 5'	n/a	-6" to 18" meakes retail eye-level with the sidewalk. Residential should not be at eye-level (looking into peopl's living spaces). Good example = Bristol Main Street retail on 18" high end. -6" example is Blackpack Pub in Waterbury (it has eye-level appearance from street but step over and down threshold).
	Residential	3 ft. to 6 ft (5 ft. to 8 ft.)	3 ft. to 6 ft (5 ft. to 8 ft.)	3 ft. to 5 ft.	3 ft. to 5 ft.	
Second Floor		18 ft. to 22 ft.	18 ft. to 22 ft.	16 ft. to 18 ft.	n/a	
Minimum Ground Story finished Clear Height						
	Commercial or Retail	13 ft.	13 ft.	9 ft.	9 ft.	
	Residential	9 ft.	9 ft.	9 ft.	9 ft.	

Minimum Upper		9 ft.	9 ft.	9 ft.	9 ft.	
Street Wall		4 ft. to 8 ft.	4 ft. to 8 ft.	4 ft. to 8 ft.	4 ft. to 8 ft.	
Max		8 ft	8 ft	8 ft.	8 ft.	
Elements						
Fenestration						
	Ground Story	50% to 80%	70% to 90%	50 % to 80%	20% to 70%	
	Upper Stories	20% (25%) to 80%	20% (25%) to 80%	20% to 80%	20% to 70%	
Attic Story		Allowed	Allowed	Allowed	Allowed	
Balconies						
	Required?	Yes	Yes	Yes	Yes	
	Amount required?	1/3 of units on façade with frontage width greater	1/3 of units on façade with frontage width greater than 100 ft.	1/3 of units on façade with frontage width greater than 100 ft.	1/3 of units on façade with frontage width greater than 100 ft.	
	Min depth	5 ft	5 ft	5 ft	5 ft. from one side	
	Min width	9 ft.	9 ft.	9 ft.	7 ft.	
Façade Entry Doors						
	Max distance door to door	70 ft. (80 ft.)	50 ft. (60 ft.)	80 ft. (100 ft.)	80 ft.	
Shopfront Encroachment						
	Allowed?	No	Yes	No	No	
	Max Encroachment	n/a	2 ft (3 ft.)	n/a	n/a	