

# Section 1. Introduction & Definitions

## How to Use the Taft Corners FBC

Look at the REGULATING PLAN to determine if property is located within the Taft Corners FBC.

### If no:

These standards are not applicable.

### If yes:

I want to know what I can do with my property:

1. Find the specific property in question on the REGULATING PLAN. Identify the REQUIRED BUILDING LINE and the PARKING SETBACK LINE. The color of the fronting STREET-SPACE determines the applicable BUILDING FORM STANDARD (you will find these in the key located on the REGULATING PLAN).
2. Find the applicable BUILDING FORM STANDARD in Section 3. *Building Form Standards*. The standards in Section 3.1 *General Provisions* that apply to all properties in the Taft Corners FBC. The BUILDING FORM STANDARD describes the parameters for development on the site in terms of placement, height, elements, and use.
3. Additional regulations regarding architecture, streets and other public spaces, parking requirements, and permitted building functions are found in Sections 4 to 7.
4. See Section 8 for information on the development review process.

I want to modify an existing building:

Determine whether your intended changes would trigger a level of code compliance by looking at Section 3 *Building Form Standards* and in Section 8, *Non-Conformities*.

If yes, follow the process delineated therein (and the indicated portions of steps 2-4, above).

I want to establish a new use in an existing building:

Find the property on the REGULATING PLAN and determine the applicable BUILDING FORM STANDARD. Determine whether the use is allowed by looking at the Permitted Use Table in Section 7. If the use is listed with a cross-reference in the right-hand column, refer to those specific performance standards.

I want to subdivide my property:

Development proposals require delimited lots. In many cases this will involve the subdivision of larger tracts.

Property may be subdivided in accordance with the procedures of the Williston Unified Development Bylaw Chapter 12 Subdivisions. Any subdivision of a property within Taft Corners must meet the applicable standards of Sections 2 to 7.

### Note that:

Certain terms in this Code are used in specific ways, often excluding some of the meanings of common usage. Wherever a word is in SMALL CAPITALS format, consult Section G. Key Concepts (below) or this Section G and H for its specific and limited meaning within Taft Corners.

In this Code, *illustrations* convey intent and are not regulatory, *diagrams* are an integral part of the regulations.

## Taft Corners Form-Based Code: Sections 1 to 8

### 1. Introduction & Definitions

### 2. Regulating Plans

### 3. Building Form Standards

### 4. Architectural Standards

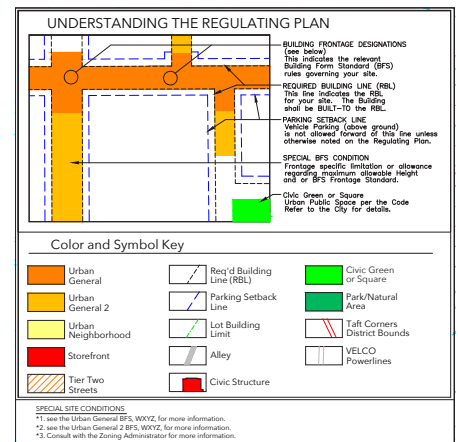
### 5. Public Realm Standards

### 6. Parking & Loading

### 7. Building Functions

### 8. Administration

### 9. Reserved



REGULATING PLAN Key

Section 3 Building Form Standards

**Taft Corners Form-Based Code: Sections 1 to 8**

1. Introduction & Definitions
2. Regulating Plans
3. Building Form Standards
4. Architectural Standards
5. Public Realm Standards
6. Parking & Loading
7. Building Functions
8. Administration

**HOW TO USE THE BUILDING FORM STANDARDS (BFS)**

The BUILDING FORM STANDARDS are divided into General Standards, that apply to all frontage designations, and individual BUILDING FORM STANDARDS that only apply where a frontage has been designated. Standards include required minimums, allowed maximums, and some permissive parameters for specific building or lot features. The individual BUILDING FORM STANDARDS (BFS) are organized into four categories: Placement, Height, Elements, and Use. You should review both the General and individual BUILDING FORM STANDARDS before planning your project.

**PLACEMENT:** These standards set the setback area of your lot. Note the REQUIRED BUILDING LINE (RBL) and the minimum percent required for building along the lot frontage. Next, look for specifics about the depth and breadth of the setback area relative to the RBL and any side and rear setbacks. You should also note any requirements for open areas. Then you will know where on your lot you may build—as well as where your building must be placed (the RBL).

**HEIGHT:** These standards set the minimum and maximum height for the building. Note also any specifications for floor elevations, and fence or wall heights. Heights are primarily measured relative to the fronting sidewalk.

**ELEMENTS:** These standards regulate important details of the building, like FACED WINDOWS, AWNINGS, and REINTEGRATION (windows and doors). These standards apply primarily to the building facade (the front, as it faces the street)—with much less emphasis on what happens behind the FACADE.

**USE:** These standards define the broad categories of use that are permitted, often differentiating between the ground floor and the upper stories. The standards are typically less specific and prescriptive in the regulation of use than conventional zoning.

Initial Internal Draft 16 August 2021

BUILDING FORM STANDARDS, page 1

## A. Purpose & Intent

This section establishes the Taft Corners Form-Based Code (Taft Corners FBC). Sections 2 through 7 provide the rules for development in these districts.

This code is established to implement the Community Vision Plan. It focuses on community character, through an emphasis on development character, intensity, and physical form and patterns, rather than solely on land uses. This code emphasizes the relationship between private development and the public realm to promote an overall sense of place within Taft Corners while allowing a wide variety of land uses. Taft Corners is intended to be a model of sustainability, employing smart planning and technologies for solar gain and generation, storm-water management and enabling transportation alternatives to the automobile.

Taft Corners is a defined geographic area in a specific location that accommodates a mix of uses—either within the same building, on the same parcel, or within close proximity—in a pedestrian-oriented, transit-supportive, compact, walkable form. The Taft Corners FBC is intended to create traditional urban design.

The Taft Corners FBC regulations establish requirements related to form, character and design that will promote compatible redevelopment and create an environment where people can live, work, learn, worship, and relax within a compact walkable setting. The standards foster a system in which buildings are oriented toward the street or public realm, and organized around perimeter BLOCKS, ideally with rear lot service access via ALLEYS or shared drives.

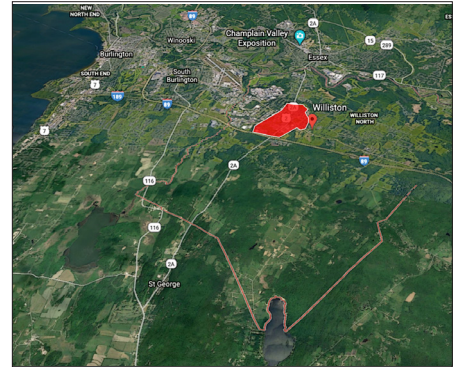
## B. Organization

Taft Corners is mapped by a REGULATING PLAN and divided into building frontages. Each building frontage is defined primarily by a common scale, character, and intensity, rather than land use category (although uses are broadly regulated).

The Taft Corners FBC regulations include a set of BUILDING FORM STANDARDS that establish a hierarchy of building forms, with a scale and intensity tailored for their location. The goal of the BUILDING FORM STANDARDS is to create a vital and coherent public realm through the definition and shape of the STREET-SPACE.

The regulations on building forms are applied at the parcel level and put primary emphasis on the building frontage—the relationship between the building and the STREET-SPACE. The regulations work together to frame the PUBLIC REALM.

The BUILDING FORM STANDARDS are tailored to the desired physical and functional context of each location, using a range of scales and intensities, as identified by the Taft Corners REGULATING PLAN.



*Birds-Eye 2021: Taft Corners in Williston*



*Aerial photo Taft Corners*



Illustrative Plan, mixed-use core area.



Illustrative Plan, Taft Corners.



Vision, Bird's Eye View over 2A/Merchants Row (extended).

**C. Applicability and Intent**

1. The REGULATING PLAN is the official zoning map for Taft Corners.
2. The Code is in effect for that part of the Town of Williston, Vermont, designated on the Official Zoning Map as the Taft Corners Form District (TCFD)
3. Where the REGULATING PLAN is shown on the zoning map, these standards immediately apply.
4. The process for developing or redeveloping within Taft Corners is explained in *Section 8*.
5. The REGULATING PLAN establishes and guarantees the interconnected network of small blocks and walkable/pedestrian oriented streets in accordance with the Town Plan.

**D. Other Applicable Regulations**

Where apparent conflicts exist between the provisions of the Taft Corners FBC and the other sections of the Williston Unified Development Bylaw or other existing ordinances or approvals, these standards take preference unless in conflict with State or Federal law. Local wetland and resource rules are not overridden by the Taft Corners FBC.

The regulations in the Taft Corners FBC is an appendix of the Williston Unified Development Bylaw. The regulations in each document shall apply to development on land included in the REGULATING PLAN. When conflicts exist between the provisions of the Taft Corners FBC and the other sections of the Williston Unified Development Bylaw, or other existing ordinances, the Taft Corners FBC standards shall take precedence when related to the building form standards, architectural standards, public realm standards, parking, and building functions.

**E. Minimum Requirements**

In interpreting and applying the provisions of the Taft Corners FBC, these are the minimum requirements for development under this Code.

**F. Components**

The Taft Corners standards are included in the following sections:

1. *Section 1 Introduction & Definitions* instructs on the use and organization of the Taft Corners Code. The *Definitions* subsection includes those terms that are used in the Taft Corners regulations in specific ways, often excluding some of the meanings of common usage. Wherever a word is in SMALL CAPITALS format, consult *G. Key Concepts*, or *H. Definitions* for its specific and limited meaning. Words used but not defined in Taft Corners, but that are defined elsewhere in the Williston Unified Development Bylaw, have the meanings set forth therein.
2. *Section 2 Regulating Plans*: The REGULATING PLAN is the zoning map for Taft Corners. The REGULATING PLAN provides specific information on the rules for development within each parcel. The REGULATING PLAN makes the development standards place-specific by designating the BUILDING FORM STANDARD frontages and delineating the public spaces.

The REGULATING PLAN identifies: the boundaries for Taft Corners; existing and new streets; the REQUIRED BUILDING LINE; and the PARKING SETBACK LINE throughout Taft Corners; and may identify additional regulations and/or special circumstances for specific locations.

3. *Section 3 Building Form Standards* sets out the rules for building siting, scale, and massing that control how buildings frame and relate to the STREET-SPACE or public realm. The BUILDING FORM STANDARDS establish the parameters for development on each site in terms of building placement, height, elements, and uses.
4. *Section 4 Architectural Standards* provide parameters for a building's exterior elements, with an emphasis on FACADES. These standards govern materials, configurations, and techniques for development under all BUILDING FORM STANDARDS. They are established in order to ensure a coherent and high-quality building character that is complementary to the best traditions of Williston and the region.
5. *Section 5 Public Realm Standards* include standards for the public realm: streets and sidewalks, and SQUARES, CIVIC GREENS, and other public open spaces. They are established in order to ensure a vital and complete public realm/ STREET-SPACE with a high level of walkability.
6. *Section 6 Parking and Loading Standards* provide goals and requirements to promote a “park once” environment through shared parking and encourage a pedestrian-friendly, walkable Taft Corners.
7. *Section 7 Building Function Standards* define the uses allowed and/or required on ground floors and in upper floors, correlated with each BUILDING FORM STANDARD. Because Taft Corners emphasizes form more than use, these standards include fewer, broader categories than those provided elsewhere in the Williston Unified Development Bylaw.
8. *Section 8 Administration* covers the application and approval process for developing in Taft Corners. It also sets out the standards and procedures for amendments to the REGULATING PLAN and how development proposals will be reviewed.



*Illustrative view of future Trader Lane at the Village Green.*

## G. Taft Corners Intent and Key Concepts

The following list of concepts are important components of the Taft Corners regulations and are provided here for quick reference. These and other terms in the Taft Corners sections are used in specific ways, often excluding some of the meanings of common usage. Wherever a word is in **SMALL CAPITAL** format, consult *H. Definitions* for its complete specific and limited meaning

### **ALLEY:**

ALLEYS provide efficient and coordinated rear access for service and parking to all users of a BLOCK. They are critical to the functioning of the interconnected network of streets.

### **BLOCK:**

BLOCKS are the foundation of a walkable, efficient, and vital Town Center/Urban Place. With their public frontages, private lots and interior service and parking areas, BLOCKS provide an efficient and workable system for private interests, large and small, to interact in a synergistic and democratic way. They are the building block of all the great American towns and cities.

### **BUILDABLE AREA:**

This area, described/set out in the Building Form Standards, is simply the area of the lot where buildings may be constructed.

### **CLEAR SIDEWALK:**

This is the continuous clear area of sidewalk for pedestrians. While the area that is available to pedestrians will often be wider, the CLEAR SIDEWALK area will never be encroached into or compromised.

### **CLEARLY VISIBLE FROM THE STREET-SPACE:**

The Taft Corners Form-Based Code most regulates things that directly shape the form and functioning of the STREET-SPACE - things that are CLEARLY VISIBLE FROM THE STREET-SPACE. Private actions and building forms beyond that, generally within or behind the buildings, are less regulated.

### **DOORYARD:**

The area between the building FACADE and the SIDEWALK. DOORYARDS vary with their context, some being paved areas in front of shops and others small front gardens or lawns.

### **FACADE:**

The building elevation facing and on the street is its public face - or FACADE. Because the building FACADE is the primary component of the STREET-SPACE, the form based code places careful parameters on it, with much less control on the rest of the building.

### **FENESTRATION:**

The doors, windows, and other openings in a building that provide views and communication between the private space within the building and the public realm of the STREET-SPACE. The FBC regulates FENESTRATION to support vital walkable streets and to maintain 'eyes on the street' for safety.

### **PARKING SETBACK LINE:**

The arrangement of parked cars in Taft Corners is very lightly

regulated. There is a simple setback line, generally 30' from the STREET-SPACE, that ensures that no pedestrian will have to walk alongside a parking lot.

### **PRIVATE OPEN AREA:**

PRIVATE OPEN SPACE is for residents. This is not public space, as in a GREEN or a park, but open area for individual families, and/or residents of individual buildings, out of the public hustle and bustle of living in a compact, walkable, downtown. The 19th Century city failed in this regard and the resulting inhumane conditions contributed to the 20th Century flight to the suburbs that so consumed our rural lands.

### **REGULATING PLAN:**

You might think of the REGULATING PLAN as a 21st Century Zoning Map. It lays out the Form and Function regulations for development and the interconnected network of streets, BLOCKS, ALLEYS, and public open spaces that are necessary for the pedestrian oriented, walkable downtown/town center called for in the Town Plan.

### **REQUIRED BUILDING LINE (RBL):**

The REQUIRED BUILDING LINE is the line, or narrow strip, that aligns buildings consistently along the street and sidewalk. The Taft Corners Form-Based Code requires a minimum percentage of all lot frontages to have a building FACADE built along it,

### **STREET-SPACE:**

The complete space between the building FACADES. The STREET-SPACE is a community's first and foremost public space. It includes the automobile travel and parking lanes, the TREE LAWNS, sidewalks, DOORYARDS, and any GREENS or SQUARES.

### **STREET TREES:**

"A street with canopy shade trees is like a room without a ceiling" Landscape Architect, Henry Arnold.

STREET TREES and plants contribute to privacy, the reduction of noise and air pollution, shade, maintenance of the natural habitat, conservation of water, and storm-water management. Good STREET-SPACES promote sustainable transportation options such as walking and bicycling.

## H. Definitions

The following terms are defined for the purpose of the Taft Corners Form-Based Code (FBC). Terms not defined here may be defined elsewhere in the Williston Unified Development Bylaw. In such case, the definition contained in the Williston Unified Development Bylaw must be used. Certain terms in these districts are used in very specific ways, often excluding some of the meanings of common usage. Where there is an apparent conflict or contradiction, the definition herein will take precedence.

- ALLEY.** The public right-of-way or public access easement for vehicles and pedestrians within a **BLOCK** that provides service access to the rear or side of properties, vehicle parking (e.g., garages), loading docks, utility meters, recycling containers, and garbage bins.
- ATTIC STORY.** Habitable space situated within the structure of a pitched roof and above the uppermost **STORY** that does not count against the ultimate building or **STORY** height if constructed within the prescribed standards.
- AWNING.** A fabric-on-frame roof-like element attached to the **FAÇADE** or **REQUIRED BUILDING LINE** side of a building to provide shelter or shade.
- BALCONY.** An exterior platform attached to the upper **STORIES** of the building **FAÇADE** (generally forward of the **REQUIRED BUILDING LINE**).
- BAY WINDOW.** Generally, a U-shaped enclosure extending the interior space of the building forward of the **FAÇADE/REQUIRED BUILDING LINE** (along its **STREET-SPACE** side).
- BLOCK.** An increment of land comprised of lots, **ALLEYS**, and parcels circumscribed and not traversed by streets (**PEDESTRIAN PATHWAYS** excepted). **BLOCKS** are measured at the **REQUIRED BUILDING LINE (RBL)**.
- BLOCK CORNER.** The outside corner of a **BLOCK** at the intersection of any two **REQUIRED BUILDING LINES**. Inside corners, where the resulting angle formed by the **BLOCK FACE** is less than 180 degrees (concave) are not considered **BLOCK CORNERS** for the purposes of the Taft Corners. (see *Section 3 General Standards, Diagram 8*)
- BLOCK FACE.** The **REQUIRED BUILDING LINE** frontage between **BLOCK CORNERS**.
- BUILDING CORNER.** The outside corner of a building where the primary building mass is within an angle less than 180 degrees. Inside corners, where the exterior space of the building mass forms an angle of more than 180 degrees are not considered **BUILDING CORNERS** for the purposes of Taft Corners. (see *Section 3 General Standards, Diagram 8*)
- BUILDABLE AREA.** The area of the lot that structure(s) may occupy, which generally includes the area of the lot behind the **REQUIRED BUILDING LINE** excluding any required setbacks, as designated in the individual **BUILDING FORM STANDARD**. Any building additions must be within the specified **BUILDABLE AREA**.
- BUILDING FORM STANDARDS (BFS).** The part of the Taft Corners standards that establish basic parameters regulating building form, including: the envelope (in three dimensions); placement on the lot; certain permitted and required building elements, such as **SHOPFRONTS**, **BALCONIES**, and **FENESTRATION**; and the allowed functions.
- CANOPY.** The solid-on-frame roof-like element, covering an entry door(s), attached to the **FAÇADE** or **REQUIRED BUILDING LINE** side of the building to provide shade or shelter.
- CIVIC BUILDINGS.** Those buildings designated on the **REGULATING PLAN** that are or were designed to house strictly civic or cultural assembly uses or are historically and urbanistically significant structures. These may include meeting halls; libraries; schools; police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; courthouses; and other similar community uses. Public ownership alone does not constitute a **CIVIC BUILDING**. **CIVIC BUILDINGS** and publicly-owned public art are not subject to the **BUILDING FORM STANDARD** prescriptions of the Taft Corners FBC unless specifically noted otherwise.
- CLEAR HEIGHT.** The habitable distance between the floor and ceiling. For entrances and other external building features, the unobstructed distance from the ground/sidewalk to the lowest element above. **CLEAR HEIGHT** is not applicable to parking structures.

- CLEAR SIDEWALK.** The portion of a sidewalk that must remain clear of obstructions (furniture, signage, trees, lighting, etc.) to allow for unimpeded public passage
- CLEARLY VISIBLE FROM THE STREET-SPACE.** Some requirements of the Taft Corners FBC apply only where the subject is “CLEARLY VISIBLE FROM THE STREET-SPACE.” (Note the definition of STREET-SPACE below.) A building element more than 30 feet from a REQUIRED BUILDING LINE or STREET-SPACE is by definition not CLEARLY VISIBLE FROM THE STREET-SPACE. Common or party walls are by definition not CLEARLY VISIBLE FROM THE STREET-SPACE.
- COMMON LOT LINES.** Lot lines shared by adjacent private lots.
- CORNER LOT.** A lot that has frontages on two intersecting STREET-SPACES. Special building placement, fencing and landscape requirements may apply.
- DOORYARD.** The area within the STREET-SPACE, extending across the entire frontage of the lot, between the building FAÇADE (the REQUIRED BUILDING LINE) and the CLEAR SIDEWALK/ROW. This area may be hard-surfaced or planted according to Section 5.2.A Public Realm Standards, General, Dooryards
- DORMER.** Roofed ancillary structures with windows providing light and air to habitable space within a pitched roof.
- EQUIVALENT OR BETTER.** A building material or construction technique that has been determined, by the Zoning Administrator in consultation with the Project Review Committee (PRC), to be at least equal to, in appearance, durability, etc., or surpassing those expressly permitted herein.
- ENGLISH BASEMENT.** A habitable floor level in a ROWHOUSE that is below the first floor that is partially above and below grade. The ceiling of an ENGLISH BASEMENT is between 3 and 6 feet above the average fronting sidewalk grade with windows and an entry with direct STREET-SPACE access. ENGLISH BASEMENT units do not count against the STORY height limit but do count against the maximum height measurement. An ENGLISH BASEMENT unit is considered an accessory dwelling unit.
- FACADE.** (the building face): The building elevation facing the STREET-SPACE or REQUIRED BUILDING LINE. Building walls facing private interior courts, COMMON LOT LINES, and ALLEYS are not FAÇADES, and are considered elevations..
- FACADE COMPOSITION.** The arrangement and proportion of materials and building elements (windows, doors, columns, pilasters, bays) on a given FAÇADE.
- FENESTRATION.** Openings in a wall, including windows and doors, allowing light and views between the building and/or lot interior (private realm) and exterior (public realm)
- FORECOURT.** A building FACADE configuration where a central portion of the FACADE is set back from the REQUIRED BUILDING LINES to form a space that is enclosed on 3 sides by building elevations, with the entry door on one of the three elevations. Forecourts are limited in size and must satisfy all their frontage standards.
- FIRST FLOOR.** See GROUND STORY.
- FRONT PORCH.** A GROUND STORY entry platform attached to the FACADE / REQUIRED BUILDING LINE side of the building.
- GREEN OR SQUARE.** A public open space designated on the REGULATING PLAN. The term GREEN is used to describe a small public lawn, playground, or other public open area that is primarily pervious-surfaced . The term SQUARE is generally used to describe spaces that have more impervious area. See *Section 5. Public Realm Standards* for the specific parameters for GREENS and SQUARES.
- GROUND STORY.** The first habitable level of a building at or above grade, not including ENGLISH BASEMENTS. The next STORY above the GROUND STORY is the second STORY or floor.
- MANSARD ROOF.** A roof with two angles of slope, the lower portion of which is steeper and is architecturally comparable to a building wall. Also a nearly vertical facade which imitates a roof. Mansard roofs are permitted within the parameters in *Section 4.D*
- MEZZANINE.** An internal intermediate level between the GROUND STORY and the second STORY that may be in the form of a platform, podium, or wide balcony.

- MUNTIN.** A strip of wood or metal separating and holding panes of glass in a window, less than 1” in thickness. Muntins divide a single window sash or casement into a smaller grid system of panes of glass.
- PARKING SETBACK LINE.** A line or plane, generally parallel to the **REQUIRED BUILDING LINE**, that extends vertically up from the ground **STORY** floor level (unless otherwise noted on the **REGULATING PLAN**), behind which parking may be located.
- PEDESTRIAN PATHWAY.** A publicly accessible interconnecting hard-surfaced way, open to the sky, providing pedestrian and bicycle passage through **BLOCKS** running from a **STREET-SPACE** to another **STREET-SPACE**, **ALLEY**, or an interior **BLOCK** parking area.
- PRIVACY FENCE.** An opaque fence generally along **ALLEYS**, **PEDESTRIAN PATHWAYS**, and **COMMON LOT LINES**. See the *Section 3 Building Form Standards* for height and placement specifications and *Section 4 Architecture* for material and configuration standards.
- PRIVATE OPEN AREA.** An occupiable area within the **BUILDABLE AREA**, generally only accessible to occupants of the particular building or site, and (primarily) open to the sky. The permitted location(s) for **PRIVATE OPEN AREA** is designated in the individual **BUILDING FORM STANDARD**.
- PROJECT REVIEW COMMITTEE (PRC).** An internal staff committee established to provide a coordinated and centralized technical review process to advise the Zoning Administrator and to ensure conformity with the requirements of the Code. The Project Review Committee is comprised of the Zoning Administrator, the Director of Public Works, and the Fire Chief.
- REGULATING PLAN.** The implementing plan for development within Taft Corners. The **REGULATING PLAN** designates the **BUILDING FORM STANDARDS** for private development and may provide additional specific information for the disposition of each building site. The **REGULATING PLAN** shows how each site relates to adjacent **STREET-SPACES**, and the overall district.
- REQUIRED BUILDING LINE (RBL).** A line or plane indicated on the **REGULATING PLAN**, defining the street frontage, that extends vertically and is generally parallel to the street, at which the building **FACADE** must be placed. This is a requirement, not a permissive minimum such as a setback. (The minimum length and height of **FACADE** that is required to be at the **RBL** is shown on the applicable **BUILDING FORM STANDARD**.)
- ROWHOUSE.** A single-unit multi-story attached building, sharing one or more common walls with at least one other unit, and with a direct **STREET-SPACE FACADE** entry and no principal dwelling unit above another principal dwelling unit. **ROWHOUSES** are only permitted in Urban Neighborhood frontages.
- SHARED PARKING.** Automobile parking that is visible (this may be via signage) and accessible to the public for a minimum portion of each day.
- SHOPFRONT.** The area of the frontage running, vertically from the sidewalk up to the bottom of the second **STORY** floor structure and horizontally, the full width of the interior shop or store space. This is typically comprised of the various architectural elements including kneewalls, transoms, window panes, mullions, muntins, posts, pilasters, columns, and any roofs, cornices or eaves—all of which must comply with the standards of *Section 3.3 Building Form Standards, Storefront Frontages*, and *Section 4.4.F Architectural Standards, Shopfronts*.
- SIDEWING.** The portion of a building attached to and behind the primary structure extending along a **COMMON LOT LINE** toward the **ALLEY** or rear of the lot.
- SQUARE.** See **GREEN**.
- STOOP.** An entry platform on the **FACADE** of a building. (See the individual **BUILDING FORM STANDARDS** for specifications.)
- STORY.** That space within a building and above grade that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above.
- STREET-SPACE.** The space between fronting **FACADES** or **REQUIRED BUILDING LINES**, including streets, **SQUARES**, **GREENS**, sidewalks, **DOORYARDS**, and parks—but not within **ALLEYS**.

**STREET-SPACE FRONTAGE.** That portion of the lot or building that is coincident with the **REQUIRED BUILDING LINE** as required by Taft Corners.

**STREET TREE.** A tree required in the Taft Corners FBC that is used to define the **STREET-SPACE** or public realm and listed in the Street Tree List in *Section 5 Public Realm Standards*. **STREET TREES** are large canopy shade trees that will form a shade canopy with sufficient clear trunk to allow traffic to pass under unimpeded.

**STREET WALL.** A primarily masonry wall which assists in defining the **STREET-SPACE**, filling in the gaps between adjacent building **FACADES**.

**TREE LAWN.** (tree trench/planting strip): A continuous strip of soil area—typically covered with bridging pavement, tree grates, porous pavers, or grass and other vegetation—located between the back of curb and the **CLEAR SIDEWALK**, and used for planting street trees and configured to foster healthy street tree root systems. Tree lawn configurations are specified in the *Public Realm Standards, Section 5.5*.

**USES.** See *Section 7 Functions* for categories and definitions.

*This page intentionally left blank.*