

## Summary of April 18 Text Amendments to Ephesus/Fordham Regulations

[Meeting Materials](#) (see items 3 & 4)

The summary below is a listing of eight text amendments that were considered by the Town Council on April 18, 2016. Each of the numbered amendments includes a statement of intent, links to Council resolutions and ordinances and an overview of the changes found within the text amendments. For more details, please review the resolutions (R-\_) and ordinances (O-\_) associated with each text amendment.

### 1. **Regulating Plan** ([R-5](#); [O-1](#); [R-21](#); [O-9](#))

Intent: Activate Fordham Blvd and apply consistent form

Enacted changes (depicted on map shown in O-1):

- Type C frontage along Fordham Blvd is now Type B frontage
- Type B frontage along the north side of a future Legion Rd extension is now Type C

### 2. **Building Perimeter**

Intent: Avoid “superblocks” and improve connectivity

*Update: Council considered but took no action. Ephesus Ad Hoc Working Group to debrief May 17 at 3pm in Town Hall.*

### 3. **Building Height** ([R-7](#); [O-3 as amended](#))

Intent: At least two functional floors for new development

- Minimum building height for principal structures defined as two stories
- Second story must be at least 2/3rds the floor area of first floor

### 4. **Sidewalk Clear Zone** ([R-8](#); [O-4 as amended](#))

Intent: Provide a comfortable pedestrian experience

- All frontages include a clear zone (unobstructed path) equal to the minimum sidewalk or multiuse path width for the frontage type (A, B and C)
- The clear zone is defined
- The Tree Planting Zone minimum is 8’ (removed option for grates)

**5. Outdoor Amenity Space ([R-9](#); [O-5](#))**

Intent: Ensure visible of green space

- Ground-level outdoor amenity space that includes landscaping/vegetation must be visible from street rights-of-way or public easements

**6. Structured Parking ([R-10 amended and reposted](#); [O-6](#))**

Intent: Ensure quality appearance of structured parking

- Structured parking visible from the public realm shall be architecturally compatible with the principal building as deemed appropriate by the Community Design Commission (CDC).
- The Council asked the CDC to provide examples of architecturally compatible parking decks for applicants.

**7. Equipment Screening ([R-11](#); [O-7](#))**

Intent: Limit visual impacts of mechanical equipment

- Added a statement of intent: that mechanical equipment be minimally visible and minimally encroach into streetscape area
- Such equipment shall be set back 10' along Type A and B frontages
- (In addition to changes, the regulations already required that equipment be placed in side or rear setbacks and that it be screened.)

**8. Appearance of Stormwater Measures ([R-12 amended and reposted](#); [O-8](#))**

Intent: Ensure quality appearance of stormwater devices

- The Community Design Commission (CDC) may review for appearance visible, ground-level stormwater devices as part of a Certificate of Appropriateness
- The Council asked the CDC to provide examples of stormwater devices for applicants.

An update to the full set of Ephesus Fordham regulations (Sec. 3.11) will be posted to the [Ephesus/Fordham Form-Based Code webpage](#). The current set of regulations is updated through October 26, 2015.