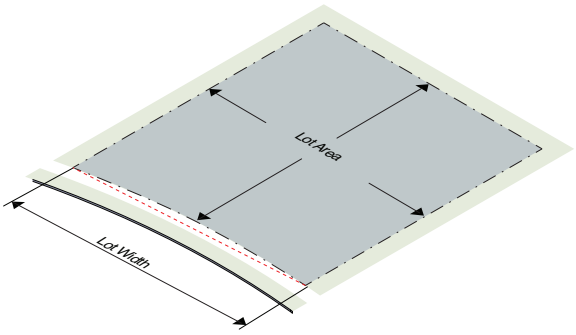
3.11.2.7. Measurements and Exceptions

A. Net Land Area. Net land area is the area included within the rear, side and front lot lines. Net land area does not include existing or proposed right-of-way, whether dedicated or not dedicated to public use.

B. Lot Dimensions.

1. Lot width. Lot width is the distance between the two side lot lines measured at the primary street property line along a straight line or along the chord of the property line on a curvilinear lot.



C. Block Length. Block length is the distance between two intersections or an intersection and the terminus of a road. Block length is measured from right-of-way line to right-of-way line or right-of-way line to property line. Block length requirements apply to the block face along all frontages designated by Type A, B, C, D, or E, as shown on the Regulating Plan (Section 3.11.2.2) or assigned by the Town Manager. A new public thoroughfare created by the block length standard shall connect to another street where practical, and shall align at the project boundary such that a future connection is viable as determined by the Town. A partial width public thoroughfare created near the property line, intended for expansion by the adjacent property owner at the time of future development, shall be located so that at least hal of the ultimate right-of-way width is provided.

a. The maximum allowable block length may be increased by ten percent (10%) through an administrative adjustment where one or more of the following applies:

i. Proposed to protect sensitive natural areas or save healthy existing trees;

ii. Required to protect natural conditions, such as watercourses, riparian buffers, natural rock formations or topography;

iii. Required based on some unusual aspect of the development site or the proposed development that is not shared by landowners generally within the Blue Hill district (e.g., unusual lot size, configuration, or surrounding parcelization patterns);

iv. Required due to the presence of existing utilities or other easements;

v. Required for traffic safety, site distance considerations, intersection spacing, or intersection alignment; or

vi. Proposed because there are no other options for ingress and egress.

b. Where the Community Design Commission makes a finding that a proposed design alternative for block length will provide access, support future extension and connectivity to adjacent properties, and supports a walkable public realm consistent with the purpose and intent of Section 3.11.2.1.B. and where one or more of the site constraints listed below applies, the Community Design Commission may approve an alternatively designed block length up to 600 feet as part of a Certificate of Appropriateness;

i. Proposed to protect sensitive natural areas or save healthy existing trees;

ii. Required to protect natural conditions, such as watercourses, riparian buffers, natural rock formations or topography;

iii. Required based on some unusual aspect of the development site or the proposed development that is not shared by landowners generally within the Blue Hill District (e.g., unusual lot size, configuration, or surrounding parcelization patterns);

iv. Required due to the presence of existing utilities or other easements;

v. Required for traffic safety, site distance considerations, intersection spacing, or intersection alignment; or

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vi. Proposed because there are no other options for ingress and egress.

D. Block Perimeter. Block perimeter is measured along the property line or right-of-way line along streets, thoroughfares, or other public lands.

a. The maximum allowable block perimeter may be increased by five percent (5%) through an administrative adjustment where one or more of the following applies:

i. Proposed to protect sensitive natural areas or save healthy existing trees;

ii. Required to protect natural conditions, such as watercourses, riparian buffers, natural rock formations or topography;

iii. Required based on some unusual aspect of the development site or the proposed development that is not shared by landowners generally within the Blue Hill district (e.g., unusual lot size, configuration, or surrounding parcelization patterns);

iv. Required due to the presence of existing utilities or other easements;

v. Required for traffic safety, site distance considerations, intersection spacing, or intersection alignment; or

vi. Proposed because there are no other options for ingress and egress.

b. Consistent with Section 3.11.2.C.b, the maximum allowable block perimeter may be increased by up to 2400' by application to and approval from the Community Design Commission for a design alternative.

c. A site bound by vehicular or non-vehicular thoroughfares on all sides, forming a complete block and complying with the maximum block perimeter as specified by the Subdistrict, is encouraged where feasible. A site that is only partially bound by thoroughfares shall locate the thoroughfares in a way that allows a feasible alignment for a vehicular or non-vehicular connection on adjacent properties that would complete the block without exceeding the maximum block perimeter.

E. Gross Land Area. Gross Land Area is all area within the boundaries of a zoning lot (net land area) plus half of the following areas located within or adjoining the lot: (1) publicly-owned or otherwise permanently dedicated open space, such as parks, recreation areas, water bodies, cemeteries and the like, and (2) existing or proposed right-of-way, whether dedicated or not dedicated to public use; provided that the total amount of credited open space and public streets shall not exceed ten (10) percent of the net land area of the zoning lot.

F. Outdoor Amenity Space

1. In General. Outdoor amenity space is required for all uses. Outdoor amenity space must be provided on the lot, or lands permanently designated as publically accessible open space, and must be available as unenclosed exterior space appropriately improved as a pedestrian amenity or for aesthetic appeal and cannot include areas used for vehicles, except for incidental service, maintenance or emergency actions. Outdoor amenity space shall be made available to the general public.

2. Fee Alternative. A minimum of 10% of any outdoor amenity space requirement must occur on the development site; however, up to 90% of the outdoor amenity space requirement may, with the approval of the Town Manager, be met through payment of a fee in-lieu to the Town. The amount of the payment is the product of the amount of outdoor amenity space required multiplied by a dollar amount established by the Town Council annually as part of the budget process. The applicant must make the payment before issuance of a Form District Permit, provided, however, that the Town Manager may allow phasing of payments consistent with the approved phasing of the development.

3. Greenway Alternative. Form District development applications for sites that include any land which overlaps a portion of a proposed greenway shown on the Town's adopted Greenway Master Plan must be designed to accommodate the extension of that greenway in accordance with the Greenway Master Plan. A developer's financial obligation to contribute to the dedication and construction of the greenway is based on the formulas for calculation

of amenity space and recreation space provided in Section 3.11.2.7. Land dedicated for a public pedestrian and non-motorized vehicle easement or deeded to the Town along the greenway may be substituted for required improved outdoor amenity or recreation space, where deemed acceptable by the Town Manager.

4. Standards

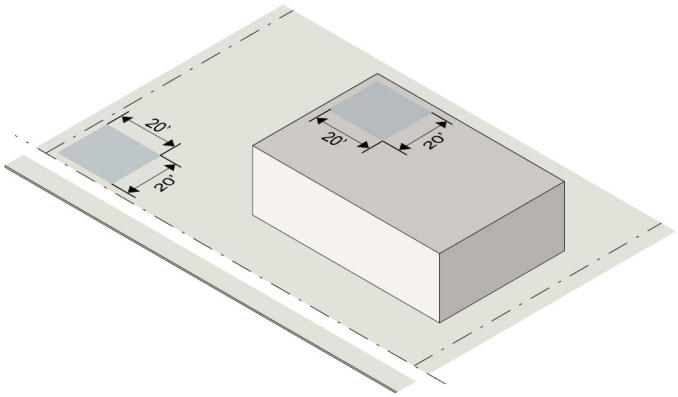
   a. The minimum size of outdoor amenity space is the number of square feet derived by multiplying the net land area of the development by the applicable ratio shown for the zoning district.

   b. Outdoor amenity space may be met in one contiguous open area or in multiple open areas on the lot and must meet minimum dimensions described as follows:

      i. Where not located adjacent to a building, or where located adjacent to a building that is three stories in height or less, an outdoor amenity space must be at least 20 feet in width and length.

      ii. Where located adjacent to a building that is four stories in height or greater, the outdoor amenity space shall have greater dimensions, such that the space is in proportion to the associated building, provides a comfortable scale for pedestrians, and invites public use and enjoyment. In no case shall the area of a single outdoor amenity space be required to exceed the minimum outdoor amenity space ratio as specified for the subdistrict.

      iii. Where located in the build-to zone and used to create inviting space along a street facing façade, the width of the outdoor amenity space measured perpendicular to the right-of-way may be less than the dimension prescribed above, subject to approval of a design alternative.



   c. Outdoor amenity space must be adjacent or adjoining a public right-of way, greenway, or publicly accessible thoroughfare, and must be within one-half story in elevation of the adjoining public walkway except under the following circumstances:

      i. An administrative adjustment is provided due to unusual topographical or environmental conditions of the site.

      ii. A design alternative is approved for outdoor amenity space to be within two stories in elevation of the adjoining public walkway. A rooftop amenity space must be highly visible from the adjoining public walkway and must have an easily identified route of public access, including provision of ADA access.

   d. Outdoor amenity space may be counted to meet the build-to-zone percentage requirements; however, only half the width of the applicable outdoor amenity space can be counted toward the required percentage.

e. Where pedestrian connectivity requirements are met though spaces between buildings, any portions meeting all requirements of this section 3.11.2.7.F.4 may qualify as outdoor amenity space.

f. Outdoor amenity space cannot be parked or driven upon, except for emergency access and permitted temporary events.

g. Outdoor amenity spaces may include but not be limited to:

   i. Facilities such as a playground, sport court, dog park, garden, community garden, park, green, pavilion, seating area plaza or water feature

   ii. Areas used to meet minimum tree canopy coverage as required under Section 5.7.2 for applications that require Council approval.

h. Outdoor amenity space expressly does not include:

   i. Any streetscape components located within the public right-of-way; and

   ii. Any landscaping internal to or screening a parking lot.

i. The requirement for outdoor amenity space may also be met by means of a design alternative approved by the Community Design Commission where the space is located on a parcel other than the subject property, no further than 800' from the subject parcel and within the boundaries of the Blue Hill District. This provision is intended to allow the aggregation of outdoor amenity space to create larger, publically accessible areas.

G. Recreation Space

1. In General. Active, improved outdoor space must be provided for common active recreational use by residents of multifamily or mixed use developments.

2. Fee Alternative. In lieu of providing recreation space, an applicant may, with the approval of the Town Manager, make a payment to the Town whereby the Town may acquire or develop recreation land or greenways to serve the development. A minimum of 50% of the required recreation space must be met through a payment in lieu. The amount of the payment is the product of the amount of recreational space required multiplied by a dollar amount established by the Town Council annually as part of the budget process. The applicant must make the payment before issuance of a Form District Permit, provided, however, that the Town Manager may allow phasing of payments consistent with the approved phasing of the development.

3. Greenway Alternative. Form District development applications for sites that include any land which overlaps a portion of a proposed greenway shown on the Town's adopted Greenway Master Plan must be designed to accommodate the extension of that greenway in accordance with the Greenway Master Plan. A developer's financial obligation to contribute to the dedication and construction of the greenway is based on the formulas for calculation of amenity space and recreation space provided in Section 3.11.2.7. Land dedicated for a public pedestrian and non-motorized vehicle easement or deeded to the Town along the greenway may be substituted for required improved outdoor amenity or recreation space, where deemed acceptable by the Town Manager.

4. Standards

   a. The minimum size of active recreation space is the number of square feet derived by multiplying gross land area of the development by the applicable ratio shown for the zoning district and building height. Where a development contains residential and nonresidential uses, this standard applies only to the residential portion of the building. The land area used for applying the ratio described above is calculated based on the proportion of residential floor area.

   b. Recreation space not provided as a Fee or Greenway Alternative shall be provide on-site at ground level, at the perimeter lot line of the site.

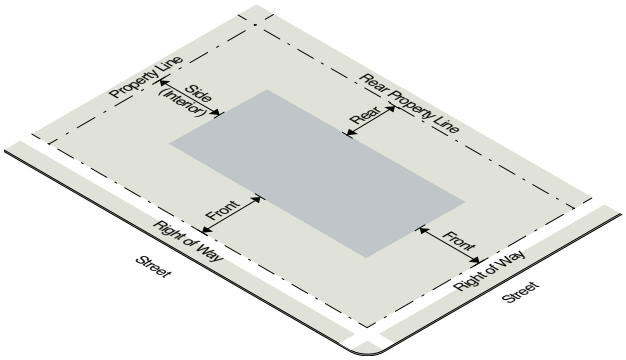
   c. Recreation space shall be unobstructed above by any building elements. Canopies, coverings, or other roofs incidental to the intended use or purpose of the recreation space may be considered as unobstructed above.

d. A pedestrian connection shall be provided between a recreation space and an adjoining public sidewalk or greenway.

e. A pedestrian connection shall be provided between a recreation space and at least one area provided for outdoor amenity space.

H. Building Setbacks

1. There are three types of building setbacks – front, side interior and rear.



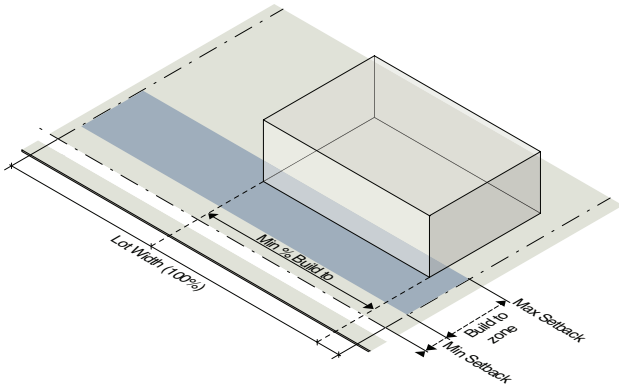
2. Front setbacks are measured from the edge of the nearest right-of-way line.
3. Side interior setbacks are measured from the side property line or the edge of the right-of-way where applicable.
4. Rear setbacks are measured from the rear property line or the edge of the right-of-way where applicable.
5. When the side interior or rear setback is 0 or 5 feet, the building or structure must be placed on the side or rear property line or be placed a minimum of 5 feet from the side or rear property line or the edge of the right-of-way line where applicable.
6. The Town Manager will determine the application of front, side and rear setbacks to any irregularly-shaped lot.

I. Build-to Requirements

1. The build-to zone is the area on the lot where a certain percentage of the front building façade must be located, measured as a minimum and maximum setback range from the edge of the right-of-way.
2. The required percentage specifies the amount of the front building façade that must be located in the build-to zone, measured based on the width of the building divided by the buildable width of the lot and applied as follows:

   a. On a lot developed according to the Conventional conditions, the required build-to percentage applies to the primary Frontage. On a corner lot, the required build-to percentage additionally applies to the continuation of the Frontage for a minimum of seventy-five (75) feet around the corner, in accordance with Section 3.11.2.1.D.7. For additional principal structures along secondary Frontages, the street-facing building facade(s) must meet the maximum setback requirement for at least two-thirds (2/3) of the facade width.

   b. On a lot developed according to the Enhanced Development conditions, the required build-to percentage applies to all Frontages. Secondary Frontages may have a reduced percentage in accordance with Section 3.11.2.1.D.7.



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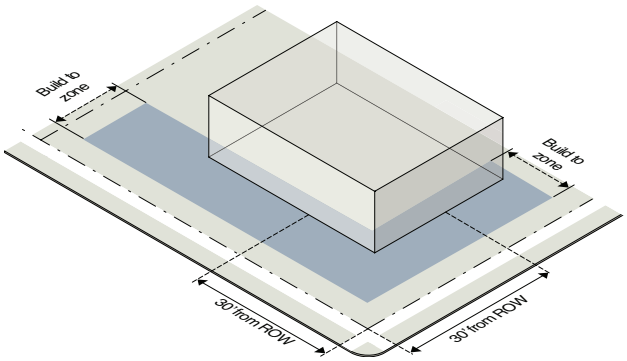
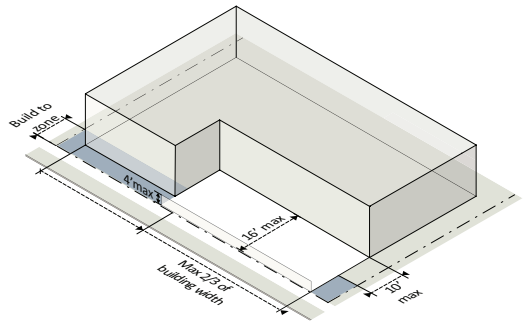
3. On a Type A Frontage on a corner lot, a building façade, outdoor amenity space, outdoor dining area, and/or building element must be placed to meet the maximum setback requirement for the first 30 feet along the street extending from the block corner, measured from the intersection of the two right-of-way lines.



4. Outdoor seating and dining areas may qualify as building façade for the purpose of meeting the build-to requirement provided that the following standards are met:
   a. The front building façade is located no more than 10 feet behind the maximum street setback;
   b. The outdoor seating and dining area is no more than 2/3 the width of the building.
   c. The outdoor seating and dining area is no more than 16 feet deep; and
   d. The seating area is separated from the sidewalk by a wall or fence no higher than 4 feet above the sidewalk.



5. Structured parking may count towards meeting the build-to requirement only where ground-story conditioned space is provided for at least the first thirty (30) feet of the structured parking measured inward from the interior wall of a street-facing façade.

J. Setback Encroachments. All buildings and structures must be located at or behind required setbacks, except as listed below. Unless specifically stated no building or structure can extend into a required setback or public right-of-way.

1. Building Features
   a. Porches, stoops, balconies, galleries and awnings/canopies can extend into a required setback under Sec. 3.11.2.6.
   b. Building eaves, roof overhangs, gutters, downspouts, light shelves, bay windows and oriels less than 10 feet wide and cornices, belt courses, sills, buttresses or other similar architectural features may encroach up to 2 feet into a required setback.
   c. Low impact stormwater management features may encroach into the first 2 feet of the minimum front setback. The features may include, but are not limited to:
      i. Rain barrels or cisterns, 6 feet or less in height;
      ii. Planter boxes;
      iii. Bioretention areas; and
      iv. Similar features, as determined by the Town Manager.
   d. Low impact stormwater management features listed above may encroach into a side interior or rear setback, provided such extension is at least 2 feet from the vertical plane of any lot line.
   e. Unenclosed patios, decks or terraces may encroach into a side interior or rear setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
   f. Handicap ramps may encroach to the extent necessary to perform their proper function.
   g. Structures below and covered by the ground may encroach into a required setback.
2. Mechanical Equipment and Utility Lines
   a. Mechanical equipment associated with residential uses, such as HVAC units and security lighting, may encroach into a side interior or rear setback, provided that such

extension is at least 3 feet from the vertical plane of any lot line.

b. Minor structures accessory to utilities (such as hydrants, manholes, and transformers and other cabinet structures) may encroach into a side interior or rear setback.

c. Mechanical equipment and utility lines below and covered by the ground may encroach into any required setback.

d. Aboveground mechanical equipment and minor structures shall not be placed within 10' of a sidewalk for a Type A or Type B street frontage, unless the Town Manager approves an alternative proposal that demonstrates compliance to the maximum extent feasible with the intent of this section.

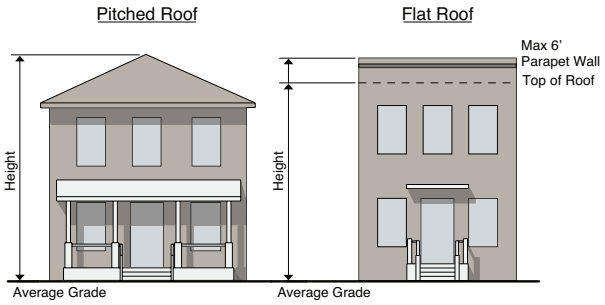
3. Other Setback Encroachments

a. Fences and walls permitted in Sec. 3.11.4.2.G.

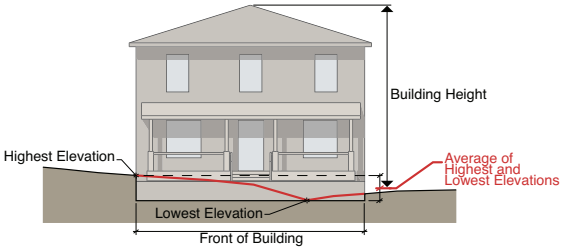
b. Signs permitted in Sec. 3.11.4.4.

K. Building Height

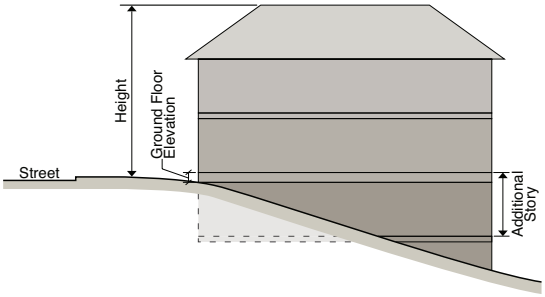
1. Building height is measured in both the number of stories and in feet. Building height is the vertical distance from the average grade at the foundation to the highest portion of the structure.



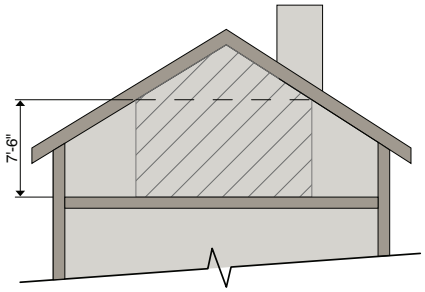
2. Average grade is determined by calculating the average of the highest and lowest elevation along natural or improved grade (whichever is more restrictive) along the front of the building parallel to the primary street setback line.



3. Where a lot slopes downward from the front property line, one story that is additional to the specified maximum number of stories may be built on the lower, rear portion of the lot.



4. An attic does not count as a story where 50% or more of the attic floor area has a clear height of less than 7½ feet; measured from the finished floor to the finished ceiling.



5. A basement with 50% or more of its perimeter wall area surrounded by natural grade is not considered a story.

L. Height Encroachments. Any height encroachment not specifically listed is expressly prohibited except where the Town Manager determines that the encroachment is similar to a permitted encroachment listed below.

1. The maximum height limits do not apply to spires, belfries, cupolas, domes not intended for human occupancy; monuments, water tanks/towers or other similar structures which, by design or function, must exceed the established height limits.

2. The following accessory structures may exceed the established height limit of the district provided they do not exceed the maximum height by more than 15% of the maximum height limitation that defines the portion of the building envelope penetrated by such structures:

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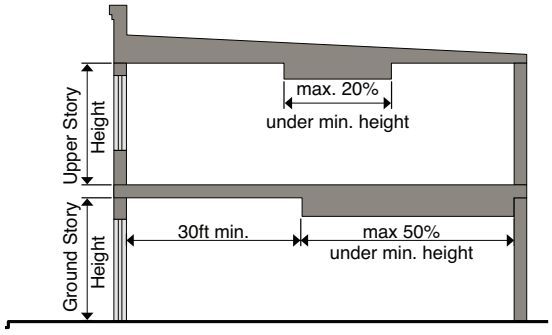
a. Chimney, flue or vent stack, spire, smokestack, water tank, windmill;
b. Rooftop deck, patio, shade structure;
c. Monument, steeple, flagpole;
d. Accessory radio or television antenna, relay tower;
e. Transmission pole, tower or cable;
f. Garden, landscaping;
g. Skylight;
h. Cupola, clock tower or decorative tower not exceeding 20% of the principal building footprint;
i. Parapet wall; and
j. Solar panel, wind turbine, rainwater collection system.

3. The following accessory structures may exceed the established height limits provided they do not exceed the maximum building height by more than 10 feet, do not occupy more than 25% of the roof area, and are set back at least 10 feet from the edge of the roof:
   a. Elevator or stairway access to roof
   b. Greenhouse; and
   c. Mechanical equipment.
4. An accessory structure located on the roof must not be used for any purpose other than a use incidental to the principal use of the building.

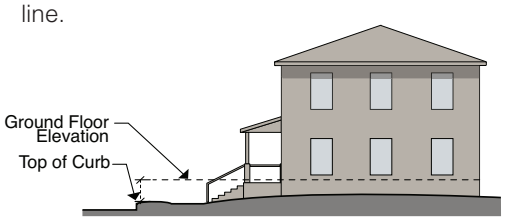
M. Story Height

1. Story height is the height of each story of building and it is measured from the top of the finished floor to the ceiling above.
2. Minimum ground story height applies to the first 30 feet of the building measured inward from the interior wall of a street-facing façade. At least 50% of the ground story must meet the minimum height provisions.
3. At least 80% of each upper story must meet the minimum upper story height provisions.



N. Ground Floor Elevation

1. Ground floor elevation is the height of the ground floor relative to the height of the sidewalk and it is measured from top of the abutting curb to the top of the finished ground floor.
2. Minimum ground floor elevation applies to the first 20 feet of the lot measured from the right-of-way line.

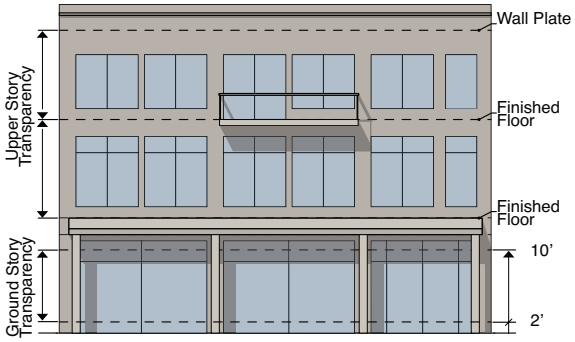


O. Transparency

1. Transparency is the minimum percentage of windows and doors that must cover a ground or upper story façade. Transparency is required for any building façade facing a street.
2. The transparency requirement on ground story façades is measured between 2 and 10 feet above the adjacent sidewalk.
3. The transparency requirement on upper story façades is measured from the top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate.
4. Glass is considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. Windows must be clear, unpainted, or made of similarly-treated glass;

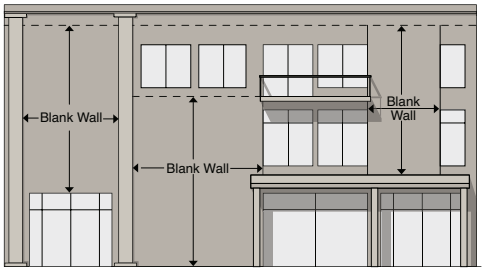
spandrel glass or back-painted glass does not comply with this provision.

5. Transparency applies to street-facing façades only.
6. For ground story retail uses, a minimum of 60% of all windows must allow views into the ground story for a depth of at least 6 feet.



P. Blank Wall Area

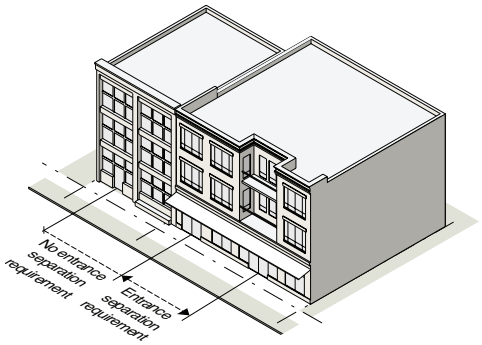
1. Blank wall area means a portion of the exterior façade of the building that does not include: windows or doors; columns, pilasters or other articulation greater than 12 inches in depth; or a substantial material change (paint color is not considered a substantial change).



2. Blank wall area applies in both a vertical and horizontal direction.
3. Blank wall area applies only to ground and upper story street-facing façades.

Q. Building Entrances

1. An entrance providing both ingress and egress, operable to residents at all times or to customers during normal business hours, is required along each side of the building facing a streetscape or any other non-vehicular, publically accessible area to meet the public realm principal entrance requirements. Additional entrances are permitted.
2. The principal entrance separation requirements must be met for each development along street-facing façades, but are not applicable to adjacent (existing) development.



3. An angled (clipped corner) entrance may be provided at any corner of a building along the street to meet the street entrance requirements, provided the applicable entrance spacing requirements can still be met.
4. A principal entrance may be oriented perpendicular to the adjacent public realm, where the entrance is clearly defined by a Building Element, with approval of the Community Design Commission.
5. For a residential building façade, entries to individual units are considered principal entrances.

R. Building Materials

1. Applicability. The requirements of this Section apply to all building façades, including masonry walls, fences, light fixtures, steps and pavement, visible from any street right-of-way or public easement.
2. Primary Materials. Primary material changes must occur only at inside corners. The following materials are required for not less than 75% of the building wall surface area on each façade:
   a. Brick and tile masonry;
   b. Stone (or synthetic equivalent);
   c. Wood – clapboard or shingles;
   d. Glass curtain wall;
   e. Cementitious siding; and
   f. Stucco (cementitious finish).
3. Accent Materials. The following materials may make up 25% of the building wall surface area on each façade:

a. Pre-cast masonry (for trim and cornice elements only);
b. External Insulation Finishing System - EIFS (for trim and cornice elements only);
c. Gypsum Reinforced Fiber Concrete (GFRC—for trim elements only);
d. Metal (for beams, lintels, trim elements and ornamentation only);
e. Split-faced block (for piers, foundation walls and chimneys only);
f. Wood – clapboard or shingles;
g. Cementitious siding; and
h. Glass block.

4. Alternate Materials. Alternate building materials may be approved by the Community Design Commission. New materials must be considered equivalent or better than the materials listed above, and regionally-available materials are preferred. The following specific criteria is provided for alternate building materials:
   a. Architectural concrete shall utilize detailing, patterns, and/or panel size to convey visual interest and a sense of scale.
   b. Architectural metals shall be appropriate to the local climate and shall utilize detailing, patterns, and/or panel size to convey visual interest and a sense of scale.

S. Pedestrian Connectivity

1. Publicly accessible routes shall be provided to meet the minimum spacing requirements, and should be provided in coordination with Building Separation as defined in section 3.11.2.7.U.2.
2. Pedestrian connectivity shall include a sidewalk with a minimum width of 8' and a minimum 8' clear zone, connecting to a streetscape sidewalk on at least one end and allowing pedestrians to move from one side of a building or lot to another. Where not terminating at another existing sidewalk, an easement may be required to accommodate future connectivity.,
3. Design Considerations
   a. Pedestrian routes serving to meet Pedestrian Connectivity requirements shall be adequately lit as per Section 3.11.4.5. (Site Lighting), with 0.5 (min) and 15.0 (max) foot candles at any point.
   b. Building elements and structures used for shade purposes may be provided within the minimum required space between buildings, so long as pedestrian access is maintained.
   c. Unenclosed overhead walkways may be provided to connect one building to another or to structured parking, so long as the walkway maintains a clear height above the pedestrian through access of at least twelve feet.
4. Pedestrian Connectivity Spacing
   a. The maximum pedestrian connectivity spacing may be increased by five percent (5%) through an administrative adjustment where one or more of the following applies:
      i. Proposed to protect sensitive natural areas or save healthy existing trees;
      ii. Required to protect natural conditions, such as watercourses, riparian buffers, natural rock formations or topography;
      iii. Required based on some unusual aspect of the development site or the proposed development that is not shared by landowners generally within the Blue Hill District (e.g., unusual lot size or configuration);
      iv. Required due to the presence of existing utilities or other easements; or
      v. Proposed because there are no other options for ingress and egress.
      vi. Where an administrative adjustment to building size has been granted for maximum building width or depth in a corresponding location.
   b. Where the Community Design Commission makes a finding that a proposed design alternative for pedestrian connectivity will provide access that at a minimum meets the purpose or intent of Section 3.11.2.1.B and where one or more of the site constraints listed below applies, the Community Design Commission may approve alternatively designed pedestrian connectivity spacing up

to the maximum allowable block length as part of a Certificate of Appropriateness:

i. Proposed to protect sensitive natural areas or save healthy existing trees;

ii. Required to protect natural conditions, such as watercourses, riparian buffers, natural rock formations or topography;

iii. Required based on some unusual aspect of the development site or the proposed development that is not shared by landowners generally within the Blue Hill District (e.g., unusual lot size or configuration); or

iv. Required due to the presence of existing utilities or other easements

v. Based on design considerations associated with the provision of public space in excess of the minimum requirements, and/or in support of a walkable public realm.

T. Mass Variation. Mass variation is the way the form and shape of a building changes to establish a sense of human scale. This may be achieved by changing the heights of different parts of a building and by creating offsets in wall planes to express individual building modules. All buildings four stories in height or greater shall have a reduced upper story floor plate area as specified for the Subdistrict. Further, building façades of buildings four stories in height or greater along all frontages designated by Type A, B, C or E shall meet either the building step back requirement or the module offset requirement, as specified for the Subdistrict. A building three stories in height or less is not subject to the above. Frontage designations are as shown on the Regulating Plan (Section 3.11.2.2) or assigned by the Town Manager.

1. Upper Story Floor Plate Area. The maximum upper story floor plate area shall be based on the conditioned floor area measured for the ground story and applies at the fourth story and above. Where multiple stories are subject to the floor plate area requirement, both an average upper story and maximum upper story floor plate area apply.

a. Bonus. An upper story bonus is permitted for a building or a site that includes a non-residential use as listed in the Permitted Use Table under 3.11.3.4. Where non-residential square footage is required under Sec. 3.11.3.5.A.4, the bonus described in this subsection is only available for square footage that exceeds the minimum required. For each square foot of non-residential use provided, the floor plate area of an upper story may increase by one (1) square foot in excess of the average upper story and maximum upper story floor plate, subject to provision of a 20' building step back in accordance with Sec. 3.11.2.7.T.2.b.

2. Building Step Back. The building step back shall be measured as the horizontal change in the building wall plane, perpendicular to the applicable frontage or property line.

a. In addition to applicable frontages, a 10' building step back above the second or third floor is also required for buildings four stories or greater on a façade facing the boundary of the Form District.

b. A 20' building step back above the second or third floor is required for the primary street frontage of a building that utilizes an upper story bonus in accordance with Sec. 3.11..2.7.T.1.a. A building façade located outside of the build-to zone remains subject to this requirement.

c. A building step back is not required where a street-facing façade is located at the maximum setback line or outside of the maximum setback and is not the primary frontage of a building that utilizes an upper story bonus, or where a building façade facing the Form District boundary is located more than 20' from the boundary.

3. Module Offset. The module offset shall be measured as the horizontal change of a portion of the building wall plane at ground level, perpendicular to the applicable frontage. The module width shall be measured for the portion of the wall plane closer to the sidewalk, while the width of offset shall be measured for the portion further from the sidewalk. The dimensions of modules and offsets should maintain a sense of proportion to the building as a whole.

a. Offset areas may count towards a build-to zone requirement when the area meets the criteria for a forecourt, outdoor amenity space, or outdoor dining area.

b. A module offset is not required where a building façade is located at the maximum setback line or outside of the maximum setback.

4. The Community Design Commission may approve a design alternative for mass variation, where a building exhibits varied heights, smaller building masses and/or articulated façades that provide a positive visual impact and a sense of scale in the public realm.

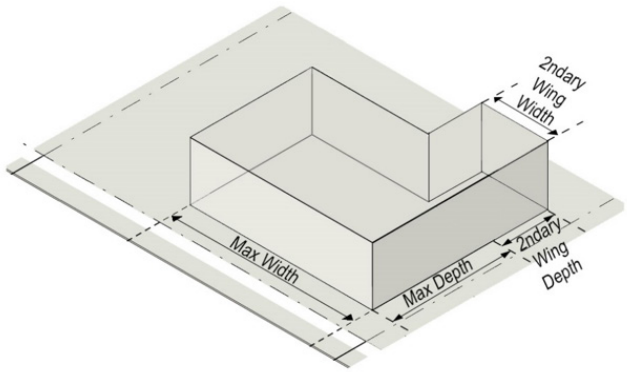
U. Building Footprint, Width, and Depth.

1. Maximum Building Dimensions

a. Maximum building width and secondary wing width are measured parallel to the primary frontage for each site.

b. Maximum building depth and secondary wing depth are measured perpendicular to the primary frontage for each site, and apply to side facades. A building and wing must adjoin portions of the public realm for the full measurement of their depth.

c. A secondary wing, if included, shall be appended to the rear of the building to create an extension of the building's depth. The wing may not be configured to increase the maximum building width. The depth of the wing shall be measured starting at the point where the building footprint exceeds the baseline maximum depth.



d. A Wrapped Parking Configuration is one where the building is integrated with structured parking and where the building fully screens at least two sides of the parking structure from view as follows:

i. the building shall fully screen the side along the primary frontage.

ii. where the site has additional frontages, the building shall fully screen at least one other side along a frontage.

iii. if the above are not met, the footprint must meet the standards of a different Building Configuration.

e. The maximum dimensions for Structured Parking are applicable to any configuration of structured parking, including standalone, wrapped, and podium configurations, except that the dimensions are not applicable to portions of the structured parking below grade.

f. The maximum building width and/or depth may be increased by five percent (5%) through an administrative adjustment where one or more of the following applies:

i. Based on some unusual aspect of the development site or the proposed development that is not shared by landowners generally within the Blue Hill district (e.g., unusual lot size, configuration, or surrounding parcelization patterns);

ii. Based on design considerations due to existing or proposed utilities or easements;

iii. Based on design considerations for the accommodation of life safety, ingress or egress requirements.

iv. Based on design considerations associated with the provision of public space in excess of the minimum requirements, and/or in support of a walkable public realm.

2. Building Separation

a. Multiple buildings may be constructed on a lot provided that each building or aggregation of buildings meets the maximum building dimensions.

b. Where required, the minimum separation between two buildings on a lot shall be the distance between building facades measured parallel to the street frontage.

c. Unbuilt area used to meet building separation requirements shall be configured for Pedestrian Connectivity as defined in section 3.11.2.7.S.

d. Service drives and vehicular access may be provided between buildings. The roadway width shall not count towards meeting the minimum building separation unless the Town Manager determines that it functions effectively as shared pedestrian-vehicular space.

e. Multiple buildings arranged such that their combined width and/or depth does not exceed the maximum applicable dimensions shall not be subject to Building Separation requirements.