

III - DESIGN STANDARDS

1 - DESIGN ZONES

INTRODUCTION

The Alston ACCP envisions a compact, pedestrian-oriented, mixed-use community where housing, shops, places of employment, schools, services and civic uses are integrated in a well-planned development. The Design Standards include elements to ensure this vision.

Generally, the following important design principles are inherent to these standards:

1. Blocks should be short and walkable;
2. There should be a network of streets enabling an efficient dispersion of traffic;
3. Streets should be designed for cars, bicycles, and pedestrians;
4. Buildings should continuously align all streets;
5. Parking should be to the rear of lots and buildings;
6. The types, placement, design and frequency of open spaces should be suitable to the zone;
7. There should be a variety of housing choices within each neighborhood; and
8. There should be a variety of uses, services and building types that serve the needs of residents, workers, and visitors alike.

Chapter III, Design Standards, includes five parts: Design Zones, Circulation Classification and Character, Streetscape Entries and Sections, Public Art, and Open Space and Greenways. The Design Standards specify those physical elements of the plan that collectively, through careful placement, define the physical characteristics and visual appearance of the plan and the public realm. This includes the placement of buildings and structures, the design of circulation routes, building heights and bulk regulations, streetscape, open spaces, recreation and similar elements that serve to define the public realm.

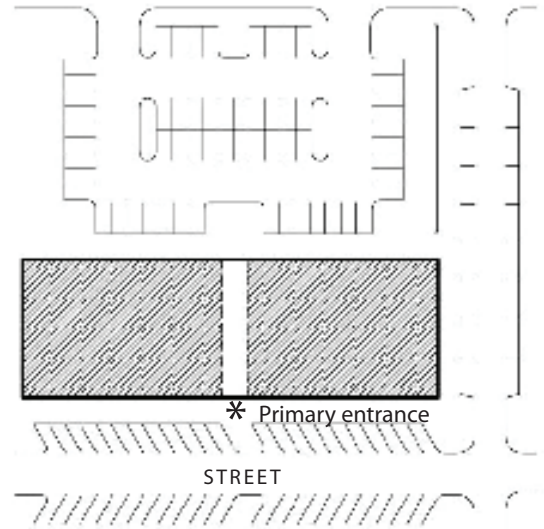
In Part I, the Design Standards for each of the five Design Zones describe how buildings and the street interface to create the character of the public realm, including such regulations as building placement, setbacks, height, and similar. Included in Part I are General Provisions for all zones as well as design standards specific to each zone.

III - DESIGN STANDARDS

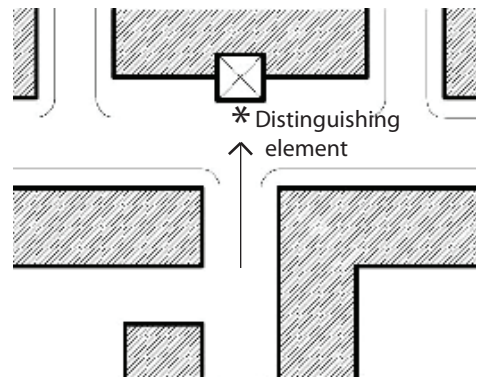
1 - DESIGN ZONES

GENERAL PROVISIONS FOR ALL DESIGN ZONES

1. Buildings along “main streets” and otherwise where feasible, including at least one entrance, shall face a street or public open space, not a parking lot. On a corner lot, the primary entrance shall face the more prominent street or public open space. Special paving details are recommended at entrances to commercial buildings. A through-lobby, open-air passage or entrance is encouraged that allows equal access from the street and from the parking lot in the rear. Storefront glazing is encouraged in open-air passages linking the parking in the rear to the street in front. [An exception to this provision is commercial buildings facing a thoroughfare. In such instances, the building shall be designed with prominent elevations and entrances on all street sides.]



2. Terminated vista: Buildings that terminate a street or important vista are encouraged to have special articulation and massing, such as a special façade, porch, bay window, tower element or similar.

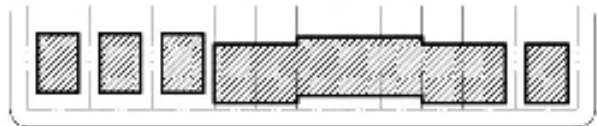


3. Variations in building setbacks shall occur in an orderly fashion. Buildings should align at the front façade. Where building setback variations occur, group the setbacks as shown in the “Preferred” and “Acceptable” diagrams. Alternating or staggering setbacks, especially for townhouses, is discouraged. Diagrams are for illustrative purposes only. There is no requirement that attached and detached buildings (residential or non-residential) need to be mixed within the same block.

PREFERRED



ACCEPTABLE



DISCOURAGED



These diagrams apply to both residential and non-residential buildings.

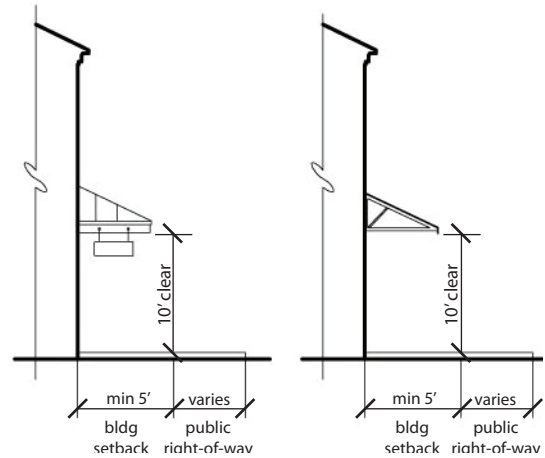
III - DESIGN STANDARDS

1 - DESIGN ZONES

4. Building Elements: Encroachments into the right-of-way shall not be allowed except for Colonnades and Arcades as described below. The following building elements may encroach into the front and/or side setbacks. Public sidewalks vary per circulation type. Public right-of-way is shown to face of curb. Depicted architecture is for illustrative purposes only to show certain setback and encroachment standards.

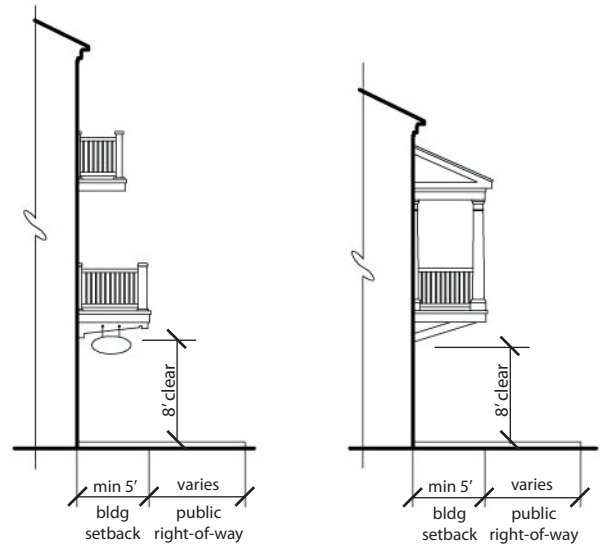
A. MARQUEES & AWNINGS:

Shall project a maximum of 8 feet forward of the façade and shall be a minimum of 10 feet clear of the grade of the sidewalk. Awning frames shall be constructed of metal and covered with fabric or metal. Fabric awnings may have side panels but shall not have bottom (soffit) panels. Metal awnings shall have no side and no bottom (soffit) panels. Awnings and marquees shall not be back lit.



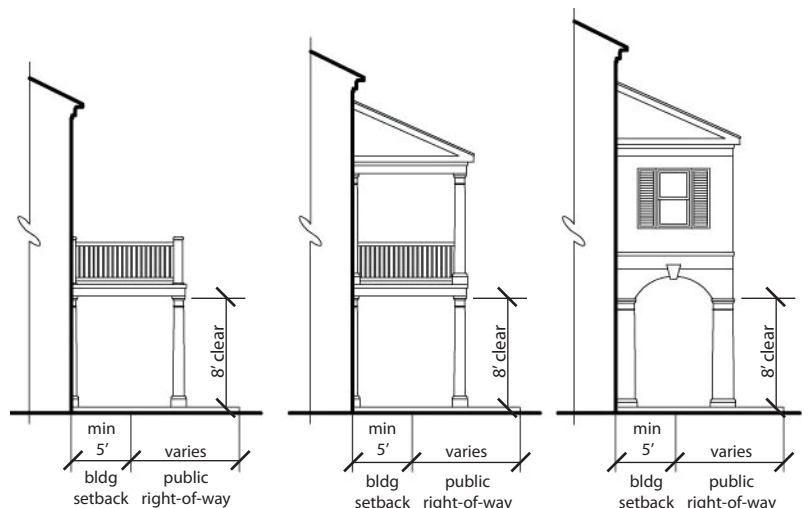
B. BALCONIES:

Shall project a maximum of 6 feet forward of the façade and shall be a minimum of 8 feet clear of the grade of the sidewalk. Balconies may have roofs, but shall be open, unconditioned parts of the building.



C. COLONNADES & ARCADES:

Shall project a minimum of 8 feet forward of the facade and shall be a minimum of 8 feet clear of the grade of the sidewalk. They shall extend the length of the facade and encompass the sidewalk/primary path of travel (*Please note: Approval of Development Review Committee, DRC, is required for any building element in a public right-of-way). Colonnades or arcades shall be a minimum of 3 feet off the face of the curb. Open multi-story verandas, awnings, balconies and enclosed, usable space shall be permitted above the colonnade or arcade.



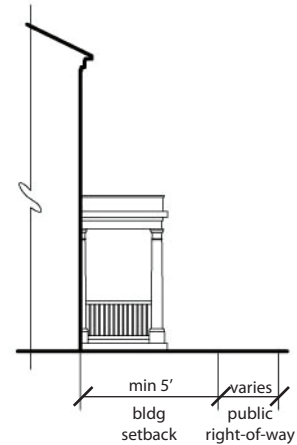
III - DESIGN STANDARDS

1 - DESIGN ZONES

Depicted architecture is for illustrative purposes only.

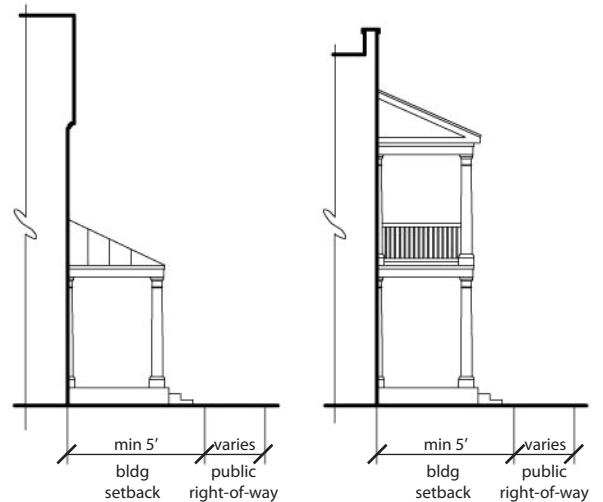
D. STOOPS:

Shall project a maximum of 8 feet and a minimum of 4 feet forward of the façade. Stoops shall be set back a minimum of 1 foot from a property line. Stoop landings shall be a minimum of 3 feet from adjacent property building elements. Stoop landing heights shall range from a minimum of 1 foot to a maximum of 4 feet above the sidewalk grade (provisions for accessible and visitable entries are allowed and encouraged, especially to the living level of a residential unit).



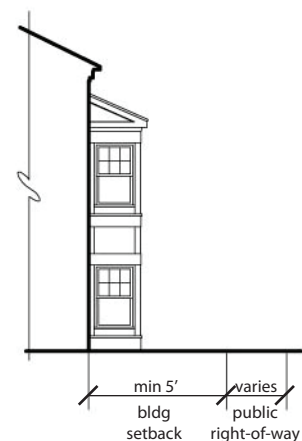
E. PORCHES:

Shall project a maximum of 14 feet and a minimum of 8 feet forward of the façade. Porches shall be set back a minimum of 1 foot from a property line. Porch landings shall be a minimum of 3 feet from adjacent property building elements. Porch landing heights shall range from a minimum of 1 foot to a maximum of 4 feet above the sidewalk grade.



F. BAY WINDOWS:

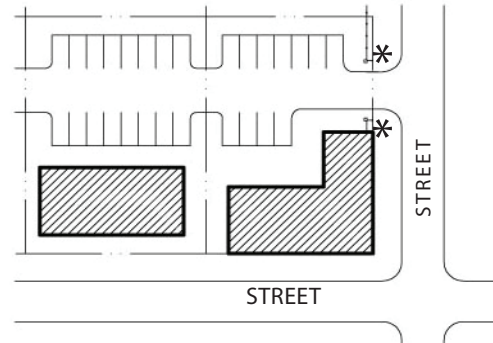
Shall project a maximum of 3 feet forward of the façade and must be a minimum of 6 feet in length across the façade. Bay windows shall be a minimum of 3 feet from adjacent property building elements. Bay windows on frontage façades shall extend to the ground or be structurally supported by brackets.



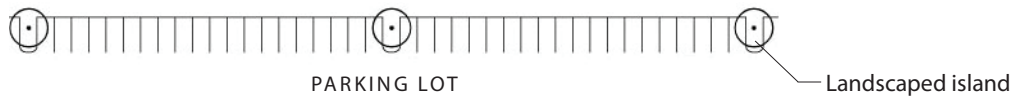
III - DESIGN STANDARDS

1 - DESIGN ZONES

5. Large surface parking lots shall be placed to the rear of buildings (when possible) and/or screened from public view with a minimum 36 inch high wall and/or ever-green hedge. In order to substitute for a wall, a hedge shall be planted and maintained as a continuous element. The asterisk denotes a 36 inch high minimum wall or hedge.



6. In some instances where surface parking is placed adjacent to the street, the parking lot shall be set back a minimum of 15 feet behind the front façade of the building.
7. Service for small businesses and retail establishments (under 5,500 sf) may be permitted at the front door provided such service is not during primary business hours and does not disrupt traffic movement or parking.
8. Parking lots shall have a minimum of one landscaped island (no less than the size of one parking space) with shade tree(s) for every twenty parking spaces. No more than twenty spaces in a row are permitted without an island.

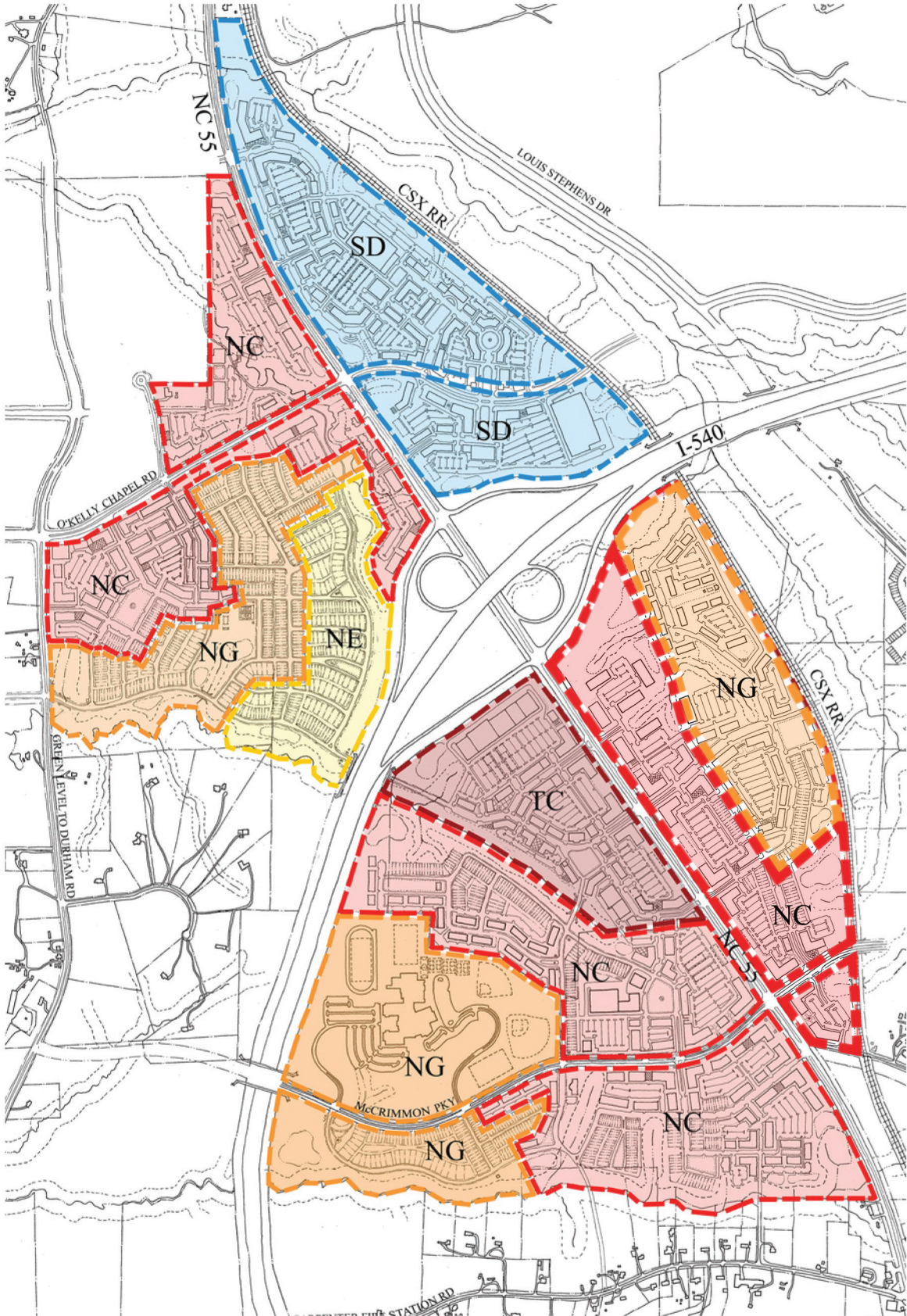


9. On-street parking spaces may be counted towards the parking requirements. Reductions in parking may be granted for shared uses. (Refer to the LDO for parking requirements and shared parking provisions.)
10. Where possible, garages shall be accessed from an alley or from the less prominent circulation route. Garages, and especially garage doors, shall be placed to minimize visual impact from the public view.
11. BMPs (Best Management Practices), where visible from "main streets", public spaces, and/or public right-of-ways including passages and greenway corridors, shall be designed as public amenities to resemble natural water features without steep slopes, chain link fences or similar. A hardscape edge on a BMP is permitted as long as it blends well with the project; a hardscape edge completely surrounding a BMP will require approval of the Engineering Department.
12. Multifamily Over Commercial in the Alston ACCP shall be exempt from the Town of Cary LDO Section 8.2.2 (D), Requirements for Private Open Space.
13. In the event of a conflict between "main street" design standards and the Town's Design Guidelines Manual with respect to buildings fronting thoroughfares, fulfilling "main street" requirements is the priority.
14. If no other provision is specified in this document, then Design Standard variations of up to 10% may be approved by the Planning Director and up to 25% by Town Council.
15. Life Care Communities are allowed in all Design Zones.

III - DESIGN STANDARDS

1 - DESIGN ZONES

DESIGN ZONE PLAN



1,320' = Approximately a 5 minute walk



Figure III.1

III - DESIGN STANDARDS

1 - DESIGN ZONES

The Alston Regional Activity Center is divided into five urban design zones: Town Center, Neighborhood Center, Neighborhood General, Neighborhood Edge and Special District. The Design Standards, such as frontage coverage, setbacks, building height, open space requirements, etc., vary according to zone, encouraging higher densities and a greater mix of uses in the Town Center and Special District while appropriately transitioning to housing and less density at the Neighborhood Edge.

- **Town Center:** The Town Center is the most urban of the five zones and will be the heart of the new community. Therefore, the character shall be defined by a mix of uses with buildings close to the street, sidewalk pavement from curb to building and outdoor areas for sidewalk cafes and for community-wide gathering. This design zone must be used within the Alston Center Neighborhood.
- **Neighborhood Center:** The Neighborhood Center is a smaller center of neighborhood retail, office and residential and/or a transition between the Town Center zone and the Neighborhood General and Neighborhood Edge zones. This design zone includes commercial, office, and residential (multi-family and single-family attached mixed with commercial and office or in proximity to commercial and office) outside of the Town Center and Special District zones.
- **Neighborhood General:** The Neighborhood General is a residential zone that provides a transition from the mixed-use centers of the Neighborhood Center zone to residential as it meets the Neighborhood Edge or other natural features. This design zone includes attached and detached single-family housing and must be used between the Neighborhood Center zone and the Neighborhood Edge zone.
- **Neighborhood Edge:** The Neighborhood Edge is a lower-density residential zone with larger front and side yards than the Neighborhood General zone. This design zone must be used adjacent to the Neighborhood General zone and will include attached and detached single-family housing.
- **Special District:** The Special District establishes a unique zone for an area of the Alston ACCP that is located adjacent to Research Triangle Park (RTP). Although this area is somewhat separated from the remainder of the Alston ACCP by the major infrastructure of I-540, the widened NC 55 and the CSX rail line, the connection to RTP is vital. This area is seen as a destination for RTP employees and clients as well as having a regional and local draw. The character of this zone shall be defined by its integrated mix of uses, streetscape and pedestrian-oriented open spaces in the form of plazas and greens. This design zone must be used within the Parkside Neighborhood.

Design Zone boundaries, as shown in the map on the previous page, are conceptual. As long as the appropriate transition is provided (for example, Neighborhood Center provides a transition between Town Center and Neighborhood General) and each design zone is represented approximately as shown in Design Zone Plan, design zone boundary lines may vary/shift as needed. Use the descriptions above along with the Design Zone Plan on the previous page to determine which design zone(s) provisions to follow.

This system of classifying zones enables an appropriate and consistent urban environment to be maintained within cohesive neighborhood areas; this helps support a range of activities within each zone of a neighborhood. In this way, shopping, employment, services, recreation, schools and similar needs are provided for within the neighborhood, often within walking distance, while still being accessible to users outside the neighborhood. A variety of housing types are integrated within each neighborhood allowing some housing to be within very close proximity of uses and services while allowing lower density housing to be more private.

The Design Standards include General Provisions for all zones and provisions specific to each zone. The Town Center, Neighborhood Center, and Special District zones include provisions for main streets, frontage coverage, and non-first floor space. All of the design zones include provisions for build-to-lines, building separations, building height, and other provisions.

III - DESIGN STANDARDS

1 - DESIGN ZONES

Mixed Use

Mixed Use buildings have more than one use, often residential or office above retail.



Commercial

A single use building in which goods are exchanged or sold.



Office

A single use building in which services are transacted but goods are not exchanged or sold as the primary purpose of the business(es).



Live-Work

Any single-family, townhouse or similar residential building type in which the first floor is utilized as a compatible commercial space.



Multifamily

A residential building type housing two or more units.



Townhouse

A single family residential unit that shares at least one adjoining sidewall with an adjacent unit and is typically at least 2 stories.



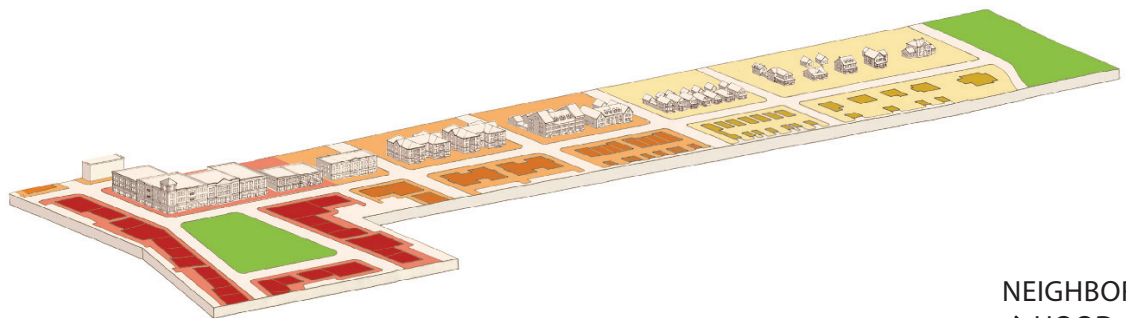
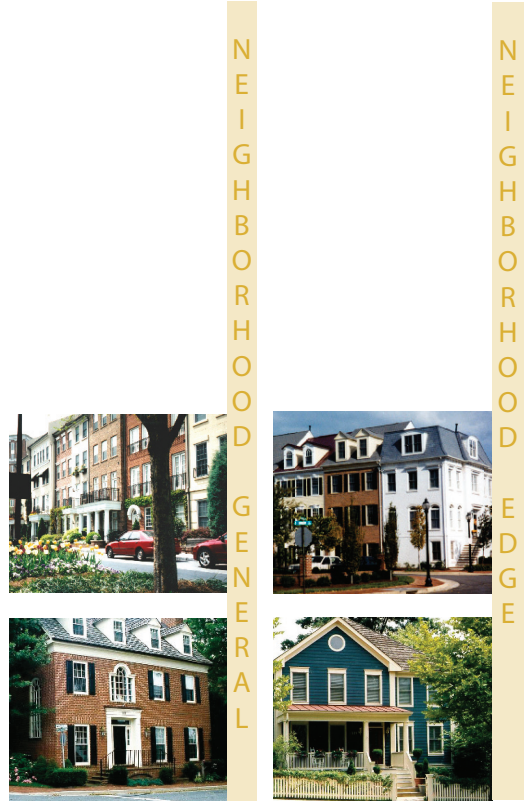
Single Family Detached

A single family residential building type that does not share any walls with adjacent units.



TYPICAL BUILDING TYPES

Mixed use, commercial, office, live-work, multi-family, and townhomes are typical building types found in the Town Center, Neighborhood Center, and Special District. Townhomes and single family detached homes are typical building types found in Neighborhood General and Neighborhood Edge.

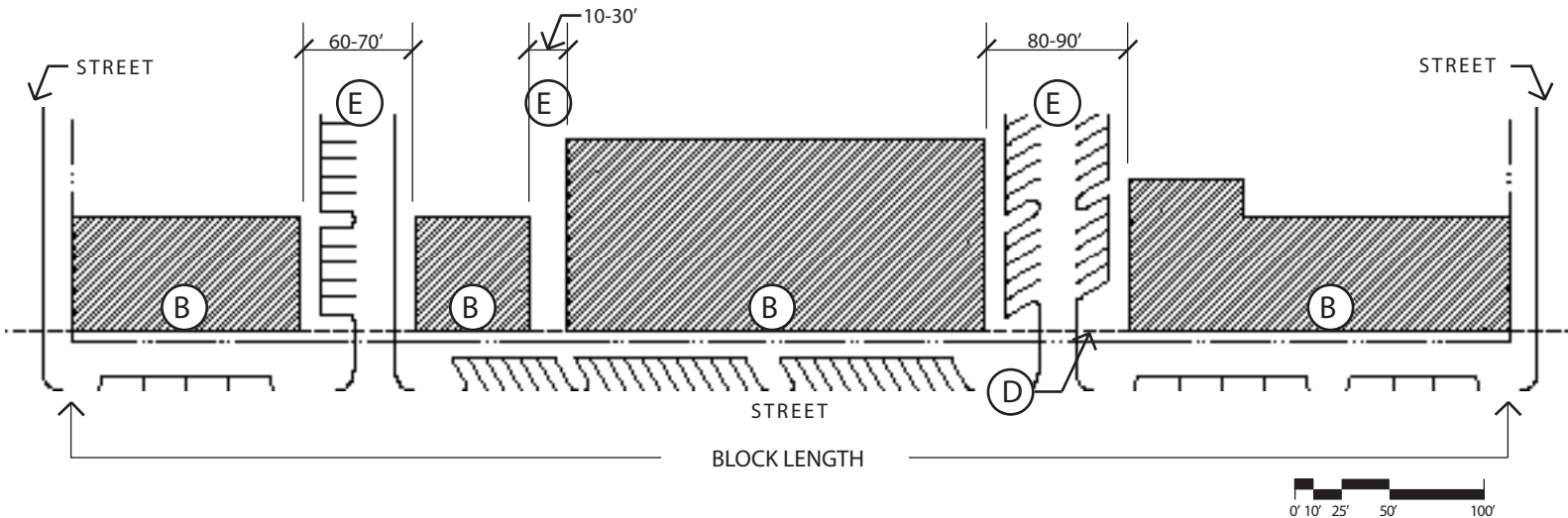


TOWN CENTER and SPECIAL DISTRICT
 More Urban ←

→ NEIGHBORHOOD EDGE

III - DESIGN STANDARDS

1 - DESIGN ZONES



TOWN CENTER

A MAIN STREET:

"Main streets" are typically composed of Collector and/or Street A circulation types; they meet or exceed frontage coverage and non-first floor space and vertical mixed use requirements described below. "Main streets" are consistently double-loaded except where natural features such as stream buffers or steep slopes (greater than 15%) result in a single-loaded street segment. These streets are destination points within the Alston area that foster a positive pedestrian experience; each neighborhood will have at least one contiguous "main street".

A contiguous "main street" should be provided that is at least equivalent in length to either

- 75% of the total combined length of the required Collector and Street A segments as indicated in the Circulation Diagram (see Chapter III Part 2) but not less than 1,800 feet (the length of any Collector or Street A that must be single-loaded due to environmental or road geometry constraints counts 50% toward the required minimum length of the contiguous "main street"), or
- 2,400 feet.

Notes:

- No more than 10% of a "main street" may be single-loaded; clear hardship, or no practical alternative, must be demonstrated to include a single-loaded section. The length of any single-loaded portions of the "main street" counts 50% towards meeting the required minimum length.
- "Main street" lengths required to be 2,400 feet may be reduced to no less than 1,800 feet by Town Council.
- Up to 50% of a "main street" may be composed of a completely residential product.
- "Main streets" may be one continuous linear street or may be a collection of contiguous streets.

B FRONTAGE COVERAGE:

Frontage is defined as the linear dimension adjacent to a street along which the front façade(s) of structure(s) are placed. Frontage coverage is defined as the ratio of the total building frontage lining a street block to the total length of the block.

Frontage coverage of 70% minimum of block length (sum of building lengths divided by block length) is required on "main streets". Block length is measured between streets (not including alleys) or to a property line or stream buffer. Required end-of-block setbacks may be subtracted from the block length.

Notes:

- Frontage coverage is achieved with buildings. However, Plazas and Squares, as specified for the Town Center zone, also count towards frontage coverage, as long as they are addressed with buildings on all sides whenever possible.

III - DESIGN STANDARDS

1 - DESIGN ZONES

- b) Area of Frontage Coverage should be contiguous and compact.
- c) Although Frontage Coverage is not required for all Circulation Types, views into large parking lots should be screened with buildings, walls, plantings, or similar.

C NON-FIRST FLOOR SPACE AND VERTICAL MIXED USE:

An amount equal to 50% of commercial and office building footprints located along the "main street" will be provided in non-first floor space along that "main street". Of this non-first floor square footage, 20% will contain uses that are different than what is on the first floor of the building that the non-first floor space is located in.

Notes:

- a) The required upper floor space may be evenly distributed in buildings or may be dispersed among a select number of buildings along the "main street". One building may get credit for having non-first floor space on up to three floors of a four or more story building.
- b) Any portion of a "big box" (60,000 square feet or greater) retail building located along a main street segment will not be counted in the 50% of commercial and office building floorspace calculation.
- c) If "main streets" having greater than the required minimum length are provided, non-first floor space is not required along the portions of the "main street" that exceed the minimum requirement.

D BUILD-TO-LINE (FRONT SETBACK):

Five to ten feet from property line or from private street back of curb; twenty-five to thirty feet from property line along thoroughfares. Exceptions for drive-throughs may be granted by the Planning Director.

E BUILDING SEPARATIONS/SIDE SETBACKS:

Shall be within the dimensions as noted in the diagram above. When necessary to accommodate required and/or reasonably distributed parking and/or deal with other site constraints, greater building separations/side setbacks may be allowed as follows:

- a) For every 1000 feet of "main street" length or other street length, there may be two side setback/building separations between 91 - 170 feet.
- b) Additional side setbacks/building separations between 91 - 170 feet may be approved by the Planning Director.
- c) A wall and/or landscaping will be required to fill in any building separation gaps.

F BUILDING HEIGHT:

Minimum 20 feet (or 1.5 to 2 story appearance)

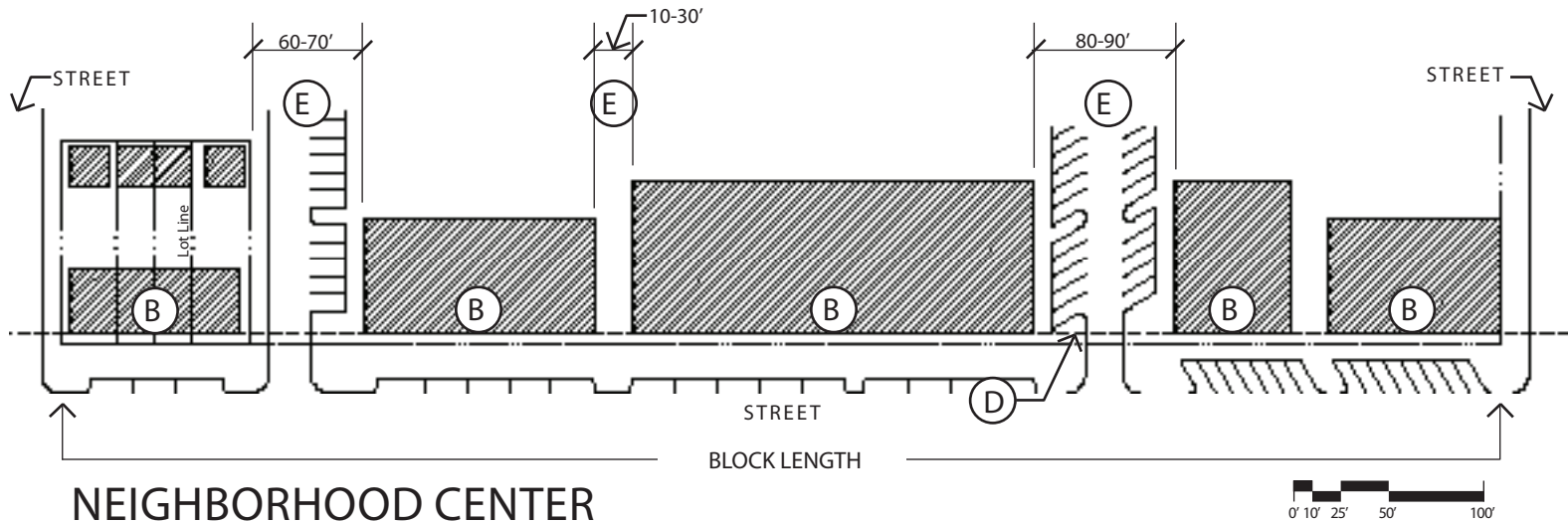
Maximum 75 feet; 76 - 90 feet with approval of Planning Director and 91 - 120 feet with approval of Town Council

G OTHER PROVISIONS:

- Open Space Types: Plazas or Squares
- Open Space Frequency: 1 Plaza or Square per 10 acres of developable area; evenly distributed and pedestrian-oriented (refer to Chapter IV Part 3, Definitions, for minimum and maximum sizes).
- Residential Lot Widths: 16 to 30 foot wide lots except where road alignment may necessitate a different width
- Preferred Maximum Block Length: 800 feet from circulation route to circulation route
- Cafe seating (tables, chairs, planters and rails) is encouraged in the Town Center, but shall occur outside the public right-of-way. Clear passage (minimally 5 feet) on public sidewalks shall be maintained.
- A single retail tenant or building is limited to a maximum of 100,000 square feet; 100,001 - 125,000 square feet with approval of Town Council. Also with approval of Town Council, 125,000 square feet may be exceeded if structured parking is provided and there is no increase in acreage devoted to parking.
- Off-street parking requirement for personal service establishment, retail store, and shopping center, general: minimum of 4.25 spaces per 1,000 square feet

III - DESIGN STANDARDS

1 - DESIGN ZONES



NEIGHBORHOOD CENTER

A MAIN STREET:

"Main streets" are typically composed of Collector and/or Street A circulation types; they meet or exceed frontage coverage and non-first floor space and vertical mixed use requirements described below. "Main streets" are consistently double-loaded except where natural features such as stream buffers or steep slopes (greater than 15%) result in a single-loaded street segment. These streets are destination points within the Alston area that foster a positive pedestrian experience; each neighborhood will have at least one contiguous "main street".

A contiguous "main street" should be provided that is at least equivalent in length to either

- 75% of the total combined length of the required Collector and Street A segments as indicated in the Circulation Diagram (see Chapter III Part 2) but not less than 900 feet (the length of any Collector or Street A that must be single-loaded due to environmental or road geometry constraints counts 50% toward the required minimum length of the contiguous "main street"), or
- 1,200 feet.

Notes:

- No more than 10% of a "main street" may be single-loaded; clear hardship, or no practical alternative, must be demonstrated to include a single-loaded section. The length of any single-loaded portions of the "main street" counts 50% towards meeting the required minimum length.
- "Main street" lengths required to be 1,200 feet may be reduced to no less than 900 feet by Town Council.
- Up to 50% of a "main street" may be composed of a completely residential product.
- "Main streets" may be one continuous linear street or may be a collection of contiguous streets.
- If less than 50,000 square feet of commercial and/or office floor space is developed in one design zone area, then main street and non-first floor space requirements do not have to be met. (The remainder of the design standards still have to be met.)

B FRONTAGE COVERAGE:

Frontage is defined as the linear dimension adjacent to a street along which the front façade(s) of structure(s) are placed. Frontage coverage is defined as the ratio of the total building frontage lining a street block to the total length of the block.

Frontage coverage of 60% minimum of block length (sum of building lengths divided by block length) is required on "main streets". Block length is measured between streets (not including alleys) or to a property line or stream buffer. Required end-of-block setbacks may be subtracted from the block length.

Notes:

- Frontage coverage is achieved with buildings. However, Plazas, Squares, and Greens, as specified for the Neighborhood Center zone, also count towards frontage coverage, as long as they are addressed with buildings on all sides whenever possible.

III - DESIGN STANDARDS

1 - DESIGN ZONES

- b) Area of Frontage Coverage should be contiguous and compact.
- c) Although Frontage Coverage is not required for all Circulation Types, views into large parking lots should be screened with buildings, walls, plantings, or similar.

C NON-FIRST FLOOR SPACE AND VERTICAL MIXED USE:

An amount equal to 40% of commercial and office building footprints located along the "main street" will be provided in non-first floor space along that "main street". Of this non-first floor square footage, 15% will contain uses that are different than what is on the first floor of the building that the non-first floor space is located in.

Notes:

- a) The required upper floor space may be evenly distributed in buildings or may be dispersed among a select number of buildings along the "main street". One building may get credit for having non-first floor space on up to three floors of a four or more story building.
- b) Any portion of a "big box" (60,000 square feet or greater) retail building located along a main street segment will not be counted in the 40% of commercial and office building floorspace calculation.
- c) If "main streets" having greater than the required minimum length are provided, non-first floor space is not required along the portions of the "main street" that exceed the minimum requirement.
- d) If less than 50,000 square feet of commercial and/or office floor space is developed in one design zone area, then main street and non-first floor space requirements do not have to be met. (The remainder of the design zone standards still have to be met.)

D BUILD-TO LINE (FRONT SETBACK):

Five to fifteen feet from property line or from private street back of curb; twenty-five to thirty feet from property line along thoroughfares. Exceptions for drive-throughs may be granted by the Planning Director.

E BUILDING SEPARATIONS/SIDE SETBACKS:

Shall be within the dimensions as noted in the diagram above. When necessary to accommodate required and/or reasonably distributed parking and/or deal with other site constraints, greater building separations/side setbacks may be allowed as follows:

- a) For every 500 feet of "main street" length or other street length, there may be one side setback/building separation between 91 - 170 feet.
- b) Additional side setbacks/building separations between 91 - 170 feet may be approved by the Planning Director.
- c) A wall and/or landscaping will be required to fill in any building separation gaps.

F BUILDING HEIGHT:

Minimum 20 feet (or 1.5 to 2 story appearance)

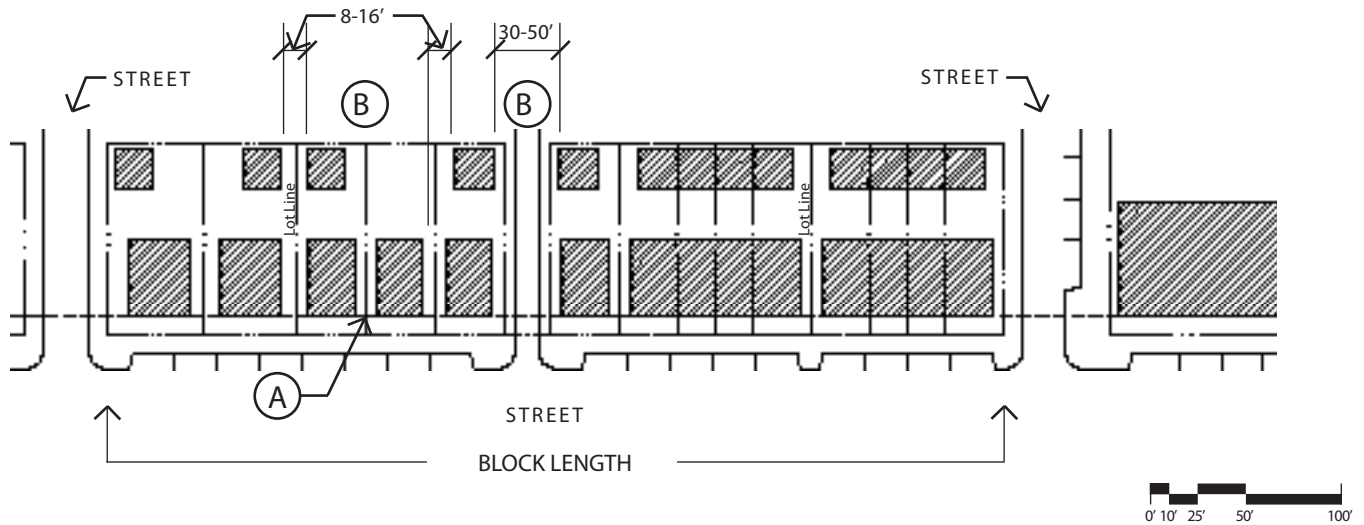
Maximum 75 feet; 76 - 90 feet with approval of Planning Director and 91 - 120 feet with approval of Town Council

G OTHER PROVISIONS

- Open Space Types: Plazas, Squares or Greens
- Open Space Frequency: 1 Plaza, Square or Green per 10 acres of developable area; evenly distributed and pedestrian-oriented (refer to Chapter IV Part 3, Definitions, for minimum and maximum sizes).
- Residential Lot Widths: 16 to 40 foot wide lots except where road alignment may necessitate a different width
- Preferred Maximum Block Length: 800 feet from circulation route to circulation route
- Cafe seating (tables, chairs, planters and rails) is encouraged in the Neighborhood Center, but shall occur outside the public right-of-way. Clear passage (minimally 5 feet) on public sidewalks shall be maintained.
- A single retail tenant or building is limited to a maximum of 70,000 square feet; 70,001 - 90,000 square feet with approval of Town Council. Also with approval of Town Council, 90,000 square feet may be exceeded if structured parking is provided and there is no increase in acreage devoted to parking.
- Off-street parking requirement for personal service establishment, retail store, and shopping center, general: minimum of 4.25 spaces per 1,000 square feet

III - DESIGN STANDARDS

1 - DESIGN ZONES



NEIGHBORHOOD GENERAL

(A) BUILD-TO-LINE (FRONT SETBACK):

Ten to twenty feet from property line or from private street back of curb; twenty-five to thirty feet from property line along thoroughfares.

(B) BUILDING SEPARATIONS/SIDE SETBACKS:

Shall be within the dimensions as noted in the diagram above.

(C) REAR SETBACKS:

Shall follow Transitional Residential District (TR) standards or 4 feet with an alley.

(D) BUILDING HEIGHT:

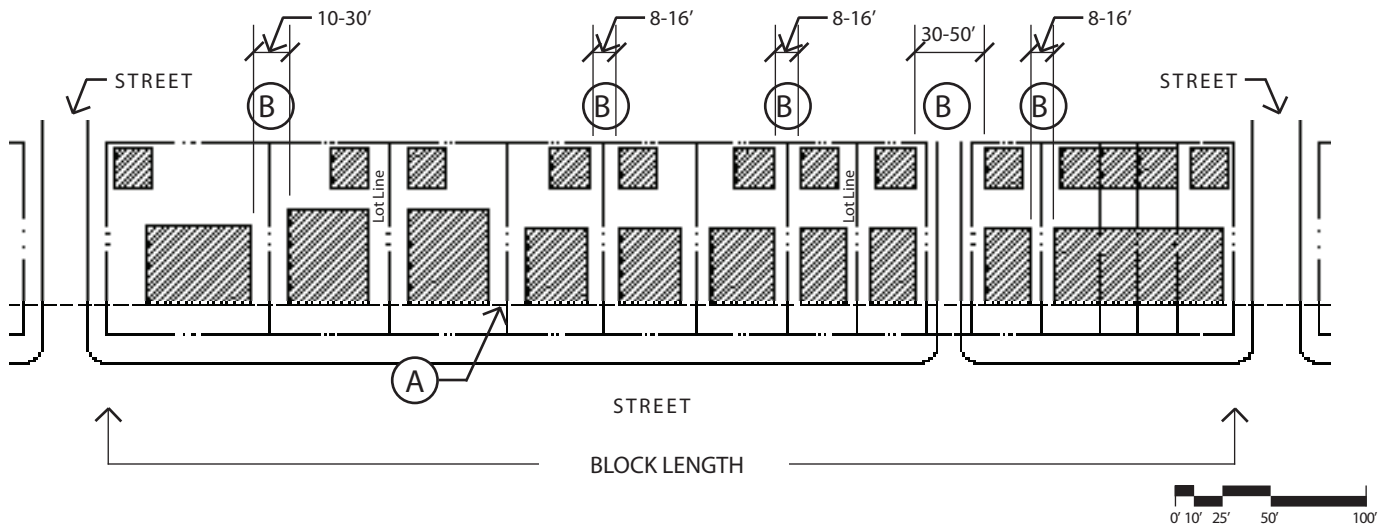
Maximum 45 feet

(E) OTHER PROVISIONS:

- Open Space Types: Greens or Parks
- Open Space Frequency: 1 Green or Park per 10 acres of developable area; evenly distributed and pedestrian-oriented (refer to Chapter IV Part 3, Definitions, for minimum and maximum sizes).
- Residential Lot Widths: 20 to 60 foot wide lots except where road alignment may necessitate a different width
- Preferred Maximum Block Length: 600 feet from circulation route to circulation route

III - DESIGN STANDARDS

1 - DESIGN ZONES



NEIGHBORHOOD EDGE

(A) BUILD-TO-LINE (FRONT SETBACK):

Fifteen to twenty-five feet from property line or from private street back of curb; twenty-five to thirty feet from property line along thoroughfares.

(B) BUILDING SEPARATIONS/SIDE SETBACKS:

Shall be within the dimensions as noted in the diagram above.

(C) REAR SETBACKS:

Shall follow Transitional Residential District (TR) standards or 4 feet with an alley.

(D) BUILDING HEIGHT:

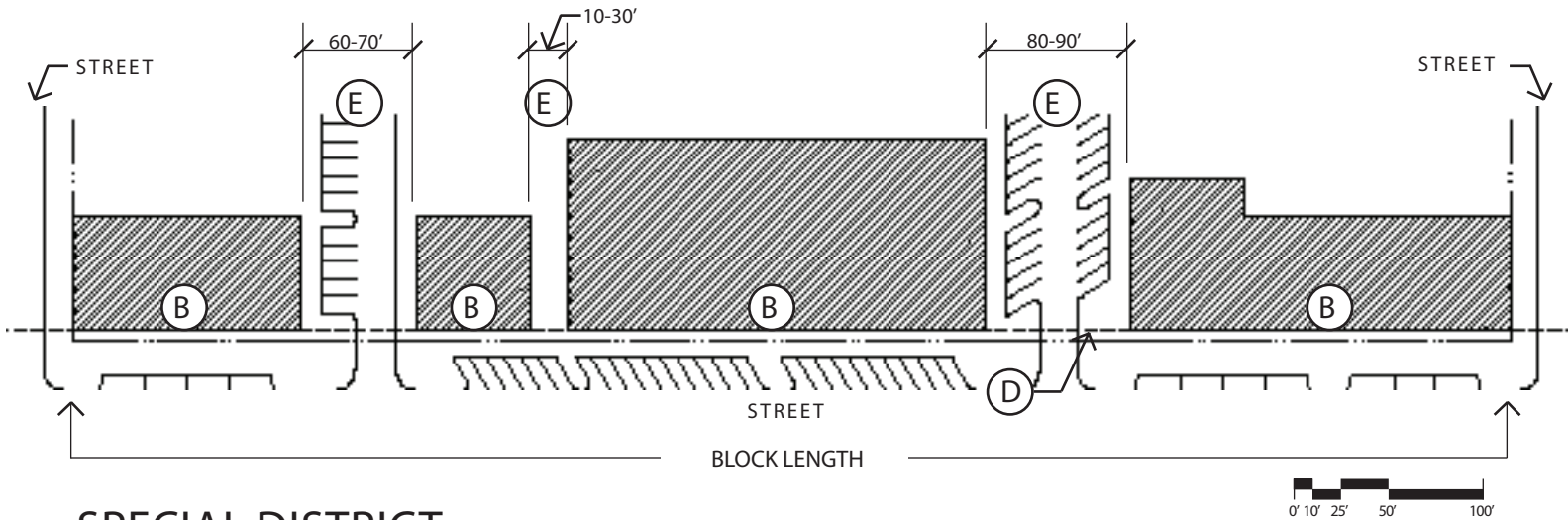
Maximum 45 feet

(E) OTHER PROVISIONS:

- Open Space Types: Greens or Parks
- Open Space Frequency: 1 Green or Park per 10 acres of developable area; evenly distributed and pedestrian-oriented (refer to Chapter IV Part 3, Definitions, for minimum and maximum sizes).
- Residential Lot Widths: 20 to 100 foot wide lots except where road alignment may necessitate a different width
- Preferred Maximum Block Length: 600 feet from circulation route to circulation route

III - DESIGN STANDARDS

1 - DESIGN ZONES



SPECIAL DISTRICT

A MAIN STREET:

“Main streets” are typically composed of Collector and/or Street A circulation types; they meet or exceed frontage coverage and non-first floor space and vertical mixed use requirements described below. “Main streets” are consistently double-loaded except where natural features such as stream buffers or steep slopes (greater than 15%) result in a single-loaded street segment. These streets are destination points within the Alston area that foster a positive pedestrian experience; each neighborhood will have at least one contiguous “main street”.

A contiguous “main street” should be provided that is at least equivalent in length to either

- 75% of the total combined length of the required Collector and Street A segments as indicated in the Circulation Diagram (see Chapter III Part 2) but not less than 1,800 feet (the length of any Collector or Street A that must be single-loaded due to environmental or road geometry constraints counts 50% toward the required minimum length of the contiguous “main street”), or
- 2,400 feet.

Notes:

- No more than 10% of a “main street” may be single-loaded; clear hardship, or no practical alternative, must be demonstrated to include a single-loaded section. The length of any single-loaded portions of the “main street” counts 50% towards meeting the required minimum length.
- “Main street” lengths required to be 2,400 feet may be reduced to no less than 1,800 feet by Town Council.
- Up to 50% of a “main street” may be composed of a completely residential product.
- “Main streets” may be one continuous linear street or may be a collection of contiguous streets.

B FRONTAGE COVERAGE:

Frontage is defined as the linear dimension adjacent to a street along which the front façade(s) of structure(s) are placed. Frontage coverage is defined as the ratio of the total building frontage lining a street block to the total length of the block.

Frontage coverage of 70% minimum of block length (sum of building lengths divided by block length) is required on “main streets”. Block length is measured between streets (not including alleys) or to a property line or stream buffer. Required end-of-block setbacks may be subtracted from the block length.

Notes:

- Frontage coverage is achieved with buildings. However, Plazas and Squares, as specified for the Special District zone, also count towards frontage coverage, as long as they are addressed with buildings on all sides whenever possible.
- Area of Frontage Coverage should be contiguous and compact.

III - DESIGN STANDARDS

1 - DESIGN ZONES

- c) Although Frontage Coverage is not required for all Circulation Types, views into large parking lots should be screened with buildings, walls, plantings, or similar.

C NON-FIRST FLOOR SPACE AND VERTICAL MIXED USE:

An amount equal to 50% of commercial and office building footprints located along the “main street” will be provided in non-first floor space along that “main street”. Of this non-first floor square footage, 20% will contain uses that are different than what is on the first floor of the building that the non-first floor space is located in.

Notes:

- a) The required upper floor space may be evenly distributed in buildings or may be dispersed among a select number of buildings along the “main street”. One building may get credit for having non-first floor space on up to three floors of a four or more story building.
- b) Any portion of a “big box” (60,000 square feet or greater) retail building located along a main street segment will not be counted in the 50% of commercial and office building floorspace calculation.
- c) If “main streets” having greater than the required minimum length are provided, non-first floor space is not required along the portions of the “main street” that exceed the minimum requirement.

D BUILD-TO-LINE (FRONT SETBACK):

Five to ten feet from property line or from private street back of curb; twenty-five to thirty feet from property line along thoroughfares. Exceptions for drive-throughs may be granted by the Planning Director.

E BUILDING SEPARATIONS/SIDE SETBACKS:

Shall be within the dimensions as noted in the diagram above. When necessary to accommodate required and/or reasonably distributed parking and/or deal with other site constraints, greater building separations/side setbacks may be allowed as follows:

- a) For every 1000 feet of “main street” length or other street length, there may be two side setback/building separations between 91 - 170 feet.
- b) Additional side setbacks/building separations between 91 - 170 feet may be approved by the Planning Director.
- c) A wall and/or landscaping will be required to fill in any building separation gaps.

F BUILDING HEIGHT:

Minimum 20 feet (or 1.5 to 2 story appearance)

Maximum 120 feet; 121 - 144 feet with approval of Planning Director and 145 - 200 feet with approval of Town Council

G OTHER PROVISIONS:

- Open Space Types: Plazas or Squares
- Open Space Frequency: 1 Plaza or Square per 10 acres of developable area; evenly distributed and pedestrian-oriented (refer to Chapter IV Part 3, Definitions, for minimum and maximum sizes).
- Residential Lot Widths: 16 to 30 foot wide lots except where road alignment may necessitate a different width
- Preferred Maximum Block Length: 800 feet from circulation route to circulation route
- Cafe seating (tables, chairs, planters and rails) is encouraged in the Special District, but shall occur outside the public right-of-way. Clear passage (minimally 5 feet) on public sidewalks shall be maintained.
- A single retail tenant or building is limited to a maximum of 180,000 square feet; 180,001 - 225,000 square feet with approval of Town Council. Also with approval of Town Council, 225,000 square feet may be exceeded if structured parking is provided and there is no increase in acreage devoted to parking.
- Off-Street parking requirement for personal service establishment, retail store, and shopping center, general: minimum of 4.25 spaces per 1,000 square feet