

Fitchburg SmartCode Zoning Pattern Book

T4 TRANSECT ZONE



Note: This guide does not contain all provisions of the Chapter 23 SmartCode. Please consult Fitchburg Ch. 23 SmartCode for the complete ordinance.

Prepared by Fitchburg Planning Department
October 30, 2012, updated November 10, 2016

T4 TRANSECT STANDARDS

QUICK SHEET

Base Residential Density: 6—12 DUA net (TND)
6—14.4 DUA net (TOD)

T4: General Neighborhood

Mixed use but primarily residential urban fabric. It may have a wide range of building types: single-family detached, sideyards, rowhouses, and small apartments. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.



Density is calculated over the respective T-Zone for each Community Unit. In no case shall density within any one block exceed the maximum density set for the respective T-Zone. Density for each block may be less in a block, but will be required to offset the lower density by a higher density elsewhere in the respective T-Zone to meet the overall density allocation. (5.9.2(b) Accessory units do not count toward density calculations. (5.9.2(d))

Residential Uses: 70 % minimum

Other Uses: Not applicable

Block Perimeter: 2,300' max (Block perimeter at the edge of the Community Unit may exceed the maximum block perimeter by up to 10% by Administrative Waiver. Block perimeters may be reduced by Passages not more than 20% of each Transect Zone. Block Perimeter is established in the Article 3 Regulating Plan.)

A block is defined as the total of private Lots, Passages, Rear Alleys/ Lanes, circumscribed by Thoroughfares.

Lot Width: Non-single-family lots: 18' min—96' max (TND/TOD)
Single-family lots: 18' min—60.49' max (TND/TOD)
*Lots less than 50' wide require Rear Lane

Lot Coverage: 70% maximum (See 5.6.2e for rearyard multi-family lot coverage)

This is the portion of a lot occupied by buildings, sheds, enclosures, structures, patios, decks, pavements, driveways, parking areas, walkways or other similar surfaces.

Setbacks Principal: Front (Primary/Secondary): 6' min—18' max
Side: 3' min, 0' *
* 3' min except in the case of a common wall; 0' by administrative waiver
Rear: 3' min (or 15' from centerline of RA or RL)

Setbacks Outbuilding: Front: 20' min + building setback & rear of Principal bldg
Side: 3' min
Rear: 3' min; 3' max for Alley-loaded corner, if Rear Alley or Rear Lane, shall be min 15' from centerline.

Frontage Buildout: 60% min - may be reduced to 50% for T4 single-family Edgeyard building where garage does not have access to rear alley or lane and where garage width is 24' of less

This is the minimum required percent lot width that shall have building façade at primary setback for the Principal Frontage only. Façade may vary up to 18" behind the primary setback and count toward this requirement.

Building Height: Principal Building: 3 stories max (TND/TOD)
Outbuilding: 2 stories max

Building Disposition: Edgeyard, Sideyard, Rearyard

Private Frontage: Porch & Fence, Light court, Forecourt, Stoop, Shopfront, Gallery

Building Use: See tables 2, 18 and 21 and Section 5.8 of Chapter 23 SmartCode

TRANSECT STANDARDS

SITE PLANNING

SETBACKS:

The setback is the area of a Lot measured from the Lot line to a building Façade of Elevation that is maintained clear of permanent structures, with the exception of permitted Encroachments listed in Section 5.7 of Chapter 23.

LOT LAYERS:

The SmartCode organizes a Lot around Layers. A Layer is a range of depth of a Lot within which certain elements are permitted.

First Layer: Frontage Line to the building setback.

(Frontage Line is a Lot Line bordering a Public Frontage.)

Second Layer: Principal Building setback + 20'

Third Layer: End of Second Layer to Rear lot line

BUILDING DISPOSITION:

One Principal Building and one Outbuilding to the rear of the Principal Building may be built on each Lot (5.6.2d)

FRONTAGE BUILDOUT: (5.6.2(f))

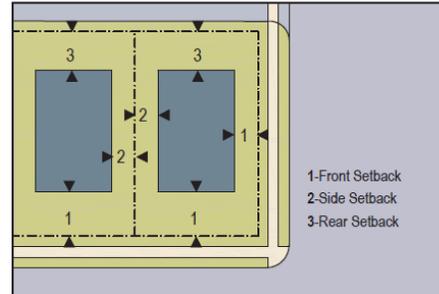
Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line. Applies to Principal Frontage only, except for multi-family, commercial or mixed-use buildings (see 5.6.2(f) (vii)).

Frontage buildout: the minimum required percent of lot width that shall have a building Façade at the primary setback. The primary setback is the line at which the façade closest to the lot line occurs as is set by the applicant. All other parts of the Façade shall be between the primary setback and maximum front setback. Porches, stoops and other allowed encroachments do not count as part of the building Façade.

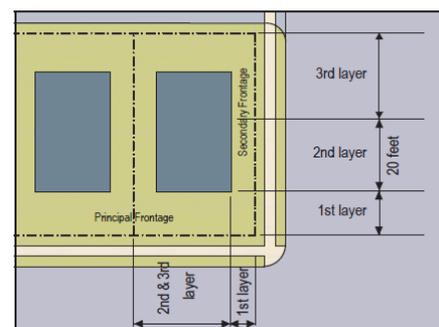
The Façade may vary up to 18" behind the primary setback and still count toward the Frontage Buildout, except as provided under 5.6.2(f)(vii).

See 5.6.2(f) and 5.7.6 for exceptions .

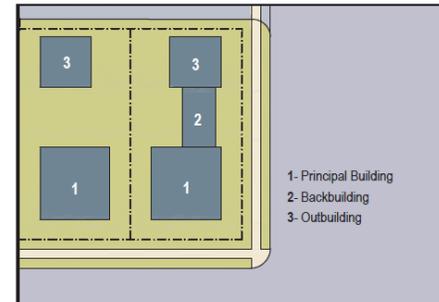
f. SETBACKS



d. LOT LAYERS

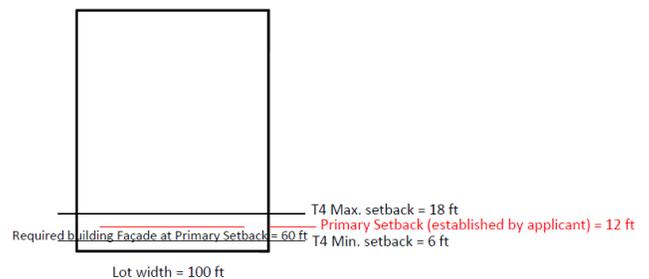


c. BUILDING DISPOSITION



Frontage Buildout

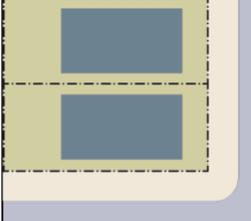
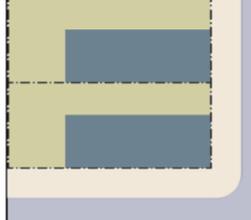
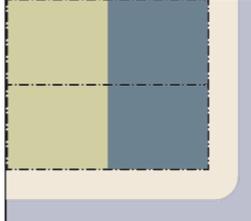
EXAMPLE



T4 TRANSECT STANDARDS

BUILDING DISPOSITION

- One Principal Building at the Frontage, and one Outbuilding to the rear of the Principal Building, may be built on each Lot. (5.6.2(d))
- Lot coverage shall not exceed 70% maximum. Lot coverage for rearyard and multi-family lot(s) in T4 may exceed the required lot coverage, up to a maximum of 90% lot coverage, by Administrative Waiver if the lot is within a development area designated for Transit Oriented Development and the Lot is within 150 feet of a T5 Lot. (5.6.2(e))
- Facades shall be built parallel to a rectilinear Principal Frontage Line or to the tangent of a curved Principal Frontage Line, and along a minimum percentage of the Frontage width at the Setback, as specified as Frontage Buildout. (See 5.6.2(f) for Frontage Buildout requirements) (5.6.2(f))
- Frontage Buildout shall only apply to the first floor of Edgeyard single-family dwelling structures. (5.6.2(f))
- For Edgeyard single-family Structures, the Frontage buildout shall be calculated by subtracting one foot from the Lot Width at the Principal Frontage Line and then multiplying that by the required Frontage Buildout percentage. (5.6.2(f))
- Bayfront and bowfront buildings are permitted and the portion of the bay or bow encroaching into the first layer shall count toward the Frontage Buildout requirements; the façade wall materials consist of stucco, masonry or stone and the total of the combined widths of bays or bows do not exceed 50% of the façade width. (5.6.3(a))
- Edgeyard Single family lot width may be increased by Administrative Waiver to address peculiarities of edge conditions provided that lots are within 150' of the edge of the Community Unit but for not more than 15% of the Edgeyard single-family lots within a plat. (5.6.4(b))
- An Administrative Waiver may be obtained to reduce the Frontage Buildout requirements for odd-shaped Edgeyard single family lots created in edge conditions, but for not more than 15% of the Edgeyard single-family lots in a plat. (5.6.4(c))

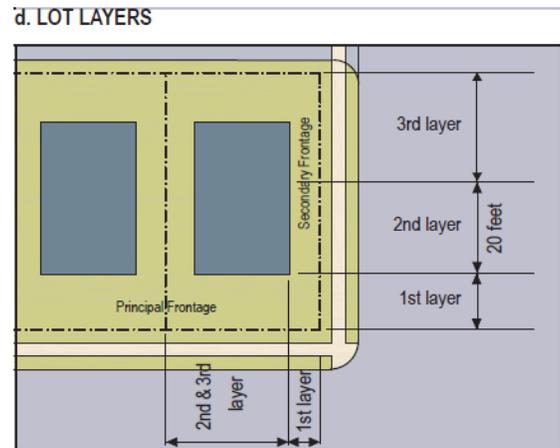
<p>a. Edgeyard Building: Specific Types - single-family House, Cottage, villa, Estate House, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well placed Backbuilding and/or Outbuilding.</p>	
<p>b. Sideyard Building: Specific Types - duplex, zero-lot-line house. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank sidewall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a duplex. Sharing a party wall in this disposition reduces energy costs, and sometimes noise.</p>	
<p>c. Rearyard Building: Specific Types - Townhouse, Live-work unit, loft building, Multi-family buildings, Mixed use Block, Flex Building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Façade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Townhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>	

Images taken from Table 16

T4 TRANSECT STANDARDS

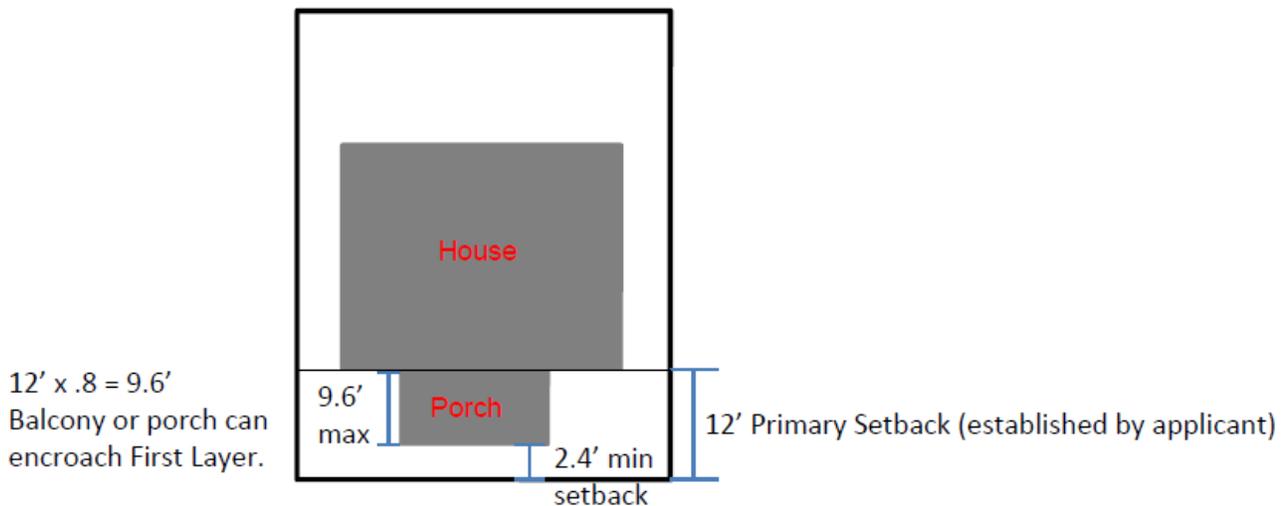
BUILDING CONFIGURATION

- The Principal Frontage on a corner lot is the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum lot width.
- Buildings on corner lots have two Private Frontages. Prescriptions for the second and Third layers pertain only to the Principal Frontage. Prescriptions for the First Layer, excluding the Frontage Buildout requirement, pertain to both Frontages. (5.7.1(b))
- Prescriptions for the first Layer, excluding the frontage buildout, pertain to both Frontages. of a corner lot.



- Balconies, open porches and bay windows may encroach the First Layer 80% of its depth. Galleries may Encroach 100% of the First Layer for commercial uses. (5.7.4(a))

Example Allowed Encroachment



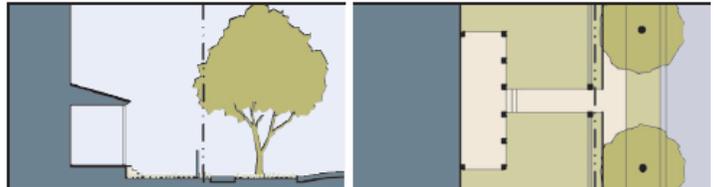
- Awnings may encroach the Sidewalk to within 2' of the Curb but must clear the Sidewalk vertically by at least 8' and must be retractable. (5.7.4(b))
- T4 single family Edgeyard Buildings may use a wrap-around porch to count for up to 15% (may be rounded up to next whole foot) of the Frontage Buildout requirement, but only where the porch is at least five feet in width (front and side) and wraps around the side of the dwelling from the Primary Setback for at least eight feet, and has a railing of at least three feet in height. (5.7.4c)
- Parking and garages are required to be in the Second or Third Layer for the Principal and Secondary Frontages. (5.10.5(a))

T4 TRANSECT STANDARDS

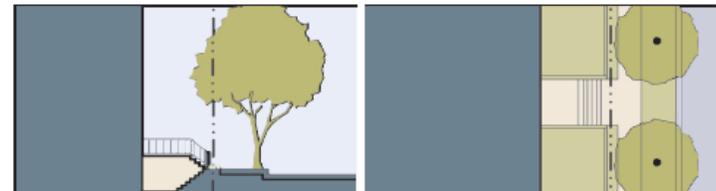
PRIVATE FRONTAGES

The Private Frontage is the privately held Layer between the Frontage Line and the Principal Building Façade. Buildings on corner Lots would have two Private Frontages. (5.7.1(b))

b. Porch & Fence: a planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.



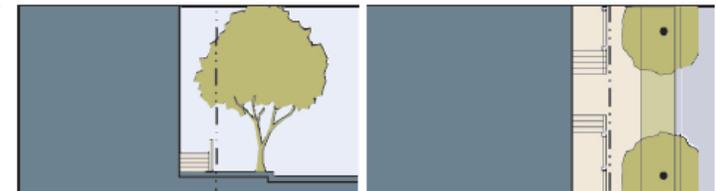
c. Lightcourt: a frontage wherein the Façade is setback back from the Frontage Line by an elevated stoop or sunken Light Court. This type buffers Residential use from urban Sidewalks and removes the private yard from public encroachment. Stoops are suitable for conversion to outdoor cafes. Syn: **Dooryard.**



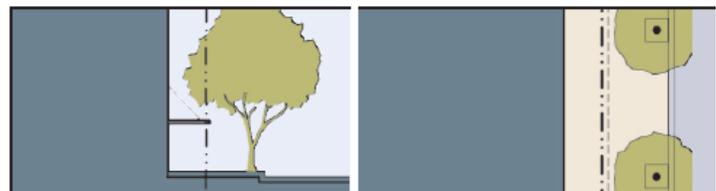
d. Forecourt: a Frontage wherein the Façade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.



e. Stoop: a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground floor Residential use.



f. Shopfront: a Frontage wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk to within 2 feet of the Curb. Syn: **Retail Frontage.**



g. Gallery: a Frontage wherein the Façade is set back from the Frontage Line with an attached cantilevered shed or lightweight colonnade aligned with the Frontage Line and overlapping a private Sidewalk. This type is conventional for Retail use. The Gallery should be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the Curb.



T4 TRANSECT STANDARDS

BUILDING USE

- Principal Building shall conform to the following uses (Table 21).

ARTICLE 5. TRANSECT ZONING REGULATIONS

SMARTCODE DISTRICT

Fitchburg, Wisconsin

TABLE 21. SPECIFIC USE†

	T2	T3	T4	T5	SD1
a. RESIDENTIAL *					
Mixed Use Block				■	■
Flex Building				■	■
Multi-Family Building **			■	■	■
Live/Work Unit	■	■	■	■	■
Townhouse	■	■	■		□
Duplex	■	■	■		□
Courtyard House			■	■	□
Sideyard House	■	■	■		□
Cottage	■	■	■		
House	■	■	■		
Villa	■	■	■		
Accessory Unit	■	■	■	■	■
Residential Amenity		□	□	■	■
b. LODGING					
Hotel (no room limit)				■	■
Inn (up to 20 rooms)	□			■	■
Bed & Breakfast (up to 6 rooms)	□	■	■	■	■
School Dormitory	□		■	■	■
c. OFFICE ***					
Office Building			■	■	■
Live-Work Unit			■	■	■
d. RETAIL SERVICES					
Open-Market Building	■	■	■	■	□
Retail Building			■	■	□
Display Gallery			■	■	■
Bar, Restaurant	■	■	■	■	■
Kiosk			■	■	□
Push Cart				□	□
Liquor Store			□	■	■
Adult Entertainment					■
Personal Business Services			■	■	□
Construction/Contractor Services					□
Lumber & Building Materials Sales					□
e. CIVIC					
Bus Shelter	■	■	■	■	■
Convention, Conference, Exhibition Center				□	■
Fountain or Public Art	■	■	■	■	■
Library	□	■	■	■	□
Movie, Live Theater				■	□
Museum				■	□
Outdoor Auditorium	□	■			■
Parking Structure				■	■
Passenger Terminal					□
Playground	■	■	■	■	□
Sports Stadium					□
Surface Parking Lot				□	■
Religious Assembly	■	■	■	■	□
Amusement, Recreation				■	□

	T1	T2	T3	T4	T5	SD1
f. OTHER: AGRICULTURE						
Grain Storage	□	■				
Livestock Pen	□	■				
Greenhouse	□	■	■			
Stable	□	■	□			
Kennel	□	■	□	□	□	
f. OTHER: AUTOMOTIVE						
Gasoline		□		□	□	□
Automobile Service						□
Truck Maintenance						□
Drive - Through Facility				□	□	□
Rest Stop	■	■				
Roadside Stand	■	■				
Billboard						
Shopping Center						
Shopping Mall						
f. OTHER: CIVIL SUPPORT						
Fire Station			■	■	■	■
Police Station				■	■	■
Cemetery		■	□	□	□	□
Funeral Home				■	■	□
Hospital					□	■
Medical Clinic				□	■	■
f. OTHER: EDUCATION						
College					□	■
High School				□	□	□
Trade School					□	■
Elementary School			□	■	■	□
Other - Childcare Center		■	■	■	■	■
f. OTHER: INDUSTRIAL						
Heavy Industrial Facility						□
Light Industrial Facility				□	□	■
Truck Depot						□
Research, Laboratory Facility					□	■
Water Supply Facility						□
Sewer and Waste Facility						
Electric Substation	□	□	□	□	□	□
Wireless Transmitter	□	□				□
Cremation Facility						
Warehouse						■
Produce Storage		□				
Mini-Storage						□

■ BY RIGHT

□ BY CONDITIONAL USE

See Table 18 for specific scale of general Use by Transect Zone.

* Family Day Care, as defined in Chapter 22 is permitted in T2, T3, T4 and T5.

** Group Homes are permitted according to Chapter 22.

*** Home offices are permitted in T2.

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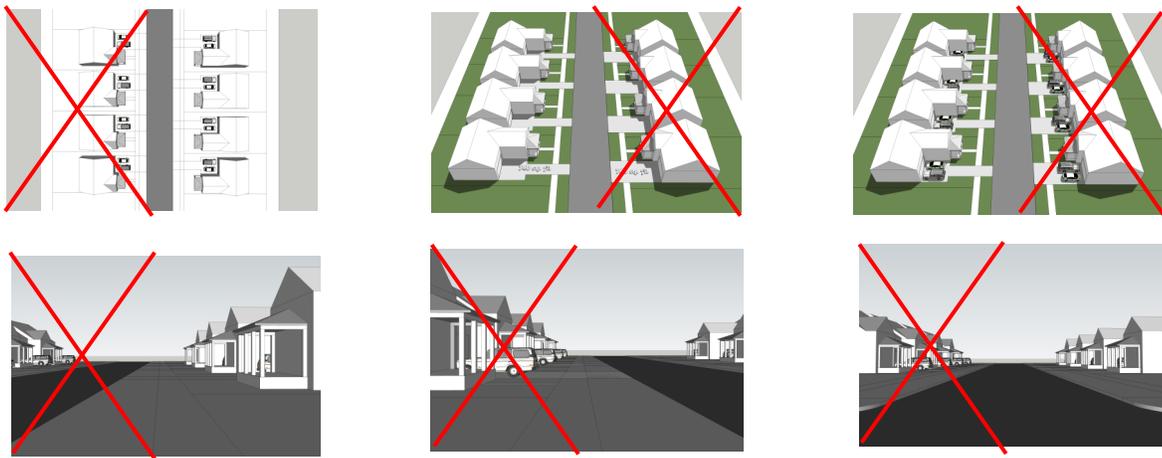
T4 TRANSECT STANDARDS

DRIVE & PARKING STANDARDS

The total density within each Transect Zone shall not exceed that specified by an approved Regulating Plan. (5.9.2(a))

See Table 19A for bicycle parking requirements

- All parking and drive areas shall be paved or constructed of other hard surface material. (5.10.1(a))
- Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available on the Regulating Plan. (5.10.2(a))
- Driveways at Frontages shall be no wider than 10' in the First Layer. (5.10.4(a))
- To allow transition to a wider driveway in the Second Layer, edgeward Single-family dwelling structures are allowed a radius (radii) or flares in the first layer provided that (5.10.4(b)):
 - Maximum Radius is 8', with any part at least 7' from the Frontage Line, and a total area of the radius shall not exceed 13 sq. ft.
 - Maximum Flare(s) is 5', with any part at least 10' from the Frontage Line, and a total area of all Flare (s) shall not exceed 13 sq. ft.
- All parking areas shall be located at the second or Third layer. Garages shall be located at the Third Layer except that side- or rear-entry types may be allowed in the Second Layer by Administrative Approval. (5.10.5(a))
- Open parking areas shall be masked from the frontage by a building or a Streetscreen. Such Streetscreen shall be between 3.5' and 5' in height. (5.10.5(b)) A Streetscreen is defined as a freestanding wall built along the Frontage Line, or coplanar with the Façade. Edgeward single-family dwellinglots may use an opaque evergreen hedge or solid fence in lieu of a streetscreen. (5.10.5(c)) See 5.10.1(b) for B-Grid buildings.



Note: The homes in these images represent T3 homes; however, the parking and garage standards are applicable to the T4 Transect.

TRANSECT STANDARDS

BUILDING PLACEMENT

Front & Back Entry

BUILDING:

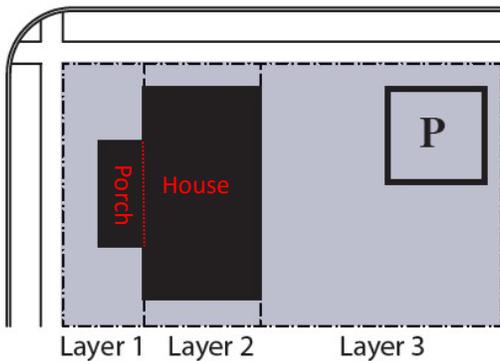


STREET SCAPE:



ANALYSIS:

PARKING & FRONTAGE LOCATION



RESULTS: (FROM FRONTAGE & PARKING LOCATION)

- Human scaled spaces and human scaled buildings.
- Frontage close to street defines space and slows traffic.
- Frontage type encourages walking and human interaction.
- No mid block curb-cuts intersecting sidewalks.
- Lower infrastructure costs (per unit) paid by city/taxpayer.
- Parking & frontage don't separate and isolate buildings.
- Car not required for viable life-walking encouraged.
- Inviting public realm that feels good to be in.
- Street frontages create a strong sense of place & character
- Walkable development eases traffic congestion.

Layer 1 & Layer 3 Front Entry

BUILDING:

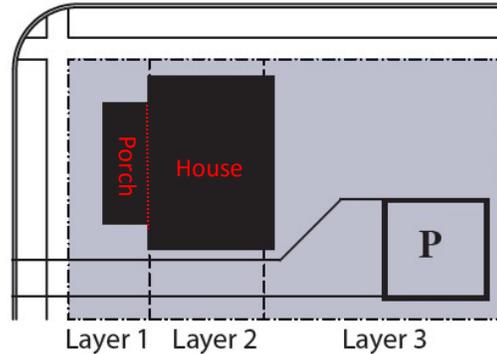


STREET SCAPE:



ANALYSIS:

PARKING & FRONTAGE LOCATION



Note: These images are a representation of buildings and parking placement for T4, but do not necessarily comply with all of the Fitchburg T4 standards and requirements. They are provided for illustration only.

Images provided by PlaceMakers

TRANSECT STANDARDS

BUILDING PLACEMENT

Layer 2 & Layer 3 Side Entry

BUILDING:

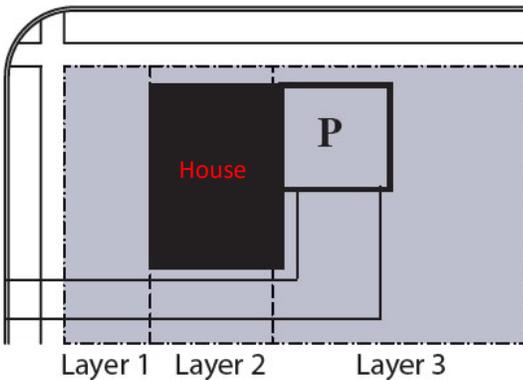


STREET SCAPE:



ANALYSIS:

PARKING & FRONTAGE LOCATION



BUILDING:

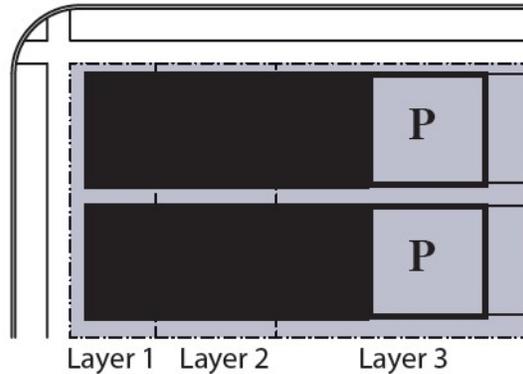


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ANALYSIS:

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Images provided by PlaceMakers

T4 TRANSECT STANDARDS

MASSING / ARCHITECTURE

Massing

- Façade is defined as the exterior wall of a building that is set along a Frontage line.
- Facades shall be glazed with at least 10% clear glass of the first Story. (5.7.1(c))
- Facades shall provide front entrance(s) that are distinct and visible from the street, but should not exaggerate or double the height of the entrance. (5.13.2(a))
- Simple massing on Facades is preferred and should be used with stoops, porches, galleries, roof eaves and balconies to provide expressive character, over excessive use of building articulation. (5.13.2(b))

Building Height

- Principal Building height: 3 stories max (TND / TOD) (Table 2)
- Attics, basements, raised basements, masts, belfries, clock towers, chimney flutes, water tanks, elevator bulkheads are not classified as a story. Attics shall not exceed 14' in height. (5.7.1(g))
- In a garage, each above ground level counts as a Single Story regardless of its relationship to habitable Stories. (5.7.1(f))
- Except for solar panels and geo-thermal wells, all outdoor electrical, plumbing and mechanical equipment shall be located in the second or third layer and concealed from the frontage view. These facilities are not allowed to encroach into the First Layer. (5.7.1(h))
- Multi-family and commercial buildings have additional height requirements. See 5.7.1(e).

Architecture (5.13):

- Materials to the height of 2 ft above grade shall be durable; this does not apply to an area above a concrete porch floor and where the area below the porch floor is of durable materials per 5.13.4(b). (5.13.5(a)) EIFS, vinyl, cellulose composite siding and non-Kevlar aluminum coated siding are not considered durable materials., for section 5.13.5. (5.13.5(b))
- The railings of balconies and porches shall be made of painted wood, stained wood or cementitious wood substitute boards the same size and thickness as commonly available wood boards, wood plastic composite or powder-coated aluminum. (5.13.5(c))

Applicable to all T4 Facades (unless otherwise noted) with the exception of sf and two-family Edgeward & Sideyard residential

- *Building wall materials may be combined on each Façade only horizontally, with the lighter above more substantial materials. (5.13.4(a))*
- *Durable materials are cementitious siding, brick, artificial or natural stone, stucco and concrete finished to an architectural level, and decorative finish block systems. (5.13.4(b))*

T4 TRANSECT STANDARDS

LANDSCAPING / LIGHTING

Applicable to all T4 Facades (unless otherwise noted) with the exception of sf and two-family Edgeyard & Sideyard residential

- *Any vinyl product used on any Façade of Elevation shall be at least .044 inch thick and have a fire safety rating equal to or better than a cementitious product. Vinyl products used on a Façade shall comply with the following: It is not used between grade and the first (street) floor ceiling; It is not more than 25% of the material on any façade, including windows and doors; and Architectural approval for site and building design is obtained from the Plan Commission applying the standards of 1.6.5. (5.13.4(c))*
- *Use of reflective materials is discouraged. (5.13.4(d))*
- *Glazing about first Story Façade shall not exceed 50% of the total building Façade wall area, with each Façade being calculated independently, except for Administrative Waiver. (5.13.4(e))*
- *Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 3:12. Prairie style buildings may have a 4:12 slope on the primary roof. (5.13.4(f))*
- *Low pitch or flat roofs shall be enclosed by a parapet that is a minimum of 42" in height, or a greater height as necessary to conceal mechanical equipment. A lower parapet height may be approved by administrative waiver, provided mechanical equipment remains concealed. (5.13.4(g))*
- *Streetscreens should be constructed of a material matching the adjacent building Façade. Hedges may be used as Streetscreens, except where required to screen parking areas. (5.13.4(h))*

Landscaping (5.11):

- *First Layer may not be paved, with exception for driveway (see Drive & Parking Standards) and a maximum 5 foot width walkway from the Stoop or Porch to the driveway and/or public sidewalk or Thoroughfare. (5.11.2(a))*
- *Minimum required landscape area shall be thirty percent of the first layer or Principal and Secondary frontages. (5.11.2(b))*
- *Preservation of on-site existing trees and vegetation is encouraged and may be used to fulfill the landscape requirements. (5.11.2(c))*
- *A minimum of 1 understory tree or 6 shrubs shall be planted within the First Layer for every 500 square feet of first Layer Landscape Area. (5.11.4(a))*
- *Porous paving materials are encouraged. (5.11.4(b))*

T4 TRANSECT STANDARDS

LIGHTING/FENCING

Lighting (5.15):

- All parking lot and exterior building lighting on private lots shall be dark sky approved or full cut off fixtures. (5.15.1(a))
- Low wattage lighting may be used for landscaping or accent purposes, but controlled by dimmer, time switch or motion sensor. (5.15.1(b))
- Lights shall be on timers to reduce the light levels during times of building non-usage, although lighting needs to still provide for appropriate safety during off hours. (5.15.1(c))
- Average lighting levels at the building frontage line shall not exceed 2.0 footcandles. (5.15.4(a))

Fencing (5.14):

- Fences at the first Lot Layer shall be painted or stained. (5.13.4(i)) Wood Frontage Fences shall be painted or stained. (5.14.1(b))
- Hedges in Frontage Line fencing shall be evergreen. (5.14.1(a))
- No single Frontage Fence panel shall exceed 40" in height along a Frontage Lot Line. (5.14.1(c))
- Private Fences shall be between 60" and 72" in height. (5.14.1(d))
- Single tall panels may be used for Private Fences if the panel height is mitigated by a 32" minimum hedge at the outside perimeter or by using a 1x6 or 1x8 middle rail on the outside of the fence with a 1x10 or 1x12 dog board. (5.14.1(e))
- Frontage Fences may occur at the Lot Line, or up to 18" behind the Lot Line to permit landscaping. (5.14.1(f))
- Private Fences at the Rear Alley or Rear Lane must be solid below 54". If higher than 54", the upper panel must be 50% open. (5.14.1(g))
- Fences along non-thoroughfare, or alley lot lines may be chain link, but in no case shall exceed 72" in height. (5.14.1(h))
- The supporting members and posts shall be on the inside, and the smooth or flat faces on the outside. If two faces are used, each face shall be of the same type and finish. Board on board fences is considered equal treatment. (5.14.1(i))
- Frontage Fences shall be picket, post and hedge, iron, board and picket, stone, brick, stucco or evergreen hedgerows. (5.14.3(a))
- Frontage Fences shall be 36" to 48" in height. Secondary Frontage Fences may be 60" high beginning at the Primary Setback. (5.14.3(b))

T4 TRANSECT STANDARDS

LIGHTING/FENCING

Signage (5.12)

- The address number, no more than 6 inches measured vertically, shall be attached to the building in proximity to the Principal Entrance and mailbox, where there is one, except as provided for in 5.12.5c. (5.12.1(b))
- Signage shall be either externally illuminated or may be internally illuminated with halo style lighting. Halo-lighting is defined as internal illumination where the letter or logo faces are opaque but allow lighting to display onto wall or panel surface out of the back of the letter or logo. Signage within the shopfront glazing may be neon lit. (5.12.3(a))
- No sign shall extend into the street right-of-way. (5.12.1(c))
- B-grid streets may utilize Ch 26 Signage instead of SmartCode signage standards. (5.12.3(b))
- One blade sign for each business may be permanently installed perpendicular to the Façade within the first Layer. Such a sign shall not exceed a total of 4 square feet and shall clear 8' above the sidewalk. (5.12.4(a))

T4 TRANSECT STANDARDS

EXAMPLE IMAGES



Ohio

(Image credit: PlaceMakers, LLC)



Boston

(Image credit: PlaceMakers, LLC)



Canada

(Image credit: PlaceMakers, LLC)



Clover Ridge, MN

(Image credit: PlaceMakers, LLC)



Providence, Rhode Island

(Image credit: PlaceMakers, LLC)



Maryland

(Image credit: PlaceMakers, LLC)

Note: These images are a representation of buildings and parking placement for T4, but do not necessarily comply with all of the Fitchburg T4 standards and requirements. They are provided for illustration only.

T4 TRANSECT STANDARDS

EXAMPLE IMAGES



Chico, CA
(Image credit: Sandy Sorlien for transect-collection.org)



Chico, CA
(Image credit: Sandy Sorlien for transect-collection.org)



Portsmouth, NH
(Image credit: Sandy Sorlien for transect-collection.org)



Mariemont, OH
(Image credit: Sandy Sorlien for transect-collection.org)



Newport, RI
(Image credit: Sandy Sorlien for transect-collection.org)

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T4 TRANSECT STANDARDS

EXAMPLE IMAGES



The Waters Development
29 Double Oak Avenue, Pike Rd, AL



The Waters Development
41 Main Street, Pike Rd, AL



New Town, St. Charles, MO



New Town, St. Charles, MO



New Town, St. Charles, MO

Note: These images are a representation of T4, but do not necessarily comply with all of the Fitchburg T4 standards and requirements. They are provided for illustration only.

Photo source: www.newtownatstcharles.com

T4 TRANSECT STANDARDS

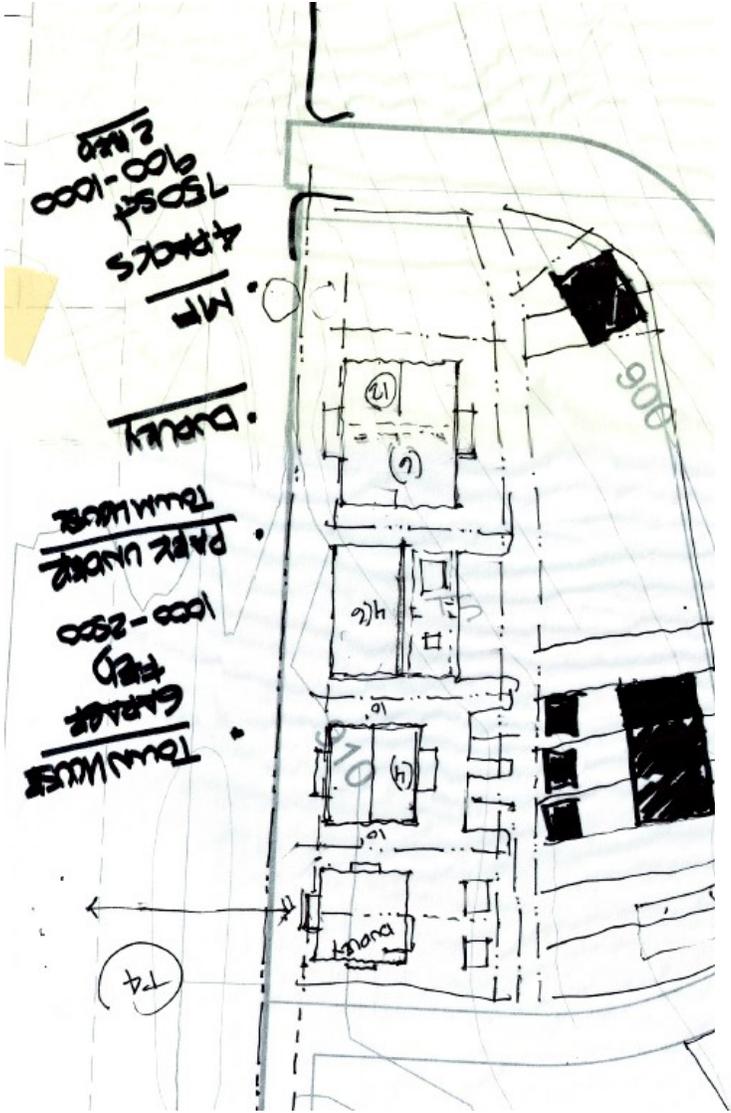
ILLUSTRATIONS



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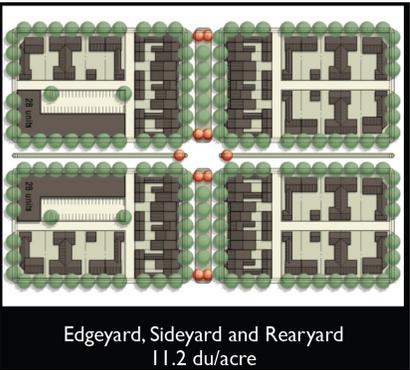
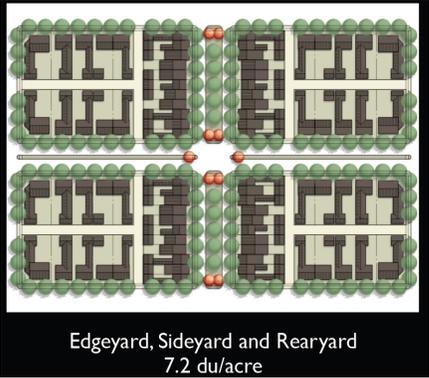
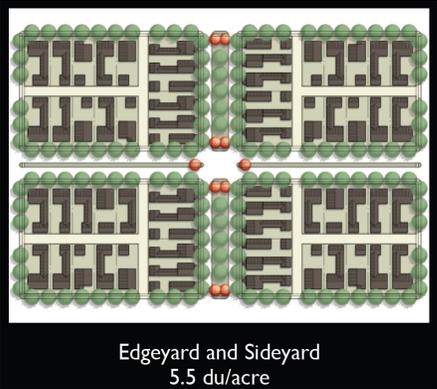
Images provided by PlaceMakers

T4 TRANSECT STANDARDS ILLUSTRATIONS



T4 TRANSECT STANDARDS

DENSITY ILLUSTRATIONS

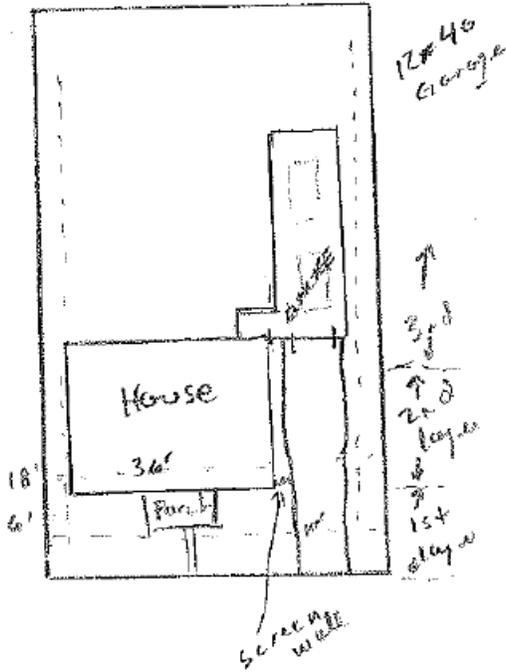


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Images provided by PlaceMakers

T4 TRANSECT STANDARDS

EXAMPLE LOTS



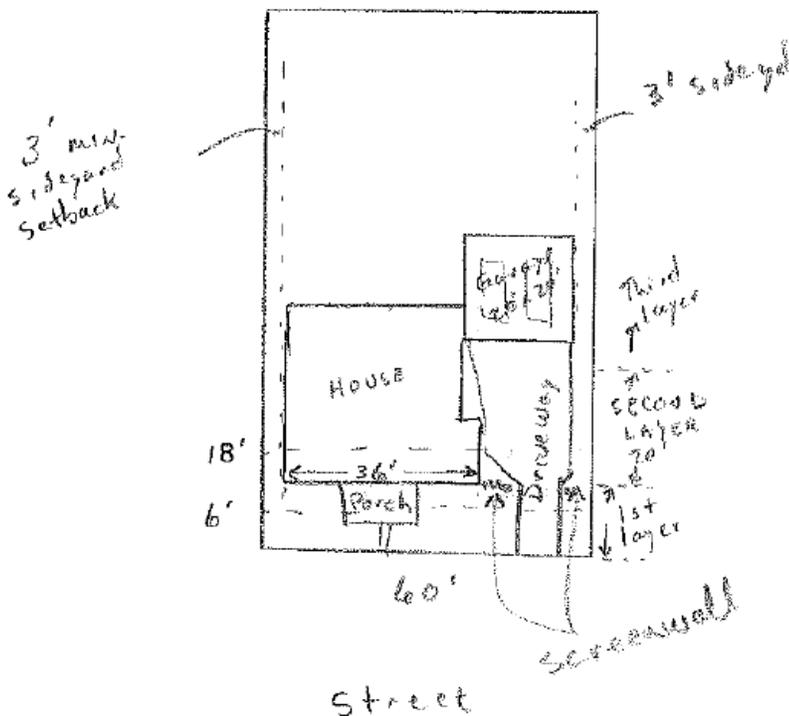
Example Lot Information:

Lot width: 60'

Min. side setback: 3'

Min. house width: $60' \times .6 = 36'$

- Porch can encroach into the First Layer
- Garage is placed in the Third Layer and accessed by a driveway that is 10' wide in the First Layer and then widens in the Second Layer.
- A Streetscreen wall is required near the building façade to cover the portions of parking/drive areas.



Example Lot Information:

Lot width: 60'

Min. side setback: 3'

Min. house width: $60' \times .6 = 36'$

- Porch can encroach into the First Layer
- Garage is placed in the Second Layer and accessed by a driveway that is 10' wide in the First Layer and then widens in the Second Layer.
- A Streetscreen wall is required near the building façade to cover the portions of parking/drive areas.