

Fitchburg SmartCode Zoning Pattern Book

T5 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.

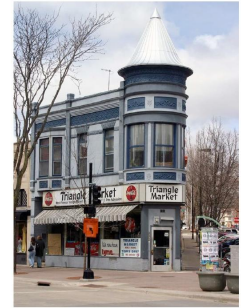
Prepared by Fitchburg Planning Department
December 3, 2012, updated October 20, 2017

T5 TRANSECT STANDARDS

QUICK SHEET

T5: Urban Center

Higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.



Base Residential Density: 12 DUA min. (TND/TOD)

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., although T5 does not have a maximum density level. Instead, residential density maximum is determined by other factors such as parking, building height, etc. 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: 40% minimum—80% maximum

Other Uses/Retail Ready: 20% minimum —60% maximum (see page 8 or section 3.8.4 & 5.8.4(d))

Block Perimeter: 2,050’ max (2,500’ max with parking structure) (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: 18’ min—180’ max (TND), 18’ min—300’ max (TOD)

Lot Coverage: 90% maximum (may be allocated per block rather than per lot)

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):	2’ min—12’ max
Side:	0’ min—12’ max
Rear:	3’ min, except in case of common or shared wall

Setbacks Outbuilding:

Front:	40’ max from rear property line
Side:	0’ min
Rear:	3’ max

Frontage Buildout: 80% min

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: TND 4 stories max, 2 min (1 by Administrative Waiver)

(One story height shall not exceed 20% of the Pedestrian Shed Private Frontage for T5 (5.7.5(h))

TOD 6 stories max, 2 min

Outbuilding: 2 stories max

Building Disposition: Edgeyard (by Administrative Approval), Sideyard, Rearyard, Courtyard

Private Frontage: Lightcourt, Forecourt, Stoop, Shopfront, Gallery, Arcade, Common Entry & Planter

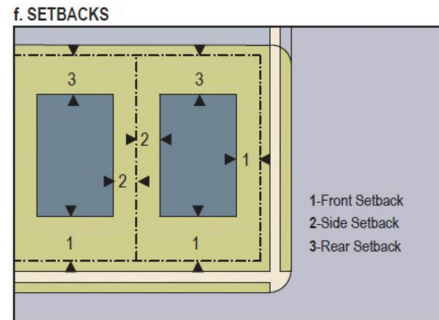
Building Use: See tables 2 and 21 and Section 5.8 of Chapter 23 SmartCode

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:

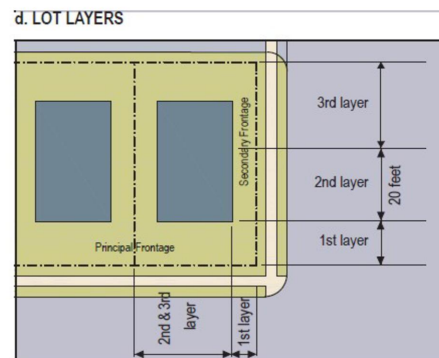
The SmartCode organizes a Lot around Layers. A Layer is a range of depth of a Lot within which certain elements are permitted.

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



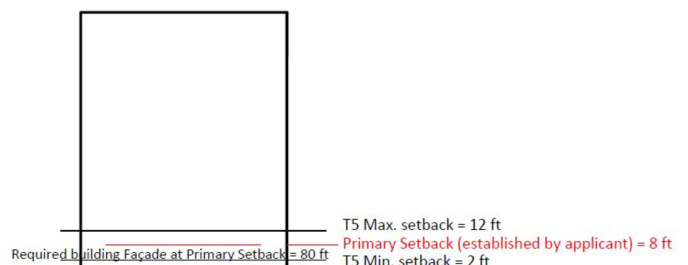
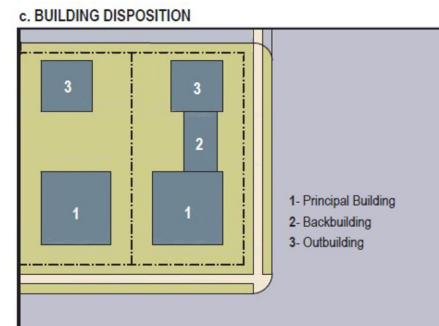
FRONTAGE BUILDOUT: (5.6.2(f))

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)(ii)).

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 may be provided under 5.6.2(f)(vii).

See 5.6.2(f) and 5.7.6 for exceptions.



Example:
T5 Frontage Buildout requirement is 80%.

Applicant chooses a primary setback between the allowed setback range.

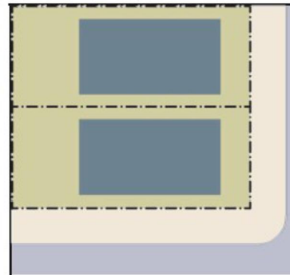
A minimum of 80% of the lot width (in this example, 80 feet) needs to be covered by building Façade at the primary setback. All other part of the Façade shall be between the primary setback and maximum front setback.

T5 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 90% maximum. This may be allocated per block rather than per 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))
- 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))

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.

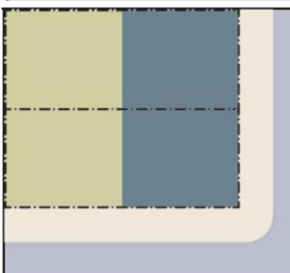


Edgeyard by Administrative Approval

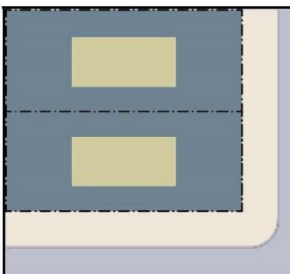
b. Sideyard Building: Specific Types - duplex, zero-lot-line house. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank sidewall, the yard can be quite private. This 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.



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.



d. Courtyard Building: Specific Types - patio House. A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools.



T5 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.

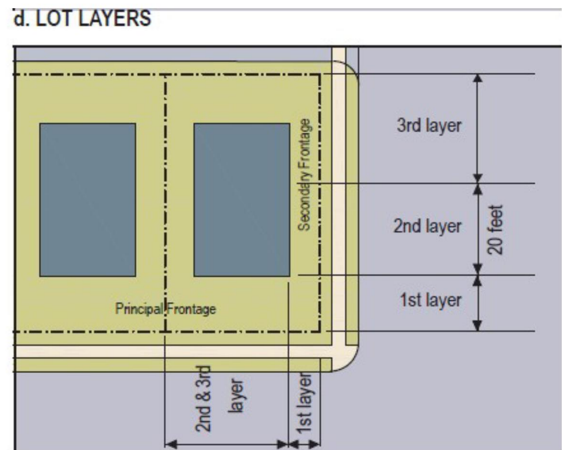
- Buildings on corner lots have two Private Frontages. Prescriptions for the second and Third layers pertain only to the Principal Frontage. Prescriptions for the First Layer, excluding the Frontage Buildout requirement, pertain to both Frontages. (5.7.1(b))

- Prescriptions for the first Layer, excluding the frontage buildout, pertain to both Frontages. of a corner lot.

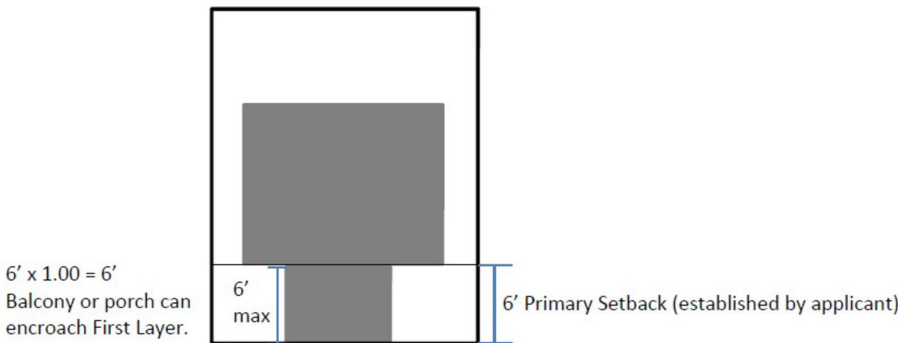
- Awning may Encroach the Sidewalk to within 2 feet of the Curb but must clear the Sidewalk vertically by at least 8' and be retractable. (5.7.5(a))

- Stoops, Light Courts, balconies and bay windows, may Encroach the First Layer 100% of its depth.

(5.7.5(c))



Example Allowed Encroachment



- Loading docks and service areas shall be permitted on Frontages only by Administrative Approval.

(5.7.5(d))

- In the absence of a building Façade along any part of the Frontage line, a Streetscreen shall be built coplanar with the Façade. (5.7.5(e))

- Streetscreens for non-parking areas should be between 3.5 and 8 feet in height. The Streetscreen may be replaced by a hedge or fence by Administrative Waiver. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access. See Section 5.10 for parking area screening standards. (5.7.5(f))

T5 TRANSECT STANDARDS

BUILDING CONFIGURATION CONT.

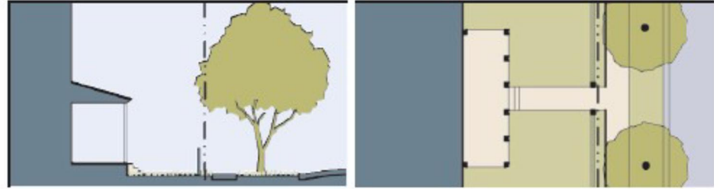
- A first level Residential or Lodging Use should be raised a minimum of 2 feet from average Sidewalk grade. (5.7.5(g))
- For Common Entry and Planter, a landscaped planter is optional and may extend no more than 3' from the façade at grade, or 8' if lined with a min. 8" thick masonry wall not to exceed 36" in height. Any setback area not within the planter shall be paved at grade. The first story of the façade shall be no less than 25% glazed in clear glass. (5.7.5(i))
- See section 5.7.6 for specifics on the Forecourt Private Frontage.

T5 TRANSECT STANDARDS

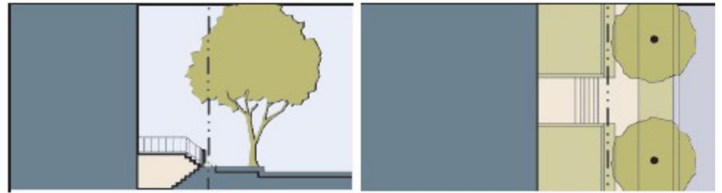
PRIVATE FRONTAGES

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))

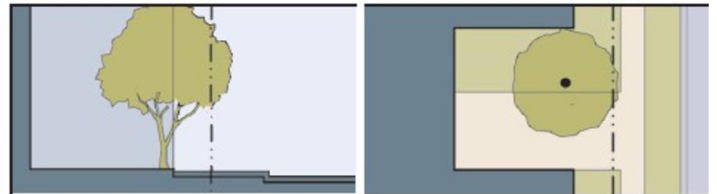
b. Porch & Fence: a planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.



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**.



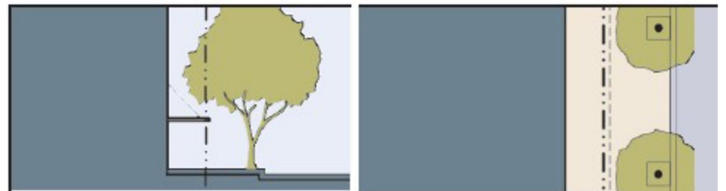
d. Forecourt: a Frontage wherein the Façade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.



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.



i. Common Entry & Planter: a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade allowing shared entry to a multi-unit residential or office building. An optional shallow planter may line the facade, and the facade should provide glazing at Sidewalk grade.



T5 TRANSECT STANDARDS

BUILDING USE

- Principal Building shall conform to the following uses per Table 21.
- In-lieu of providing other uses upon initial construction, Retail Ready space may be used. Where retail ready is provided, the Article 3 Regulating Plan shall designate such a location. (3.8.4)
- Retail Ready Building Space shall provide for: shopfront, gallery, or arcade private frontage (table 14), first floor entry no more than 18 inches above sidewalk grade, a minimum interior height of 12 feet, a minimum depth of 30 feet for the Retail Ready space, recessed entries to allow a door to swing out without obstructing pedestrian flow, and it must be located on an appropriate thoroughfare type that provides for on-street parking and a minimum 6 foot wide sidewalk. (5.8.4 (d))

- First Story Commercial Uses shall be permitted. (5.8.4(a))

- Manufacturing Uses within the first Story shall be permitted only by Conditional Use. Floor area limits may be set during the Conditional Use process. (5.8.4(b))

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.

T5 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))

- All parking lots, garages, and Parking Structures shall be located at the third Layer. (5.10.6(a))
- Vehicular entrances to parking lots, garages, and Parking Structures shall be no wider than 24 feet at the Frontage. (5.10.6(b))
- Pedestrian exits from all parking lots, garages, and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a building) except underground levels that may be exited by pedestrians directly into a building. (5.10.6(c))
- Parking Structures on the A-Grid shall have Liner Buildings lining the first and second Stories. (5.10.6(d))
- Open parking areas shall be masked from the frontage by a building or a Streetscreen. Such Streetscreen shall be between 3.5' and 6' in height. (5.10.6(e)) See section 5.10.1(b) for B-Grid buildings.

TRANSECT STANDARDS

BUILDING PLACEMENT

Layer 1 & Layer 3 Row Houses

BUILDING:

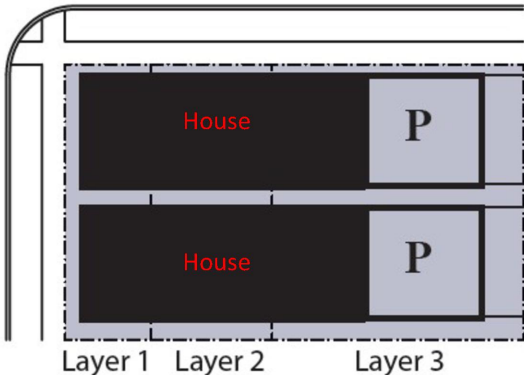


STREET SCAPE:



ANALYSIS:

PARKING & FRONTAGE LOCATION



Note: These images are a representation of buildings and parking placement, but do not necessarily comply with all of the Fitchburg T5 standards and requirements. They are provided for illustration only.

Images provided by PlaceMakers

T5 TRANSECT STANDARDS

MASSING / HEIGHT

Massing

- Façade is defined as the exterior wall of a building that is set along a Frontage line.
- The Shopfront Private Frontage shall be no less than 50% glazed in clear glass (see Table 14). (5.7.5(b))
- 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))
- The building shall provide a discernible base, middle and cap that are clearly defined by horizontal elements along the bottom and top of the building. Expression of the elements should be handled through changes in material selection, color, or plane. Use of horizontal bands, cornices, and or varied window patterns can assist in expression. (5.13.3(a))

Building Height

- Principal Building height: TND: 4 stories max, 2 min (1 by Administrative Waiver) (Table 2)
TOD: 6 stories max, 2 min (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 Parking Structure or 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))
- For multi-family and commercial buildings, stories shall not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Use, which shall be a minimum of 11 feet with a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 feet at ground level, shall be counted as two (2) stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional Story.
(5.7.1(e))

T5 TRANSECT STANDARDS

ARCHITECTURE

Architecture (5.13):

- Materials for street story Façade or below shall be durable. (5.13.6(a))
- Preferred durable materials are stucco, brick, artificial or natural stone, concrete finished to an architectural standard and decorative finish block systems. (5.13.6(b))
- Wood and finished metal may be used as accents, but should not be the primary material of the street story Façade. (5.13.6(c))
- The railings of balconies and porches shall be made of painted wood, stained wood, cementitious wood substitute boards the same size and thickness as commonly available wood boards, wood plastic composite, wrought iron, or powder-coated aluminum. (5.13.6(d))

Applicable to all T5 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))
- 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))

T5 TRANSECT STANDARDS

LANDSCAPING / LIGHTING

Landscaping (5.11):

- The first Layer may be paved to match the pavement of the Public Frontage. (5.11.5(b))
- Landscape islands in interior parking lots shall only occur at the end of drive aisles. Islands should be the minimum size for healthy growth for the specific species of Tree. (5.11.5(c))
- Porous paving materials are encouraged in order to increase storm water infiltration on site.
(5.11.5(d))

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 4.0 footcandles. (5.15.5(a))

T5 TRANSECT STANDARDS

FENCING / SIGNAGE

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 in T5 shall be iron, iron and stone, iron and brick, brick, stucco or stone. (5.14.4(a))
- Frontage Fences shall be 48" to 72" in height. (5.14.4(b))
- ***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))

- ***Signage Continued (5.12)***

- Blade signs, not to exceed 6 square ft. for each separate business entrance, or separate residential amenity (e.g. office, clubhouse) for multi-family residential projects, may be attached to and shall be perpendicular to the Façade, and shall clear 8 feet above the Sidewalk. (5.12.5(a))
- A single external permanent sign band may be applied to the Façade of each building, providing that such sign not exceed 3 feet in height by any length. In-lieu of the horizontal sign band, a permanent external vertical sign band of 1.5 feet wide by one-third the building height may be applied to the Façade. (5.12.5 (b))
- Address signage as an architectural feature used as main building identifier, may exceed size and placement regulations as stated in 5.12.1b by Administrative Waiver, provided no individual character is more than 2 feet measured vertically, and the scale is relative to the building façade. (5.12.5c)
- In lieu of b, above a single sign may be placed on or attached above one Fixed Awning, provided it is no more than 3 feet in height and 10 feet in length. (5.12.5d)

T5 TRANSECT STANDARDS

EXAMPLE IMAGES



Memphis, TN
(Image credit: PlaceMakers LLC)



San Elijo Hills, CA
(Image credit: PlaceMakers LLC)



Oregon
(Image credit: PlaceMakers LLC)



Rockville, MD
(Image credit: PlaceMakers LLC)



Hibbing, MN
(Image credit: Sandy Sorlien for transect-collection.org)



Bellevue, WA
(Image credit: Sandy Sorlien for transect-collection.org)

Note: These images are a representation of buildings and parking placement for T5, but do not necessarily comply with all of the Fitchburg T5 standards and requirements. They are provided for illustration only.

T5 TRANSECT STANDARDS

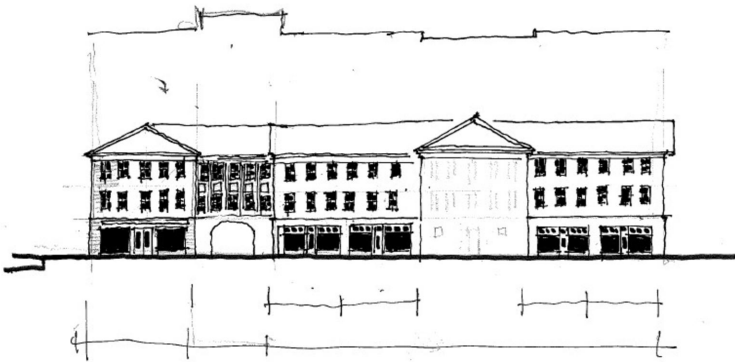
ILLUSTRATIONS



Note: These images are a representation of buildings and parking placement for T5, but do not necessarily comply with all of the Fitchburg T5 standards and requirements. They are provided for illustration only.

Images provided by PlaceMakers

T5 TRANSECT STANDARDS ILLUSTRATIONS



T5 Design Intensity

Images prepared by PlaceMakers and Architect Eric Brown

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