

Allowed Uses

- Multi-Use: Commercial, Office, Civic and Residential
- Multi-use commercial on ground related levels with residential allowed above the third level.
- No more than 25% of the ground floor accessed off South Main Street shall be office uses.

Height

- Height shall be calculated from the common side of the building.
- 60' maximum to top of roof or parapet

Setbacks

- **Front**
 - ROW to face of building 20' min.
 - ROW to outdoor eating 5' min.
 - Front facade to parking 10' min.
- **Side**
 - Between buildings 10' min.
- **Corner**
 - South corner opens to Midtown Plaza

Overhangs

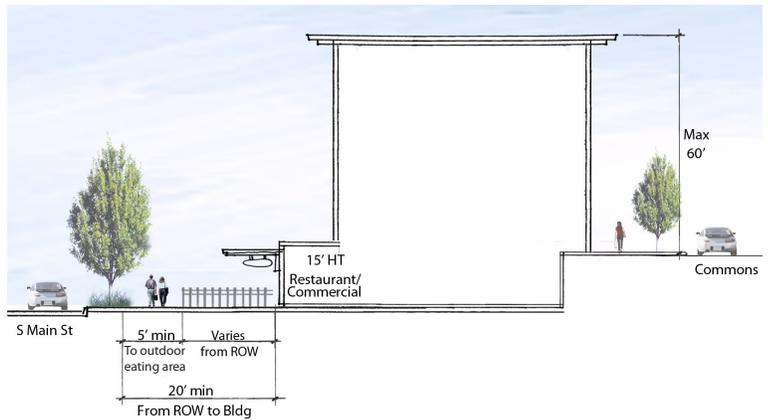
- May extend a maximum of 48" into setback

Parking

- Parking for uses fronting on South Main Street will be in the parking facility. Parking may also be located under the building or be surface parking.
- Drop-off and perpendicular parking for the Main Street building shall be provided in the Common.
- Shared parking allowed
- Parking required
 - Non-residential 1 stall per 300 sf
 - Residential 1 bedroom -1 stall per unit
 - 2 bedrooms or more -2 stalls per unit

Entries

- Front doors must face the street or common open space and provide access directly to a public sidewalk.
- Any ground floor uses shall have entries that face South Main Street.
- Entries shall be covered to provide weather protection for pedestrians.



South Main Street Section

Landscape

- There will be a 10' brick sidewalk on the South Main Street frontage.
- On the South Main Street frontage, Ginkgo Biloba shall be provided to match existing town street trees.
- Street trees shall maintain a regular street pattern where possible, except where conflicts exist with site distance, utilities and driveways.
- The landscaping on South Main Street shall be an urban treatment. The trees may be located in tree grates or urban planters. See Pattern Book for requirements.

Architecture

- **Office, commercial and hospitality building facades** shall present a pedestrian oriented streetscape using proportionate windows and entries following the requirements in the Pattern Book. See Pattern Book for requirements.
- **Building massing** The massing shall be consistent with existing urban downtown core.
- **Façade Materials** Buildings shall be constructed with a minimum of 50% masonry materials such as brick, stone or high quality synthetic stone with a minimum 1 1/2" thickness as approved by the Town.
- **Alternative Materials** The remaining 50% of façade materials may include cast materials, glass, metal and cement composite siding, smooth finished concrete or equivalents as approved by the town. A maximum of 20% of the facade can be EIFS used as accent panels. No EIFS may be used on first floor.
- **Foundations** Foundations shall be monolithic slab or basement construction. All foundations visible on the exterior of the building shall be faced with brick, high quality synthetic stone with a minimum 1 1/2" thickness as approved by the Town, smooth finished concrete surfacing or parged/ painted concrete.
- **Vinyl Siding is not permitted.**