

DRAFT

Downtown Auburn & New Auburn Form-Based Code Building Development Standards (9/2014) (T6, T6.1, T5)

Great Falls Metro (GFM) - (T6)



Centered and radiating out from the (east side) of the intersection of Turner St. and Hampshire St., the **GFM** is characterized by its prominence as the most intensely urban street type in Downtown Auburn, the City of Auburn, and the Lewiston/Auburn region. With a maximum building height of twelve (12) stories, and a minimum building height of six (6) stories, the GFM Street Type is designed to function and live as the City of Auburn’s social, cultural and economic (central square). “Great Falls Square”, provides a vibrant metropolitan focal point and a visually identifiable urbane center for professional enterprise, institutional service, and metropolitan commerce. The upper stories of GFM commercial buildings and office towers shall accommodate high concentrations of mixed-use tenants including residents, management & educational professionals, medical professionals, technology & innovation firms, metropolitan universities and colleges, as well as, clients, students, patients, business associates, visitors, and guests. The ground-level stories of GFM buildings/towers shall form a contextual fabric of street-level commercial spaces functionally designed to accommodate larger-scale retail/specialty stores, fine dining restaurants, distinctive cafes, galleries, creative co-work spaces, studios, innovation centers, and evening social gathering places, all architecturally relating to the pedestrian and addressing the sidewalk of the primary street. The high intensity of the GFM urban street form shall generate strong gravitational pull, dynamic interaction, information exchange, and constant socio-economic encounter within a new and prominent Downtown Auburn central square.

1. Building Height

- a. The height of the principal building is measured in stories.
- b. Each principal building shall be at least 6 stories in height, but no greater than 12 stories in height, except as otherwise provided on the Downtown Auburn/New Auburn Regulating Plan.
- c. An attic story shall not count against the maximum story height.

2. Parking Structure Height

Where a parking structure is within 40 feet of any principal building, that portion of the structure shall not exceed 4 stories in height.

3. Ground Story Height: Commerce Uses

- a. The ground story finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of 18 inches above the sidewalk.
- b. The ground story shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least 25 feet.
- c. The maximum story height for the ground story is 20 feet.

4. Ground Story Height: Residential Units

- a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.
- b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 17 feet.

5. Upper Story Height

- a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
- b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.

6. Mezzanines

Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.

7. Street Wall Height

- a. A street wall not less than 4 feet in height or greater than 6 feet in height shall be required along any required building line frontage that is not otherwise occupied by the principal building on the lot.
- b. The height of the street wall shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the ground elevation once construction is complete.

8. Other

(Reserved)

9. Street Façade

- a. On each lot the building façade shall be built to the required building line for at least 80% of the required building line length.
- b. The building façade shall be built to the required building line (RBL) within 30 feet of a block corner.
- c. These portions of the building façade (the required minimum build-to) may include jogs of not more than 18 inches in depth except as otherwise provided to allow bay windows, shopfronts, and balconies.

10. Buildable Area

- a. Buildings may occupy the portion of the lot specified by these building envelope standards.
- b. A contiguous open area equal to at least 5% of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at grade.

c. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.

11. Side Lot Setbacks

The principal building shall be setback at least 5 feet from the shared lot line, unless sharing a common wall with an adjacent building.

12. Garage and Parking

a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the Downtown Auburn/New Auburn Regulating Plan.

b. Garage entries shall have a maximum clear height of 16 feet, and a maximum clear width of 24 feet.

c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade.

d. These requirements are not applicable to on-street parking.

e. The parking setback line shall be 30 feet from the designated required building line.

13. Alleys

There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 10 feet from the rear lot line.

14. Corner Lots

Corner lots shall satisfy the code requirements for the full required building line length – unless otherwise specified in this code.

15. Un-built Required Building Line and Common Lot Line Treatment

a. A street wall shall be required along any required building line frontage that is not otherwise occupied by a building. The street wall shall be located not more than 8 inches behind the required building line.

b. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.

15. Frontage Widths

There is no minimum lot width. Although there are no individual side lot setbacks, no building may exceed _____ feet of continuous attached building frontage. A gap of 10 feet to 20 feet is required between each such attached structure.

1. Windows and Doors

a. Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.

b. Windows and Doors on the ground story facades shall comprise at least 60%, but not more than 90%, of the facade area (measured as a percentage of the facade between floor levels).

c. Windows and Doors on the upper story facades shall comprise at least 20%, but no more than 60%, of the facade area per story (measured as a percentage of the facade between floor levels).

2. Building Projections

a. Balconies and stoops shall not project closer than 5 feet to a common lot line.

b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the code, shall encroach beyond the Required Building Line.

c. Awnings shall project a minimum of 4 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or 1 foot into the tree lawn (where there are street trees.)

c. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least 10 feet except as otherwise provided for signs, street lighting and similar appurtenances.

d. Awnings may have supporting posts at their outer edge provided that they:

- f. Have a minimum of 8 feet clear width between the facade and the support posts or columns of the awnings.
- g. Provide for a continuous public access easement at least 5 feet wide running adjacent and parallel to the sidewalk cover columns/posts

3. Doors/Entries

Functioning entry door(s) shall be provided along ground story facades at intervals not greater than 60 linear feet.

4. Street Walls

A vehicle entry gate no wider than 18 feet or a pedestrian entry gate no wider than 6 feet shall be permitted within any required street wall.

5. Ground Story

The ground story shall house commerce or residential uses. See Height specifications above for specific requirements unique to each use.

6. Upper Stories

The upper stories shall house residential or commerce uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use. No commerce use is permitted above a residential use. Additional habitable space is permitted within the roof where the roof is configured as an attic story.

7. Permitted Uses

- a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in _____.
- b. Commerce uses shall be considered to encompass all of the Commercial use categories, and all of the Civic use categories except passenger terminals and social service institutions, as defined in _____.
- c. Use Standards as stated in Section _____ shall be applicable.

Great Falls Metro-H - (T6.1)



Centered and radiating out from the (west side) of the intersection of Turner St. and Hampshire St., the **GFM-H**, (“H” designating “Hill”) functions to form a compatible street-type with the GFM on the (east side) of the Turner St. and Hampshire St. intersection and is designed to accommodate the significant rise in slope westward along Hampshire Street. Both the GFM and the GFM-H are characterized by their prominence as the most intensely urban street types in Downtown Auburn, the City of Auburn, and the Lewiston/Auburn region. With a maximum building height of twelve (8) stories, and a minimum building height of six (4) stories, the GFM-H Street Type is designed to function and live as the City of Auburn’s social, cultural and economic (central square). “Great Falls Square”, provides a vibrant metropolitan focal point and a visually identifiable urbane center for professional enterprise, institutional service, and metropolitan commerce. The upper stories of GFM-H commercial buildings and office towers shall accommodate high concentrations of mixed-use tenants including residents, management & educational professionals, medical professionals, technology & innovation firms, metropolitan universities and colleges, as well as, clients, students, patients, business associates, visitors, and guests. The ground-level stories of GFM-H buildings/towers shall form a contextual fabric of street-level commercial spaces functionally designed to accommodate larger-scale retail/specialty stores, fine dining restaurants, distinctive cafes, galleries, creative co-work spaces, studios, innovation centers, and evening social gathering places, all architecturally relating to the pedestrian and addressing the sidewalk of the primary street. The high intensity of the GFM-H urban street form shall generate strong gravitational pull, dynamic interaction, information exchange, and constant socio-economic encounter within a new and prominent Downtown Auburn central square.

1. Building Height

- a. The height of the principal building is measured in stories.
- b. Each principal building shall be at least 4 stories in height, but no greater than 8 stories in height, except as otherwise provided on the Downtown Auburn/New Auburn Regulating Plan.
- c. An attic story shall not count against the maximum story height.

2. Parking Structure Height

Where a parking structure is within 40 feet of any principal building, that portion of the structure shall not exceed **4 stories** in height.

3. Ground Story Height: Commerce Uses

- a. The ground story finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of 18 inches above the sidewalk.
- b. The ground story shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least 25 feet.
- c. The maximum story height for the ground story is 20 feet.

4. Ground Story Height: Residential Units

- a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.
- b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 17 feet.

5. Upper Story Height

- a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
- b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.

6. Mezzanines

Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.

7. Street Wall Height

- a. A street wall not less than 4 feet in height or greater than 6 feet in height shall be required along any required building line frontage that is not otherwise occupied by the principal building on the lot.
- b. The height of the street wall shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the ground elevation once construction is complete.

8. Other

(Reserved)

9. Street Facade

- a. On each lot the building façade shall be built to the required building line for at least 80% of the required building line length.
- b. The building façade shall be built to the required building line (RBL) within 30 feet of a block corner.
- c. These portions of the building façade (the required minimum build-to) may include jogs of not more than 18 inches in depth except as otherwise provided to allow bay windows, shopfronts, and balconies.

10. Buildable Area

- a. Buildings may occupy the portion of the lot specified by these building envelope standards.
- b. A contiguous open area equal to at least 5% of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at grade.
- c. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.

11. Side Lot Setbacks

The principal building shall be setback at least 5 feet from the shared lot line, unless sharing a common wall with an adjacent building.

12. Garage and Parking

- a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the Downtown Auburn/New Auburn Regulating Plan.
- b. Garage entries shall have a maximum clear height of 16 feet, and a maximum clear width of 24 feet.
- c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade.
- d. These requirements are not applicable to on-street parking.
- e. The parking setback line shall be 30 feet from the designated required building line.

13. Alleys

There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 10 feet from the rear lot line.

14. Corner Lots

Corner lots shall satisfy the code requirements for the full required building line length – unless otherwise specified in this code.

15. Un-built Required Building Line and Common Lot Line Treatment

- a. A street wall shall be required along any required building line frontage that is not otherwise occupied by a building. The street wall shall be located not more than 8 inches behind the required building line.
- b. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.

15. Frontage Widths

There is no minimum lot width. Although there are no individual side lot setbacks, no building may exceed _____ feet of continuous attached building frontage. A gap of 10 feet to 20 feet is required between each such attached structure.

1. Windows and Doors

- a. Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.
- b. Windows and Doors on the ground story facades shall comprise at least 60%, but not more than 90%, of the facade area (measured as a percentage of the facade between floor levels).
- c. Windows and Doors on the upper story facades shall comprise at least 20%, but no more than 60%, of the facade area per story (measured as a percentage of the facade between floor levels).

2. Building Projections

- a. Balconies and stoops shall not project closer than 5 feet to a common lot line.
- b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the code, shall encroach beyond the Required Building Line.
- c. Awnings shall project a minimum of 4 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or 1 foot into the tree lawn (where there are street trees.)
- c. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least 10 feet except as otherwise provided for signs, street lighting and similar appurtenances.
- d. Awnings may have supporting posts at their outer edge provided that they:
 - f. Have a minimum of 8 feet clear width between the facade and the support posts or columns of the awnings.
 - g. Provide for a continuous public access easement at least 5 feet wide running adjacent and parallel to the sidewalk cover columns/posts

3. Doors/Entries

Functioning entry door(s) shall be provided along ground story facades at intervals not greater than 60 linear feet.

4. Street Walls

A vehicle entry gate no wider than 18 feet or a pedestrian entry gate no wider than 6 feet shall be permitted within any required street wall.

5. Ground Story

The ground story shall house commerce or residential uses. See Height specifications above for specific requirements unique to each use.

6. Upper Stories

The upper stories shall house residential or commerce uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use. No commerce use is permitted above a residential use.

Additional habitable space is permitted within the roof where the roof is configured as an attic story.

7. Permitted Uses

a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in _____.

b. Commerce uses shall be considered to encompass all of the Commercial use categories, and all of the Civic use categories except passenger terminals and social service institutions, as defined in _____.

c. Use Standards as stated in Section _____ shall be applicable.

Downtown Center (DC) - (T5)



Centered and radiating out from the intersection of Court St. and Turner St., and the intersection of Court St. and Minot Ave., the DC is characterized by a more human-scale and traditional street type in terms of urban intensity, and in architectural relation to the GFM Street Type. With maximum building heights of six (6) stories, and minimum building heights of three (3) stories, the DC Street Type is designed to function and live as the “everyday local business” corridor of Downtown Auburn. The upper stories of DC commercial buildings/blocks shall accommodate professional offices, residential units, creative co-work spaces, working studios, and educational halls. The ground-level stories of DC Street Type shall form a contextual fabric of street-level commercial spaces functionally designed to accommodate local-scale retail/specialty stores, local restaurants & eateries, distinctive cafes, galleries, creative co-work spaces, studios, innovation centers, and evening social gathering places, all architecturally relating to the pedestrian and addressing the sidewalk of the primary street.

1. Building Height

- The height of the principal building is measured in stories.
- Each principal building shall be at least 3 stories in height, but no greater than 6 stories in height, except as otherwise provided on the Downtown Auburn/New Auburn Regulating Plan.
- An attic story shall not count against the maximum story height.

2. Parking Structure Height

Where a parking structure is within 40 feet of any principal building, that portion of the structure shall not exceed 4 stories in height.

3. Ground Story Height: Commerce Uses

- The ground story finished floor elevation shall be equal to, or greater than the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of 18 inches above the sidewalk.
- The ground story shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least 25 feet.
- The maximum story height for the ground story is 20 feet.

4. Ground Story Height: Residential Units

- a. The finished floor elevation shall be no less than 3 feet and no more than 7 feet above the exterior sidewalk elevation at the required building line.
- b. The first story shall have an interior clear height (floor to ceiling) of at least 9 feet and a maximum floor to floor story height of 17 feet.

5. Upper Story Height

- a. The maximum floor-to-floor story height for stories other than the ground story is 12 feet.
- b. At least 80% of each upper story shall have an interior clear height (floor to ceiling) of at least 9 feet.

6. Mezzanines

Mezzanines having a floor area greater than 1/3 of the floor area of the story in which the mezzanine is situated shall be counted as full stories.

7. Street Wall Height

- a. A street wall not less than 4 feet in height or greater than 6 feet in height shall be required along any required building line frontage that is not otherwise occupied by the principal building on the lot.
- b. The height of the street wall shall be measured from the adjacent public sidewalk or, when not adjacent to a sidewalk, from the ground elevation once construction is complete.

8. Other

(Reserved)

9. Street Façade

- a. On each lot the building façade shall be built to the required building line for at least 75% of the required building line length.
- b. The building façade shall be built to the required building line (RBL) within 30 feet of a block corner.
- c. These portions of the building façade (the required minimum build-to) may include jogs of not more than 18 inches in depth except as otherwise provided to allow bay windows, shopfronts, and balconies.

10. Buildable Area

- a. Buildings may occupy the portion of the lot specified by these building envelope standards.
- b. A contiguous open area equal to at least 5% of the total buildable area shall be preserved on every lot. Such contiguous open area may be located anywhere behind the parking setback, at grade.
- c. No part of any building, except overhanging eaves, awnings, or balconies shall occupy the remaining lot area.

11. Side Lot Setbacks

The principal building shall be setback at least 5 feet from the shared lot line, unless sharing a common wall with an adjacent building.

12. Garage and Parking

- a. Garage entries or driveways shall be located at least 75 feet away from any block corner or another garage entry on the same block, unless otherwise designated on the Downtown Auburn/New Auburn Regulating Plan.
- b. Garage entries shall have a maximum clear height of 16 feet, and a maximum clear width of 24 feet.
- c. Vehicle parking areas on private property shall be located behind the parking setback line, except where parking is provided below grade.
- d. These requirements are not applicable to on-street parking.
- e. The parking setback line shall be 30 feet from the designated required building line.

13. Alleys

There is no required setback from alleys. On lots having no alley access, there shall be a minimum setback of 10 feet from the rear lot line.

14. Corner Lots

Corner lots shall satisfy the code requirements for the full required building line length – unless otherwise specified in this code.

15. Un-built Required Building Line and Common Lot Line Treatment

- a. A street wall shall be required along any required building line frontage that is not otherwise occupied by a building. The street wall shall be located not more than 8 inches behind the required building line.
- b. Privacy fences may be constructed along that portion of a common lot line not otherwise occupied by a building.

15. Frontage Widths

There is no minimum lot width. Although there are no individual side lot setbacks, no building may exceed _____ feet of continuous attached building frontage. A gap of 10 feet to 20 feet is required between each such attached structure.

1. Windows and Doors

- a. Blank lengths of wall exceeding 20 linear feet are prohibited on all required building lines.
- b. Windows and Doors on the ground story facades shall comprise at least 60%, but not more than 90%, of the facade area (measured as a percentage of the facade between floor levels).
- c. Windows and Doors on the upper story facades shall comprise at least 20%, but no more than 60%, of the facade area per story (measured as a percentage of the facade between floor levels).

2. Building Projections

- a. Balconies and stoops shall not project closer than 5 feet to a common lot line.
- b. No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops, and shopfronts as specified by the code, shall encroach beyond the Required Building Line.
- c. Awnings shall project a minimum of 4 feet and a maximum of within 1 foot of back of curb (where there are no street trees) or 1 foot into the tree lawn (where there are street trees.)
- c. Awnings that project over the sidewalk portion of a street-space shall maintain a clear height of at least 10 feet except as otherwise provided for signs, street lighting and similar appurtenances.
- d. Awnings may have supporting posts at their outer edge provided that they:
 - f. Have a minimum of 8 feet clear width between the facade and the support posts or columns of the awnings.
 - g. Provide for a continuous public access easement at least 5 feet wide running adjacent and parallel to the sidewalk cover columns/posts

3. Doors/Entries

Functioning entry door(s) shall be provided along ground story facades at intervals not greater than 60 linear feet.

4. Street Walls

A vehicle entry gate no wider than 18 feet or a pedestrian entry gate no wider than 6 feet shall be permitted within any required street wall.

5. Ground Story

The ground story shall house commerce or residential uses. See Height specifications above for specific requirements unique to each use.

6. Upper Stories

The upper stories shall house residential or commerce uses. No restaurant or retail sales uses shall be allowed in upper stories unless they are second story extensions equal to or less than the area of the ground story use. No commerce use is permitted above a residential use.

Additional habitable space is permitted within the roof where the roof is configured as an attic story.

7. Permitted Uses

a. Residential uses shall be considered to encompass all of the Residential use categories, as defined in _____.

b. Commerce uses shall be considered to encompass all of the Commercial use categories, and all of the Civic use categories except passenger terminals and social service institutions, as defined in _____.

c. Use Standards as stated in Section _____ shall be applicable.