

175.11A(2) TABLE OF USES (CONT'D)

	DO-1	DO-2	DO-3	DO-4	DO-5	DO-6
HOSPITALITY⁽¹⁾						
Hotel	P	P	X	X	X	X
Inn / Bed & Breakfast	P	P	P	P	P	P
Residential Care Facility	SP	SP	SP	X	SP	X
INSTITUTIONAL / CIVIC						
Institutional	P	P	P	P	P	P
Municipal	P	P	P	P	P	P
Library	P	P	P	P	P	P
Community Facility	P	P	P	P	P	P
Indoor Recreation	P	P	P	P	P	P
Educational Use	P	P	P	P	P	P
LIGHT INDUSTRIAL						
Artisan Production	P	P	P	P	P	P
Data Information Center	P	P	P	P	P	P
Urban Agriculture	P	P	P	P	P	P
Small-Scale Renewable Energy	SP	SP	SP	SP	SP	SP
PARKING FACILITIES						
Parking Structure	P	P	P	P	P	P
Parking Lot	A	A	P	P	P	P
UTILITIES						
Utilities	P	P	P	P	P	P

P Permitted

SP Allowed by Special Permit from the Planning Board

A Accessory to a Permitted Principal Use

X Prohibited

* Allowed if and to the extent permitted by the underlying district

(1) Suites/units associated with Hospitality Uses and residential dwellings are prohibited within the Private Frontage area on the first floor of Storefront Frontages and Arcade Frontages. Common areas of residential and hospitality building such as lobbies, gyms and similar spaces servicing the primary use may occupy the ground floor of a storefront as long as it complies with the active edge requirements.

(2) Entertainment/ Cultural/ Arts includes theater, museum, gallery, cinema, indoor amusement establishments

(3) When accessory to a restaurant

175.11G BUILDING HEIGHT

- (1) Ground floor uses with Storefront, where required, shall have a minimum clear height of 10 feet.
- (2) The following Height Exceptions shall be permitted:
 - (a) Buildings less than two stories shall be permitted by the Planning Board only when located in areas of civic space.
 - (b) Open railings, planters, skylights, church steeples, greenhouses, parapets, and firewalls may extend up to 4 feet above the maximum height limit with unlimited rooftop coverage.
 - (c) Solar collectors may extend up to 7 feet above the maximum height limit, with unlimited rooftop coverage.
 - (d) The following structures may extend up to 20 feet above the maximum height limit, as long as the combined total coverage of all features listed in this subsection does not exceed 20 percent of the roof area including one or more of the following:
 - [1] "green" energy production or reduction equipment (e.g.-solar collectors, wind turbines, solar hot water systems)
 - [2] stair and elevator penthouses
 - [3] mechanical equipment
- (3) Building Height at Stepbacks
 - (a) See Sec 175.11E(4) for maximum building height at building stepbacks.
- [4] greenhouses, urban agriculture structures, and solariums
- [5] play equipment and open-mesh fencing that encloses it, as long as fencing is at least 15 feet from the roof edge
- [6] minor communication utilities and accessory communication devices
- [7] cupolas and church steeples
- (e) Greenhouses that are dedicated to produce production are permitted to extend 15 feet above applicable height limit as long as the combined total coverage of all features gaining additional height does not exceed 50% of the roof area. The combined total coverage may be increased to 65%, provided that all mechanical equipment is screened and that no rooftop features are located closer than 10 feet to the roof edge.

175.11H PROJECTIONS AND ENCROACHMENTS

- (1) Building projections shall be permitted to encroach into a required front, side or rear yard setback, or across a Build-To-Line provided that:
 - (a) Structural encroachments shall provide a minimum of 14 feet of clearance over a public sidewalk or right of way.
 - (b) Architectural encroachments such as cornices or canopies that are not occupied space shall provide a minimum of 10 feet of clearance over a public sidewalk or right of way.
 - (c) Projections shall not be included in the calculation of building or impervious coverage.
- (d) Signs, awnings, overhangs and similar elements, if determined by the Planning Board to be consistent with the regulations and intent of the frontages, may encroach beyond a Build-To-Line.
- (e) Stairs and hand railings may project beyond the Build-To-Line for up to 2 feet provided they do not project into the Pedestrian Clearway and they are not closer to the street than the front lot line.