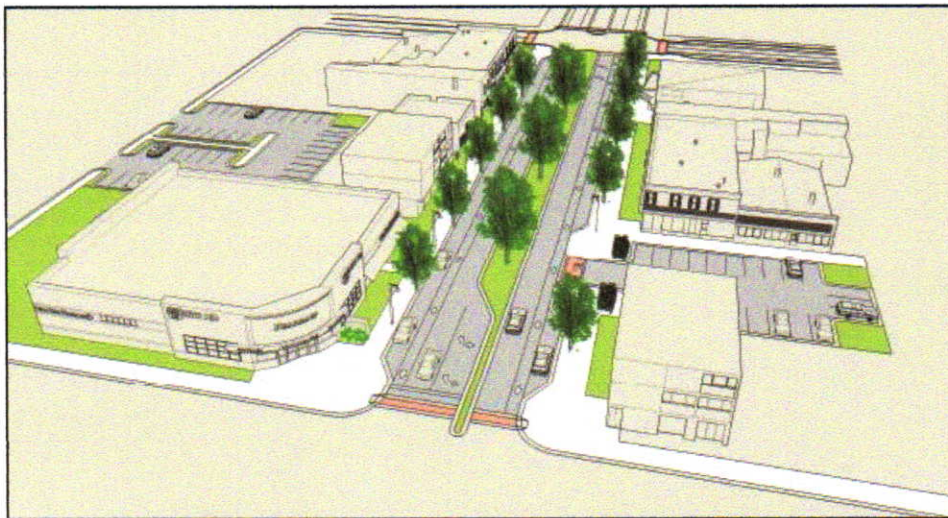


5-50 Town Activity Center (TAC) District

5-50.10 Intent

The Town Activity Center (TAC) District is established to guide new development and long-term redevelopment that respects the character of the Town's historic downtown while providing a transition to the automobile-oriented parts of the Town. The regulations in this District are intended to promote a broad mix of uses, including retail, residential, office and civic uses along the Town's major entry corridors leading to the historic downtown. The district standards are intended to accommodate both pedestrian and auto needs and create an attractive streetscape that is compatible with the existing historic Town fabric, but allow for contemporary market needs, including larger scale buildings than currently exist in the historic downtown.

The illustration below is advisory only and is intended to illustrate the intended development character for the District. Refer to the Code standards below for the specific prescriptions of this section.



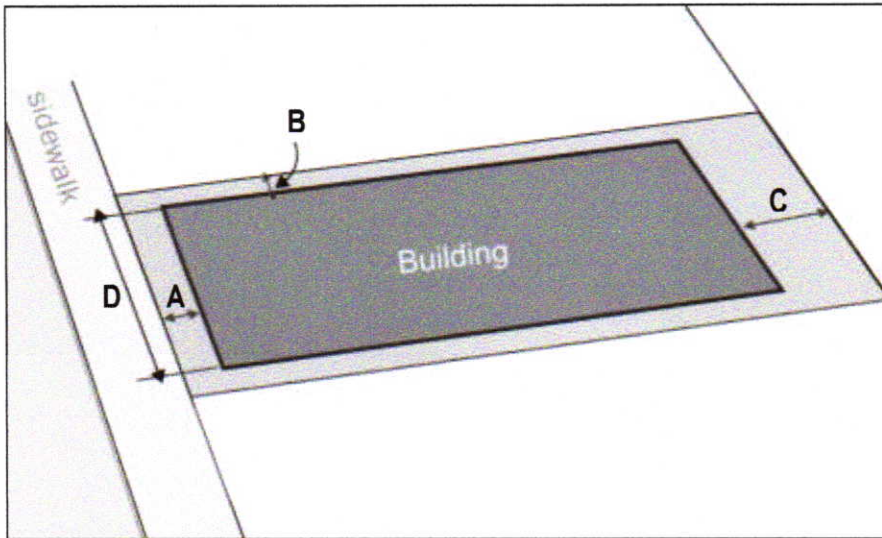
5-50.20 Permitted Uses

The uses permitted by-right, permitted with a special use permit, and prohibited within the Town Activity Center District shall be in accordance with Section 5-05.10: Table of Permitted Uses.

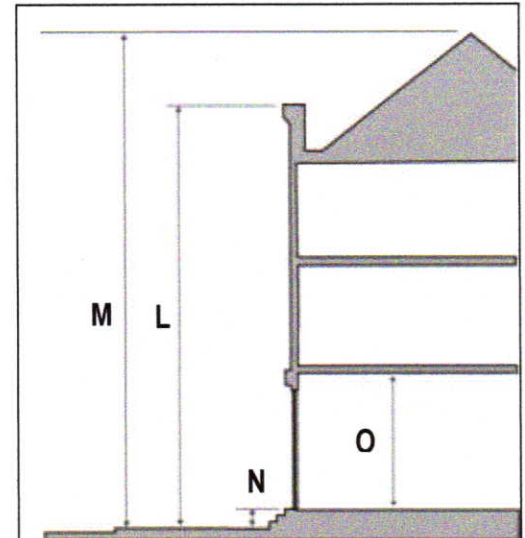
5-50.30 Development Standards

The general development standards for the Town Activity Center are defined by the following tables and illustrations.

Town Activity Center District – Development Standards



Building Requirements



Building Height

Building Requirements

Setbacks

A	Street Front	10' min (facades up to 35 feet in height); 20' (facades greater than 35 feet in height).
B	Side	10' min. for corner lots 5' min for interior lots
C	Rear	20' min., 40' min. for commercial uses abutting a residential district
D	Minimum Frontage	n/a

Lot Requirements

Lot Area	3,000 sq. ft. min.
Lot Width	40' min.
Block Length	250' min.-660' max.
Lot Access	Each lot must front a public street

Building Height

L	Height of front façade	3 story max
M	Height to Roof	55' max.
N	First floor height above grade	4' max.
O	First floor ceiling height	14' min.

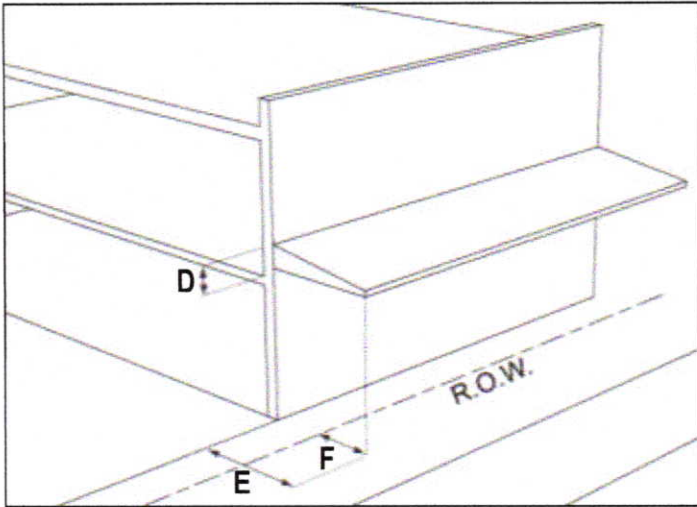
Accessory Structures

Setbacks

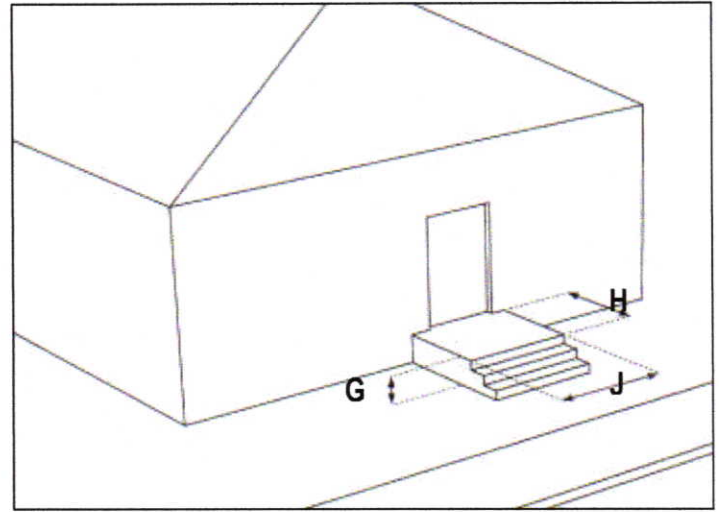
Front	Primary structure setback plus 15'
Side	5'
Rear	5'

The footprint of an accessory structure shall not exceed 50% of the footprint of the principal dwelling up to a maximum area of 1,000 square feet. The height of the accessory structure shall not exceed the height of the principal dwelling. Accessory structures shall meet all setbacks listed above.

Town Activity Center District – Development Standards



Awning



Stoop

Frontage Types

Awning

D	Height Over Floor Level of Next Highest Story ⁹	2' max.
E	Depth	12' max.
F	R.O.W. Projection	6' max.

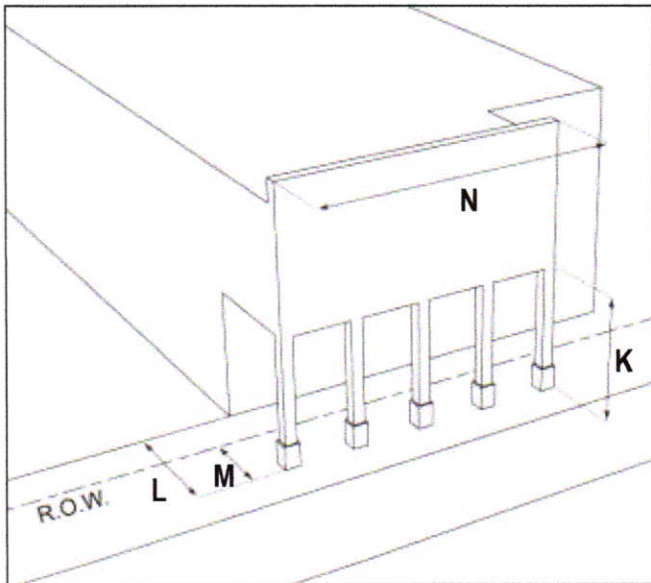
Additional Frontage Types

Stoop

G	Height	4' max.
H	Depth	4' - 8'
J	Width Along Frontage	4' min.

Arcade

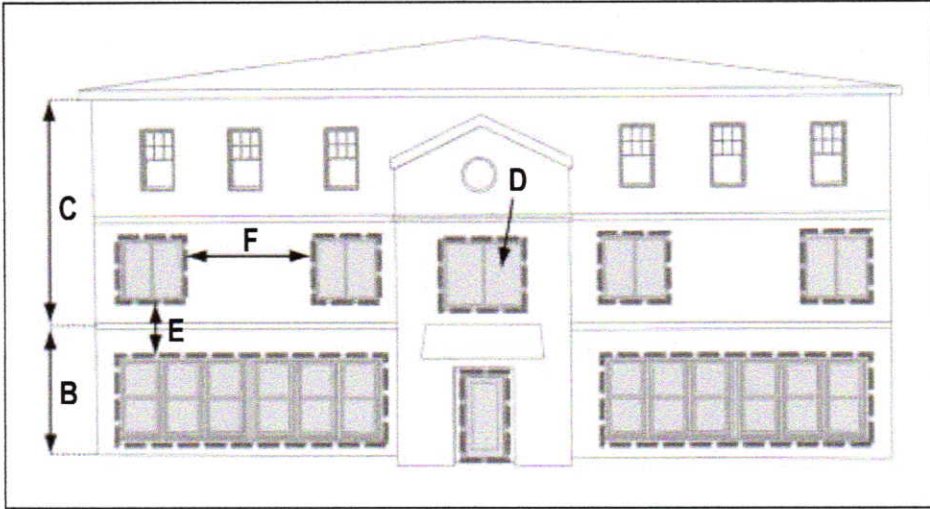
K	Height	10'-14'
L	Depth	8' -25'
M	R.O.W. Projection	6' max.
N	Minimum Width Along Frontage	50% of front façade width



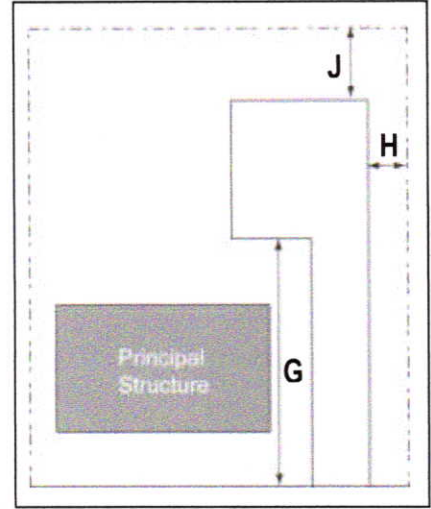
Arcade

⁹ Measured at top of awning

Town Activity Center District – Development Standards



Fenestration



Parking

Fenestration

Fenestration, which includes windows and doors, must open into habitable spaces and cover a certain percentage all facades of the building facing a street or public or private open space, as detailed below.

B	First Floor	40% min. for retail uses; 20% min. for non-retail uses
C	Additional Floors	15%-40%
D	Individual Openings	≤34% of total fenestration per floor, excluding the 1 st floor

Wall openings shall not span vertically more than one story.

Wall openings shall correspond to interior space and shall not span across building structure such as the floor's structural and mechanical thickness.

Window Spacing

E	Vertical	3' min.
F	Horizontal	20' max.

Parking

G	Front Setback	10' min.
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The portion of parking that is not behind the principal structure must be visually buffered from roadways by a 3'-6' high screen of evergreen landscaping. Landscaping and walls must be at edge of the parking area, not of parcel.

H	Side Yard Setback	5' min.
J	Rear Yard Setback	10' min.

Parking must be visually screened from side and rear lot lines either by the principal structure, or by 3'-6' opaque fence and/or vegetative screen.

Town Activity Center District – Public Space Standards

5-50.40 Reserved.

5-50.50 Reserved.

5.50.60 Reserved.

Town Activity Center - Streetscape Standards

5-50.70 Intent

Streetscape Standards are provided to ensure the coherence of streets within the Town Activity Center District and serve to assist building owners and operators with understanding the relationship between the public street and their privately-owned lots. The desired aesthetic along the street is defined by streetscape elements, such as such as brick pavers, benches, lighting and waste bins, street trees and public art. These standards establish an environment that encourages and facilitates pedestrian activity.

5-50.80 Establishment of Streetscape Standards

The streetscape standards for the Town Activity Center are prescribed below, provided that the requirements of this subsection shall apply to a subdivision and/or development subject to the requirement for a site development plan in accordance with Section 12-20, and provided further that the construction of a single-family dwelling or duplex dwelling, or structure or parking area accessory thereto, on a lot recorded prior to the adoption of this Chapter shall be considered exempt from the requirements of this subsection. The owner-applicant shall be responsible for constructing required streetscape improvements only on the side(s) of the street on which the owner-applicant's property lies.

5-50.81 Street Trees

- a) Street trees shall be required along streets and shall be regularly spaced at 30-40 foot intervals, measured parallel to the street beginning at the intersection of any two streets.
- b) Street trees shall be limbed up so as to not interfere with pedestrian or automobile travel. A minimum vertical clearance of 7 feet shall be provided above the sidewalk and 14 feet above the travel lanes of the street.
- c) On sidewalks 8 feet or wider, metal tree grates at least 4 feet by 6 feet in size shall be installed around street tree pit areas to prevent pedestrian damage to planting materials when trees are located in the sidewalk.

5-50.82 Sidewalks

- a) On Route 15 and Route 20, sidewalks not less than six (6) feet in width shall be required along both sides of the street.
- b) Sidewalks not less than five (5) feet in width shall be required along both sides of all other streets.
- c) Consistency of paving design shall be required within a development project.

5-50.83 Street Furniture

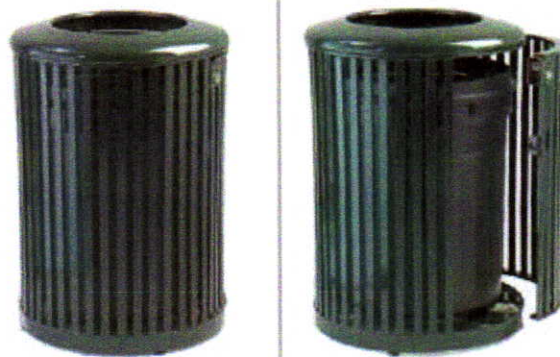
- a) Benches with backs and arm rests shall be provided at regular intervals not exceeding 250 feet along the street frontage, measured parallel



Victor Stanley Steelsites Model No. R-B 28

to the street beginning at the intersection of any two streets. The Victor Stanley Steelsites Model No. R-B 28 or equivalent model approved by the Zoning Administrator shall be used within the Town Activity Center District.

- b) At a minimum, one (1) waste bin will be provided at each block corner or building corner. The Victor Stanley Steelsites Model No. NSDC-36 or equivalent model approved by the Zoning Administrator shall be used within the Town Activity Center District.



Victor Stanley Steelsites Model No. NSDC-36

- c) Bicycle racks having a minimum two-bike capacity shall be installed along both sides of the street at no more than 500-foot intervals, measured parallel to the street beginning at the intersection of any two streets.. The standard bike rack is an inverted “U” in galvanized steel with a baked-on black paint finish.

- d) The placement, model and type of all street furniture and fixtures shall be reviewed and approved by the Zoning Administrator.

5-50.84 Lighting

- a) Street lights shall be installed along both sides of all streets. The Lumec Candela CAND1-CN1 with 100-watt metal halide bulbs, or equivalent model approved by the Zoning Administrator, shall be used within the Town Activity Center District.
- b) In order to minimize light pollution, light should be directed downward to the immediate area being illuminated and away from any living quarters.
- c) Street lights shall be dark sky compatible. Lighting shall be designed and installed to be fully shielded (i.e. full cutoff) and shall have a maximum lamp wattage of 250 watts high-intensity discharge (HID) or lumen equivalent. In residential areas, light should be shielded such that the lamp itself or the lamp image is not directly visible outside the perimeter of the property.
- d) Street lights shall be installed at least 12 feet and not more than 14 feet in height above grade with a maximum average spacing along each side of the street as provided below:
 - 1) Routes 15 and 20: 150 feet on center.
 - 2) All other streets: 125 feet on center.
- e) Floodlights or directional lights with maximum 100-watt metal halide bulbs may be used to illuminate alleys, parking garages and maintenance areas, but shall be shielded or aimed in such a way that they do not direct light onto other lots, the street, or out of the Town Activity Center District.
- f) Lights shall not be placed on the ground such that a beam of light is directed upward to illuminate the building wall(s). This provision shall not apply to floodlighting used to illuminate flags.



Lumec Candela CAND1-CN1

- g) Site lighting shall be located and shall be of a design and height so as to illuminate only the interior of the property.
- h) No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any building whether such lighting is of temporary or long-term duration. This provision shall not apply to seasonal (i.e. holiday) lighting and/or displays.

5-50.85 Utility Requirements

- a) All lots that contain a dwelling or other permitted building, and all such buildings thereon, shall be served exclusively by a public water system.
- b) All lots that contain a dwelling or other permitted building shall be served exclusively by a public sewer system, provided the lot is situated such that public sewer service is available to the lot or parcel, or any existing or proposed building thereon, in accordance with the requirements for mandatory connection to public sanitary sewer prescribed in the Code of the Town of Orange. Lots which are not served by the public sewer system shall be subject to approval by the Orange County Health Official.
- c) All utilities that serve a structure shall be underground. Temporary construction shall be exempted from this requirement.