# Hamilton Canal District

## General Regulations: Definitions and Standards

## Definitions

**Height***

- Defined by mean ground (street) level, not canal level
- Does not include mechanical penthouses

**Projections*:** elements of a building which project beyond the Build-to-Line (BTL) or setback line, but are within the parcel or property line.

**Encroachments:** elements of a building which project beyond the Build-to-Line or setback line, and extend beyond the parcel or property line. Encroachments are typically not allowed less than 10 feet above the sidewalk or street level.

**Regulating Plan:** A Plan establishing zones within the Hamilton Canal District in which development conforms to a set of consistent building form standards.

**Zone (on Regulating Plan):** Areas defined on the Regulating Plan, within which specific development parcels are subject to a consistent set of building standards.

**Property or Parcel Line:** Lines defining individual development parcels within the HCD, and separating these parcels from one another, from public rights-of-way, and from parcels in other ownership, as defined in the HCD Subdivision Plan.

**Build-to-Line:** A line along which the majority (or a specified percentage) of a building façade is intended to be located. This may be modified by allowed projections, encroachments, and setbacks. The Build-to-Line may be located along the property line, or may be set back a specific distance from such line. The intent is to create a consistent "street wall" or street frontage within the HCD.

**Street Wall:** Similar to a Build-to-Line as a desired location for the majority of building frontage along a street or pedestrian way. However, a street wall may also be limited in height or to a specific number of stories, above which additional height may be permitted but must be stepped back.

**Step-back:** A setback of the building façade above a specified height or number or stories.

**Setback Line:** Minimum distance behind a property or parcel line at which a building frontage may be located. Where a setback of 0 (zero) is indicated, no setback is required; however, it is not mandatory that a building be located on a property line in this case, unless the property line is also defined as a Build-to-Line.

**No-Build Zone:** An area within a parcel or property where no principal building is allowed. Ancillary structures, site improvements, or street furniture may be permitted.

***Definitions noted with * supplement those in Article II of Zoning Ordinance***

# Hamilton Canal District

## Standards: Functional Design Criteria

**Uses of basement and canal levels:** Defined for each parcel.

**Handicapped Access:** Where the provision of handicapped access to building entries requires an exception to other standards (such as setback line or Build-to-Line), such exception is allowed.

**Number and location of loading/service areas:** These are defined, where required, in the standards for each parcel.

**Number and location of garage entries:** Defined in the standards for each parcel.

**Parking location:** Permissible locations for surface and structured parking, and screening of parking: These are defined in the standards for each parcel.

**Parking dimensional standards:** Twenty Percent (20%) of required parking may be provided in Compact Spaces, measuring 8.5 x 16 feet.

**First floor treatments:** transparency, access, privacy for residential uses (TBD)

**Frontage treatments:** (TBD)

**Rooftop Equipment:** Shall be screened from view, shall be set back from roof edges a minimum of 10 (ten) feet, and shall conform to City requirements regarding noise.

**Mechanical Penthouses:** Shall not cover more than 50% of a rooftop, shall not be more than 15 feet in height, shall be set back a minimum of 10 (ten) feet from roof edges, and shall have an architectural screening.

**Trash Handling:** No trash handling areas or dumpsters shall be allowed outside of building envelope. Any trash handling or pick-up areas shall be enclosed or screened from public view.

**Recycling:** Each building parcel and its trash handling facilities must make provision for recycling.

**Snow Removal:** The developer is responsible for snow removal for all privately owned roadways and open spaces that are publicly accessible.