Hamilton Canal District

Hamilton Canal District

Standards for Parcel 1 (REV)

A: Site Configuration

North Side:	0’ setback with 55% min. frontage along BTL
East Side:	0’ setback with 30% min. frontage along BTL
South Side:	0’-20’ setback
West Side:	0’ setback with 30% min. frontage along BTL
Frontage:	Any portion of a building not built on the BTL must not be more than 50’ behind the BTL
Lot Size:	.5 acre
Coverage:	100% max.

B: Building Configuration

Height:	55’ min. & 85’ max.
Floors:	10’ min. clear first floor
Encroachment:	May be allowed at 10’ min. above the street level & extend out 3’ max.
Projections:	May be allowed at 10’ min. above the street level & extend out 6’ max.

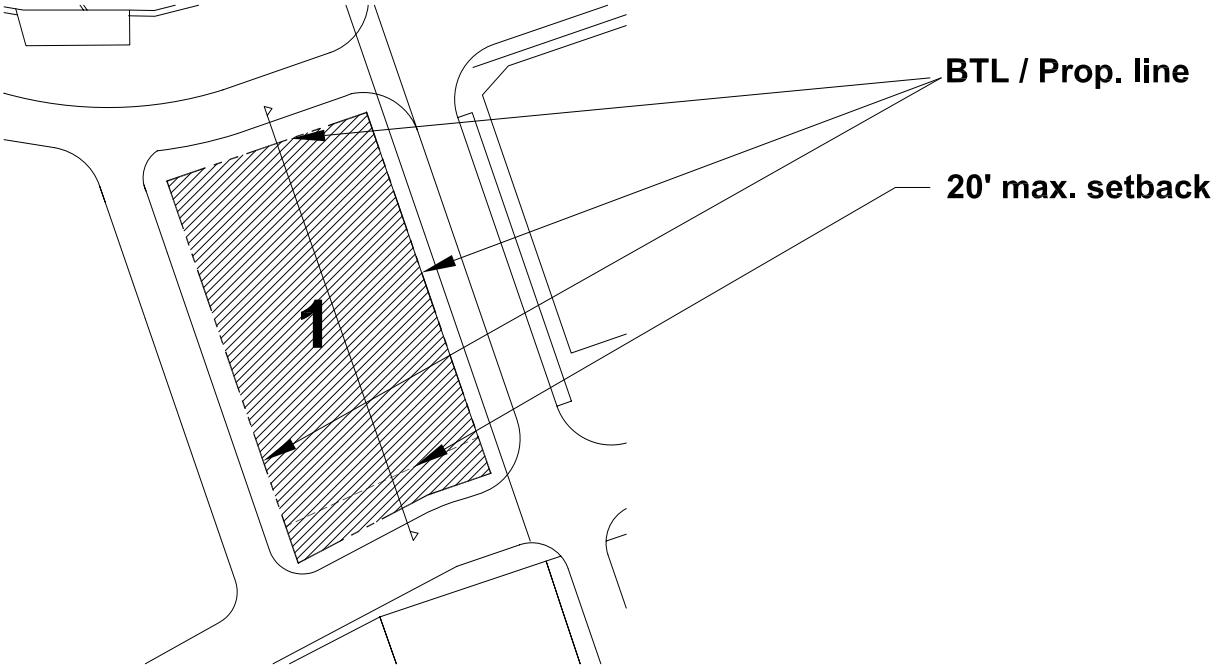
C: Building Elements

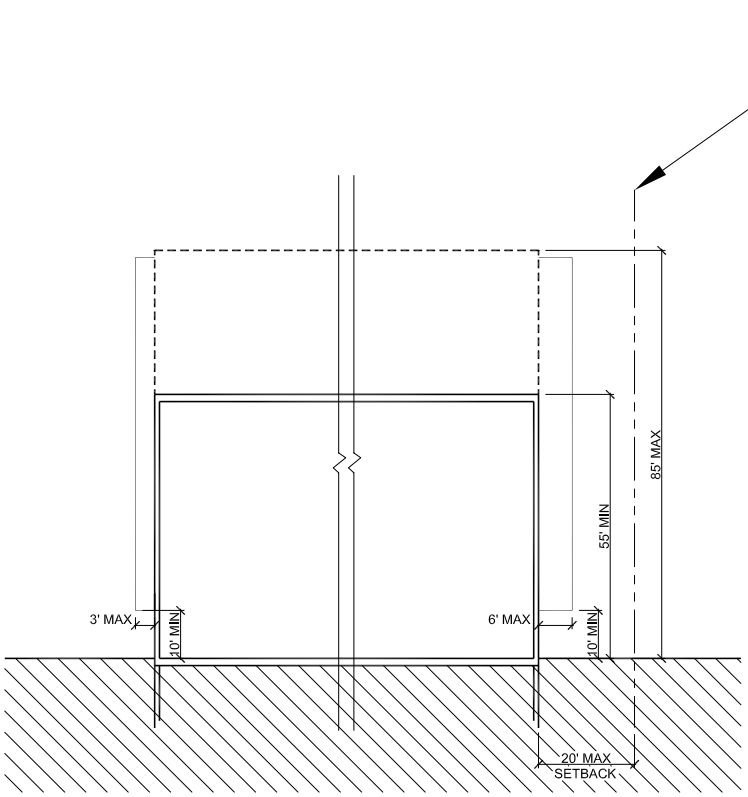
1.) Any vehicular access must be provided along the North or West side of the site

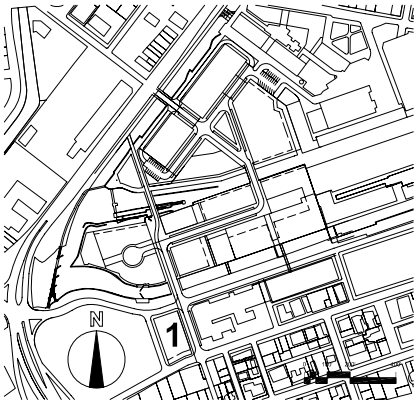
D: Use

Canal Level:	Not Applicable
Street Level:	Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory
Upper Levels:	Residential / Institutional, Recreational & Educational / Utilities, Telecommunications, & Public Service / Office & Laboratory

Propery Line Build To Line Setback Line Buildabel Area







KEY PLAN

Hamilton Canal District

Standards for Site 2

A: Site Configuration

North Side:	0' setback
East Side:	0' setback with 65% min. frontage along BTL
South Side:	0' setback
West Side	0' setback
Frontage:	Any portion of a building not built on the BTL must not be more than 20' behind the BTL
Lot Size:	.54 acre
Coverage:	80% max.

B: Building Configuration

Height:	55' min. & up to 50% of the total building footprint is allowed to be 180' max. & the other 50% at 90' max.
Floors:	10' min. clear first floor
Projections:	Not Applicable
Encroachment:	May be allowed at 10' min. above the street level & extend out 4' max. Encroachments on south side are not allowed

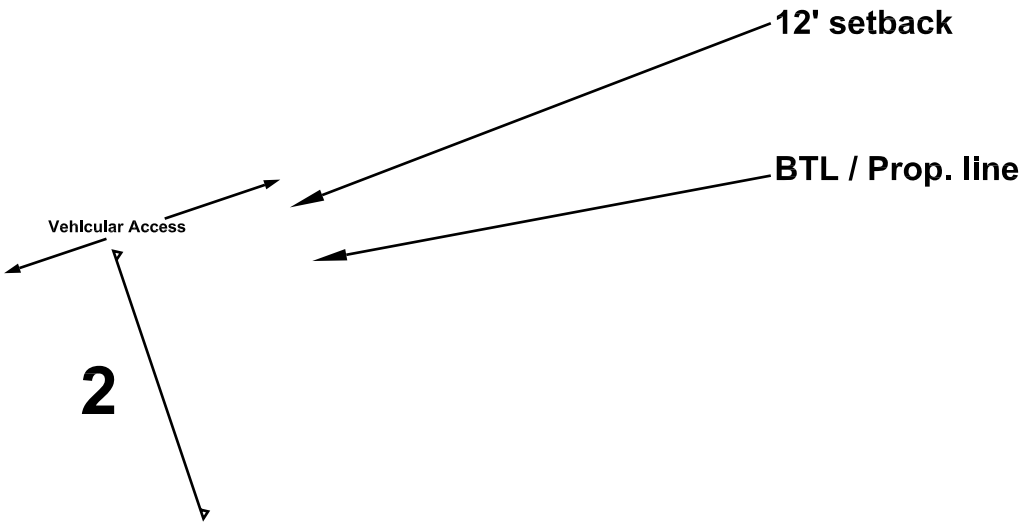
C: Building Elements

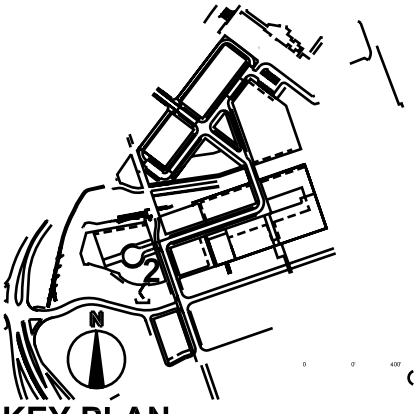
1.) Any vehicular access must be provided along the North side of the site, within the zone defined on plan

D: Use

Canal Level:	Not Applicable
Street Level:	Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory
Upper Levels:	Residential / Institutional, Recreational & Educational / Utilities, Telecommunications, & Public Service / Office & Laboratory

Propery Line **Build To Line** **Setback Line** **Buildabel Area**





KEY PLAN

Hamilton Canal District

Standards for Site 4

A: Site Configuration

North Side:	12’ setback with 40% min. frontage along BTL
East Side:	0’ setback with 65% min. frontage along BTL
South Side:	0’ setback
West Side	0’ setback
Frontage:	Any portion of a building not built on the BTL must not be more than 20’ behind the BTL
Lot Size:	acre
Coverage:	80% max.

B: Building Configuration

Height:	55’ min. & up to 50% of the total building footprint is allowed to be 180’ max. & the other 50% at 90’ max
Floors:	10’ min. clear first floor
Projections:	May be allowed at 10’ min. above the street level & extend out 6’ max
Encroachment:	May be allowed at 10’ min. above the street level & extend out 4’ max

C: Building Elements

1.) Any vehicular access must be provided along the South side of the site

D: Use

Canal Level:	Not Applicable
Street Level:	Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory
Upper Levels:	Residential / Institutional, Recreational & Educational / Utilities, Telecommunications, & Public Service / Office & Laboratory

Hamilton Canal District

Standards for Site 5

A: Site Configuration

North Side:	0’ setback
East Side:	30’ setback
South Side:	10’ setback to BTL with 65% min. frontage along BTL
West Side	0’ setback with 65% min. frontage along BTL
Frontage:	Any portion of the building not built on the BTL must not be more than 20’ behind the BTL
Lot Size:	.51 acre
Coverage:	80% max. (No more then one building is permitted on this site.)

B: Building Configuration

Height:	55’ min. & 70’ max.
Floors:	10’ min. clear first floor
Projections:	May be allowed at 10’ min. above the street level & extend out 6’ max
Encroachment:	May be allowed at 10’ min. above the street level & extend out 4’ max.

C: Building Elements

1.) Building entries must be located along new streets
2.) Any vehicular/service access must be provided along the east side of the site within the 30’ setback.

D: Use

Canal Level:	Not Applicable
Street Level:	Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory
Upper Levels:	Residential / Institutional, Recreational & Educational / Utilities, Telecommunications, & Public Service / Office & Laboratory

Hamilton Canal District

Standards for Site 6

A: Site Configuration

North Side:	0’ setback to BTL with 65% min. frontage along BTL
East Side:	Restore historic Wall
South Side:	Restore historic Wall
West Side	Restore historic Wall
Frontage:	Any portion of the building not built on the BTL must not be more than 20’ behind the BTL
Lot Size:	.3 acre
Coverage:	92% max. (No more than one building is permitted on this site.)

B: Building Configuration

Height:	Keep within max. historic height of the cornice line of the existing south wall
Floors:	Not Applicable
Projections:	Not Applicable
Encroachment:	May be allowed at 10’ min. above the ground floor & extend out 4’ max. on North side only

C: Building Elements

1.) East, South & West wall of the Appleton Mills to be restored

D: Use

Canal Level:	Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory / below grade parking may be allowed if set back 20’ min. from canal wall
Street Level:	Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory
Upper Levels:	Residential / Institutional, Recreational & Educational / Utilities, Telecommunications, & Public Service / Office & Laboratory

Hamilton Canal District

Standards for Site 7 (REV)

A: Site Configuration

North Side:	40' Min setback (typ), there is a 0' setback for 45' starting at the Northeast corner of the parcel
East Side:	0' setback
South Side:	Restore historic Wall
West Side	0' setback except in the no build zone
Frontage:	Not Applicable
Lot Size:	1.4 acre
Coverage:	65% max. (No more than one building is permitted on this site)

B: Building Configuration

Height:	Keep within max. historic height of the cornice line of the existing south wall
Floors:	Not Applicable
Projections:	Not allowed beyond setback
Encroachment:	Not Applicable

C: Building Elements

1.) South wall of the Appleton Mills to be restored
2.) No build zone for the "Mill Yard" see open space standards section
3.) Private way with public access thru existing opening in the Appleton Mills to be provided
4.) Restore existing pedestrian bridge over Hamilton canal
5.) Restore existing overhead bridge over Hamilton canal

D: Use

Canal Level:	Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory / below grade parking may be allowed if set back 20' min. from canal wall
Street Level:	Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory
Upper Levels:	Residential / Institutional, Recreational & Educational / Utilities, Telecommunications, & Public Service / Office & Laboratory

Hamilton Canal District

Standards for Site 8 (REV)

A: Site Configuration

North Side:	10’ min. setback from canal/remnant wall
East Side:	0’ setback
South Side:	setback varies (see plan) with 65% min. frontage along BTL
West Side	0’ setback with 65% min. frontage along BTL except in the no build zone
Frontage:	Any portion of the building not built on the BTL must not be more than 20’ behind the BTL
Lot Size:	.73 acre
Coverage:	70% max. (No more than one building is permitted on this site)

B: Building Configuration

Height:	55’ min. & 70’ max.
Floors:	10’ min. clear first floor
Projections:	May be allowed at 10’ min. above the street level & extend out 6’ max
Encroachment:	May be allowed at 10’ min. above the street level & extend out 4’ max

C: Building Elements

1.) Building entries must be located along new streets or no build zone alignments
2.) Canal remnant wall to be preserved
3.) No build zone for the “Mill Yard” see open space standards section
4.) Any vehicular access must be provided along the West side of the site.

D: Use

Canal Level:	Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory / below grade parking may be allowed if set back 20’ min. from canal wall
Street Level:	Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory
Upper Levels:	Residential / Institutional, Recreational & Educational / Utilities, Telecommunications, & Public Service / Office & Laboratory

Hamilton Canal District

Standards for Site 9

A: Site Configuration

North Side:	10’ min. setback from canal/remnant wall
East Side:	0’ setback with 65% min. frontage along BTL
South Side:	0’ setback with 65% min. frontage along BTL
West Side	10’ min setback
Frontage:	Any portion of the building not built on the BTL must not be more than 20’ behind the BTL
Lot Size:	.52 acre
Coverage:	85% max. (No more then one building is permitted on this site.)

B: Building Configuration

Height:	55’ min. & 70’ max.
Floors:	10’ min. clear first floor
Projections:	May be allowed at 10’ min. above the street level & extend out 6’ max
Encroachment:	May be allowed at 10’ min. above the street level & extend out 4’ max

C: Building Elements

1.) Building entries must be located along new street alignments
2.) Canal remnant wall to be preserved
3.) Any vehicular access must be provided along the West or East side of the site.

D: Use

Canal Level:	Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory / below grade parking may be allowed if set back 20’ min. from canal wall
Street Level:	Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory
Upper Levels:	Residential / Institutional, Recreational & Educational / Utilities, Telecommunications, & Public Service / Office & Laboratory

Hamilton Canal District

Standards for Site 10 (REV)

A: Site Configuration

North Side: Restore historic wall
East Side: Restore historic wall
South Side: Remove 2 story addition & restore wal
West Side Restore historic wall and remove one story wood frame bump out
Frontage: NA
Lot Size: .34 acre
Coverage: Historic footprint minus 1 & 2 story additions

B: Building Configuration

Height: Existing historic height of the cornice line plus 24' max. additional height; for each additional 2 feet of height the building must step back 1' min.
Floors: Not Applicable
Projections: Not Allowed
Encroachment: Not Allowed

C: Building Elements

1.) Building entries must be located along new streets
2.) Any vehicular access must be provided along the east side of the site.

D: Use

Canal Level: Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory / Below Grade Parking
Street Level: Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory
Upper Levels: Residential / Institutional, Recreational & Educational / Utilities, Telecommunications, & Public Service / Office & Laboratory

Hamilton Canal District

Standards for Site 11

A: Site Configuration

North Side:	0' setback
East Side:	0' setback
South Side:	10' setback to BTL wit 65% min. frontage along BTL
West Side	0' setback
Frontage:	Any portion of a building not built on the BTL must not be more than 20' behind the BTL
Lot Size:	.56 acre
Coverage:	85% max.

B: Building Configuration

Height:	55' min. & 70' max.
Floors:	10' min. clear first floor
Projections:	May be allowed at 10' min. above the street level & extend out 6' max
Encroachment:	May be allowed at 10' min. above the street level & extend out 4' max

C: Building Elements

1.) Vehicular/service access must be located along west side of the site

D: Use

Canal Level:	Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory / below grade parking may be allowed if set back 20' min. from canal wall
Street Level:	Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory
Upper Levels:	Residential / Institutional, Recreational & Educational / Utilities, Telecommunications, & Public Service / Office & Laboratory

Hamilton Canal District

Standards for Site 14 (REV)

A: Site Configuration

NE Side: 15’ min. setback from the property line
NW Side: 0’ setback to BTL with 65% min. frontage along BTL
East Side: 15’ min. setback from the canal
South Side: 10’ setback to BTL wit 65% min. frontage along BTL
West Side 0’ setback to BTL with 65% min. frontage along BTL
Frontage: Any portion of a building not built on the BTL must not be more than 20’ behind a BTL
Lot Size: 1.48 acre
Coverage: 80% max.

B: Building Configuration

Height: 30’ min. & 60’ max.
Floors: NA
Projections: Not allowed beyond setback
Encroachment: May be allowed at 10’ min. above the street level & extend out 4’ max.

C: Building Elements

1.) Overhead bridge allowed to connect to Parcel 15 at the third floor and above
2.) Overhead bridge cannot be more than 20’ wide and must be set back from the edge of the building a min. of 10’
3.) Any vehicular access must be provided along the East or Northwest sides of the site
4.) Eastern façade treatment… (TBD)

D: Use

Canal Level: Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory / Structured Parking
Street Level: Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory / Structured Parking
Upper Levels: Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Utilities, Telecommunications, & Public Service / Office & Laboratory / Structured Parking

Hamilton Canal District

Standards for Site 15

A: Site Configuration

NE Side:	24' minimum setback to the B.T.L. with 65% min. frontage along B.T.L.
SE Side:	0' setback with 45% min. frontage along B.T.L.
SW Side:	0' setback with 65% min. frontage along B.T.L.
NW Side:	24' minimum setback to the B.T.L. with 65% min. frontage along B.T.L.
NE Frontage:	Any portion a building not built on the B.T.L. must not be more than 20' behind the B.T.L
SE Frontage:	Any portion a building not built on the B.T.L. must not be more than 60' behind the B.T.L., except on street level where the max. setback can be 20' behind the B.T.L.
SW Frontage:	Any portion a building not built on the B.T.L. must not be more than 20' behind the B.T.L
NW Frontage:	Any portion a building not built on the B.T.L. must not be more than 20' behind the B.T.L
Lot Size:	1.17 acre
Coverage:	75% max.

B: Building Configuration

Height:	55' min. & 70' max
Floors:	10' min. clear first floor
Projections:	May be allowed at 10' min. above the street level & extend out 4' max
Encroachment:	May be allowed at 10' min. above the street level & extend out 4' max.

C: Building Elements

1.) Overhead bridge allowed to connect to Parcel 14 & 16 at the third floor and above
2.) Overhead bridge cannot be more than 20' wide and must be set back from the edge of the building a min. of 10'
3.) Any vehicular access must be provided along the Southeast side of the site
4.) Any loading access must be provided recessed and parallel to the B.T.L along the Northwest side
5.) One off-street loading/service area required

D: Use

Canal Level:	Not Applicable
Street Level:	Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory
Upper Levels:	Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Utilities, Telecommunications, & Public Service / Office & Laboratory

Hamilton Canal District

Standards for Parcel 16 (REV)

A: Site Configuration

NE Side:	0' setback with 65% min. frontage along B.T.L.
SE Side:	0' setback with 60% min. frontage along B.T.L.
SW Side:	0' setback with 65% min. frontage along B.T.L.
NW Side:	24' minimum setback to the B.T.L. with 65% min. frontage along B.T.L.
NE Frontage:	Any portion a building not built on the B.T.L. must not be more than 20' behind the B.T.L
SE Frontage:	Any portion a building not built on the B.T.L. must not be more than 60' behind the B.T.L., except on street level where the max. setback can be 20' behind the B.T.L.
SW Frontage:	Any portion a building not built on the B.T.L. must not be more than 20' behind the B.T.L
NW Frontage:	Any portion a building not built on the B.T.L. must not be more than 20' behind the B.T.L
Lot Size:	.67 acre
Coverage:	85% max. (No more than one building is permitted on this site.)

B: Building Configuration

Height:	55' min. & 70' max
Floors:	10' min. clear first floor
Projections:	May be allowed at 10' min. above the street level & extend out 4' max.
Encroachment:	May be allowed at 10' min. above the street level & extend out 4' max.

C: Building Elements

1.) Overhead bridge allowed to connect to Parcel 15 at the third floor and above
2.) Overhead bridge cannot be more than 20' wide and must be set back from the edge of the building a min. of 10'
3.) Any vehicular access must be provided along the Southeast side of the site
4.) Any loading access must be provided recessed and parallel to the B.T.L along the Northwest side
5.) One off-street loading/service area required

D: Use

Canal Level:	Not Applicable
Street Level:	Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory
Upper Levels:	Residential / Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Utilities, Telecommunications, & Public Service / Office & Laboratory

Hamilton Canal District

Standards for Site 17

A: Site Configuration

North Side: 0’ setback
East Side: 0’ setback
South Side: 0’ setback
West Side 0’ setback
Frontage: Not Applicable
Lot Size: .2 acre
Coverage: 100% maximum (No more then one building is permitted on this site.)

B: Building Configuration

Height: 20’ min. & 40’ max.
Floors: 10’ min. clear first floor
Projections: Not Applicable
Encroachment: May be allowed at 12’ min. above the street level & extend out 4’ max. only on the east side

C: Building Elements

1.) ???

D: Use

Canal Level: Not Applicable
Street Level: Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory
Upper Levels: Institutional, Recreational & Educational / Retail, Restaurant, & Consumer Services / Open Air Retail and Service / Utilities, Telecommunications, & Public Service / Office & Laboratory