

CODE COMPARISONS		
Community	Area Covered	Code Highlights
Evanston, IL	West Evanston, portion of a street corridor	<ul style="list-style-type: none"> • 7 districts, 9 building types • 3 street types • Minimum 2 stories; maximum 4.5 stories for most non-residential and apartment buildings • 5-20 ft. build-to-zones for non-residential; some residential up to 30 ft. • Parking requirements follow basic zoning ordinance
Leesburg, VA	Crescent District; Historic Downtown	<ul style="list-style-type: none"> • 2 Districts, 8 building types + parking structures and accessory buildings • 5 street types • Separate building and parking build-to lines, measured from centerline of ROW • Parking requirements follow basic zoning ordinance with shared parking reductions in FBC district • Building materials specified for 75% of visible walls (primary materials – brick, stone, wood lap siding) • Minimum 2 stories; maximum of 3-4 • Separate sign regulations • By right approvals with Zoning Administrator minor modification – build to lines and street centerline modifications. Planning Commission reviews modifications to design requirements
New Albany, OH	Urban Center Code; Village Center	<ul style="list-style-type: none"> • 7 districts, 16 building types • 8 street types • Specific “Bicycle Integration Plan” • Minimum building heights: Residential – 2 story for most; Non-residential – 1½ for small commercial buildings (similar to Historic Dublin areas); 2 for all others; maximum generally 3 stories • Separate parking requirements • Build to “street yard” requirements; range from min 3 ft to 25 ft. for residential; 0 to 20 ft. for non-residential
Springfield, OH	Downtown Springfield	<ul style="list-style-type: none"> • Design based code, similar to Village Commercial in Dublin’s COIC • Overlay with 8 sub-districts • Uses older density measure of FAR (floor area ratio) • Uses “maximum setbacks” ranging from 5 – 10 ft. • 2 story minimums or “appropriate architectural detail to appear to have a second story” • Articulation and transparency requirements; “hard surfaced exterior wall materials” required • “Recommended” uses and standards • Parking must be in rear; shared parking encouraged
Birmingham, MI	Triangle Overlay District	<ul style="list-style-type: none"> • 4 districts • 2 story minimum building height; maximums by district (3, 5, 7 stories); additional height by incentives (highest at 9 stories) • Setbacks at 0 – 5 feet (maximum) • Architectural requirements provided for façade (+ entrances), windows, doors, roofs, materials, awnings • Streetscape requirements (no street types)
Dublin, OH	Bridge Street Corridor	<ul style="list-style-type: none"> • 11 districts, 12 building types • 4 street types (with multiple variations) • Required build zones from 0 to 25 ft. with front property line occupancy requirements • Building height minimums: residential 1.5 – 2; non-residential; ranges from 1 to 3 • Separate parking and sign requirements • Shared parking provisions • Separate open space requirements • Building materials, articulation, transparency requirements on certain building types