

TABLE 2.3		UPTOWN NORTH ORANGE (UNO) SUMMARY MATRIX of Urban Design Standards by PERMIT (unless otherwise noted) <b>ADOPTED 01.19.10</b>						
*TRANSECT ZONE		T3-Edge		T4-General		T5-Center		SD15-Special District
<b>FUNCTION &amp; COMPOSITION</b> (See also Sections I, II, III, IV and V)	Function	Supports Center with a more limited range of residential uses (including all single family detached (SFD) types as well as townhouses and multifamily. The outer reaches of this zone are approximately 1/4-1/2 mile from the "Uptown" Center.		Supports Center w/a range of residential types (including higher density residential such as apartment/condo buildings, townhouses and live works and limited mixed use. The outer reaches of this zone are within a 1/8-1/4 mile walk to the "Uptown" Center.		Intensely developed, mixed-use center within a 1/4-1/2 mile walking distance of predominately residential areas. It is also the sub-regional destination center referred to in the Town of Orange Comprehensive Plan as "Uptown."		Retail catalyst and anchor establishment for Uptown North Orange (UNO.)
	**Non-Res./ Res. Mixed Use	NA		T4 (min.-max.)		T5A (min.-max.)		0% to not regulated (nr)
	**Residential Use-Only	up to 100% (less open civic space) variable		3%-25% 75%-97% variable		10%-75% 25%-90% variable		nr variable
	**Open Civic Space Use							NA.
	Density (du/acre-gross)	3 min. - 6 max. du/acre gross		6 min. - 12 max. du/acre gross		T5A: 12 min. - 24 max. du/acre gross, T5B: 9min. - 18 max.du/acre		
	Lot Coverage (max.%)	85% max.(65% max.@ edgeyard & sideyard bldgs.)		90% max.(70% max.@ edgeyard & sideyard bldgs.)		T5A: 100% max, T5B: 95% max.(80% max.@ edgeyard & sideyard bldgs.		90% max.
	Facade Build-out along Frontage (min.%)	50% min. @ front, 30% min. @ street side.		50% min. @ front, 30% min. @ street side.		T5A: 65% min. @ front, T5B: 55% min. @ front, T5A & T5B: 30% min.@ side street,		nr
Commercial Footprint @ Street/Ground Level (max.)	NA		Max. 5,000SF for a single-use establishment.		Max. 16,000SF for a single-use establishment with exceptions with conditions by warrant for "Anchor Establishments" > 16,000SF but <= 60,000SF. See Section I, Glossary for definition of "anchor" establishment.		Max. 60,000 SF for single use-establishment permitted. (Up to a max. 80,000SF by warrant.)	
Land Use Types (Range Permitted)	<b>Residential:</b> All SFD lots w/accessory units, Townhouses and Multifamily. No Non-Residential.		<b>Residential</b> All types including most SFD lots, w/accessory units. <b>Non-Residential:</b> Lodging, Office, Retail (limited to live work or "corner store"), Automotive, Civic, Civil Support and Education		<b>T5A Residential</b> All types, excluding all SFD lot types. <b>T5A Non-Residential:</b> Lodging, Office, Retail, Automotive, Civic, Civil Support, Education. <b>T5B Residential:</b> All types, inc. some SFD types & accessory units. <b>T5B Non-Residential:</b> Lodging, Office, Retail, Civic, Education.		Office, Retail, Automotive, Civic, Civil Support, Institutional and Vertical Mixed Use (that can include residential.) Multi and attached single-family residential by warrant, provided not directly accessed from Rt.15.	
Block Size	Max. uninterrupted block length= 600'. Where block length exceeds 600' in any one dimension, an alley, pedestrian path, civic open space and/or forecourt shall occur at a spacing no greater than every 400'.		Max. uninterrupted block length= 600'. Where block length exceeds 600' in any one dimension, an alley, pedestrian path, civic open space and/or forecourt shall occur at a spacing no greater than every 400'.		Max. uninterrupted block length= 600'. Where block length exceeds 600' in any one dimension, an alley, pedestrian path, civic open space and/or forecourt shall occur at a spacing no greater than every 400'.		Defined by SD15, subject to final site plan.	
<b>PUBLIC SPACE</b> (See also Sections III & V)	Thoroughfare Assembly Types (Range Permitted)	<b>Urban Street</b> (US4822, alleys) <b>Street</b> (ST5432, ST4725, ST4018, alleys)		<b>Urban Street</b> ( US6034, US4822, UAV7038, alleys) <b>Street</b> (ST4725, ST5432, ST4018, alleys)		<b>Commercial Street</b> (CS4620, CS6034, CS6634, CS7134, CS6334, CAV7038 alleys) <b>Urban Street</b> (US6034, alleys)		See T5A & B for UNO street standards. Streetscape design criteria along Rt. 15 subject to VDOT and the Town of Orange.
	Shading of Hardscapes	<b>Urban:</b> Street trees in planting strips, min. 7' wide, 30'-50' average spacing typical. <b>Street:</b> Street trees in planting strips, min. 6' wide, 30'-50' average spacing typical. Coordinate with Section III and IV.		<b>Urban:</b> Street trees in planting strips, min. 7' wide, 30'-50' average spacing typical. <b>Street:</b> Street trees in planting strips, min. 6' wide, 30'-50' average spacing typical. Coordinate with Section III and IV.		<b>Commercial:</b> Street trees in planters 30'-50' average spacing typical although can vary to clear signage. Arcades may preclude street trees, subject to UDRC review and allowed by warrant.) <b>Urban:</b> Street trees in planting strips, min. 7' wide, 30'-50' average spacing typical. Coordinate with Sections III & IV.		Same as T5 Thoroughfares except 40'-60' tree spacing along Rt. 15.
	Parking	Surface & shared or reduced parking relegated to the rear of buildings and interior to the block. On-street parking included. Attached or detached residential garages not accessed off of a rear alley are subject to additional standards. Coordinate with Sections III and IV.		Surface & shared or reduced parking relegated to the rear of buildings and interior to the block. On-street parking included. Attached or detached residential garages not accessed off of a rear alley are subject to additional standards. Coordinate with Sections III and IV.		Surface & shared or reduced parking relegated to the rear of buildings and interior to the block. On-street parking included. Attached or detached residential garages in T5B not accessed off of a rear alley are subject to additional standards. Coordinate with Sections III and IV.		Pending parking analysis w/final site plan. Parking lot design should be able to accommodate future parking structures.
	* Open Civic Space Types (Range Permitted)	Green, Square, Pocket Park. All may include playgrounds.		Green, Square, Pocket Park. All may include playgrounds.		T5A: Square, Plaza, Pocket Park. All may include playgrounds. T5B: Green, Square, Plaza, Pocket Park. All may include playgrounds.		Subject to final site plan.
<b>BUILDING ENVELOPE</b> (See also Sections III & IV)	Public Frontage Types (Range Permitted)	Urban Street/Avenue Street		Urban Street/Avenue Street		T5A: Commercial Street/Avenue Street/Avenue T5B: Commercial Street/Avenue Street/Avenue		Streetscape Characteristics are subject to final site plan approval by the UDRC and Town. 13' wide sidewalks minimum (including either planting strip or tree grades.) <b>Front Setback from Route 15 ROW</b> = 15'min. Front Setback from internal public UNO thoroughfare ROW=10'min. <b>Side Setback</b> at midblock from public ROW or private access easement=10'min. <b>Building, Lot and Frontage Types</b> are not regulated (nr.)
	Streetscape Characteristics	6' sidewalk with 7' planting strip. (Combined 13')		6' sidewalk with 7' planting strip. (Combined 13')		13', 16' and 24' wide sidewalk w/planters (min. 4"x4" grates.)		
	Front BTL or Setback (Primary Building)	Setback: 18' min.- 30' max.		Setback: 12' min.- 18' max.		Build to Line: 0' and 10'		
	Side at Street (Primary Bldg.)	Setback: 8' min.- 24' max. (@ Edgeyard bldg. type)		Setback: 6' min.- 18' max.(@ Edgeyard bldg. type)		Build to Line: 0' and 10' (@ Rearyard bldg. type)		
	Side at Mid-Block (Primary Building)	Setback: 0' min. - 16' max. (Max,24' combined.) 0' and 24' @ Sideyards by warrant.)		Setback: 0' min. - 12' max. (Max,18' combined.) 0' and 18' @ Sideyards by warrant.)		BTL: 0' and 10' to allow for pedestrian pathways.		
	Building Types (Range Permitted)	Rearyard, Edgeyard, (Sideyard by warrant.)		Rearyard, Edgeyard, (Specialized, Courtyard, Sideyard by warrant.)		Courtyard, Rearyard, (Specialized by warrant.)		
	Lot Types (Range Permitted) See Tables 2.4 & 2.5 for Residential Lot Distribution	Townhouse, Cottage, House, Villa, Estate		Civic Institutional, Townhouse, Multifamily Live-work (inc. the General/Corner Store,) Cottage, House, Villa		Vertical Mixed-Use, Live-Work, Commercial, Civic Institutional, Multifamily, Townhouse		
	Private Frontage Types (Range Permitted)	Forecourt, Stoop, Porch & Fence, Common Lawn		Shop/Storefront, Forecourt, Stoop, Terrace/Dooryard, Porch & Fence		Shop/Storefront, Arcade/ Colonnade, Gallery, Forecourt, Stoop, Terrace/Dooryard		
Number Stories @ Main Building	1 min.- 3.5 max. stories. 4 stories by exception to accommodate grades. All active use typically, measured from the main entry @ street level. See Section IV, Figure 4.4.		1.5 min.- 3.5 max. stories. (1.0 story min. to 4.5 story max. to accommodate grades by warrant.) All active use measured from the main entry @ street level. See Section IV, Figure 4.4.		T5A: 2.0 min - 4 max. stories, (1.5 story min. up to 5.5 story max.at tower elements or to accommodate grades by warrant.) T5B: 1.5 min. - 3.5 max. stories. (1.0 story min. by warrant.) T5A & T5B: All active use (except @ parapet wall,) measured from the main entry @ street level. See Section IV, Figure 4.4.		1 min. - 2.0 story max. permitted for retail. Up to 4.0 story max for office and mixed use by warrant. All stories are active, excepting the use of a parapet wall to achieve a half story.	

**NOTE:** \*Development within Transect Zone T2 is restricted as it is an Civic Open Space Type (i.e. the Natural Preserve/Conservation Area.) See Section III, Figure 3.2 and Section IV, T2 General Description. **NOTE:** \*\* See Section V.D. Development Program for UNO for definitions and methodology.