

CHAPTER 2. RESIDENTIAL DISTRICTS

Article 2.1. General Provisions	2 – 2	Article 2.4. Conservation Development Option	2 – 21
Sec. 2.1.1. District Intent Statements.....	2 – 2	Sec. 2.4.1. General Requirements	2 – 21
Sec. 2.1.2. Housing Options	2 – 3	Sec. 2.4.2. Detached House	2 – 22
Sec. 2.1.3. Additional Housing Patterns	2 – 3	Sec. 2.4.3. Attached House	2 – 23
Article 2.2. Conventional Development Option	2 – 4	Sec. 2.4.4. Townhouse	2 – 24
Sec. 2.2.1. Detached House	2 – 4	Sec. 2.4.5. Apartment.....	2 – 25
Sec. 2.2.2. Attached House	2 – 5	Sec. 2.4.6. Civic Building	2 – 26
Sec. 2.2.3. Townhouse	2 – 6	Sec. 2.4.7. Open Lot.....	2 – 27
Sec. 2.2.4. Apartment.....	2 – 7	Article 2.5. Common Open Space Requirements	2 – 28
Sec. 2.2.5. Civic Building	2 – 8	Sec. 2.5.1. Amount of Open Space	2 – 28
Sec. 2.2.6. Open Lot	2 – 9	Sec. 2.5.2. Open Space Allocation.....	2 – 28
Sec. 2.2.7. Residential Infill Compatibility.....	2 – 10	Sec. 2.5.3. Configuration of Open Space	2 – 28
Article 2.3. Compact Development	2 – 14	Sec. 2.5.4. Allowed Uses of Open Space.....	2 – 28
Sec. 2.3.1. General Requirements	2 – 14	Sec. 2.5.5. Stormwater Control Measures	2 – 29
Sec. 2.3.2. Detached House	2 – 15	Sec. 2.5.6. Prohibited Uses of Open Space.....	2 – 29
Sec. 2.3.3. Attached House	2 – 16	Sec. 2.5.7. Ownership and Management of Open Space.....	2 – 29
Sec. 2.3.4. Townhouse	2 – 17	Article 2.6. Additional Housing Patterns	2 – 30
Sec. 2.3.5. Apartment	2 – 18	Sec. 2.6.1. Cottage Court	2 – 30
Sec. 2.3.6. Civic Building	2 – 19	Sec. 2.6.2. Detached House Additions	2 – 32
Sec. 2.3.7. Open Lot.....	2 – 20		

Article 2.1. General Provisions

Sec. 2.1.1. District Intent Statements

A. General Purpose

1. The intent of the Residential Districts is to protect established residential neighborhoods as well as promote planned and efficient future residential developments.
2. The building type design and dimensional standards and allowed uses work together to promote desirable residential neighborhoods.
3. The district provisions discourage any use that would substantially interfere with the residential nature of the district. Compatible park, open space, utility and civic uses are permitted in Residential Districts.

B. Residential-1 (R-1)

1. Subject to the density restriction of 1 unit per acre, R-1 allows single-unit living in a detached house with a minimum lot size of 40,000 square feet.
2. Smaller minimum lot sizes are permitted as part of a compact development.
3. Smaller lot sizes and increased density as part of a conservation development are allowed in exchange for preserving common open space.

C. Residential-2 (R-2)

1. Subject to the density restriction of 2 units per acre, R-2 allows single-unit living in a detached house with a minimum lot size of 20,000 square feet.
2. Smaller minimum lot sizes are permitted as part of a compact development.
3. Additional building types, smaller lot sizes and increased density as part of a conservation development are allowed in exchange for preserving common open space.

D. Residential-4 (R-4)

1. Subject to the density restriction of 4 units per acre, R-4 allows single-unit living in a detached house with a minimum lot size of 10,000 square feet.
2. Decreased minimum lot sizes are permitted as part of a compact development.

3. Additional building types, smaller lot sizes and increased density as part of a conservation development are allowed in exchange for preserving common open space.

E. Residential-6 (R-6)

1. Subject to the density restriction of 6 units per acre, R-6 allows single-unit living in a detached house with a minimum lot size of 6,000 square feet and 2-unit living in an attached house with a minimum lot size of 9,000 square feet.
2. Smaller minimum lot sizes are permitted as part of a compact development.
3. Additional building types, smaller lot sizes and increased density as part of a conservation development or cottage court are allowed in exchange for preserving common open space.

F. Residential-10 (R-10)

1. Subject to the density restriction of 10 units per acre, R-10 allows single-unit living in a detached house with a minimum lot size of 4,000 square feet and 2-unit living in an attached house with a minimum lot size of 6,000 square feet. Multi-unit living is also allowed in a townhouse or apartment.
2. Smaller minimum lot sizes are permitted as part of a compact development.
3. Smaller lot sizes and increased density as part of a conservation development or cottage court are allowed in exchange for preserving common open space.

Sec. 2.1.2. Housing Options

A. Conventional Development Option (see Article 2.2. Conventional Development Option)

1. Conventional is a pattern of residential development that provides a majority of property owners with substantial yards on their own property.
2. Under the conventional option no preserved common open space is required and the minimum lot size is limited to the lot size for the respective district.

B. Compact Development Option (see Article 2.3. Compact Development)

1. A compact development permits a reduction in lot size for residential subdivisions in exchange for an increase in common open space. This allows for efficient residential subdivisions and ample amenity area for the residents.
2. Size thresholds are district-based and are listed in Sec. 2.3.1. For projects under these minimum size thresholds, only the conventional option can be used.
3. Density is regulated by the zoning district. Where the Conservation Development Option permits additional density, the Compact Development option does not.
4. Applicants that choose the Compact Development option must set aside 20% of the total project area as common open space. Requirements for the configuration, use and management of common open space are set forth in Article 2.5. *Common Open Space Requirements*.

C. Conservation Development Option (see Article 2.4. Conservation Development Option)

1. A conservation development trades smaller lot sizes (with reduced setbacks) and additional density in exchange for preserving common open space. This allows for more efficient layout of lots, streets and utilities, promotes a mix of housing and protects the natural character of an area through the preservation of open space, recreation areas, environmental features and scenic vistas.
2. A conservation development must be a minimum size to ensure sufficient common open space can be incorporated into the subdivision design.

3. Size thresholds are district-based and are listed in Sec. 2.4.1. For projects under these minimum size thresholds, only the conventional option can be used.
4. Applicants that choose to use the conservation development option must set aside 40% of the total project area as common open space. Requirements for the configuration, use and management of common open space are set forth in Article 2.5. *Common Open Space Requirements*.

Sec. 2.1.3. Additional Housing Patterns

A. Cottage Court (See Sec. 2.6.1.)

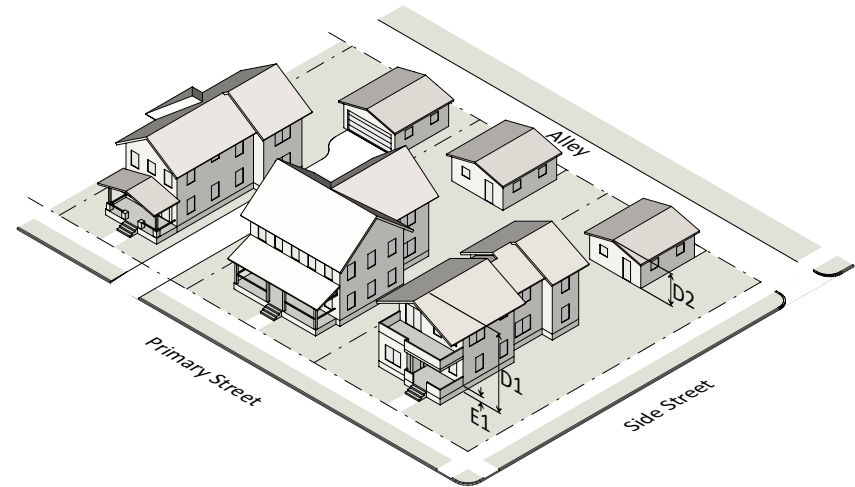
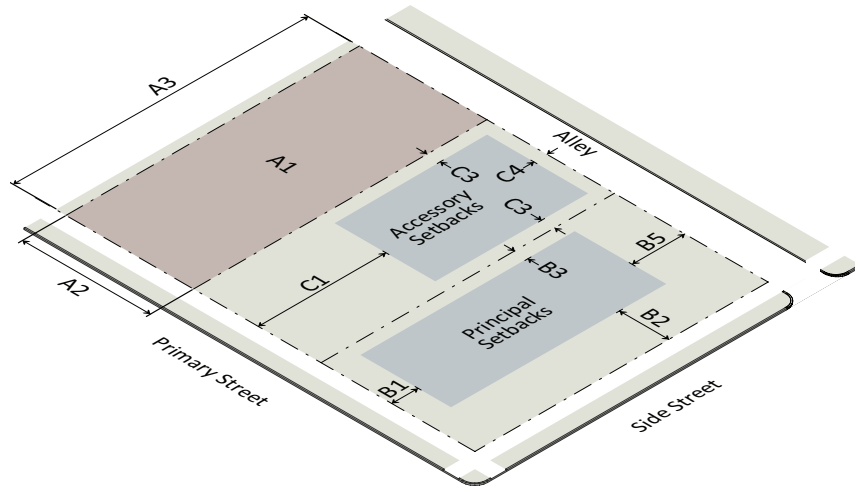
A cottage court is a group of small detached houses, attached houses or townhouses (two-unit maximum per building) centered around a common courtyard. The central courtyard enhances the character of the area through the provision of consolidated open space. A cottage court may be developed on individual lots or with a common form of ownership.

B. Detached House Conversions (See Sec. 2.6.2.)

A detached house addition is when an existing detached structure is expanded and converted into an attached building or apartment building. Additional regulations are required for these conversions.

Article 2.2. Conventional Development Option

Sec. 2.2.1. Detached House

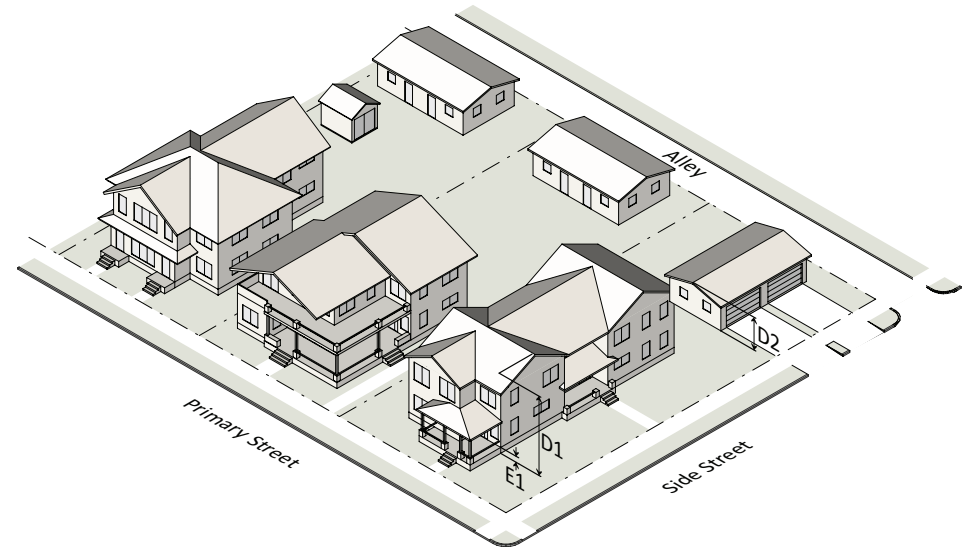
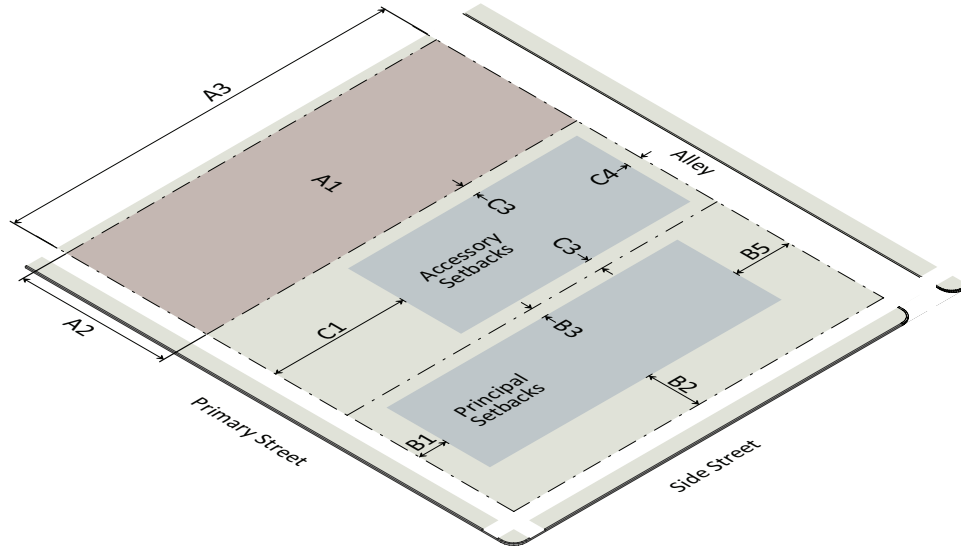


	R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions					
A1 Area (min)	40,000 sf	20,000 sf	10,000 sf	6,000 sf	4,000 sf
A2 Width - interior lot (min)	100'	80'	65'	50'	45'
A2 Width - corner lot (min)	100'	80'	80'	65'	60'
A3 Depth (min)	100'	100'	100'	80'	60'
A4 Density (max)	1 u/a	2 u/a	4 u/a	6 u/a	10 u/a
B. Principal Building Setbacks					
B1 From primary street (min)	20'	20'	20'	10'	10'
B2 From side street (min)	15'	15'	15'	10'	10'
B3 From side lot line (min)	10'	10'	10'	5'	5'
B4 Sum of side setbacks (min)	20'	20'	20'	15'	10'
B5 From rear lot line (min)	30'	30'	30'	20'	20'
B6 Residential infill rules may apply (see Sec. 2.2.7.)	no	no	yes	yes	yes
C. Accessory Structure Setbacks: See Section 6.7.2.					

	R-1	R-2	R-4	R-6	R-10
D. Height					
D1 Principal building (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories
D2 Accessory structure (max)	25'	25'	25'	25'	25'
D3 Residential infill rules may apply (see Sec. 2.2.7.)	no	no	yes	yes	yes
E. Ground Floor Elevation					
E1 20' or less from front property line (min)	2'	2'	2'	2'	2'
E1 More than 20' from front property line (min)	n/a	n/a	n/a	n/a	n/a
F. Allowed Building Elements					
Porch, stoop					
Balcony					

See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.

Sec. 2.2.2. Attached House

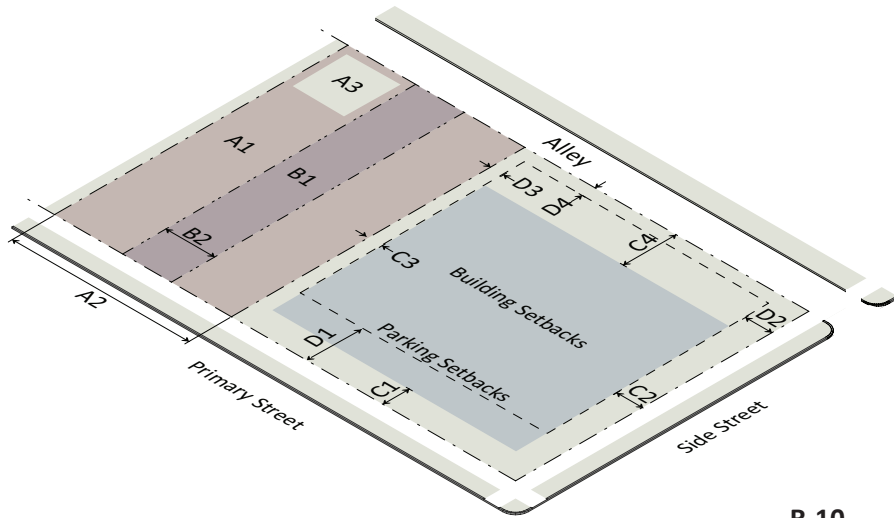


	R-6	R-10
A. Lot Dimensions		
A1 Area (min)	9,000 sf	6,000 sf
A2 Width - interior lot (min)	60'	50'
A2 Width - corner lot (min)	80'	65'
A3 Depth (min)	80'	60'
A4 Density (max)	6 u/a	10 u/a
B. Principal Building Setbacks		
B1 From primary street (min)	10'	10'
B2 From side street (min)	10'	10'
B3 From side lot line (min)	5'	5'
B4 Sum of side setbacks (min)	15'	10'
B5 From rear lot line (min)	20'	20'
B6 Residential infill rules may apply (see Sec. 2.2.7.)	yes	yes
C. Accessory Structure Setbacks See Section 6.7.2.		

	R-6	R-10
D. Height		
D1 Principal building (max)	40'/3 stories	40'/3 stories
D2 Accessory structure (max)	25'	25'
D3 Residential infill rules may apply (see Sec. 2.2.7.)	yes	yes
E. Ground Floor Elevation		
E1 20' or less from front property line (min)	2'	2'
E1 More than 20' from front property line (min)	n/a	n/a
F. Allowed Building Elements		
Porch, stoop		
Balcony		

See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.

Sec. 2.2.3. Townhouse



R-10

A. Site Dimensions

A1	Net site area (min)	3,300 sf
A2	Width (min)	44'
A3	Outdoor amenity area (min)	10%
A4	Density (max)	10 u/a

B. Lot Dimensions

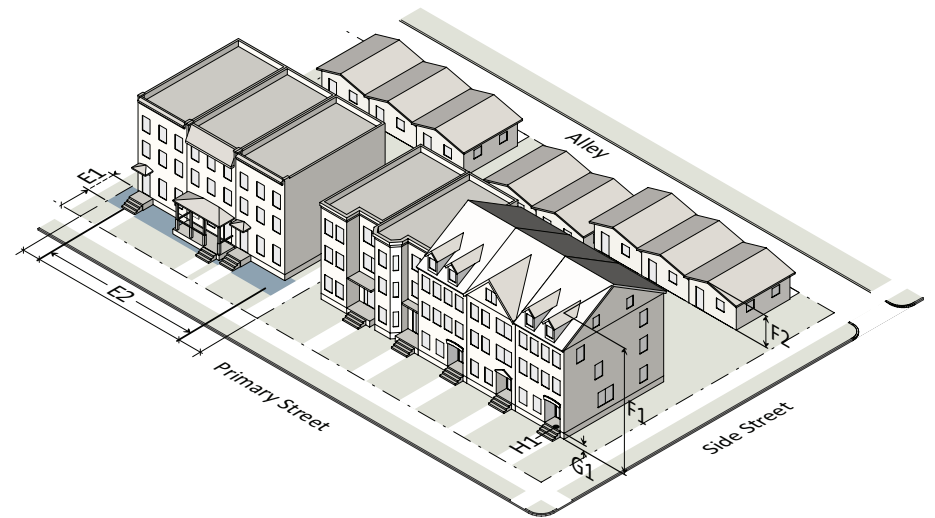
B1	Area (min)	n/a
B2	Width (min)	16'

C. Building/Structure Setbacks

C1	From primary street (min)	10'
C2	From side street (min)	10'
C3	From side lot line (min)	0' or 6'
C4	From rear lot line (min)	20'
C4	From alley	4' or 20' min
C5	Residential infill rules may apply (see Sec. 2.2.7.)	yes

D. Parking Setbacks

D1	From primary street (min)	20'
D2	From side street (min)	10'
D3	From side (min)	0' or 3'
D4	From rear lot line (min)	3'
D4	From alley, garage only (min)	4'



R-10

E. Build-to (Blockface)

E1	Primary street build-to (min/max)	10'/55'
E2	Building width in primary build-to (min)	70%
E3	Preexisting Buildings: See Sec. 3.4.2.C.2.	

F. Height

F1	Principal building (max)	45'/3 stories
F2	Accessory structure (max)	25'
F3	Residential infill rules may apply (see Sec. 2.2.7.)	yes

G. Ground Floor Elevation

G1	Within build-to (min)	2'
G1	Outside of build-to (min)	n/a

H. Pedestrian Access

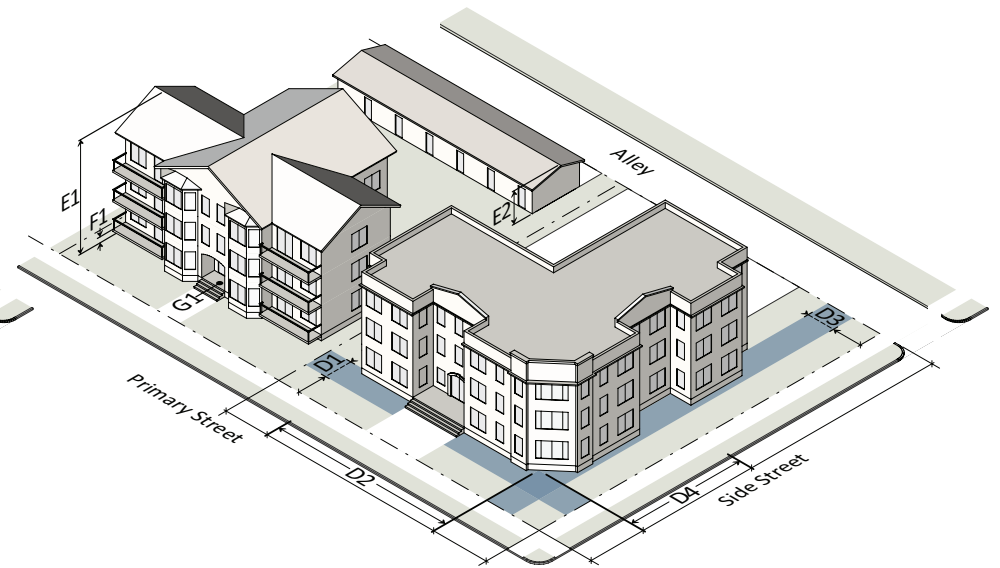
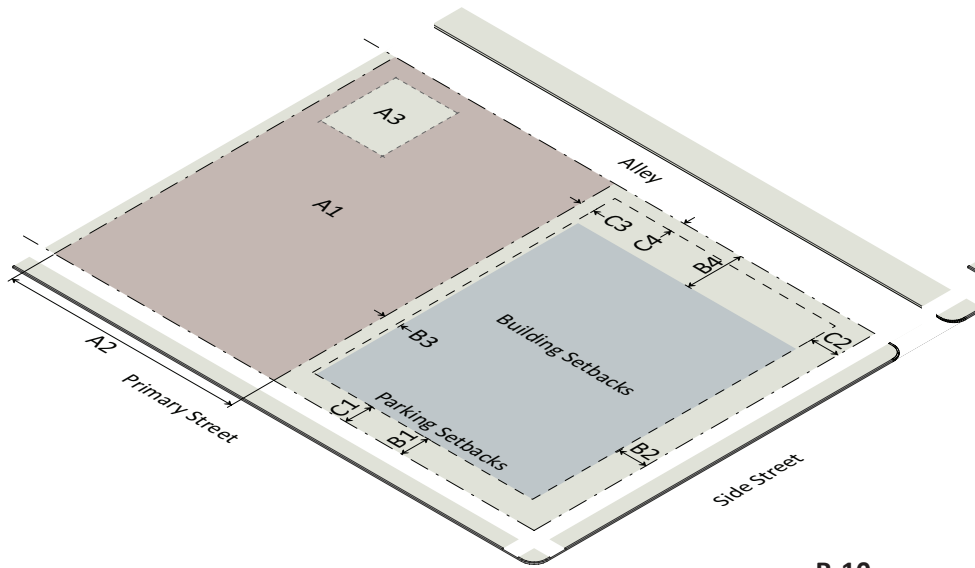
H1	Street-facing entrance required for units fronting the street	yes
----	---	-----

I. Allowed Building Elements

- Porch, stoop
- Balcony

See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.

Sec. 2.2.4. Apartment



R-10

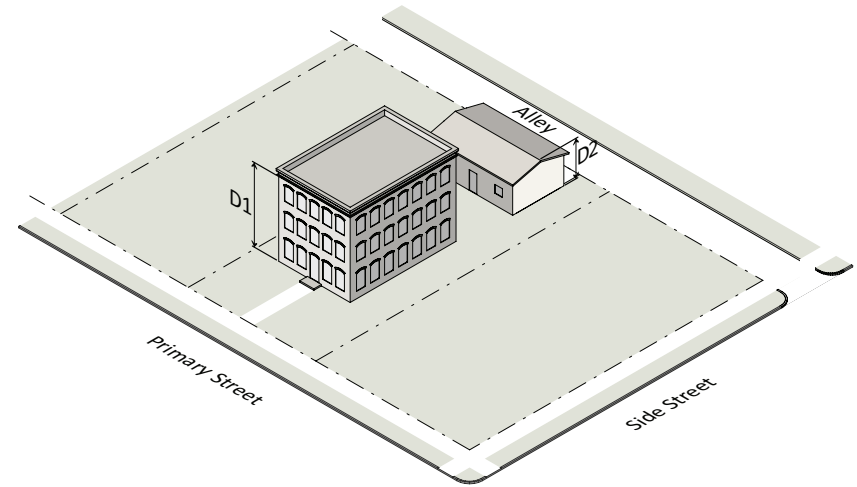
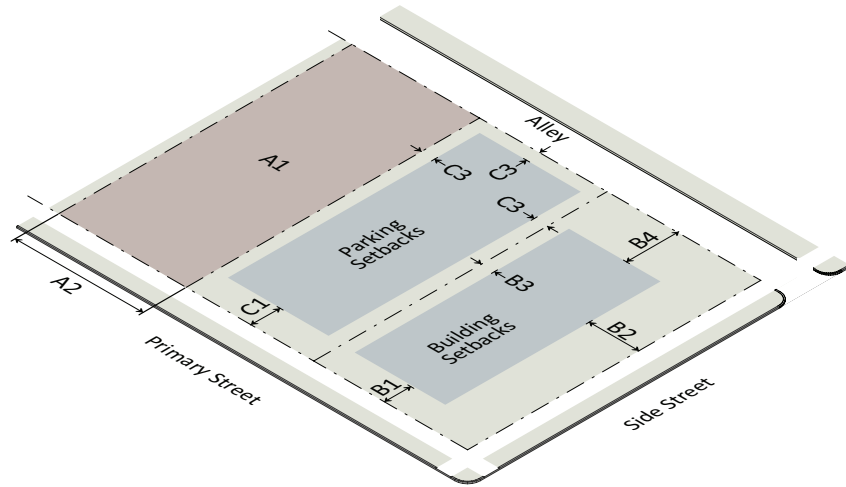
A. Lot Dimensions		
A1	Area (min)	15,000 sf
A2	Width (min)	100'
A3	Outdoor amenity area (min)	10%
A4	Density (max)	10 u/a
B. Building/Structure Setbacks		
B1	From primary street (min)	10'
B2	From side street (min)	10'
B3	From side lot line (min)	0' or 6'
B4	From rear lot line (min)	20'
B4	From alley	4' or 20' min
B5	Residential infill rules may apply (see Sec. 2.2.7.)	yes
C. Parking Setbacks		
C1	From primary street (min)	10'
C2	From side street (min)	10'
C3	From side/rear lot line (min)	0' or 3'
C4	From rear lot line (min)	3'
C4	From alley, garage only (min)	4'

R-10

D. Build-to (Site)		
D1	Primary street build-to (min/max)	10'/55'
D2	Building width in primary build-to (min)	70%
D3	Side street build-to (min/max)	10'/55'
D4	Building width in side build-to (min)	35%
D5	Preexisting Buildings: See Sec. 3.4.2.C.2.	
E. Height		
E1	Principal building (max)	45'/3 stories
E2	Accessory structure (max)	25'
E3	Residential infill rules may apply (see Sec. 2.2.7.)	yes
F. Ground Floor Elevation		
F1	Within build-to (min)	2'
F1	Outside of build-to (min)	n/a
G. Pedestrian Access		
G1	Street-facing entrance required (min 1 per building)	yes
H. Allowed Building Elements		
	Porch, stoop	
	Balcony	

See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.

Sec. 2.2.5. Civic Building

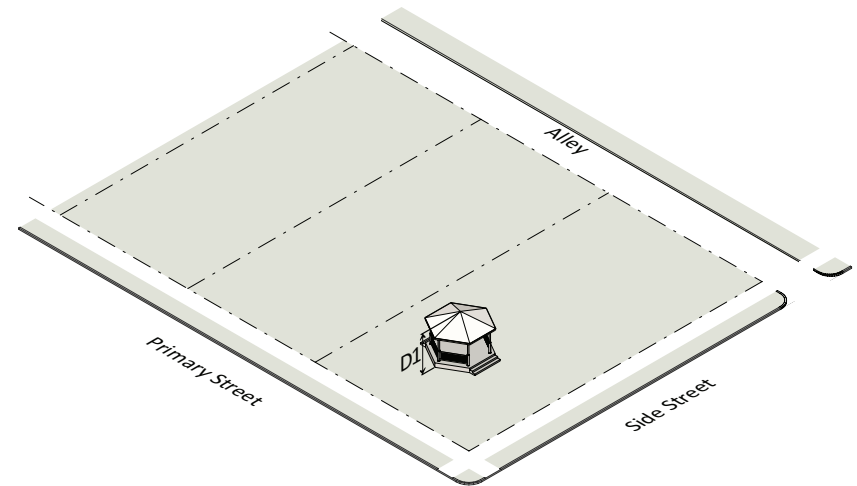
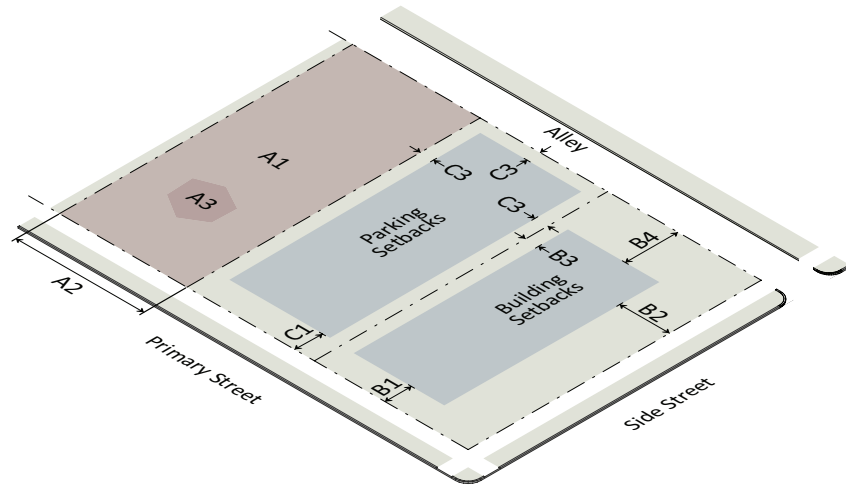


	R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions					
A1 Area (min)	40,000 sf	20,000 sf	10,000 sf	6,000 sf	4,000 sf
A2 Width (min)	100'	80'	65'	50'	45'
B. Building/Structure Setbacks					
B1 From primary street (min)	20'	20'	20'	10'	10'
B2 From side street (min)	20'	20'	20'	10'	10'
B3 From side lot line (min)	15'	10'	10'	10'	10'
B4 From rear lot line (min)	30'	30'	30'	20'	20'
B5 Residential infill rules may apply (see Sec. 2.2.7.)	no	no	yes	yes	yes
C. Parking Setbacks					
C1 From primary street (min)	20'	20'	20'	10'	10'
C2 From side street (min)	10'	10'	10'	10'	10'
C3 From side/rear lot line (min)	10'	10'	10'	6'	6'

	R-1	R-2	R-4	R-6	R-10
D. Height					
D1 Principal building (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	45'/ 3 stories
D2 Accessory structure (max)	25'	25'	25'	25'	25'
D3 Residential infill rules may apply (see Sec. 2.2.7.)	no	no	yes	yes	yes
E. Allowed Building Elements					
Porch, stoop					
Balcony					
Gallery, awning					

See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.

Sec. 2.2.6. Open Lot



	R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions					
A1 Area (min)	40,000 sf	20,000 sf	10,000 sf	6,000 sf	4,000 sf
A2 Width (min)	100'	80'	65'	50'	45'
A3 Building coverage (max)	10%	15%	17%	20%	22%
B. Building/Structure Setbacks					
B1 From primary street (min)	20'	20'	20'	10'	10'
B2 From side street (min)	20'	20'	20'	10'	10'
B3 From side lot line (min)	10'	10'	10'	10'	10'
B4 From rear lot line (min)	30'	30'	30'	20'	20'
C. Parking Setbacks					
C1 From primary street (min)	10'	10'	10'	10'	10'
C2 From side street (min)	10'	10'	10'	10'	10'
C3 From side/rear lot line (min)	10'	10'	10'	7'	5'

	R-1	R-2	R-4	R-6	R-10
D. Height					
D1 All building/structures (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories
E. Allowed Building Elements					
Porch, stoop					
Balcony					
Gallery, awning					
See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.					

Sec. 2.2.7. Residential Infill Compatibility

A. Intent

The intent of the residential infill compatibility standards is to accommodate and encourage compatible development in existing residential neighborhoods, while reinforcing the established character of the neighborhood and mitigating adverse impacts on adjacent homes.

B. Applicability

1. The standards contained within this section apply to any building in an R-4, R-6 or R-10 district where all of the following are present:
 - a. The total site area is 5-acres or less;
 - b. The subject lot's primary street frontage is on a street section that was platted for at least 20 years including subsequent right-of-way dedications;
 - c. If a comparative sample can be defined as outlined in Sec. 2.2.7.C. and at least three of the principal buildings contained in the comparative sample have primary street frontage on a street section that has been platted for at least 20 years including subsequent right-of-way dedications.
2. When a lot is subject to the residential infill compatibility standards and the lot is located within a Neighborhood Conservation Overlay District that regulates any component herein, the Neighborhood Conservation Overlay District regulation shall apply for that specific component.

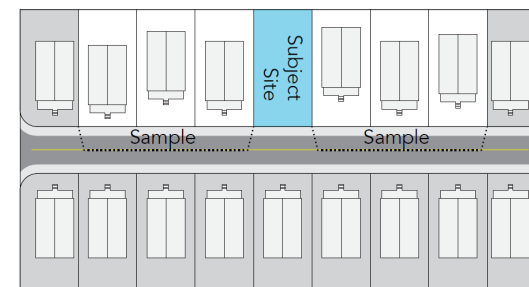
C. Street Setback

The primary street setback for principal buildings shall be determined by the comparative sample context of the block face as outlined in the following subsections:

1. For subject lots of 50 feet in width or less, the primary street setback of the proposed building must be located within 10% of the median primary street setback of the comparative sample of nearby principal buildings.
2. For subject lots in excess of 50-feet in width, the primary street setback of the proposed building may be increased or decreased an additional 5% beyond the 10% allowed in Sec. 2.2.7.C.1. above, up to a maximum of a 25% increase or decrease from the median setback as noted in the table below.

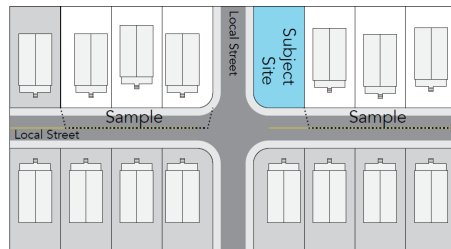
Subject Lot Width	Modification to Median
50 feet or less	Within 10% of median
More than 50 feet up to 65 feet	Within 15% of median
More than 65 feet up to 80 feet	Within 20% of median
More than 80 feet	Within 25% of median

3. The subject lot's width shall be measured at the primary street property line in accordance with Sec. 1.5.2.C. However, the width of cul-de-sac lots shall be measured where the lot width equals the minimum lot width for the district as noted in Sec. 1.5.2.E.2.
4. Comparative sample principal buildings must be zoned Residential-4, Residential-6 or Residential-10.
5. Comparative sample setbacks are measured from the outer wall of pre-existing principal residential buildings within the comparative sample and do not include the building feature encroachments authorized by Sec. 1.5.4.D.
6. When differences in right-of-way widths exist between the subject property and comparative sample properties, the comparative primary street setbacks shall be measured and applied from the centerline of the primary street rather than the property line along the primary street.
7. The comparative sample of principal buildings shall be identified based on the context below, listed in order of applicability, and shall have a minimum of three principal buildings in the sample and a maximum of six principal buildings in the comparative sample:
 - a. All principal detached or attached houses within 300 feet of the subject lot in each direction along the same side of the same street, not to exceed a maximum of three principal buildings in each direction.

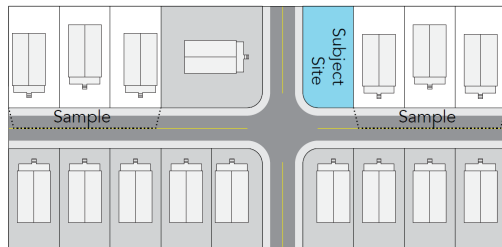


b. When the 300-foot range described in *Sec. 2.2.7.C.7.a.* above includes a Local Street (as defined in *Sec. 8.4.4*), the Local Street may be crossed to establish the comparative sample of principal detached or attached houses as described below. The right-of-way width of the Local Street shall be counted in the 300-foot range.

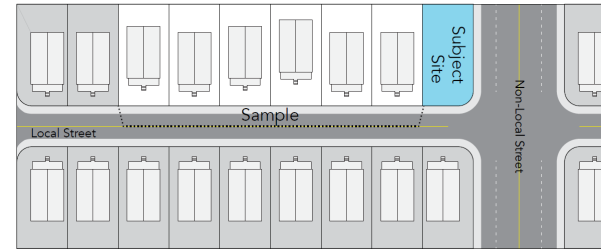
i. The comparative sample of principal detached or attached houses continues across the Local Street and continues along the block face, provided the first residential building on the other side of the Local Street has the same orientation as the subject property.



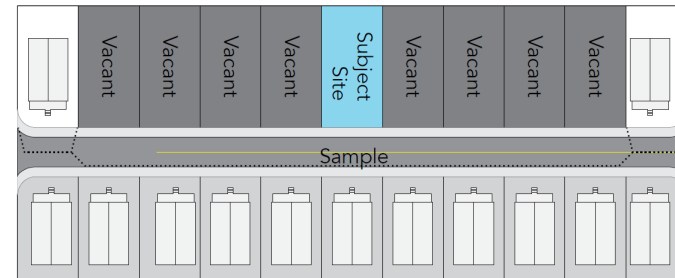
ii. In instances where the first principal detached or attached house across the Local Street has a different orientation, that lot is skipped, and the comparative sample continues to the next improved lot's principal detached or attached house.



c. When the 300-foot range described in *Sec. 2.2.7.C.7.a.* above includes a street that is not a Local Street, the comparative sample of principal buildings is all of the lots developed with detached or attached houses within 300 feet of the subject property on the same block face. This method would only capture the principal detached or attached houses that are on the same side of the non-local street.



d. When there are four or more consecutive vacant lots immediately adjacent to the subject lot in both directions, or at least three entries into the comparative sample are not obtained, the scenarios in *Secs. 2.2.7.C.7.a. through 2.2.7.C.7.c.* shall be applied utilizing properties on the opposite side of the street that are within 300 feet of the subject site as needed to achieve the requisite comparative sample size up to a maximum of six principal buildings. The maximum sample size includes only the six closest principal detached or attached houses. In the event that at least three collective entries cannot be identified for the comparative sample, the base zoning district rules shall apply.



8. These rules do not apply to lots abutting a cul-de-sac unless there are a minimum of three comparative sample lots abutting the cul-de-sac that are developed with either detached or attached houses.
9. Where an addition is proposed to a detached or attached house, the existing principal building on the lot shall be considered an addition to the comparative sample.
10. Where an official survey demonstrates that a detached or attached house

is currently located on the lot or has been within the last 365 days, the proposed principal building may be located at the same primary street setback as the existing detached or attached dwelling or as prescribed by the rules above, whichever the applicant so chooses.

11. Riparian Buffers, Floodways, areas of steep slope (defined as slopes in excess of 25%), pre-established Tree Conservation Areas, City of Raleigh easements, drainage easements, slope easements, voluntary tree conservation in compliance with *Sec. 9.1* for trees with a DBH of 10 inches or greater and protective yards (and associated setbacks) are considered impediments to compliance with the primary street setback range called for in *Sec. 2.2.7.C.2*. Where an applicant can demonstrate to the Development Services Director that an impediment located within the primary street setback prevents compliance with the primary street setback, the median comparative setback sample shall be considered the edge of the impediment.

D. Height

1. Side Setback Plane

The maximum allowed wall height adjacent to the side property line is 22 feet or the average height of the 2 abutting neighboring wall planes, whichever is greater. The wall height may be increased 1 foot for each foot of horizontal distance the wall is moved from the side setback line, not to exceed the maximum height allowed within the district.

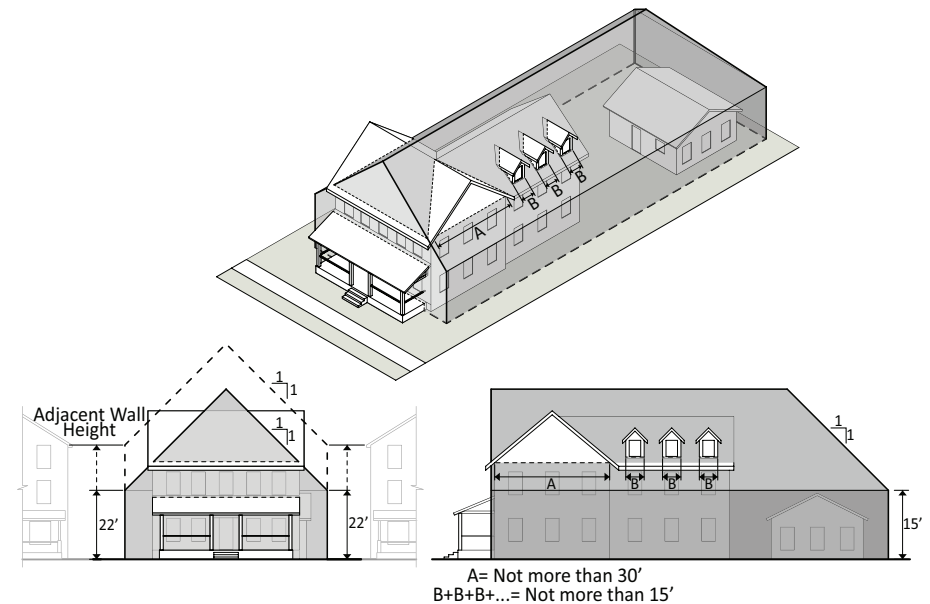
2. Exceptions to Setback Planes

a. Side-Gabled Roof

A side-gabled roof structure may extend above the side setback plane on each side of the building, for a total length of not more than 30 feet (A) on each side, measured from the front wall plane.

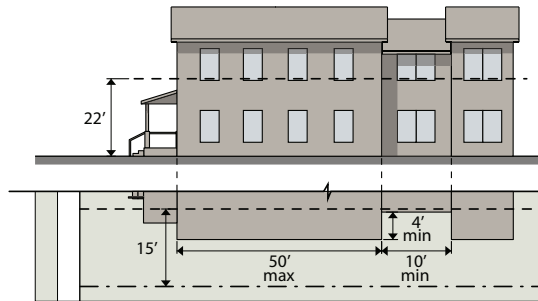
b. Dormers

Dormers may also extend above the side setback plane on each side of the building for a total length of not more than 15 feet (B) on each side, measured along the intersection with the setback plane.



E. Side Wall Length

Articulation is required for side walls on additions or new construction that are 22 feet or taller and located within 15 feet of the side lot line. No wall may extend for more than 50 feet without a projection or recession of at least 4 feet in depth and 10 feet in length.



F. Driveway and Parking Setbacks

Driveways and parking spaces must be located a minimum of 2.5 feet from the side and rear lot lines. However, a driveway may be located on the lot line closer than 2.5 feet if it is shared with an adjacent lot or when a no-build easement is secured and recorded on the adjacent lot that guarantees a minimum separation of 5 feet from the encroaching driveway and any impervious surfaces or structures on the adjacent lot. Fences and walls on either lot require a 2.5 feet separation from the encroaching driveway. All driveways and parking areas existing prior to January 1, 2019 shall not be deemed nonconforming solely because of this regulation or a parking setback specified in *Chapter 2*.

Article 2.3. Compact Development

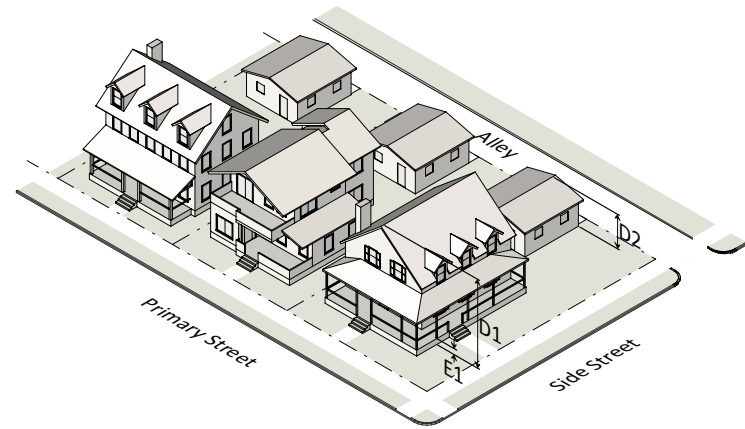
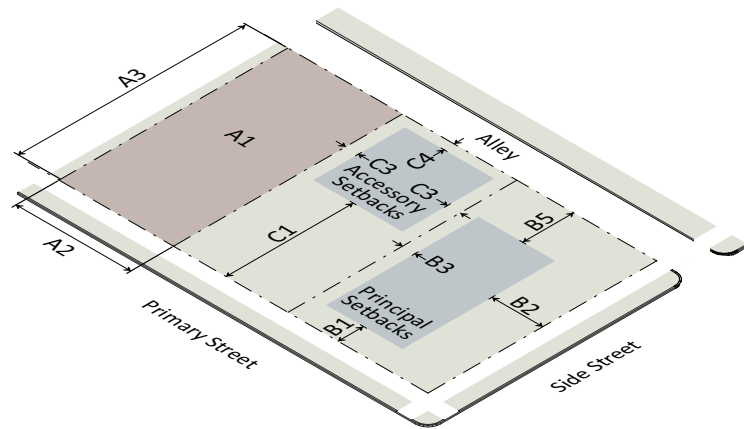
Sec. 2.3.1. General Requirements



	R-1	R-2	R-4	R-6	R-10
A. Site					
A1 Density (max)	1 u/a	2 u/a	4 u/a	6 u/a	10 u/a
A2 Gross site area (min)	10 acres	10 acres	8 acres	Greater than 5 acres	Greater than 5 acres
B. Open Space					
B1 Open space required (min)	20%	20%	20%	20%	20%
B2 Width of open space (min)	50'	50'	50'	50'	50'

	R-1	R-2	R-4	R-6	R-10
C. Transitional Protective Yard					
C1 Site boundary (min)	Type B1 or B2 Transitional Protective Yard (see Sec. 7.2.4.A.) or perimeter lots must meet dimensional standards of Article 2.2. Conventional Development Option of the district where the property is located.				
D. Residential Unit Types (max)					
Detached house	100%	100%	100%	100%	100%
Attached house	n/a	n/a	n/a	100%	100%
Townhouse	n/a	n/a	n/a	n/a	100%
Apartment	n/a	n/a	n/a	n/a	100%

Sec. 2.3.2. Detached House

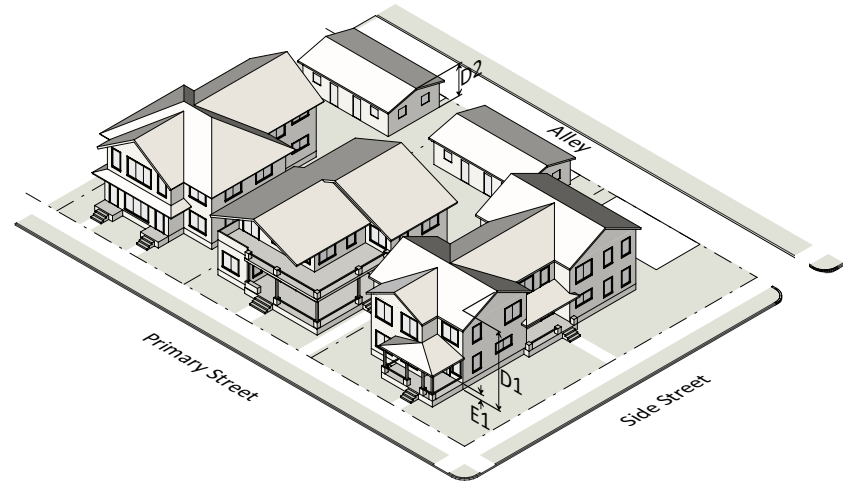
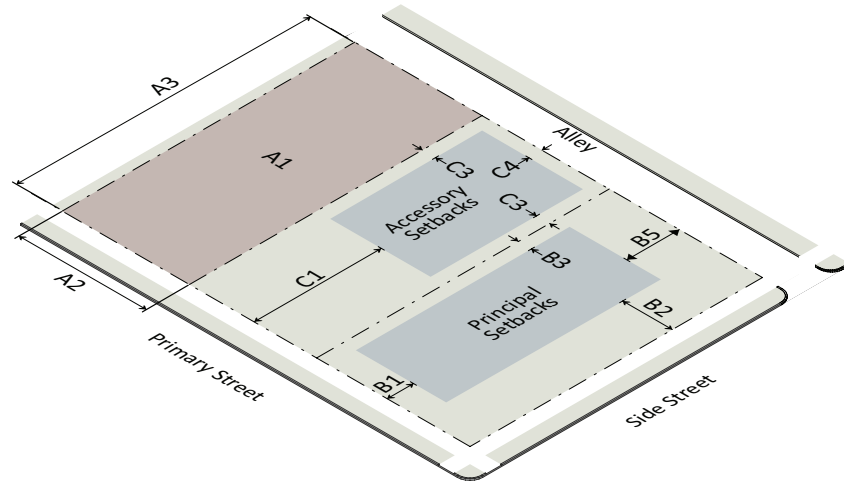


	R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions					
A1 Area (min)	30,000 sf	15,000 sf	7,500 sf	5,000 sf	4,000 sf
A2 Width - interior lot (min)	100'	80'	65'	50'	45'
A2 Width - corner lot (min)	100'	80'	80'	65'	60'
A3 Depth (min)	100'	100'	100'	80'	60'
A4 Density (max)	1 u/a	2 u/a	4 u/a	6 u/a	10 u/a
B. Principal Building Setbacks					
B1 From primary street (min)	20'	20'	10'	10'	10'
B2 From side street (min)	15'	15'	15'	10'	10'
B3 From side lot line (min)	10'	10'	10'	5'	5'
B4 Sum of side setbacks (min)	15'	15'	15'	15'	10'
B5 From rear lot line (min)	30'	30'	30'	20'	20'
C. Accessory Structure Setbacks: See Section 6.7.2.					

	R-1	R-2	R-4	R-6	R-10
D. Height					
D1 Principal building (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories
D2 Accessory structure (max)	25'	25'	25'	25'	25'
E. Ground Floor Elevation					
E1 20' or less from front property line (min)	2'	2'	2'	2'	2'
E1 More than 20' from front property line (min)	n/a	n/a	n/a	n/a	n/a
F. Allowed Building Elements					
Porch, stoop					
Balcony					
See Sec. Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.					

Residential infill regulations for additional building setback and reduced height may apply (see Sec. 2.2.7.)

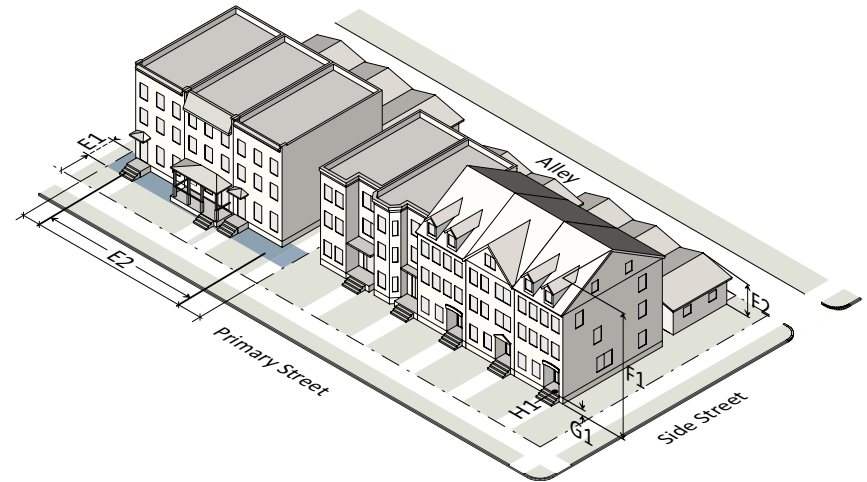
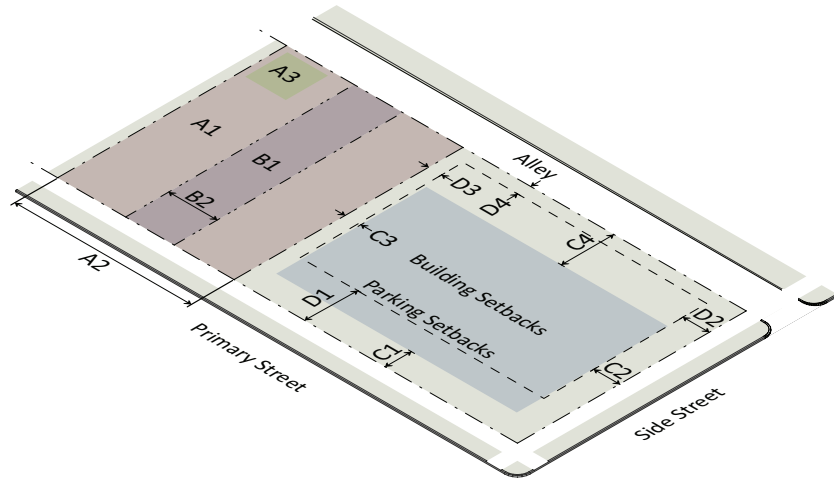
Sec. 2.3.3. Attached House



	R-6	R-10
A. Lot Dimensions		
A1 Area (min)	7,500 sf	6,000 sf
A2 Width - interior lot (min)	60'	50'
A2 Width - corner lot (min)	80'	65'
A3 Depth (min)	80'	60'
A4 Density (max)	6 u/a	10 u/a
B. Principal Building Setbacks		
B1 From primary street (min)	10'	10'
B2 From side street (min)	10'	10'
B3 From side lot line (min)	5'	5'
B4 Sum of side setbacks (min)	15'	10'
B5 From rear lot line (min)	20'	20'
C. Accessory Structure Setbacks: See Section 6.7.2.		

	R-6	R-10
D. Height		
D1 Principal building (max)	40'/3 stories	40'/3 stories
D2 Accessory structure (max)	25'	25'
E. Ground Floor Elevation		
E1 20' or less from front property line (min)	2'	2'
E1 More than 20' from front property line (min)	n/a	n/a
F. Allowed Building Elements		
Porch, stoop		
Balcony		
See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.		
Residential infill regulations for additional building setback and reduced height may apply (see Sec. 2.2.7.)		

Sec. 2.3.4. Townhouse

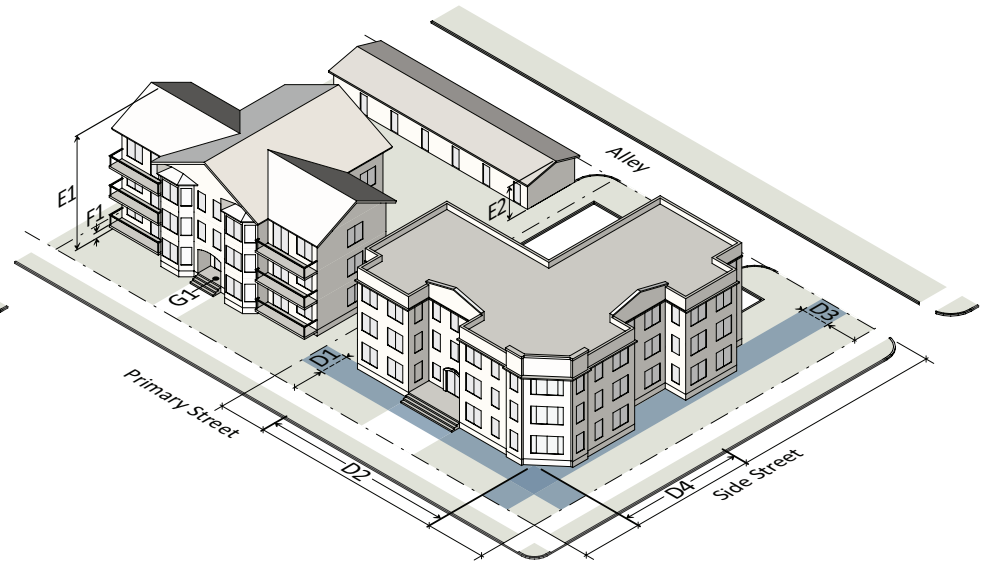
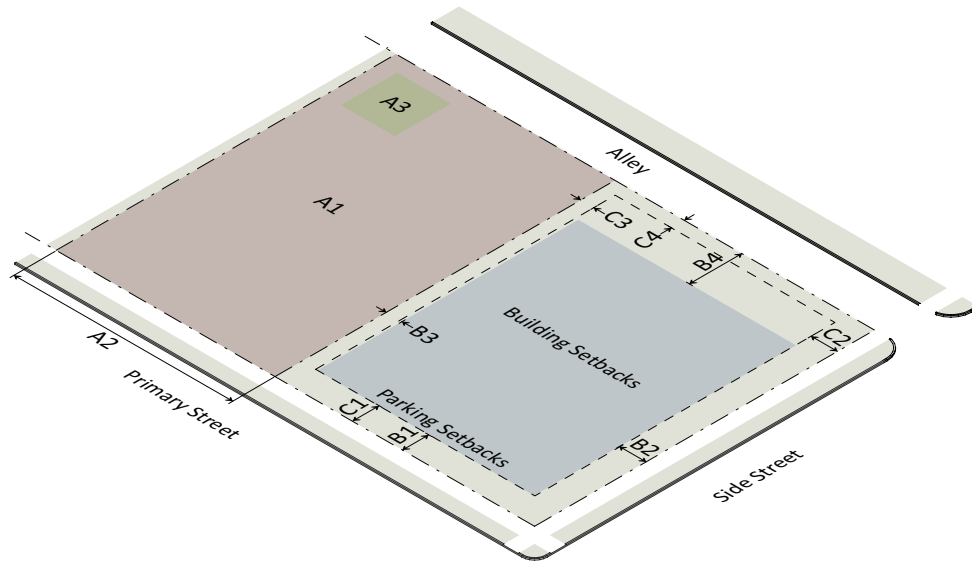


		R-10
A. Site Dimensions		
A1	Net site area (min)	3,300 sf
A2	Width (min)	44'
A3	Outdoor amenity area	5%
A4	Density (max)	10 u/a
B. Lot Dimensions		
B1	Area (min)	n/a
B2	Width (min)	16'
C. Building/Structure Setbacks		
C1	From primary street (min)	10'
C2	From side street (min)	10'
C3	From side lot line (min)	0' or 6'
C4	From rear lot line (min)	20'
C4	From alley, garage only (min)	4' or 20' min
D. Parking Setbacks		
D1	From primary street (min)	20'
D2	From side street (min)	10'
D3	From side line (min)	0' or 3'
D4	From rear lot line (min)	3'
D4	From alley (min)	4'

		R-10
E. Build-to (Site)		
E1	Primary street build-to (min/max)	10'/55'
E2	Building width in primary build-to (min)	70%
E3	Preexisting Buildings: See Sec. 3.4.2.C.2.	
F. Height		
F1	Principal building (max)	45'/3 stories
F2	Accessory structure (max)	25'
G. Ground Floor Elevation		
G1	Within build-to (min)	2'
G1	Outside of build-to (min)	n/a
H. Pedestrian Access		
H1	Street-facing entrance required for units fronting the street	yes
I. Allowed Building Elements		
Porch, stoop		
Balcony		
See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.		

Residential infill regulations for additional building setback and reduced height may apply (see Sec. 2.2.7.)

Sec. 2.3.5. Apartment

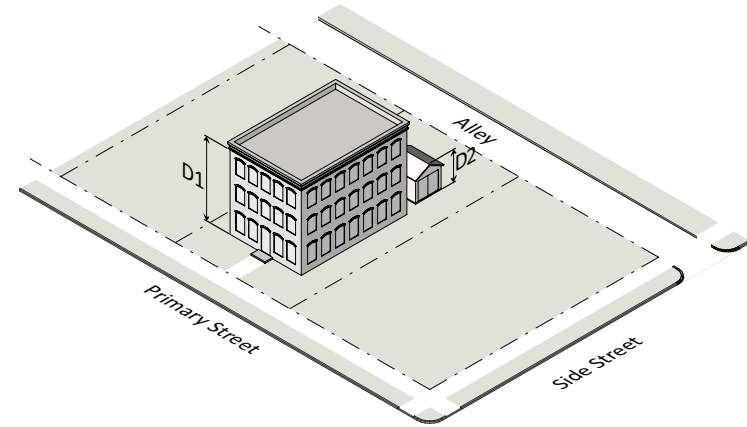
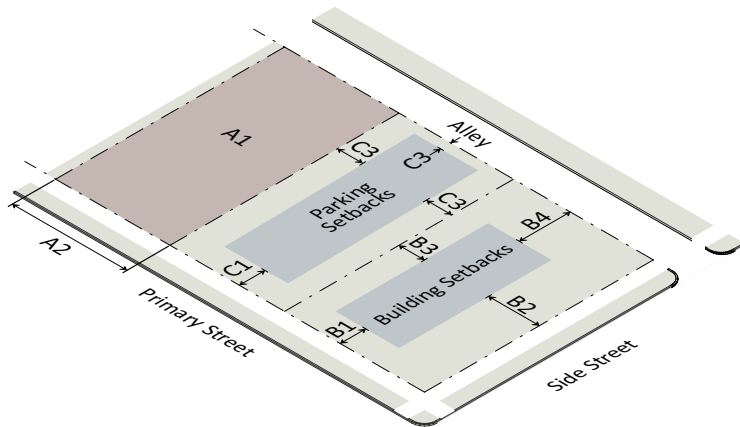


R-10	
A. Lot Dimensions	
A1 Area (min)	15,000 sf
A2 Width (min)	100'
A3 Outdoor amenity area	5%
A4 Density (max)	10 u/a
B. Building/Structure Setbacks	
B1 From primary street (min)	10'
B2 From side street (min)	10'
B3 From side lot line (min)	0' or 6'
B4 From rear lot line (min)	20'
B4 From alley	4' or 20' min
C. Parking Setbacks	
C1 From primary street (min)	10'
C2 From side street (min)	10'
C3 From side/rear lot line (min)	0' or 3'
C4 From rear lot line (min)	3'
C4 From alley (min)	4'

R-10	
D. Build-to	
D1 Primary street build-to (min/max)	10'/55'
D2 Building width in primary build-to (min)	70%
D3 Side street build-to (min/max)	10'/55'
D4 Building width in side build-to (min)	35%
D5 Preexisting Buildings: See Sec. 3.4.2.C.2.	
E. Height	
E1 Principal building (max)	45'/3 stories
E2 Accessory structure (max)	25'
F. Ground Floor Elevation	
F1 Within build-to (min)	2'
F2 Outside of build-to (min)	n/a
G. Pedestrian Access	
G1 Street-facing entrance required (min 1 per building)	yes
H. Allowed Building Elements	
Porch, stoop	
Balcony	

See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.
 Residential infill regulations for additional building setback and reduced height may apply (see Sec. 2.2.7.)

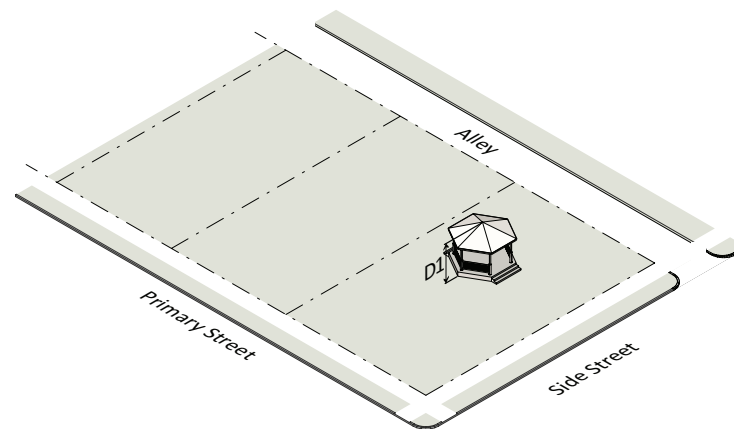
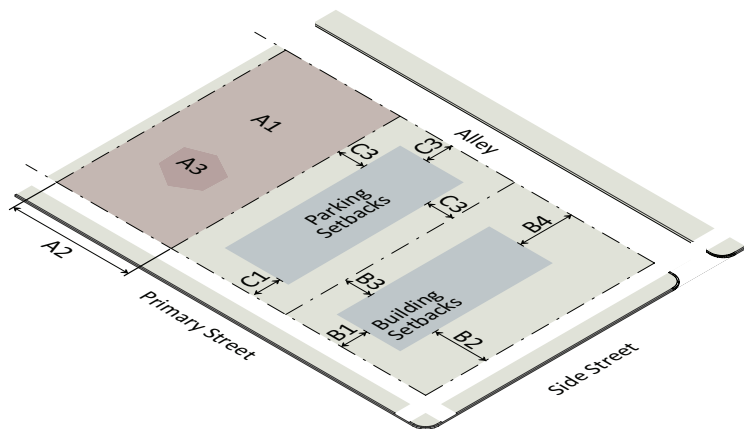
Sec. 2.3.6. Civic Building



	R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions					
A1 Area (min)	30,000 sf	15,000 sf	7,500 sf	5,000 sf	4,000 sf
A2 Width (min)	100'	80'	65'	50'	45'
B. Building/Structure Setbacks					
B1 From primary street (min)	20'	20'	20'	10'	10'
B2 From side street (min)	20'	20'	20'	10'	10'
B3 From side lot line (min)	15'	10'	10'	10'	10'
B4 From rear lot line (min)	30'	30'	30'	20'	20'
C. Parking Setbacks					
C1 From primary street (min)	20'	20'	20'	10'	10'
C2 From side street (min)	10'	10'	10'	10'	10'
C3 From side/rear lot line (min)	10'	10'	10'	6'	6'

	R-1	R-2	R-4	R-6	R-10
D. Height					
D1 Principal building (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories
D2 Accessory structure (max)	25'	25'	25'	25'	25'
E. Allowed Building Elements					
Porch, stoop					
Balcony					
Gallery, awning					
See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.					
Residential infill regulations for additional building setback and reduced height may apply (see Sec. 2.2.7.)					

Sec. 2.3.7. Open Lot



	R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions					
A1 Area (min)	30,000 sf	15,000 sf	7,500 sf	5,000 sf	4,000 sf
A2 Width (min)	100'	80'	65'	50'	45'
A3 Building coverage (max)	10%	15%	17%	20%	22%
B. Building/Structure Setbacks					
B1 From primary street (min)	20'	20'	20'	10'	10'
B2 From side street (min)	20'	20'	20'	10'	10'
B3 From side lot line (min)	10'	10'	10'	10'	10'
B4 From rear lot line (min)	30'	30'	30'	20'	20'
C. Parking Setbacks					
C1 From primary street (min)	10'	10'	10'	10'	10'
C2 From side street (min)	10'	10'	10'	10'	10'
C3 From side/rear lot line (min)	10'	10'	10'	7'	5'

	R-1	R-2	R-4	R-6	R-10
D. Height					
D1 All building/structures (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories
E. Allowed Building Elements					
Porch, stoop					
Balcony					
Gallery, awning					
See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.					
Residential infill regulations for additional building setback and reduced height may apply (see Sec. 2.2.7.)					

Article 2.4. Conservation Development Option

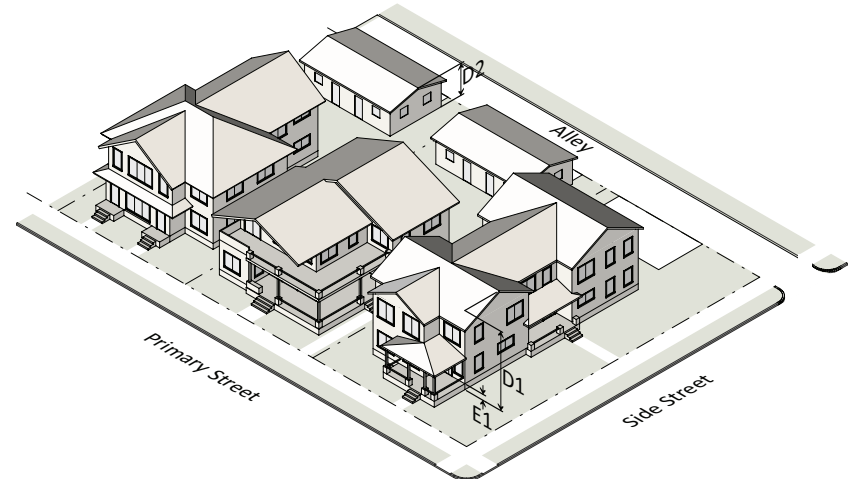
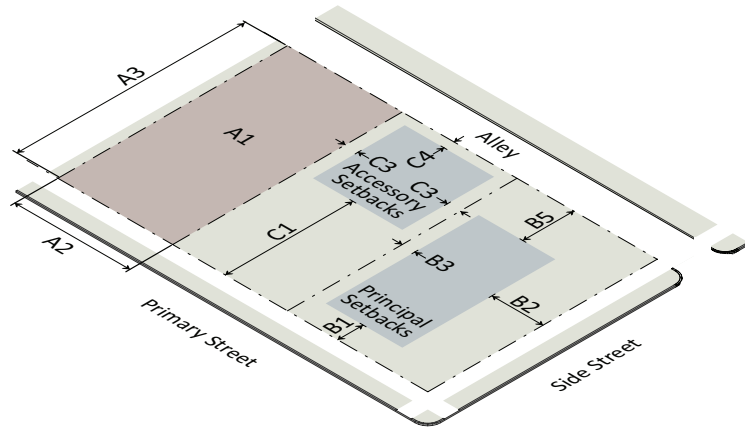
Sec. 2.4.1. General Requirements



	R-1	R-2	R-4	R-6	R-10
A. Site					
A1 Density (max)	2 u/a	4 u/a	6 u/a	10 u/a	15 u/a
A2 Gross site area (min)	20 acres	15 acres	12 acres	10 acres	5 acres
B. Open Space					
B1 Open space required (min)	40%	40%	40%	40%	40%
B2 % of lots abutting open spaces (min)	60%	50%	40%	40%	30%
B3 Contiguous area (min)	60%	60%	60%	60%	60%
B4 Width of open space (min)	50'	50'	50'	50'	50'

	R-1	R-2	R-4	R-6	R-10
C. Transitional Protective Yard					
Type B1 or B2 Transitional Protective Yard (see Sec. 7.2.4.A.) or perimeter lots must meet dimensional standards of Article 2.2. Conventional Development Option of the district where the property is located.					
C1 Site boundary (min)					
D. Residential Unit Types (max)					
Detached house	100%	100%	100%	100%	100%
Attached house	n/a	35%	40%	45%	50%
Townhouse	n/a	n/a	30%	35%	40%
Apartment	n/a	n/a	n/a	30%	35%

Sec. 2.4.2. Detached House

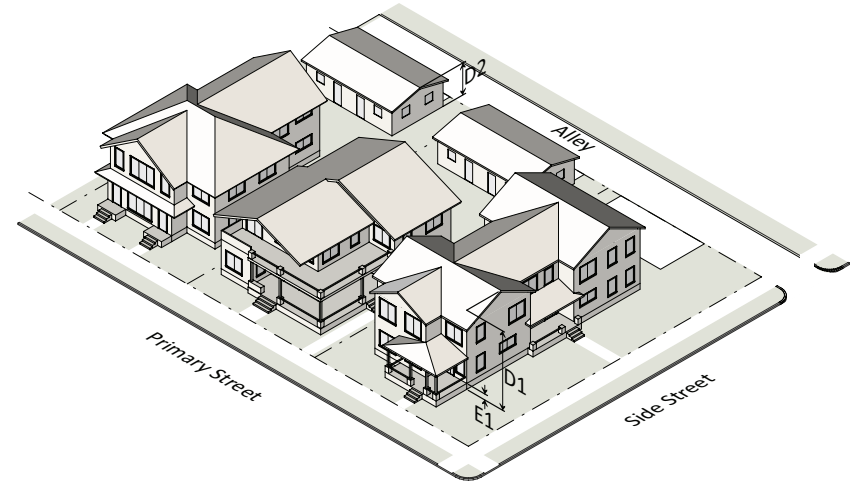
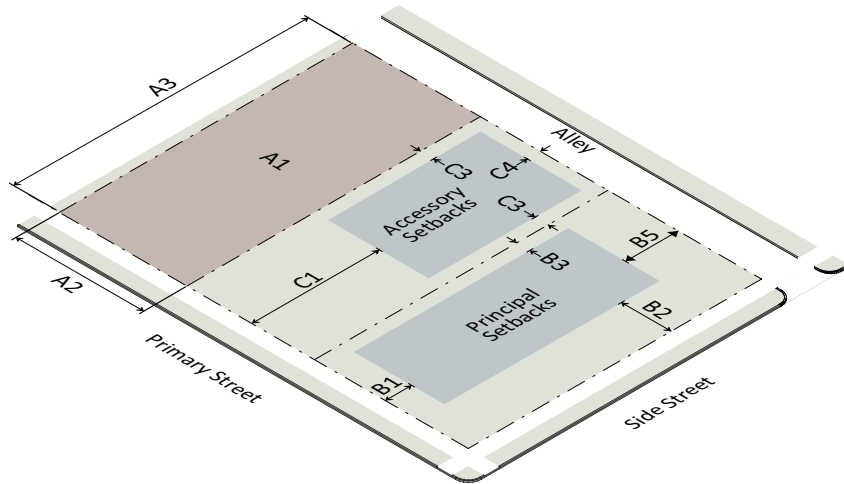


	R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions					
A1 Area (min)	20,000 sf	10,000 sf	6,000 sf	4,000 sf	3,000 sf
A2 Width - interior lot (min)	80'	65'	50'	45'	30'
A2 Width - corner lot (min)	80'	80'	65'	60'	45'
A3 Depth (min)	100'	100'	80'	60'	60'
B. Principal Building Setbacks					
B1 From primary street (min)	20'	20'	10'	10'	10'
B2 From side street (min)	20'	20'	10'	10'	10'
B3 From side lot line (min)	10'	10'	5'	5'	5'
B4 Sum of side setbacks (min)	20'	20'	15'	10'	10'
B5 From rear lot line (min)	30'	30'	20'	20'	15'
C. Accessory Structure Setbacks: See Section 6.7.2.					

	R-1	R-2	R-4	R-6	R-10
D. Height					
D1 Principal building (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories
D2 Accessory structure (max)	25'	25'	25'	25'	25'
E. Ground Floor Elevation					
E1 20' or less from front property line (min)	2'	2'	2'	2'	2'
E1 More than 20' from front property line (min)	n/a	n/a	n/a	n/a	n/a
F. Allowed Building Elements					
Porch, stoop					
Balcony					

See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.

Sec. 2.4.3. Attached House

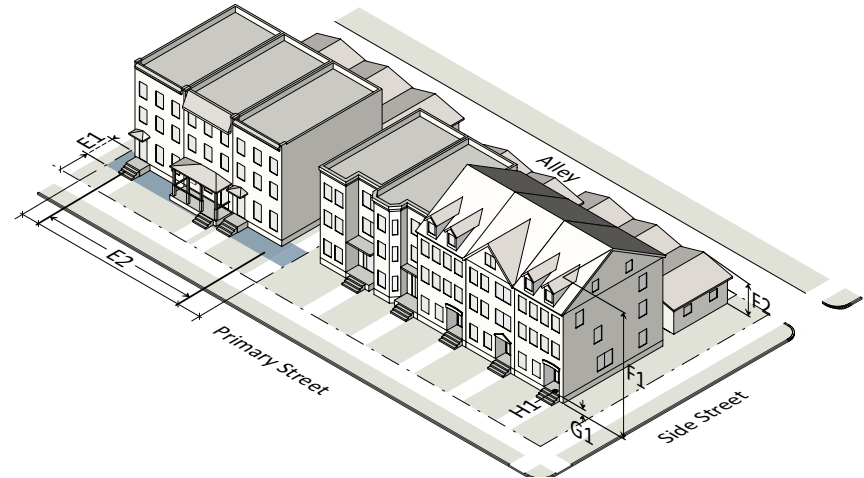
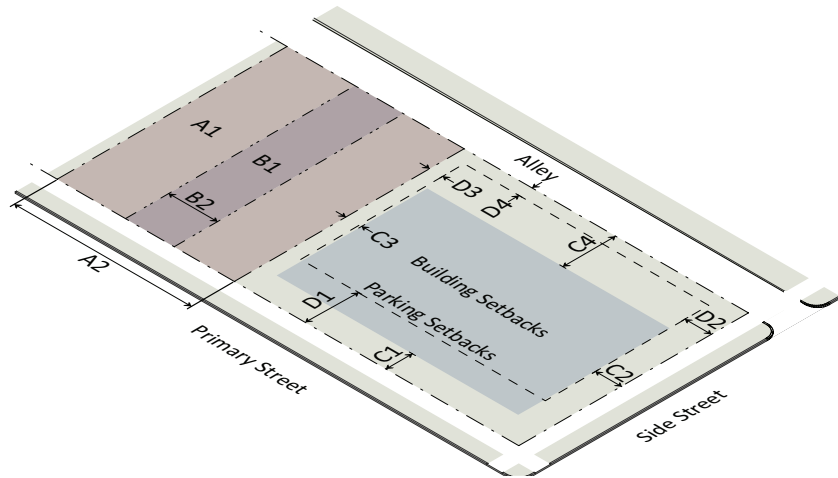


	R-2	R-4	R-6	R-10
A. Lot Dimensions				
A1 Area (min)	15,000 sf	9,000 sf	6,000 sf	4,500 sf
A2 Width - interior lot (min)	65'	60'	50'	40'
A2 Width - corner lot (min)	80'	80'	65'	55'
A3 Depth (min)	80'	80'	60'	60'
B. Principal Building Setbacks				
B1 From primary street (min)	20'	10'	10'	10'
B2 From side street (min)	20'	20'	10'	10'
B3 From side lot line (min)	10'	5'	5'	5'
B4 Sum of side setbacks (min)	20'	15'	10'	10'
B5 From rear lot line (min)	30'	20'	20'	15'
C. Accessory Structure Setbacks: See Section 6.7.2.				

	R-2	R-4	R-6	R-10
D. Height				
D1 Principal building (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories
D2 Accessory structure (max)	25'	25'	25'	25'
E. Ground Floor Elevation				
E1 20' or less from front property line (min)	2'	2'	2'	2'
E1 More than 20' from front property line (min)	n/a	n/a	n/a	n/a
F. Allowed Building Elements				
Porch, stoop				
Balcony				

See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.

Sec. 2.4.4. Townhouse

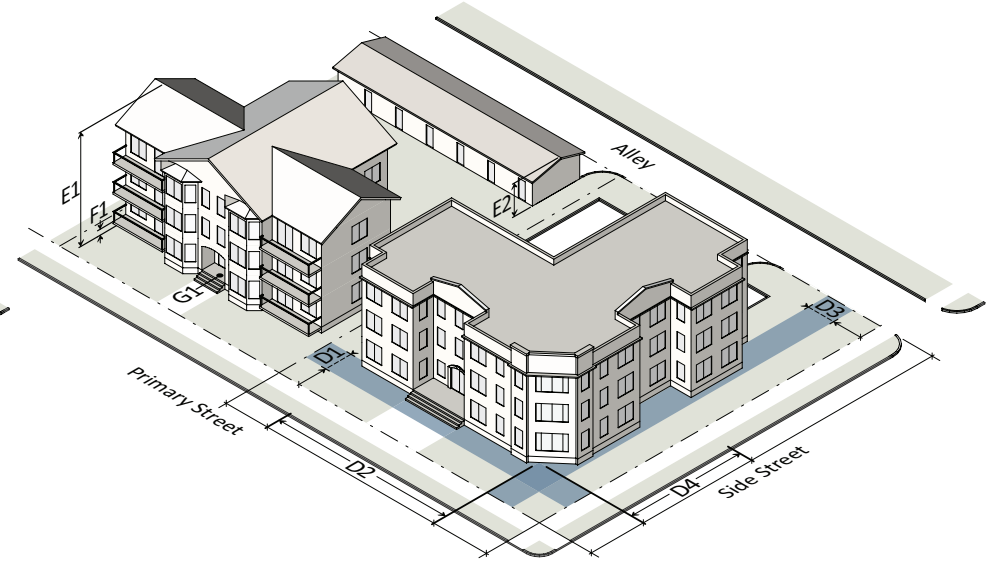
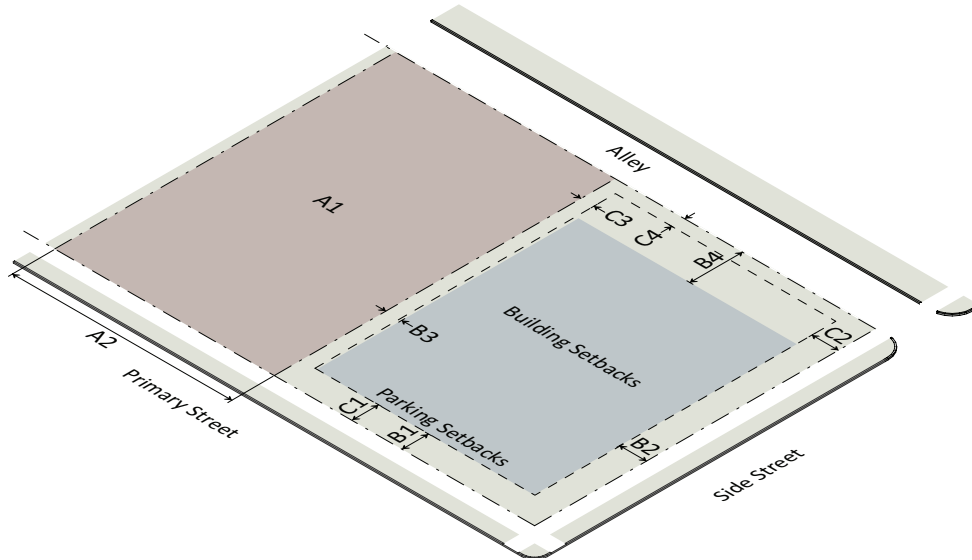


	R-4	R-6	R-10
A. Site Dimensions			
A1 Net site area (min)	3,900 sf	3,300 sf	3,000 sf
A2 Width (min)	52'	44'	40'
B. Lot Dimensions			
B1 Area (min)	1,500 sf	1,200 sf	1,050 sf
B2 Width (min)	20'	16'	14'
C. Building/Structure Setbacks			
C1 From primary street (min)	10'	10'	10'
C2 From side street (min)	10'	10'	10'
C3 From side lot line (min)	0' or 6'	0' or 6'	0' or 6'
C4 From rear lot line (min)	20'	20'	20'
C4 From alley, garage only (min)	4' or 20' min	4' or 20' min	4' or 20' min
D. Parking Setbacks			
D1 From primary street (min)	20'	20'	20'
D2 From side street (min)	10'	10'	10'
D3 From side line (min)	0' or 3'	0' or 3'	0' or 3'
D4 From rear lot line (min)	3'	3'	3'
D4 From alley (min)	4'	4'	4'

	R-4	R-6	R-10
E. Build-to (Site)			
E1 Primary street build-to (min/max)	10'/55'	10'/55'	10'/55'
E2 Building width in primary build-to (min)	70%	70%	70%
F. Height			
F1 Principal building (max)	45'/ 3 stories	45'/ 3 stories	45'/ 3 stories
F2 Accessory structure (max)	25'	25'	25'
G. Ground Floor Elevation			
G1 Within build-to (min)	2'	2'	2'
G1 Outside of build-to (min)	0'	0'	0'
H. Pedestrian Access			
H1 Street-facing entrance required for units fronting the street	yes	yes	yes
I. Allowed Building Elements			
Porch, stoop			
Balcony			

See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.

Sec. 2.4.5. Apartment

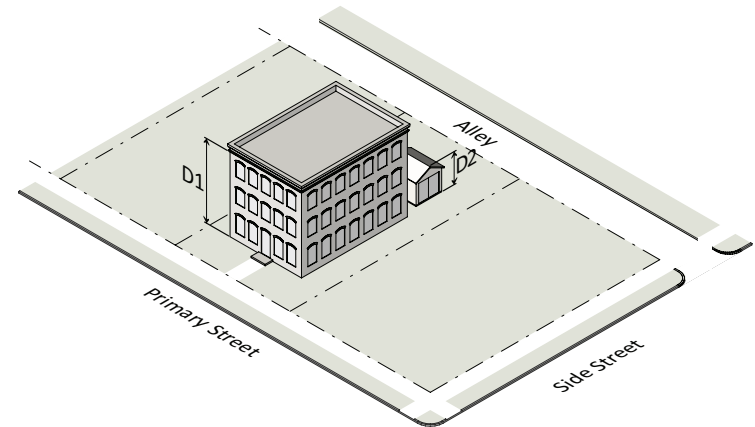
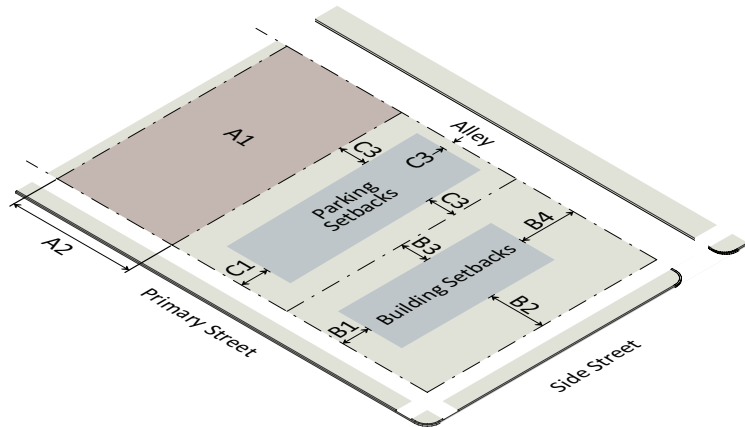


	R-6	R-10
A. Lot Dimensions		
A1 Area (min)	15,000 sf	15,000 sf
A2 Width (min)	100'	100'
B. Building/Structure Setbacks		
B1 From primary street (min)	10'	10'
B2 From side street (min)	10'	10'
B3 From side lot line (min)	0' or 6'	0' or 6'
B4 From rear lot line (min)	20'	20'
B4 From alley	4' or 20' min	4' or 20' min
C. Parking Setbacks		
C1 From primary street (min)	10'	10'
C2 From side street (min)	10'	10'
C3 From side/rear lot line (min)	0' or 3'	0' or 3'
C4 From rear lot line (min)	3'	3'
C4 From alley (min)	4'	4'

	R-6	R-10
D. Build-to		
D1 Primary street build-to (min/max)	10'/55'	10'/55'
D2 Building width in primary build-to (min)	70%	70%
D3 Side street build-to (min/max)	10'/55'	10'/55'
D4 Building width in side build-to (min)	35%	35%
E. Height		
E1 Principal building (max)	45'/3 stories	45'/3 stories
E2 Accessory structure (max)	25'	25'
F. Ground Floor Elevation		
F1 Within build-to (min)	2'	2'
F2 Outside of build-to (min)	0'	0'
G. Pedestrian Access		
G1 Street-facing entrance required (min 1 per building)	yes	yes
H. Allowed Building Elements		
Porch, stoop		
Balcony		

See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.

Sec. 2.4.6. Civic Building

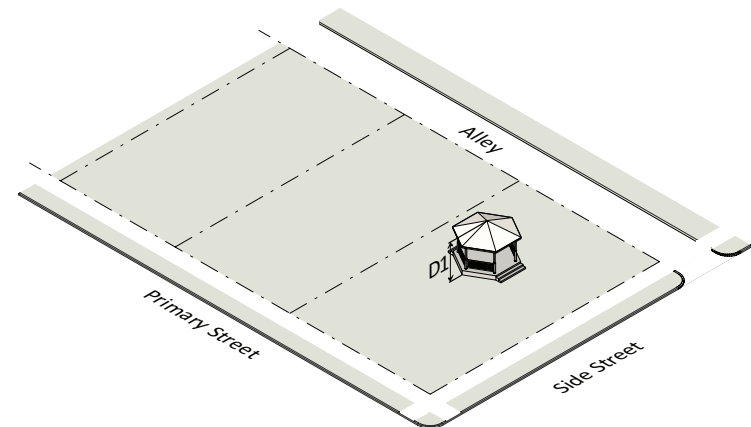
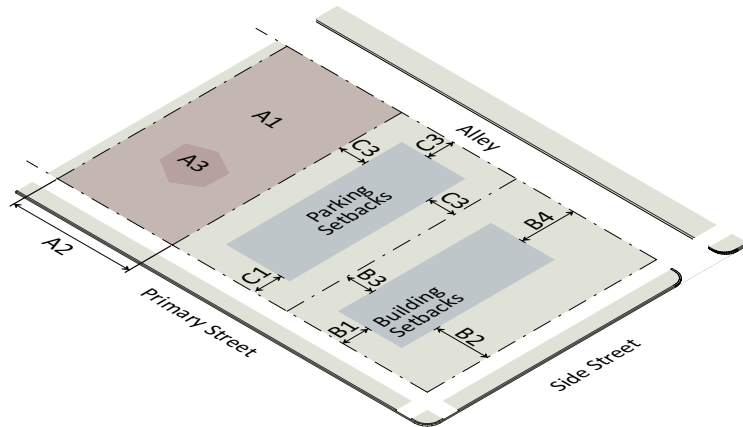


	R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions					
A1 Area (min)	20,000 sf	10,000 sf	6,000 sf	4,000 sf	4,000 sf
A2 Width (min)	80'	65'	50'	45'	45'
B. Building/Structure Setbacks					
B1 From primary street (min)	20'	20'	10'	10'	10'
B2 From side street (min)	20'	20'	10'	10'	10'
B3 From side lot line (min)	10'	20'	10'	10'	10'
B4 From rear lot line (min)	30'	30'	20'	20'	20'
C. Parking Setbacks					
C1 From primary street (min)	20'	20'	10'	10'	10'
C2 From side street (min)	10'	10'	10'	10'	10'
C3 From side/rear lot line (min)	10'	10'	6'	6'	6'

	R-1	R-2	R-4	R-6	R-10
D. Height					
D1 Principal building (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	45'/ 3 stories	45'/ 3 stories
D2 Accessory structure (max)	25'	25'	25'	25'	25'
E. Allowed Building Elements					
Porch, stoop					
Balcony					
Gallery, awning					

See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.

Sec. 2.4.7. Open Lot



	R-1	R-2	R-4	R-6	R-10
A. Lot Dimensions					
A1 Area (min)	20,000 sf	10,000 sf	6,000 sf	4,000 sf	4,000 sf
A2 Width (min)	80'	65'	50'	45'	45'
A3 Building coverage (max)	15%	17%	20%	22%	22%
B. Building/Structure Setbacks					
B1 From primary street (min)	20'	20'	10'	10'	10'
B2 From side street (min)	20'	20'	10'	10'	10'
B3 From side lot line (min)	10'	20'	10'	10'	10'
B4 From rear lot line (min)	30'	30'	20'	20'	20'
C. Parking Setbacks					
C1 From primary street (min)	20'	20'	10'	10'	10'
C2 From side street (min)	10'	10'	10'	10'	10'
C3 From side/rear lot line (min)	10'	10'	10'	10'	10'

	R-1	R-2	R-4	R-6	R-10
D. Height					
D1 All building/structures (max)	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories	40'/ 3 stories
E. Allowed Building Elements					
Porch, stoop					
Balcony					
Gallery, awning					
See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.					

Article 2.5. Common Open Space Requirements

Sec. 2.5.1. Amount of Open Space

Applicants that choose to use the conservation standards must set aside at least 40% of the total project area as common open space. Applicants that choose to use the compact standards must set aside at least 20% of the total project area as common open space. The amount of required common open space is calculated as a percentage of the net site area.

Sec. 2.5.2. Open Space Allocation

In allocating land for required common open space, the following hierarchy of primary and secondary open space applies.

A. Primary Open Space

The following are considered primary open space areas and must be the first areas reserved as required open space:

1. Floodway areas;
2. Natural resource buffers required along primary and secondary watercourses (see open space bonus allowance in *Sec. 9.2.3 A.1.d*);
3. Slopes above 25% of at least 5,000 square feet contiguous area;
4. Jurisdictional wetlands under federal law (Clean Water Act, Section 404) that meet the definition applied by the Army Corps of Engineers; and
5. Transitional protective yards.

B. Secondary Open Space

The following are considered secondary open space areas and must be included as required open space once the primary open space areas are exhausted:

1. Flood fringe areas.

C. Tertiary Open Space

The following are considered tertiary open space areas and must be included as required open space once the primary and secondary open space areas are exhausted:

1. Historic, archeological and cultural sites, cemeteries and burial grounds;
2. Significant natural features and scenic viewsheds such as ridge lines, field borders, meadows, fields, river views, natural woodlands that can be seen from roadways and serve to block the view of the project in whole or in part;

3. Habitat for federally-listed endangered or threatened species;
4. Individual existing healthy trees greater than 10 inches DBH and their critical root zones;
5. Areas that connect to neighboring open space, trails or greenways;
6. Soils with severe limitations due to drainage problems; and
7. Tree conservation areas.

Sec. 2.5.3. Configuration of Open Space

- A. The minimum width for any required open space is 50 feet. Exceptions may be granted for items such as trail easements and linear parks and 32-foot wide tree conservation areas.
- B. At least 60% of the required open space must be contiguous. For the purposes of this section, contiguous includes any open space bisected by a Local Street or Mixed Use Street, provided that:
 1. A pedestrian crosswalk provides access to the open space on both sides of the street; and
 2. The right-of-way area is not included in the calculation of minimum open space required.
- C. Where feasible, the open space should adjoin any neighboring areas of open space, other protected areas and non-protected natural areas.
- D. The required open space must be directly accessible to the largest practicable number of dwelling units within the development. Non-adjoining lots must be provided with safe, convenient access to the open space.
- E. No lot can be farther than a ¼-mile radius from the open space. This radius is measured in a straight line from the lot line, without regard for street, sidewalk or trail connections, to the nearest point of the open space.
- F. Access to the open space must be provided either by an abutting street or easement not less than 20 feet in width.
- G. Open space can be relocated in an approved development, provided the following standards are met:
 1. The amount of open space shall be equal to or greater than the amount shown on the approved plan.
 2. Open space adjacent to a recorded tree conservation area cannot be relocated to an area absent tree conservations area.

3. Open space areas contained in the list of "primary open space" in Sec. 2.5.2.A cannot be relocated to a secondary or tertiary open space area as defined in Sec. 2.5.2.B. and C. Open space areas contained in the list of "secondary open space" in Sec. 2.5.2.B. cannot be relocated to "tertiary" open space as defined in Sec. 2.5.2.C.

Sec. 2.5.4. Allowed Uses of Open Space

To the extent not otherwise prohibited, required open space may be used for the following:

- A. Conservation areas for natural, archeological or historical resources;
- B. Meadows, woodlands, wetlands, wildlife corridors, game preserves or similar conservation-oriented areas;
- C. Pedestrian or multipurpose trails;
- D. Passive recreation areas;
- E. Active recreation areas, provided that impervious area is limited to no more than 25% of the total open space (active recreation areas in excess of this impervious area limit must be located outside of the required open space);
- F. Golf courses (excluding clubhouse areas and maintenance facilities), provided the area does not exceed 50% of the required open space and further provided that impervious area is limited to no more than 10% of the total open space;
- G. Water bodies, such as lakes and ponds and floodways provided the total surface area does not exceed 50% of the required open space;
- H. Restricted agriculture, community garden;
- I. Floriculture, horticulture, pasturage, row and field crops, viticulture, tree or sod farm, silviculture;
- J. Stormwater control measures; and
- K. Easements for drainage, access and underground utility lines.

Sec. 2.5.5. Stormwater Control Measures

No more than 25% of the required common space shall be devoted singularly or collectively to detention ponds, sand filters and retention ponds, provided, this limitation shall have no application to any retention pond that meets all of the following:

- A. The retention pond or closely connected series of ponds is one-half acre water surface area at normal pool in size or greater;

- B. The retention pond is surrounded by open space;
- C. The retention pond is accessible to all homeowners; and
- D. The retention pond is an amenity complying with Sec. 7.2.6.

Sec. 2.5.6. Prohibited Uses of Open Space

Required open space cannot be used for the following:

- A. Individual wastewater disposal systems;
- B. Overhead electric transmission lines or high voltage electric transmission lines; and
- C. Streets (except for street crossings as expressly provided) and impervious parking areas.

Sec. 2.5.7. Ownership and Management of Open Space

A. Ownership

Required open space must be owned and maintained by one of the following entities:

1. Land Conservancy or Land Trust

A bona fide land conservancy or land trust with the legal authority may own the open space. The responsibility for maintaining the open space and any facilities may be borne by a land conservancy or land trust.

2. Homeowners' Association

A homeowners' association representing residents of the development may own the open space. The homeowners' association must have lien authority to ensure the collection of dues from all members. The responsibility for maintaining the open space and any facilities is borne by the homeowners' association.

B. Conveyance

The conveyance of common open space shall be in accordance with the following:

1. Open space shall be conveyed to the land conservancy or homeowners' association in fee simple without any encumbrances except drainage, greenway and utility easements. Title to the real property shall be conveyed

no later than the time of the conveyance of the first lot within the applicable phase of the development.

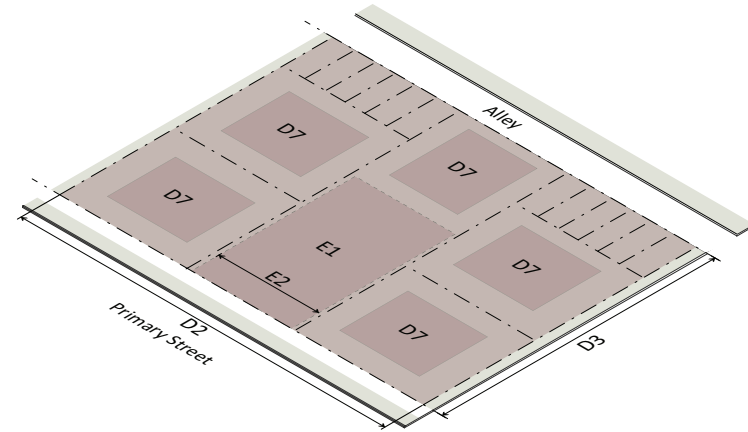
2. Open space shall be preserved for the perpetual benefit of the residents within the development and it shall be restricted against private or public ownership for any other purpose except acquisition by condemnation or in lieu of condemnation and the granting of utility, drainage and greenway easements.

C. Dissolution

If the homeowner's association is dissolved, the open space may be offered to another entity who shall be responsible for the maintenance and upkeep of the open space. If no other offer is accepted, the open space shall be offered to the City and if accepted, deeded to the City.

Article 2.6. Additional Housing Patterns

Sec. 2.6.1. Cottage Court



A. Description

A cottage court is a group of small detached houses, attached houses or townhouses (two-unit maximum per building) centered around a common courtyard. The central courtyard enhances the character of the area through the provision of consolidated open space. A cottage court may be developed on individual lots or with a common form of ownership.

B. Districts Allowed In

R-6, R-10, RX-, OX-, NX-, CX-

C. Building Types Allowed

Detached house, attached house, townhouse (two-unit maximum per building)

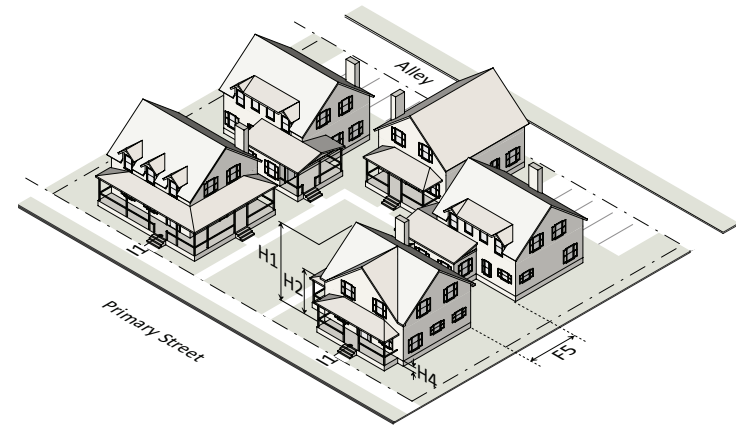
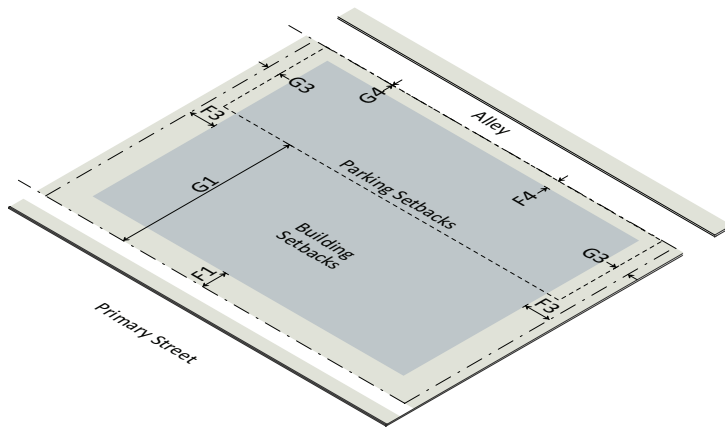
D. Site and Lot Dimensions

	R-6	R-10	RX-, OX-, NX-, CX-
D1 Net site area (min)	19,000 sf	13,000 sf	13,000 sf
D2 Site Width (min)	120'	100'	90'
D3 Depth (min)	100'	90'	90'
D4 Dwelling units per min site area (max)	4	4	4
D5 Additional site area per dwelling unit over four(min)	4,700 sf	2,900 sf	2,400 sf
D6 Dwelling units per site (max)	15	15	15
D7 Dwelling units per acre (max)	9	15	n/a
D8 Dwelling unit gross floor area (max)	1,800 sf	1,800 sf	1,800 sf
D9 Detached accessory structure footprint (max)	450 sf	450 sf	450 sf
D10 Individual lot area (min)	No min.	No min.	No min.
D11 Minimum lot width directly abutting courtyard (E1)	5'	5'	5'

E. Internal Courtyard

E1 Area (min)	2,600 sf	2,100 sf	1,600 sf
E2 Width as measured parallel to primary street for first 15' of site depth ¹ (min)	40'	30'	20'
E3 Additional courtyard area per unit over four (min)	700 sf	550 sf	400 sf
E4 Setback from primary street (max)	0'	0'	0'
E5 Distance from any individual lot (max)	0'	0'	0'
E6 E6 Distance from any individual unit (max)	30'	30'	30'

¹ No portion of the minimum internal courtyard area (E1) may be less than 20 feet in width and length. For sites with less than 10 units a meandering courtyard may be split across no more than two distinct sections. For sites with less than 20 units a meandering courtyard may be split across no more than three distinct sections.



	R-6	R-10	RX-, OX-, NX-, CX-
F. Building/Structure Setbacks (Site)			
F1 From primary street (min)	10'	10'	10'
F2 From side street (min)	10'	10'	10'
F3 From side site line (min)	10'	10'	10'
F4 From rear site line (min)	20'	20'	20'
F5 From alley (min)	5'	5'	5'
F6 Building separation (min)	6'	6'	6'
F7 From internal cottage court lot line (min)	3'	3'	3'
Residential Infill rules (Sec. 2.2.7) do not apply.			
G. Parking Setbacks			
G1 From primary street if not screened from primary street by C3 yard or principal structure (min)	90'	90'	90'
G2 From primary street if screened from primary street by C3 yard (min)	50'	50'	50'
G3 From side street (min)	10'	10'	10'
G4 From side lot line (min)	5'	5'	5'
G5 From rear lot line (min)	5'	5'	5'
G6 From alley (min)	0'	0'	0'
H. Height			
H1 Building height (max)	30'	30'	30'
H2 Building wall plate height (max)	22.5'	22.5'	22.5'

	R-6	R-10	RX-, OX-, NX-, CX-
H3 Accessory accessory height (max)	17'	17'	17'
H4 Primary Street Facing End Unit Ground floor elevation (min)	2'	2'	2'
Residential Infill rules (Sec. 2.2.7) do not apply.			
I. Allowed Building Elements			
Porch, stoop			
See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.			

J. Courtyard Requirements and Restrictions

1. Courtyard must be one contiguous open space.
 2. Courtyard may not be parked or driven upon.
 3. One common building (detached house building type) not to exceed 3,000 square feet in gross floor area may be permitted in the courtyard under the following conditions:
 - a. The common building may not be used as a dwelling.
 - b. Uses within the common building must be accessory to the cottage court development.
 - c. The common building shall not count towards the maximum number of dwelling units per site (*Sec. 2.6.1.D.6.*)
 - d. Notwithstanding the forgoing, the common building must comply with all other requirements of *Section 2.6.1.*
 4. Inclusive of the common building, up to 20% of the minimum internal courtyard area (*Sec. 2.6.1.E.1.*) may be covered, however only 10% of the minimum internal courtyard area (*Sec. 2.6.1.E.1.*) may be enclosed.
 5. Stormwater detention wet ponds and dry ponds shall not count towards the minimum internal courtyard area (*Sec. 2.6.1.E.1.*) Green Stormwater Infrastructure (GSI) practices may be used to meet up to 10% of the minimum internal courtyard area (*Sec. 2.6.1.E.1.*)
 6. Tree Conservation Areas shall not be included as part of the minimum internal courtyard area (*Sec. 2.6.1.E.1.*)
 7. Retaining walls within the courtyard may be no taller than 4' in height. Retaining walls that are 2' or less in height may be spaced as close as 10' apart. All other retaining walls must be spaced a minimum of 20' apart.
- C. The height of the addition shall not exceed the height of the existing structure;
 - D. The building addition shall not cumulatively exceed 50% of the floor area of the existing structure; and
 - E. Additions made after September 1, 2013, which do not comply with paragraphs A through D. above shall not be used for conversions that add one or more dwelling units.

Sec. 2.6.2. Detached House Additions

When an existing detached house is converted to an attached or apartment building type and an addition is added to the existing building, the following regulations apply:

- A. The addition must contain the same building materials as the existing structure;
- B. The roof pitch and form of the addition shall be the same as the existing structure;

PAGE INTENTIONALLY LEFT BLANK