

ARTICLE 3 DISTRICT INTENSITY AND BULK STANDARDS

DIVISION 3.100 PURPOSE

Sec. 3.101 Purpose

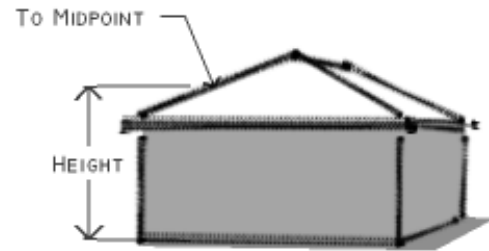
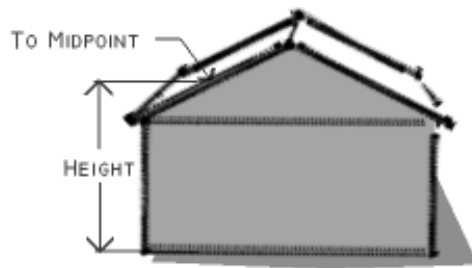
- A. **Generally.** The purpose of this Article is to establish the general standards for the character of development that is allowed within each zoning district.
- B. **Standards Applicable to Parcels Proposed for Development.** This Article establishes general regulations for the character of entire parcels proposed for development through the use of limitations on density and intensity, through minimum requirements for open space (residential and mixed-use development) and landscaped surface area (nonresidential development), through a minimum area requirement for the parcel proposed for development (which is based on the proposed use and zoning district), through minimum requirements for the provision of utilities, and in the case of planned development, the minimum required mix of housing types.
- C. **Standards Applicable to Individual Lots.** The character of development of individual lots is regulated by minimum requirements for building height, lot dimensions, setbacks, floor area ratios, and open space or landscaped surface (if the individual lot is the entire parcel proposed for development).

DIVISION 3.200 CALCULATION OF HEIGHT AND BULK REQUIREMENTS

Sec. 3.201 Height

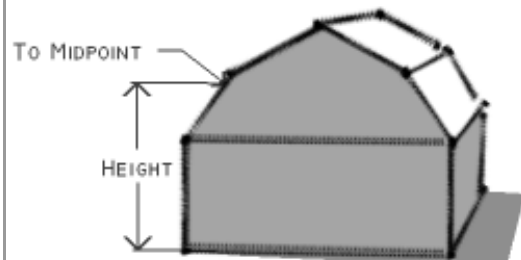
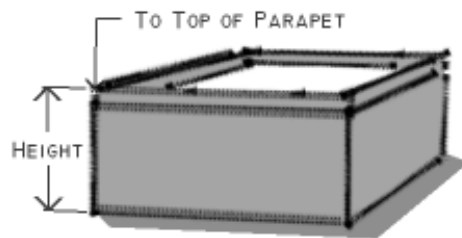
- A. **Buildings.** Building height is calculated by measuring the vertical distance from the finished ground level at the center of the front of the building, or the average grade at the front building line, whichever is lower, to:
1. The mean height between the eaves and ridge or peak for gabled, hipped, shed, and gambrel roof styles. *See Figure 3.201.A., Height Measurement by Roof Style.*
 2. The highest point of the roof or parapet wall, whichever is higher, for a flat or butterfly roof style. *See Figure 3.201.A., Height Measurement by Roof Style.*
 3. The deck line for the mansard roof style. *See Figure 3.201.A., Height Measurement by Roof Style.*
 4. The mean height between the eaves and ridge or peak of the higher roof plane for the double shed roof style. *See Figure 3.201.A., Height Measurement by Roof Style.*
 5. The mean height between the lower eave and ridge or peak for the western roof style. *See Figure 3.201.A., Height Measurement by Roof Style.* If the structure that supports the roof peak satisfies the criteria for an exception pursuant to subsection C., General Exceptions, then the height of a western roof style shall be measured as a gabled roof style, using the ridge line that would be created by the intersecting the shed roof planes.

Figure 3.201.A.: Height Measurement by Roof Style	
Gabled	Hipped



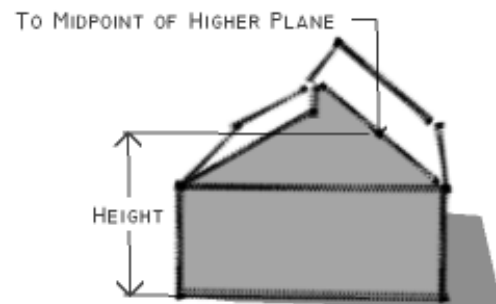
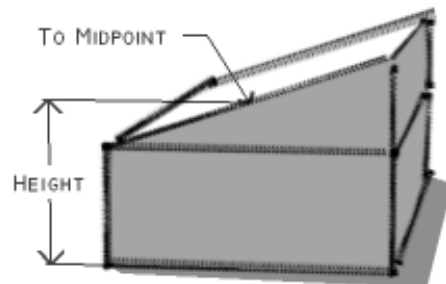
Flat

Gambrel



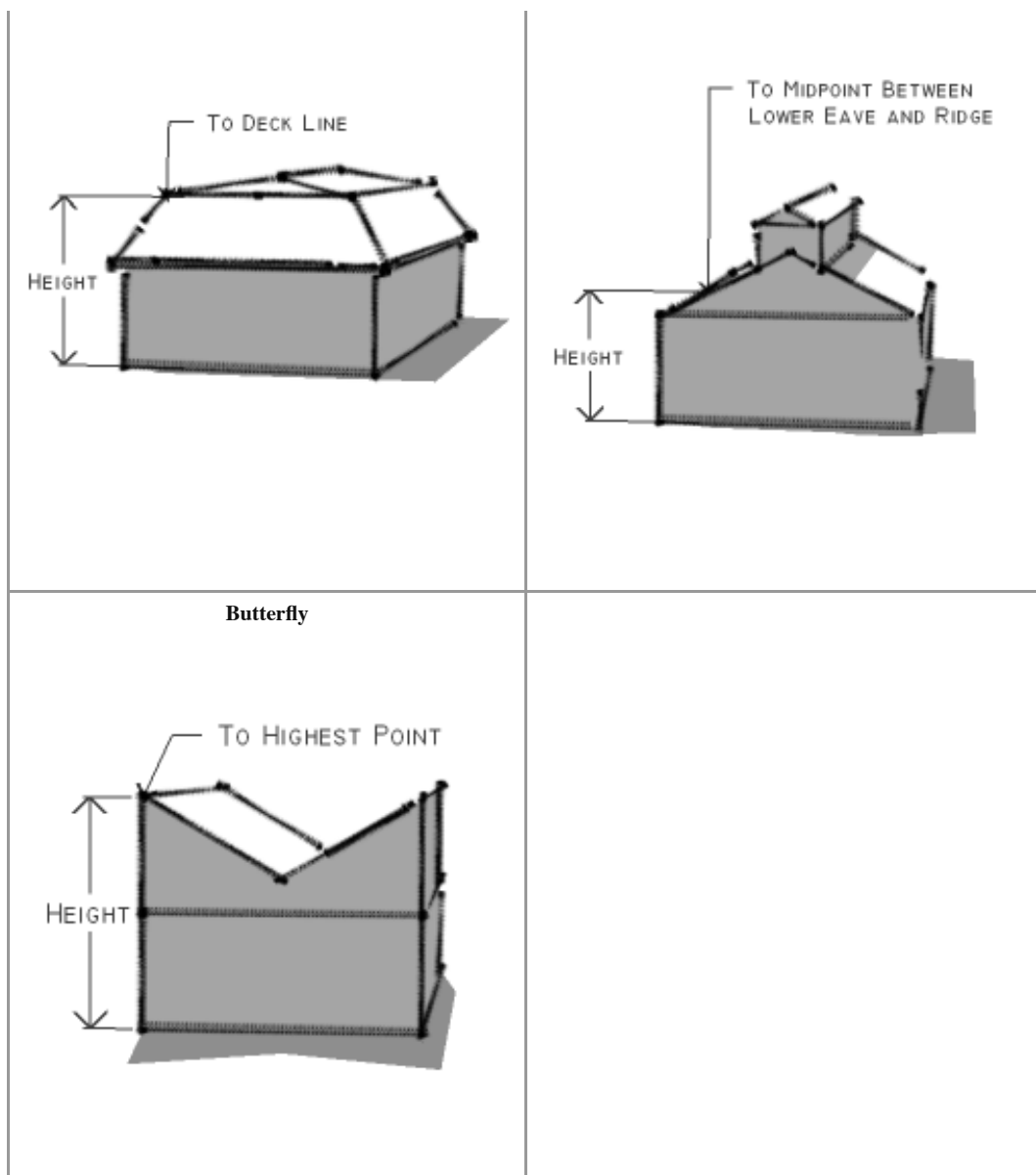
Shed

Double Shed



Mansard

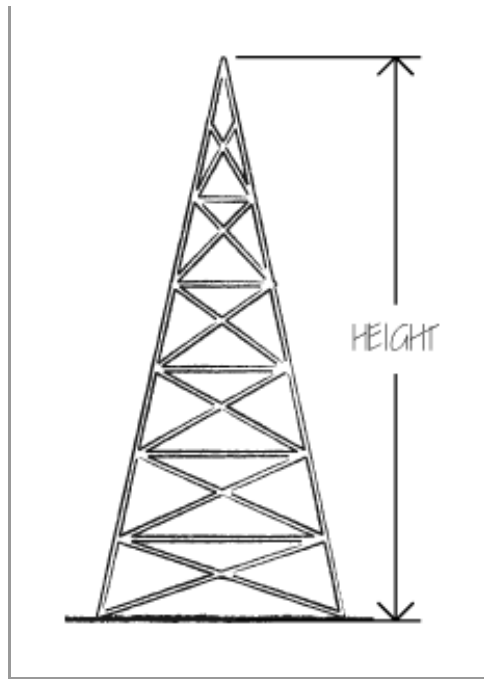
Western



B. Other Structures. Structure height is calculated by measuring the vertical distance from the average finished ground level around the base of the structure to the highest point on the structure. See **Figure 3.201.B., Height Measurement for Structures**. This measurement applies to:

1. Structures without roofs; and
2. Amateur radio antennae, whether mounted on a roof, the ground, or another structure.

**Figure 3.201.B.:
Height Measurement for Structures**



C. General Exceptions.

1. The exceptions listed in C.2., below shall not be counted in the calculation of building height, provided that:
 - a. They project not more than:
 - i. 15 feet above the highest point on the building for buildings that are two stories in height or higher; or
 - ii. Seven feet above the highest point on the building for buildings that are less than two stories in height.
 - b. They occupy not more than ten percent of the total roof area of the building; and
 - c. They are not used for human habitation, commercial, or industrial purposes, except as incidental to the operation of the building.
2. Exceptions.
 - a. Roof structures for the housing of elevators, stairways, tanks, or similar equipment required to operate and maintain the building;
 - b. Architectural towers, steeples, flagpoles, ventilating fans, chimneys, smokestacks;
 - c. Skylights, photovoltaic (solar-electric) panels, and solar water heaters; and
 - d. Satellite dishes and antennae that are regulated by **Section 2.306, Satellite Dishes and Antennae**.

D. **Smokestacks.** Smokestacks shall be permitted to a height of 90 feet in the INH district. In other districts, they are subject to subsection C., above.

Sec. 3.202 Base Site Area

- A. **Generally.** Base Site Area is used to calculate gross density, and is used in the resource protection analysis calculations set out in **Article 4, Site Capacity and Environmental Standards**.
- B. **Calculation.** Base Site Area equals the total area of the parcel proposed for development (gross site area), minus the sum of the areas of the following:
 1. Land within existing roads' ultimate right-of-way or land within existing major utilities' rights-of-way (rights of way with a minimum of 50 feet in width);
 2. Land cut off from use by railroads, highways, or water bodies;
 3. Water bodies and delineated wetlands; and
 4. Land that has previously been delineated as protected open space (*e.g.*, subject to a conservation easement, plat restriction, or condition of development approval.).

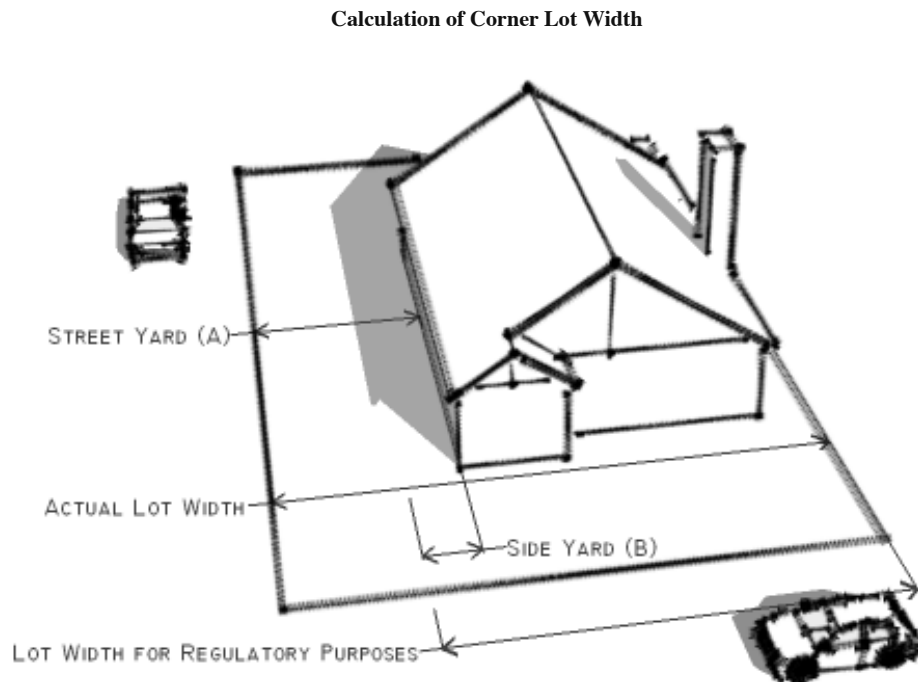
Sec. 3.203 Lot Area

- A. **Generally.** Lot area is the area within the lot lines, except when the lot abuts an alley, in which case, subsection B below also applies.
- B. **Lots Abutting Alleys.** In calculating the area of a lot that abuts an alley, one-half of the width of such alley abutting the lot shall be counted as part of such lot, provided that:
1. In any ER or SR district, the actual rear setback is not less than 15 feet; and
 2. In any other district, the actual rear setback is not less than 10 feet.

Sec. 3.204 Lot Width

- A. **Generally.** Lot width is the distance from one side lot line to the opposite side lot line at the front setback line.
- B. **Corner Lots.** Lot width is the distance from the interior side lot line to the side street lot line, minus the difference between the street yard setback and the side yard setback. See **Figure 3.204, Calculation of Corner Lot Width.**

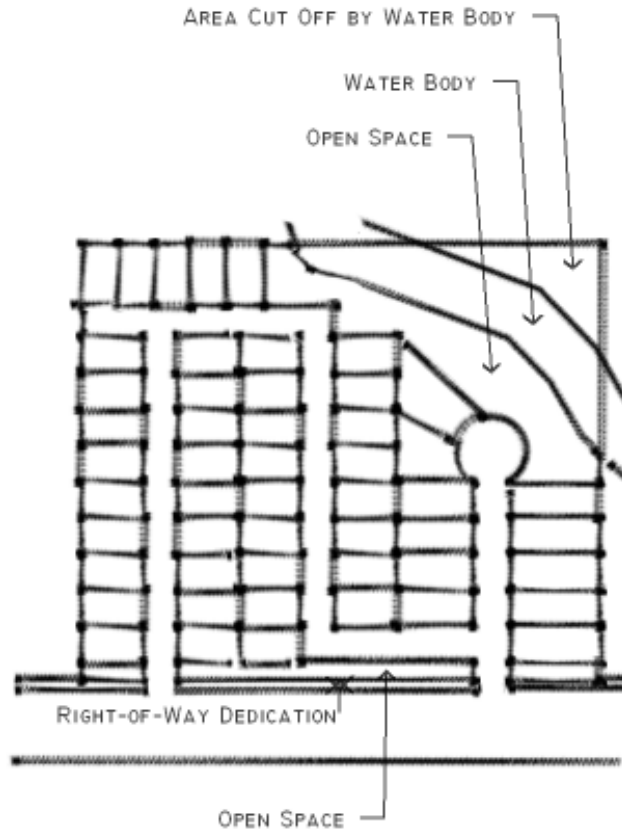
Figure 3.204
Calculation of Corner Lot Width



Sec. 3.205 Density

- A. **Generally.** Density is measured in two ways: gross density and net density.
- B. **Gross Density.** Gross density is calculated by dividing the number of proposed dwelling units by the base site area (calculated as set out in **Section 3.202, Base Site Area**). An example calculation is provided in **Figure 3.205, Density Calculation.**
- C. **Net Density.** Net density is calculated by dividing the number of dwelling units by the net buildable area of the parcel proposed for development. An example calculation is provided in **Figure 3.205, Density Calculation.**

**Figure 3.205:
Density Calculation**



GROSS DENSITY CALCULATION

TOTAL LAND AREA:	634,644 SF.
LESS - AREA CUT OFF BY WATER BODY:	70,590 SF.
LESS - RIGHT OF WAY DEDICATION:	12,900 SF.
EQUALS -	
BASE SITE AREA:	551,154 SF. (12.65 AC.)
UNITS: 51	
GROSS DENSITY:	4.03 UNITS PER ACRE

NET DENSITY CALCULATION

BASE SITE AREA:	551,154 SF. (12.65 AC.)
LESS - OPEN SPACE:	80,600 SF. (1.85 AC.)
EQUALS -	
BUILDABLE AREA:	470,554 SF. (10.80 AC.)
UNITS: 51	
NET DENSITY:	4.72 UNITS PER ACRE

Sec. 3.206 Intensity

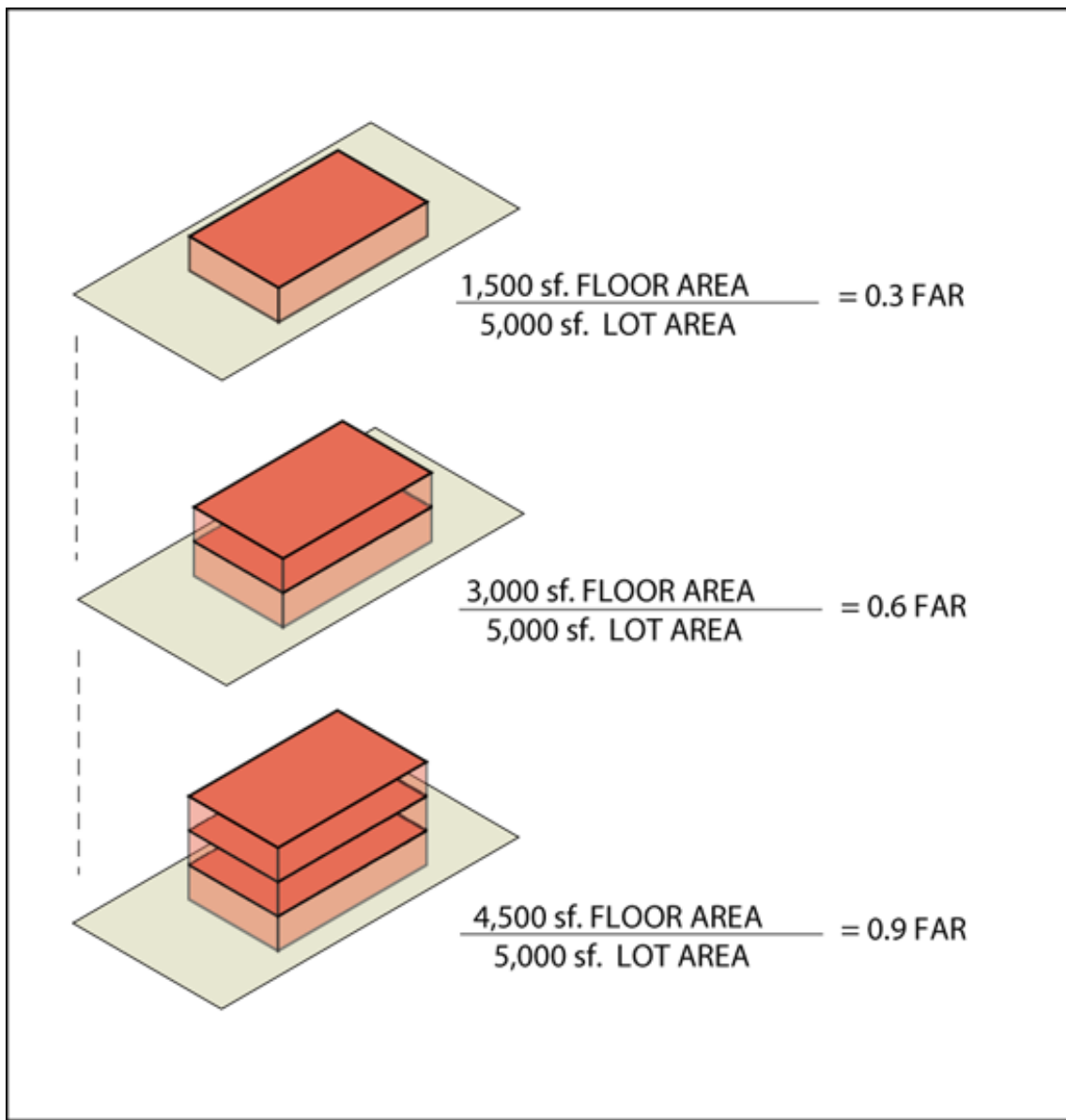
A. **Generally.** The unit of measurement for intensity is called Floor Area Ratio (FAR).

B. **Calculation.**

1. For individual lots, FAR is calculated by dividing the total floor area on the lot by the lot area. *See Figure 3.206, Measurement of Floor Area Ratio.*
2. For parcels proposed for development, gross FAR is calculated by dividing the total floor area on the parcel proposed for development by the base site area.
3. For parcels proposed for development, net FAR is calculated by dividing the total floor area on the parcel proposed for development by the difference between the base site area and the required area of landscaped open space.

C. **Structured Parking Exception.** The floor area of structured parking is not included in the calculation of FAR.

**Figure 3.206
Measurement of Floor Area Ratio**



Sec. 3.207 Open Space Ratio and Landscape Surface Ratio

A. Generally.

1. Open Space Ratio (OSR) and Landscape Surface Ratio (LSR) are related concepts that measure the amount of "green" open space on a parcel proposed for development. Open Space Ratio applies to commonly-owned open spaces in residential development. Landscape Surface Ratio applies to landscaped spaces in commercial development.
2. Bufferyard requirements, parking lot landscaping, natural resource protection standards, and other requirements of this UDO that require common areas to be landscaped or remain undeveloped shall count as open space, and may, in the aggregate, require more open space than the OSR or LSR would require.

B. Calculation.

1. OSR is calculated by dividing the total amount of commonly-owned open space on the parcel proposed for development by the area of the parcel proposed for development. Open areas on individual lots are not counted toward the calculation of OSR. *See Figure 3.207.A., Measurement of Open Space Ratio.*
2. LSR is calculated by dividing the total amount of landscaped and open space area on a parcel proposed for development by the area of the parcel proposed for development. *See Figure 3.207.B., Measurement of*

Landscape Surface Ratio. Twenty-five percent of the area of a green roof counts as landscaped area in the calculation of LSR.

Figure 3.207.A.
Measurement of Open Space Ratio

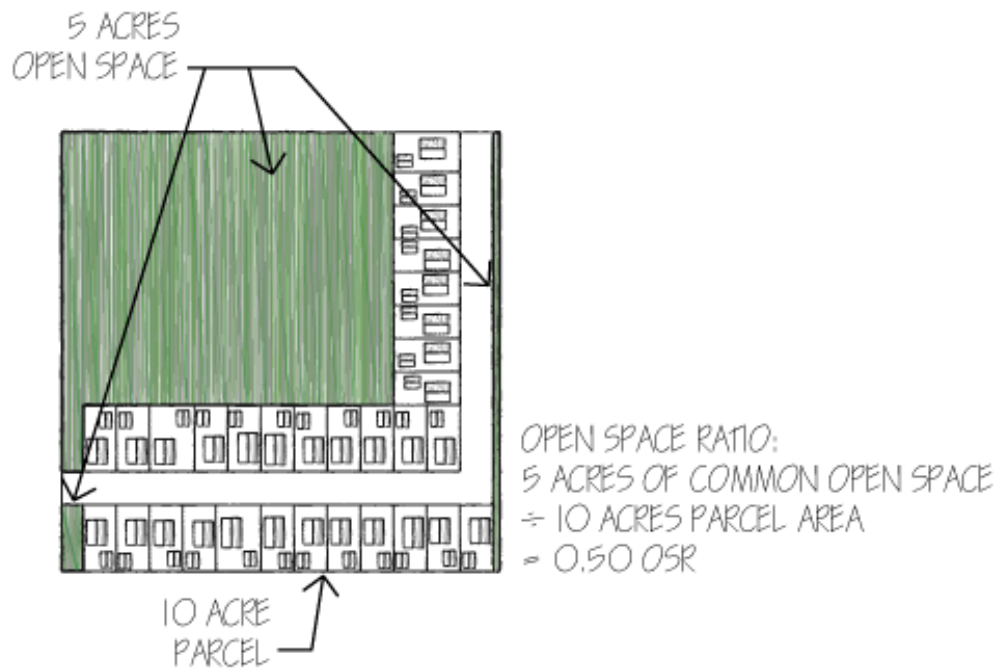
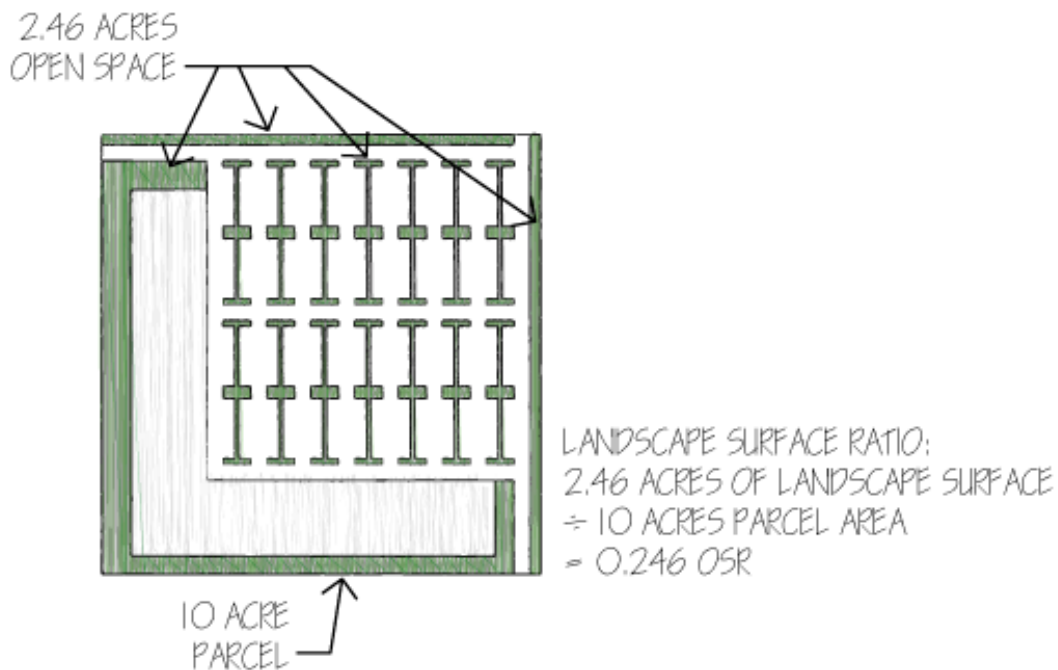
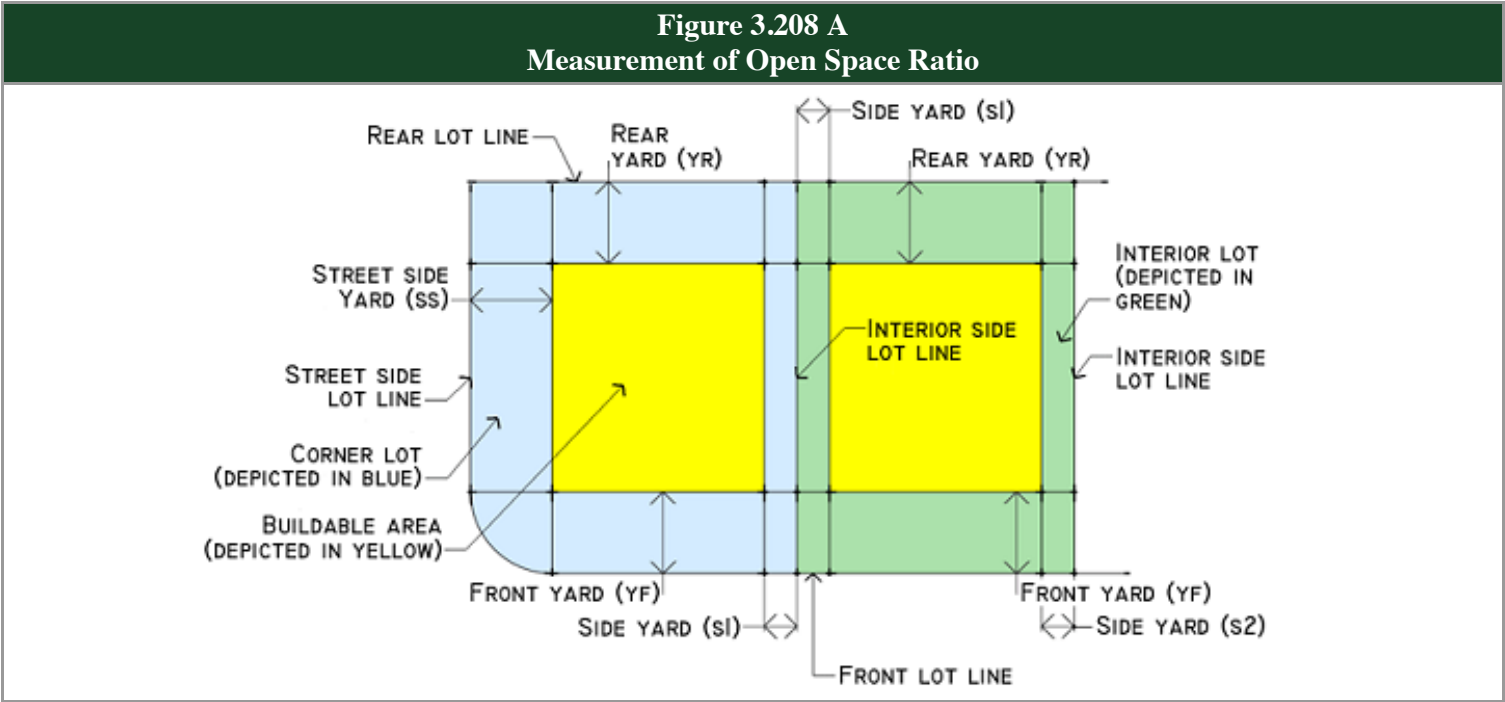


Figure 3.207.B.
Measurement of Landscape Surface Ratio

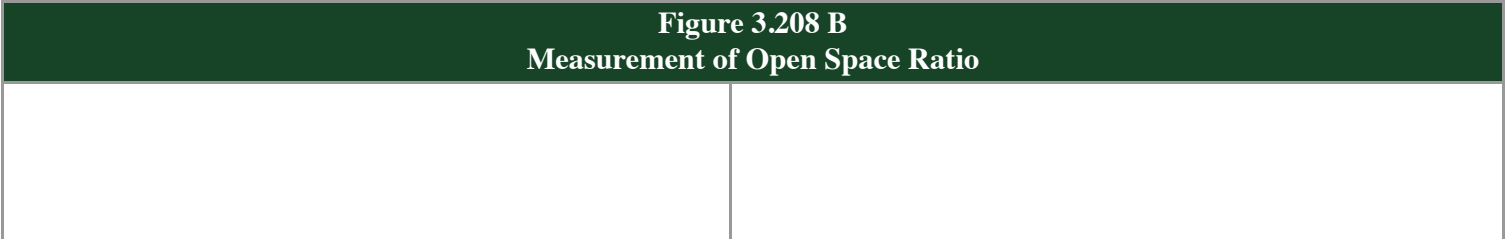


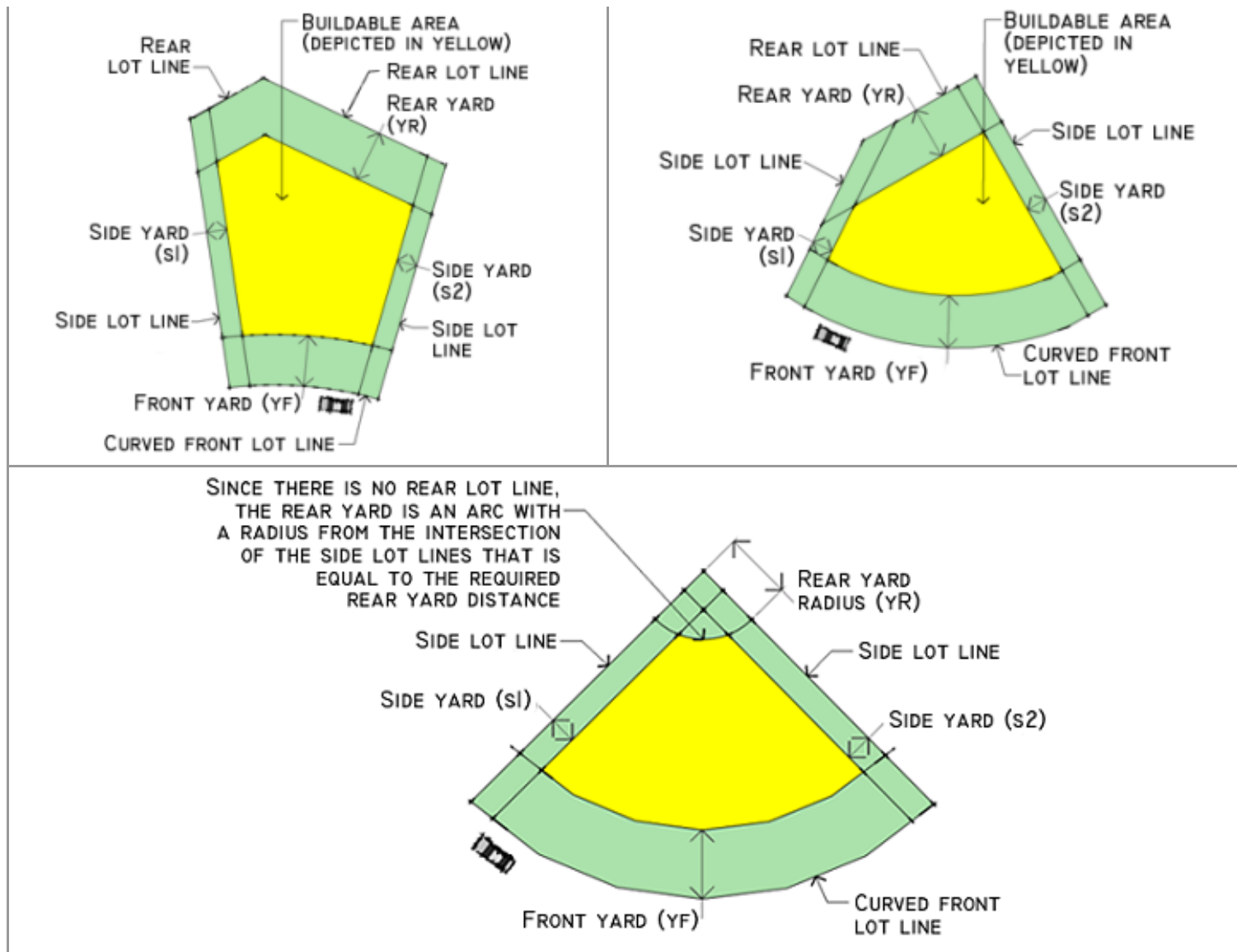
Sec. 3.208 Yards and Setbacks

- A. **Standard Lots.** Setbacks are measured from lot lines toward the center of the lot as follows:
- 1. Front yard setbacks (abbreviated "YF") are measured from the front lot line. The front lot line is the lot line that abuts and is shared with the edge of the right of way of the street from which the lot takes its address. For corner lots with standard curb radii, the front yard setback is not measured from the curved portion of the lot (however, a portion of this area is included in the required sight triangle (see Section 8.215)).
 - 2. Rear yard setbacks (abbreviated "YR") are measured from the rear lot line. The rear lot line is the lot line that is opposite from the front lot line.
 - 3. Side yard setbacks (abbreviated "S1 and S2") are measured from the side lot lines. Side lot lines are lot lines that intersect with front and rear lot lines.
 - 4. Street side yard setbacks (abbreviated "SS") are measured from street side lot lines.



- B. **Odd-Shaped Lots.** Yard setbacks are measured from lot lines toward the center of a lot, as follows, and as depicted in Figure 3.208 B, *Setbacks on Odd-Shaped Lots*:
- 1. Generally, yard setbacks are measured as set out in subsection A., above.
 - 2. Where lot lines are curvilinear, setbacks shall be measured as offsets from the curvilinear lot line.
 - 3. Where there are multiple rear lot lines, the rear yard setback is measured as offsets from the multiple rear lot lines.
 - 4. Where there is no rear lot line, the rear yard setback shall be measured as a radial distance from the intersection of the side lot lines at the rear of the lot.





DIVISION 3.300 STANDARDS APPLICABLE TO PARCELS PROPOSED FOR DEVELOPMENT

Sec. 3.301 Standards Applicable to Parcels Proposed for Development

A. Generally.

1. The standards that are applicable to parcels proposed for development that will be put to various residential use are provided in **Table 3.301.A, Residential Standards**. The table includes provisions for density, intensity, utility requirements, and minimum area for the parcel proposed for development.
2. The standards that are applicable to parcels proposed for development that will be put to various nonresidential or mixed uses are provided in **Table 3.301.B., Nonresidential Standards**. The table includes provisions for intensity, utility requirements, minimum area for the parcel proposed for development, and maximum height.

B. Use District and Development Types. The first column of both tables reflects the zoning districts (shaded in grey) and uses.

C. Minimum Open Space Ratio (OSR) / Landscaped Surface Ratio (LSR). The second column reflects the minimum open space ratio (**Table 3.301.A., Residential Standards**) or minimum landscaped surface ratio (**Table 3.201.B., Nonresidential Standards**) required on a parcel proposed for development. The ratio is the proportion of the area of the parcel proposed for development that must be set aside as open or landscaped area. For example, 0.25 indicates that

- 25 percent of the parcel proposed for development must be open space (residential) or landscaped area (nonresidential).
- D. **Maximum Density.** The third and fourth columns of **Table 3.301.A., Residential Standards** sets out the maximum allowable dwelling units per acre in terms of gross density and net density. The maximum number of dwelling units permitted on a site is calculated as provided in **Section 3.205, Calculation of Density and Intensity; Division 4.200, Resource Protection Standards; and Division 4.300, Site Capacity Calculations**. Of the various calculations of density, the most restrictive outcome controls. A site capacity calculator is provided in Appendix A.
- E. **Maximum Floor Area Ratio.** The third and fourth columns of **Table 3.201.B., Nonresidential Use District Standards** sets out the maximum allowable intensity of nonresidential uses, which is measured by gross floor area ratio (gross FAR) and net floor area ratio (net FAR). Floor area ratio is calculated as provided in **Section 3.205, Calculation of Density and Intensity**.
- F. **Required Utilities.** The fifth column of both tables indicates if public water and sewer utilities are required. Requirement for public utilities, either from the City or from an approved public utility provider, is indicated by "public," whereas "os" indicates that on-site potable water and individual septic systems are permitted.
- G. **Minimum Site Area.** The last column of **Table 3.201.A., Residential Use District Standards** and the sixth column of **Table 3.201.B., Nonresidential Use District Standards** indicates the minimum area that is required for the listed development type.
- H. **Maximum Height.** The last column of **Table 3.201.B., Nonresidential Use District Standards** indicates the maximum allowable height by use and district. Height is not included as a column in **Table 3.201.A., Residential Use District Standards** because the heights of residential units are controlled by housing type. See **Division 3.500, Standard Development; and Division 3.600, Planned and Cluster Development**.
- I. **Maximum Number of Buildings per Zoning Lot.** The maximum number of principal structures per zoning lot for single family detached development shall be one.

Table 3.301.A.: Residential Standards					
District and Development Type	Min. OSR ¹	Gross Density	Net Density	Required Utilities	Min. Area of Parcel Proposed for Development
Estate Residential (ER)					
Single-Family	0.10 ²	0.703	0.851	Public	1 ac.
Cluster (conservation)	0.60	0.529	1.458	Public	40 ac.
Cluster (preservation)	0.80	0.349	1.965	Public	40 ac.
Planned / TND(average lot = 9,000 sf.)	0.90	0.267	3.256	Public	100 ac.
Suburban Residential (SR)					
Single-Family	0.10 ²	1.976	2.638	Public	12,000 sf.
Cluster (average lot = 8,000 sf.)	0.35	2.057	3.855	Public	10 ac.
Planned / TND (average lot = 5,000 sf.)	0.50	2.349	5.867	Public	10 ac.
General Residential (GR)					
Single-Family (detached or attached)	0.10 ²	3.797	5.140	Public	6,000 sf.
Cluster (average lot = 5,000 sf.)	0.35	3.291	6.168	Public	3 ac.
Planned / TND(average lot = 4,000 sf.)	0.45	2.923	6.849	Public	5 ac.
Manufactured Home Park	0.30	4.005	6.927	Public	20 ac.
Urban Residential (UR)					
Single-Family	0.00	5.479	5.479	Public	5,000 sf.
Single-Family Attached	0.15	9.648	11.351	Public	25,000 sf.
TND (average lot = 4,000 sf.)	0.15	5.822	6.849	Public	50,000 sf.
Multi-Family	0.40	9.932	14.189	Public	2.5 ac.
Neighborhood Conservation (NC)					

All Permitted Residential	0.00	Regulated by lot size	Regulated by lot size	Public	Lot size
Rural (RU)					
Farmstead	0.00	0.024	0.024	OS	40 ac.
Single-Family (ranchette)	0.00	0.047	0.047	OS	20 ac.
Cluster (preservation)	0.85	0.027	0.183	OS	100 ac.
Residential Transition (RT)					
Single-Family	0.0	5.479	5.479	Public	5,000 sf.
Single-Family Attached	0.15	9.648	11.351	Public	25,000 sf.
Multi-Family	0.40	9.932	14.189	Public	2.5 ac.
Central Place (CP)					
Single-Family	0.10	4.783	6.849	Public	4,000 sf.
Attached Single-Family	0.10	8.233	11.351	Public	30,000 sf.
TND (average lot = 3,000 sf.)	0.10	6.378	9.132	Public	2.5 ac.
Multi-Family	0.10	17.868	20.427	Public	12,000 sf.
¹ OSR for single family and manufactured housing development does not apply to the development of one home on an individual lot of record.					
² OSR required only for development that contains five or more lots.					

Table 3.301.B.: Nonresidential and Mixed Use Standards					
District and Development Type	LSR	Gross FAR	Net FAR	Required Utilities	Minimum Area of Parcel Proposed for Development
Estate Residential (ER)					
Bed and Breakfast	0.60	0.299	0.746	Public	1 ac.
Institutional Residential	0.60	0.299	0.746	Public	5 ac.
All Other Uses	0.70	0.224	0.746	Public	10 ac.
Suburban Residential (SR)					
Bed and Breakfast	0.50	0.373	0.746	Public	18,000 sf.
Institutional Residential	0.50	0.373	0.746	Public	2 ac.
All Other Uses	0.60	0.299 ¹	0.746	Public	5 ac.
General Residential (GR)					
Institutional Residential	0.20	0.597	0.746	Public	2 ac.
All Other Uses	0.60	0.152 ¹	0.379	Public	2 ac.
Urban Residential (UR)					
All uses	0.40	0.227 ¹	0.379	Public	30,000 sf.
Neighborhood Conservation (NC)					
All uses	0.40	0.448	0.746	Public	Four Times the Minimum Lot Area for the District
Rural (RU)					
Agriculture	0.95	na.	na.	OS	10 ac.
All other uses	0.90	0.038	0.379	OS	10 ac.
Commercial, Neighborhood (CN)					
Commercial Retail	0.60	0.132 ²	0.329	Public	10,000 sf.
Office / Service	0.50	0.253 ²	0.507	Public	10,000 sf.
All other uses	0.40	0.280 ²	0.467	Public	20,000 sf.
Commercial, General (CG)					
Commercial Retail	0.15	0.280	0.329	Public	10,000 sf.
Office / Lodging	0.35	0.353	0.543	Public	10,000 sf.
Services	0.15	0.358	0.421	Public	10,000 sf.
All Other Uses	0.15	0.431	0.507	Public	20,000 sf.

Central Business District (CBD)					
Mixed Use Buildings	0.00	3.900 (75 ft. height) / 2.750 (50 ft. height)	3.900 (75 ft. height) / 2.750 (50 ft. height)	Public	5,000 sf.
Single Use Buildings	0.00	1.000	1.000	Public	2,500 sf.
Central Place (CP)					
Mixed Use (at least 50% residential floor area)	0.15	1.175	1.382	Public	12,000 sf.
All Other Uses	0.10	0.456	0.507	Public	10,000 sf.
Residential Transition (RT)					
Service and Office	0.60	0.203	0.507	Public	5,000 sf.
All Other Uses	0.60	0.187	0.467	Public	5,000 sf.
Campus (CA)					
All Uses	0.60 / 0.10 ³	0.601	0.667	Public	20 ac.
Business Park (BP)					
Offices and Lodging	0.30	0.531	0.597	Public	1 ac.
All Other Uses	0.20	0.450	0.519	Public	1 ac.
Light Industrial (INL)					
Industrial	0.30	0.478	0.683	Public	12,000 sf.
Warehouse	0.30	0.903	1.290	Public	12,000 sf.
All Other Uses	0.30	0.402	0.575	Public	12,000 sf.
Heavy Industrial (INH)					
All other uses	0.30	0.431	0.615	Public	20,000 sf.
¹ Maximum floor areas are established for institutional and indoor recreational uses, based on functional classifications of access roads. See Division 3.800, Nonresidential Scale Regulations. ² Maximum floor areas are established for this district. See Division 3.800, Nonresidential Scale Regulations. ³ 0.60 is the LSR for the campus as a whole. 0.10 is the LSR requirement for each individual lot on a subdivided campus.					

DIVISION 3.400 NEIGHBORHOOD CONSERVATION

Sec. 3.401 Applicability

The development standards of this Division are intended to allow flexibility to property owners in the Neighborhood Conservation (NC) district to improve and expand their homes in a manner that is consistent with the character of the neighborhood.

Sec. 3.402 Lot Size

A. Minimum Lot Size.

1. All lots in the Neighborhood Conservation (NC) district that were platted as of the effective date of this UDO are conforming as to minimum lot size.
2. Lots in the Neighborhood Conservation (NC) district shall not be further divided, unless all resulting lots are at least as large as the median area of all lots on both sides of the street segment upon which the lot to be divided has frontage.

B. Maximum Lot Size.

1. All lots in the Neighborhood Conservation (NC) district that were platted as of the effective date of this UDO are conforming as to maximum lot size.
2. Lots shall not be combined for the purposes of increasing the permissible floor area of a single building unless the combined lot is not larger than the largest lot in the Neighborhood Conservation (NC) district within 300 feet of the lot lines of the combined lot.

- C. **Neighborhood Conservation Sub-Districts.** The Neighborhood Conservation (NC) district is intended to preserve the character of existing, built neighborhoods. To that end, there are five Neighborhood Conservation sub-districts:
1. NC 60 is intended to be applied to areas with an existing average lot width of 60 feet and lot size of approximately 7,000 square feet.
 2. NC 70 is intended to be applied to areas with an existing average lot width of 70 feet and average lot sizes of 8,700 to 10,500 square feet.
 3. NC 80 is intended to be applied to areas with an existing average lot width of 80 feet and lot sizes of approximately 10,500 to 11,500 square feet.
 4. NC 90 is intended to be applied to areas with an existing average lot width of 90 feet or more and average lot sizes of 16,000 square feet or more.
 5. NC-MH is intended to be applied to areas developed with manufactured homes.

Sec. 3.403 Setbacks and Yard Requirements

A. Generally.

1. All development that existed in the Neighborhood Conservation (NC) district as of the effective date of this UDO is conforming with regard to setbacks of existing buildings and structures unless it was unlawfully constructed. The established setback lines for a lot in the NC District shall be the lesser of the existing lawful condition or the numerical standard set out for the NC District in **Division 3.500, Standard Development**. However, when a principal building is demolished and its lot is redeveloped, only the standards of **Division 3.500, Standard Development**, shall apply.
2. Further encroachment into required yards is permitted pursuant to the standards of subsections B., C., and D.

B. Front Yard. The Planning Director shall allow portions of a building to encroach into the required front yard or street side yard if it is demonstrated that:

1. For all applications:
 - a. The encroachment does not interfere with planned expansion of right-of-way, and if right-of-way expansion is planned, the encroachment is evaluated as if the right-of-way has been expanded;
 - b. The encroachment does not result in interference with a utility easement;
 - c. Drainage onto abutting properties or rights-of-way is no greater than it was before the construction of the encroaching improvement;
 - d. The encroachment does not result in a nonconformity with respect to the building code on either the parcel proposed for development or the abutting property; and
 - e. The encroachment does not reduce the area provided for parking to fewer spaces than are required by **Section 9.201, Parking and Loading Requirements Table**.
2. For enclosed portions of a building:
 - a. No part of a garage encroaches upon the required front yard or street side yard;
 - b. One tree is planted between the encroaching part of the building and the public right-of-way for each 25 linear feet of the front face of the building that encroaches upon the front yard;
 - c. Neither the building nor the encroachment creates an obvious visual interruption of the pattern of massing of development of the street; and
 - d. Building coverage does not exceed the limit set out in **Section 3.404, Building Coverage**.
 - e. The majority of of the lots of record in a block front have been built upon at the time of adoption of this Ordinance. In this case, the average front yard shall be established as the minimum required front yard for all the properties on that block front. Upon approval of the Planning Director, yard requirements may be established by "average" setbacks and varying front yards to encourage variety in site planning and discourage the monotony of uniformly placed buildings. However, in such instances, the average setbacks or yards shall not exceed the permitted line of encroachment by open porches in the front yard and shall not interfere with or encroach upon any utility easements, increase maximum permitted lot coverage for the site, cause for the

removal of any street trees, or negatively affect drainage patterns in a way which would cause harm to a neighboring property owner.

3. For open front porches:

- a. The porch projects not more than six feet into the required front yard;
- b. Neither the building nor the open front porch creates an obvious visual interruption of the pattern of massing of development of the street; and
- c. The roof structure over the porch blends into the architecture of the building in terms of materials, slope, color, and character.

C. **Side Yards.** The Planning Director shall allow portions of a building to encroach upon the required side yard if it is demonstrated that:

1. For all applications:

- a. The encroachment does not result in interference with a utility easement;
- b. Appropriate access is present for fire protection and emergency responders;
- c. Drainage onto abutting properties or rights-of-way is no greater than it was before the construction of the encroaching improvement;
- d. The encroachment does not result in a nonconformity with respect to the building code on either the parcel proposed for development or the abutting property; and
- e. The improvement does not substantially block the solar access of abutting property.

2. For enclosed portions of a building:

- a. The building materials, roof slope, color, and proportions of the encroaching improvement make it appear to be an integrated part of the building, as if the building were originally constructed with the improvement;
- b. The encroachment either:
 - i. Encroaches less than one foot closer to the lot line than the principal building; or
 - ii. Is screened from view from the public street by an evergreen tree, is set back at least three feet from the side lot line, and, measured parallel to the side lot line, has a horizontal dimension of not more than 50 feet; and
- c. No proposed window is located directly across from another window on a residential building that is closer than 20 feet away, unless:
 - i. The window is on the first floor; and
 - ii. An opaque fence is installed between the two buildings to a height of six feet.

3. For other structures:

- a. The encroachment either:
 - i. Encroaches less than one foot closer to the lot line than the principal building; or
 - ii. Is screened from view from the public street by an evergreen tree, is set back at least three feet from the side lot line, and, measured parallel to the side lot line, has a horizontal dimension of not more than 50 feet; and
- b. If the encroachment is a structure for active use, such as a deck, balcony, or patio, it does not materially interfere with the privacy and quiet enjoyment of abutting property by materially enhancing views of the abutting property.

D. **Rear Yard.** The Planning Director shall allow portions of a building to encroach up to ten feet upon the required rear yard if it is demonstrated that:

1. For all applications:

- a. The encroachment does not result in interference with a utility easement; and
- b. The encroachment does not interfere with visibility along an alley right-of-way in a manner that would compromise safe travel along the alley.
- c. Appropriate access is present for fire protection and emergency responders;
- d. The improvement does not substantially block the solar access of abutting property; and

- e. Drainage onto abutting properties or rights-of-way is no greater than it was before the construction of the encroaching improvement.
- 2. For enclosed portions of a building:
 - a. The building materials, roof slope, color, and proportions of the encroaching improvement make it appear to be an integrated part of the building, as if the building were originally constructed with the improvement;
 - b. No proposed window is located directly across from another window on a residential building that is closer than 20 feet away, unless:
 - i. The window is on the first floor; and
 - ii. An opaque fence is installed between the two buildings to a height of six feet.

Sec. 3.404 Building Coverage

- A. **Generally.** All development that existed in the NC district as of the effective date of this UDC is conforming with regard to building coverage unless the building or portion thereof that affects its building coverage was unlawfully constructed. The maximum building coverage for lots in the NC District shall be the greater of the existing lawful condition or the numerical standard set out for the NC District in **Division 3.500, Standard Development**. However, when a principal building is demolished and its lot is redeveloped, only the standards of **Division 3.500, Standard Development**, shall apply. Additional building coverage is permitted pursuant to the standards of subsections B.
- B. **Additional Building Coverage.** The Planning Director may approve up to five percentage points of additional building coverage if it is demonstrated that:
 - 1. Drainage onto abutting properties or rights-of-way is no greater than it was before the construction of the additional building area;
 - 2. The volume of the resulting building is not greater than the volume of a two-story building that could be developed at the maximum building coverage; and
 - 3. The building materials, roof slope, color, and proportions of the improvement that increases building coverage make it appear to be an integrated part of the building, as if the building were originally constructed with the improvement.

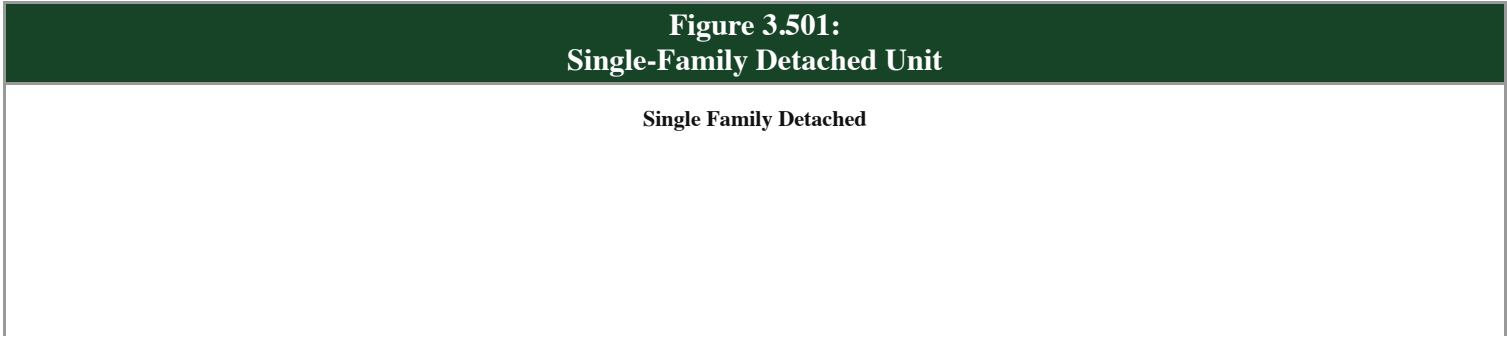
Sec. 3.405 Manufactured Home Parks and Subdivisions

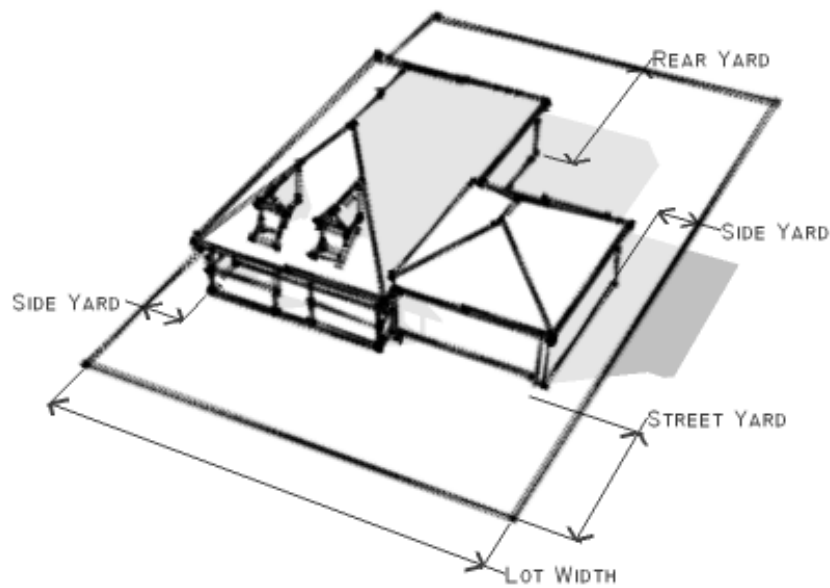
The NC-MH subdistrict is intended to preserve existing manufactured home parks and subdivisions. However, manufactured home parks and subdivisions within the NC-MH subdistrict shall not expand beyond their approved or platted boundaries. Individual lots may be modified as permitted by **IC 25-23.7-8-5, Installation Location**.

DIVISION 3.500 STANDARD DEVELOPMENT

Sec. 3.501 Single-Family Detached

- A. **Generally.** The single-family detached housing type consists of a single-family detached residence located on a privately-owned lot (one principal building per lot) with private yards on each side of the unit. See **Figure 3.501, Single-Family Detached Unit**.





B. Standards. The lot and building standards for single-family detached units are set out in **Table 3.501, Single-Family Lot and Building Standards.**

Table 3.501: Single-Family Lot and Building Standards								
Zoning District	Minimum					Maximum		
	Minimum Lot Area	Lot Width (feet)	Street Yard ¹ (feet)	Side Yard single / total (feet) ²	Rear Yard (feet)	Height (feet)	Building Coverage	Lot Coverage
Estate Residential (ER)	1 acre	150	50	15 / 40	50	35	0.15	0.25
Suburban Residential (SR)	12,000 sf.	90	25	8 / 20	30	28	0.30	0.40
General Residential (GR)	6,000 sf.	60	20	6 / 12	25	28	0.44	0.50
Urban Residential (UR)	5,000 sf.	50	10	5 / 10	25	35	0.49	0.59
Neighborhood Conservation (NC 60)	7,000 sf.	60	20	6 / 12	20	35	0.45	0.50
Neighborhood Conservation (NC 70)	8,700 sf.	70	20	5 / 10	30	35	0.45	0.50
Neighborhood Conservation (NC 80)	10,000 sf.	80	25	5 / 18 ⁴	30	35	0.40	0.50
Neighborhood Conservation (NC 90)	16,000 sf.	90	45	6 / 12	25	35	0.40	0.50
Rural (RU)	20 acres	500	100	25 / 70	75	28	0.02	0.12
Central Place (CP)	4,000 sf.	40	8	5 / 10	30	35	0.49	0.59
Residential Transition (RT)	5,000 sf.	50	10	5 / 10	25	35	0.49	N/A

¹ Street yard refers to front yard of lot. The minimum street yard setback shall be 15 feet for cul-de-sac and irregular lots.

² The first number is the minimum side yard. The second number is the sum of the two side yards. Side yards in the NC district may be modified pursuant to the standards in **Division 3.400, Neighborhood Conservation.**

³ Minimum lot area also applies to the area of rented lots in a manufactured home park.

⁴ 5 / 12 if lot is served by an alley.

NOTE: Drainage plans may be required if the area of a lot that is pervious is less than the areas set out in Section [@@647], *Plan Requirements by Type of Development*

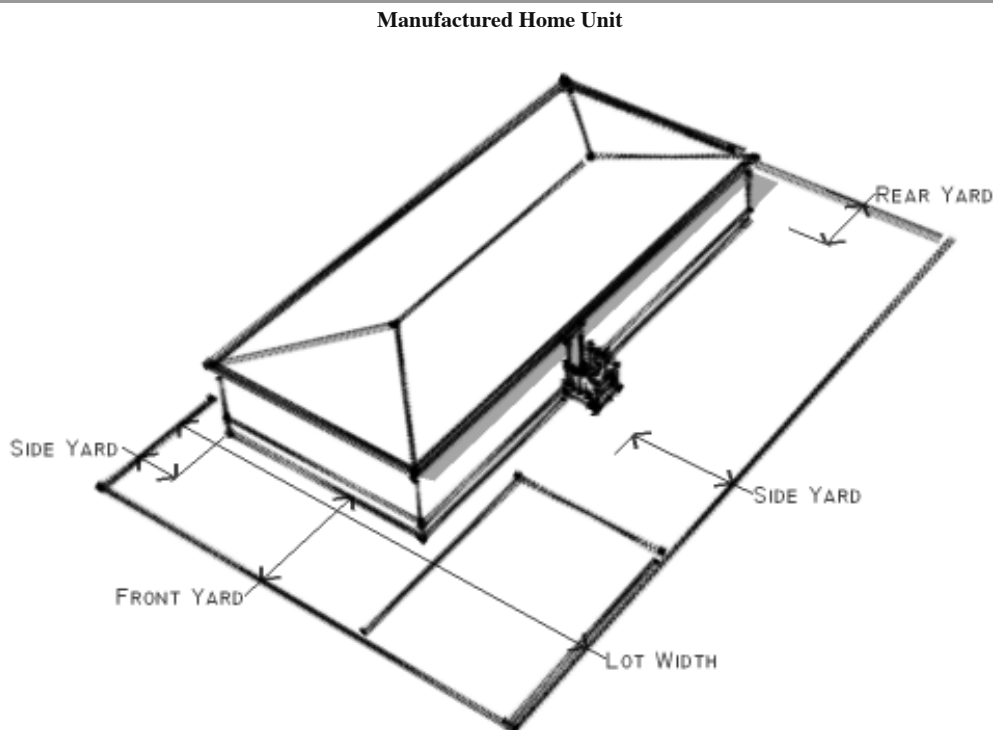
C. **Accessory Units.** Accessory units may be built in single-family subdivisions. The accessory apartment is exempted from the calculation as a dwelling unit when determining the maximum density in **Table 3.201.A., Residential Use District Standards**. Accessory units may be constructed as follows:

1. At the time of preliminary subdivision, the applicant shall identify the subdivision as being one that will use accessory units. This provides an opportunity to review the entire plan on the basis of having two units per lot. A note shall be on the plat and all lot plans indicating that the subdivision permits accessory apartments.
2. The plan shall provide a means of protecting adjoining residential uses or residentially zoned land from any impacts of the additional density and design of the unit. Increased bufferyard opacity, landscaping, setbacks from the adjoining homes, or prohibiting the lots that abut the site boundary from having the accessory units are techniques that may be required (See **Article 10, Landscaping**).
3. No accessory unit shall consist of more than 20 percent of the total residential floor area. No accessory unit shall have more than one bedroom or bathroom.
4. The applicant shall submit plans showing how the homes will be designed to provide for accessory units. The units may be within the structure, a separate structure, or above a detached garage. Specific design standards shall be provided for each one of the arrangements that are to be permitted. In no event shall a single-family or cluster lot smaller than 6,000 square feet contain an accessory apartment.

Sec. 3.502 Manufactured Homes

A. **Generally.** The manufactured home housing type consists of a manufactured home that is located on a privately-owned or rented lot in a manufactured home subdivision or manufactured home park (one manufactured home building per lot). The width of the lots depends upon whether the unit to be placed on the lot will be single-wide or double-wide construction. Manufactured home units have small private yards on each side. See **Figure 3.502, Manufactured Home Unit**.

**Figure 3.502:
Manufactured Home Unit**



B. **Standards.** The lot and building standards for manufactured home units are set out in **Table 3.502, Manufactured Home Lot and Building Standards.**

Table 3.502: Manufactured Home Lot and Building Standards								
Zoning District / Lot Type	Minimum					Maximum		
	Lot Area (sf.) ²	Lot Width (feet)	Street Yard ¹ (feet)	Side Yard single / total (feet) ³	Rear Yard (feet)	Height(feet)	Building Coverage (%)	Lot Coverage (%)
Neighborhood Conservation (NC-MH)								
Single-Wide Lot	4,300	45	15	6 / 20	10	20	0.40	0.50
Double-Wide Lot	5,700	60	15	6 / 20	10	20	0.40	0.50
General Residential (GR)								
Double-Wide Lot	5,700	60	15	6 / 20	10	20	0.45	0.55
¹ Street yard refers to front yard of lot. ² Minimum lot area also applies to the area of rented lots in a manufactured home park. ³ The first number is the minimum side yard. The second number is the sum of the two side yards.								

NOTE: Drainage plans may be required if the area of a lot that is pervious is less than the areas set out in Section [@647], *Plan Requirements by Type of Development.*

Sec. 3.503 Single-Family Attached

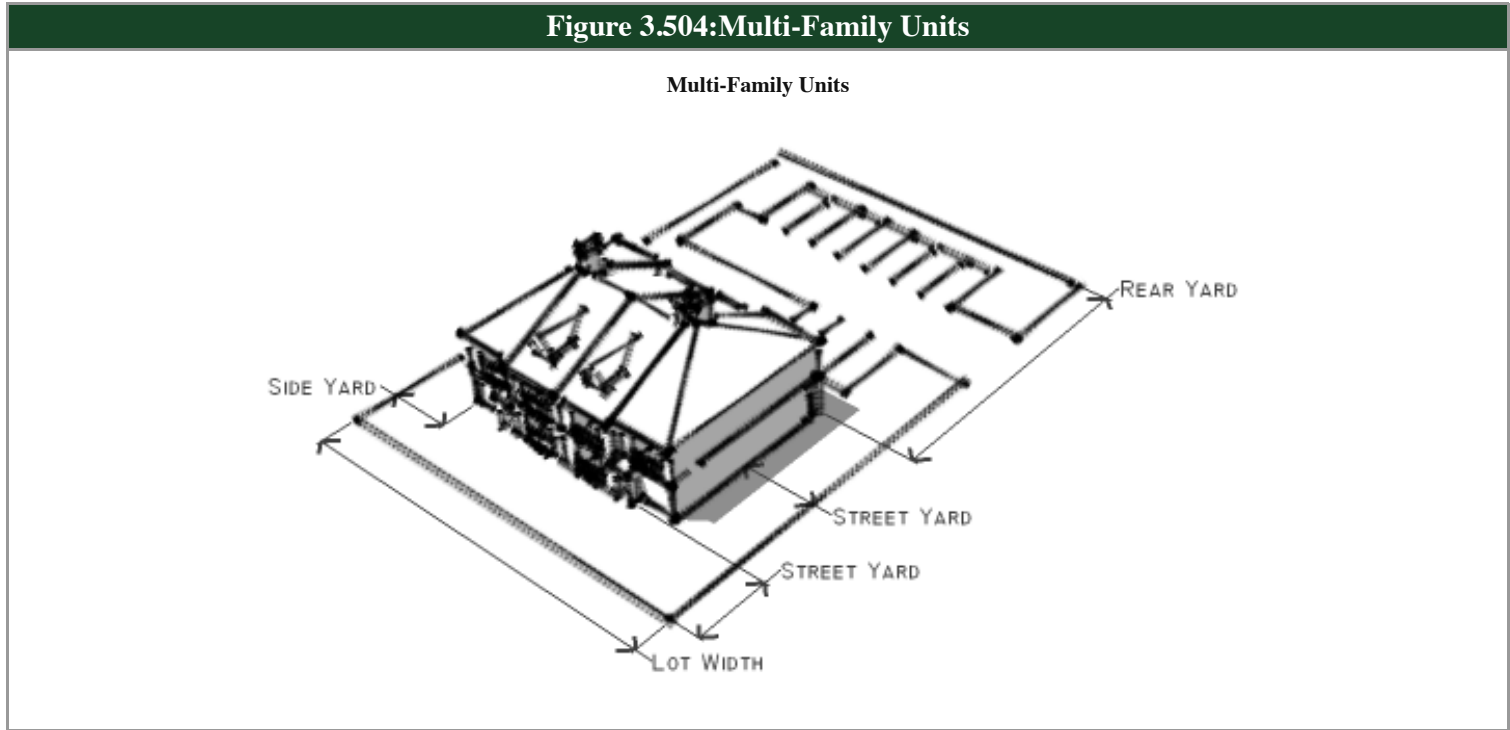
- A. **Generally.** The single-family attached housing type consists of a variety of housing types that are connected with party walls, including townhomes, twin homes, and patio homes. For illustrations, see **Section 3.603, Housing Palette for Planned Residential Development.**
- B. **Standards.** The lot and building standards for single-family attached units are set out in **Table 3.503, Single-Family Attached Lot and Building Standards.** In districts where planned development is permitted, additional flexibility for development of single-family attached housing types is provided by **Division 3.600, Planned and Cluster Development.**

Table 3.503 Single-Family Attached Lot and Building Standards								
Zoning District	Minimum					Maximum		
	Lot Area per Unit (sf.)	Lot Width per Unit (feet)	Street Yard ¹ (feet)	Building Separation (feet)	Rear Yard (feet)	Height(feet)	Building Coverage (%)	Lot Coverage (%)
General Residential (GR)	4,500	45	20	15	25	28	0.45	0.60
Urban Residential (UR)	2,500	25	10	12	20	28	0.65	0.70
Central Place(CP)	2,500	25	10	12	20	35	0.65	0.75
Residential Transition (RT)	2,500	25	10	15	20	28	0.65	N/A
¹ Street yard refers to front yard of lot. The minimum street yard setback shall be 15 feet for cul-de-sac and irregular lots.								

NOTE: Drainage plans may be required if the area of a lot that is pervious is less than the areas set out in Section 7.202, *Plan Requirements by Type of Development.*

Sec. 3.504 Multi-Family

A. **Generally.** The multi-family housing type consists of a variety of housing types that provide multiple dwelling units under a single roof structure, including multiplex and apartments.



B. **Standards.** The lot and building standards for multi-family units are set out in **Table 3.504, Multi-Family Lot and Building Standards**. In districts where planned development is permitted, additional flexibility for development of single-family attached housing types is provided by **Division 3.600, Planned and Cluster Development**.

Table 3.504: Multi-Family Lot and Building Standards								
Zoning District and Development Type	Minimum					Maximum		
	Lot Area	Lot Width (feet)	Street Yard ¹ (feet)	Side Yard single / total (feet) ²	Rear Yard (feet)	Height(feet)	Building Coverage (%)	Lot Coverage (%)
Urban Residential (UR) Multifamily	2.5 ac.	330	10	30 / 60	30	35	0.40	0.50
Urban Residential (UR) Multiplex	6,000 sf.	60	10	5 / 10	30	35	0.40	0.50
Central Place (CP) Multifamily or Multiplex	22,000 sf.	110	10 (build-to line)	10 / 20	30	5 stories	0.40	0.60
Residential Transition (RT) Multiplex	6,000 sf.	60	10	5 / 10	30	35	0.40	0.60

¹ Street yard refers to front yard of lot. The minimum street yard setback shall be 15 feet for cul-de-sac and irregular lots.² The first number is the minimum side yard. The second number is the sum of the two side yards.

Sec. 3.505 Nonresidential Uses

A. **Generally.** Nonresidential bulk requirements include minimum lot area and yard requirements. For some districts and uses, there is a build-to line to which the front facades of the buildings must be built.

B. **Build-to lines.** Where a build-to line is indicated, not less than 70% of the front facade of the building shall be

constructed to the build-to line. Recessed entries that are covered by second floor floor area are counted as being at the required build-to line.

1. The setback area is designed and used as pedestrian oriented space, is an extension of the adjacent ground floor use (such as tables for a restaurant, or an outdoor display area for goods for sale inside the building), or is used by a use that is permitted in the CBD zone (such as an espresso stand).
2. The setback area is visually open to pedestrians on the adjacent sidewalk.
3. Vehicle parking is not allowed.
4. Ornamental fencing of 4 feet or less in height and landscaping is acceptable.

**Table 3.505:
Nonresidential Bulk Requirements**

District and Use	Minimum						Maximum
	Lot Area	Lot Width (ft.) ¹	Build-to Line (ft.) ²	Front Yard (ft.) ²	Side Yard Single / Total(ft.) ²	Rear Yard (ft.) ²	Height (ft.)
Estate Residential (ER)							
Bed and Breakfast	1 ac.	150	na.	50	15 / 40	50	28
Institutional Residential	5 ac.	300	na.	50	25 / 50	50	28
All Other Uses	10 ac.	500	na.	50	30 / 60	300	28
Suburban Residential (SR)							
Bed and Breakfast	18,000 sf.	80	na.	35	6 / 14	35	28
Institutional Residential	2 ac.	300	na.	35	10 / 20	35	28
All Other Uses	5 ac.	300	na.	50	25 / 50	50	28
General Residential (GR)							
Institutional Residential	2 ac.	250	na.	50	30 / 60	50	28
All Other Uses	1 ac.	125	na.	50	20 / 40	50	35
Urban Residential (UR)							
All uses	10,000 sf.	80	na.	25	10 / 20	30	35
Neighborhood Conservation (NC)							
All uses	Four times the minimum lot area for single-family	Two times the yards for single-family					35
Rural (RU)							
Agriculture	40 ac.	400	na.	50	50 / 100	50	65
All other uses	10 ac.	330	na.	150	80 / 160	200	35
Commercial, Neighborhood (CN)							
Commercial Retail	10,000 sf.	50	10	na.	5 / 10	10	28
Office / Service	10,000 sf.	50	10	na.	5 / 10	10	35
All other uses	20,000 sf.	40	10	na.	10 / 20	25	35
Commercial, General (CG)							

Commercial Retail	10,000 sf.	50	na.	15	8 / 16	10	35
Office / Lodging	10,000 sf.	50	na.	20	10 / 20	10	50
Services	10,000 sf.	50	na.	15	10 / 20	10	35
All Other Uses	20,000 sf.	100	na.	15	10 / 20	10	35
Central Business District (CBD)							
Mixed Use	6,600 sf.	66	0	na.	0 / 0	0	75 / 50 ³
All Other Uses	2,200 sf.	22	0	na.	0 / 0	0	75 / 50 ³
Central Place (CP)							
Mixed Use	20,000 sf.	100	0	na.	0 / 0	20	4 stories
All Other Uses	10,000 sf.	100	0	na.	0 / 0	20	3 stories
Residential Transition (RT)							
Service and Office	8,000 sf.	80	na.	25	6 / 12	30	28
All Other Uses	1 ac.	150	na.	40	10 / 20	30	28
Campus (CA)							
All Uses	na.	na.	na.	per bufferyard requirements	per bufferyard requirements, or 1 ft. for each 2 ft. in height above maximum height in abutting district from which setback is measured	per bufferyard requirements, or 1 ft. for each 2 ft. in height above maximum height in abutting district from which setback is measured	8 stories or 110 ft., whichever is higher
Business Park (BP)							
Offices and Lodging	1 ac.	150	na.	40	15 / 35	50	45
All Other Uses	1 ac.	150	na.	40	20 / 45	50	35
Light Industrial (INL)							
Industrial	1 ac.	125	na.	25	15 / 30	30	4 stories or 50 ft., whichever is lower
Warehouse	1 ac.	150	na.	25	15 / 30	30	3 stories or 40 ft., whichever is lower
All Other Uses	20,000 sf.	100	na.	25	10 / 20	10	4 stories or 50 ft., whichever is lower
Heavy Industrial (INH)							
All other uses	1 ac.	125	na.	25	15	30	4 stories or 50 ft., whichever is lower
¹ Along arterials, frontages in excess of the minimum lot width may be required. See Division 9.400, Access Management and Circulation. ² If a larger bufferyard is required, the setback or build-to line shall be the width of the bufferyard. ³ 50 foot limit applies to buildings located in the area north of, and ½ block or south of, Lincolnway; and ½ block in all directions surrounding the Courthouse square.							

Sec. 3.506 Alternative Standards for Condominium and Alternative Land Development

- A. **Generally.** The standards of [Division 3.500](#), Standard Development, with respect to lot area, lot width, and setbacks relate to the development of residential buildings on conventional lots that are intended to be owned in fee-simple by the owners of the buildings. However, the standards are not intended to preclude other ownership types, such as condominiums (in which the land is owned in common by the owners of the condominium units), or common

maintenance communities (in which fee simple ownership is limited to the land under the building, and, in some cases, a small area around it). The alternative standards of this Section are intended to allow such alternative ownership scenarios, provided that the development could be approved pursuant to this UDO using conventional fee-simple ownership arrangements.

- B. **Demonstration of Compliance Required.** The proposed pattern of development will be permitted if it is demonstrated that it would comply with the density, open space, and applicable setback requirements of this UDO if it were platted with lots that meet the minimum requirements of [Division 3.500](#), Standard Development for each of the proposed housing types.

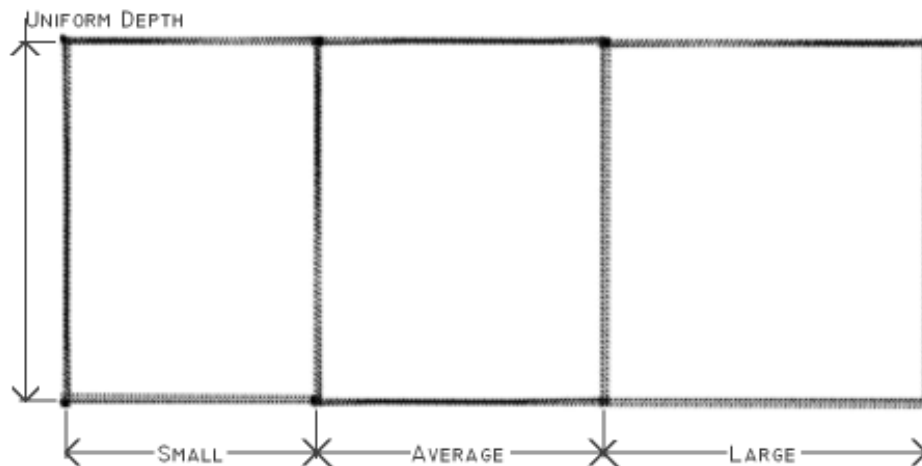
DIVISION 3.600 PLANNED AND CLUSTER DEVELOPMENT

Sec. 3.601 Averaged Lots

A. Generally.

1. Single-Family and Cluster development shall be designed to include a variety of lot sizes. The average lot size for each housing type in a planned development shall be calculated pursuant to this Section.
2. There are three lot sizes listed for the lot area group or housing type. See **Figure 3.601.A., Variable Lot Sizes**. They are based on an average lot for the group or type on which the density is calculated. They are listed in order: small, average, and large lot area.

**Figure 3.601
Variable Lot Sizes**



3. The average lot area divided by the lot width equals a particular depth. The large and small lots maintain that depth by varying only the lot width.
- B. **Calculating the Required Number of Lots of Each Lot Size.** In the tables in [Section 3.602, Single-Family Cluster Development](#) and [Section 3.603, Housing Palette for Planned Residential Development](#), the column titled "percent in width type," indicates the minimum proportion of each size of lot that must be provided. The minimum number of small and average lots shall be rounded up to the nearest whole number. The large lot category is always listed as "remainder," because after the minimum proportions for small and average lots are met, the remainder of the lots may be large lots.
- C. **Lot Width.** Because lot depth is constant, lot width controls the percentage of lots in each category. Lot width is calculated pursuant to [Section 3.204, Lot Width](#).
- D. **Alternative Standard.** An applicant may propose an alternative standard to the averaged lot requirements of this

Section, which may be approved by the Planning Commission if it is demonstrated that:

1. An architectural pattern book is submitted and approved pursuant to the standards of **Section 3.708, Architectural Pattern Book and Comprehensive Sign Program**, which shows that:
 - a. The architecture of buildings will be varied to provide visual interest and avoid monotony; and
 - b. No two buildings that have obviously similar architectural expression will be located within 400 feet of each other;
2. The prices of the homes will vary in a manner that is comparable to the variability that would have resulted from several different lot sizes;
3. The minimum lot width and area is not less than the "average" column in **Section 3.603, Housing Palette for Planned Residential Development**.
4. The development contains not more than 100 dwelling units.

Sec. 3.602 Single-Family Cluster Development

The dimensional criteria for single-family cluster units are established by **Table 3.602, Cluster Single-Family Lot and Building Standards**.

Table 3.602: Cluster Single-Family Lot and Building Standards								
Cluster - Zoning District	Minimum						Maximum	
	Lot Area ¹	Lot Width (feet)	Percent in Width Type	Street Yard (feet)	Side Yard single / total (feet) ²	Rear Yard (feet) ³	Height (feet)	Floor Area Ratio
Rural (RU)	5 acres	250	100%	100	25	70	28	0.10
Conservation Cluster; Estate Residential (ER)	27,500 sf.	110	remainder ⁴	30 / 30 ⁴	15 / 30	35	28	0.50
	25,000 sf.	100	50%					0.50
	22,500 sf.	90	25%					0.50
Preservation Cluster; Estate Residential (ER)	20,000 sf.	100	remainder ⁴	25 / 30 ⁴	10 / 25	35	28	0.50
	18,000 sf.	90	50%					0.50
	16,000 sf.	80	25%					0.50
Suburban Residential (SR)	9,000 sf.	90	remainder ⁴	25 / 25 ⁴	10 / 20	20	28	0.75
	8,000 sf.	80	50%					0.74
	7,000 sf.	70	25%					0.70
General Residential (GR)	5,500 sf.	55	remainder ⁴	20 / 20 ⁴	5 / 10	20	28	0.88
	5,000 sf.	50	50%					0.86
	4,500 sf.	45	25%					0.84

¹ One principal building is allowed per lot.

² The first number is the minimum side yard. The second number is the sum of the two side yards. For example, 15 / 40 means that if one side yard is 15 feet, the other must be 25 feet (15 + 25 = 40).

³ Where the lot is accessed from an alley or access easement, the garage shall have a 15-foot setback from the alley if it loads directly to the alley or access easement, or 2 feet if it is a side loaded garage.

⁴ Remainder: Since there will be rounding of the numbers to whole dwellings, it is likely that this will be less than 25 percent.

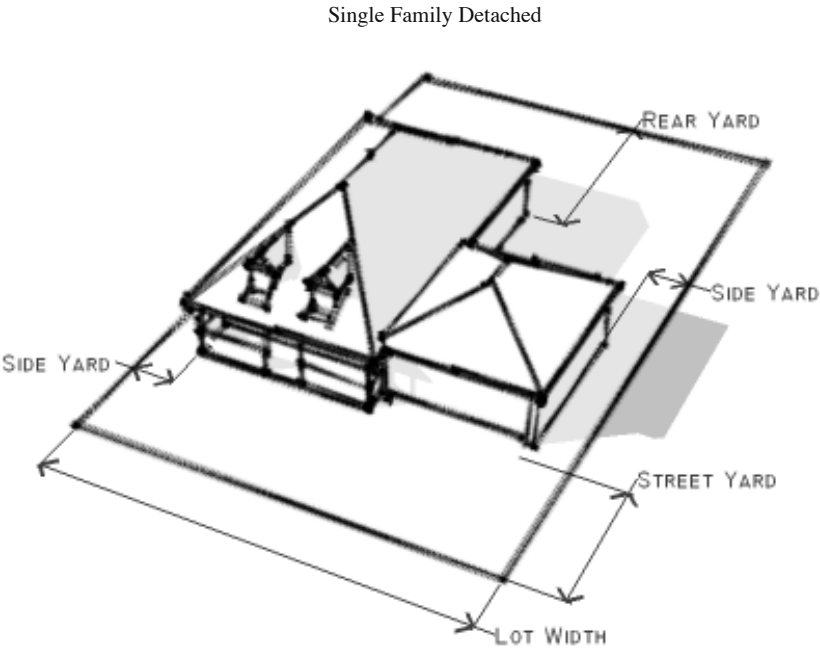
⁴ The first number is the house setback; the second is the setback for a front load garage.

Sec. 3.603 Housing Palette for Planned Residential Development

A. Single-Family Detached. The single-family detached housing type consists of a single-family detached residence

located on a privately-owned lot (one principal building per lot) with private yards on each side of the unit. See **Figure 3.603.A., Single-Family Detached Unit**. The lot and building standards for single-family detached units are set out in **Table 3.603.A., Single-Family Lot and Building Standards**.

**Figure 3.603.A.:
Single-Family Detached Unit**



**Table 3.603.A.:
Single-Family Lot and Building Standards**

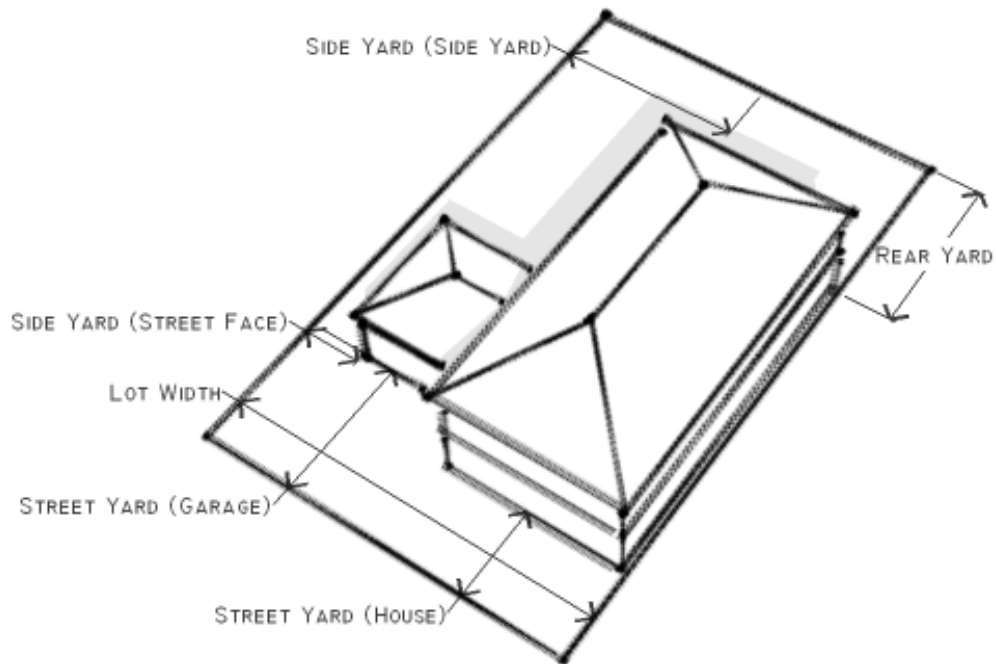
Lot Size Group	Small	Average	Large
Pct. In Group	25%	50%	remainder ¹
Min. Lot Area (sf.)	5,500	6,000	6,500
Min. Lot Width (ft.)	55	60	65
Street Yard (House / Garage) (ft.)	20 / 25		
Side Yard (Street Face / Side Yard for lot line; Single / Total for village)(ft.)	6 / 12		
Rear Yard (ft.)	20		
Max. Height (ft.)	35		
Building Coverage	0.42	0.43	0.45
Floor Area Ratio	1.00	1.03	1.08

¹ Remainder: Since there will be rounding of the numbers to whole dwellings, it is likely that this will be less than 25 percent.

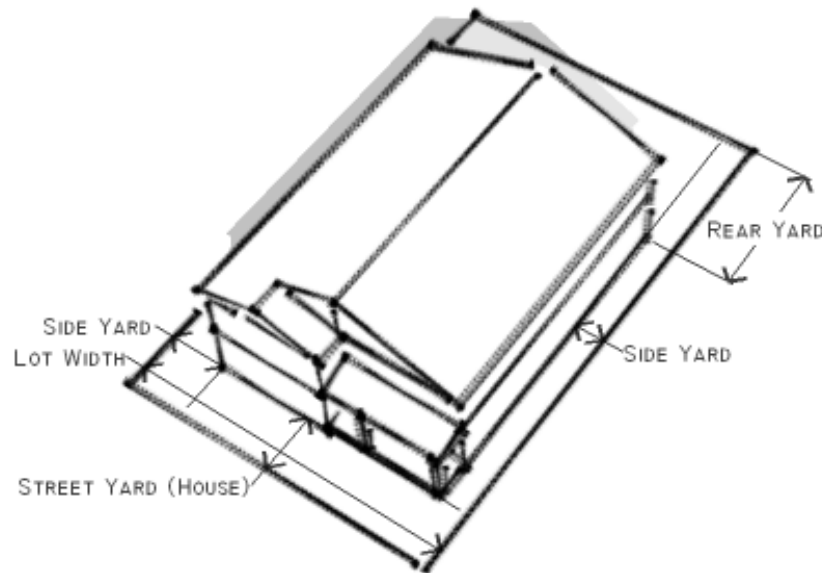
B. Lot-Line and Village House. These two single-family housing types have different yard configurations than the typical single-family unit. The lot line house is positioned on one lot line without any setback. The building separation is narrower in the front to provide a large private side yard. The village house is an urban type that is set much closer to the street. The lot sizes duplicate lot sizes for single-family. One principal building is allowed per lot. See **Figure 3.603.B., Lot-Line and Village Houses**, and **Table 3.603.B., Lot-Line and Village House Lot and Building Standards**.

**Figure 3.603.B.:
Lot-Line and Village Houses**

Lot-Line House



Village House

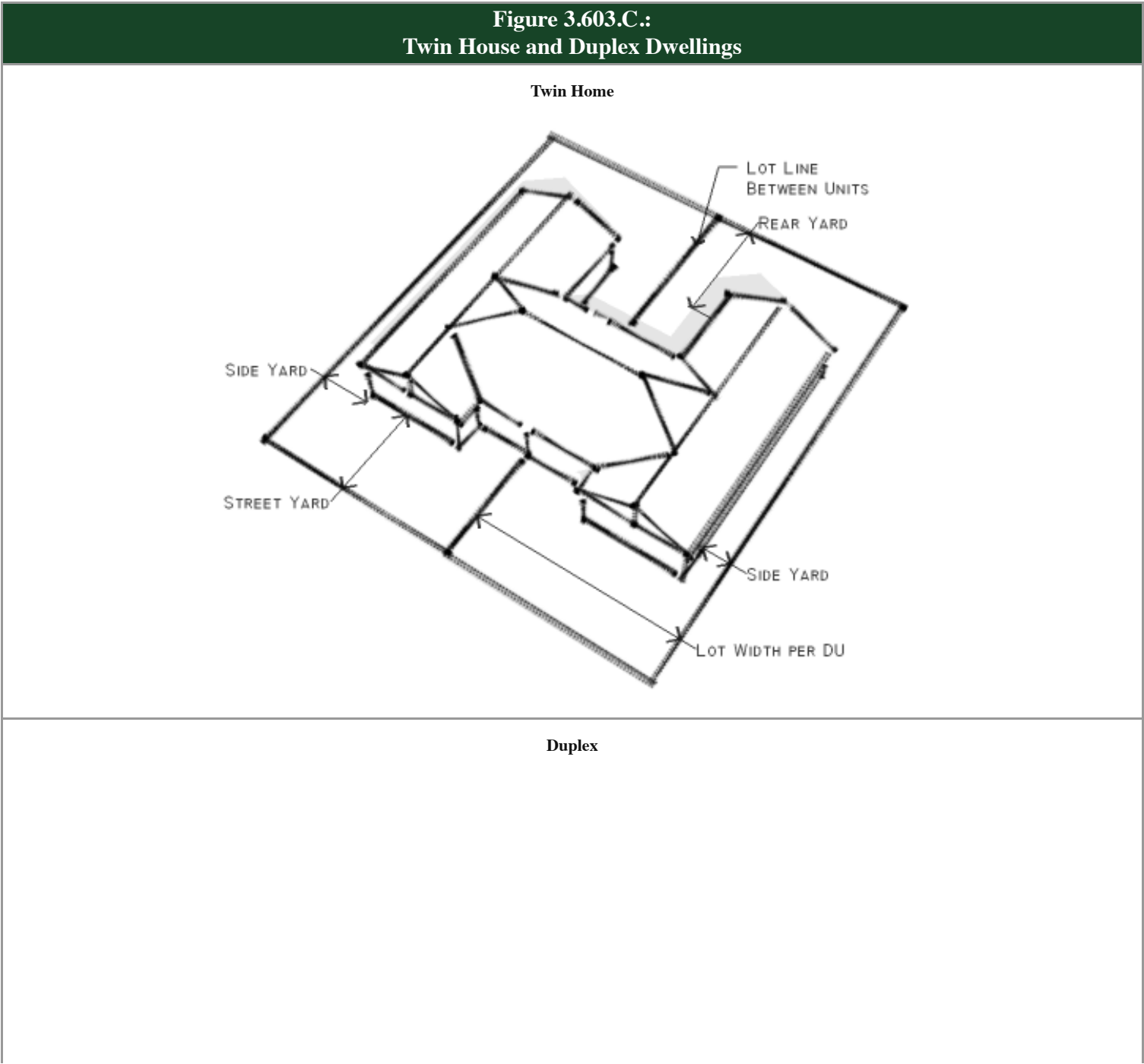


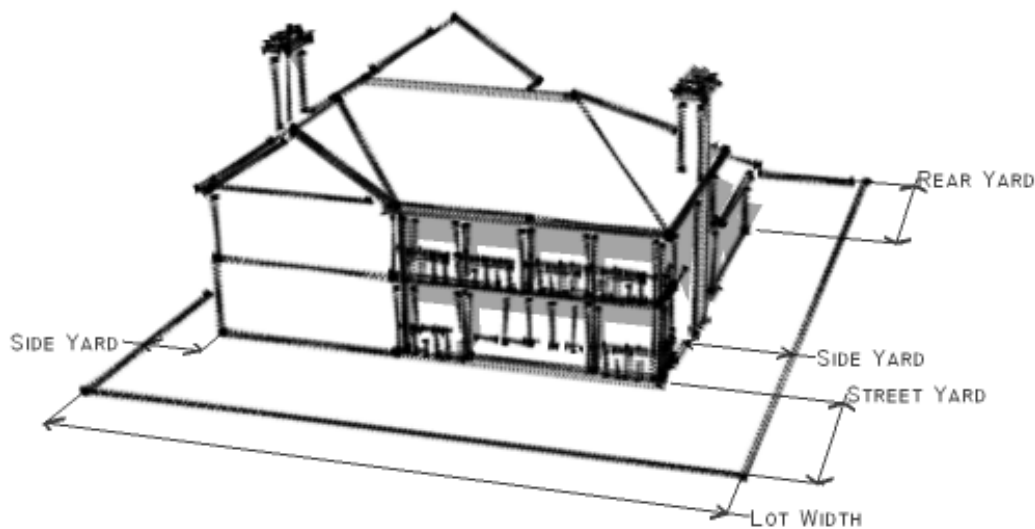
**Table 3.603.B.:
Lot-Line and Village House Lot and Building Standards**

Development Type	Lot Line			Village House		
	Small	Average	Large	Small	Average	Large
Lot Size Group						
Pct. In Group	25%	50%	remainder ¹	25	50	remainder
Min. Lot Area (sf.)	6,138	7,000	7,862	4,540	5,000	5
Min. Lot Width (ft.)	57 ²	65 ²	73 ²	50 ³	55 ³	60 ³
Street Yard (House / Garage) (ft.)	15 / 25			10 / 25		
Side Yard (Street Face / Side Yard for lot line; Single / Total for village)(ft.)	10 / 28 ⁴			5 / 15		
Rear Yard (ft.)	30			25		

Max. Height (ft.)	28			28		
Floor Area Ratio	0.67	0.70	0.70	0.82	0.85	0.85
¹ Remainder: Since there will be rounding of the numbers to whole dwellings, it is likely that this will be less than 25 percent. ² A 30 percent reduction in lot width is permitted in cases where garage access is provided from an alley ³ A 20 percent reduction in lot width is permitted in cases where garage access is provided from an alley. ⁴ The lot-line house is set on one property line with a zero setback, and the building is intended to be L-shaped. The two side yard numbers are the minimum setback, the first being the street face of the building. This portion of the building must be at least 25 percent of the building's depth. The second number is the setback of the remainder of the unit, which provides a private side yard.						

C. **Twin Houses and Duplexes.** These are two-family dwellings. The twin house may be divided into lots for individual fee simple ownership, while the duplex is two units on a single lot with units on different floors. See **Figure 3.603.C., Twin House and Duplex Dwellings**, and **Table 3.603.C., Twin House and Duplex Lot and Building Standards**.





**Table 3.603.C.:
Twin House and Duplex Lot and Building Standards**

Development Type	Twin House			Duplex
	Small	Average	Large	
Lot Size Group				N/A
Pct. In Group	25%	50%	remainder ¹	N/A
Min. Area per Building (sf.)	8,400	9,000	9,600	8,000
Min. Lot Area per du	4,200	4,500	4,800	N/A
Min. Lot Width (ft.)	42 ³	45 ³	48 ³	80
Street Yard (ft.)	20			20
Side Yard (Single / Total) ² (ft.)	5 / 10			8 / 22
Rear Yard (ft.)	25			25
Max. Height (ft.)	32			32
Floor Area Ratio	0.80	0.80	0.80	0.80

¹ Remainder: Since there will be rounding of the numbers to whole dwellings, it is likely that this will be less than 25 percent.

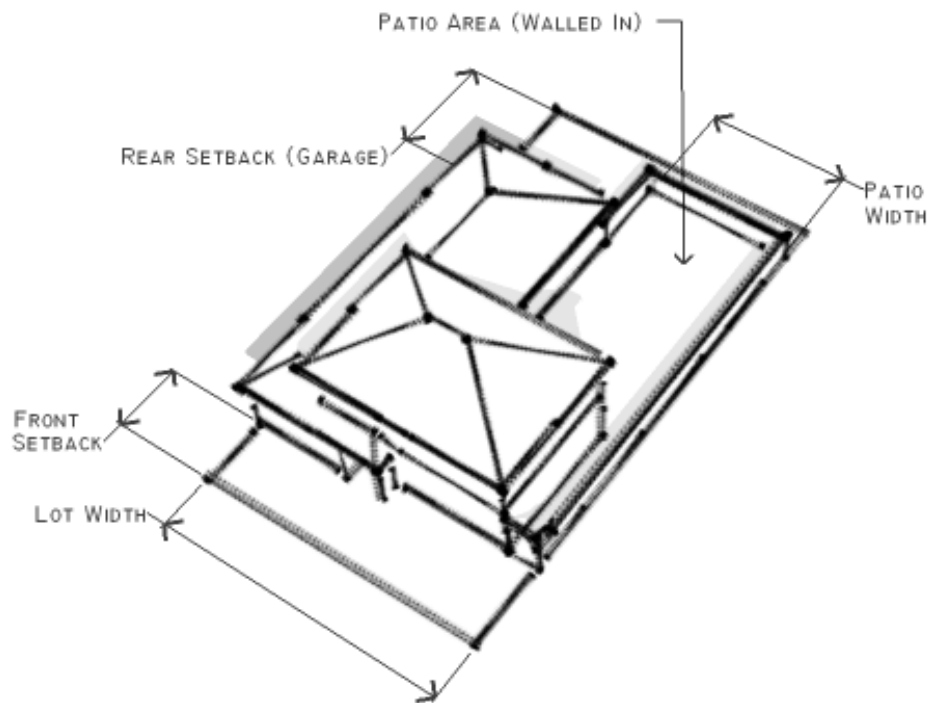
² The first number is the minimum side yard. The second number is the sum of the two side yards. For example, 8 / 22 means that if one side yard is 8 feet, the other must be 14 feet (8 + 14 = 22).

³ Per dwelling unit

D. Patio Houses. A patio house is a detached, single-family unit typically situated on a reduced-size lot that orients outdoor activity within rear or side yard patio areas for better use of the site for outdoor living space. The patio house can be single-family, similar to a lot-line, or in a two-family configuration. Only the rear yard is fenced on the patio house, preserving a narrow street yard. See **Figure 3.603.D., Patio Houses** and **Table 3.603.D., Patio House Lot and Building Standards**.

**Figure 3.603.D.:
Patio Houses**

Patio House



**Table 3.603.D.:
Patio House Lot and Building Standards**

Development Type	Patio House		
	Small	Average	Large
Lot Size Group			
Pct. In Group	25	50	remainder ¹
Min. Site Area per Group (sf.)	25,000		
Min. Lot Area per du (sf.)	4,640	5,000	5,450
Min. Lot Width per du (ft.)	50	55	60
Min. Street Yard (House / Garage ²) (ft.)	12 / 20		
Min. Building Separation (ft.)	8		
Min. Patio Area ³ (sf.)	930 / 48	1,000 / 48	1,000 / 48
Min. Patio Width (ft.)	20	20	22
Rear Yard (House / Garage ⁴) (ft.)	10		
Max. Height (ft.)	28		
Building Coverage	0.50	0.48	0.48
Floor Area Ratio	0.95	0.90	0.90

¹ Remainder: Since there will be rounding of the numbers to whole dwellings, it is likely that this will be less than 25 percent.

² Setback from right-of-way to garage front when the garage faces the street instead of an alley.

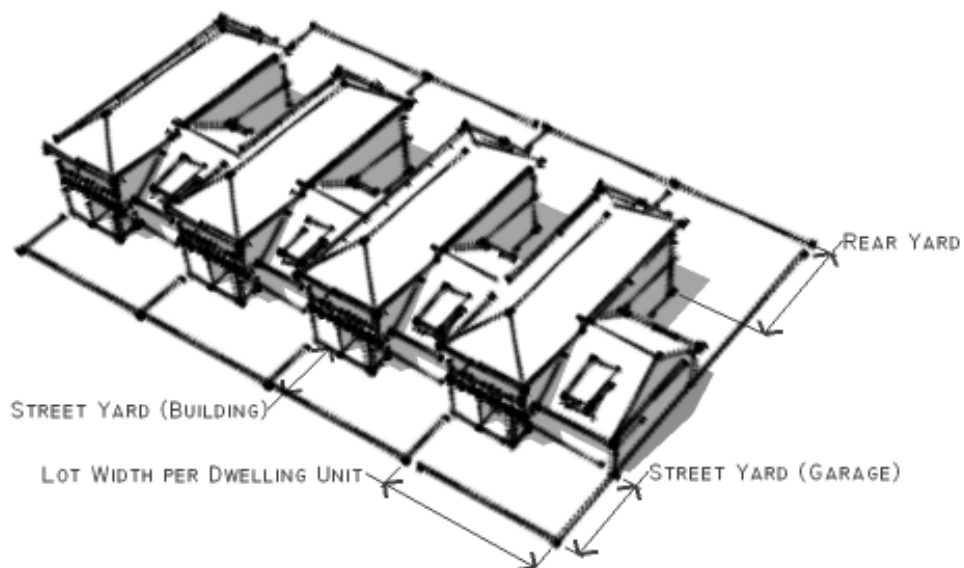
³ The patio area is a rectangle having minimum area and width that is a basic yard, but does not count all the yard area. This ensures a useable principal outdoor space.

⁴ Setback from rear lot line to garage when the garage is accessed from an alley.

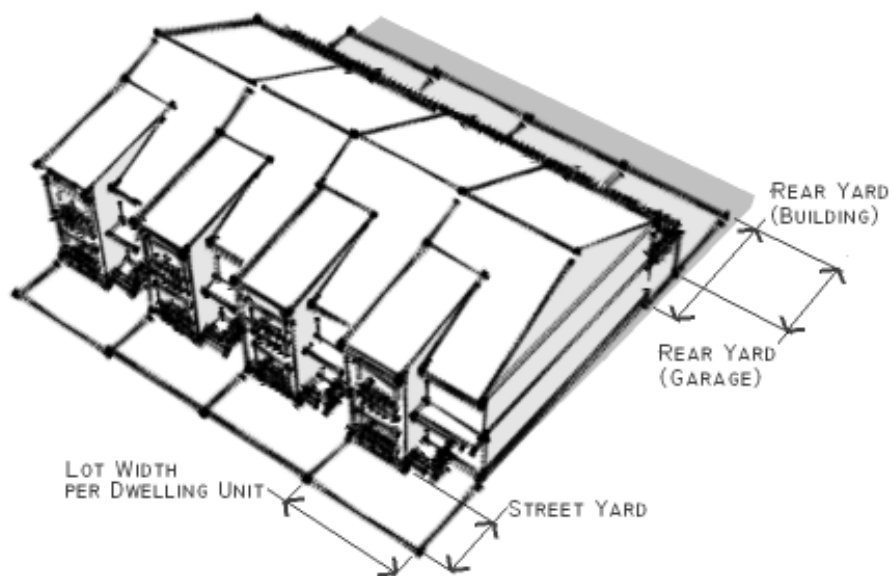
E. Weak-link Townhouse and Townhouse Units. These are both attached units where the units are lined up in a row with units sharing side walls. The weak-link townhouse has both a one- and two-story portion of each unit and is, thus, wider than the traditional townhouse. See **Figure 3.603.E., Weak-Link Townhouse and Townhouse Units**, and **Table 3.603.E., Weak-Link Townhouse and Townhouse Units Lot and Building Standards**.

**Figure 3.603.E.
Weak-Link Townhouse and Townhouse Units**

Weak-Link Townhouse



Townhouse



**Table 3.603.E.
Weak-Link Townhouse and Townhouse Lot and Building Standards**

Development Type	Weak-Link Townhouse			Townhouse		
Lot Size Group	Small	Average	Large	Small	Average	Large
Pct. In Group	25	50	remainder ¹	25	50	remainder
Min. Site Area per Group (sf.)	10,000			7,200		
Min. Lot Area per du (sf.) ²	3,300	3,600	3,900	2,200	2,400	2,600
Min. Lot Width per du (ft.) ²	33	36	39	20	24	26

Min. Street Yard (building / garage) (ft.)	15 / 20			12 / 20		
Min. Building Separation ³ (ft.)	10			10		
Rear Yard ⁴ (ft.)	30			30		
Min. Number of Attached du's	3 ⁵			3 ⁵		
Max. Number of Attached du's	8 ⁶			8 ⁶		
Max. Height (ft.)	35			35		
Max. Building Coverage	0.55			0.50		
Floor Area Ratio	0.72	0.88	0.77	1.10	1.20	1.20

¹ Remainder: Since there will be rounding of the numbers to whole dwellings, it is likely that this will be less than 25 percent.

² The values assume that the garage access is from an alley to the rear. If the garage access is from the street, add 20 percent to lot area and width.

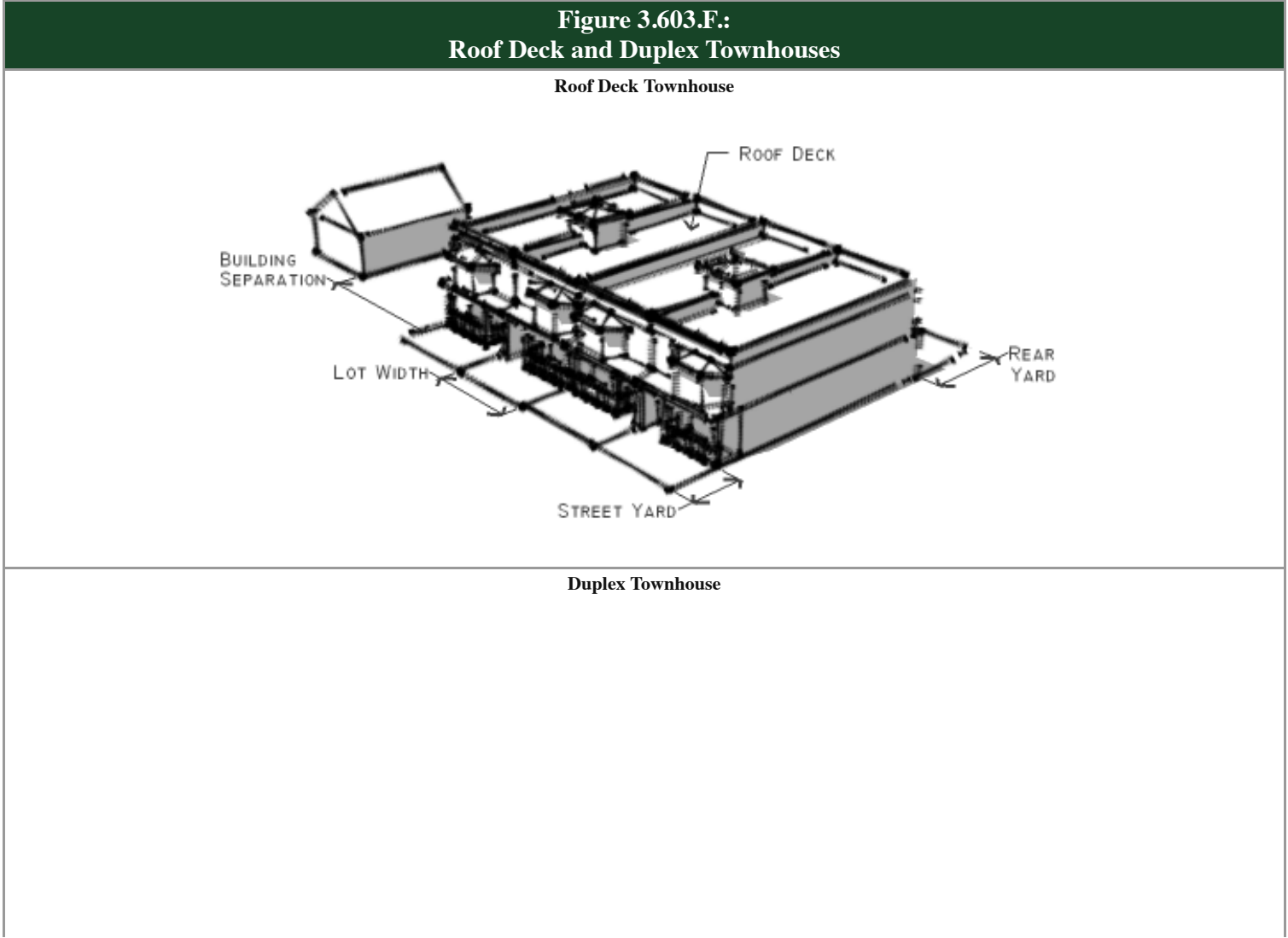
³ The building separation may be common open space if linked to other common areas.

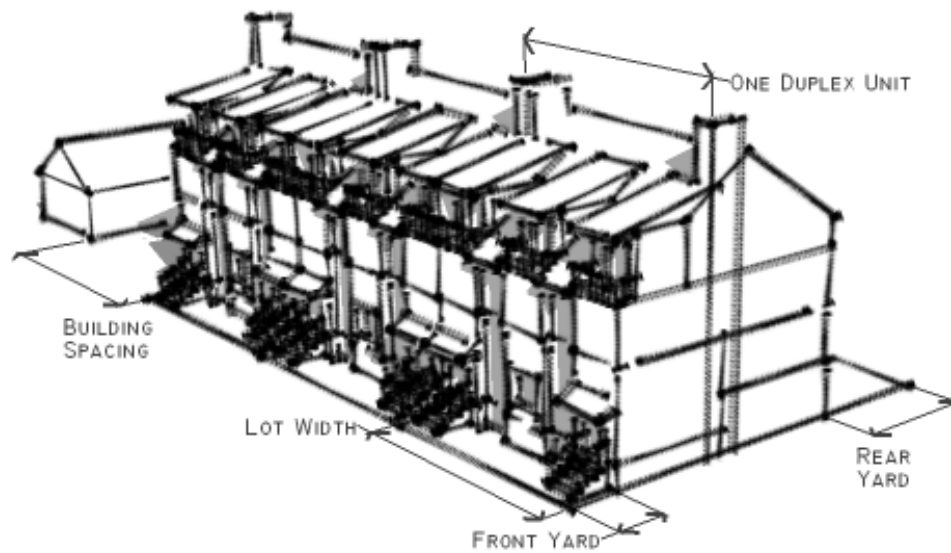
⁴ A rear load garage may extend into the rear yard, provided the maximum building coverage is unchanged and the rear setback to the garage is not less than 20 feet.

⁵ Two units are allowed where at least one other building on site has 3 or more units and site conditions would result in a loss of units if three were required.

⁶ More than 8 units may be attached if the project is configured along a block face of a public street and adequate access exists to the rear of the building for the provision of emergency services.

F. **Roof Deck and Duplex Townhouses.** Duplex townhouses contain two units on a single townhouse lot, one over the other. Garage access shall face a rear alley or parking court. See **Figure 3.603.F., Roof Deck and Duplex Townhouses,** and **Table 3.603.F., Roof Deck and Duplex Townhouse Lot and Building Standards.**





**Table 3.603.F.:
Roof Deck and Duplex Townhouses Lot and Building Standards**

Development Type	Roof Deck Townhouse			Duplex Townhouse		
Lot Size Group	Small	Average	Large	Small	Average	Large
Pct. In Group	25	50	remainder ¹	25	50	remainder ¹
Min. Site Area per Group (sf.)	6,600			8,400		
Min. Lot Area (Per Unit or Duplex / Per du) ² (sf.)	1,800	2,000	2,180	2,520 / 1,260	2,800 / 1,400	3,080 / 1,540
Min. Lot Width per Unit or Duplex ³ (ft.)	20	22	24	36	40	44
Min. Street Yard (ft.)	12			8		
Min. Building Separation ⁴ (ft.)	15			18		
Rear Yard (ft.)	20			20		
Min. Number of Attached Units (or Duplexes)	3			3 ⁵		
Max. Number of Attached Units (or Duplexes)	8			8 ⁶		
Max. Height (ft.)	40			45		
Max. Building Coverage	0.64			0.60		
Floor Area Ratio	1.80	1.80	1.75	2.00	2.00	2.00

¹ Remainder: Since there will be rounding of the numbers to whole dwellings, it is likely that this will be less than 25 percent.

² The duplex townhouse has two units per townhouse lot; thus, the difference between per dwelling unit and per lot.

³ This is the width of a lot having two units (one over the other).

⁴ The building separation may be common open space if linked to other common areas.

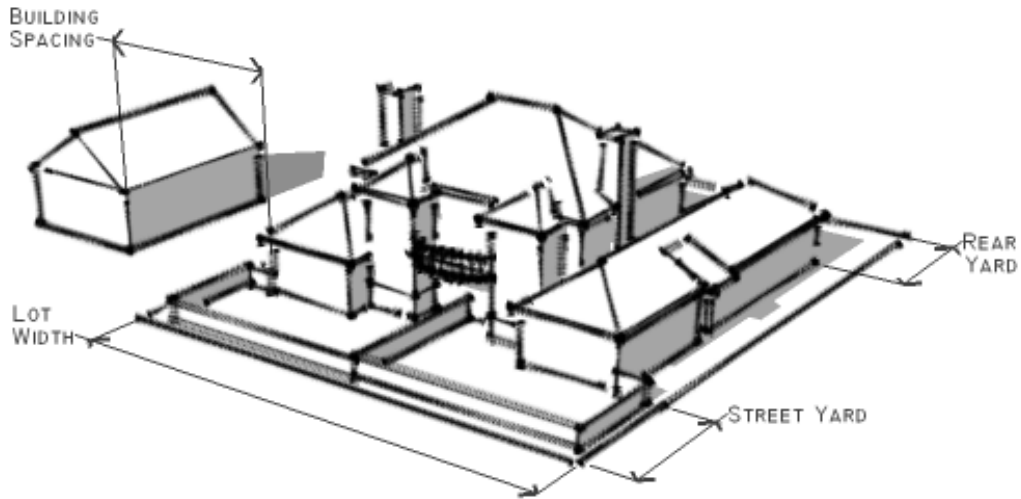
⁵ Two attached duplexes are allowed where at least one other building on site has three or more duplexes and site conditions would result in a loss of units if three were required.

⁶ More than eight units may be attached if the project is configured along a block face of a public street and adequate access exists to the rear of the building for the provision of emergency services.

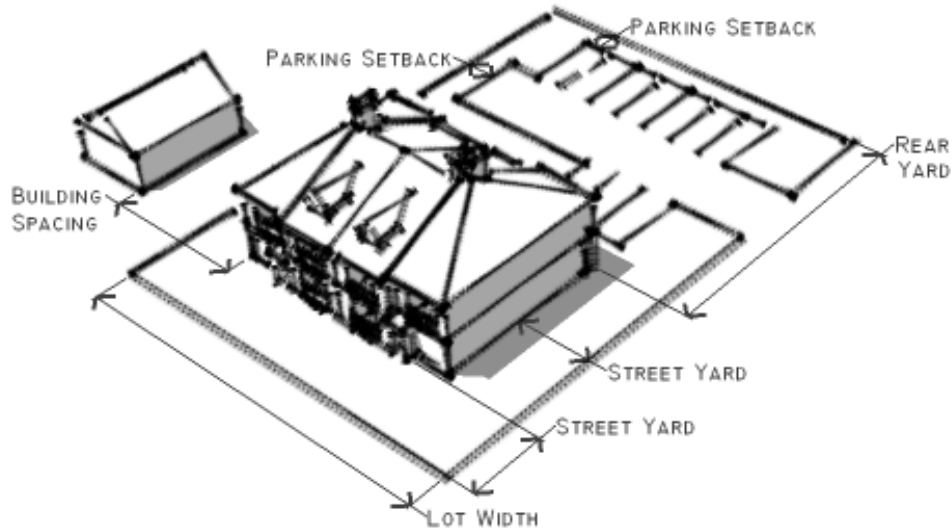
G. Multiplex and Multi-Family. These are both multi-family unit types. The multiplex has many attributes of a townhouse, except that units may be second floor or ground floor units. Multiplex also describes homes that have been reconfigured as apartments or small apartments designed to look like large, single-family units. The multi-family housing type is typically in the form of apartments or condominiums of two to five stories. See **Figure 3.603.G., Multiplex and Multi-Family** and **Table 3.603.G., Multiplex and Multi-Family Lot and Building Standards**.

**Figure 3.603.G.:
Multiplex and Multi-Family**

Multiplex



Multi-Family



**Table 3.603.G.:
Multiplex and Multi-Family Lot and Building Standards**

Development Type	Multiplex	Multi-family
Min. Site Area per Building (sf.)	8,000	15,000
Min. Lot Area per du (sf.)	2,000	1,800
Min. Lot Width per Building (ft.)	80	100 ¹
Min. Street Yard ² (ft.)	20	30
Min. Rear Yard (ft.)	15	30
Min. Building Separation (ft.)	15	30
Parking Setback from Street Curb (ft.)	20	parking not permitted in street yard
Parking Setback from Rear and Side Lot Lines (ft.)	2.5	8
Max. Height (ft.)	35	50
Max. Building Coverage	0.44	0.25

Floor Area Ratio	0.80	0.70
Max. Number of First Floor Units per Building	3	8
¹ Along arterials, the standards of Division 11.400, Access Management and Circulation, may require a wider lot width. ² Setback from public street right-of-way. Where private internal circulation is used, the setback may be reduced to 12 feet.		

H. **Cottage Homes.** The cottage home housing type consists of small single-family detached residences, with first floor areas of less than 1,000 square feet, which are closely spaced in a cluster around a green space. See **Figure 3.603.H., Cottage Homes.** The lot and building standards for cottage homes are set out in **Table 3.603.H., Cottage Home Lot and Building Standards.**

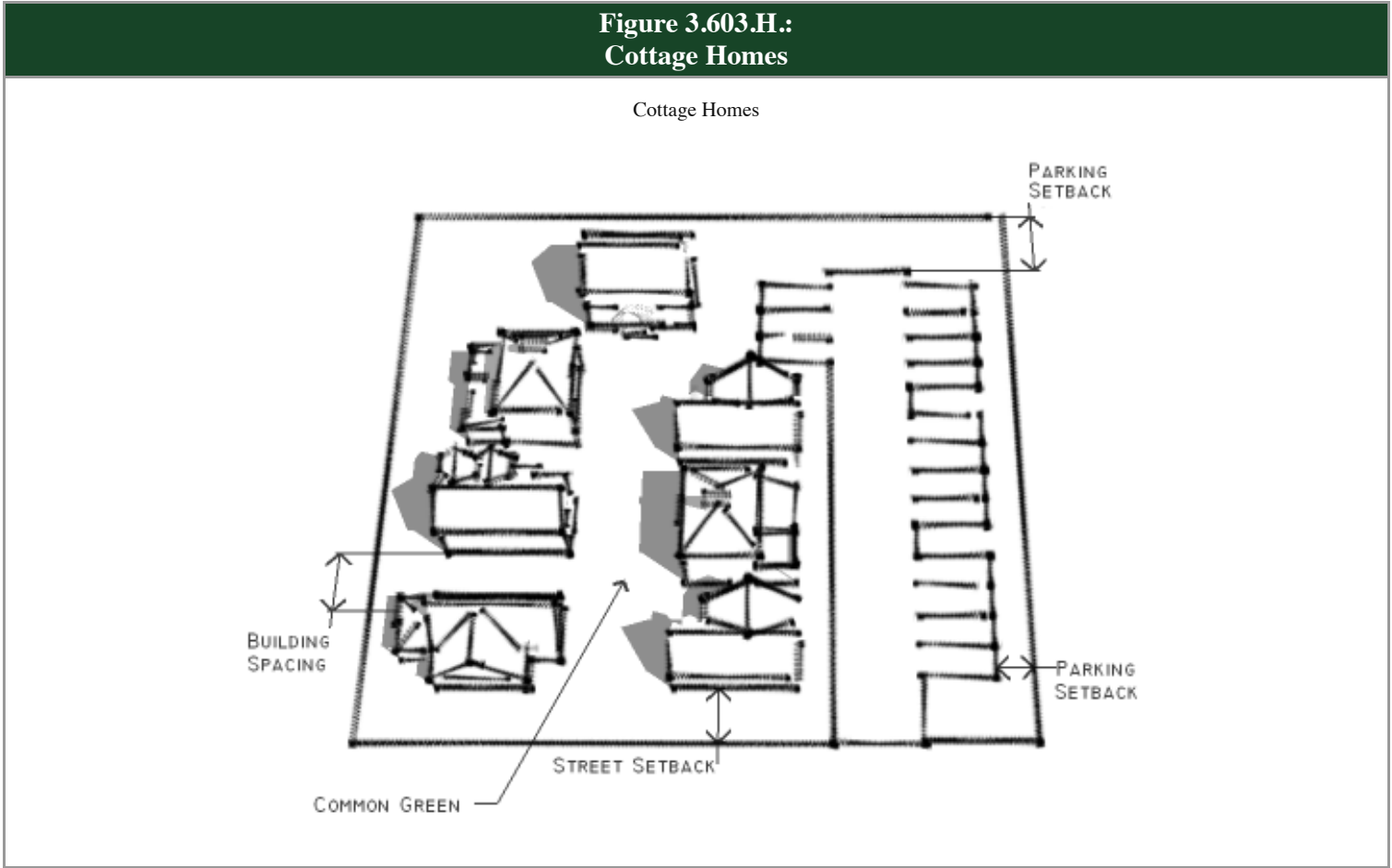


Table 3.603.H.: Cottage Home Lot and Building Standards	
Minimum Parcel Area Per Unit (sf.)	4,250
Maximum Floor Area Ratio on Parcel	0.30
Minimum Building Spacing (ft.)	10
Maximum Height (ft.)	28
Maximum Gross Density (units / acre)	10
Street Setback (ft.)	15
Side and Rear Setback (ft.)	6
Parking Setback (ft.)	10
Minimum Open Space Ratio	0.35

Sec. 3.604 Residential Mix Standards for Planned Residential Developments

- A. **Generally.** All planned developments shall provide a mix of dwelling unit types.
- B. **Requirement.** Table 3.604, Dwelling Unit Mix Requirements, indicates the number of dwelling unit types that are required for developments of various sizes.

Table 3.604 Dwelling Unit Mix Requirements			
Project Size	Minimum Number of Types	Maximum Percentage Any Type	Minimum Percentage Any Type ¹
Less than 30	1	100	25
30 - 80	2	70	20
More than 80	3	55	10

¹ This requirement applies even if more than the minimum number of housing types are provided.

- C. **Phasing.**
 - 1. When a development is to be phased, the maximum residential development capacity of the site shall be used for calculating the required mix.
 - 2. When a parcel is broken up over time and developed as planned developments, the City may impose a mix based on the original property size to ensure an adequate mix of housing types.

Sec. 3.605 Accessory Units

- A. **Generally.** A single-family home with an accessory unit is a two-family dwelling unless the accessory unit is built in accordance with this Section.
- B. **Location.** Accessory units may be built in a cluster single-family subdivision, a planned subdivision, or a traditional neighborhood. The accessory apartment is exempted from the calculation as a dwelling unit when determining the maximum density in Table 3.201.A., Residential Use District Standards.
- C. **Identified at Time of Subdivision.** At the time of preliminary subdivision, the applicant shall identify the subdivision as being one that will use accessory units to provide affordable housing. This provides an opportunity to review the entire plan on the basis of having two units per lot. A note shall be on the plat and all lot plans indicating that the subdivision permits accessory apartments.
- D. **Transition.** The plan shall provide a means of protecting adjoining residential uses or residentially zoned land from any impacts of the additional density and design of the unit. Increased bufferyard opacity, landscaping, setbacks from the adjoining homes, or prohibiting the lots that abut the site boundary from having the accessory units are techniques that may be required (See Article 10, Landscaping).
- E. **Unit Standards.** No accessory unit shall consist of more than 20 percent of the total residential floor area. No accessory unit shall have more than one bedroom or bathroom.
- F. **Unit Design.** The applicant shall submit plans showing how the homes will be designed to provide for accessory units. The units may be within the structure, a separate structure, or above a detached garage. Specific design standards shall be provided for each one of the arrangements that are to be permitted. In no event shall a single-family or cluster lot smaller than 6,000 square feet contain an accessory apartment.

Sec. 3.606 Alternative Standards for Condominium and Alternative Land Development

- A. **Generally.** The standards of Division 3.600, Planned and Cluster Development, with respect to lot area, lot width, and setbacks relate to the development of residential buildings on conventional lots that are intended to be owned in fee-simple by the owners of the buildings. However, the standards are not intended to preclude other ownership types, such as condominiums (in which the land is owned in common by the owners of the condominium units), or common

maintenance communities (in which fee simple ownership is limited to the land under the building, and, in some cases, a small area around it). The alternative standards of this Section are intended to allow such alternative ownership scenarios, provided that the development could be approved pursuant to this UDO using conventional fee-simple ownership arrangements.

- B. **Demonstration of Compliance Required.** The proposed pattern of development will be permitted if it is demonstrated that it would comply with the density, open space, and applicable setback requirements of this UDO if it were platted with lots that meet the minimum requirements of Division 3.600, Planned and Cluster Development for each of the proposed housing types.

DIVISION 3.700 TRADITIONAL NEIGHBORHOOD DEVELOPMENT

Sec. 3.701 Traditional Neighborhood Development Plans

- A. **Purpose.** The traditional neighborhood development option allows applicants who control relatively large areas of land to develop mixed-use and multiple-use projects in a traditional neighborhood form, which include a variety of housing types and a variety of lot sizes.
- B. **Minimum Number of Housing Types.** All traditional neighborhood developments shall include at least four housing types from the TND development palette. Not more than 50 percent of the dwelling units shall be attached housing types.
- C. **Sub-Districts.** Plans submitted for approval pursuant to this division shall indicate three sub-districts:
1. Core (“C”), which is the location for the most intense development, including vertically mixed-use (at the applicant’s option), and formal public gathering spaces.
 2. General (“G”), which is the location for most of the housing in the development.
 3. Edge (“E”), which is the location for the least intense development, in the form of relatively large-lot single-family detached residences.
- D. **TND Development Palette.** The standards for traditional neighborhood development are principally set out in **Section 3.704, Housing Palette for Traditional Neighborhood Development**, which contains lot standards, minimum lot areas and dimensions, setbacks, building heights, and maximum building coverage for each type of building. These standards ensure that each building type will have adequate light and air, living area, and yard areas to provide a quality experience.

Sec. 3.702 Permitted Nonresidential Uses

- A. **Core Subdistrict.** A limited set of nonresidential uses are permitted in TND developments within the Core (“C”) subdistrict. These uses should be situated to provide sufficient access to a large enough market to support them. The permitted nonresidential uses are:
1. Commercial retail;
 2. Services;
 3. Places of public assembly;
 4. Bed and breakfast;
 5. Commercial lodging;
 6. Restaurants;
 7. Indoor entertainment;
 8. Outdoor entertainment;
 9. Indoor recreation;
 10. Private club;
 11. Live-work units; and
 12. Office.

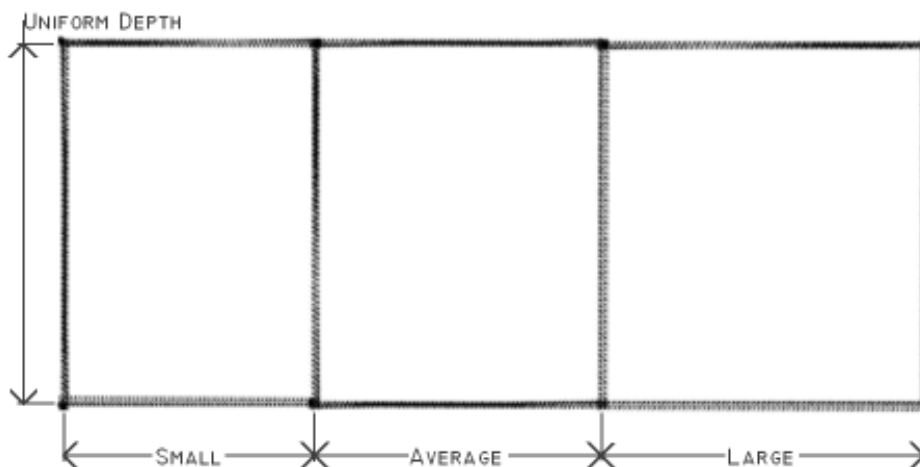
- B. **General Subdistrict.** Nonresidential uses in the General subdistrict should be intended for use primarily by residents of the traditional neighborhood development. These uses are:
1. Indoor recreation;
 2. Outdoor recreation; and
 3. Within one block of the “C” sub-district:
 - a. Place of public assembly; and
 - b. Live-work units.
- C. **Edge Subdistrict.** Outdoor recreation is the only permitted nonresidential use in the Edge subdistrict.

Sec. 3.703 Averaged Lots

A. Generally.

1. Traditional neighborhood development shall be designed to include a variety of lot sizes. The average lot size for each housing type in a traditional neighborhood development shall be calculated pursuant to this Section.
2. There are three lot sizes listed for the lot area group or housing type. See **Figure 3.703.A., Variable Lot Sizes**. They are based on an average lot for the group or type on which the density is calculated. They are listed in order: small, average, and large lot area.

Figure 3.703
Variable Lot Sizes



3. The average lot area divided by the lot width equals a particular depth. The large and small lots maintain that depth by varying only the lot width
- B. **Calculating the Required Number of Lots of Each Lot Size.** In the tables in **Section 3.704, Housing Palette for Traditional Neighborhood Development**, the column titled "percent in width type," indicates the minimum proportion of each size of lot that must be provided. The minimum number of small and average lots shall be rounded up to the nearest whole number. The large lot category is always listed as "remainder," because after the minimum proportions for small and average lots are met, the remainder of the lots may be large lots.
- C. **Lot Width.** Because lot depth is constant, lot width controls the percentage of lots in each category. Lot width is calculated pursuant to **Section 3.204, Lot Width**.
- D. **Alternative Standard.** An applicant may propose an alternative standard to the averaged lot requirements of this Section, which may be approved by the Planning Commission if it is demonstrated that:
1. The approved pattern book shows that:

- a. The architecture of buildings will be varied to provide visual interest and avoid monotony; and
- b. No two buildings that have obviously similar architectural expression will be located within 400 feet of each other;
2. The prices of the homes will vary in a manner that is comparable to the variability that would have resulted from several different lot sizes;
3. The minimum lot width and area is not less than the "average" column in Table 3.704, TND Development Palette,.
4. The development contains not more than 100 dwelling units.

Sec. 3.704 Palette for Traditional Neighborhood Development

A. **Generally.** Table 3.704, TND Development Palette, sets out the standards for each type of development within TND projects.

B. **Cottage Homes.** Cottage homes shall be permitted as set out in Section 3.603.H.

C. **Housing Types.** The housing types set out in Table 3.704, TND Development Palette, are the same as those set out in Division 3.600, Planned and Cluster Development.

Table 3.704: ND Development Palette													
Dev. Type	Sub-District Where Allowed	Lot Specifications (min. lot area min. lot width)			Yard Specifications							Bulk Specifications	
		Small	Typical	Large	Street		Side		Rear			Bldg. Ht. ¹	Bldg. Cover
					Build-to -bldg.	Build-to -garage	Single	Total	Garage	Bldg. - alley	Bldg. - no alley		
Estate SFD ²	G, E	10,400 sf. 80 ft.	11,700 sf. 90 ft. (E only)	13,000 sf. 100 ft. (E only)	10 ft. ^{3, 4, 5}	20 ft. ⁶	5 ft.	10 ft.	20 ft.	15 ft.	10 ft.	2½	35% (G) 30% (E)
SFD	G, E	4,800 sf. 40 ft.	6,000 sf. 50 ft.	8,400 sf. 70 ft. (E only)	10 ft. ^{3, 4, 5}	20 ft. ⁶	5 ft.	10 ft.	20 ft.	15 ft.	10 ft.	3	40% (G) 35% (E)
Village	C, G	4,800 sf. 40 ft.	5,400 sf. 45 ft.	6,000 sf. 50 ft.	10 ft. ^{3, 4, 5, 7}	na.	5 ft.	10 ft.	18 ft.	15 ft.	na.	3	40% (C, G) 35% (E)
Lot-Line	C, G	4,800 sf. 40 ft.	5,400 sf. 45 ft.	6,000 sf. 50 ft.	10 ft. ^{3, 4, 7}	na.	0 ft.	10 ft.	18 ft.	15 ft.	na.	2	40%
Twin	C, G	4,200 sf. 42 ft. ⁸	4,500 sf. 45 ft. ⁸	4,800 sf. 48 ft. ⁸	10 ft. ^{3, 4, 7}	na.	5 ft. ⁹	10 ft. ⁹	18 ft.	15 ft.	na.	2	45%
Duplex	C, G	6,500 sf. 65 ft. ¹⁰	7,000 sf. 70 ft. ¹⁰	7,500 sf. 75 ft. ¹⁰	10 ft. ^{3, 4, 6}	na.	5 ft.	10 ft.	18 ft.	15 ft.	na.	3	40%
Patio	C, G	5,000 sf. 50 ft.	5,500 sf. 55 ft.	6,000 sf. 60 ft.	10 ft. ^{3, 4, 7}	na.	5 ft. ⁹	10 ft. ⁹	18 ft.	0 ft.	na.	2½	37.5%
Twnhse	C	2,200 sf. 22 ft.	2,500 sf. 25 ft.	3,000 sf. 30 ft.	3 ft. or 10 ft.	na.	5 ft. ⁹	10 ft. ⁹	18 ft. ¹¹	5 ft. ¹²	na.	4	80%
Duplex Twnhse	C	2,800 sf. 28 ft.	3,000 sf. 30 ft.	3,200 sf. 32 ft.	3 ft.	na.	9 ft. ⁹	18 ft. ⁹	18 ft. ¹¹	5 ft. ¹²	na.	4	80%
Multiplex	C, G	8,000 sf. 80 ft. ¹³			10 ft.	na.	9 ft.	18 ft. ⁹	18 ft.	15 ft.	na.	3	40%
Multi-family	C	15,000 sf. 100 ft. ¹³			3 ft.	na.	9 ft.	18 ft. ⁹	0 ft. ¹²	0 ft. ¹²	na.	5	25% ¹⁴
Live-Work	C	2,200 sf. 22 ft.	2,500 sf. 25 ft.	3,000 sf. 30 ft.	3 ft. or 10 ft.	na.	5 ft. ⁹	10 ft. ⁹	18 ft. ¹¹	5 ft. ¹²	na.	4	80%
Mixed-Use	C	2,500 sf. 25 ft. ¹³			0 ft.	na.	5 ft. ⁹	10 ft. ⁹	0 ft. ¹²	0 ft. ¹²	na.	6	25% ¹⁴
Nonres.	C	2,500 sf. 25 ft. ¹³			0 ft.	10 ft. ¹⁵	5 ft. ⁹	10 ft. ⁹	0 ft. ¹²	0 ft. ¹²	na.	3	25% ¹⁴

¹ Building height, in stories

² SFD means single-family detached.

³ This number may be decreased by 25% if the building is in the General sub-district and located within two blocks of the Core sub-district, provided that all buildings on the same street segment have the same build-to line, and that buildings on connected street segments that are more distant from the Core sub-district have the same or larger build-to lines.

⁴ This number may be increased by 50% if the building is in the General sub-district and located more than two blocks from the Core sub-district, provided that all buildings on the same street segment have the same build-to line, and that buildings on connected street segments that are closer to the Core sub-district have the same or smaller build-to lines.

⁵ This number shall be increased by 200% or 300% if the building is located in the Edge sub-district. All buildings that front on the same street segment shall have the same build-to line. Street segments that are more distant from the Core sub-district shall have larger build-to lines than street segments that are closer to the Core sub-district.

⁶ Garages that are accessed from the street (as opposed to an alley) are allowed only in the Edge sub-district.

⁷ This number shall be reduced by 25% for buildings in the Core sub-district.

⁸ Lot area and lot width are per dwelling unit. The lot area and lot width per building are two times the numbers set out in the table.

⁹ Setbacks apply to the entire building (not individual units within the building) even where the building is divided by lot lines.

¹⁰ Lot area and lot width are per building because the units are stacked.

¹¹ The 18 foot setback assumes that the alley or parking court is 24 feet wide. If the alley or parking court is wider than 24 feet, the setback may be reduced by one foot for every two feet of alley or parking court width in excess of 24 feet.

¹² The City may increase the setback for particular buildings if the setback would create a hazardous condition with respect to circulation in the alley or parking court.

¹³ Areas and widths are minimums. There is no maximum area or width for this development type.

¹⁴ Building coverage may be increased to 80% if structured parking or off-site parking is provided.

¹⁵ Applies only to parking structures, which may have street access, provided that only one such access is located on any one street segment, and the street side of the parking garage is screened by buildings except at the point of access.

Sec. 3.705 Accessory Buildings, Detached Garages, and Ancillary Dwelling Units

- A. **Generally.** Not more than two buildings (in addition to the principal building) shall be permitted on a lot pursuant to this Section. In some cases, only an accessory building may be allowed.
- B. **Accessory Buildings.** Accessory buildings that are not detached garages are permitted as follows:
1. Maximum floor area:
 - a. “C” and “G” subdistricts: 30 square feet.
 - b. “E” subdistrict: One percent of the lot area.
 2. Maximum height: Eight feet.
 3. Location: Accessory buildings shall be located:
 - a. Behind the principal building;
 - b. Not less than five feet from all property lines; and
 - c. Not less than six feet from the exterior wall of any other building.
- C. **Detached Garages.** Detached garages are permitted as follows:
1. Maximum ground floor area:
 - a. “C” and “G” subdistricts: 560 square feet.
 - b. “E” subdistrict: 700 square feet.
 2. Maximum height: 15 feet if used only as a garage; 25 feet if ancillary dwelling unit is constructed above the garage.
 3. Location: Detached garages shall be:
 - a. Located behind the principal building;
 - b. Located not less than six feet from the exterior wall of any other building; and
 - c. Set back from property lines according to **Table 3.704, TND Development Palette**.
 4. Design: Detached garages shall be designed to be architecturally comparable to the principal building.
- D. **Ancillary Dwelling Units.** Ancillary dwelling units are permitted only on lots that are classified as “Large” in **Table 3.704, TND Development Palette** that are developed with detached single-family housing types (Estate SFD, SFD,

and Village), subject to the following standards:

1. Maximum floor area of the ancillary unit: 800 square feet.
2. Location: An ancillary dwelling unit may be:
 - a. Integrated into the principal building;
 - b. Located above a detached garage, or
 - c. In the “E” sub-district, located in a separate building in the rear yard, provided that:
 - i. The locational standards for a detached garage (subsection C.3., above) are met; and
 - ii. The building is designed to be architecturally comparable to the principal building.
3. Parking: All lots that contain an ancillary dwelling unit must provide one additional off-street parking space.

Sec. 3.706 Site Design Standards

A. Generally. The standards of this section with respect to site design shall supersede any conflicting standards on the same point elsewhere in this UDO.

B. Open Space and Recreation Areas.

1. Open Space:
 - a. Generally, open spaces should be integrated into the development design to bring significant open space to the maximum number of properties, as well as visibility from public rights-of-way within the proposed development. Small, odd, left-over open space areas should be avoided. Extra landscaping may be required to enhance the value of such spaces where they cannot be avoided.
 - b. Open space shall be designed to provide greenways along drainage corridors and streams. The landscaping along corridors or streams shall be designed to enhance the filtering of surface and subsurface water flows. Trails shall provide access along the greenway for the residents of the proposed development.
 - c. Formal open spaces shall be designed to provide areas of focus within the development. Landscaping and furniture for pedestrians should be installed to enhance this effect.
2. Accessibility of Recreation Areas: Outdoor recreation areas shall be provided throughout the development, such that 90 percent of the residential units in the development (and 100 percent of the units in the “C” sub-district) are located within a one-quarter mile walk of an outdoor recreation area. For the purpose of this section, a plaza with features that provide recreational opportunities (e.g., interactive fountain or sculpture, tot lot, etc.) shall be considered an outdoor recreation area.

C. Blocks.

1. Arrangement: Although a strict grid is not required, blocks shall be arranged in grid-like fashion to ensure connectivity and alternate travel routes within the development.
2. Block Length: Blocks shall not be longer than:
 - a. 400 feet in the case of non-residential, mixed-use, multifamily, and multiplex buildings;
 - b. Eight lots (per side) in the case of detached residential units; or
 - c. 15 lots (per side) in the case of attached residential units (except multiplex and multifamily).
3. Cul-de-sacs. Cul-de-sacs may be used only in the “E” sub-district, but only where necessary due to site constraints. Cul-de-sacs may not be longer than 350 feet.

D. Streets, Alleys, Sidewalks, and Trails.

1. Generally: An efficient multimodal circulation system that includes streets, alleys, sidewalks, and trails shall be provided throughout the proposed development.
2. Streets:
 - a. The plans for the proposed development shall show a hierarchy of streets within the TND, with typical cross sections that comply with the following standards:
 - i. Primary street rights-of-way shall provide 12-foot travel lanes, five-foot bicycle lanes, seven-foot on-street parking lanes, curb-and-gutter, five-foot planting strips, and eight-foot sidewalks.

- ii. Secondary street rights-of-way shall provide 11-foot travel lanes, seven-foot on-street parking lanes, curb and gutter, five-foot planting strips, and sidewalks dimensioned according to subsection D.4., below.
- b. Streets shall be designed to provide connectivity within the development, and connections to adjacent neighborhoods. Where abutting property is not yet developed, stub-outs shall be required in appropriate locations for future connections.
- 3. Alleys: Alleys shall be installed to provide service and parking access within the “C” and “G” sub-districts, and shall conform to the following minimum standards:
 - a. Not less than 20 feet of right-of-way, and not less than 18-foot paved cartways.
 - b. Dimensions, connections, and curb radii approved by the City Engineer, Fire Department, and solid waste service provider.
 - c. No dead-ends or cul-de-sacs.
- 4. Sidewalks: Sidewalks shall be installed on both sides of all streets, and shall be designed as follows:
 - a. In the “C” district, sidewalks shall be not less than eight feet in width, and shall be constructed of pavers or tinted, patterned concrete.
 - b. In the “G” district, sidewalks shall be not less than six feet in width, and shall be constructed of concrete.
 - c. In the “E” district, sidewalks shall be not less than four feet in width, and shall be constructed of concrete.
- 5. Trails: Off-street trails and multi-use paths shall be installed to connect open space and recreational areas, and to connect to existing or planned trail systems in the City. Trails shall be eight feet wide and paved with asphalt or concrete.
- E. **Location of Off-Street Parking.** Off-street parking shall be located behind the building it serves, or in parking structures.
- F. **Utilities.** All utilities shall be installed underground. Fiber-to-the-home, or other comparable technology for internet access, is encouraged if available.
- G. **Relation to Adjacent Parcels.** Development that is approved pursuant to this Division shall be designed to be compatible with adjacent parcels, in at least one of the following ways:
 - 1. Lot Width and Design: The lot width and design of development at the perimeter of a TND shall be comparable with the lot width and design of abutting subdivisions. If the abutting parcel is not subdivided, lot width shall be comparable to that which is permitted by the zoning of the abutting parcel.
 - 2. Bufferyard: In the alternative to subsection A., bufferyards may be installed as follows (See Article 10, Landscaping):
 - a. Between the “C” sub-district and abutting:
 - i. Residential development: Class D bufferyard; or
 - ii. Industrial development: Class E bufferyard;
 - b. Between the “G” sub-district and abutting:
 - i. Residential or commercial development: Class B bufferyard; or
 - ii. Industrial development: Class E bufferyard;
 - c. Between the “E” sub-district and abutting:
 - i. Residential development: Class A bufferyard;
 - ii. Commercial development: Class C bufferyard; or
 - iii. Industrial development: Class E bufferyard.

Sec. 3.707 Commercial and Mixed-Use Building Design Standards

- A. **Generally.** Commercial and mixed-use buildings shall conform to the design standards of this Section, and not of Article 11, Design Standards.
- B. **360-Degree Architecture.** The architectural features, materials, and articulation of the front façade shall be continued on all sides that are visible from a public thoroughfare.

C. Transparency.

1. Not less than 50 percent of the ground level front façade shall be transparent, including window or door openings that allow views into and out of the interior of the building.
2. Not less than 30 percent nor more than 50 percent of the façade of upper stories shall be transparent.

D. Massing.

1. Buildings shall be designed to appear as a group of attached buildings with horizontal elements in increments of 25 feet.
2. The fourth story of any building that is more than three stories shall be stepped back not less than eight feet along not less than 85 percent of all of its public street frontages.

E. Materials. Building materials shall convey an appearance of quality and durability.

1. Building exteriors shall be constructed from proven, high quality, durable materials, including:
 - a. Brick
 - b. Limestone
 - c. Other native stone
 - d. Textured colored aggregate concrete masonry units
 - e. Masonry with stucco finish
 - f. Building integrated photovoltaics
2. The following materials are permitted only as provided herein:
 - a. Stucco and EIFS are permitted as an accent material only. If used, stucco and EIFS shall be detailed to look like traditional wall cornices, soffits, window trim, and similar features. EIFS may be installed only above the floor level of the second story.
 - b. Building materials that are not listed in subsection B.1., above, may be used as predominant materials if it is demonstrated that:
 - i. They have comparable durability, impact resistance, and quality as the materials listed in subsection B.1., above; and
 - ii. They are part of a building that is designed to achieve a Leadership in Energy and Environmental Design ("LEED") certification, and the materials qualify for LEED points under both the Energy and Atmosphere criteria and the Materials and Resources criteria.
3. The use of the following as predominant exterior building materials is prohibited:
 - a. Pre-fabricated metal wall panels
 - b. Smooth-faced concrete block
 - c. Vinyl, composite or metal siding
 - d. Wood
 - e. Glass curtain walls

F. Openings.

1. Building openings (doors and windows) shall be square or vertical in proportion.
2. Entrances to ground-level uses shall be recessed between three and eight feet or covered by awnings that project between four and six feet from the building face.
3. Windows shall be recessed at least four inches, and shall include obvious sills, heads, and other forms of framing.

G. Blank Walls. All exterior building elevations that face public streets, customer parking areas, or areas of residential use shall be designed so that there are no areas of blank wall that are more than 16 feet in horizontal or vertical direction. This requirement can be met by window openings, articulation of the building, porches or balconies, material and color variations, decorative cornices, murals, score lines, and graphics.

H. Corporate Architecture. Logo buildings and logo building elements are prohibited.

- I. **Mechanical Equipment.** Rooftop mechanical equipment (e.g., HVAC systems) mounted on a flat roof shall be screened with materials and colors that surround the equipment, and that are consistent with the design of the building. In addition, mechanical equipment shall be screened from all ground level views from adjacent property and rights-of-way by:
1. Parapet walls, which shall include three-dimensional cornice treatments of not less than 12 inches in height, with no less than three reliefs; or
 2. Hedges installed on a green roof system, provided that the mechanical equipment is set back at least 25 feet from all exterior building walls; or
 3. Sloped roof systems or other architectural elements that conceal the flat roof area where the equipment is mounted.

Sec. 3.708 Architectural Pattern Book and Comprehensive Sign Program

- A. **Generally.** All developments that are approved pursuant to the standards of this Division shall provide an architectural pattern book and sign program, which shall be subject to approval by the City. The architectural pattern book shall provide elevations and illustrations of proposed building types and lists of proposed building materials. The comprehensive sign program shall provide a unified theme for signage throughout the development, including form, design, color, materials, illumination, dimensions, and appropriate limitations. These documents control subsequent development in the TND.
- B. **Standards for Approval.**
1. The City shall consider the following factors in the approval of a proposed architectural pattern book:
 - a. Buildings are articulated and detailed to provide visual interest and avoid undue imposition of building mass on the street;
 - b. All sides of the buildings have comparable architectural merit;
 - c. Front porches are provided on all residential units except townhomes, duplex townhomes, multifamily, and mixed-use;
 - d. Balconies are provided on all townhomes, duplex townhomes; multifamily; and mixed-use buildings;
 - e. Buildings, accessory buildings, garages, ancillary units, fences, and garden walls use materials that comply with the applicable standards of this Division; and
 - f. The architectural styles of the proposed building elevations are complimentary with each other (although landmark buildings with contrasting architecture may be approved at terminal vistas within the “C” sub-district).
 2. The City shall consider the following factors in the approval of a proposed comprehensive sign program:
 - a. The scale of the proposed signs;
 - b. The proportionality of the signs with the building faces to which they will be attached;
 - c. The form of the proposed signs;
 - d. The aesthetic quality of the signs (without reference to their content);
 - e. The quality of the materials of the signs;
 - f. The nature and intensity of proposed illumination; and
 - g. The nature of any proposed limitations, and their appropriateness to ensure that signage reflects the desired quality and character of the proposed development.

Sec. 3.709 Alternative Standards for Condominium and Alternative Land Development

- A. **Generally.** The standards of Division 3.700, Traditional Neighborhood Development, with respect to lot area, lot width, and setbacks relate to the development of residential buildings on conventional lots that are intended to be owned in fee-simple by the owners of the buildings. However, the standards are not intended to preclude other ownership types, such as condominiums (in which the land is owned in common by the owners of the condominium units), or common maintenance communities (in which fee simple ownership is limited to the land under the building, and, in some cases, a small area around it). The alternative standards of this Section are intended to allow such alternative ownership scenarios, provided that the development could be approved pursuant to this UDO using

conventional fee-simple ownership arrangements.

- B. **Demonstration of Compliance Required.** The proposed pattern of development will be permitted if it is demonstrated that it would comply with the density, open space, and applicable setback requirements of this UDO if it were platted with lots that meet the minimum requirements of Division 3.700, Traditional Neighborhood Development for each of the proposed housing types.

DIVISION 3.800 NONRESIDENTIAL SCALE REGULATIONS

Sec. 3.801 Non-Residential Scale Regulations

A. **OS, ER, SR, GR, RU, and NC Districts.**

1. Nonresidential uses that are larger than 5,000 square feet in floor area shall be located on lots that front on collector or arterial streets.
2. Nonresidential uses that are larger than 10,000 square feet in floor area shall be located on lots that front on arterial streets.

B. **CN and RT Districts.** Unless they are located in a building that has a larger floor area than permitted that was constructed before the effective date of this UDO, uses shall not have a floor area greater than:

1. 5,000 square feet for a freestanding building;
2. 7,500 square feet for a multi-tenant building with common entrances;
3. 9,000 square feet for a multi-tenant building with separate entrances. However, in CN Districts, drugstores may be up to 16,000 square feet, and may be located in free-standing buildings or multi-tenant buildings of up to 25,000 square feet, provided that the drugstore is the anchor tenant.

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