

CDC Comments continued

Specific Comments to the Two Types

- 1) There is a misalignment between “Townhome” in the Development Types (DADU’s allowed) versus Building Types (DADU/ADU) not allowed.
- 2) In the Unit Lot section, the Gross Development Site Area minimum of 2,700sf and the Lot Area Minimum of 2,500sf seem to be too small.
- 3) In the Courtyard section a minimum Lot Width of 20 feet coupled with an allowable height of 40 feet is too tight.
- 4) In the Townhome section of Development Types the suggested width of 15 feet is too narrow.
- 5) In the same section of Townhomes it suggests that an accessory structure is allowed while there does not appear to be enough space to fit an ADU in the lot portrayed.
- 6) The Conservation section states that all building lots can accommodate a DADU. This is too dense. No one living there would want that density.
- 7) The Corridor Commercial section proposes to place all commercial buildings on the street. Although ideal it is also idealistic. Developers and retail owners need to show some parking. A greater emphasis should be placed on landscaping to soften any parking seen from the street.
- 8) In the same Section “Flex Attached Building” Types need to be defined.

- 9) In the Building Types section for all Types shown, new Development Types are listed that have not been articulated in the Development Types Document. For example; Cottage Lot, Two Lot, Pocket Neighborhood.
- 10) The Town Center Section states that Tree Canopy coverage and Common Amenity Space minimums are N/A. This seems wrong.
- 11) None of the Building Types list parking requirements.