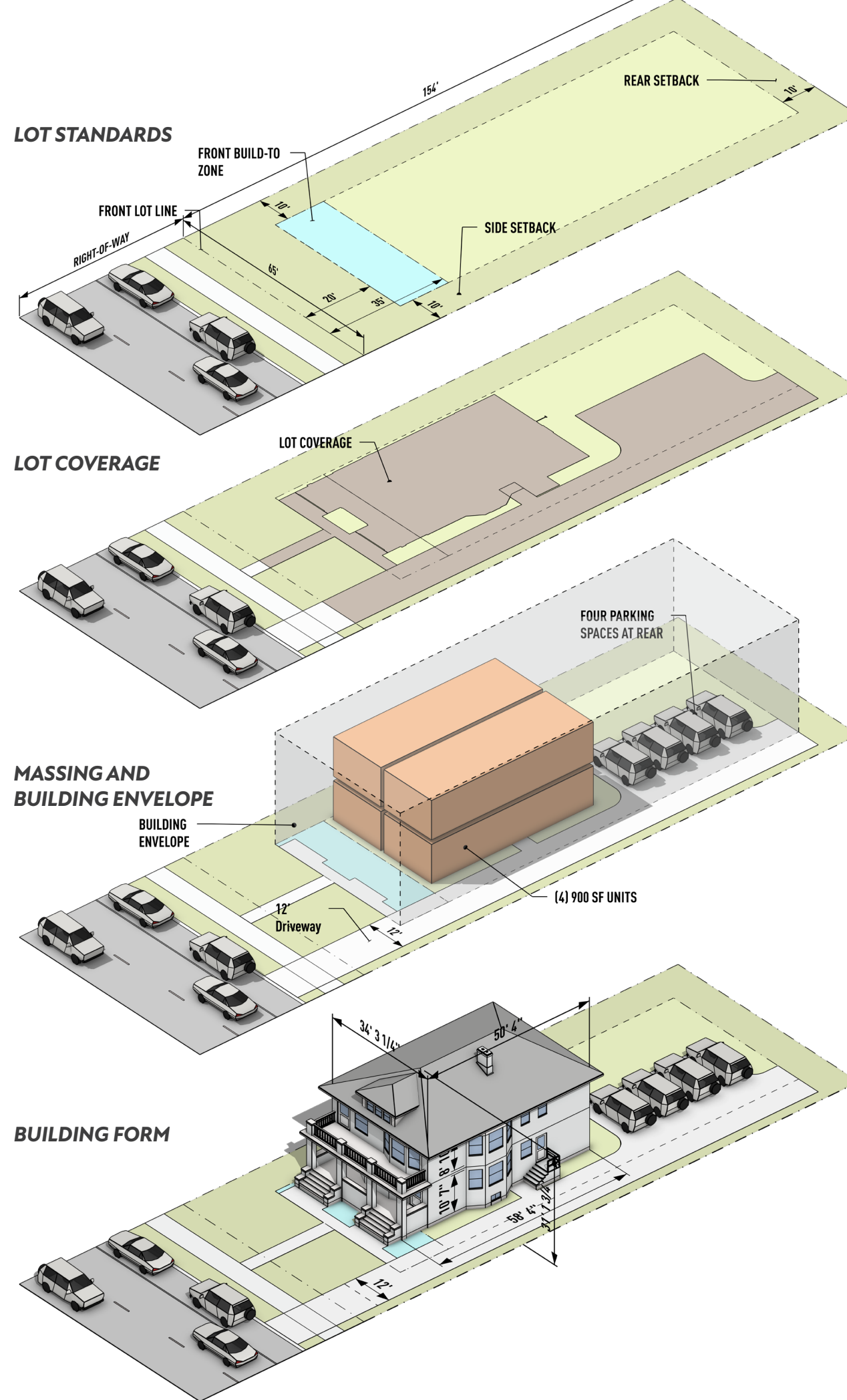


QUADPLEX



PROPOSED BUILDING TYPES

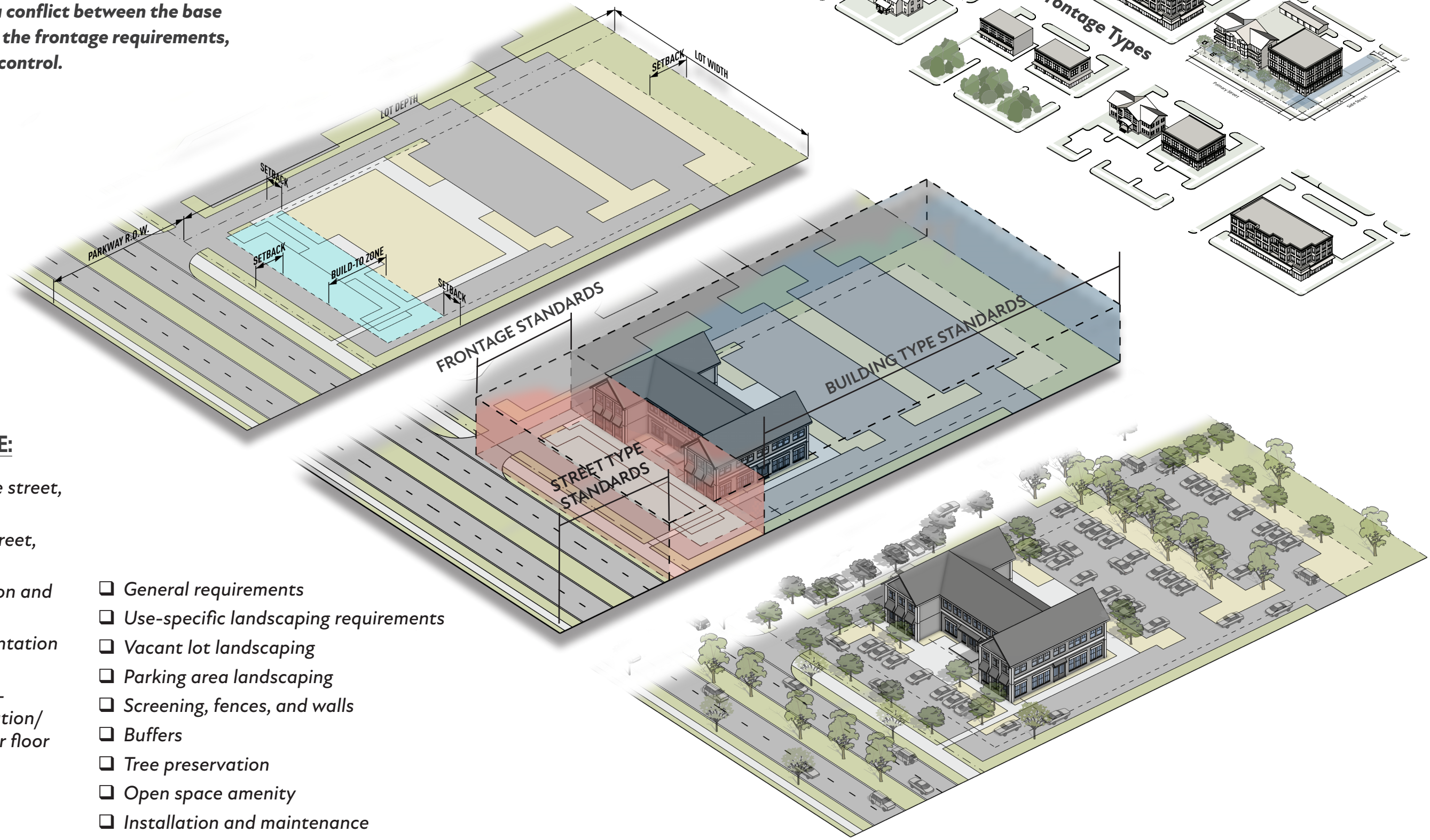
- Single-Dwelling
- Accessory Dwelling Unit (ADU)
- Cottage
- Duplex
- Triplex
- Quadplex
- Townhome
- Neighborhood Multi-Dwelling
- Neighborhood Streetfront
- Multi-Dwelling
- Courtyard
- Town Center Streetfront
- Flex (1-3 stories)
- Auto-Oriented
- Flex Attached
- Mid-Rise (4-6 stories)
- Mid-Rise (7+ stories)
- Parking Structure



Permitted Districts	SUB-RES
(1) Lot Standards & Building Placement	
Lot Size (min.)	10,000 SF
Lot Width (min.)	65'
Lot Depth (min.)	NA
Front Setback (min.)	20'
Front Setback (max.)	35'
% of Front Facade in BTZ (min.)	NA
Corner Lot - Side Setback (min.)	NA
Corner Lot - Side Setback (max.)	NA
Percentage of Street-Facing Facade in BTZ (min.)	NA
Interior Side Setback (min.)	10'
Rear Setback (min.)	10'
Alley Setback	10'
Max. Lot Coverage	50%
(2) Building Form & Size	
Gross Floor Area - Principal Building	6,000 SF
Additional Dwelling Unit Size (max.)	NP
Accessory Dwelling Unit (ADU) Size (min. - max.)	NP
Max. Building Width (Principal)	50'
Max. Building Depth (Principal)	65'
Max. Building Width (ADU)	NA
Max. Building Depth (ADU)	NA
Unit Size (min.)	NA
Unit Size (max.)	NA
Floor Area Ratio (FAR)	NA
(3) Building Height(s)	
Max. Overall Height (lesser of the two)	2 stories / 30'
Height-to-Width Ratio (max.)	1:2.5
Ground Floor Elevation - Principal Building (min.)	12"
Min. Ground Floor Height (floor-to-ceiling)	9'
Min. Upper Floor(s) Height (floor-to-ceiling)	8'
ADU Max. Overall Height (lesser of the two)	2 stories / 28'
(4) Site Standards	
Lot Coverage (max.)	50%
Front Yard Imperivous Surfaces (max.)	30%
Vehicular Access	Alley, Side Street, Frontage
Driveway Width (min.)	12'
Parking Location	Rear Yard, Behind Front Facade
(5) Street Facade Requirements (not shown)	
(6) Roof Type Requirements (not shown)	
(7) Configurations (not shown)	
(8) Permitted Development Types (not shown)	
(9) Frontages (not shown)	
(10) Permitted Conversions (not shown)	

FRONTAGES

Frontages link a desired development pattern with specific form requirements that mandate the type of development desired along the street edge. Frontages place different requirements from the base dimensional standards. Where there is a conflict between the base dimensional standards and the frontage requirements, the frontage requirements control.



FRONTAGES CAN REGULATE:

- Setbacks (front, side, side street, rear)
- Build-to zone (primary street, secondary street)
- Off-street parking location and access
- Pedestrian entrance orientation and access
- Façade design elements – front wall length, articulation/offset (?), first floor/upper floor transparency)
- Height – stories, feet
- Landscaping and Buffers
- Existing vegetation
- General requirements
- Use-specific landscaping requirements
- Vacant lot landscaping
- Parking area landscaping
- Screening, fences, and walls
- Buffers
- Tree preservation
- Open space amenity
- Installation and maintenance
- Permitted encroachments