

Building Type	Description	PUD Type	Frontage Type	Lot Area (Min-Max)	Lot Width*	Height	Setbacks/ Building Location [note: front setbacks may move to street types]	Glazing	Vehicular Access & Parking [PC to determine if these should be guidelines or standards]	Supplementary Design Notes	Allowed Street Categories
Detached House	A single unit dwelling or group home, consisting of one detached principal dwelling unit per lot. May include one accessory dwelling and/or a home occupation, as allowed under the regulations.	TND CON (per underlying)	Residential front yard; Porch, stoop; Main pedestrian entrance to the house shall be accessed directly from and face the street or green.	4,000-10,000 SF	40'-80' lot width	1.5-2.5 stories	<ul style="list-style-type: none"> •BTZ 10-25 ft (exceptions for arterials and irregular lots approved by DRB); may be reduced to 5 feet for porch •Min side setback: 5 ft •Min rear setback: 10 ft 	No requirements. South facing windows to living space encouraged.	<ul style="list-style-type: none"> •On a corner lot, parking shall be accessed from the side street. •Garages must be set back (will insert SEQ language here) and doors may not consume more than 40% of the total front façade of the structure. Alley access preferred. 	Maximum lot coverage 70%	Local, Collector
Carriage House	A small, detached, accessory building located on the same lot as a detached house or owner-occupied duplex, respecting required setbacks. This type of housing is intended to provide affordable housing and home-based businesses within the context of a walkable, residential neighborhood.	TND CON (per underlying) NCD	At ground level or above a detached garage. Not permitted in the front yard.	Must be on a shared lot with a detached house.	Must be on a shared lot with a detached house.	For detached ADUs in accessory structures, 15 feet maximum. May increase by 2 feet in height for every 10 feet from property line, not to exceed 2 stories.	<ul style="list-style-type: none"> •Typically located at the rear of a lot. May not be to the front of the main structure •Minimum 10' rear and side setbacks for single story. Two stories shall meet all setbacks for principal buildings. 	No requirements. South facing windows encouraged.	In accordance with detached single family units. ADUs provided parking per LDRs. Shared driveway access (single curbcut) required.	Architecture shall be complementary to that of the principal building.	Local, Collector
Duplex (stacked or side-by-side)	A two-unit dwelling, consisting of a small to medium sized detached residential structure that contains two principal dwelling units, either stacked or side by side, which are entirely separated by a vertical dividing wall or floor. This housing type has the appearance of a single family dwelling and is typically scaled to fit within a primarily single family neighborhood. It is intended to provide additional, housing options within the context of a walkable, residential neighborhood.	TND CON (per underlying)	Each dwelling unit has its own primary entry that faces the street and is accessed from a porch or stoop.	5,000-10,000 SF lot area per building; Individual units in side by side duplex may be sited on lots equivalent to half of the minimum and max range listed here.	<ul style="list-style-type: none"> •50'-80' lot width; •May be located on one lot, or two lots sharing a side property line along the dividing wall, with front, side, and rear yards. 	1.5-2.5 stories	<ul style="list-style-type: none"> •BTZ 10-25 ft(exceptions for arterials and irregular lots approved by DRB); may be reduced to 5 feet for front porch •Min side setback for outside walls: 5 ft •Min side setback for inside or shared walls: 0 ft •Min rear setback: 20 ft 	No requirements.	<ul style="list-style-type: none"> •If facing the street, garages are limited to single bay per dwelling unit. Additional bays must be located either behind the duplex or be side-loaded •Provision of on-street parking and alley access is preferred •Driveways may not exceed 12' in width per unit 	Maximum lot coverage for structure 70%	Local, Collector
Multiplex, Small	A housing type consisting of 3 to 4 principal dwelling units within a detached, residential building that has the appearance of a large single family dwelling (detached house), with front, side and rear yards. This housing type is typically scaled to fit sparingly within a primarily single family neighborhood, or within medium density residential neighborhood. It is intended to provide additional housing options within the context of a walkable, residential neighborhood.	TND CON (per underlying) NCD	Porch; stoop. The units may share a common main entrance or have separate residential scale entrances. At least one main entry must face the street.	8,000-15,000 SF	•50'-100' lot width	2-2.5 stories	<ul style="list-style-type: none"> BTZ 10-25 ft (exceptions for arterials and irregular lots approved by DRB) •Min side setback for outside walls: 10 ft •Min side setback for inside or shared walls: 0 ft •Min rear setback: 20 ft 	Location and amount of glazing should be typical of a large single family dwelling, with ample residential scale windows. Large windowless walls are not permitted.	Garages are limited to detached accessory structures or rear-loaded and hidden from view of the principal public street.	Front entry shall be principal design feature of front facing facade. Maximum lot coverage TBD	Local, Collector, Arterial
Cottage Cluster	A series of small, detached, one-unit structures arranged to define a shared courtyard that is typically perpendicular to the street. A cottage cluster is scaled to fit within primarily single-family or medium-density neighborhoods, and includes 3 to 9 buildings. The shared central green space takes the place of a private rear yard and serves as a community-enhancing	TND CON (per underlying)	Porch; shared courtyard with units adjacent to the street having direct entrance from the street	2,000-5,000 SF per unit	80'-125' lot width at street [reviewing for consistency with T3]	1-2 stories	Setbacks: 5 foot minimum front, side, and rear. Outermost perimeter must meet 10 foot side and rear setbacks from adjacent properties.	No requirements.	Vehicular access is to the rear of the structures, or a common parking lot may be provided. There should be no vehicular access through the shared courtyard.	Varies, but are internally consistent. Maximum lot coverage TBD	Local, Collector
Row House/Townhouse	A structure that contains 3 to 10 very narrow to medium-sized dwelling units connected to one another side-by-side by a party wall. Each dwelling unit has an individual entry facing the street, and groupings of units often share uniform plans, fenestration and architectural treatments.	NCD TND CON (per underlying)	Each unit has an individual entrance that faces the public street and is accessed from a porch, stoop, or lightwell	2,000-4,000 SF per unit	20'-30' per unit lot width	2-2.5 stories	<ul style="list-style-type: none"> BTZ 10-25 ft (exceptions for arterials and irregular lots approved by DRB) •Min side setback for outside walls: 10 ft Min side setback for inside or shared walls: 0 ft 	No requirements.	Per current regs related to parking.	Groupings of units should generally share uniform fenestration and architectural treatments	Collector, Arterial
Multiplex, medium	A large, detached structure that contains 5 to 8 dwelling units. Has a single building massing and may often have the appearance of a traditional large single-family home or duplex.	NCD TND CON (per underlying)	The structure has several residential style entries, several of which must face the street and are accessed from a porch, or stoop	10,000-18,000 SF	60'-125' lot width	2-2.5 stories	BTZ 10-25 ft, 5-15 feet to the sides.	Minimum front glazing of 30% for all sides facing the public street. South facing windows encouraged.	Per Article 14	See description. The Board may approve a single, shared entry is careful thought is given to make the building appear as though it is a large/estate home.	Local, Collector, Arterial

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Multiplex, large	A large, detached structure that contains 9 to 12 dwelling units. Designed and massed to appear as one or more large single-family homes. Large multiplexes can be located in a location that transitions from a primarily single-family neighborhood into a higher-density or mixed-use neighborhood.	NCD CON (per underlying)	The structure has several residential style entries, several of which must face the street and are accessed from a porch or stoop	20,000-35,000 SF	80'-150' lot width	2-3 stories	BTZ 15-35 ft, 5-15 feet to the sides.	Minimum front glazing of 30% for all sides facing the public street. South facing windows encouraged.	To the rear of the structure. No garages facing the street. Garages should be individual rather than be a consolidated space.	See description. The design of the structure to resemble single family homes distinguishes it from a multistory flex building.	Collector, Arterial	
Stacked Flat Building	A large detached structure that contains 12-60 dwelling units. Building must be oriented with its narrowest dimension at the street, fitting in line with the street rhythm.	NCD			80'-150' lot width [note: still be evaluated]	3-5 stories	BTZ 15-35 ft, 5-15 feet to the sides.	Minimum front glazing of 30% for all sides facing the public street. South facing windows encouraged.	Underground or to the rear of the structure.			
Civic Building	Medium to large attached or detached building dedicated to a civic use and designed to stand apart from its surroundings due to the specialized nature of its public or quasi-public use for public assembly. Examples include libraries, places of worship, schools, centers of government, performing arts, community centers, and museums. Private building types also permitted: poolhouse, clubhouse or other spaced dedicated to gathering of neighborhood residents	NCD TND	The applicant shall plan for and demonstrate a pedestrian access plan.	NA	NA	Public: per underlying zoning; private: 2 stories max.	Private civic buildings should be centrally located so that they are accessible to all parts of the surrounding neighborhood.	No requirements	None required. If provided, per article 14.		Collector, Arterial	
Cottage Commercial	Intended to provide for a wide mix of uses in a building with the physical characteristics of a small scale residential building. The building is versatile and could easily accommodate either residential or non-residential uses, distinguishable only through signage. May also serve as a live-work space. Buildings are expected to reflect the character of the surrounding	NCD TND	Porch ; shopfront. Publicly accessible entrance at streetfront.	6,000-15,000 SF	60'-100' lot width	1.5-2.5 stories	<ul style="list-style-type: none"> •BTZ 10-50 ft (exceptions for arterials and irregular lots approved by DRB) •Min side setback: 10 ft •Min rear setback: 10 ft 	<ul style="list-style-type: none"> •Minimum on first floor: 40% •Residential scaled or treated windows 	Rear of building or on street. Non landscaped parking area may not exceed 2x the footprint of the structure.	<ul style="list-style-type: none"> •Residential doors and residentially scaled windows on public street •Pitched or gabled roof required •Porches, stoops, and covered entryways are 	Local, Collector	
Neighborhood Storefront	Attached or detached building intended to serve people and businesses at the neighborhood or village scale. While the upper stories may provide for office space or residential occupation, the first floor is clearly intended for non-residential use.	TND- per 13.28 NCD	Shopfront, gallery, arcade. <ul style="list-style-type: none"> •Building entries emphasized with special architectural treatment; A walkway in front of the building, connecting the tenant spaces is required •Commercial entry door 	6,000-15,000 SF	60'-100' lot width	May range from 1-3 stories but must demonstrate an average minimum of 1.5 stories and must have a varied roofline.	<ul style="list-style-type: none"> •Setback no more than 30 feet from road right of way; attached units may have a zero side setback •Restaurant uses are encouraged to provide outdoor dining space 	<ul style="list-style-type: none"> •Minimum on first floor: 40% •First floor windows minimum 7.5' in height 	Per article 14. Also, non landscaped surface parking area may not exceed 2x the footprint of the structure.	<ul style="list-style-type: none"> •Blank walls not to exceed 30' in length at street level 	Local, Collector, Arterial?	
MultiStory Flex Building	Multi-purpose building. May be interchangeable between residential and commercial in use and appearance.	NCD	Gallery; arcade; storefront. If intended primarily for residential use, may also (permit?) a large porch. additional entrances may be located to the rear to align	25,000 SF-50,000 SF	100'-250' lot width	NCD: per underlying and overlay zoning Campus: 4 stories max	BTZ 10-50 ft, 15 feet side yard minimum	Minimum of 30% of area of façades facing a street	Per article 14. Also, non landscaped surface parking area may not exceed 2x the footprint of the structure.	<ul style="list-style-type: none"> •Required window treatments, facade breaks and roof height variations (details to be added here) 	Collector, Arterial	
Urban Storefront	Intended as commercial or mixed use for higher density non-transect areas with higher traffic volumes. Can include freestanding buildings or shared wall buildings.	NCD	Gallery; arcade, storefront.	25,000 SF-50,000 SF?	150'-300' lot width	<ul style="list-style-type: none"> •2-5 stories •Maximum height determined by zoning district 	BTZ 10-30 ft, 15 feet side yard minimum	Minimum transparent glazing on street facing first floor: 50%	Per article 14. Also, non landscaped surface parking area may not exceed the footprint of the structure.	Buildings should have a recognizable base, middle and top and balance vertical and horizontal proportions. Buildings should also employ horizontal building breaks for every 80 feet.	Local, Collector, Arterial	
Important note- just because a type is allowed in a particular PUD type, doesn't meet it is permitted anywhere, on any street type, and without limitation. Language is under development by our consulting team to use these types in context. There may be a required mix of housing types within a PUD.												

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*Special Notes	<ul style="list-style-type: none"> •Lot widths are measured at the primary street. •12 feet additional lot width is permitted for SF and Duplex buildings where access is needed to the side or rear of the lot for parking's. 18 feet additional is permitted per all other housing types where access is needed to the side or rear of the lot. No additional width is permitted where garages are proposed to be front loaded. Curbcuts at street shall not exceed 12 feet in width. 										
Standards for all types	All buildings must be oriented to the street, or shared green or courtyard where applicable. For pre-existing lots with less than 200 feet of frontage on a public street and where the depth of the lot is more than 2x the width of the lot's frontage, the design may instead treat the access drive or new private street as the primary frontage. See design for mews (TBC)										
	Home occupations permitted in accordance with LDRS										
	When used in CC FBC district, standards of Chapter 8 take precedent										

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