

		STANDARDS*									
Building Type	Intent	PUD Type	Use	Access	Design Lot Dimensions*	Building size	Height	Setbacks/ Building Location	Glazing	Parking	Building style/Architecture
Detached House	A building consisting of one dwelling unit. May include an accessory apartment within the building as permitted under the Land Development Regulations	TND CON	Residential only, may include a home occupation	Main entrance to the house shall be accessed directly from and face the street.	40'-75' lot width 4,000-10,000 SF lot area		Per Appendix C		No requirements. South facing windows encouraged.	<ul style="list-style-type: none"> On a corner lot, parking shall be accessed from the side street. Garage doors may not consume more than 25% of the total façade of the structure 	Varies
Carriage House	An accessory building that may be located on the same lot or in a modified/infill subdivision as a detached house or duplex. It typically provides 1-2 dwelling units or home office space above a garage or at ground level.	TND CON	Residential only; does not count as a unit for purposes of density if it meets all requirements of the ADU regulations, Section 3.10E	Shared driveway access (single curbcut) encouraged.		If ADU: limited to stipuations of 3.10E. If modified/infill subdivision, shall not be larger than the avg of adjacent homes.	20 feet maximum height	<ul style="list-style-type: none"> Typically located at the rear of a lot and must be set back beyond the rear 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.	Behind principal building	Architecture shall be complementary to that of the principal building.
Duplex or Small Multiplex	A small to detached building that consists of 2-4 dwelling units attached to one another side-by-side (2 u) or stacked vertically.	NCD TND CON	Residential only	Each dwelling unit has its own primary entry that faces the street and is accessed from a porch, stoop or patio.	55'-75' lot width	Building depth: 28-60 feet Building width: 28-55 feet	1-2.5 stories		No requirements. South facing windows encouraged.	<ul style="list-style-type: none"> Garages are limited to single bay if facing the street at the street per dwelling unit. Additional bays must be located either behind the duplex or be side-loaded Provision of on-street parking is encouraged Driveways may not exceed 12' in width per unit 	Varies
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 courtyard takes the place of a private rear yard and serves as a community-enhancing element.	TND CON	Residential only	Shared courtyard, with units adjacent to the street having direct entrance from the street	80'-125' lot width; .15-.35 acres per unit total lot size	The main body of the individual cottages should have a footprint of no more than TBD	1-1.5 stories		No requirements. South facing windows encouraged.	Vehicular access is to the rear of the structures, or a common parking lot may be provide. There should be no vehicular access through the shared courtyard.	Varies, but are internally consistent
Row House/Townhouse	A detached structure that contains 3 to 12 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	Residential only	Each unit has an individual entrance that faces the public street and is accessed from a porch, stoop, or patio	20'-36' per unit lot width	Individual units shall be between 20'-36' in width and not exceed 48' in depth	2-2.5 stories	Setbacks: Reduced minimums. 10-25 feet to the front, 5-15 feet to the sides.		Garages shall not face the street	Groupings of units should generally share uniform fenestration and architectural treatments
Multiplex, small	A detached structure that contains 3 or 4 dwelling units. A small multiplex has a single building massing and has the appearance of a medium to large single-family home.	TND CON	Residential only	Each unit has an individual entry and the structure has at least one primary entry that faces the street and that is accessed from a porch, stoop or patio.	50'-85' lot width	The main body of the multiplex should have a footprint of no more than 40' x 52'. •Secondary wings should have a footprint of no more than 28' x 32'	2-2.5 stories	Setbacks: Reduced minimums. 10-25 feet to the front, 5-15 feet to the sides.		To the rear of the structure	Varies
Multiplex, medium	A large, detached structure that contains 4 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	Residential only	The structure has at least one primary entry that faces the street and that is accessed from a porch, stoop or patio. Individual dwelling units may be accessed from interior entries	60'-125' lot width	•The main body of the multiplex should have a footprint of no more than 48' x 60'. •Any secondary wings should have a footprint of no more than 32' x 36'	2-2.5 stories	Setbacks: Reduced minimums. 10-25 feet to the front, 5-15 feet to the sides.		To the rear of the structure	Varies
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 TND	Residential only	The structure has several residential style entries, several of which must face the street and are accessed from a porch, stoop or patio. Distinctively different in design than an apartment/condo building	80'-125' lot width	•The main body of the multiplex should have a footprint of no more than 60' x 72'. •Any secondary wings should have a footprint of no more than 36' x 40'	3-4 stories	Setbacks: Reduced minimums. 10-25 feet to the front, 5-15 feet to the sides.		To the rear of the structure	Varies
Apartment/Condo building, large	A large, detached structure that contains 12-60 dwelling units, dependent on underlying zoning district.	NCD	Residential only	Upper story units typically accessed via a shared interior or exterior walkway, first story units have individual or shared access		Varies	3-5 stories, dependent on underlying zoning district	Setbacks: Reduced minimums. 10-25 feet to the front, 5-15 feet to the sides.	Minimum of 30% of area of façades facing a street		<ul style="list-style-type: none"> No blank walls more than 20 feet in length Roof height variations

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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	NCD TND Campus	Per underlying zoning								
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 area.	NCD TND	Underlying zoning district.	Publicly accessible entrance at streetfront, but principal entrance may be located elsewhere.		Maximum building width at street: 75 feet	1-2 stories	Setback no more than 100 feet from road ROW	•Minimum on first floor: 40% •Residential scaled or treated windows	Rear of building or on street. Parking area may not exceed 1.5x the footprint of the structure.	•Residential doors and residentially scaled windows on public street •Pitched or gabled roof required •Porches, stoops, and covered entryways are strongly encouraged
Neighborhood Storefront	Intended to serve people and businesses at the neighborhood 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	•Ground floor retail or restaurant required •Maximum 5,000 SF GFA per use	•Building entries emphasized with special architectural treatment •Commercial entry door		•Footprint no greater than 6,000 SF •Maximum building width at street: 100 feet	•2 stories •Maximum building height of 28 feet	•Setback no more than 30 feet from road right of way •Detached and free-standing	•Minimum on first floor: 40% •First floor windows minimum 7.5' in height	Per Article 14	•Blank walls not to exceed 30' in length at street level •Residential vernacular required •Sloped roof required
Retail Building, small-medium	Small-medium retail building typically services 1-2 tenants and is overall less than 15,000 SF in footprint	None	Retail, restaurant or similar	Must have commercial entry door facing public street		Varies based on underlying zoning district, maximum 15,000 SF	•1-2 stories		Minimum glazing on first floor facing street: 40%	Per Article 14	Building breaks: minimum 1 every 60'
Scaled Shopping Center	Multi-tenant retail building is intended to allow for a mix of tenants in a shared wall building. This is distinctly different than a 'strip mall' in that entrances are to face the street and there is the appearance of multiple detached buildings blended together.	NCD	Non-residential only	•Permitted only on (insert collector level street type) •Public entrances at street front •A walkway in front of the building, connecting the tenant spaces is required		Maximum ***** SF ground floor and ***** linear feet per tenant	May range from 1-3 stories but must demonstrate an average minimum of 1.5 stories	No more than 75 feet from road ROW; Front yard landscaping is required	Minimum transparent glazing on first floor: 50%	Per Article 14	•Each tenant space shall have the appearance of attached buildings, accomplished with a change in material, color, roof treatments or building height • Restaurant uses are encouraged to provide outdoor dining space
General Commercial Building	Multi-purpose building. Generally serves office uses, but may include limited residential and/or retail uses. Shall be interchangeable between residential and commercial in appearance.	NCD Campus	Must be more than 50% non-residential in use; allowance based on underlying zoning.	Publicly and visually accessible entrance at streetfront, but principal entrance may be located elsewhere.			NCD: per underlying and overlay zoning Campus: 5 stories max		Minimum glazing on first floor: 40%	Per Article 14	•Required window treatments •Balconies and stoops encouraged
Urban Storefront	Intended as commercial or mixed use for higher density non-transsect areas with higher traffic volumes. Can include freestanding buildings or shared wall buildings. Buildings should have a recognizable base, middle and top and balance vertical and horizontal proportions.	NCD	Ground floor non-residential required	Commercial doors on public street			•2-5 stories •Maximum height determined by zoning district	No more than 30 feet from road ROW	Minimum on first floor: 40%	Per Article 14	• Building breaks: minimum 1 every 80' •Flat roof encouraged •See description for further architectural goals
Retail Building, large	Recognizes need and desire for appropriately placed and spaced larger scale retail uses. These building forms are intended to be infrequent and limited in number. Such buildings placed at (CERTAIN LEVELS OF) street front will have increased architectural requirements.	None	Retail. Permitted only in zoning districts that allow retail sales of greater than 15,000 SF GFA (footnote 8 in appendix C)	Must have commercial entry door facing public street		•Single tenant building •Max based on zoning district	•1-2 stories	Located on (INSERT) street types only •No more than 50 feet from road ROW	Minimum glazing on first floor facing street: 40%	Per Article 14	If at (INSERT) Street Type: •Appearance of two full stories •Minimum percent of glazing that is transparent on first floor: 50% •Building breaks minimum 1 every 50 feet
Industrial Building	Multi-purpose building for warehousing, industrial, or auto-oriented uses. Typically is functional in form but includes building breaks and fenestration to break up larger building sides.	Campus	Industrial, warehousing, auto-oriented	May have one or more entrances					Sides facing a street shall contain min*** fenestration	Per Article 14	At least one building break per 100' along all sides facing a street
<p>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. For example, apartment building may not be allowed except on certain street types or only with certain underlying density. Small multiplex may be required adjacent to existing low density development, and medium multiplex may be required to serve as transitional housing. There may be a required mix of housing types within a PUD.</p>											
<p>* For all lot widths, 12 feet additional is permitted for SF and Duplex buildings where access is needed to the side or rear of the lot. 20 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.</p>											
Standards for all types	All buildings must be oriented to the street										
	Home occupations permitted in accordance with LDRS										

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	When used in CC FBC district, standards of Chapter 8 take precedent										
See Slideshow for Illustrative Examples											
	Conservation subdivision in districts with an adjusted residential density of 7 units per acre or more (previously x-PUD)										

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