

# ARTICLE 59-4. ZONING DISTRICT REGULATIONS

## DIV. 4.1. RULES FOR ALL ZONES

- SEC. 4.1.1. DEVELOPMENT OPTIONS ..... 4 – 2
- SEC. 4.1.2. BUILDING TYPE DESCRIPTIONS ..... 4 – 3
- SEC. 4.1.3. BUILDING TYPES ALLOWED BY ZONE ..... 4 – 4
- SEC. 4.1.4. MEASUREMENT AND EXCEPTIONS ..... 4 – 5
- SEC. 4.1.5. RESIDENTIAL PRIVATE GARAGE PARKING OPTIONS ..... 4 – 14
- SEC. 4.1.6. RESIDENTIAL INFILL COMPATIBILITY ..... 4 – 16

## DIV. 4.2. AGRICULTURAL ZONES

- SEC. 4.2.1. DETACHED HOUSE ..... 4 – 18
- SEC. 4.2.2. GENERAL BUILDING ..... 4 – 20
- SEC. 4.2.3. COMMUNITY BUILDING ..... 4 – 21

## DIV. 4.3. RESIDENTIAL ZONES

- SEC. 4.3.1. DETACHED HOUSE (1 OF 2) ..... 4 – 22
- SEC. 4.3.2. DETACHED HOUSE (2 OF 2) ..... 4 – 24
- SEC. 4.3.3. ATTACHED HOUSE ..... 4 – 26
- SEC. 4.3.4. TOWNHOUSE BUILDING ..... 4 – 28
- SEC. 4.3.5. APARTMENT BUILDING ..... 4 – 30
- SEC. 4.3.6. COMMUNITY BUILDING ..... 4 – 32
- SEC. 4.3.7. OPEN LOT ..... 4 – 33

## DIV. 4.4. DEVELOPMENT PATTERNS

- SEC. 4.4.1. DEVELOPMENT PATTERNS ALLOWED BY ZONE ..... 4 – 34
- SEC. 4.4.2. TANDEM HOUSING ..... 4 – 35
- SEC. 4.4.3. COTTAGE COURT ..... 4 – 39
- SEC. 4.4.4. GARDEN COURT ..... 4 – 43
- SEC. 4.4.5. CORNER STORE ..... 4 – 47
- SEC. 4.4.6. CONSERVATION SUBDIVISION ..... 4 – 51

## Div. 4.1. Rules for All Zones

### Sec. 4.1.1. Development Options

To encourage variety, design innovation and to provide flexibility, two types of development options are allowed.

#### A. Standard Method (Sec. 4.2 and Sec. 4.3)

The standard method of development contains the base "by right" regulations for all zones, providing the basic framework for development through a variety of building types (see Sec. 4.1.1 on the following page for a description of each building type).

#### B. Optional Method Development Patterns (Sec. 4.4)

The optional method of development provides additional density or uses in exchange for increased certainty in the design and quality of development as well enhanced public benefit. There are five types of optional development patterns with strict requirements on allowed locations, site characteristics and lot specifications. Restrictions ensure compatibility and predictably, allowing optional development patterns to proceed through an expedited review process.

##### 1. Tandem Housing

Tandem housing consists of two smaller detached houses located one in front of the other on a single lot.

##### 2. Cottage Court

A cottage court is a group of smaller detached houses clustered around a common open space or courtyard.

##### 3. Garden Court

A garden court is a group of full-size detached houses clustered around a common open space or courtyard.

##### 4. Corner Store

A corner store is a small retail establishment located on a corner lot at the edge of a residential neighborhood.

##### 5. Conservation Subdivision

Conservation subdivision is a pattern of residential development that trades smaller lot sizes (with smaller yards) and additional density in exchange for protecting a significant amount of common open space.

NOTE: After three ZAP meetings commenting on the discussion draft and analysis by planning staff and the planning board chair, the planning director has directed the zoning team to pull the section on development patterns (Div. 4.4) out of the draft.  
Posted: December 6, 2010

## Sec. 4.1.2. Building Type Descriptions

The following building types have been established to allow for detailed regulation of form applicable to development within each zone. All graphic depictions of building types are for illustrative purposes only.



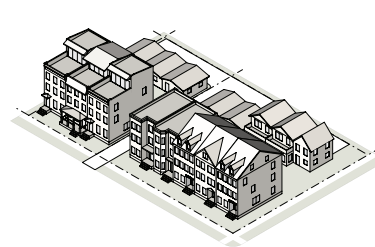
### A. Detached House

A building containing one principal dwelling unit located on a single lot. A series of detached houses as part of a single project may be located on a single lot.



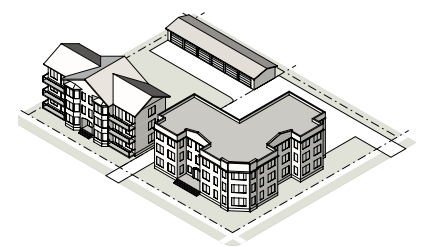
### B. Attached House

A building containing not more than two dwelling units arranged one above the other or side by side. The entire building is placed on a single lot. Often called a duplex.



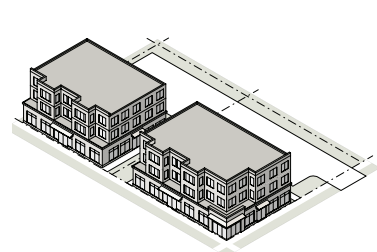
### C. Townhouse Building

A building containing two or more attached dwelling units consolidated side-by-side into a single structure. Each unit must be separated by a common side wall. Units are not vertically mixed. Units may be placed on individual lots, or the entire building (or project) may be placed on a single lot. Often called a rowhouse.



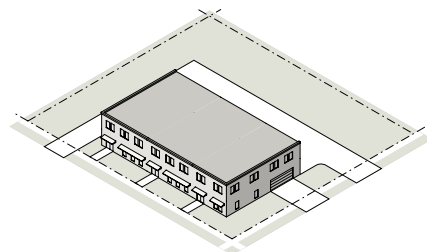
### D. Apartment Building

A building containing three or more dwelling units consolidated into a single structure. An apartment contains common walls. Dwelling units within the building must be either situated wholly or partially over or under other dwelling units, or back to back with other units in the same structure. Each unit may have its own external entrance, although shared entrances are more common.



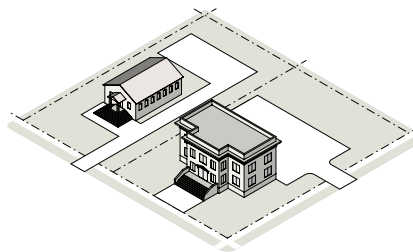
### E. Mixed Use Building

A building type intended for ground floor commercial uses with upper-story residential or offices uses.



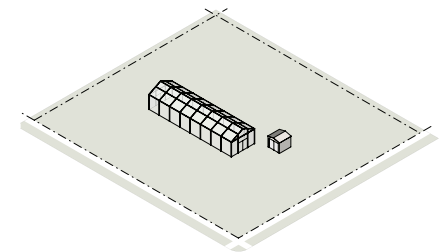
### F. General Building

A building type intended primarily for commercial, office, manufacturing and employment uses.



### G. Community Building

A building type intended primarily for civic, institutional or public uses that serve the surrounding area.

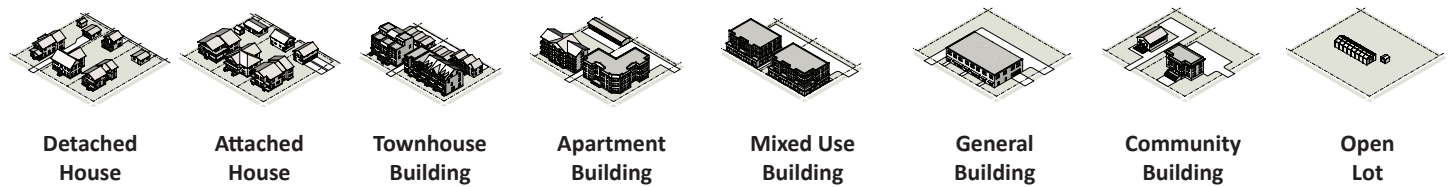


### H. Open Lot

Open lots are used to accommodate uses with large outdoor or open areas. An open lot can also accommodate open space or natural areas worthy of preservation.

### Sec. 4.1.3. Building Types Allowed by Zone

Building types are allowed by zone as set forth below.



	Detached House	Attached House	Townhouse Building	Apartment Building	Mixed Use Building	General Building	Community Building	Open Lot
<b>Agricultural Zones</b>								
Agricultural Conservation (AC)	■						■	
Agricultural Residential (AR)	■					■	■	
<b>Residential Zones</b>								
Residential Estate - 2 (RE-2)	■	□			⊙		■	■
Residential Estate - 1 (RE-1)	■	□			⊙		■	■
Residential Low Density - 20 (RLD-20)	■	□			⊙		■	■
Residential Medium Density - 9 (RMD-9)	■	□	□		⊙		■	■
Residential Medium Density - 6 (RMD-6)	■	■	□	□	⊙		■	■
Residential High Density - 6 (RHD-6)	■	■	■	□	⊙		■	■
Residential High Density - 4 (RHD-4)	■	■	■	■	⊙		■	■
Residential High Density - 2 (RHD-2)	■	■	■	■	⊙		■	■

**KEY:** ■ = Allowed by Right □ = Allowed as Part of an Approved Conservation Subdivision ⊙ = Allowed as Part of an Approved Corner Store Blank cell = Not allowed

The consultant has noted that the filled in square for an attached house in RMD-6 should be an empty square. Note, the empty square signifies that the building type can only be used if it is part of an approved conservation subdivision, which is a development pattern and has been pulled from the draft.

## Sec. 4.1.4. Measurement and Exceptions

The following rules apply to all zones and development options unless expressly stated otherwise.

### A. Site

Any lot or group of contiguous lots owned or functionally controlled by the same person or entity, assembled for the purpose of development.

#### 1. Site Area

The area included within the rear, side and front lot lines of the site. Does not include existing or proposed public or private right-of-way, whether dedicated or not dedicated to public use.

#### 2. Site Width

Site width is measured between the side lot lines of the site (generally running perpendicular to a street), at the primary street property line along a straight line or along the chord of the property line.

#### 3. Density

- a. The maximum permitted density is measured by the number of dwelling units allowed per gross acre of land.
- b. Gross land area is the total area of a site or lot including any existing or proposed streets, highways, or other land required for public use that is attributable to the site dedicated by the owner or a predecessor in title.

### B. Lot

A site or portion of a subdivision or other parcel of land intended as a unit for the purpose, whether immediate or for the future, of transfer of ownership, or possession, or for the purpose of development.

#### 1. Lot Area

The area included within the rear, side and front lot lines. Does not include existing or proposed public or private right-of-way, whether dedicated or not dedicated to public use.

#### 2. Lot Width

##### a. At the Primary Street Lot Line

Measured between the side lot lines (generally running perpendicular to a street), at the front lot line along a straight line. Where the property line is curved, measure along the chord of the lot line.

##### b. At the Primary Street Setback Line

Measured between the side lot lines (generally running perpendicular to a street), at the primary street setback line along a straight line. Where the property line is curved, measure along the chord of the property line.

## C. Placement

### 1. Building Setbacks

#### a. Setback Types

There are four types of setbacks – primary street setback, side street setback, side interior setback and rear setback. Through lots are considered to have two primary street setbacks.

#### b. Measurement of Setbacks

- i. Primary and side street setbacks are measured from the edge of the right-of-way.
- ii. Side interior setbacks are measured from the side property line.
- iii. Rear setbacks are measured from the rear property line or the edge of the right-of-way where there is an alley.

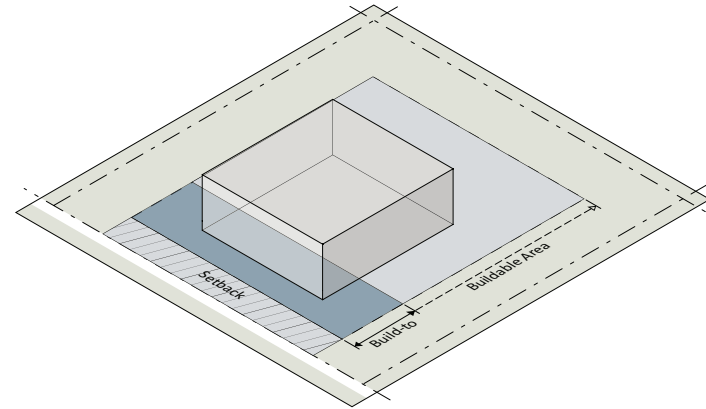
### 2. Primary and Side Street Designation

A corner lot must designate at least one primary street. A lot may have more than one primary street. In determining the primary street, the following conditions must be considered:

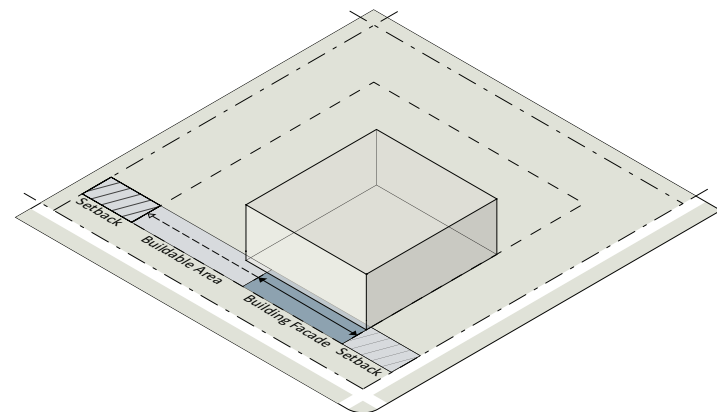
- a. The street with the highest street classification;
- b. The established orientation of the block;
- c. The street abutting the longest face of the block;
- d. The street parallel to an alley within the block; and
- e. The street that the lot takes its address from.

### 3. Build-to

- a. The area on the lot where a certain percentage of the front building facade must be located, measured as a minimum and maximum setback range from the edge of the right-of-way.



- b. The required percentage specifies the amount of the front building facade that must be located in the build-to area, measured based on the width of the building divided by the width of the lot.



- c. On corner lots, a building facade must be placed within the build-to area for the first 30 feet along the street extending from the block corner.
- d. With the exception of parking areas, all structures and uses customarily allowed on the lot are permitted in the build-to area.

#### 4. Parking Setbacks

##### a. Parking Setback Types

There are four types of parking setbacks – primary street parking setback, side street parking setback, side interior parking setback and rear parking setback. Through lots are considered to have two primary street parking setbacks.

##### b. Measurement of Parking Setbacks

- i. Primary and side street parking setbacks are measured from the edge of the right-of-way.
- ii. Side interior parking setbacks are measured from the side property line.
- iii. Rear parking setbacks are measured from the rear property line or the edge of the right-of-way if there is an alley.

##### c. Parking Not Allowed

- i. On-site surface and structured parking must be located behind the parking setback line.
- ii. The parking setback line applies to both the ground story and upper stories of a building.

#### 5. Building Coverage

- a. The maximum area of the lot that is permitted to be covered by buildings and covered porches and patios, including both principal structures, structured parking and roofed accessory structures.

- b. Building coverage does not include paved areas such as driveways, pedestrian walkways, uncovered porches or patios, decks, swimming pools or roof overhangs.

#### 6. Impervious Cover

- a. The maximum area of the lot that is permitted to be covered by roads, driveways, parking areas, concrete pedestrian walkways and patios, porte cocheres and covered areas such buildings and roofed accessory structures.
- b. Pools, ponds, fountains, roof overhangs, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians, are considered pervious and are not included in the measurement of impervious cover.
- c. For an uncovered deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50% of the area of the deck is included in the measurement of impervious cover.
- d. For interlocking or permeable pavers, 80% of the area of the pavers is included in the measurement of impervious cover.

#### 7. Recreation Area

- a. Required recreation area must be provided on-site and must generally be available for use by, or as an amenity for, the occupants of the development.
- b. Required recreation area may be met in one contiguous open area or in multiple open areas on the site; however, to receive credit the open area must be at least ten feet in width and length.
- c. Required recreation area located at grade cannot be built, parked or driven upon, except for emergency access and permitted temporary events. Required recreation area may be provided above ground through the use of an outside roof deck, roof top garden, pool area or similar type of outside common area.

- d. Required recreation may be met using required street, side and rear setbacks provided they meet the minimum contiguous dimensions established in paragraph b. above.

## 8. Setback Encroachments

All buildings and structures must be located at or behind the required setback lines, except as listed below. Structures below and covered by the ground may encroach into any required setback.

### a. Building Features

- i. Porches, stoops, balconies, galleries and awnings as set forth in [Sec. 4.4.F](#).
- ii. Chimneys or flues may extend up to four feet, provided that such extension is at least two feet from the vertical plane of any lot line.
- iii. Building eaves, roof overhangs and light shelves may extend up to five feet, provided that such extension is at least two feet from the vertical plane of any lot line.
- iv. Bay windows, entrances and similar features that are less than ten feet wide may extend up to four feet, provided that such extension is at least two feet from the vertical plane of any lot line.
- v. Unenclosed fire escapes or stairways may extend up to four feet, provided that such extension is at least five feet from the vertical plane of any lot line.
- vi. Unenclosed patios, decks or terraces may extend up to four feet into a required side setback, or up to eight feet into a required rear setback but, provided that such extension is at least five feet from the vertical plane of any lot line.
- vii. Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features may project up to 1½ feet.

### b. Mechanical Equipment and Utilities Lines

- i. Mechanical equipment associated with residential uses, such as HVAC units and security lighting, may extend into a required rear or side setback, provided that such extension is at least five feet from the vertical plane of any lot line.
- ii. Sustainable energy systems may extend into a required rear or side setback, provided that such extension is at least three feet from the vertical plane of any lot line.
- iii. Rainwater collection or harvesting systems may extend into a required rear or side setback, provided that such extension is at least three feet from the vertical plane of any lot line.
- iv. Utility lines located underground and minor structures accessory to utility lines (such as hydrants, manholes, and transformers and other cabinet structures) may extend into a required rear or side setback. Underground utilities may additionally extend into a required front setback.

### c. Other Encroachments

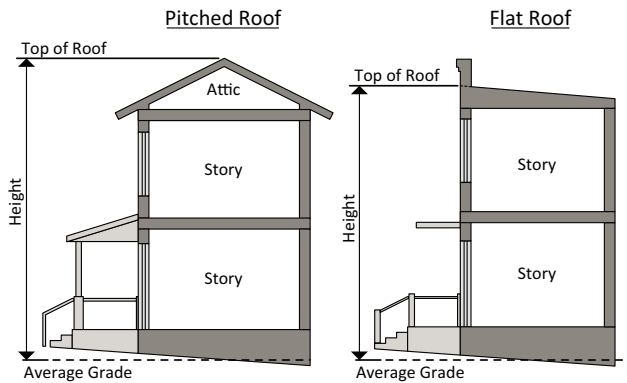
- i. Fence and walls as set forth in Sec. XX
- ii. Benches, trash receptacles, public art, water features, bicycle racks, bollards, planters, and other street furniture.
- iii. Pedestrian lighting as set forth in Sec. XX
- iv. Landscaping, sidewalk, trees, tree grates, and planters as set forth in Sec. XX
- v. Driveways as set forth Sec. XX
- vi. Handicap ramps to the extent necessary to perform their proper function.



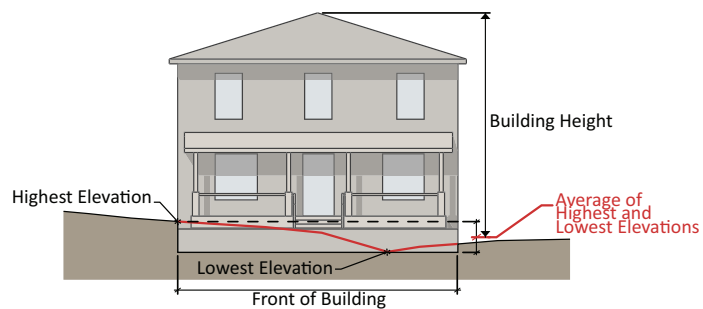
## D. Height

### 1. Building Height

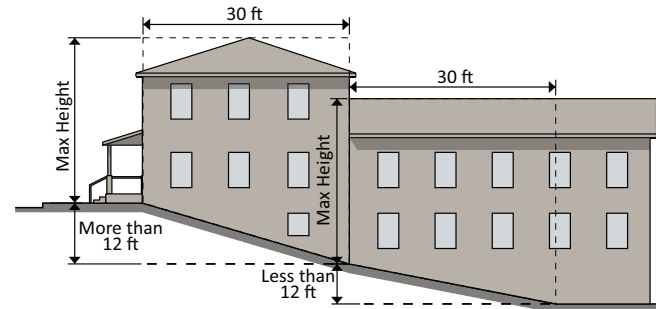
- a. Building height is measured from the average grade to the top of the highest point of the roof.



- b. Average grade is determined by calculating the average of the highest and lowest elevation along natural or improved grade (whichever is more restrictive) along the front of the building parallel to the primary street setback line.

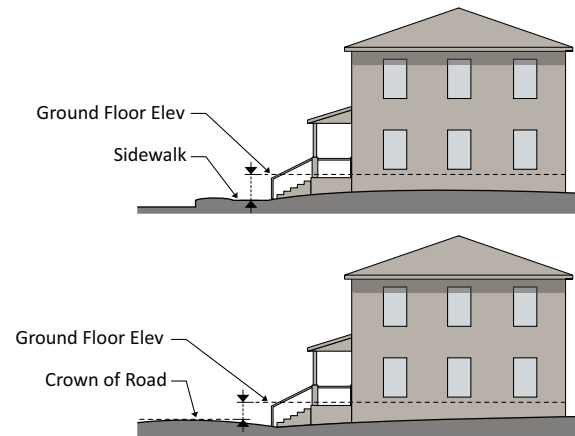


- c. Where a lot slopes downward from the front property line more than 12 feet along the side of the first 30 feet of the principal building, the height of the building past that point must be reduced by at least the drop in grade in the first 30 feet of the building, and for each successive 30-foot increment after that.



### 2. Ground Floor Elevation

Ground floor elevation is measured from top of the abutting sidewalk, or from the crown of the road where no sidewalk exists, to the top of the finished ground floor.



### 3. Height Encroachments

Any height encroachment not specifically listed is expressly prohibited except where the Director of Permitting Services determines that the encroachment is similar to a permitted encroachment as listed below.

- a. The maximum height limits of the district do not apply to spires, belfries, cupolas, domes not intended for human occupancy; monuments, water tanks/towers or other similar structures which, by design or function, must exceed the established height limits.
- b. The following accessory structures may exceed the established height limits, except when located within an airport approach area, provided they do not exceed the maximum building height by more than 12 feet:
  - i. Chimney, flue or vent stack;
  - ii. Deck, patio, shade structure;
  - iii. Flagpole;
  - iv. Garden, landscaping;
  - v. Parapet wall, limited to a height of four feet; and
  - vi. Rainwater collection or harvesting systems.
- c. Sustainable energy systems. The following accessory structures may exceed the established height limits, except when located within an airport approach area, provided they do not exceed the maximum building height by more than 12 feet, do not occupy more than 25% of the roof area, and are set back at least ten feet from the edge of the roof:
  - i. Amateur communications tower;
  - ii. Cooling tower;
  - iii. Elevator penthouse or bulkhead;
  - iv. Greenhouse;
  - v. Mechanical equipment;
  - vi. Skylights;
  - vii. Stairway access to roof; and
  - viii. Tank designed to hold liquids.
- d. An accessory structure located on the roof must not be used for any purpose other than a use incidental to the principal use of the building.

## E. Form

### 1. Building Orientation

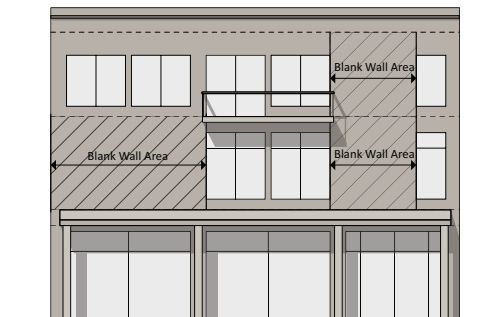
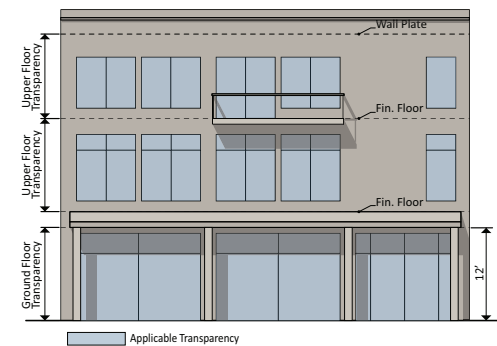
- a. An entrance providing both ingress and egress, operable to residents at all times, is required to meet the street facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are permitted.
- b. An angled entrance may be provided at either corner of a building along the street to meet the street entrance requirements.

### 2. Transparency

- a. The minimum percentage of windows and doors that must cover a ground story facade is measured between 0 and 12 feet above the adjacent sidewalk.
- b. The minimum percentage of windows and doors that must cover an upper story facade is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate.

### 3. Blank Wall Area

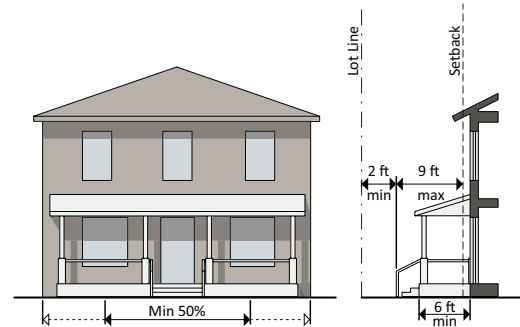
- a. Blank wall width means a portion of the exterior facade of the building that does not include a substantial material change (paint color is not considered a substantial change); windows or doors; or columns, pilasters or other articulation greater than 12 inches in depth.
- b. Blank wall area applies in both a vertical and horizontal direction.
- c. Blank wall width applies to both ground and upper story primary and side street facing facades.



## F. Building Elements

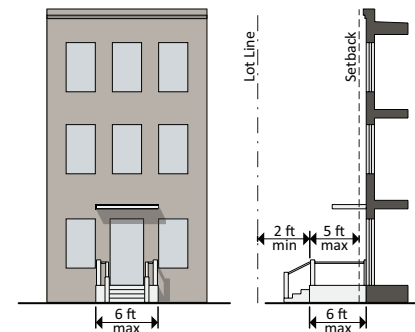
### a. Porch

- i. A porch must be at least six feet deep (not including the steps).
- ii. A porch must be contiguous with a width not less than 50% of the building facade from which it projects.
- iii. A porch may be roofed, but not enclosed.
- iv. A porch may extend up to nine feet, including the steps, into a required setback, provided that such extension is at least two feet from the vertical plane of any lot line.
- v. A porch may not encroach into the public right-of-way.



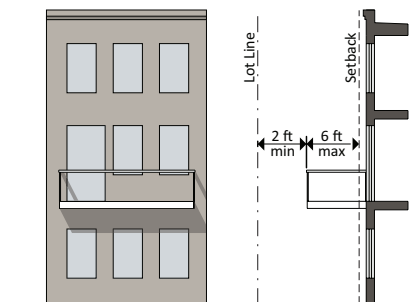
### b. Stoop

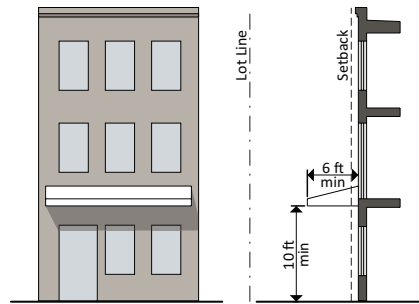
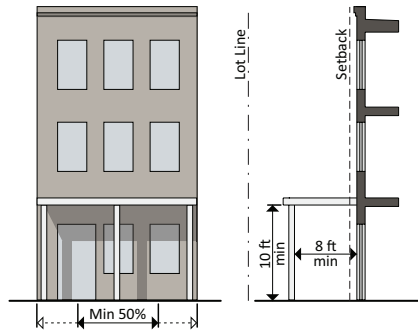
- i. A stoop must be no more than six feet deep (not including the steps) and six feet wide.
- ii. A stoop may be roofed, but not enclosed.
- iii. A stoop may extend up to six feet into a required setback, provided that the landing is at least two feet from the vertical plane of any lot line.
- iv. A stoop may not encroach into the public right-of-way.



### c. Balcony

- i. A balcony may extend up to six feet into a required setback, provided that such extension is at least two feet from the vertical plane of any lot line.
- ii. A balcony may be roofed, but not enclosed.
- iii. A balcony may not encroach into the public right-of-way without a license for the use of public right-of-way.





**d. Gallery**

- i. A gallery must have a clear depth from the support columns to the building's facade of at least eight feet and a clear height above the sidewalk of at least ten feet.
- ii. A gallery must be contiguous and extend over at least 50% of the width of the building facade from which it projects.
- iii. A gallery may extend into a required street setback.
- iv. A gallery may not encroach into the public right-of-way without a license for the use of public right-of-way.

**e. Awning**

- i. An awning must be a minimum of ten feet clear height above the sidewalk and must have a minimum depth of six feet.
- ii. An awning may extend into a required street setback.
- iii. An awning may not encroach into the public right-of-way without a license for the use of public right-of-way.

## Sec. 4.1.5. Residential Private Garage Parking Options

### A. Applicability

In addition to the standards provided below, attached and detached garages must meet all applicable requirements for either principal buildings or accessory structures as set forth on the individual building type pages of this Article.

### B. Detached House and Attached House

On lots of less than one acre, garage placement must match one of the following standards.

#### 1. Semi-Flush

- Garage doors are oriented towards the street.
- Garage doors must be positioned between 5 and 20 feet behind the front wall plane of the house, extending no more than 30% of the width of the house.
- No individual garage door may exceed 12 feet in width and a maximum of two garage doors are allowed.

#### 2. Set Back

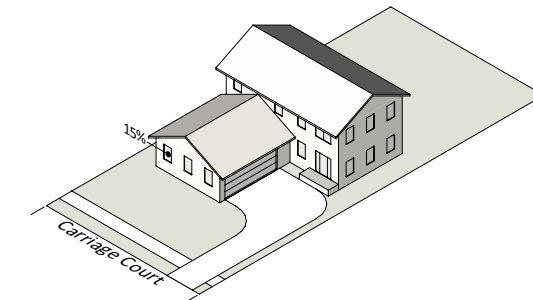
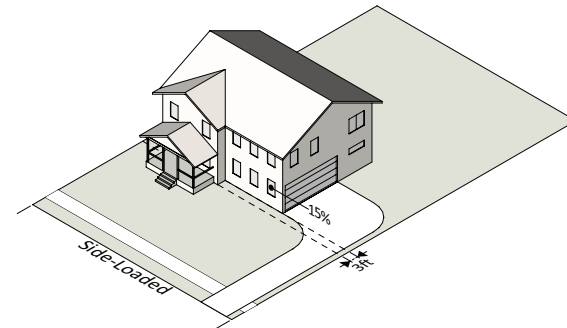
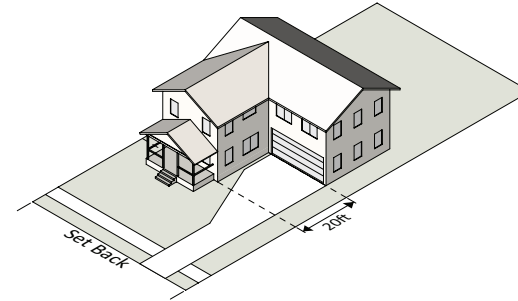
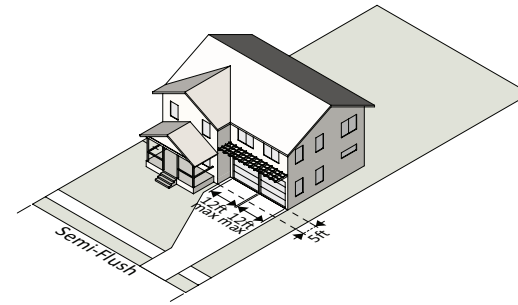
- Garage doors are oriented towards the street.
- Garage doors must be positioned at least 20 feet behind the front wall plane of the house.

#### 3. Side-Loaded

- Garage doors are oriented perpendicular to the street.
- Any wall of the garage must be located at least three feet behind the front wall plane of the house.
- Windows must cover at least 15% of any wall of the garage that faces the street.

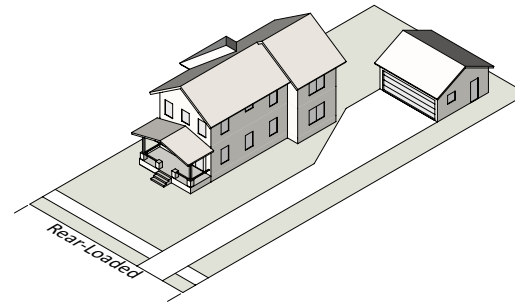
#### 4. Carriage Court

- Garage doors are oriented perpendicular to the street. Garage is located entirely in front of the house.
- Windows must cover at least 15% of any wall of the garage that faces the street.



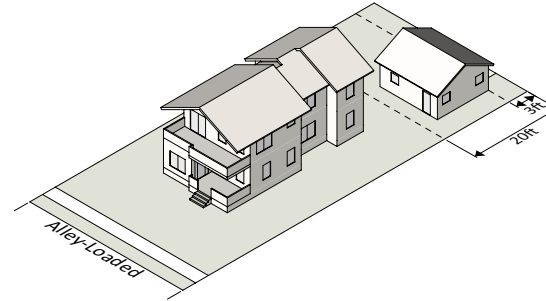
**5. Rear-Loaded**

- a. Garage is positioned entirely to the rear of the house.
- b. Garage doors either can either face the street or be located perpendicular to street.



**6. Alley-Loaded**

- a. Garage is positioned entirely to the rear of the house and is alley-accessed.
- b. Garage doors face the alley.
- c. The front of the garage must be either located three feet from the edge of the alley right-of-way or be set back at least 20 feet.



## Sec. 4.1.6. Residential Infill Compatibility

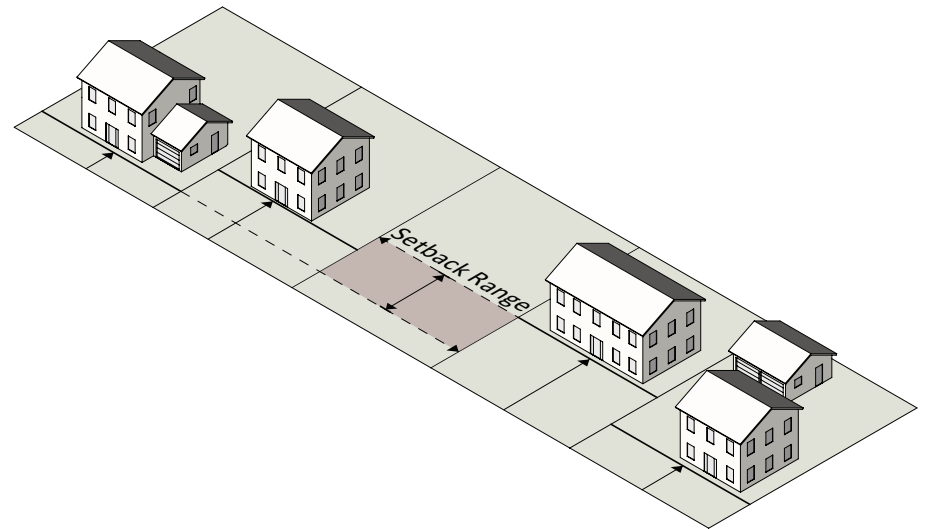
### A. Applicability

The following standards apply to any building or construction in a RLD-20, RMD-9 or RMD-6 zone where:

1. The lot was created:
  - a. By a plat recorded before January 1, 1978; or
  - b. By a plat of resubdivision that created fewer than six lots from a lot previously created by a plat recorded before January 1, 1978; and
2. The lot is less than 25,000 square feet in area.

### B. Street Setback

1. The building must be located within the range of established front setbacks on the block.
2. The range of setbacks is measured on the basis of the four lots surrounding the subject lot (the two closest lots in either direction along the block).
3. The building must be located within the range of setbacks (no closer than the narrowest setback, no further than the deepest setback).
4. Where a setback in these four lots is significantly out of the range of setbacks along the street, it may be eliminated from the range.
5. Where the calculation of a range of setbacks is not practicable, the building must meet the district standards.





### C. Height

#### 1. Side Setback Plane

Any building is subject to a side setback plane starting at 15 feet in height at the side property line, and extending upward one foot for every additional foot into the lot from the side property line.

#### 2. Rear Setback Plane

Any building is subject to a rear setback plane starting at 15 feet in at the rear property line, and extending upward one foot for every additional foot into the lot from the rear property line.

#### 3. Exceptions to Setback Planes

##### a. Side-Gabled Roof

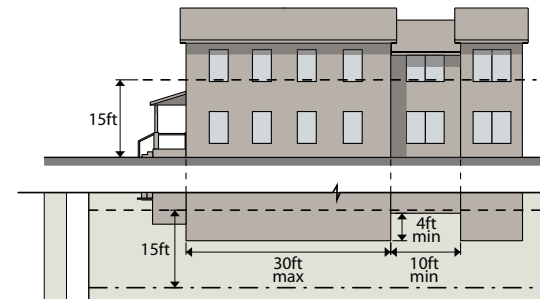
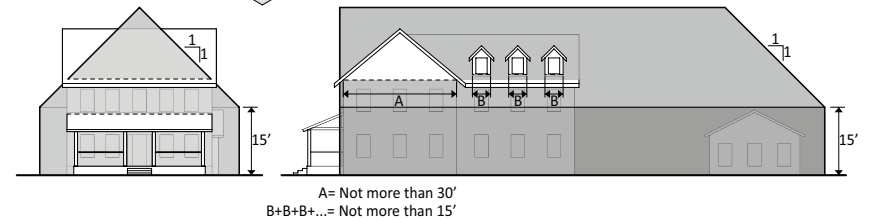
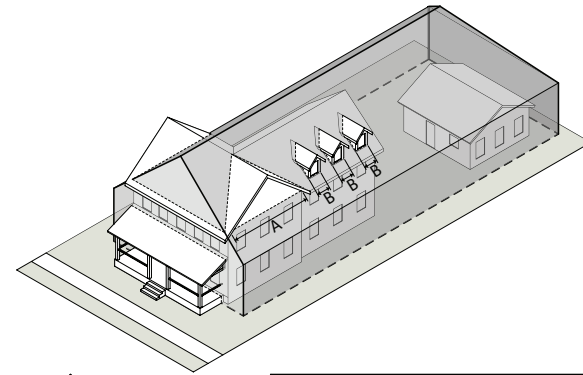
A side-gabled roof structure may extend above the side setback plane on each side of the building, for a total length of not more than 30 feet, measured from the street setback line along the intersection with the side setback plane.

##### b. Dormers

Dormers may extend above the side setback plane a total length of not more than 15 feet on each side of the house, measured along the intersection with the setback plane.

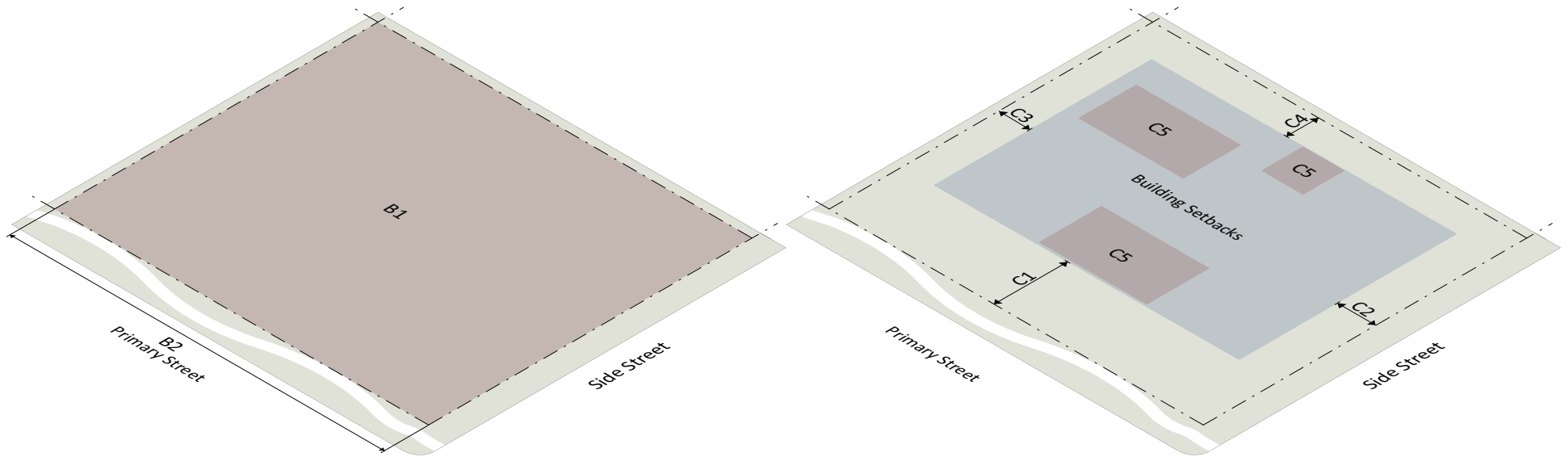
### D. Side Wall Length

Articulation is required for side walls on additions or new construction that are 15 feet or taller and located within 15 feet of the side lot line. No wall may extend for more than 30 feet without a projection or recession of at least four feet in depth and ten feet in length.



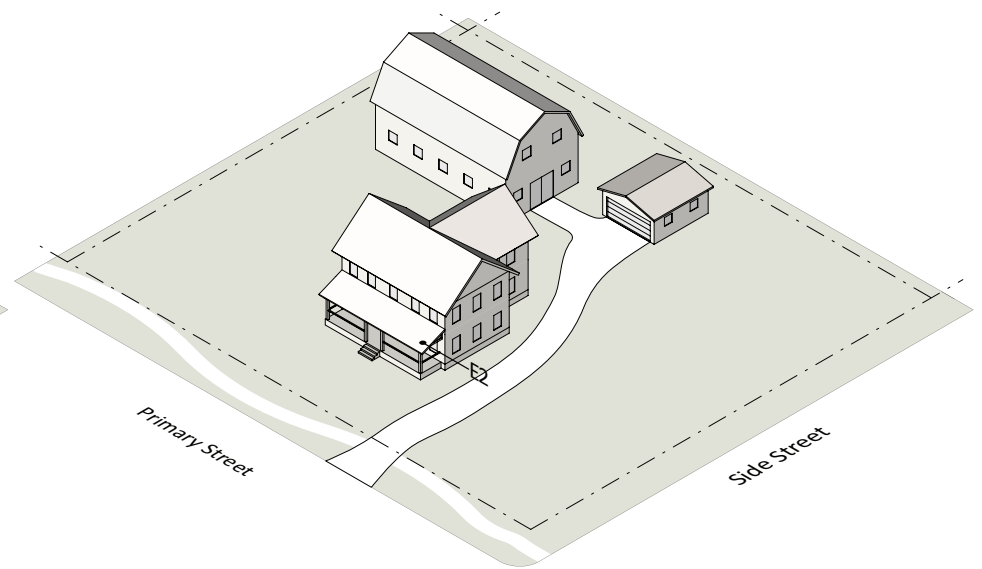
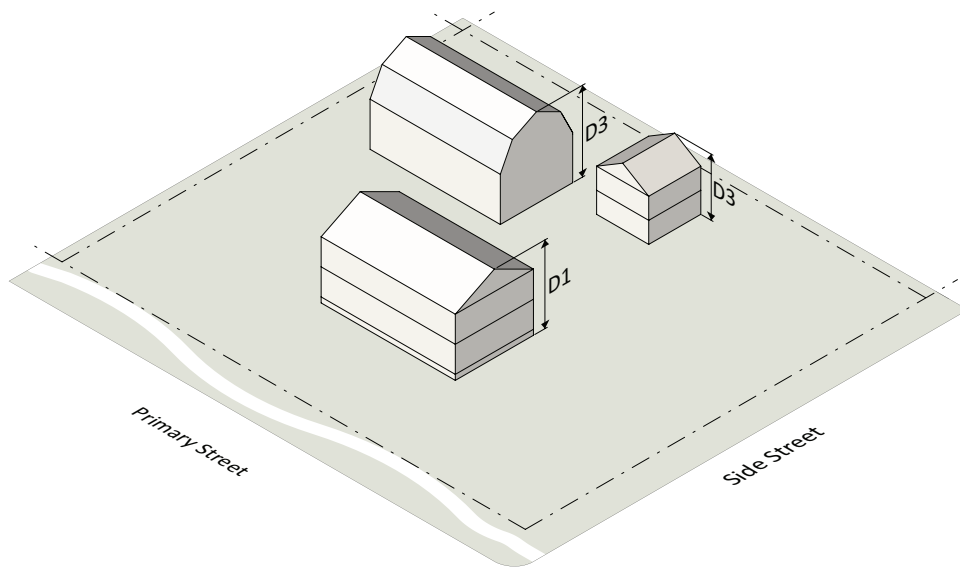
## Div. 4.2. Agricultural Zones

### Sec. 4.2.1. Detached House



A. Site	AC	AR
A1 Area for basic lot alternative (min)	25 acres	5 acres
A1 Area for flexible lot alternative (min)	50 acres	10 acres
<b>A2 Density (max)</b>		
Less than 20 units	1u / 25a	1u / 5a
20 or more units	1u / 25a	See Sec. 4.4.3
B. Lot		
<b>Basic Lot Alternative</b>		
B1 Lot area (max)	25 acres	5 acres
B2 Lot width at front street line (min)	300'	200'
B3 Remainder of site placed in conservation or agricultural easement	no	no
<b>Flexible Lot Alternative</b>		
B1 Lot area (max)	3 acres	3 acres
B2 Lot width at front street line (min)	25'	25'
B3 Remainder of site placed in conservation or agricultural easement	yes	yes

C. Placement	AC	AR
<b>All Buildings/Structures (min)</b>		
C1 Primary street setback	50'	35'
C2 Side street setback	50'	35'
C3 Side setback, interior	30'	30'
C4 Rear setback, interior	30'	30'
<b>Basic Lot Alternative Coverage (max)</b>		
C5 All roofed buildings and structures	5%	5%
C6 Impervious cover	5%	10%
<b>Flexible Lot Alternative Coverage (max)</b>		
C5 All roofed buildings and structures	10%	10%
C6 Impervious cover	20%	20%



D. Height	AC	AR
<b>Principal Building (max)</b>		
D1 Overall building height	50'	50'
D2 Wall plate height	n/a	n/a
<b>Detached Accessory Structure (max)</b>		
D3 Overall structure height	no limit	50'
D4 Ground Floor Elevation (min)	n/a	n/a

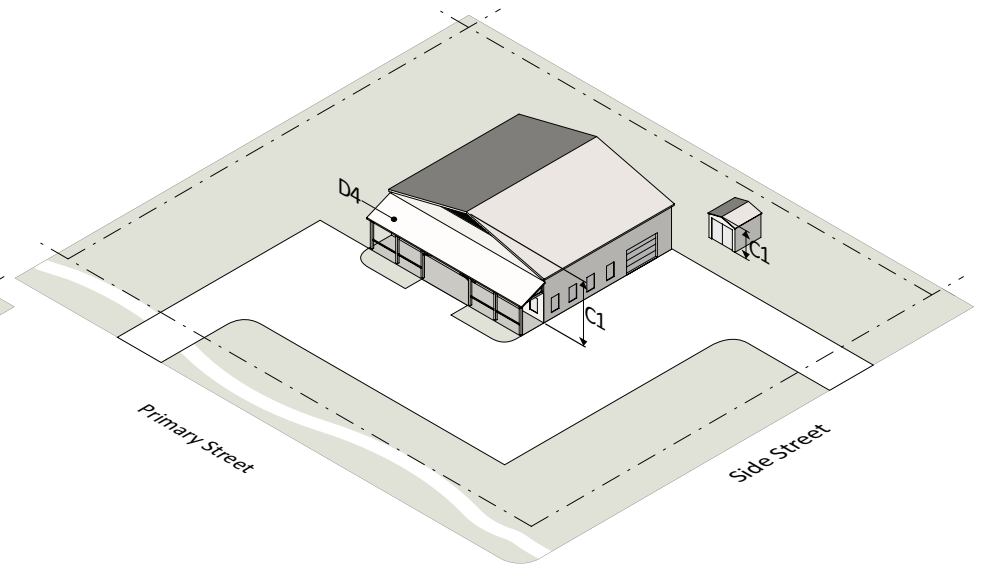
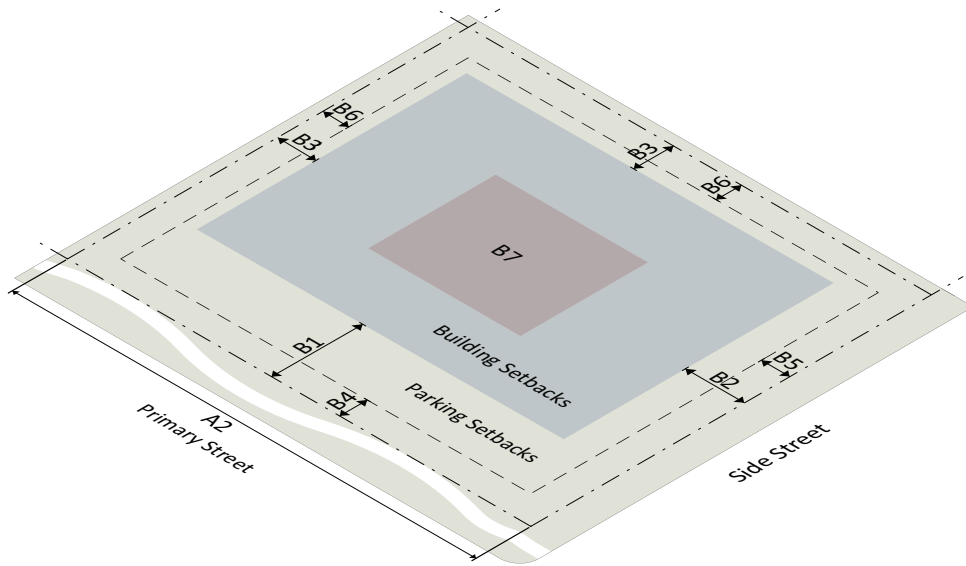
E. Form	AC	AR
<b>Building Orientation</b>		
E1 Street facing entrance required	--	--
<b>E2 Allowed Building Elements *</b>		
Gallery, awning	no	no
Porch, stoop	yes	yes
Balcony	yes	yes

\* see Sec. 4.1.4.F for specific building element requirements.

**F. Child Lots** (see Sec. XX for additional standards)

F1 Proof of qualification required	yes	n/a
<b>F2 Density (max)</b>		
Child lots allowed per 25 acres	1	n/a
Child lots allowed per 70 acres	2	n/a
Child lots allowed per 120 or more acres	3	n/a
F3 Lot size (max)	3 acres	n/a
<b>Placement, Height, Form</b>		
F4 Same as market lot residence	yes	n/a

Sec. 4.2.2. General Building

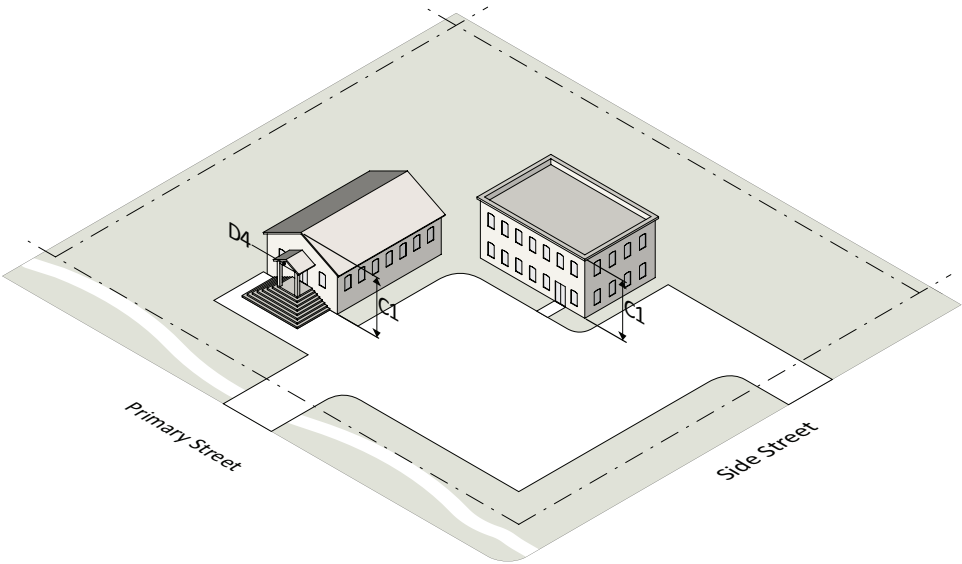
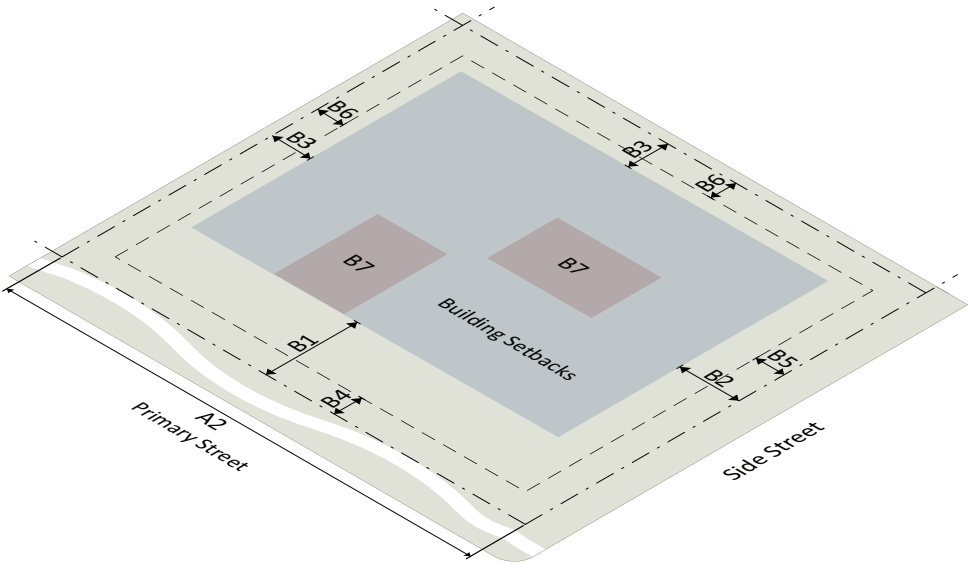


A. Lot	AR
A1 Lot area (min)	5 acres
A2 Lot width at front street line (min)	200'
B. Placement	
<b>All Buildings/Structures (min)</b>	
B1 Primary street setback	100'
B2 Side street setback	50'
B3 Side or rear setback, interior	30'
<b>Parking (min)</b>	
B4 Primary street setback	25'
B5 Side street setback	25'
B6 Side or rear, interior	25'
<b>Coverage (max)</b>	
B7 All roofed buildings and structures	10%
B8 Impervious cover	?

C. Height	AR
<b>All Buildings/Structures (max)</b>	
C1 Overall building/structure height	50'
D. Form	
<b>Building Orientation</b>	
D1 Street facing entrance required	n/a
<b>D2 Transparency (min)</b>	
Street facade 20' or less from property line	n/a
Street facade more than 20' from property line	n/a
<b>D3 Blank wall area (max)</b>	
20' or less from front property line	n/a
More than 20' from front property line	n/a
<b>D4 Allowed Building Elements *</b>	
Gallery, awning	yes
Porch, stoop	yes
Balcony	yes

\* see Sec. 4.1.4.F for specific building element requirements.

Sec. 4.2.3. Community Building



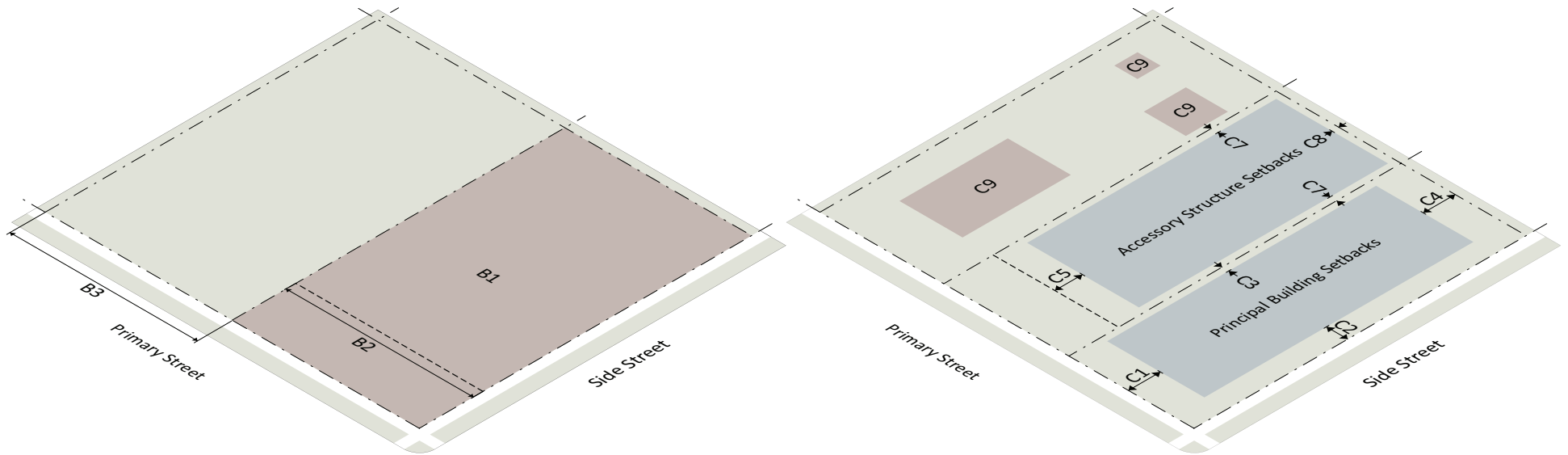
A. Lot	AR
A1 Lot area (min)	5 acres
A2 Lot width at front street line (min)	200'
B. Placement	
<b>All Buildings/Structures (min)</b>	
B1 Primary street setback	100'
B2 Side street setback	50'
B3 Side or rear setback, interior	30'
<b>Parking (min)</b>	
B4 Primary street setback	25'
B5 Side street setback	25'
B6 Side or rear setback, interior	25'
<b>Coverage (max)</b>	
B7 All roofed buildings and structures	10%
B8 Impervious cover	?

C. Height	AR
<b>All Buildings/Structures (max)</b>	
C1 Overall building/structure height	50'
D. Form	
<b>Building Orientation</b>	
D1 Street facing entrance required	n/a
<b>D2 Transparency (min)</b>	
Street facade 20' or less from property line	n/a
Street facade more than 20' from property line	n/a
<b>D3 Blank wall area (max)</b>	
20' or less from front property line	n/a
More than 20' from front property line	n/a
<b>D4 Allowed Building Elements *</b>	
Gallery, awning	yes
Porch, stoop	yes
Balcony	yes

\* see Sec. 4.1.4.F for specific building element requirements.

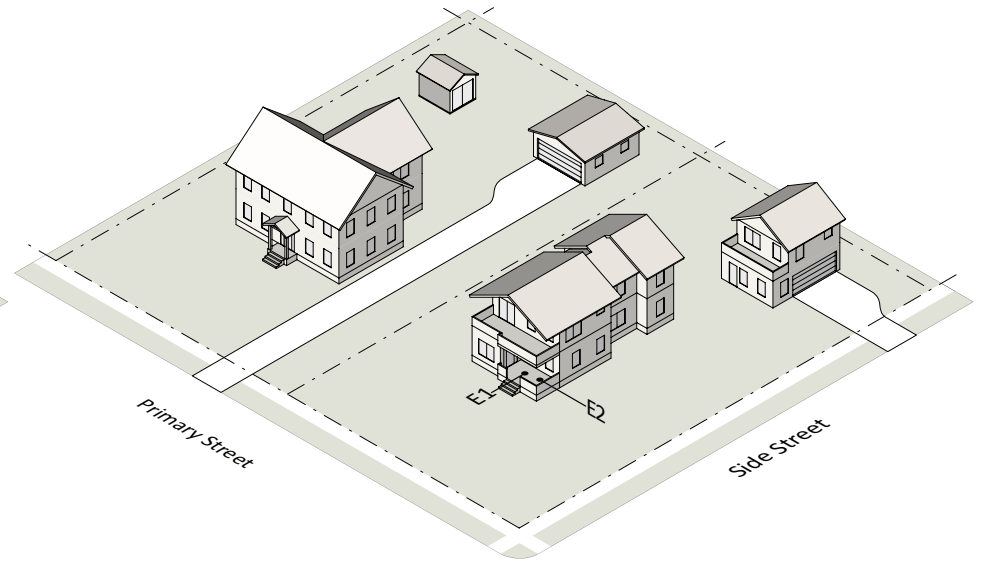
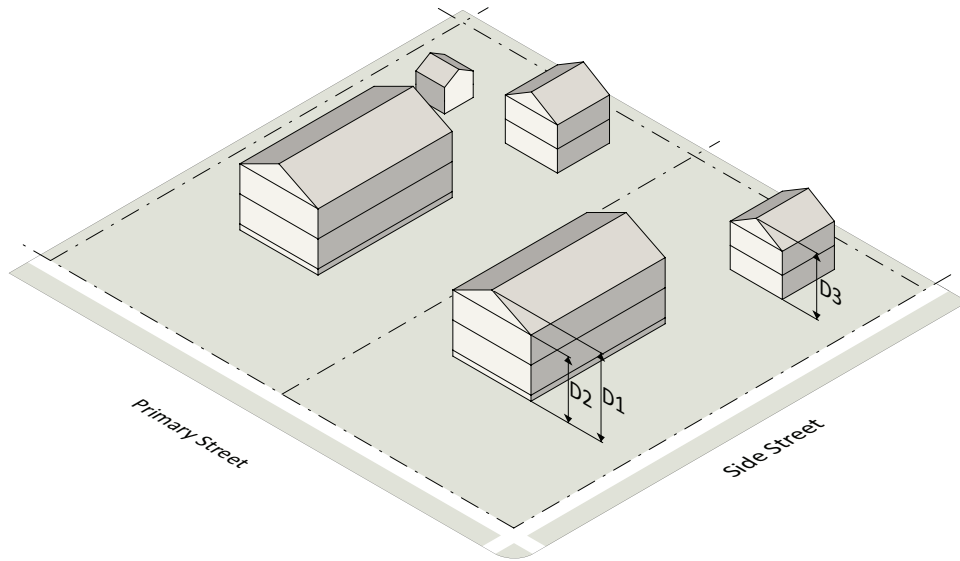
## Div. 4.3. Residential Zones

### Sec. 4.3.1. Detached House (1 of 2)



A. Site	RE-2	RE-1	RLD-20	RMD-9	RMD-6
<b>A1 Gross Density (max)</b>					
Less than 20 units	0.50 u/a	1.00 u/a	2.00 u/a	5.00 u/a	8.00 u/a
20 or more units	Conservation subdivision required (see Sec. 4.4.3)				
<b>B. Lot</b>					
<b>B1 Lot Area (min)</b>	87,120 sf	40,000 sf	20,000 sf	9,000 sf	6,000 sf
<b>Lot Width (min)</b>					
<b>B2 At front building line</b>	150'	125'	100'	75'	60'
<b>B3 At front street line</b>	25'	25'	25'	25'	25'

C. Placement	RE-2	RE-1	RLD-20	RMD-9	RMD-6
<b>Principal Building (min)</b>					
<b>C1 Primary street setback</b>	50'	50'	40'	30'	25'
<b>C2 Side street setback</b>	20'	20'	15'	15'	15'
<b>C3 Side setback, interior</b>	17'	17'	12'	8'	8'
<b>C4 Rear setback, interior</b>	35'	35'	30'	25'	20'
<b>C4 Rear setback, alley</b>	n/a	n/a	n/a	20'	20'
<b>Detached Accessory Structure (min)</b>					
<b>C5 Primary street setback, behind principal bldg.</b>	0'	0'	5'	5'	5'
<b>C6 Side street setback</b>	20'	20'	15'	15'	15'
<b>C7 Side setback, interior</b>	17'	17'	10'	5'	5'
<b>C8 Rear setback, interior</b>	17'	17'	10'	5'	5'
<b>C8 Rear setback, alley</b>	n/a	n/a	n/a	3' or 20'	3' or 20'
<b>Coverage (max)</b>					
<b>C9 All roofed buildings and structures</b>	10%	20%	30%	30%	30%
<b>C10 Impervious cover</b>	n/a	n/a	n/a	n/a	n/a



**D. Height**

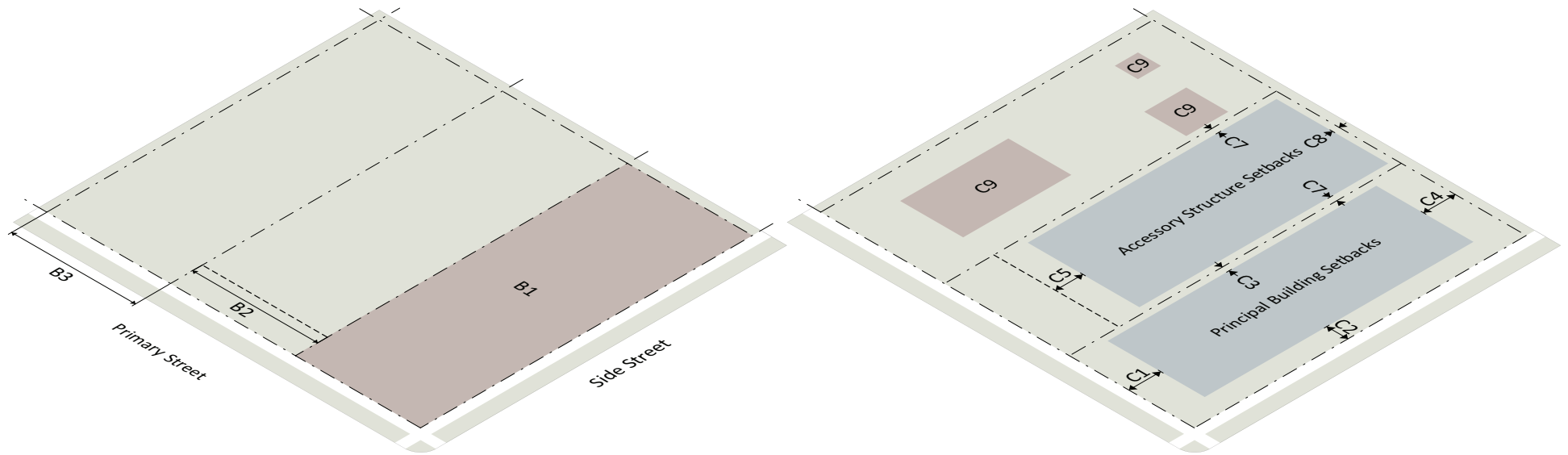
	RE-2	RE-1	RLD-20	RMD-9	RMD-6
<b>Principal Building (max)</b>					
D1 Overall building height	50'	50'	40'	40'	40'
D2 Wall plate height	n/a	n/a	28'	28'	28'
<b>Detached Accessory Structure (max)</b>					
D3 Overall structure height	50'	50'	25'	25'	25'
<b>D4 Ground Floor Elevation (min)</b>					
20' or less from front property line	n/a	n/a	n/a	n/a	n/a
More than 20' from front property line	n/a	n/a	n/a	n/a	n/a

**E. Form**

	RE-2	RE-1	RLD-20	RMD-9	RMD-6
<b>Building Orientation</b>					
E1 Street facing entrance required	n/a	n/a	yes	yes	yes
<b>E2 Allowed Building Elements *</b>					
Gallery, awning	no	no	no	no	no
Porch, stoop	yes	yes	yes	yes	yes
Balcony	yes	yes	yes	yes	yes

\* see [Sec. 4.1.4.F](#) for specific building element requirements.

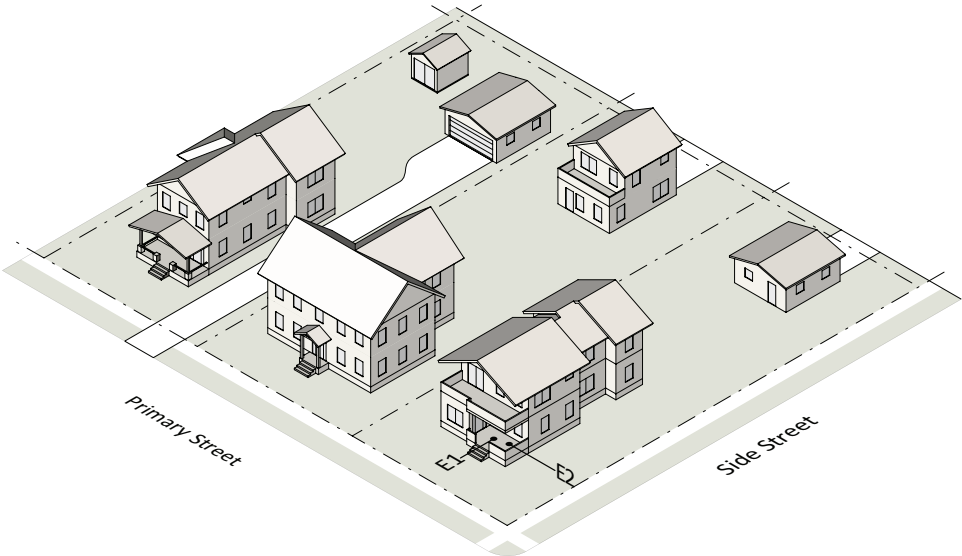
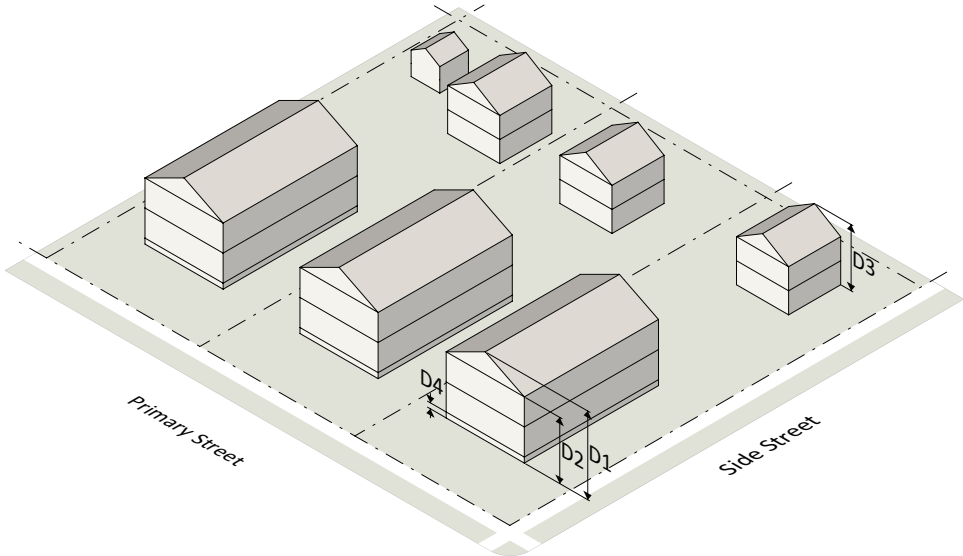
Sec. 4.3.2. Detached House (2 of 2)



A. Site	RHD-6	RHD-4	RHD-2
<b>A1 Gross Density (max)</b>			
Less than 20 units	8.00 u/a	10.00 u/a	15.00 u/a
20 or more units	9.76 u/a	12.20 u/a	18.30 u/a
- % MPDUs required (min)	15%	15%	15%
<b>B. Lot</b>			
<b>B1 Lot Area (min)</b>	6,000 sf	4,000 sf	2,000 sf
<b>Lot Width (min)</b>			
<b>B2 At front building line</b>	50'	40'	25'
<b>B3 At front street line</b>	25'	25'	25'

C. Placement	RHD-6	RHD-4	RHD-2
<b>Principal Building (min)</b>			
<b>C1 Primary street setback</b>	20'	10'	5'
<b>C2 Side street setback</b>	15'	10'	5'
<b>C3 Side setback, interior</b>	5'	3'	3'
<b>C4 Rear setback, interior</b>	20'	15'	10'
<b>C4 Rear setback, alley</b>	20'	20'	20'
<b>Detached Accessory Structure (min)</b>			
<b>C5 Primary street setback, behind principal bldg.</b>	5'	4'	3'
<b>C6 Side street setback</b>	15'	10'	5'
<b>C7 Side setback, interior</b>	5'	3'	3'
<b>C8 Rear setback, interior</b>	5'	3'	3'
<b>C8 Rear setback, alley</b>	3' or 20'	3' or 20'	3' or 20'
<b>Coverage (max)</b>			
<b>C9 All roofed buildings and structures</b>	35%	50%	60%
<b>C10 Impervious cover</b>	?	?	?



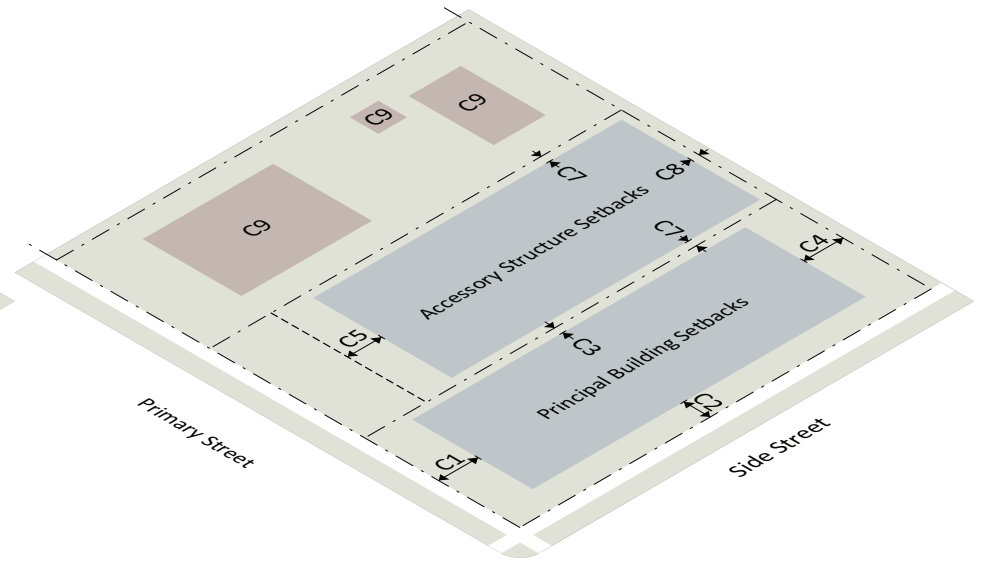
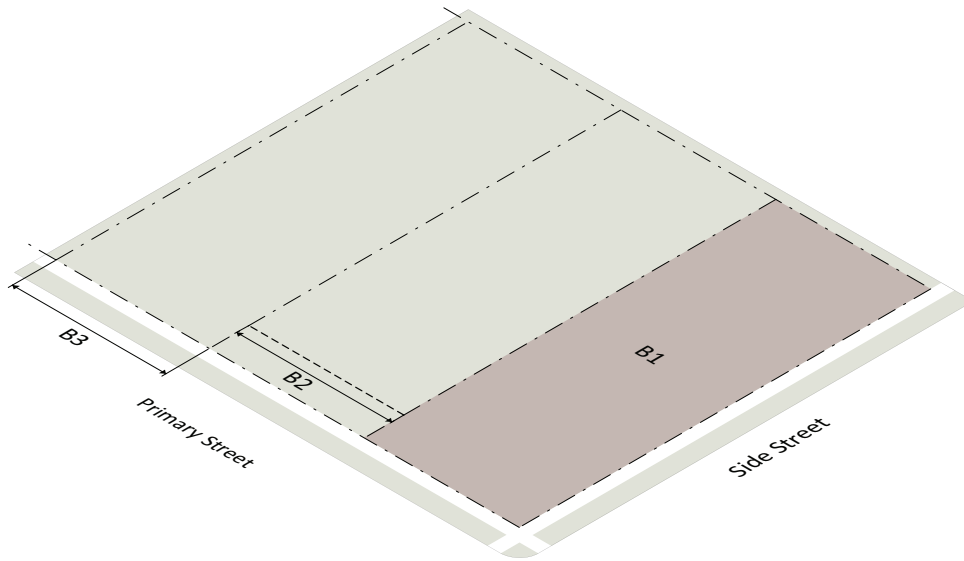


D. Height	RHD-6	RHD-4	RHD-2
<b>Principal Building (max)</b>			
D1 Overall building height	40'	40'	40'
D2 Wall plate height	28'	28'	28'
<b>Detached Accessory Structure (max)</b>			
D3 Overall structure height	25'	25'	25'
<b>D4 Ground Floor Elevation (min)</b>			
20' or less from front property line	2'	2'	2'
More than 20' from front property line	n/a	n/a	n/a

E. Form	RHD-6	RHD-4	RHD-2
<b>Building Orientation</b>			
E1 Street facing entrance required	yes	yes	yes
<b>E2 Allowed Building Elements *</b>			
Gallery, awning	no	no	no
Porch, stoop	yes	yes	yes
Balcony	yes	yes	yes

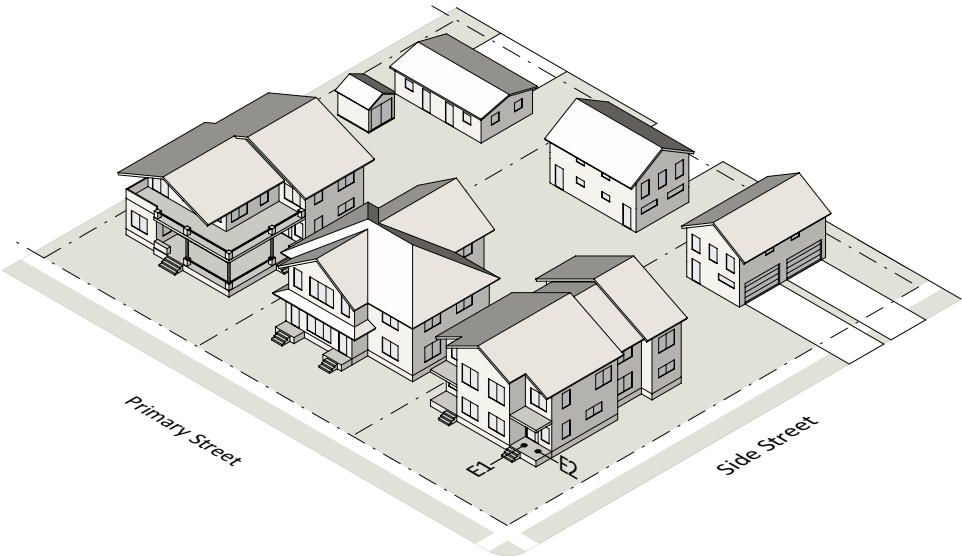
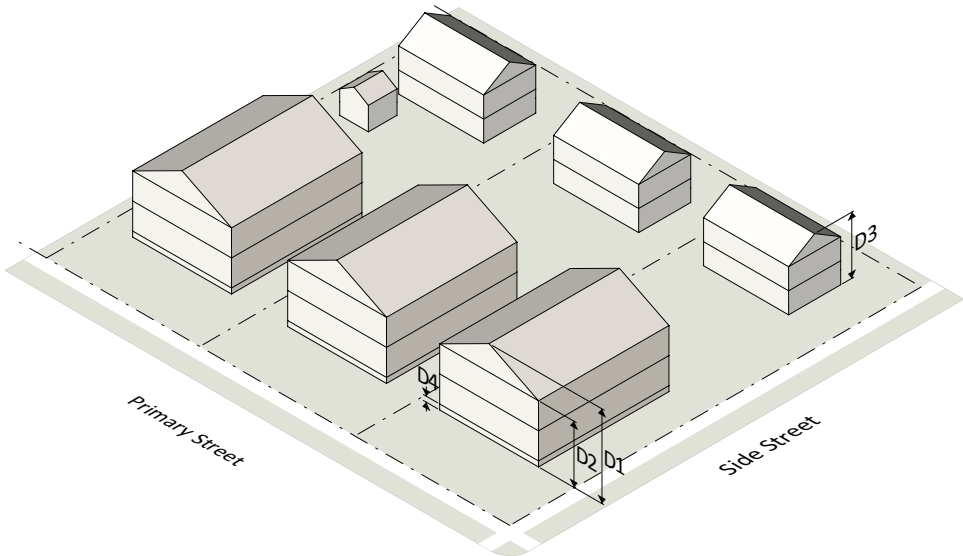
\* see Sec. 4.1.4.F for specific building element requirements.

Sec. 4.3.3. Attached House



A. Site	RMD-6	RHD-6	RHD-4	RHD-2
<b>A1 Gross Density (max)</b>				
Less than 20 units	8.00 u/a	8.00 u/a	10.00 u/a	15.00 u/a
20 or more units	see Sec. 4.4.3	9.76 u/a	12.20 u/a	18.30 u/a
- % MPDUs required (min)	4.4.3	15%	15%	15%
<b>B. Lot</b>				
<b>B1 Lot Area (min)</b>	8,000 sf	8,000 sf	5,500 sf	3,000 sf
<b>Lot Width (min)</b>				
<b>B2 At front building line</b>	80'	65'	55'	35'
<b>B3 At front street line</b>	25'	25'	25'	25'

C. Placement	RMD-6	RHD-6	RHD-4	RHD-2
<b>Principal Building (min)</b>				
<b>C1 Primary street setback</b>	25'	20'	10'	5'
<b>C2 Side street setback</b>	15'	15'	10'	5'
<b>C3 Side setback, interior</b>	8'	5'	3'	3'
<b>C4 Rear setback, interior</b>	20'	20'	15'	10'
<b>C4 Rear setback, alley</b>	20'	20'	20'	20'
<b>Detached Accessory Structure (min)</b>				
<b>C5 Primary street setback, behind principal bldg.</b>	5'	5'	4'	3'
<b>C6 Side street setback</b>	15'	15'	10'	5'
<b>C7 Side setback, interior</b>	5'	5'	3'	3'
<b>C8 Rear setback, interior</b>	5'	5'	5'	5'
<b>C8 Rear setback, alley</b>	3' or 20'	3' or 20'	3' or 20'	3' or 20'
<b>Coverage (max)</b>				
<b>C9 All roofed buildings and structures</b>	40%	45%	60%	70%
<b>C10 Impervious cover</b>	?	?	?	?

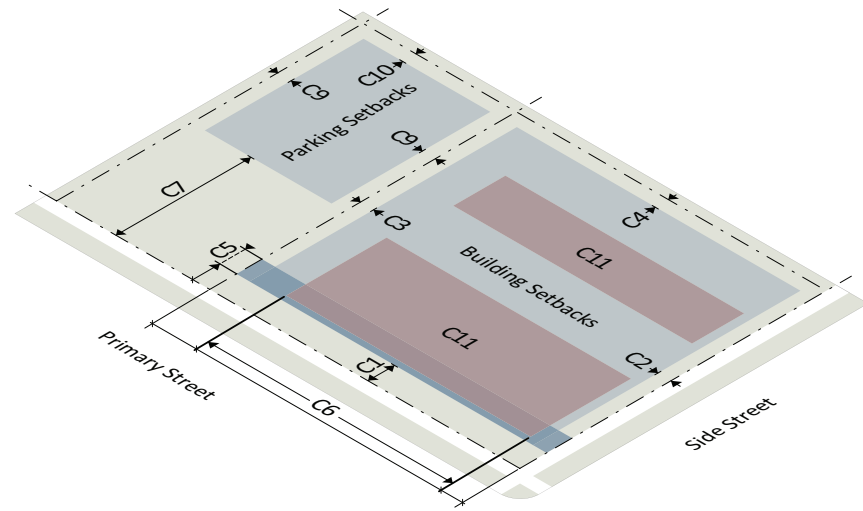
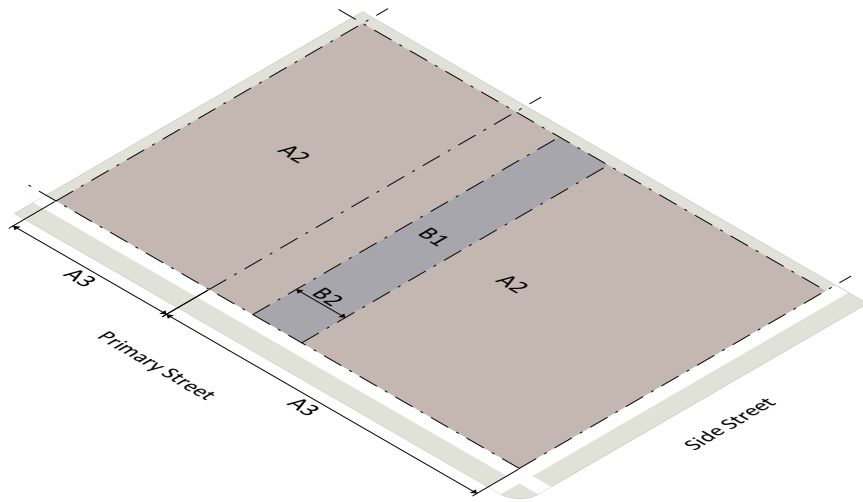


D. Height	RMD-6	RHD-6	RHD-4	RHD-2
<b>Principal Building (max)</b>				
D1 Overall building height	40'	40'	40'	40'
D2 Wall plate height	28'	28'	28'	28'
<b>Detached Accessory Structure (max)</b>				
D3 Overall structure height	25'	25'	25'	25'
<b>D4 Ground Floor Elevation (min)</b>				
20' or less from front property line	n/a	2'	2'	2'
More than 20' from front property line	n/a	n/a	n/a	n/a

E. Form	RMD-6	RHD-6	RHD-4	RHD-2
<b>Building Orientation</b>				
E1 Street facing entrance required	yes	yes	yes	yes
<b>E2 Allowed Building Elements *</b>				
Gallery, awning	no	no	no	no
Porch, stoop	yes	yes	yes	yes
Balcony	yes	yes	yes	yes

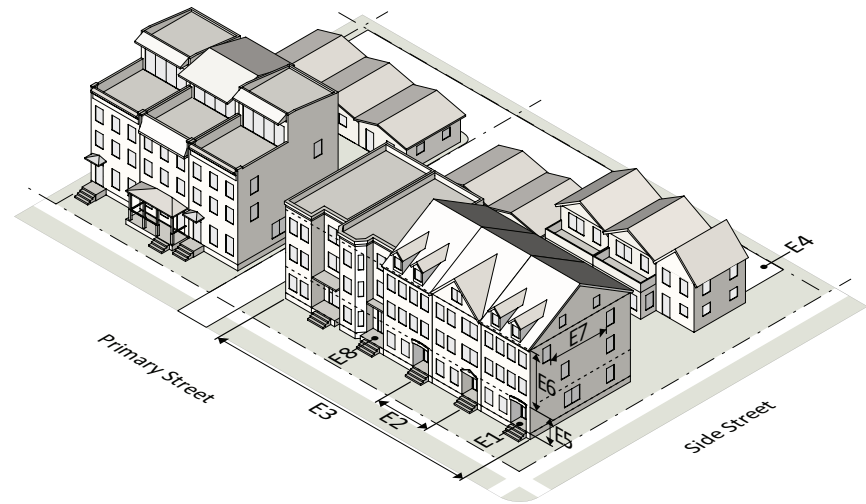
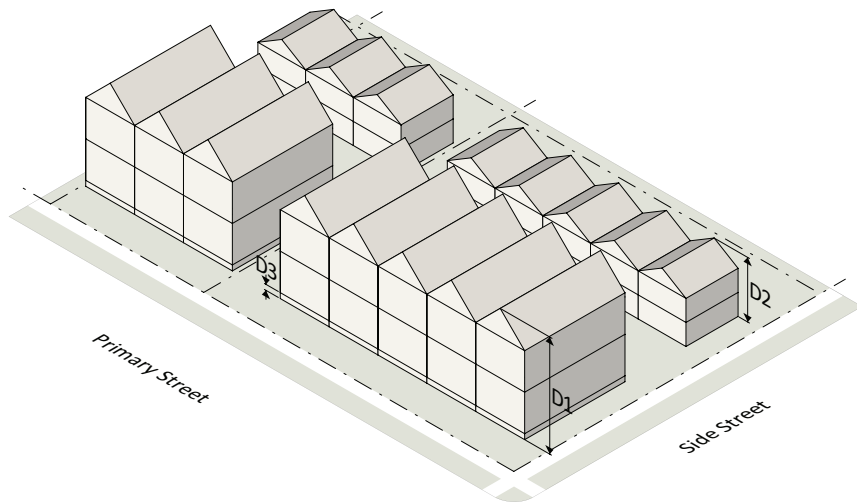
\* see Sec. 4.1.4.F for specific building element requirements.

Sec. 4.3.4. Townhouse Building



A. Site	RHD-6	RHD-4	RHD-2
<b>A1 Gross Density (max)</b>			
Less than 20 units	8.00 u/a	10.00 u/a	15.00 u/a
20 or more units	9.76 u/a	12.20 u/a	18.30 u/a
- % MPDUs required (min)	15%	15%	15%
<b>Project Site (min)</b>			
A2 Site area	4,800 sf	4,000 sf	3,600 sf
A3 Site width at front street line	60'	50'	45'
<b>B. Lot</b>			
B1 Lot area (min)	2,000 sf	1,600 sf	1,400 sf
B2 Lot width at front street line (min)	24'	20'	18'

C. Placement	RHD-6	RHD-4	RHD-2
<b>All Buildings/Structures (min)</b>			
C1 Primary street setback	15'	10'	5'
C2 Side street setback	10'	5'	5'
C3 Side or rear setback, interior	0' or 5'	0' or 5'	0' or 5'
C4 Rear setback, alley	3' or 20'	3' or 20'	3' or 20'
<b>Build-to</b>			
C5 Primary street build-to (min/max)	15' to 20'	10' to 15'	5' to 15'
C6 Building width in primary build-to (min)	70%	75%	80%
<b>Parking (min)</b>			
C7 Primary street setback	30'	30'	30'
C8 Side street setback	10'	5'	5'
C9 Side or rear setback, interior	0' or 5'	0' or 5'	0' or 5'
C10 Rear setback, alley	0'	0'	0'
<b>Coverage (max)</b>			
C11 All roofed buildings and structures	75%	75%	75%
C12 Impervious cover	?	?	?

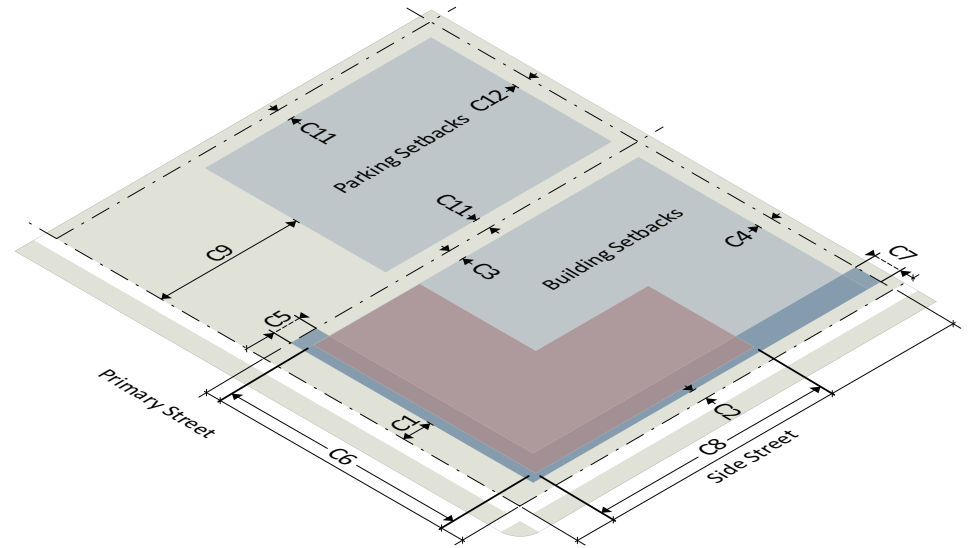
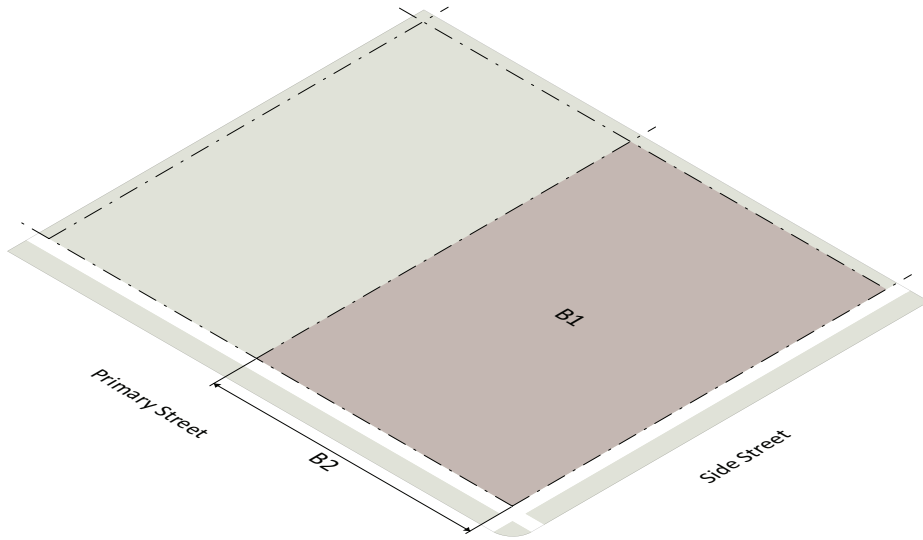


D. Height	RHD-6	RHD-4	RHD-2
<b>Principal Building (max)</b>			
D1 Overall building height	40'	40'	40'
<b>Detached Accessory Structure (max)</b>			
D2 Overall structure height	25'	25'	25'
<b>D3 Ground Floor Elevation (min)</b>			
20' or less from front property line	2'	2'	2'
More than 20' from front property line	n/a	n/a	n/a

E. Form	RHD-6	RHD-4	RHD-2
<b>Building Orientation</b>			
E1 Street facing entrance required	yes	yes	yes
E2 Street facing entrance spacing (max)	25'	25'	25'
<b>Building Mass</b>			
E3 Overall structure length (max)	144'	140'	144'
E4 Parking access	rear	rear	rear
<b>Transparency (min)</b>			
E5 Ground story street facade	30%	30%	30%
E6 Upper story street facade	20%	20%	20%
E7 Blank wall area (max)	35'	35'	35'
<b>E8 Allowed Building Elements *</b>			
Gallery, awning	no	no	no
Porch, stoop	yes	yes	yes
Balcony	yes	yes	yes

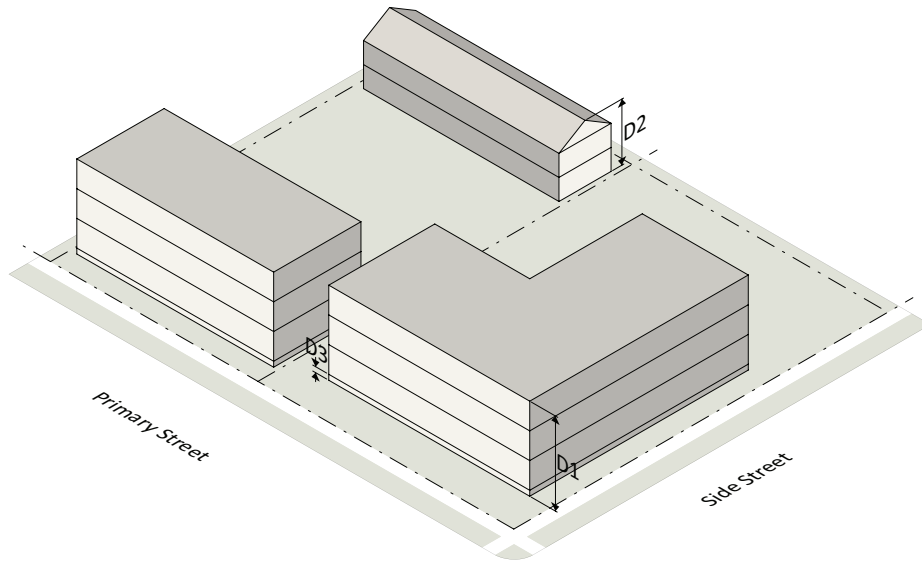
\* see Sec. 4.1.4.F for specific building element requirements.

Sec. 4.3.5. Apartment Building

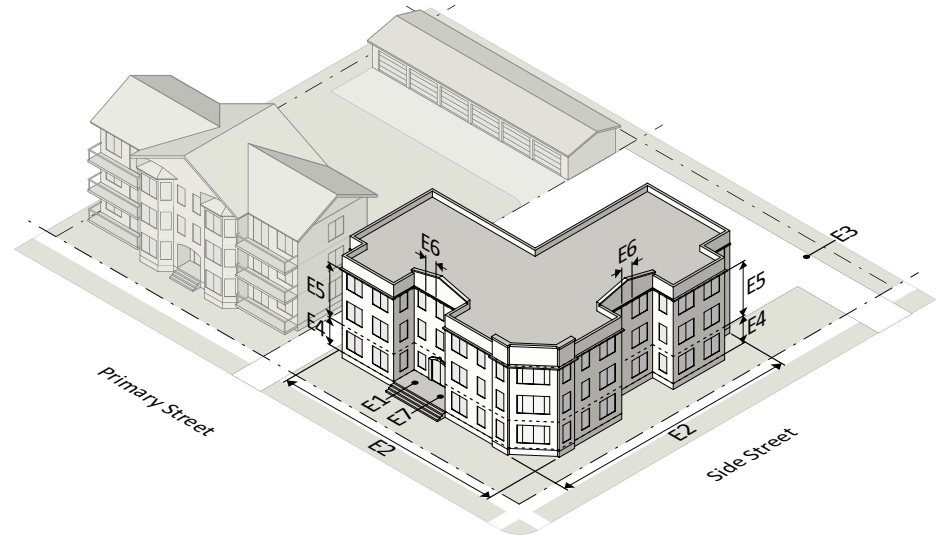


A. Site	RHD-4	RHD-2
<b>A1 Gross Density (max)</b>		
Less than 20 units	10.00 u/a	15.00 u/a
20 or more units	12.20 u/a	18.30 u/a
- % MPDUs required (min)	15%	15%
<b>B. Lot</b>		
B1 Lot area (min)	10,000 sf	10,000 sf
B2 Lot width at front street line (min)	100'	100'

C. Placement	RHD-4	RHD-2
<b>All Buildings/Structures (min)</b>		
C1 Primary street setback	10'	5'
C2 Side street setback	5'	5'
C3 Side or rear, interior	0' or 5'	0' or 5'
C4 Rear setback, alley	3' or 20'	3' or 20'
<b>Build-to</b>		
C5 Primary street build-to (min/max)	10' to 15'	5' to 15'
C6 Building width in primary build-to (min)	70%	70%
C7 Side street build-to (min/max)	5' to 15'	5' to 15'
C8 Building width in side build-to (min)	35%	35%
<b>Parking (min)</b>		
C9 Primary street setback	30'	30'
C10 Side street setback	5'	5'
C11 Side or rear setback, interior	0' or 5'	0' or 5'
C12 Rear setback, alley	0'	0'
<b>Coverage (max)</b>		
C13 All roofed buildings and structures	n/a	n/a
C14 Impervious cover	?	?
C15 Recreation area (min)	15%	15%



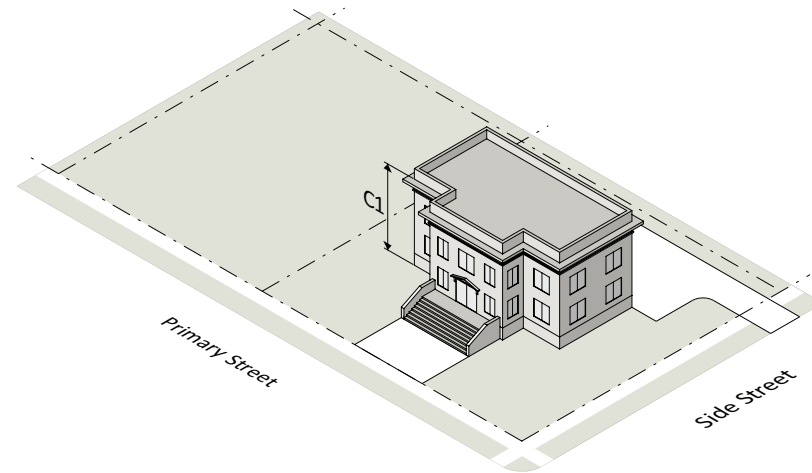
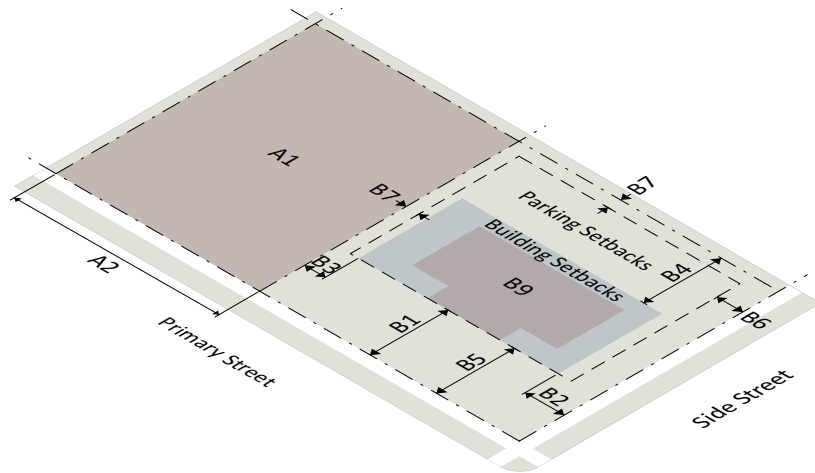
D. Height	RHD-4	RHD-2
<b>All Buildings/Structures (max)</b>		
D1 Overall building height	40'	40'
<b>Detached Accessory Structure (max)</b>		
D2 Overall structure height	25'	25'
<b>D3 Ground Floor Elevation (min)</b>		
20' or less from front property line	2'	2'
More than 20' from front property line	n/a	n/a



E. Form	RHD-4	RHD-2
<b>Building Orientation</b>		
E1 Street facing entrance required	yes	yes
<b>Building Mass</b>		
E2 Overall structure length (max)	140'	144'
E3 Parking location	rear	rear
<b>Transparency (min)</b>		
E4 Ground story street facade	30%	30%
E5 Upper story street facade	20%	20%
E6 Blank wall area (max)	35'	35'
<b>E7 Allowed Building Elements *</b>		
Gallery, awning	no	no
Porch, stoop	yes	yes
Balcony	yes	yes

\* see Sec. 4.1.4.F for specific building element requirements.

### Sec. 4.3.6. Community Building



A. Lot	RE-1, -2	RLD-20	RMD-9, -6	RHD-6, -4, -2
A1 Lot area (min)	40,000 sf	20,000 sf	20,000 sf	20,000 sf
A2 Lot width at front street line (min)	125'	100'	100'	100'

B. Placement	RE-1, -2	RLD-20	RMD-9, -6	RHD-6, -4, -2
<b>All Buildings/Structures (min)</b>				
B1 Primary street setback	50'	40'	30'	30'
B2 Side street setback	20'	15'	15'	15'
B3 Side setback, interior	17'	12'	8'	8'
B4 Rear setback	35'	30'	30'	30'
<b>Parking (min)</b>				
B5 Primary street setback	30'	30'	30'	30'
B6 Side street setback	10'	10'	10'	10'
B7 Side or rear setback, interior	0' or 5'	0' or 5'	0' or 5'	0' or 5'
B8 Rear setback, alley	0	0	0'	0'
<b>Coverage (max)</b>				
B9 All roofed buildings and structures	30%	40%	50%	60%
B10 Impervious cover	?	?	?	?

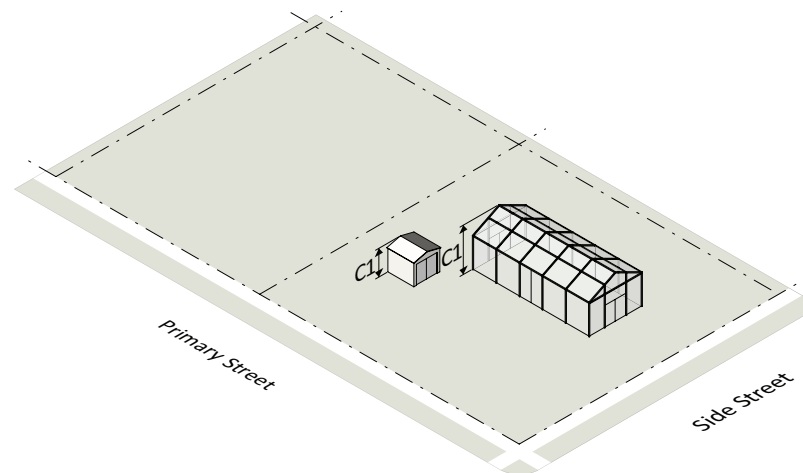
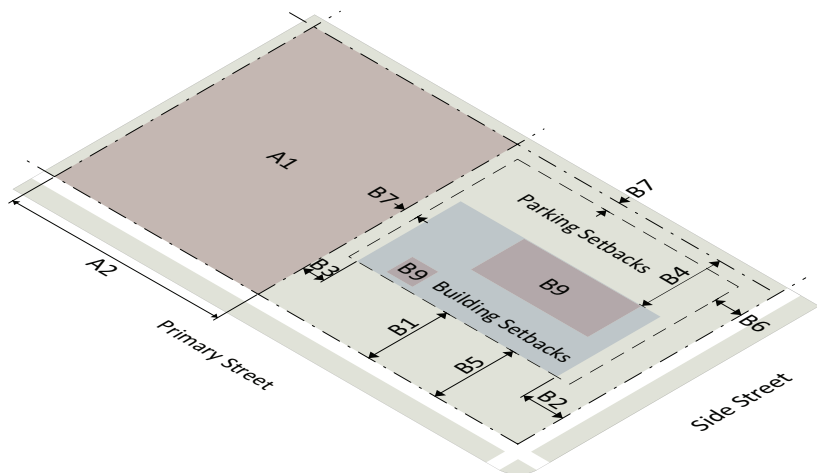
C. Height	RE-1, -2	RLD-20	RMD-9, -6	RHD-6, -4, -2
<b>All Buildings/Structures (max)</b>				
C1 Overall building/structure height	40'	40'	40'	40'

D. Form	RE-1, -2	RLD-20	RMD-9, -6	RHD-6, -4, -2
<b>D1 Transparency (min)</b>				
Street facade 20' or less from property line	n/a	n/a	n/a	n/a
Street facade more than 20' front property line	n/a	n/a	n/a	n/a
<b>D2 Blank wall area (max)</b>				
20' or less from front property line	n/a	n/a	n/a	n/a
More than 20' from front property line	n/a	n/a	n/a	n/a
<b>D3 Allowed Building Elements *</b>				
Gallery, awning	yes	yes	yes	yes
Porch, stoop	yes	yes	yes	yes
Balcony	yes	yes	yes	yes

\* see Sec. 4.1.4.F for specific building element requirements.



### Sec. 4.3.7. Open Lot



A. Lot Dimensions	RE-1, -2	RLD-20	RMD-9, -6	RHD-6, -4, -2
A1 Lot area (min)	40,000 sf	20,000 sf	10,000 sf	10,000 sf
A2 Lot width at front street line (min)	125'	100'	100'	100'

B. Placement	RE-1, -2	RLD-20	RMD-9, -6	RHD-6, -4, -2
<b>All Buildings/Structures (min)</b>				
B1 Primary street setback	50'	40'	30'	30'
B2 Side street setback	20'	15'	15'	15'
B3 Side setback, interior	17'	12'	8'	8'
B4 Rear setback	35'	30'	30'	30'
<b>Parking (min)</b>				
B5 Primary street setback	30'	30'	30'	30'
B6 Side street setback	10'	10'	10'	10'
B7 Side or rear setback, interior	0' or 5'	0' or 5'	0' or 5'	0' or 5'
B8 Rear setback, alley	0	0	0'	0'
<b>Coverage (max)</b>				
B9 All roofed buildings and structures	10%	15%	20%	25%
B10 Impervious cover	?	?	?	?

C. Height	RE-1, -2	RLD-20	RMD-9, -6	RHD-6, -4, -2
<b>All Buildings/Structures (max)</b>				
C1 Overall building/structure height	40'	40'	40'	40'

D. Form	RE-1, -2	RLD-20	RMD-9, -6	RHD-6, -4, -2
<b>D1 Transparency (min)</b>				
Street facade 20' or less from property line	n/a	n/a	n/a	n/a
Street facade more than 20' front property line	n/a	n/a	n/a	n/a
<b>D2 Blank wall area (max)</b>				
20' or less from front property line	n/a	n/a	n/a	n/a
More than 20' from front property line	n/a	n/a	n/a	n/a
<b>D3 Allowed Building Elements *</b>				
Gallery, awning	no	no	no	no
Porch, stoop	no	no	no	no
Balcony	no	no	no	no

\* see Sec. 4.1.4.F for specific building element requirements.

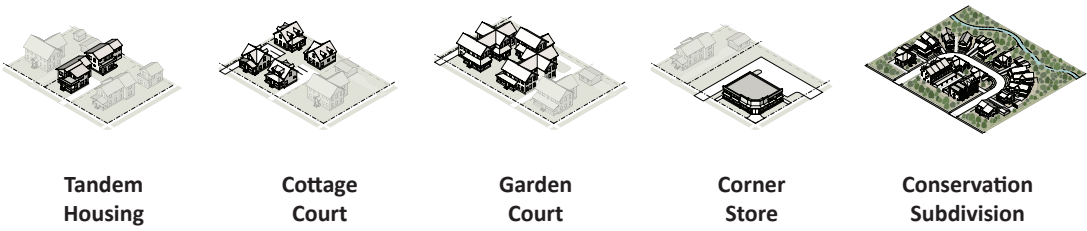
NOTE: After three ZAP meetings commenting on the discussion draft and analysis by planning staff and the planning board chair, the planning director has directed the zoning team to pull the section on development patterns (Div. 4.4) out of the draft.  
 Posted: December 6, 2010

## Div. 4.4. Development Patterns

Development patterns are specific land use activities involving design controls that produce a distinct pattern of development. Development patterns are intended to offer additional density and uses in exchange for increased certainty in the design and quality of development as well enhanced public benefit; to establish design templates for specific types of development patterns; and to encourage sustainable, integrated-use, well-designed environments; and design requirements as an alternative to requiring additional zoning designations.

### Sec. 4.4.1. Development Patterns Allowed by Zone

Development patterns are an optional method of development and are allowed by zone as set forth below. All graphic depictions of development patterns are for illustrative purposes only.



	Tandem Housing	Cottage Court	Garden Court	Corner Store	Conservation Subdivision
<b>Agricultural Zones</b>					
Agricultural Conservation (AC)					
Agricultural Residential (AR)					■
<b>Residential Zones</b>					
Residential Estate - 2 (RE-2)				■	■
Residential Estate - 1 (RE-1)				■	■
Residential Low Density - 20 (RLD-20)				■	■
Residential Medium Density - 9 (RMD-9)	■	■	■	■	■
Residential Medium Density - 6 (RMD-6)	■	■	■	■	■
Residential High Density - 6 (RHD-6)	■	■	■	■	
Residential High Density - 4 (RHD-4)	■	■	■	■	
Residential High Density - 2 (RHD-2)		■	■	■	

KEY: ■ = Allowed    Blank cell = Not allowed

## Sec. 4.4.2. Tandem Housing

### A. General Provisions

#### 1. Description

- a. A tandem housing project consists of two smaller detached houses located one in front of the other on a single lot.
- b. Tandem housing projects are typically built on a small infill sites in established residential neighborhoods.
- c. Dwelling units may be located on separate platted lots, or on undivided, commonly-owned land. Residents may share use (and maintenance expense) of common facilities such as parking areas.

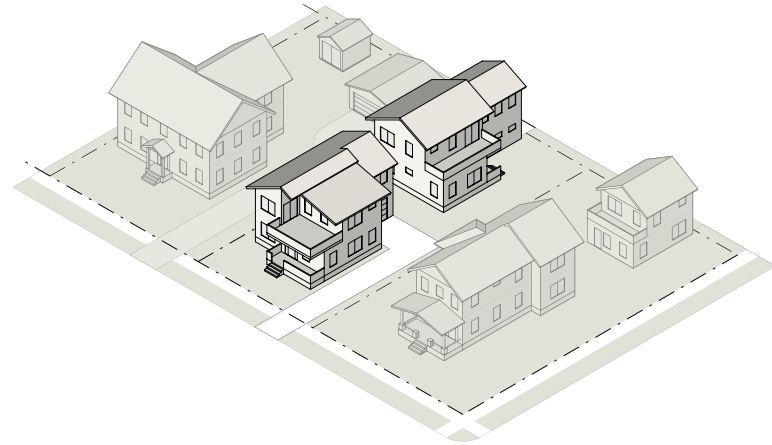
#### 2. Locational Requirements

A tandem housing project must be located:

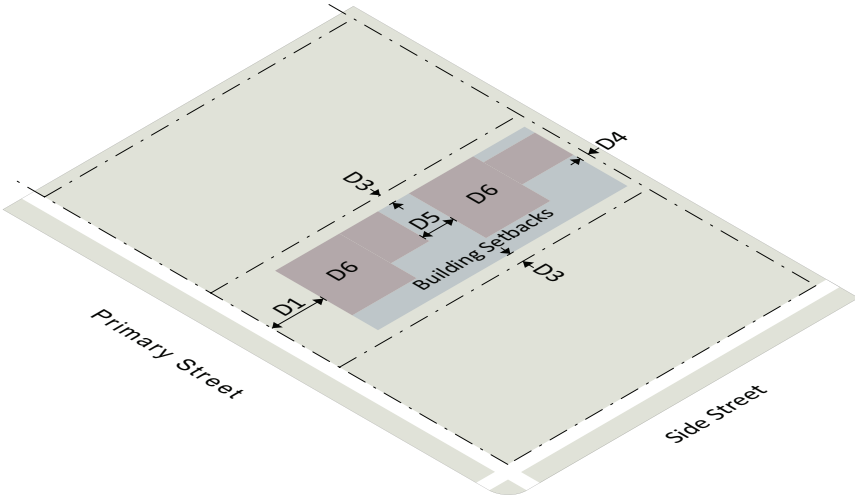
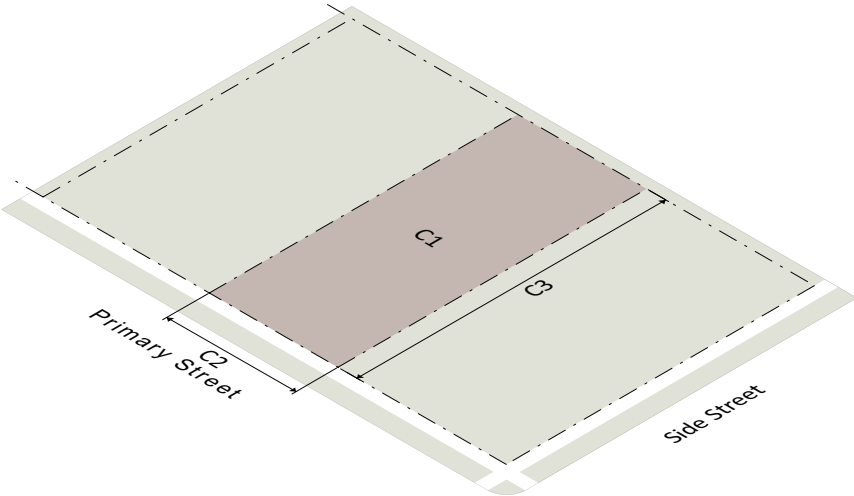
- a. Within ½-mile of an existing or proposed Metrorail or Light Rail Station;  
or
- b. Within ½-mile of an existing or proposed MARC station or a dedicated, fixed-route busway station; or
- c. Within ¼-mile of a stop on a bus line with service from 6 AM to 8 PM where service intervals are no longer than 15 minutes during peak commute hours.

#### 3. Spacing Requirements

- a. A tandem housing project must be separated by:
  - i. At least two lots without another tandem housing, cottage court or garden court development pattern; or
  - ii. A street.
- b. A tandem housing project cannot back up to another tandem housing, cottage court or garden court development pattern on the same block.
- c. Project sites that do not meet the spacing requirements may be approved through full site plan review (including public hearing).



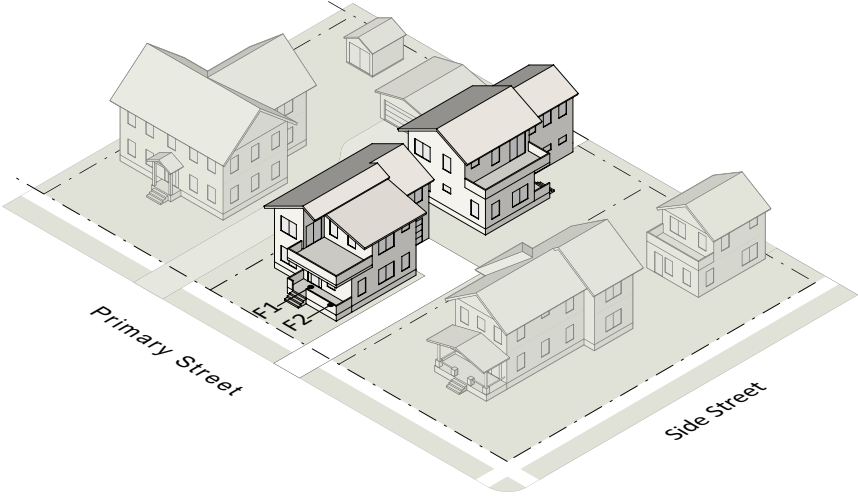
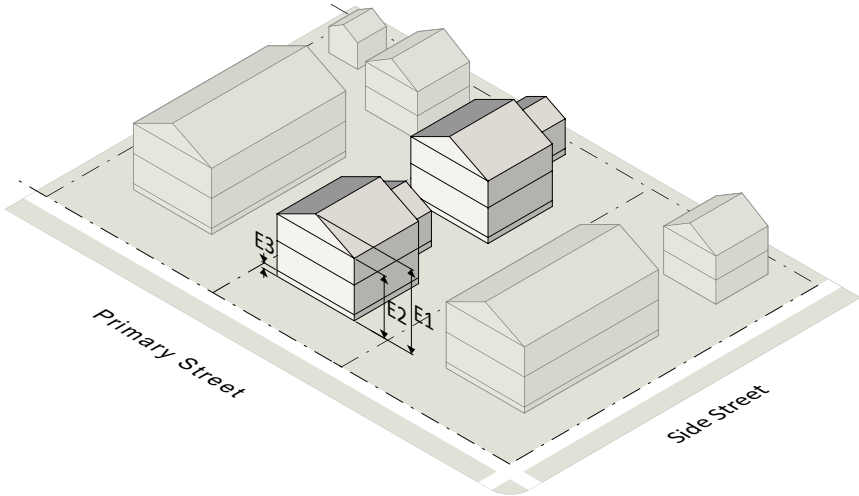
Tandem Housing: Dimensional Standards



B. Site	RMD-9	RMD-6	RHD-6	RHD-4
<b>B1 Allowed Building Types (max %)</b>				
Detached house	100%	100%	100%	100%
Attached house	n/a	100%	100%	100%

C. Lot	RMD-9	RMD-6	RHD-6	RHD-4
C1 Lot area (min)	9,000 sf	6,000 sf	6,000 Sf	4,000 sf
C2 Lot width (min)	60'	50'	50'	40'
C3 Lot depth (min)	150'	120'	120'	100'
C4 Dwelling units per lot (max)	2	2	2	2

D. Placement	RMD-9	RMD-6	RHD-6	RHD-4
<b>All Buildings/Structures (min)</b>				
D1 Primary street setback	25'	20'	20'	10'
D2 Side street setback	15'	15'	15'	10'
D3 Side setback, interior	5'	5'	5'	5'
D4 Rear setback, interior	5'	5'	3'	3'
D4 Rear setback, alley	3' or 20'	3' or 20'	3' or 20'	3' or 20'
D5 Building/structure separation	10'	10'	10'	10'
<b>Coverage (max)</b>				
D6 All roofed buildings and structures	45%	45%	45%	55%



<b>E. Height</b>	<b>RMD-9</b>	<b>RMD-6</b>	<b>RHD-6</b>	<b>RHD-4</b>
<b>All Buildings/Structures (max)</b>				
E1 Overall building height	40'	40'	40'	40'
E2 Wall plate height	28'	28'	28'	28'
<b>E3 Ground Floor Elevation (min)</b>				
20' or less from front property line	n/a	2'	2'	2'
More than 20' from front property line	0'	0'	0'	0'

<b>F. Form</b>	<b>RMD-9</b>	<b>RMD-6</b>	<b>RHD-6</b>	<b>RHD-4</b>	<b>RHD-2</b>
<b>Street Orientation</b>					
F1 Primary street facing entrance required for end unit	yes	yes	yes	yes	yes
<b>F2 Allowed Building Elements *</b>					
Gallery, awning	no	no	no	no	no
Porch, stoop	yes	yes	yes	yes	yes
Balcony	yes	yes	yes	yes	yes

\* see Sec. 4.1.4.F for specific building element requirements.

## **G. Compatibility**

All building types are subject to the standards of [Sec. 4.1.6. Residential Infill Compatibility](#).

## **H. Connections**

1. Sidewalks adjacent to the project site must be constructed to meet ADA requirements.
2. Where desired by the transit system provider, the developer must dedicate an easement for transit access abutting the project site, and construct a provider-approved shelter for weather protection.

## **I. Access**

1. ADA access to all dwelling units from the adjacent public sidewalk must be provided.
2. Internal handicapped access to at least one of the dwelling units must be provided.

## **J. Environmental Sustainability**

1. Each dwelling unit must meet or exceed the US Green Building Council (USGBC) LEED silver rating, as determined by a LEED-certified staff member or through registration with the USGBC.
2. Water-efficient (low flow) fixtures, including those used in irrigation, must be used.
3. Energy efficient appliances that meet or exceed Energy Star requirements must be installed in all dwelling units.
4. Street trees must be installed adjacent to the project site, where feasible.
5. On-site tree planting at a rate of one tree per dwelling unit is required.

## Sec. 4.4.3. Cottage Court

### A. General Provisions

#### 1. Description

- a. A cottage court is a group of small detached houses clustered around a common open space or courtyard. The cottage court limits the scale of each house, providing an opportunity for more affordable units. The central court enhances the character of the area through the provision of consolidated open space.
- b. Cottage courts are typically built on a small infill sites in established residential neighborhoods. Dwelling units may be located on separate platted lots, or on undivided, commonly-owned land. Residents may share use (and maintenance expense) of common facilities such as open space, parking and storage areas.



#### 2. Locational Requirements

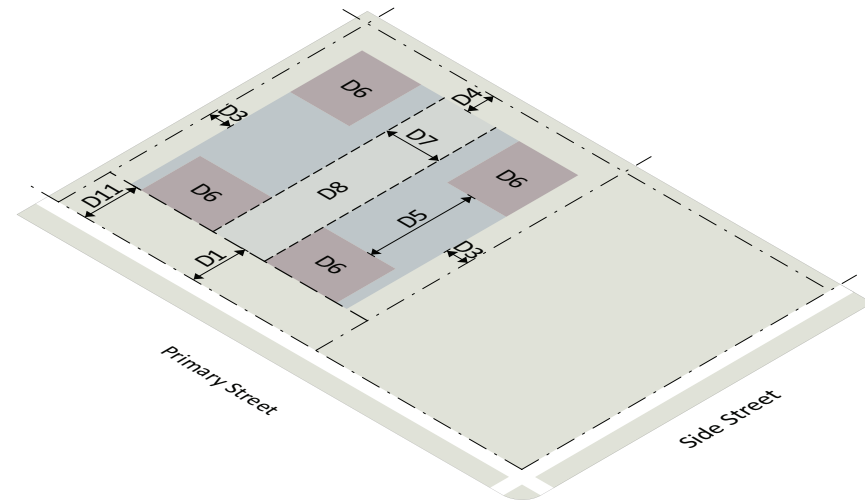
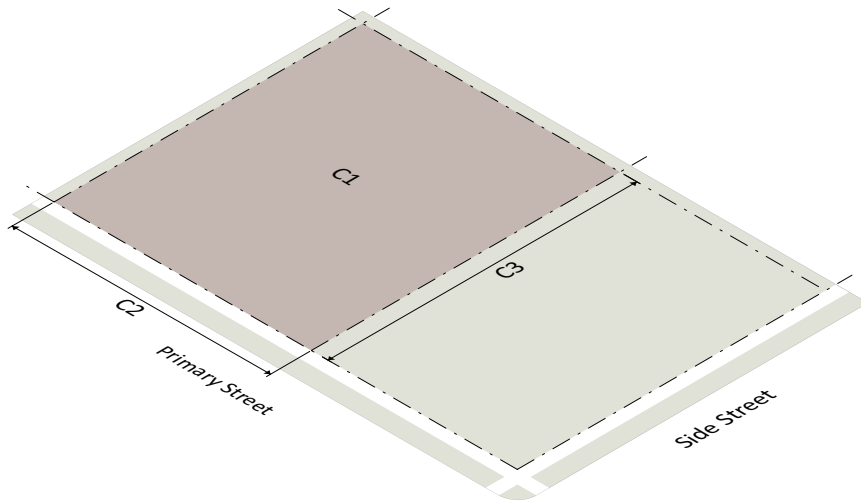
Each cottage court project must be located:

- a. Within ½-mile of an existing or proposed Metrorail or Light Rail Station; or
- b. Within ½-mile of an existing or proposed MARC station or a dedicated, fixed-route busway station; or
- c. Within ¼-mile of a stop on a bus line with service from 6 AM to 8 PM where service intervals are no longer than 15 minutes during peak commute hours.

#### 3. Spacing Requirements

- a. Each project site must be separated by:
  - i. At least two lots without another cottage court, tandem housing or garden court development pattern; or
  - ii. A street.
- b. No cottage court may back up to another cottage court, tandem housing or garden court development pattern on the same block.
- c. Project sites that do not meet the spacing requirements may be approved through full site plan review (including public hearing).

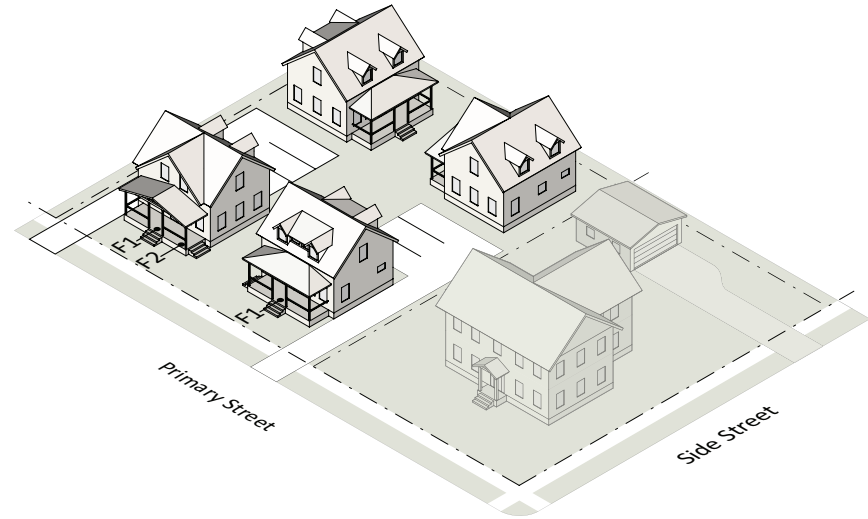
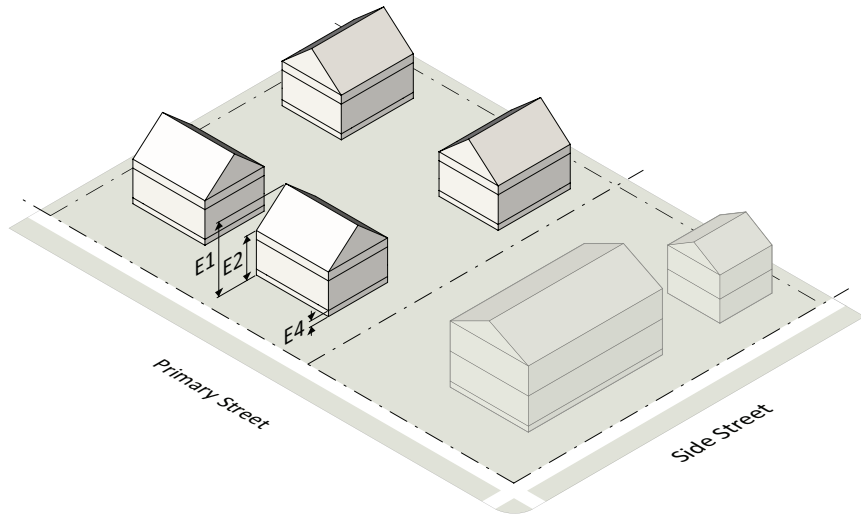
### Cottage Court: Dimensional Standards



B. Site	RMD-9	RMD-6	RHD-6	RHD-4	RHD-2
<b>B1 Allowed Building Types (max %)</b>					
Detached house	100%	100%	100%	100%	100%
<b>C. Lot</b>					
C1 Lot area (min)	18,000 sf	12,000 sf	12,000 sf	8,000 sf	6,000 sf
C2 Lot width (min)	120'	100'	100'	80'	75'
C3 Lot depth (min)	150'	120'	120'	100'	80'
C4 Dwelling units per min lot area (max)	4	4	4	4	4
C5 Additional lot area per unit (min)	4,500 sf	3,000 sf	3,000 sf	2,000 sf	1,500 sf
C6 Dwelling units per project (max)	8	10	10	12	12

D. Placement	RMD-9	RMD-6	RHD-6	RHD-4	RHD-2
<b>All Buildings/Structures (min)</b>					
D1 Primary street setback	25'	20'	20'	10'	5'
D2 Side street setback	15'	15'	15'	10'	5'
D3 Side setback, interior	5'	5'	5'	3'	3'
D4 Rear setback, interior	5'	5'	3'	3'	3'
D4 Rear setback, alley	3' or 20'	3' or 20'	3' or 20'	3' or 20'	3' or 20'
D5 Building/structure separation	10'	10'	10'	10'	10'
D6 Ground floor area per unit (max)	900 sf	600 sf	600 sf	500 sf	500 sf
<b>Internal Courtyard (min)</b>					
D7 Width	30'	20'	20'	20'	20'
D8 Area	3,000 sf	2,000 sf	2,000 sf	2,000 sf	1,600 sf
D9 Additional area per unit	750 sf	500 sf	500 sf	500 sf	400 sf
D10 Orientation	All internal units must front on to courtyard				
<b>Parking (min)</b>					
D11 Primary street setback	20'	20'	20'	20'	20'
D12 Side street setback	20'	20'	20'	20'	20'
D13 Side or rear setback, interior	5'	5'	5'	3'	3'
D14 Rear setback, alley	0'	0'	0'	0'	0'





<b>E. Height</b>	<b>RMD-9</b>	<b>RMD-6</b>	<b>RHD-6</b>	<b>RHD-4</b>	<b>RHD-2</b>
<b>Principal Building (max)</b>					
E1 Overall building height	25'	25'	25'	25'	25'
E2 Wall plate height	15'	15'	15'	15'	15'
<b>Detached Accessory Structure (max)</b>					
E3 Overall structure height	17'	17'	17'	17'	17'
E4 Ground Floor Elevation (min)	n/a	2'	2'	2'	2'

<b>F. Form</b>	<b>RMD-9</b>	<b>RMD-6</b>	<b>RHD-6</b>	<b>RHD-4</b>	<b>RHD-2</b>
<b>Street Orientation</b>					
F1 Street facing entrance required for each end unit	yes	yes	yes	yes	yes
<b>Floor Area Limitation</b>					
F2 Detached access. structure size per unit (max)	450 sf	450 sf	450 sf	450 sf	450 sf
<b>F3 Allowed Building Elements *</b>					
Gallery, awning	no	no	no	no	no
Porch, stoop	yes	yes	yes	yes	yes
Balcony	yes	yes	yes	yes	yes

\* see Sec. 4.1.4.F for specific building element requirements.

### G. Residential Infill Compatibility

All building types are subject to the standards of [Sec. 4.1.6. Residential Infill Compatibility](#).

### H. Connections

1. Sidewalks adjacent to the project site must be constructed to meet ADA requirements.
2. Each project must provide a shared car or free resident transit passes.
3. Where desired by the transit system provider, the developer must dedicate an easement for transit access abutting the project site, and construct a provider-approved shelter for weather protection.

### I. Access

1. ADA access to all dwellings units from the adjacent public sidewalk must be provided.
2. Internal handicapped access to a minimum of 20% of the dwellings units, or at least one dwelling in all cases, must be provided.

### J. Diverse Uses and Activities

Each project must provide a minimum of 15% workforce housing units, at least one unit in all cases.

### K. Environmental Sustainability

1. Each new dwelling unit must meet or exceed the US Green Building Council (USGBC) LEED silver rating, as determined by a LEED-certified staff member or through registration with the USGBC.
2. Water-efficient (low flow) fixtures, including those used in irrigation, must be used.
3. Energy efficient appliances that meet or exceed Energy Star requirements must be installed in all new dwelling units.
4. Any existing structure on the project site designated as a historic landmark must be retained at its original location.
5. Street trees must be installed adjacent to the project site, where feasible.
6. On-site tree planting at a rate of one tree per dwelling unit is required.

7. Shared recycling and composting facilities are required for the project.

## Sec. 4.4.4. Garden Court

### A. General Provisions

#### 1. Description

- a. A garden court is a group of full-size detached houses clustered around a common open space or courtyard. The reduction of house size provides an opportunity for more affordable units. The central court enhances the character of the area through the provision of consolidated open space.
- b. Garden courts are typically built on an infill sites in established residential neighborhoods. Dwelling units may be located on separate platted lots, or on undivided, commonly-owned land. Residents may share use (and maintenance expense) of common facilities such as open space, parking and storage areas.

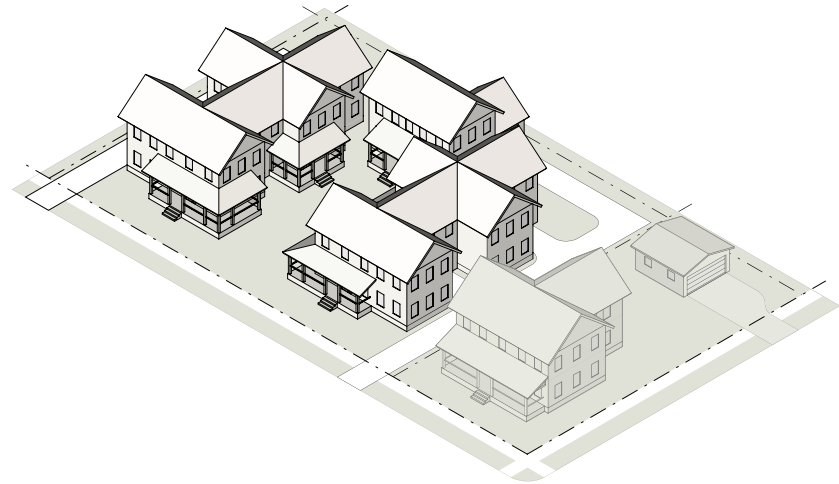
#### 2. Locational Requirements

Each garden court project must be located:

- a. Within ½-mile of an existing or proposed Metrorail or Light Rail Station;  
or
- b. Within ½-mile of an existing or proposed MARC station or a dedicated, fixed-route busway station; or
- c. Within ¼-mile of a stop on a bus line with service from 6 AM to 8 PM where service intervals are no longer than 15 minutes during peak commute hours.

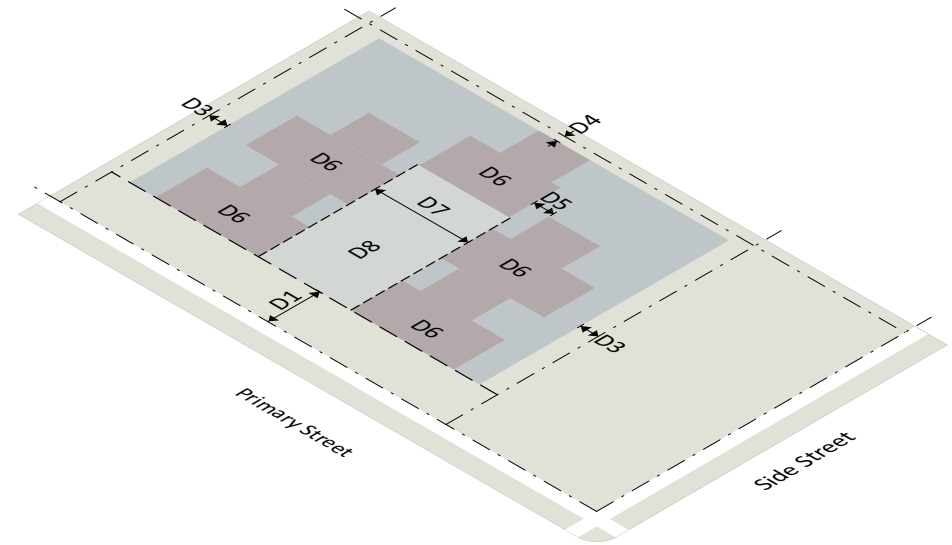
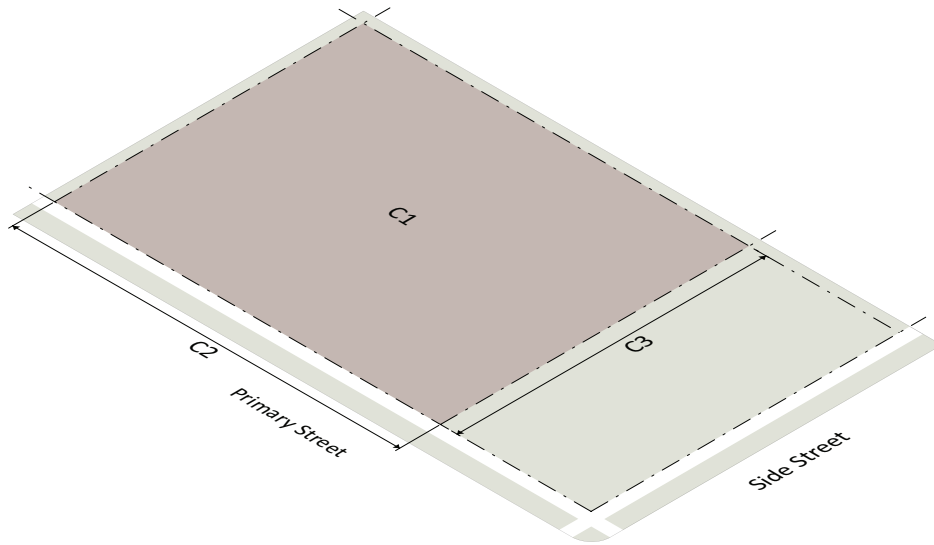
#### 3. Spacing Requirements

- a. Each project site must be separated by:
  - i. At least two lots without another garden court, cottage court or tandem housing development pattern; or
  - ii. A street.
- b. No garden court may back up to another garden court, cottage court or tandem housing development pattern on the same block.
- c. Project sites that do not meet the spacing requirements may be approved through full site plan review (including public hearing).



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Posted: December 6, 2010

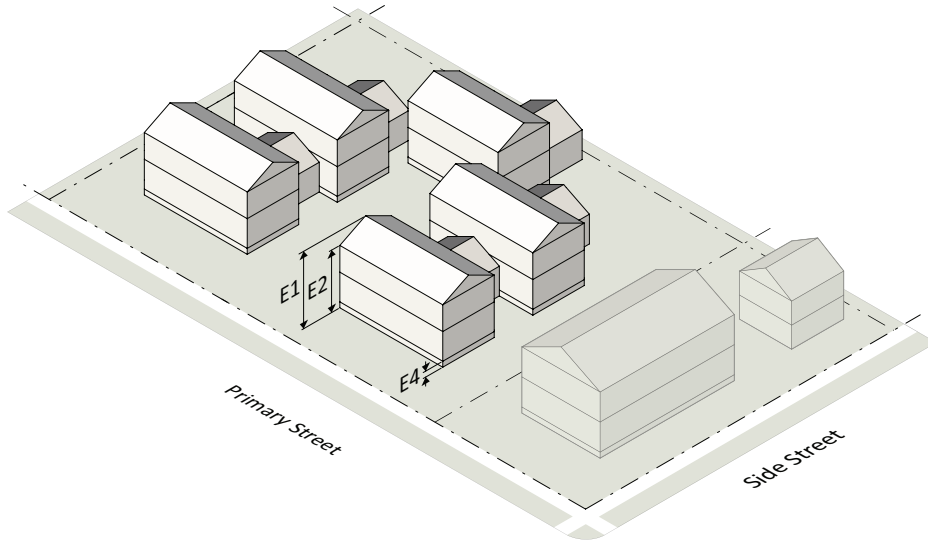
### Garden Court: Dimensional Standards



B. Site	RMD-9	RMD-6	RHD-6	RHD-4	RHD-2
<b>B1 Allowed Building Types (max %)</b>					
Detached house	100%	100%	100%	100%	100%
Attached house	n/a	80%	80%	100%	100%
Townhouse building	n/a	n/a	50%	100%	100%
Apartment building	n/a	n/a	n/a	100%	100%
<b>C. Lot</b>					
C1 Lot area (min)	27,000 sf	18,000 sf	18,000 sf	12,000 sf	8,000 sf
C2 Lot width (min)	180'	150'	150'	120'	100'
C3 Lot depth (min)	150'	120'	120'	100'	80'
C4 Dwelling units per min lot area (max)	5	5	5	5	5
C5 Additional lot area per unit (min)	5,400 sf	3,600 sf	3,600 sf	2,400 sf	1,600 sf
C6 Dwelling units per project (max)	8	10	10	12	12

D. Placement	RMD-9	RMD-6	RHD-6	RHD-4	RHD-2
<b>All Buildings/Structures (min)</b>					
D1 Primary street setback	25'	20'	20'	10'	5'
D2 Side street setback	15'	15'	15'	10'	5'
D3 Side setback, interior	5'	5'	5'	3'	3'
D4 Rear setback, interior	10'	5'	5'	3'	3'
D4 Rear setback, alley	3' or 20'	3' or 20'	3' or 20'	3' or 20'	3' or 20'
D5 Building/structure separation	10'	10'	10'	10'	10'
<b>Coverage (max)</b>					
D6 All roofed buildings and structures	40%	40%	40%	40%	45%
<b>Internal Courtyard (min)</b>					
D7 Width	40'	30'	30'	30'	30'
D8 Area	2,000 sf	1,500 sf	1,500 sf	1,200 sf	1,200 sf
D9 Additional area per unit	4,00 sf	300 sf	300 sf	240 sf	240 sf
D10 Orientation	All internal units must front on to courtyard				
<b>Parking (min)</b>					
D11 Primary street setback	20'	20'	20'	20'	20'
D12 Side street setback	20'	20'	20'	20'	20'
D13 Side or rear setback, interior	5'	5'	5'	5'	5'
D14 Rear setback, alley	0'	0'	0'	0'	0'

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Posted: December 6, 2010



E. Height	RMD-9	RMD-6	RHD-6	RHD-4	RHD-2
<b>Principal Building (max)</b>					
E1 Overall building height	40'	40'	40'	40'	40'
E2 Wall plate height	28'	28'	28'	28'	28'
<b>Detached Accessory Structure (max)</b>					
E3 Overall structure height	25'	25'	25'	25'	25'
<b>E4 Ground Floor Elevation (min)</b>					
20' or less from front property line	n/a	2'	2'	2'	2'
More than 20' from front property line	0'	0'	0'	0'	0'

F. Form	RMD-9	RMD-6	RHD-6	RHD-4	RHD-2
<b>Street Orientation</b>					
F1 Street facing entrance required for each end unit	yes	yes	yes	yes	yes
<b>F2 Allowed Building Elements *</b>					
Gallery, awning	no	no	no	no	no
Porch, stoop	yes	yes	yes	yes	yes
Balcony	yes	yes	yes	yes	yes

\* see Sec. 4.1.4.F for specific building element requirements.

### G. Residential Infill Compatibility

All building types are subject to the standards of [Sec. 4.1.6. Residential Infill Compatibility](#).

### H. Connections

1. Sidewalks adjacent to the project site must be constructed to meet ADA requirements.
2. Each project must provide a shared car or free resident transit passes.
3. Where desired by the transit system provider, the developer must dedicate an easement for transit access abutting the project site, and construct a provider-approved shelter for weather protection.

### I. Access

1. ADA access to all dwellings units from the adjacent public sidewalk must be provided.
2. Internal handicapped access to a minimum of 20% of the dwellings units, or at least one dwelling in all cases, must be provided.

### J. Diverse Uses and Activities

Each project must provide a minimum of 15% workforce housing units, at least one unit in all cases.

### K. Environmental Sustainability

1. Each new dwelling unit must meet or exceed the US Green Building Council (USGBC) LEED silver rating, as determined by a LEED-certified staff member or through registration with the USGBC.
2. Water-efficient (low flow) fixtures, including those used in irrigation, must be used.
3. Energy efficient appliances that meet or exceed Energy Star requirements must be installed in all new dwelling units.
4. Any existing structure on the project site designated as a historic landmark must be retained at its original location.
5. Street trees must be installed adjacent to the project site, where feasible.
6. On-site tree planting at a rate of one tree per dwelling unit is required.

- L. Shared recycling and composting facilities are required for the project.

## Sec. 4.4.5. Corner Store

### A. General Provisions

#### 1. Description

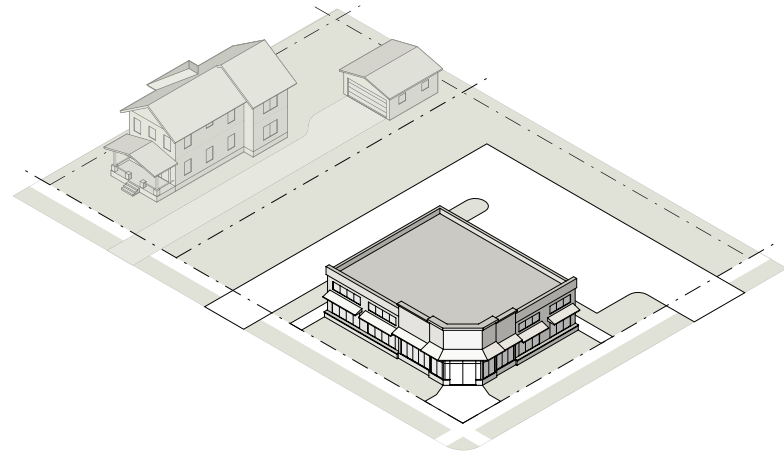
- a. A corner store is a individual mixed use building located on a site abutting a major roadway. The corner store provides convenience retail goods to the immediate neighborhood, reducing the vehicle miles travelled by nearby residents.
- b. A corner store is typically built on an infill site at the edge of an established neighborhood.
- c. The corner store provides adequate on-site parking, along with a 10-foot buffer abutting adjacent detached or attached houses.

#### 2. Locational Requirements

Each corner store must be located at an intersection of two roads with a classification of minor arterial or higher.

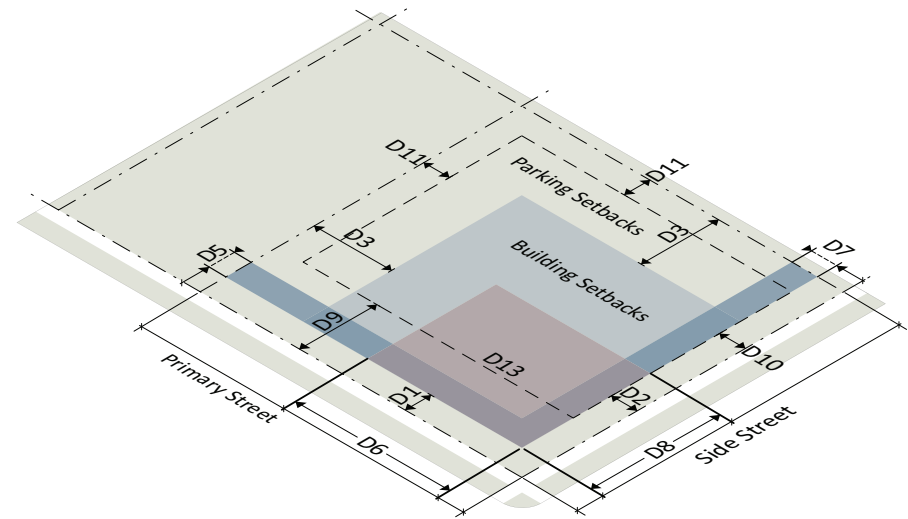
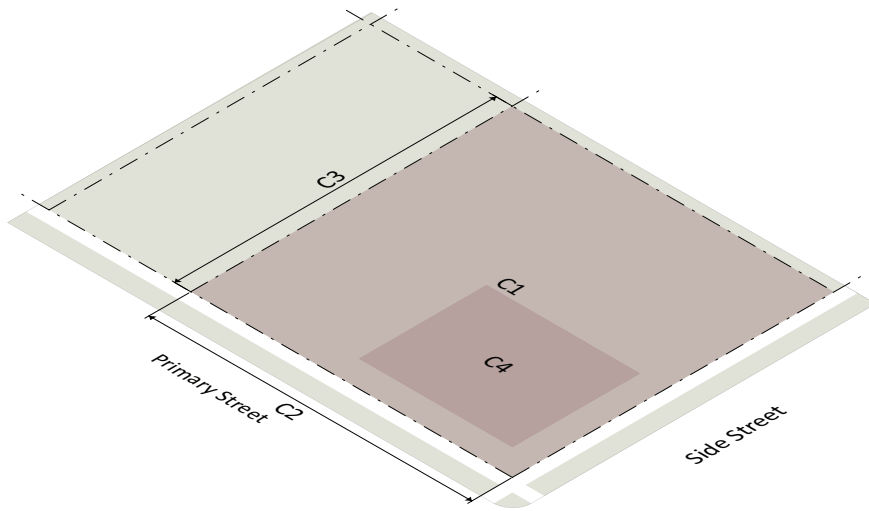
#### 3. Spacing Requirement

Each corner store must be located no less than a 1,320 feet from any other corner store located in a residential zone.



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Posted: December 6, 2010

## Corner Store: Dimensional Standards



### B. Site RE-, RLD-, RMD-, RHD-

<b>B1 Allowed Building Types (max %)</b>	
Mixed use building only	100%

### C. Lot

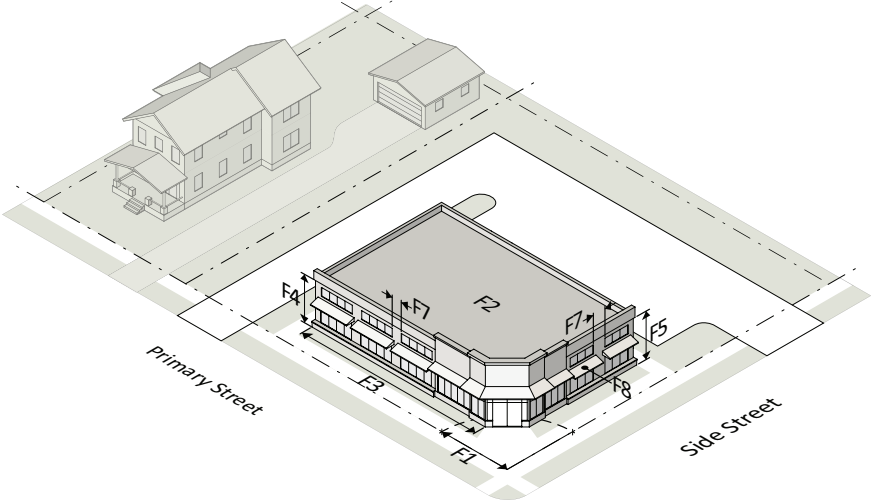
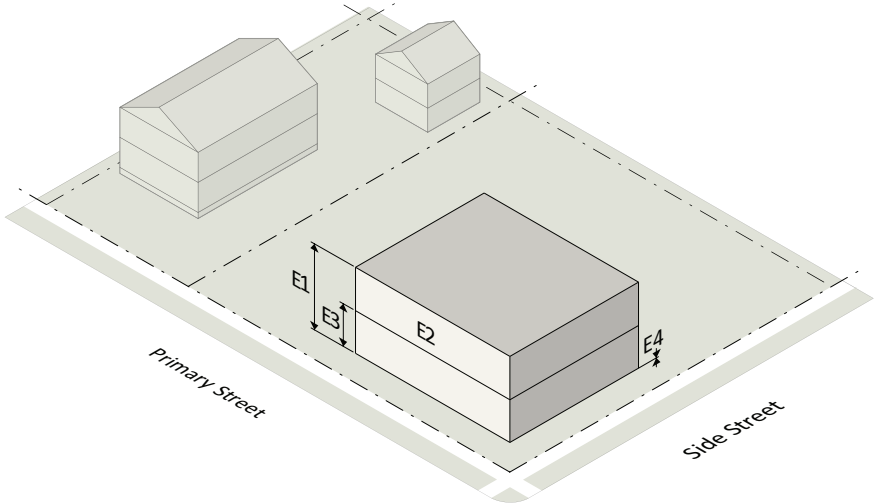
C1 Lot area (max)	15,000 sf
C2 Lot width (max)	125'
C3 Lot depth (max)	125'
C4 Principal buildings per lot (max)	1

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Posted: December 6, 2010

### D. Placement RE-, RLD-, RMD-, RHD-

<b>All Buildings/Structures (min)</b>	
D1 Primary street setback	10'
D2 Side street setback	10'
D3 Side or rear, interior	30'
D4 Rear/side setback, alley	5'
<b>Build-to</b>	
D5 Primary street build-to (min/max)	10' to 15'
D6 Building width in primary build-to (min)	50%
D7 Side street build-to (min/max)	10' to 15'
D8 Building width in side build-to (min)	40%
<b>Parking (min)</b>	
D9 Primary street setback	30'
D10 Side street setback	10'
D11 Side or rear, interior	10'
D12 Side or rear setback, alley	0'
<b>Coverage</b>	
D13 All roofed buildings and structures (max)	25%
D14 Impervious cover (min)	?





E. Height	RE-, RLD-, RMD-, RHD-
<b>Building (max)</b>	
E1 Overall building height	32'
E2 Stories	2
<b>Floor Height (min)</b>	
E3 Ground story floor to floor height	12'
E4 Ground floor elevation	0'

F. Form	RE-, RLD-, RMD-, RHD-
<b>Building Orientation</b>	
F1 Primary entrance required within 25 feet of block corner	yes
<b>Building Mass</b>	
F2 Ground floor area per unit (max)	3,000 sf
F3 Wall length (max)	65'
<b>Transparency (min)</b>	
F4 Ground story primary street	60%
F5 Ground story side street	60%
F6 Upper story primary or side street	20%
F7 Blank wall area (max)	30'
<b>F8 Allowed Building Elements *</b>	
Gallery, awning	yes
Porch, stoop	no
Balcony	yes

\* see Sec. 4.1.4.F for specific building element requirements.

## G. Compatibility

Any building or structure on the project site is subject to a side and rear setback plane starting at 15 feet in height at the side or rear property line, and extending upward one foot for every additional foot into the lot from the side or rear property line.

## H. Connections

1. Sidewalks adjacent to the project site must be constructed to meet ADA requirements.
2. A sidewalk not less than ten feet in width is required between the building and the adjacent street.
3. Where the sidewalk and adjacent street right-of-way is adequate, a bench seating at least four persons must be provided.
4. Where desired by the transit system provider, the developer must dedicate an easement for transit access abutting the project site, and construct a provider-approved shelter for weather protection.
5. No more than the minimum required parking spaces may be provided on-site.
6. A minimum of four bicycle parking spaces must be provided on-site.

## I. Access

1. ADA access to the store and all dwelling units from the adjacent public sidewalk must be provided.
2. Only one vehicle access point is allowed on each street frontage.

## J. Diverse Uses and Activities

If upper-story dwelling units are provided, a minimum of 15% must be Moderately Priced Dwelling Units (MPDU), at least one unit in all cases where dwellings unit are included.

## K. Environmental Sustainability

1. Each corner store must meet or exceed the US Green Building Council (USGBC) LEED silver rating, as determined by a LEED-certified county staff member or through registration with the USGBC.

2. Each site and new residential dwelling must use water-efficient (low flow) fixtures, including those used in irrigation.
3. Each new residential dwelling must include energy efficient appliances that meet or exceed Energy Star requirements.
4. Street trees must be installed adjacent to the site, where feasible.
5. On-site tree planting at a rate of one tree per dwelling is required.
6. Shared recycling and composting facilities are required.

## L. Good Neighbor Plan

A corner store is subject to a good neighbor plan acceptable to a majority of the property owners within 300 feet of the corner store parcel boundaries. A good neighbor plan must describe commitments to the neighborhood related to the following:

### 1. Property Upkeep

Litter cleanup, trash removal, landscaping maintenance, graffiti and vandalism removal.

### 2. Sale of Alcohol

Beer/wine only (no malt liquor)?

Hours of operation?

### 3. Community Involvement

Participation in business association, neighborhood crime watch, and neighborhood association meetings (where such organizations exist)

Distribution of contact number to the community.

## Sec. 4.4.6. Conservation Subdivision

### A. General Provisions

#### 1. Description

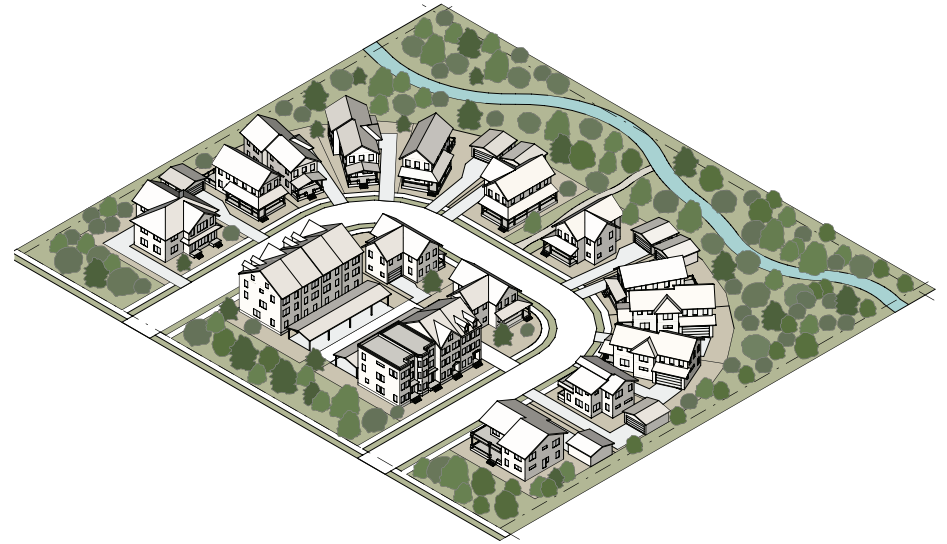
- a. Conservation subdivision is a pattern of residential development that trades smaller lot sizes (with smaller yards) and additional density in exchange for protecting a significant amount of open space.
- b. This clustering allows more efficient layout of lots, streets, and utilities, promotes a mixture of housing, and protects the character of the area through the preservation of open space, environmental features and scenic vistas.
- c. A cluster development must be a minimum size to ensure sufficient common open space can be incorporated into the subdivision design.

#### 2. Public Facilities

- a. Except in the AR Zone, all conservation subdivisions must have access to public water and wastewater treatment.
- b. Except in the AR Zone, on-site treatment systems are not permitted.

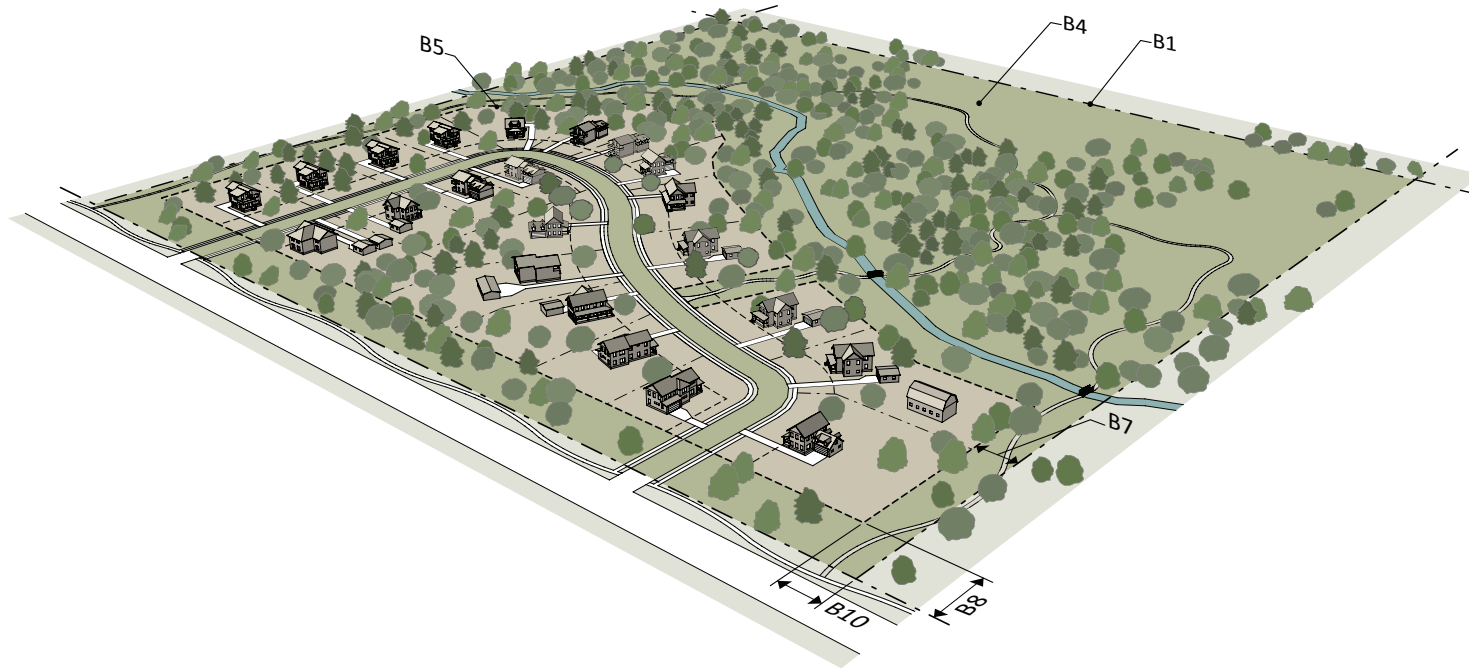
#### 3. Spacing Requirements

None.



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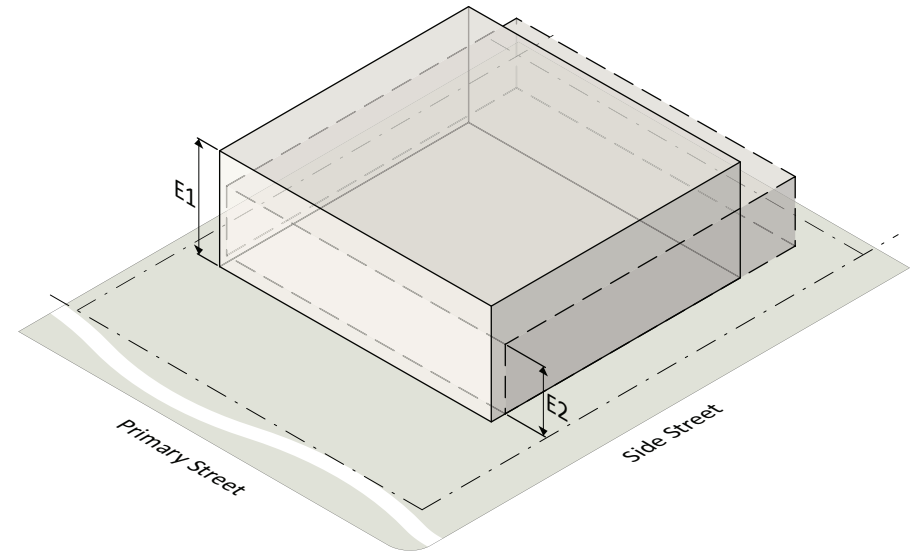
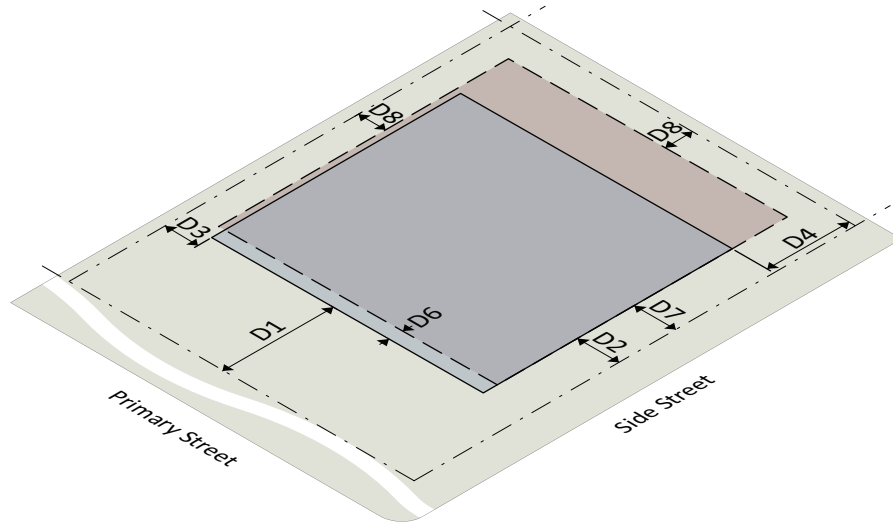
### Conservation Subdivision: Dimensional Standards



B. Site	AR	RE-2	RE-1	RLD-20	RMD-9	RMD-6
<b>General Criteria</b>						
B1 Area (min)	20 acres	10 acres	4 acres	3 acres	2 acres	1.5 acres
B2 Density (max)	0.30 u/a	0.70 u/a	1.30 u/a	2.44 u/a	6.10 u/a	9.76 u/a
B3 % of MPDU's (min)	15%	15%	15%	15%	15%	15%
<b>Conservation Area (min)</b>						
B4 Conservation area required	70%	60%	60%	50%	40%	35%
B5 % of lots abutting con. area	80%	70%	60%	50%	40%	40%
B6 Contiguous area	60%	60%	60%	60%	60%	60%
B7 Width of con. area	50'	50'	40'	30'	25'	20'

Site (continued)	AR	RE-2	RE-1	RLD-20	RMD-9	RMD-6
<b>Perimeter Setbacks (min)</b>						
B8 Abutting major street	100'	75'	60'	50'	40'	35'
B9 Abutting minor street	100'	50'	50'	40'	30'	25'
B10 Abutting interior lot line	100'	50'	30'	20'	10'	10'
<b>B11 % of Residential Unit Types (max)</b>						
Detached house	100%	100%	100%	100%	100%	100%
Attached house	n/a	30%	30%	50%	50%	50%
Townhouse	n/a	n/a	n/a	n/a	30%	50%
Apartment	n/a	n/a	n/a	n/a	n/a	30%

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Posted: December 6, 2010



C. Lot	AR	RE-2	RE-1	RLD-20	RMD-9	RMD-6
C1 Area (min)	none	none	none	none	none	none
C2 Width (min)	none	none	none	none	none	none
C3 Frontage on road or alley (min)	25'	25'	25'	25'	20'	20'

**D. Placement**

**Principal Building (min)**

D1 Primary street setback	50'	40'	30'	20'	10'	10'
D2 Side street setback	20'	15'	15'	15'	10'	10'
D3 Side setback, interior	17'	12'	8'	5'	5'	5'
D4 Rear setback, interior	35'	30'	25'	20'	15'	15'
D5 Rear setback, alley	20'	20'	20'	20'	20'	20'

**Detached Accessory Structure (min)**

D6 Primary street setback, behind principal bldg.	0'	5'	5'	5'	5'	3'
D7 Side street setback	20'	15'	15'	15'	10'	10'
D8 Side or rear setback, interior	17'	10'	5'	5'	3'	3'
D9 Rear setback, alley	3' or 20'	3' or 20'	3' or 20'	3' or 20'	3' or 20'	3' or 20'

**E. Height**

**Principal Building (max)**

E1 Overall building height	50'	40'	40'	40'	40'	40'
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**Detached Accessory Structure (max)**

E2 Overall structure height	50'	25'	25'	25'	25'	25'
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**E3 Ground Floor Elevation (min)**

20' or less from front property line	n/a	n/a	n/a	2'	2'	2'
More than 20' from front property line	0'	0'	0'	0'	0'	0'

**F. Form**

**Building Orientation**

F1 Street facing entrance required	no	yes	yes	yes	yes	yes
------------------------------------	----	-----	-----	-----	-----	-----

**F2 Allowed Building Elements**

Gallery, awning	no	no	no	no	no	no
Porch, stoop	yes	yes	yes	yes	yes	yes
Balcony	yes	yes	yes	yes	yes	yes

\* see Sec. 4.1.4.F for specific building element requirements.

### **G. Diverse Uses and Activities**

All project with ten or more dwelling units must provide recreation facilities per Sec. XX, Recreation Facilities

### **H. Quality of Design**

Turf grass in conservation areas must be limited to those community open spaces necessary to provide recreation space; all other areas must be active farmland, forest conservation area, or landscaped with native materials.

### **I. Environmental Sustainability**

1. Total area not within protective easements may not cover more than 25% of on-site prime agricultural soils.
2. Design and orient 75% or more of the total building square footage (excluding existing buildings) such that one axis of each qualifying building is at least 1.5 times longer than the other, and the longer axis is within 15 degrees of geographical east-west.
3. Incorporate on-site nonpolluting renewable energy generation, such as solar, wind, geothermal, with production capacity of at least ten percent of the project's annual electrical and thermal energy cost (exclusive of existing buildings), as established through an accepted building energy performance simulation tool.

### **J. Conservation Area**

Insert conservation area requirements