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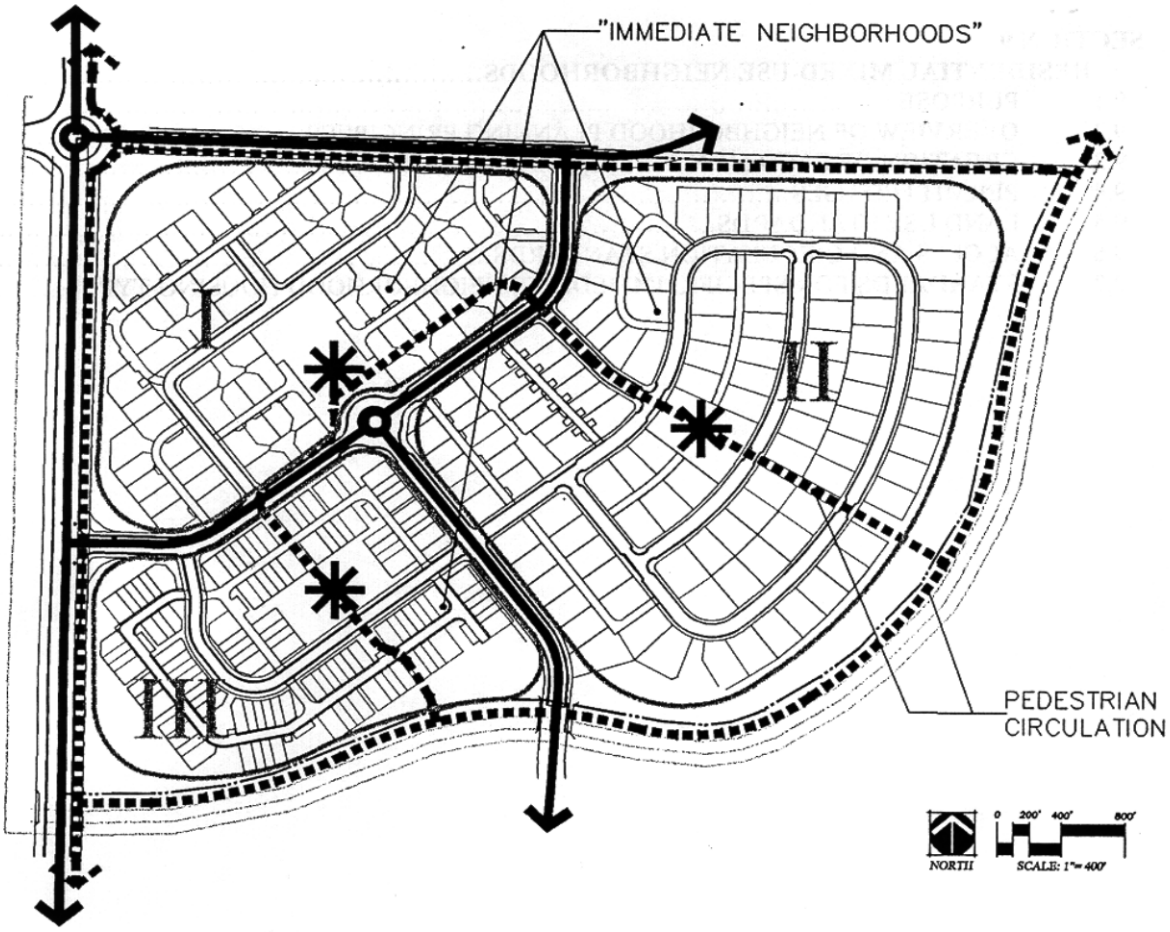
RESIDENTIAL MIXED-USE NEIGHBORHOOD

(EXAMPLE)



- COMPRISED OF A VARIETY OF HOUSING TYPES IN 3 "IMMEDIATE NEIGHBORHOODS"
  - I SMALL LOT CLUSTERED HOUSING
  - II TOWNHOME AREA
  - III STANDARD AND SMALL LOT SINGLE FAMILY
- "CENTERS" (✱) WITHIN EASY WALKING DISTANCE OF MOST RESIDENTS
- "EDGES" DEFINED BY STREETS, NATURAL FEATURES, AND PERIMETER LANDSCAPING
- CONVENIENT LINKS TO ON-SITE CENTERS AND OFF-SITE DESTINATIONS

FIGURE 9-1

SECTION 9
RESIDENTIAL MIXED-USE NEIGHBORHOODS

9.1 PURPOSE

MUNs included in the GDP are intended to provide a setting for a mix of housing types. Residential uses may be combined with complementary and supporting land uses that serve and operate in harmony with the residential elements of a MUN. Performance Standards included in this section apply to all areas designated on the GDP as MUNs, and only to these areas. The primary goals of these MUNs are to:

A. Meet a wide range of everyday needs.

B. Include a variety of housing choices.

C. Invite walking to gathering places, services and conveniences; and

D. Provide convenient links to the larger community.

9.2 OVERVIEW OF NEIGHBORHOOD PLANNING PRINCIPLES

This GDP is intended to facilitate the creation of distinct MUNs within the context of an overall community identity that will complement existing neighborhoods in the City while establishing their own unique traditions, environment, and character. These MUNs are to comprise dwellings and related uses designed to serve a diverse population. MUNs will have definable Edges, Centers, walks and trails, Open Spaces, and will respect views and vistas. This will help to create a sense of place where land uses, landform, and community identity will be integrated. A MUN is made up of a group of sub areas, or Immediate Neighborhoods (see Figure 9-1). Each Immediate Neighborhood will include one or more housing types, and – in some circumstances – complementary non-residential uses. Planning principles to be used in the design of MUNs in the GDP will emphasize the following:

9.2.1 Pedestrian Orientation

A. At least 80% of the residential Dwelling Units of each MUN will be within a five to seven minute walk (1,650± feet) of a Center such as a pocket park (or larger public park), village green, plaza, garden, Urban Character Village, or other community gathering area; and within two to three minutes (660± feet) of at least one of the Common Open Space elements described in Section 9.5.11 A, B, and D.

B. Collector and arterial streets will feature detached walks with formal tree lawns, a minimum 6 feet in width, except where site conditions or special design needs (Urban Character Villages for example) indicate the need for an alternative.

C. A trail system will be integrated with other public walkways to link housing areas, Open Spaces, and Centers.

9.2.2 Links

Efficient and convenient vehicular and pedestrian links will connect residents with planned Centers (as described above) within the MUNs and to other non-residential areas in the GDP that provide services to these MUNs.

9.2.3 Neighborhood Identity

Neighborhood identity will be defined by elements such as Edges, entry features, streetscape treatments, architectural compatibility, Centers and/or other unique design elements.

9.2.4 Land Uses

A. A variety of housing types will be provided in each MUN.

B. The integration of certain non-residential uses such as schools, churches, daycare, Live/Work Structures, small-scale offices, clinics, and other neighborhood scale services will be encouraged in easily accessible locations.

9.3 CREATION OF EACH MUN

The creation of each MUN involves these steps:

9.3.1 Parcel Maps

The Parcel maps, included in Section 11 of the GDP, define the general geographic boundaries of each MUN. Geographic features approximate five minute walking radii, and anticipated collector street patterns are among the factors that determine general MUN size and shape at the GDP level.

9.3.2 MUNs

MUNs are further defined by a number of more intimate sub-areas - or Immediate Neighborhoods - identified through the Preliminary Plat process. In some cases (see Land Use Standards Section 9.5 below), a Preliminary Plat will be supplemented with a Context Diagram indicating planned relationships between the Immediate Neighborhoods that comprise a MUN.

9.4 PERMITTED USES

As listed in detail in Section 1, a variety of housing types, civic/public uses, parks and recreational uses, accessory uses, and a limited number of commercial uses are permitted as Uses-by-Right or Special Review in the MUNs included in this GDP.

9.5 LAND USE STANDARDS

9.5.1 Neighborhood Context

The Applicant for any Preliminary Plat in a MUN shall show how the Preliminary Plat will contribute to the make-up of that MUN. The Applicant shall submit – for review by the City, in conjunction with the Preliminary Plat approval process - a possible configuration (or alternative configurations) for the entire MUN on a Context Diagram, or reference an existing Context Diagram provided with a previous Preliminary Plat and on file with the City. This diagram shall include:

A. Potential land uses (other existing or anticipated Immediate Neighborhoods).

B. Pedestrian and vehicular circulation patterns.

C. Common Open Space areas.

D. Landscape standards for the affected MUN.

E. Schematic drainage and utility systems.

F. The general pattern of Lots and blocks and notations regarding anticipated unit orientation to help assure compatibility within and adjacent to Immediate Neighborhoods.

G. Other general planning considerations within the remainder of the MUN.

H. Linkages to areas immediately adjacent, important views and vistas, and any Environmentally Sensitive Areas (as identified with this GDP) located within 300 feet of the MUN shall also be included.

I. Demonstration of compatibility with existing adjacent uses.

J. The Context Diagram shall clearly indicate which elements are schematic and subject to change with future Preliminary Plats, and which elements are considered to be conditions of approval of the concurrent Preliminary Plat application.

K. The intended uses and potential use conversions that are the basis of the assumptions made in designing the proposed (or alternative) Lot sizes and site configurations. Housing types allowed shall be indicated specifically on each lot included in the currently proposed Preliminary Plat area, and in general for future development within the MUN.

9.5.2 Allowed Uses

Uses allowed in MUN's shall be as listed in Section 1.3.10 of this GDP.

9.5.3 Density/Intensity

A. Residential development in designated MUNs shall have a maximum density within the overall MUN of six (6) Dwelling Units per gross acre of land except for Sub Parcel D4 which may be developed to an overall density of twenty (20) dwelling units per gross acre of land

B. Any individual phase of development included on a single plat within an MUN may include up to a maximum of 40 Dwelling Units per gross acre of residential land in and Urban Character Village, subject, however, to the maximum density for the overall MUN set forth in Subsection 9.5.3.A, the maximum number of Dwelling Units for each GDP Parcel as set forth on Maps 4, 5, 6, and 7 in Section 11 of the GDP, and in Table 9-1.

C. Density may be transferred between MUNs. However, the density within any given MUN may not vary by more than 10% over the overall approved density for said MUN. The overall total number of units approved for this GDP may not be exceeded.

9.5.4 Mix of Housing

A range of the permitted housing types is required – as described in Section 9.5.5, Neighborhood Diversity below - in a MUN, unless determined by the applicant and the Current Planning Manager to be impractical due to site specific circumstances. Selections from the following list of housing types shall be used to satisfy this requirement:

A. Single Family Detached Dwellings.

B. Patio Homes and Zero Lot Line Homes.

C. Single-Family Attached Dwellings.

D. Live/Work Structures (within Urban Character Villages).

E. Multi-Family Dwellings which may include one or more of the following:

1. Multi-family condominiums.
2. Apartments.
3. Senior Housing of a Residential Nature.
4. Extended Stay Housing.
5. Co-Housing.
6. Other housing types meeting the definition of Multi-Family Dwellings.

F. Boarding Horses and Rooming Houses.

9.5.5 Neighborhood Diversity

The following criteria are intended to promote variety within a MUN.

A. Lot sizes and dimensions and/or other Building orientation and architectural elements are allowed to be varied between different housing types to avoid monotonous streetscapes.

B. A MUN of 30 or more acres may <u>not</u> be comprised only of single-family homes. Each such MUN of 30 or more acres shall include Townhomes, Multi-Family Dwellings, additional attached housing types, or other alternatives to single-family lots.

1. A minimum of two (2) housing types (as listed in Section 9.5.4 above) shall be required on any Preliminary Plat of thirty (30) or more Net Acres.

2. A minimum of three (3) housing types, including at least one (1) attached or multi-family housing type are required in any MUN of sixty (60) or more gross acres, and/or on any Preliminary Plat including sixty (60) or more Net Acres.

Each housing type used to meet the minimum number of required housing types in the development, shall constitute at least 10% of the total number of units included in that Preliminary Plat. Additional housing types may be provided without regard for this percentage requirement.

If more than one type of Multi Family Dwelling is provided, each shall be considered as a different housing type (A MUN comprising single family, apartments, and extended stay housing, for example would be providing three (3) housing types).

If Single Family Detached Dwellings are the only housing types included in the mix, then the difference between the average lot size for each type of Single Family Detached Dwelling shall be at least two thousand (2,000) square feet.

9.5.6 Lot Pattern

The Lot size and layout pattern for MUNs shall be designed to allow Buildings to face streets or to face landscaped areas with connecting walkways. Lots on the same block face shall orient to the adjacent street or connecting walkway in a manner that will establish a compatible pattern of building and entry orientation (a block face may have variety in orientation, but may not arbitrarily combine fronts, backs, and sides of homes).

9.5.7 Street Frontage

Staggered Setbacks, Alleys, front yard picket fences, or architectural features - such as porches, bay windows, recessed garages, or other forms of Architectural Articulation - that provide variety and interest along residential streetscapes shall be utilized. The methods used to achieve streetscape variety and interest shall be noted on each Preliminary Plat.

Single Family Detached Dwellings with garages protruding in front of a porch or the main living area of the house shall not dominate the streescape of any block. The intent is to minimize the visual impacts of garages and emphasize the front entries, porches and living areas of the houses.

When Single Family Detached Dwellings occur on a block face with an average frontage per unit of 45 feet or less, not more than eight (8) such detached units may occur in an uninterrupted row, unless otherwise approved by the Current Planning Manager. A row of units may be interrupted by a street, landscaped pedestrian walkway, view corridor, pocket park, natural area, or other Common Open Space type as described in 9.5.10.

9.5.8 Colors and Materials

Exterior finish materials shall be primarily wood, masonry (such as brick, stone, or higher quality textured concrete masonry units), composition lap siding, or other compatible materials. With applicable Preliminary Plats, a pallet of colors shall be provided for each Immediate Neighborhood and utilized within that area. Alternative, contrasting colors may be used for trim and details. The Current Planning Manager may approve additional colors, or substitute colors.

9.5.9 Urban Character Villages

A. One or more Urban Character Villages of at least one half acre, but not exceeding 20 acres (excluding any adjacent school or public park sites), shall be allowed within MUNs. Urban Character Villages (excluding any adjacent school or public park sites) shall not comprise greater than 25% of any MUN.

B. An Urban Character Village shall be allowed to locate as follows:

   1. In the interior of a residential area, provided that local or collector street connections allow convenient pedestrian and bicycle access to the Urban Character Village; or

   2. Along arterial streets, spaced at least 3/4 mile apart, and designed to provide convenient, and safe access from the adjacent neighborhood.

C. *Overall Design and Access.* Specific design standards are included below in Section 9.7 ***Standards for Specific Housing Types***. The design of Urban Character Villages – although at a greater level of intensity than the surrounding residential areas – shall be integrated with the neighborhood by respecting (but not necessarily matching) the design, scale, and materials of nearby residential Buildings; providing convenient auto and/or pedestrian linkages from surrounding residential areas; creating usable outdoor gathering spaces; orienting Building entrances to streets, courtyards/plazas, and/or small (side or rear) parking lots; and, complementing architectural themes and character of nearby Immediate Neighborhoods.

D. *Outdoor Spaces.* A publicly accessible outdoor space such as a small park, village green, plaza, pavilion, courtyard, or garden, shall be included within or adjacent to every Urban Character Village to provide space for outdoor gatherings, neighborhood events, and recreation.

9.5.10 MUN Open Spaces

In addition to meeting the definitions of Private Open Space and Common Open Space in Section 13, MUN open spaces have the function of providing aesthetic and/or recreational focus for the Immediate Neighborhood and MUN. At least 30% of the areas of each MUN in the GDP will be included in Open Space – with at least one half of that minimum area (15% of the MUN) devoted to Common Open Space areas. At least one acre/100 Dwelling Units will be provided as functional Open Space comprising multi-use turf play fields, community gardens, dog parks, common accessible lakefront areas, trail corridors, plazas, pavilions, picnic areas, benches, or other features for residents to enjoy. Facilities for the conveyance, detention, and water quality treatment of storm water may be integrated into Open Spaces. The design of such facilities shall not result in slopes or structural features that conflict with the intended recreational and/or civic purposes of the Open Space area.
Each MUN in the GDP will include *Open Play Areas* as described in "A" below, and include or have direct access (within 660 feet) to, at least two other open space types (B through F) as described on the following list:

A. *Open Play Areas:* Play areas typically including a reasonably flat, open area with dimensions of at least 80 x 100 feet. Planted and sloped areas may present additional or alternative recreational opportunities.

B. *Recreational Facilities:* Play structures, picnic facilities, sport courts, pools, or other constructed amenities may be appropriate, depending on the site opportunities and social/economic characteristics of the residents.

C. *Natural Areas:* Whether pre-existing on a site, or created by development, Open Spaces with a more natural character can have value as wildlife habitat as well as forms of outdoor recreation.

D. *Pedestrian Corridors:* Narrow Open Spaces can have considerable value when they provide convenient pedestrian routes to nearby destinations, or provide links for jogging or other recreational pursuits.

E. *Plazas:* Focal/gathering points in more intense development areas are appropriate for small open areas that may combine hardscape and landscape materials and features in a variety of ways.

F. *Gardens:* Common Open Spaces including specific planting areas with a special theme or function can add interest and identity to a neighborhood.

9.5.11 Landscape Design & Materials

As an alternative to City guidelines and Performance Standards, specific landscape design criteria may be developed for each MUN and approved as alternative compliance by the Current Planning Manager. Additional or alternative plant species –
beyond those included in the City Standards – may be used as appropriate to the site-specific conditions in the GDP.

The overall design theme in the MUNs within the GDP is to be based on a fairly informal/natural character perimeter and arterial streetscape treatment, interior local and collector streets characterized by formal street trees, and a number of small parks and Open Spaces with a variety of characteristics. Unless limited by auxiliary turn lanes or other specific constraints, formal tree lawns shall be a minimum of 6 feet wide on streets classified as collectors or arterials, and on local residential streets of 28 feet or less.

Landscape design shall incorporate some or all of the following xeriscape principles, including:

A. Grouping plants with similar water requirements together;

B. Limiting high-irrigation turf and plantings to high-use and/or high visibility areas;

C. Use of low-water demanding plants and turf where practical;

D. Use of indigenous plant materials, where appropriate and practical;

E. Use of efficient irrigation systems, including the use of non-potable irrigation water;

F. Use of mulches and soil improvements; and

G. Provision of programs for regular and attentive maintenance.

9.5.12 Accessibility

Pedestrian connections shall allow residents of surrounding blocks to gain access safely and easily to all Common Open Spaces – except certain Environmentally Sensitive Areas – within the MUN.

9.5.13 Ownership and Maintenance

Parks or other outdoor spaces may be dedicated to a public agency or be privately owned and maintained by the Applicant or an owners association. Public acceptance of such parks or outdoor spaces into the publicly owned system of open lands will be based on specific negotiation on an individual site basis**.**

9.5.14 SETBACKS

See Table 9-2 for minimum Building and parking Setbacks. See Table 9-3 for minimum Oil and Gas Facilities Setbacks. In some cases, in order to comply with the bufferyard requirements, increased Setbacks may be necessary

9.6 ACCESS AND CIRCULATION

9.6.1 Automobile, Bicycle and Pedestrian Circulation

Automobile, bicycle, and pedestrian circulation systems in the MUNs in the GDP will be based on the concepts of multiple links between adjacent neighborhoods, convenient access to jobs and services, and limiting extraneous through traffic from neighborhoods.

9.6.2 Access Performance Standards

Access Performance Standards will include:

A. Access ways between neighborhoods will not be limited to only those absolutely necessary to serve the property.

B. Roadways in MUNs will be designed to meet *the LCUASS Standards – General Parameters and Technical Design Criteria*, with the following exceptions:

1. Street cross sections for specific types of streets included with this GDP, but not included in LCUASS (Suburban Arterials and Urban Character Village Streets – including center medians where appropriate - for example) shall be allowed, subject to approval by the City Engineer.

2. The design speed shall exceed the posted speed by 5 mph on all collector roadways. The minimum design speed on collector roadways shall be 30 mph, except within Urban Character Villages, where the design speed for local or collector streets may be 25 mph, and the posted speed 20 mph.

C. Roundabouts will be considered at arterial/collector intersections.

D. Key access points from arterials will be as indicated on the GDP. Additional – possibly limited movement – access points will be considered subject to provision of a Traffic Study and approval of the City Engineer.

E. Traffic calming measures may be implemented on collector and residential streets, as needed (based upon a current Traffic Study), such as, but not limited to, small roundabouts or traffic circles, street narrowing, medians or other techniques.

F. Collector and local streets will facilitate access between MUNs and common destinations for residents.

G. On-street parking will be allowed and encouraged on most residential local and residential collector streets to facilitate guest parking for houses fronting on those streets. However, - except in Urban Character Villages - required parking shall be provided exclusively off-street, with the corresponding public street constructed primarily to accommodate vehicular traffic.

H. On-street bike lanes will be optional for all local streets and for collector streets with ADT's of less than 1000.

I. Alleys are encouraged.

J. Required fire access (20 feet unobstructed) may be provided through public streets, Alleys, private drives or a combination of those accessways. For buildings with a height greater than 30 feet, measured to the eave of the tallest roof surface, required access is minimum 26 feet unobstructed."

K. "Hammerhead" cul-de-sacs are allowed.

L. Parking within cul-de-sac bulbs is permitted, but will not be required if three or more parking spaces (not including tandem driveway spaces) per Dwelling Unit with frontage only on the cul-de-sac bulb provided.

M. Shared parking - including on-street parking in Urban Character Villages - in mixed-use areas shall be encouraged.

N. Setbacks for off-street parking areas of more than six spaces shall be the same as the Setbacks for the associated housing type (see Table 9-2), except that no Setback shall be required from Alleys, for tandem parking in front of residential garages, or for limited "drop-off" areas.

O. "Hybrid" Parking Programs (allowing bike parking, alternative modes, shared parking opportunities, or other means of reducing parking demand) will be defined for each preliminary plat including an Urban Character Village where on-street parking is used to meet parking requirements for work/business uses.

P. Bicycle parking for nonresidential uses shall be provided based on the anticipated demand of the uses served.

Q. Garages may be used to satisfy needs for bicycle parking for Residential Uses. In multi-family areas or other cases where not all the required automobile parking is provided in garages, bike parking at a rate of 8% of the required number of open-air automobile parking spaces (total required parking, less the number of garage spaces provided) shall be provided.

R. Walks and trails in residential neighborhoods shall be used in combination to create a viable pedestrian circulation system.

S. Walks on some local streets may be eliminated if duplicated by a nearby (within 150 feet), generally parallel trail. Walks along public streets that are considered to be primary trails may be increased in width and provided on one side of the street only.

Table 9-1 – Residential Minimum Open Space, Building Height, Dwelling Unit Per Acre Ratio, Lot Coverings

Land Use	**Minimum Open Space* Required**	**Maximum Height of Buildings and Structures****	**Maximum Dwelling Units per Gross Acre+**	**Max. Building Coverage** (coverage of individual lots, not entire platted area)
MUNs as a whole	30% of the total mixed-use neighborhood; including min. 1ac./100 d.u. Common Open Space	By Housing Type	6 (except sub-parcels D-4 which may develop at 20)	By Housing Type
Urban Character Village	10%	40 feet	40	90%
Multi-Family Dwellings	20%	60 feet	20 ++	60%
Single Family Attached Dwellings	15%	40 feet	16	85%
Patio Homes, Zero Lot Line Homes	15%	35 feet	8	65%
Single Family Detached Dwellings	20%	35 feet	6	50%

\+ Overall gross density of MUNs in the GDP (except D4) shall not exceed 6 Dwelling Units per acre. Density of individual development phases (Preliminary Plats) shall not exceed 20 Dwelling Units per gross acre (except as described below in footnote ++) or 40 Dwelling Units per gross acre in an Urban Character Village. Residential density within 300 feet of the centerline of Boyd Lake Avenue North of Frank Road in Subparcels C-1 and C-2 shall not exceed two (2) Dwelling Units per gross acre. Residential density within 300 feet of the County Road 3 right-of-way and along a portion of the north property boundary of Subparcel A5 shall not exceed three (3) Dwelling Units per gross acre.

++ Maximum density for Multi-Family Dwellings in certain Subparcels is 30 units/acre. See Section 11, Maps 4 through 7 for specific Subparcels where this maximum is allowed.

* At least ½ of the required Open Space (15% of the MUN) shall be Common Open Space. See Section 9.5.10 for additional details regarding various types of neighborhood Open Spaces.

** Certain architectural elements may exceed the height maximums listed here. See Section 13 definition for Building Heights.

Note: The Open Space and Coverage percentages and densities listed may be adjusted administratively by up to 10%, as long as the intent and total number of units allowed in the GDP is respected.

Table 9-2 – Residential Minimum Setbacks

	MINIMUM SEPARATION FROM							
Land Use	**Side Property Line***	**I-25 & US 34 ROW**	**Arterial Street ROW**	**Collector Street ROW**	**Local Street ROW & Private Road (back of curb) +**	**Alley ROW**	**Primary Structure to Accessory Structure**	**Common Open Space**
Urban Character Village Structures*	0’	80’	40’	0’	0’	0’	0’	0’
Mixed Use Village Center	0’ ***	I-25 - 80’ from ROW, US 34 per 34 Corr. Plan^^	15’	0’	0’	0’	0’	0’
Multi-Family Dwellings	15’	80’	40’	14’	14’	14’	6’ measured between eaves	0’
Ancillary Dwelling Units	Same as primary structure or as separately designated below							
Single Family Attached Dwellings	Side-0’, Corner Side-14’, Rear-4’,	80’	40’	Front –14’ Garage door -20’ from back of walk	Front-14’ Garage door -18’+	Structure - 6’ Garage- < 3’ or > 18’	6’ measured between eaves	0’
Patio Homes, Zero Lot Line Homes	**Side- 0’, Corner Side - 14’, Rear-8’,	80’	40’	Front –14’ Garage door -20’ from back of walk	Front-14’ Garage door -18’ +	Structure - 6’ Garage- < 3’ or > 18’	6’ measured between eaves	0’
Single Family Detached Dwellings	Side-5’, Corner Side- 14’, Rear-10’,	80’	40’	Front –14’ Garage door -20’ from back of walk	Front –14’ Garage door -18’ +	Structure - 6’ Garage- < 3’ or > 18’	6’ measured between eaves	0’
Other Housing Types	Side-5’, Corner Side – 14’, Rear – 10’	80’	40’	Front – 14’ Garage door – 20’ from back of walk	Front – 14’ Garage door – 18’ +	Structure - 6’ Garage- < 3’ or > 18’	6’ measured between eaves	0’

*The minimal Setbacks along street frontages in Urban Character Villages are contingent upon:

- Provision of utility easements of at least 14 feet along rear Alleys.
- The architectural and other design standards outlined below.

**If a zero foot side yard Setback is proposed, adequate utility, maintenance and access easements shall be provided on the Lot adjacent to the zero foot (0') setback.

*** 25' minimum adjacent to Single Family Detached and Single Family Attached buildings with two dwellings (excludes Single Family Attached buildings with three or more dwellings) Residential Uses.

^^ Refer to Section 6.11.3 of this GDP and the US 34 Corridor Plan for setbacks requirements along US 34 east of I-25.

Separation between principal Buildings and Accessory Structures shall be 6 feet minimum between eaves, except where 0 feet is noted above.

Urban Character Village setbacks shall apply to any housing types (Multi-Family Dwellings, Townhomes, etc.) and other uses included within the Urban Character Village as defined on the applicable Preliminary Plat.

0 feet side and rear yard Setbacks apply to Single Family Attached Dwellings, Single Family Detached Dwellings and Patio Home/Zero Lot Line Homes; and are to be considered in conjunction required separation from "Other Buildings" as noted in this table. Assured distances between Buildings shall result in an "assumed" property line meeting Building Code requirements for Building separation, and allow non-rated construction accordingly.

+ Setbacks to garage doors facing public streets (except Alleys) shall be 20 feet minimum from back of walk.

Table 9-3 – Minimum Setbacks for Oil and Gas Facilities

MINIMUM SETBACKS FOR A NEW OIL AND GAS FACILITY FROM EXISTING DEVELOPMENT

The minimum setbacks required for new oil and gas facilities from existing development shall comply with the setbacks within the Colorado Energy & Carbon Management Commission Rules and Regulations.

MINIMUM SETBACKS FOR NEW LAND USES FROM AN EXISTING WELL (REVERSE SETBACKS)

Land Use Zone	**Setbacks**
Critical Zone Permitted Uses-by-Right include: 1. Essential underground public utility facilities 2. Landscape, irrigation and Open Space	0’ to 200’ from the well head
Restricted Zone Permitted Uses-by-Right include: 1. Airport, heliport or helistop 2. Composting facility 3. Storage yard 4. Essential public utility uses, facilities, services and structures 5. Heavy Industrial Uses as described in this GDP 6. Wireless Telecommunications Facilities (all types) 7. Nursery or greenhouse 8. Recycling collection center 9. Self-storage 10. Street 11. Heavy Logistics center 12. Passenger motor vehicle sales or rental 13. Heavy motor vehicle sales or rental 14. Motorcycle, scooter or ATV sales or rental 15. Parks and Open Space Uses, including active recreation and restroom buildings which may include storage areas, pedestrian and bicycle trails, dog parks, and all other uses allowed in Parks and Open Space areas.	200’ to 500’ from the well head
Development Zone Permitted Uses-by-Right include: 1. Any approved Permitted Use-by-Right for the particular property as described in this GDP except for high occupancy Buildings as described below in the High Occupancy Building Zone.	500’ and beyond from the well head
High Occupancy Building Zone Permitted Uses-by-Right include: 1. Schools including pre-K through 12, community colleges and universities 2. Daycares 3. Churches 4. Theaters and entertainment venues 5. Outdoor assembly areas for events, concerts, etc.	1000’ and beyond from the well head

MINIMUM SETBACKS FOR PLUGGED AND ABANDONED WELLS

For Plugged and Abandoned Wells, the buffer shall be 50’ in width and 100’ in length, with the plugged and abandoned wellhead located in the center of the 50’ by 100’ buffer. Landscaping, parking lots, and Streets may be located within the buffer. There shall be no further setbacks for structures.

9.7 ENCROACHMENTS PERMITTED INTO THE MINIMUM SETBACKS

The following features shall be allowed within the minimum required Setbacks subject to the requirements of Section 7.13 Sight Triangles:

A. Landscaping and irrigation including trees and shrubs and other features of natural growth subject to planting offsets from utility lines as required by the City.

B. Fences or walls subject to height and other restrictions stated in this GDP and, if applicable, the City code.

C. Driveways and sidewalks.

D. Utilities
   1. Underground Utilities including service lines
   2. Aboveground Utilities including meters, ground mounted air conditioning units, satellite dishes and similar appurtenances as long as they are located so as to minimize visual intrusion and front yard lamp post fixtures.

E. Architectural features that do not extend more than two feet into a minimum required setback, including but not limited to cornices, canopies, awnings, eaves, gutters and downspouts. The total linear distance of these projections shall not exceed 50% of the length of the applicable side of the building.

F. Architectural design embellishments that do not extend more than two feet into a minimum required setback, including but not limited to bay windows, balconies and similar sized cantilever floor areas. The total linear distance of these projections shall not exceed 50% of the length of the applicable side of the building.

G. Chimneys, flues and residential ventilating ducts that do not extend more than two feet into a minimum required setback. The total linear distance of these projections shall not exceed 50% of the length of the applicable side of the building.

H. Open outside stairways, necessary landings together with railings that do not extend more than five feet into a required front or rear setback and/or not more than two feet into a minimum required side setback.

I. Covered porches, covered or uncovered decks, terraces and patios attached to a dwelling that do not extend more than five feet into a minimum required rear setback.

J. Window wells that do not extend more than three feet into a minimum required setback and/or private side yard drainage easement. In side yard locations the encroachment is allowed as long as there is sufficient space to accommodate the drainage flows between the abutting lots.

K. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, (provided the floor area does not exceed 80 square feet) shall be allowed to encroach in a REAR YARD SETBACK so long as the accessory structure is a minimum of 5’ from the rear property line and does not encroach in the minimum side yard setbacks.

9.8 STANDARDS FOR SPECIFIC IMMEDIATE NEIGHBORHOOD HOUSING TYPES

The following pages include basic architectural standards, Height and Setback limitations, parking requirements, and other Performance Standards for the various housing types and Urban Character Villages anticipated in the Immediate Neighborhoods that will comprise the MUNs in the GDP. General standards applicable to all housing types include:

A. Immediate Neighborhoods – and even individual blocks within Immediate Neighborhoods – may comprise more than one housing type.

B. While a variety of Building types may co-exist on the same block, the elements that define architectural character – scale, form, entryways,

building materials, and colors – should be coordinated, but not rigidly consistent within any given Immediate Neighborhood. The use of vertical siding shall be discouraged on homes of less than 2000 square feet of above grade floor area except when used in limited applications for accents and/or on small architectural features.

C. On any given block face no more than 15% of residential lots, which are served by an Alley, shall be permitted street loaded access to a garage. This requirement shall also – apply to at least 65% of Single Family Attached Dwellings and Multi-Family Dwelling units located on lots adjacent to Alleys. The Director may allow the above-required percentages to be reduced in order to allow implementation of a unique or desirable housing type that would otherwise be hampered by this requirement.

D. On Single Family Detached lots less than 65' in width the following criteria shall apply:

1. Homes with garage doors that are visible from a public street as part of the front building face shall have garages that meet one of the following three conditions:

a) A garage door shall be recessed from the front façade of the living portion of the house a minimum of 4' or,

b) A garage door shall be recessed from the front of a covered porch a minimum of 4' or,

c) A garage door may extend forward of either the living portion of the house or the front of a covered porch a maximum of 4' provided the front elevation of the house includes a front porch that is a minimum of 6' wide.

2. Homes with three car garages where the garage doors for the three stalls face a public street shall off set the garage door for the third car stall a minimum of 2' from the adjacent garage front façade. In addition, the garage doors shall not comprise more than 48% of one of the ground floor elevations facing a public street. Garages fronting on alleys (both public and private) are exempt from this condition.

3. Homes with two car garages – the garage doors shall not comprise more than 47% of one of the ground floor elevations facing a public street. Garages fronting on alleys (both public and private) are exempt from this condition.

4. Garage doors shall be painted the same color as the body of the house or a similar, complementary color. Bright accent colors drawing attention to the garage doors are prohibited.

5. Two story facades with garage doors fronting on a public street shall be articulated using one of the following design features:

a) Incorporate a roof feature or trellis above the garage door to visually separate the garage from the story above.

b) Step back the face of the wall on the story above the garage door to vary the massing.

c) Incorporate a projecting box bay window above the garage door to add articulation.

d) Other similar design elements as approved by the DRC and the Director.

Elevations that face an alley (both public and private) are exempt from this condition.

6. Homes located on adjacent lots where both homes have garages extending forward of a front porch or living area shall:

a) Have distinctively different architectural elevations (meaning different rooflines, massing, detailing, etc.) and

b) Provide a 2-foot front yard setback differential.

9.8.1 Urban Character Village

A. The provision of an Urban Character Village establishes a generally "urban" street character for at least a one block (300 feet ±) length. In the event of a conflict between the performance standards in Section 8, Non-Residential Architectural Standards, and Section 9, MUNs, specifically in Sections 8.3, 8.4, 8.5.5, 8.10, and 8.12, the Performance Standards in Section 9 shall supersede Section 8 of the GDP. Where not in conflict, non-residential uses within MUNs shall

comply with the provisions in Section 8, including Sections 8.1, 8.2, 8.5.4, 8.6, 8.7.2 (except B and C) 8.9, and 8.11. Alternative compliance to all portions of this section may be granted by the Director if the Director finds that the proposed alternative is in keeping with the neighborhood scale and character, and results in an architectural design that is equal to or better than that which would be achieved through the strict application of these standards.

1. Minimal (0 foot to 8 feet) Setbacks may be utilized in conjunction with appropriate street furniture and/or Architectural Articulation and design features (storefront character, projections indented entries, bays, similar massing of elements, and the like) along street frontages – assuming adequate utility easements are provided in other locations. Along street fronts with these minimal Setbacks, not less than three of the following elements shall be used within each 80 feet of frontage:
   a. Canopies or porticos.
   b. Overhangs.
   c. Recesses or projections.
   d. Arcades.
   e. Peaked roof forms.
   f. Balconies.
   g. Arches.
   h. Patios or plazas.
   i. Display windows
2. Raised cornice parapets over the door.
3. Outdoor seating or dining areas.
4. Integral planters or low walls including landscape areas and/or seating.
5. On-street parking – including diagonal or perpendicular parking, if approved by the City Engineer - is encouraged; minimal off-street parking is to be provided for non-residential uses.
6. Sidewalks (min. 5 feet wide) are required along public streets. Wider walkways will be provided, with formal street trees in grates, planters, or walls, where appropriate.
7. Street trees at an average minimum spacing of not more than 40 feet on center are required regardless of the width of walkway.
8. Landscape medians will be incorporated into primary streets within Urban Character Villages where appropriate.
9. Typically two or three story buildings should front on an Urban Character Village Street, although single story buildings with architectural character consistent with the design theme of the Urban Character Village shall be allowed, subject to approval by the Current Planning Manager.
10. Some "storefront" ground floor architectural character will be included where practical.
11. Coordinated street furniture will be used where appropriate.

B. Live/Work Structures (a residential use with a workspace) are allowed.
   1. Buildings may have a "storefront" character, typically with a "loft" above;
   2. Work/business areas are attached to adjacent unit, overhead loft, or independent lessee;
   3. Some patron parking is typically provided on-street, with tenant and employee parking in a side or rear Alley or small parking lot.

C. Single-Family Attached Dwellings row-houses are allowed.
   1. Entry will typically be from front "urban" street or side street;
   2. Parking/garage off rear Alley or side street.

D. Plazas and/or gardens:
   1. Small community gathering areas located within the Urban Character Village, typically as a focal point;
   2. May include hardscape elements - such as plazas, decks, fountains, seating areas or other hard surface features - in addition to "soft" landscape.

E. Additional housing types:

1. Medium, and higher density housing types (Multi-Family Dwellings, Senior Housing of a Residential Nature, Senior Housing of a Non-Residential Nature, Single Family Attached Dwelling, etc.) are encouraged on blocks within and adjacent to the Urban Character Village. Low density housing may also be included in limited quantities (25% or less of the housing within the Urban Character Village).

F. Ancillary Dwelling Units:

1. Ancillary Dwelling Units are encouraged on blocks in and adjacent to Urban Character Villages;
2. Not more than one Ancillary Dwelling Unit/primary unit will be allowed.

G. Architectural Elements:

1. Gable, hip, gambrel, or other sloped roof forms must be included unless otherwise approved as 'alternative compliance' by the Current Planning Manager;
2. Porches, bays, balconies and/or other architectural character elements shall be of a compatible design theme in the Urban Character Village.
3. Buildings shall either be similar in size and height, or, if larger, be articulated and subdivided into massing that is proportional to the mass and scale of other structures on the same block frontage. Exceptions shall be allowed when a specific deviation to the block height is intended to create visual interest.

H. Parking:

1. Residential off-street parking standards applicable to Dwelling Units within and adjacent to Urban Character Villages – except that a maximum of one (1) parking space/Ancillary Dwelling Unit may be required – are:
   a. 1.5 spaces/1 bedroom unit.
   b. 1.75 spaces/2 bedroom unit.
   c. 2 spaces/3+ bedroom unit.
   d. .25 spaces/d.u. guest parking (on-street parking may be counted)

2. Parking for non-residential uses shall be provided as follows:
   a. Minimum parking standards shall be 2 spaces per 1000 sq. ft. of non-residential floor area, or 50% of the current Municipal Code minimums, whichever is more.
   b. Maximum parking shall be the current Municipal Code minimums, unless a greater number is requested by the applicant and approved as 'alternative compliance" by the Current Planning Manager.
   c. On-street parking may be counted toward minimum, but not toward maximum, parking requirements for any given block of the Urban Character Village.
   d. No off-street parking will be allowed between the front Setback and the Urban Character Village Street (see cross section on Map 8 of 10 in Section 11). Off-street parking is to be concentrated on the sides and rears of Buildings fronting the Urban Character Village Street.
   e. In the case of Live/Work Structures, the residential parking provided may be counted toward the minimum parking required for the work/business portion of the unit. (For example, a Live/Work Structure with 1000 sq. ft. workspace may not be forbidden to provide additional spaces for patrons and employees.)

9.8.2 Multi Family Dwellings

A. Maximum lot or block Coverage - Listed in Table 9-1.

B. Minimum off-street parking (excludes on-site private drives where on-street parking may be counted to satisfy the requirement) provided shall be:

1. 2.0 spaces per Dwelling Unit with three or more bedrooms.
2. 2.0 spaces per Dwelling Unit with two bedrooms plus loft
3. 1.5 spaces per Dwelling Unit with two bedrooms.
4. 1.5 spaces per Dwelling Unit with one bedroom plus loft.
5. 1.0 space per Dwelling Unit with one bedroom.
6. 1.0 space per efficiency/studio Dwelling Unit.
7. .25 guest spaces per Dwelling Unit (on-street in public ROW, on-street on-site private drive or off-street parking on the same block shall be allowed to meet this criteria).

C. Landscaping design theme and plant materials utilized shall be consistent within each applicable Immediate Neighborhood.

D. Setbacks for garages or other Accessory Buildings may be reduced by 5 feet (except where conflicts with easements exist).

E. Building entries may be formal and elevated (porches) or low and understated.

F. Walkways connecting a Multi-Family Dwelling and adjacent public streets and other pedestrian facilities shall be provided.

G. Garages and driveways, if applicable:
1. Garages may be served from parking lot circulation drives, public streets, or Alleys, subject to the provisions of 9.7.D above.
2. Tandem garages and driveways are permitted.

H. Facades fronting on public streets, public or Common Open Space areas shall be articulated using at least two of the following elements:
1. Porches.
2. Balconies.
3. Bays.
4. Other offsets in the plane of the façade.

I. Building Height – Listed in Table 9-1.

J. Roofs shall be gabled, hipped, gambrel, or other sloping form. Minimum roof pitch for the major roof mass shall be 5:12; sloped roofs over porches, dormers, and/or other smaller architectural elements may have a lesser slope. Flat or lesser slope roof elements shall be permitted only on 30% or less of the roof area.

K. Exterior finish materials shall be primarily wood, masonry (such as brick, stone, or higher quality textured concrete masonry units), or composition lap siding. Exterior materials within each Immediate Neighborhood shall be similar and compatible, while allowing visual interest and variety.

L. Fences: Unless a neighborhood fencing standard guideline is approved administratively by the Director, the following criteria shall apply.

1. Picket fences, or other low (30" to 42"), "open" fencing may be used in private entry yards, subject to sight distance requirements along roadways.
2. In rear yards, side yards (behind the front yard Setback), and other areas where privacy and noise mitigation are desirable, fences up to 6'-3" in height will be allowed.
3. 6'-3" fences located on the property line of individual residential Lots will be limited to 40% of the total perimeter of the side and rear yard (excludes perimeter of side yards adjacent to front yard). Fences with a maximum height of 4' (4'-3" to top of posts) will be allowed for the remaining portions of the perimeter of the side and rear yard.

M. All multi family projects must comply with the Site Planning Criteria listed in Sections 6.8 through 6.28 of this GDP.

9.8.3 Additional Design Criteria for Multi Family Dwellings Over 25 DU/AC

A. Site Planning:

1. Avoid large expanses of parking lots and lining the perimeter of the site with surface parking and /or garages. Utilize smaller internal parking areas that relate directly to the buildings they are serving. Incorporate landscape islands with trees into parking areas and around garages.
2. Organize buildings around central green spaces and amenities.
3. Maximize pedestrian connections to surrounding trails and public sidewalks and provide internal circulation to amenities and central green spaces.
4. Orient buildings to present an architectural front door to surrounding public streets.

B. Architecture

1. Avoid large monolithic building massing. Create diversity using a variety of building forms and roof forms.
2. Celebrate identifiable building entries.
3. Provide useable private outdoor spaces for residents in the form of balconies, decks, patios, courtyards, etc.
4. Garage architecture shall be of the same quality and design as the primary structures.
5. Provide screening of air conditioning units and meters for apartment units and club house with screen walls and plant materials. Walls should utilize materials and colors from primary structures and shall not exceed five feet in height.

9.8.4 Single Family Attached (Townhouses)

A. Lot size and configuration:

1. Lots may be aligned in a conventional manner along public streets, clustered, or aligned along a landscaped walkway if Alley served.

B. Maximum Lot Coverage - Listed in Table 9-1.

C. Ancillary Dwelling Units:

1. Ancillary Dwelling Units are allowed.

D. Parking (off-street):

1. Two (2) spaces per primary Dwelling Unit, one (1) space per Ancillary Dwelling Unit where the adjacent street width is less than 28 feet.

E. Landscaping standards shall be consistent within each applicable Immediate Neighborhood. Street trees shall be included in each Immediate Neighborhood.

F. Home entries may be formal and elevated (porches) or low and understated.

G. Garages and driveways

1. Garages may be served from Alleys, side loaded, or accessed from the street, subject to the provisions of 9.7.D above.
2. Tandem garages and driveways are permitted.

I. Facades fronting on public streets, public or Common Open Space areas shall be articulated using at least two of the following elements:

1. Porches.
2. Balconies.
3. Bay windows.
4. Other offsets in the plane of the façade.

J. Building Height – Listed in Table 9-1.

K. Unless otherwise approved as ‘alternative compliance’, roofs shall be gabled, hipped, gambrel, or other sloping form. Minimum roof pitch for the major roof mass shall be 5:12; sloped roofs over porches, dormers, and/or other smaller architectural elements may have a lesser slope Flat or lesser slope roof elements shall be permitted only on 30% or less of the roof area.

L. Exterior finish materials shall be primarily wood, masonry (such as brick, stone, or higher quality textured concrete masonry units), or composition lap siding. Exterior materials within each Immediate Neighborhood shall be similar and compatible, while allowing visual interest and variety.

M. Fences: Unless a neighborhood fencing standard guideline is approved administratively by the Director, the following criteria shall apply.

1. Picket fences, or other low (30" to 42"), "open" fencing may be used in private entry yards, subject to sight distance requirements along roadways.
2. In rear yards, side yards (behind the front yard Setback), and other areas where privacy and noise mitigation are desirable, fences up to 6'-3" in height will be allowed.
3. 6'-3" fences located on the property line of individual residential Lots will be limited to 40% of the total perimeter of the side and rear yard (excludes perimeter of side yards adjacent to front yard). Fences with a maximum height of 4' (4'-3" to top of posts) will be allowed for the remaining portions of the perimeter of the side and rear yard.

9.8.5 Patio Homes/Zero Lot Line Homes

A. Lot size and configuration:
1. Lots may be aligned in a conventional manner along public streets, clustered, or aligned along a landscaped walkway if Alley served.

B. Maximum Lot Coverage – Listed in Table 9-1.

C. Ancillary Dwelling Units:

1. Ancillary Dwelling Units are allowed.

D. Parking (off-street):
1. Two (2) spaces per primary Dwelling Unit.
2. One (1) space per Ancillary Dwelling Unit where the adjacent street width is less than 28 feet.

E. Landscaping standards shall be consistent within each applicable Immediate Neighborhood. Street trees shall be included in each Immediate Neighborhood.

F. Home entries may be formal and elevated (porches) or low and understated.

G. Garages and driveways:

1. Garages may be served from Alleys, front loaded from adjacent streets or side loaded subject to the provisions of 9.7.D above.
2. Tandem garages and driveways are permitted.

I. Facades fronting on public streets, public or Common Open Space areas shall be articulated using at least two of the following elements (See Figure 9-2):

1. Porches.
2. Balconies.
3. Bay windows.
4. Other offsets, recesses and projections in the plane of the façade.

Figure 9-2 – Front Façade

J. Building Height – Listed in Table 9-1.

K. Unless otherwise approved as 'alternative compliance', roofs shall be gabled, hipped, gambrel, or other sloping form. Minimum roof pitch for the major roof mass shall be 5:12; sloped roofs over porches, dormers, and/or other smaller

architectural elements may have a lesser slope. Flat or lesser slope roof elements shall be permitted only on 30% or less of the roof area. Multiple roof lines shall be incorporated in the design of the front elevation. See Figure 9-3.

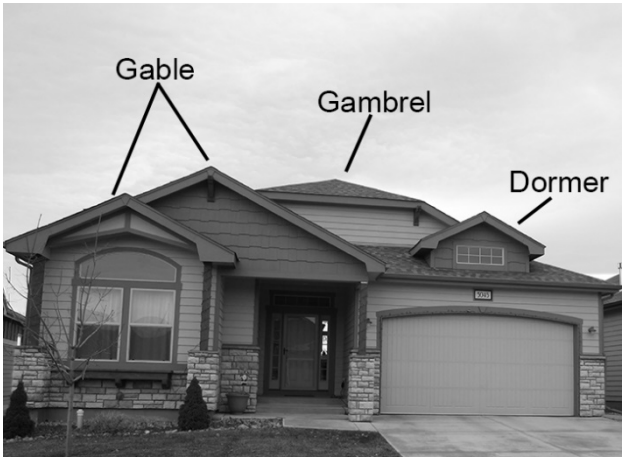


Figure 9-3 – Sloping Roof Forms

L. Exterior finish materials shall be primarily wood, masonry (such as brick, stone, or higher quality textured concrete masonry units), or composition lap siding. Exterior materials within each Immediate Neighborhood shall be similar and compatible, while allowing visual interest and variety. Multiple siding types (lap, shake, vertical board and batten) are encouraged to be used on different architectural elements of the house. See Figure 9-4.

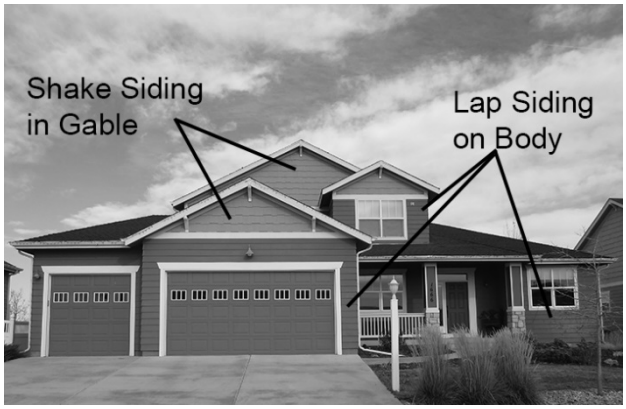


Figure 9-4 - Siding

M. Authentic use of trim and architectural accents in keeping with the overall design style of the house is required including window style and trim, belly bands defining floors and gable areas, corner trim boards, integrated designs for columns and railings, brackets, trusses, garage door detailing and windows. See Figure 9-5.

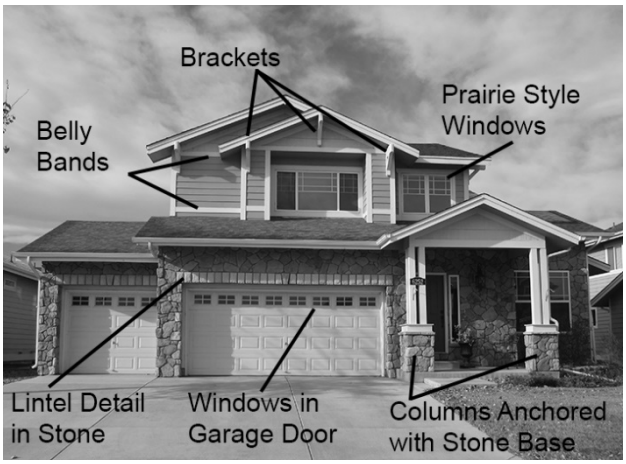


Figure 9-5 – Architectural Accents

N. Color palettes should be rich in medium hues with a minimum of three colors per house for the body, trim and accent. All rooftop vents and stacks shall be painted to match the color of the roof.

O. Fences: Unless a neighborhood fencing standard guideline is approved administratively by the Director, the following criteria shall apply.

1. Picket fences, or other low (30” to 42”), “open” fencing may be used in private entry yards, subject to sight distance requirements along roadways.
2. In rear yards, side yards (behind the front yard Setback), and other areas where privacy and noise mitigation are desirable, fences up to 6’-3” in height will be allowed.
3. 6’-3” fences located on the property line of individual residential Lots will be limited to 40% of the total perimeter of the side and rear yard (excludes perimeter of side yards adjacent to front yard). Fences with a maximum height of 4’ (4’-3” to top of posts) will be allowed for the remaining portions of the perimeter of the side and rear yard.

9.8.6 Single Family Lots

A. Lot size and configuration:

1. Lots may be aligned in a conventional manner along public streets, clustered, or aligned along a landscaped walkway if Alley served.

B. Maximum Lot Coverage - Listed in Table 9-1.

C. Ancillary Dwelling Units are allowed.

D. Parking (off-street):

1. Two (2) spaces per primary Dwelling Unit.
2. One (1) space per Ancillary Dwelling Unit where the adjacent street width is less than 28 feet.

E. Landscaping standards shall be consistent within each applicable Immediate Neighborhood. Street trees shall be included in each Immediate Neighborhood.

F. Home entries may be formal and elevated (porches) or low and understated.

G. Garages and driveways:

1. Garages may be served from Alleys, front loaded from adjacent streets or side loaded subject to the provisions of 9.7.D 1) through 4) above.
2. Tandem garages and driveways are permitted.

I. Facades fronting on public streets, public or Common Open Space areas shall be articulated using at least two of the following elements (See Figure 9-2):

1. Porches.
2. Balconies.
3. Bay windows.
4. Other offsets, recesses and projections in the plane of the façade.

J. Building Height – Listed in Table 9-1.

K. Unless otherwise approved as 'alternative compliance', roofs shall be gabled, hipped, gambrel, or other sloping form. Minimum roof pitch for the major roof mass shall be 5:12; sloped roofs over porches, dormers, and/or other smaller architectural elements may have a lesser slope. Flat or lesser slope roof elements shall be permitted only on 30 percent or less of the roof area. Multiple roof lines shall be incorporated in the design of the front elevation. See Figure 9-3.

L. Exterior finish materials shall be primarily wood, masonry (such as brick, stone, or higher quality textured concrete masonry units), or composition lap siding. Exterior materials within each Immediate Neighborhood shall be similar and compatible, while allowing visual interest and variety. Multiple siding types (lap, shake, vertical) are encouraged to be used on different architectural elements of the house. See Figure 9-4.

M. Authentic use of trim and architectural accents is required including window style and trim, belly bands defining floors and gable areas, corner trim boards, integrated designs for columns and railings, brackets, trusses, garage door detailing and windows. See Figure 9-5.

N. Color palettes should be rich in medium hues with a minimum of three colors per house for the body, trim and accent. All rooftop vents and stacks shall be painted to match the color of the roof.

O. Fences: Unless a neighborhood fencing standard guideline is approved administratively by the Director, the following criteria shall apply:

1. Picket fences, or other low (30" to 42"), "open" fencing may be used in private entry yards, subject to sight distance requirements along roadways**.**
2. In rear yards, side yards (behind the front yard setback), and other areas where privacy and noise mitigation are desirable, fences up to 6'-3" in height will be allowed.
3. 6'-3" fences located on the property line of individual residential Lots will be limited to

40% of the total perimeter of the side and rear yard (excludes perimeter of side yards adjacent to front yard). Fences with a maximum height of 4' (4'-3" to top of posts) will be allowed for the remaining portions of the perimeter of the side and rear yard.

9.9 ANCILLARY DWELLING UNITS

Ancillary Dwelling Units, where permitted, must meet the following conditions:

A. Attached or detached Ancillary Dwelling Units are included in the total number of Dwelling Units allowed in the GDP.

B. It must be on the same Lot, either attached or detached with another Dwelling Unit.

C. It must have a minimum of four hundred (400) square feet and cannot exceed one thousand fifty (1050) square feet of floor area. Additional floor area requirements shall be as indicated in the guidelines for the various housing types in the GDP.

D. It must have its own cooking and bathing facilities.

E. Portions of the Ancillary Dwelling Unit may be nearer the Front Lot Lines than portions of the principal Dwelling Unit.

F. Except as required by Building Code there shall be no required separation between Ancillary Dwelling Units except Setbacks as included in this GDP.

G. Ancillary Dwelling Units shall be limited in number to not more than 10% of the maximum number of Dwelling Units allowed in the applicable MUN. This shall be the only factor limiting the number of permits issued for Ancillary Dwelling Units during any calendar year.

H. An Ancillary Dwelling Unit must be in common ownership with the primary use or residence on the Lot; and may only be occupied by renters or family members of the owners of the primary use or residence.

I. Shall utilize the same utility services as the primary use or residence: Electric, water and sewer service must be from the primary Dwelling Unit(s) on the property. There shall not be separate utilities to the Ancillary Dwelling Unit. The primary dwelling on the subject Lot, in combination with the Ancillary Dwelling Unit shall pay all applicable plant investment fees customarily associated with new Dwelling Units.

J. It must be of the same architectural style, materials and colors as the principal dwelling so as to be architecturally compatible.

K. It must meet applicable Setback requirements of the GDP.

L. There can only be one Ancillary Dwelling Unit permitted per primary dwelling on the lot.

M. There shall be no off-street parking required where the street width is twenty-eight feet or greater.

N. Applicable Building Code requirements shall be met.

9.10 OTHER RESIDENTIAL TYPES

Co-Housing, Extended Stay Facilities, Senior Housing of a Residential Nature, Boarding Houses or Rooming Houses, single room occupancy dwellings, and other allowed housing types shall be designed to complement adjacent uses and shall meet the architectural standards applicable to other housing types within the Immediate Neighborhood and/or the non-residential standards in 9.10 below.

9.11 NON-RESIDENTIAL USES IN MUNs

A. Churches, schools, daycare facilities, commercial, retail, restaurant, office, and/or other allowed non-residential uses as listed in Section 1.3.10 shall be designed – on a case by case basis – to be compatible with the adjacent housing

types, and shall be integrated into Urban Character Villages when practical.

B. Excluding commercial, retail, and restaurant uses, the above uses may be provided outside Urban Character Villages with restrictions as noted in Section 1.

C. Non-Residential architectural standards in Section 8 shall apply to non-residential uses in MUNs with the following provisions:

1. As described in Section 9.7.1.
2. Unless otherwise approved by the Director, Building materials and colors shall be consistent or compatible with the residential materials and colors in the same Immediate Neighborhood.
3. Façade treatment, massing/scale, base and top treatments, and Building entrances shall be compatible with – but need not be identical to - the Residential Uses within the same Immediate Neighborhood, even if achieving that compatibility results in a design that does not meet a strict interpretation of Section 8. To the extent practical, non-residential facades shall include roof forms, window and door forms, and other features found in the surrounding MUN.