

Courtyard-Style Development

REQUIREMENTS

- Allowed on property with no deed restrictions
- Platted as individual lots surrounding a courtyard
- Lots must front courtyard, alley, shared driveway, PAE, courtyard access drive, pedestrian pathway, or public street
- No minimum lot size, lot width or density.
- Maximum height is 30 feet
- Total depth is no more than 150 feet back from the public street
- Maximum lot size of 3,500 sq. ft. and maximum unit size of 1,800 sq. ft.
- Common access agreement will be required

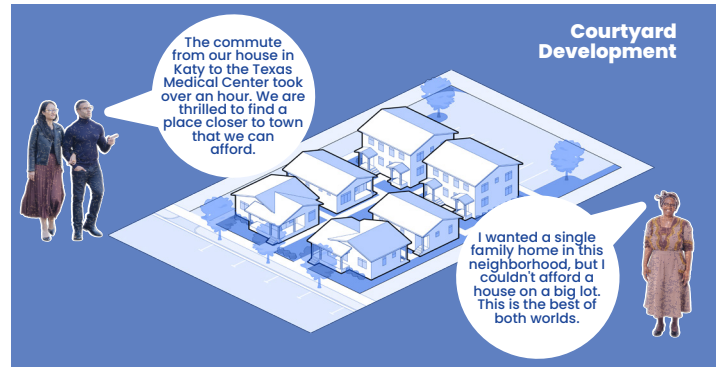
BUILDING LINE

(Distance from Property Line)

- At least 5 feet along local & collector streets
- At least 15 feet along major thoroughfares with right-of-way 80 feet or less
- Units along the street must face the street and have an entry feature

ACCESS

- Alley access when abutting an alley or from shared driveway, PAE or courtyard access drive
- Individual driveways from public street to lots are not allowed
- At least 50% of lots must face the main courtyard or a public street
- Pedestrian connections from units to the courtyard, parking and sidewalk required



- Courtyard space of 150 sq. ft. per lot required, must be a minimum of 12 feet wide
- Main courtyard must be at least 480 sq. ft., with 20 feet between structures
- 1 parking space per unit less than or equal to 1,000 sq. ft.
- 2 parking space per unit greater than 1,000 sq. ft.
- 1 guest parking space required for every 6 units
- Parking must be located on the side or rear of the property

PARKING

- Parking can be located separately from the units within the development

Multi-Unit (3-8 units)

REQUIREMENTS

- Allowed on unrestricted lots or reserves with no deed restrictions
- Maximum depth of 150 feet from a public street
- Maximum number of dwelling units is 8, with only up to 4 units on local streets
- Maximum height is 30 feet

ACCESS

- Alley access when abutting an alley
- Maximum 16-foot wide driveway with 4-foot curb radius (1 driveway per public street)
- Must have pedestrian connections to the sidewalk

PARKING

- 1 parking space per unit less than or equal to 1,000 sq. ft.
- 2 parking spaces per unit greater than 1,000 sq. ft.
- 1 guest parking space required for every 6 units
- Parking must be located on the side or rear of the property

BUILDING LINE

(Distance from Property Line)

- At least 5 feet along local and collector streets
- At least 15 feet along major thoroughfares with right-of-way of 80 feet or less
- Units along the street must face the street and have an entry feature



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Narrow-Lot Development

REQUIREMENTS

- Properties may not be subdivided to lots narrower than allowed by active deed restrictions
- No more than 27 dwelling units per acre, except properties with side or rear access via alley, flag staff, shared driveway or permanent access easement (PAE) may increase to 35 dwelling units per acre

BUILDING LINE

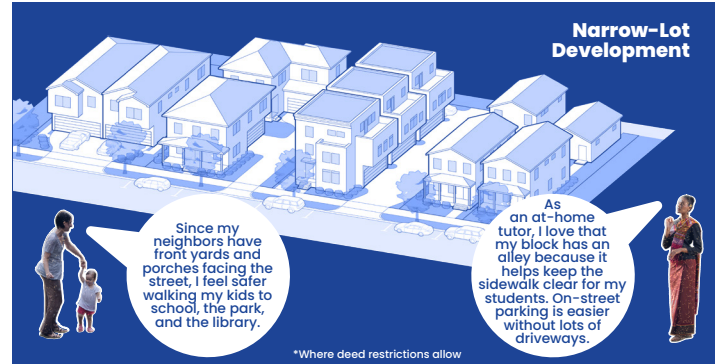
(Distance from Property Line)

- For properties taking access from alley, flag staff, shared driveway or permanent access easement (PAE):
 - at least 5 feet along local and collector streets, or
 - at least 15 feet along major thoroughfares with right-of-way of 80 feet or less
- For properties with garages facing the street, at least a 10-foot building line and

19-foot garage building line is required

ACCESS

- All properties that can, should take access from an alley maintained by the city or HOA
- When property cannot take access from an alley and creating lots 44 feet or wider, the individual driveway must be placed to create at least one uninterrupted span of 20 feet for on-street parking
- When property cannot take access from an alley or side street and creating lots less than 33 feet wide, it must take access via flag staff, shared driveway or permanent access easement (PAE)
- When a 15,000 sq. ft. or smaller property is subdivided into multiple lots with one or more lots 33 feet or wider, vehicular access may be from an individual driveway approach with a maximum of 12 feet per lot.



- For lots with street facing garages, 1/3 of the structure along the street must be occupiable space with front door facing the street.
- For lots with less than 44 feet with street facing garages, functional balconies or large windows on the second floor are allowed to meet the 1/3 occupiable space requirement

PARKING

- For units with 100% occupiable space fronting the street and less than or equal to 1,000 sq. ft. in size, no parking is required.
- 1 parking space per unit for units less than or equal to 1,500 sq. ft.
- 2 parking spaces for units greater than 1,500 sq. ft.
- 1 guest parking space required for every 6 units in shared driveway and PAE developments

Second Dwelling Unit

REQUIREMENTS

- Allowed on single-family residential lots when deed restrictions do not prohibit a detached second dwelling unit
- Maximum detached unit size of 1,500 sq. ft.

BUILDING LINE

(Distance from Property Line)

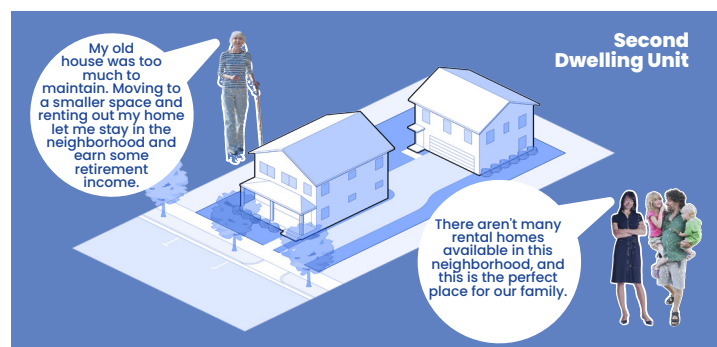
- Must meet deed restrictions

ACCESS

- Alley access when abutting an alley
- Maximum one 12-foot wide driveway for lots less than 40 feet wide

PARKING

- Based on unit size
- If the first dwelling unit meets parking requirements, then:
 - no additional spaces are required for a second dwelling unit less than or equal to 1,000 sq. ft.
 - 1 additional space is required for a second dwelling unit between 1,001 and 1,500 sq. ft.
- Parking must be located on the side or rear of the property



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