

B. UC – University/Campus

1. Character Description – This district is designed to provide suitable areas for existing and expanded university campuses and associated land uses.
2. Intent and Purpose
 - a. To implement the objectives of the Comprehensive Plan as concerns the University/Campus (UC) land use.
 - b. To allow uses that are associated with a university.
2. To enable the development of walkable neighborhoods built at a human scale. The goal is compact development made up of many different buildings clustered together around high-quality usable open space, including streets. To that end, this district requires buildings to face the street and imposes limits on building height.
3. Applicability – This zoning district is applicable to all real property designated as UC on the City of Lebanon zoning atlas.
4. Land Uses

Permitted Uses	Conditional Uses	Prohibited Uses
Automotive, Parking	Bed and breakfast homestay/Airbnb	Automotive, Servicing
Community Assembly		Check Cashing Services
Convenience Commercial	Extensive Impact Facilities	Liquor stores
Dwelling, Single-Family Detached		Sanitary landfills
Dwelling, Two-Family Detached	Community Education	Specialty Smoke and Vape Shops
Dwelling, Townhome	Cultural and Recreational Services	Tattoo Services
Dwelling, Residential Court		
Dwelling, Multifamily		Tobacco/nicotine/e-cig sales
Dwelling, Dorm, Fraternity / Sorority		
Essential Services		Any use not specifically allowed
Financial, Consulting, and Administrative		
Food and Beverage Service		
General Personal Services		
General Retail Trade		
Intermediate Impact Facilities		
Medical and Professional Services		

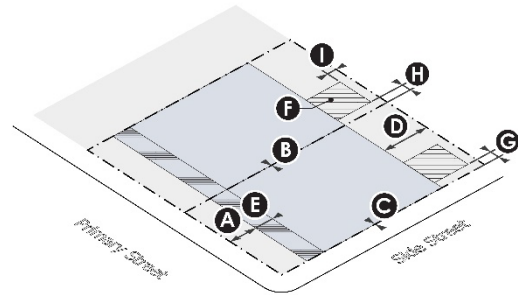
Permitted Uses	Conditional Uses	Prohibited Uses
Personal and Group Care Facilities		
Public Services		
Uses allowed in the Infill Overlay		

5. Lot Development Standards (UC)

a. Lot size



b. Building placement



Lot dimensions		
A	Lot size (min)	5,000 sf
	First dwelling	5,000 sf
	Additional dwelling	2,000 sf
B	Width at building/at property line (min) ^a	50 ft/40ft

Principal building setbacks		
A	Front setback (min/max)	5/25 ft
B	Side setback (min)	N/A
D	Rear setback (min)	25 ft

Parking setback		
E	Attached garage setback from primary façade (min)*	10 ft

*35 ft minimum total setback from front property line.

Accessory building		
F	Structure area, ADU* (max)	700 sf
	Structure area, other accessory uses** (max)	700 sf
	Front setback (min)	5 ft
G	Side setback, (min)	5 ft
H	Rear setback (min)	5 ft

*ADU = Accessory Dwelling Unit. Maximum one ADU per parcel.

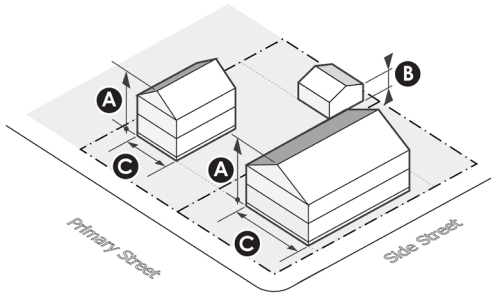
**Maximum for each non-ADU accessory building.

(a) 18 ft minimum lot width for Dwelling, Townhome use.

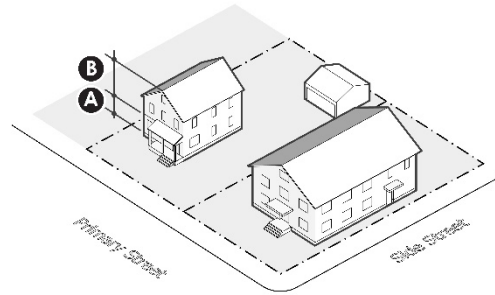
6. General Building Development Standards (UC)

The standards in this section apply to all new development in this district except where otherwise in conflict by the standards for single-family, two-family, multi-family, townhouse, or residential court developments subsequently listed.

a. Building height and frontage



b. Façade elements



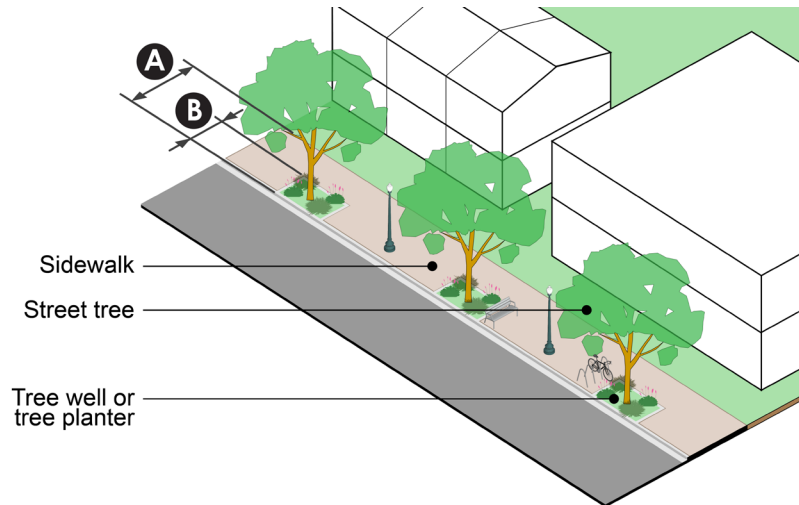
Building height and frontage	
A	Primary building height, stories (max) 5
	Primary building height, feet (max) 65
B	Accessory building height, stories (max) 2
C	Building frontage, feet (max) 100

Façade elements	
A	Ground floor façade area with openings (min)*
	Residential 20%
	Non-residential 50%
B	Upper floor façade area with openings (min) 20%

*The ground floor façade area extends from 2 feet to 10 feet from the finished floor.

7. Sidewalk and Planting Standards

- a. The diagram below defines the sidewalk and planting standards in this zoning district. Sidewalks shall utilize tree grates, planters, or wells, as opposed to continuous landscape strips, to maximize pedestrian circulation area. Minimum width sidewalk width (“A”), including the tree wells, is 12 feet minimum width of the tree wells (“B”) is 6 feet. Along all street frontages, a minimum of one (1) street tree shall be planted along every forty (40) feet of street frontage. All developments shall provide a bike rack, trash receptacle, bench, lighted bollard, and/or other approved elements of street furniture along every one hundred (100) feet of street frontage. Modifications to this design may be approved by the Planning Department when the context warrants it.



- b. See Section 14-504 for permitted and prohibited plants.
- c. There are no front yard landscaping requirements in this district.

8. Parking and Loading Standards

- a. In this district surface parking cannot be located between the principal building and the widest fronting street. For corner lots, surface parking cannot be located between the principal building and either street. Surface parking can be located behind the principal building. It can also be located adjacent to an alley.
- b. In this district there are no requirements for off-street loading and unloading.

9. Building Design Standards

- a. Frontage: All lots shall abut a public or private street for at least forty (40) feet except that individual townhomes units in a larger building may have a frontage of eighteen (18) feet.
- b. Orientation: Principal buildings shall be oriented so that at least 50% of all first-floor residential units are fronting a street with pedestrian entrance(s), however the front facing residential units may be replaced by first floor commercial. For this purpose, every twenty-four (24) feet of commercial width will be equal to one residential unit. No HVAC or other mechanical equipment shall be allowed between the building and the fronting street.
- c. Transition: Any portion of a building located within 75 feet of adjacent single-family housing shall not exceed the actual height of those houses by more than 1.5 times.
- d. Façades
 - i. Primary Façade Materials
 - (a).A minimum of 75% of the Primary Façades, exclusive of openings, shall include materials selected from List 1 in Table 14.507-2, namely: brick, stone, cast stone, or stucco (authentic).
 - (b).A maximum of 25% of the Primary Façades, exclusive of openings, may

include materials selected from List 2 in Table 14.507-2, namely: brick, stone, cast stone, stucco (authentic), wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (2 feet above the finished floor elevation).

- ii. Secondary Façade Materials
 - (a). A minimum of 50% of the Secondary Façades, exclusive of openings, shall include materials selected from List 1 in Table 14.507-2, namely: brick, stone, cast stone, or stucco (authentic).
 - (b). A maximum of 50% of the Secondary Façades, exclusive of openings, may include materials selected from List 2 in Table 14.507-2, namely: brick, stone, cast stone, stucco (authentic), wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (2 feet above the finished floor elevation).
 - iii. Building materials of outbuildings of over 250 sq ft in area shall match the building material of the principal building.
- e. A distinct building design shall be achieved by including a minimum of three (3) of the following:
- 1. Variation in length of 20% or more.
 - 2. Variation in height by 15%.
 - 3. Variation in footprint size by 20% or more.
 - 4. Variation in use of primary façade materials or color.
 - 5. Variation in type of unit design that is expressed on exterior façades.
 - 6. Variation in roof materials or color.
 - 7. Variation in the location, width, or design of attachments such as porches, stoops, bay windows, and other attachments permitted by this section.
- f. Garages: Garages shall be located behind the principal building on a property.
- g. Parking Structures: Parking structure façades that face a public street or private street shall meet the material requirements for building façades in this section.
- h. Openings
- Pedestrian Entrances: Required pedestrian entrances shall be defined by a roof covering at least 3 feet deep or by being recessed by at least 3 feet.
- i. Transparency
- i. Building façades that face a public street, private street, or usable open space (excluding Preserve type open spaces) shall have a minimum transparency for each story as described below and consisting of doors, windows, or a combination thereof. Window and door glazing shall not be mirrored or heavily tinted to avoid obscuring visibility into the building.
 - (a). First story commercial uses shall have a minimum transparency of 50%.

(b).First story residential uses shall have a minimum transparency of 20%.

(c).Upper stories shall have a minimum transparency of 20%.

j. Roofs

- i. Sloped roofs that face a public street, private street, or usable open space shall be symmetrical.
- ii. Flat roofs shall have parapet walls on façades that face or are visible from a public street, private street, or usable open space. The primary material used on parapets shall match the material of its associated façade.
- iii. Roof-mounted equipment shall be located or screened in a manner to not be visible from a public street, private street, or usable open space (excluding Preserve type open spaces).

k. Attachments: Attachments to building façades that face a public street, private street, or usable open space (excluding Preserve type open spaces) shall meet the following standards:

- a. Porches and decks shall have a minimum clear depth of six (6) feet excluding steps. Porches and decks shall not encroach into a public right-of-way.
- b. Stoops shall have a minimum clear depth of three (3) feet excluding steps. Stoops shall not encroach into a public right-of-way.
- c. Balconies shall have a minimum clear depth of four (4) feet. Balconies shall not be fully enclosed. Balcony encroachments into a public right-of-way shall be approved by the authority with ownership of the right-of-way. Balconies approved to encroach into a public right-of-way shall have a minimum clear height of nine (9) feet above adjacent grade.
- d. Bay windows shall have visible support, either by extending the bay to grade with a foundation or transferring the projection back to the wall with beams, brackets, or masonry corbeling.
- e. Awnings/canopies shall not be internally illuminated. Awning/canopy encroachments into a public right-of-way shall be approved by the authority with ownership of the right-of-way. Awnings/canopies approved to encroach into a public right-of-way shall have a minimum clear height of nine (9) feet above adjacent grade.
- f. Drive-thru facilities including associated windows, refuse storage, and menu and ordering boards shall be located to the rear or side of buildings. Refuse storage shall be provided near windows associated with drive-thru facilities.

l. Other Standards: The following standards are set out in Chapter 5: landscape buffers; landscape screening; fences, walls and hedges; and plant materials.

Single-Family and Two-family Standards

10. The following additional design standards will apply to single-family and two-family lots in these zoning districts. The standards in this section apply to lots established by being submitted on a preliminary plat, final plat that did not require a preliminary

plat, or otherwise created after June 6, 2023.

a. Orientation

All principal buildings must face and front a public or private street or if an overlay allows it a courtyard. At least one (1) principal pedestrian entrance is needed on the front façade.

b. Building Materials

i. Primary Façade Materials

1. A minimum of 75% of the Primary Façades, exclusive of openings, shall include materials selected from List 1 in Table 14.507-2b.

2. A maximum of 25% of the Primary Façades, exclusive of openings, may include materials selected from List 2 in Table 14.507-2b.

ii. Secondary Façade Materials

1. A minimum of 60% of the Secondary Façades, exclusive of openings, shall include materials selected from List 1 in Table 14.507-2b.

2. A maximum of 40% of the Secondary Façades, exclusive of openings, may include materials selected from List 2 in Table 14.507-2b.

iii. Rear Façade Materials

1. A minimum of 60% of the Rear Façades, exclusive of openings, shall include materials selected from List 1 in Table 14.507-2b.

2. A maximum of 40% of the Rear Façades, exclusive of openings, may include materials selected from List 3 in Table 14.507-2b.

c. Design Variation

Adjacent houses cannot be exactly the same in a row of houses. A distinct building design shall be achieved by including a minimum of three (3) of the following:

1. Variation in length of 20% or more.
2. Variation in height by 15%.
3. Variation in footprint size by 20% or more.
4. Variation in use of primary façade materials or color.
5. Variation in type of unit design that is expressed on exterior façades.
6. Variation in roof materials or color.
7. Variation in the location, width, or design of attachments such as porches, stoops, bay windows, and other attachments permitted by this section.

d. Parking/Garages

1. Required Parking - Each unit needs to provide at least two parking spaces which shall be achieved by any one or combination of the following:

- i. Provide a driveway that is at least 35 feet long, from the back of sidewalk (or property line if no sidewalk is present or proposed), and at least 10 feet wide.
 - ii. Place the garage entrance on the side or rear of the building (corner and double loaded lots, excluding alley loaded, shall also meet option 1).
 - iii. Provide at least two parking spaces to the rear of the building.
 - iv. Provide at least two dedicated off-site parking spaces within 300 feet of the subject property (measured by the shortest distance of sidewalk or paved trail).
2. Reserve Parking - Each unit needs to provide space for at least two additional parking spaces to be provided in the future on-site or built off-site upon development which shall be achieved by any one or combination of the following:
 - i. Designate space where two additional parking spaces to the side or rear of the building can be added on-site.
 - ii. Provide at least two dedicated off-site parking spaces within 300 feet of the subject property (measured by length of the shortest sidewalk or paved trail).
 - iii. Front loaded side setback- Any lot that provides vehicular access by way of the front property line shall provide side building setbacks of no less than 10 feet.

e. Entrances

1. Porches shall have a minimum clear depth of six (6) feet excluding steps. Porches shall not encroach into a public right-of-way.
2. Stoops shall have a minimum clear depth of three (3) feet excluding steps. Stoops shall not encroach into a public right-of-way.

f. Outbuildings

Outbuildings of over 250 sq. ft. shall match the building material of the main structure.

g. Landscaping

A foundation planting along one hundred (100) percent of the façade of each building which abuts a public street, excluding necessary breaks for sidewalks, entrances, etc.

The foundation planting area shall have a minimum depth of four (4) feet.

The foundation planting shall include:

- a. Two (2) Medium Evergreen Shrubs as specified in Section 14.504 for every

forty (40) feet of building façade; and

- b. Eight (8) Small Evergreen or Deciduous Shrubs (or a combination thereof) of at least two different species as specified in Section 14.504 for every thirty (30) feet of building façade. The shrub requirement may also be met with a combination of shrubs and ornamental grasses.

Multi-family Development Standards

11. The following additional design standards will apply to multi-family developments containing three or more units (excluding townhouses and residential courts) in these zoning districts.

a. Orientation

a. Principal buildings shall be oriented to one of the following frontage features:

- i. Public street (for the purposes of this standard, limited access highways shall not be considered a fronting street).
- ii. Private street (built to public street standards, including landscaping and sidewalks).
- iii. Usable Open Space Type (as further described in 14.505 Open Space).
 - 1. Square
 - 2. Green
 - 3. Greenway (existing or proposed on an adopted plan, i.e. Comprehensive Plan or Parks Master Plan.)

b. Principal buildings shall be oriented in the following ways:

- i. At least one (1) principal pedestrian entrance faces the fronting feature.
 - 1. A principal pedestrian entrance must be covered or recessed a minimum of 3 feet and connect directly into units or a shared lobby.
- ii. At least 50% of first-floor units in a building face the fronting feature.
 - 1. A lesser percentage may be considered on the basis of a shared lobby on the front façade.
- iii. Primary buildings shall prioritize fronting features in the order of public street, private street, useable open space until the buildable frontage along each feature has been exhausted by any combination of primary buildings on the site.
 - 1. A frontage shall be considered exhausted when less than the minimum lot width at the building line for that site in that zoning

district is achieved.

- a. The Planning Director, or their designee, may consider a frontage width greater than this length exhausted on the basis of existing topography, streams, existing development patterns, or improved access for the public to useable open spaces, public buildings, public parks, or transit stations.

- iv. The fronting feature shall extend the entire length of the front façade plus five (5) feet on each side.

b. Building Height Transition

- a. Any portion of a proposed building located within 75 feet of an existing building or buildings containing a residential use shall transition the height of the proposed building from that of the existing buildings. This transition will be regulated as follows:
 - i. The location and height of all existing residential buildings within 75 feet of a proposed building shall be shown on the site plan.
 - ii. All existing residential buildings will be assigned a height of 15 feet unless specific measurements are provided by the applicant.
 - iii. The height transition shall not exceed a rate of 1 foot of additional building height per every 3 feet of building separation.

c. Façades

a. Primary Façade Materials

- i. A minimum of 75% of the Primary Façades, exclusive of openings, shall include materials selected from List 1 in Table 14.507-2.
- ii. A maximum of 25% of the Primary Façades may include materials selected from List 2 in Table 14.507-2.

b. Secondary Façade Materials

- i. A minimum of 50% of the Secondary Façades shall include materials selected from List 1 in Table 14.507-2.
- ii. A maximum of 50% of the Secondary Façades shall include materials selected from List 2 in Table 14.50-.2.

c. Design Variation in Multi-family Developments

Developments with multiple buildings shall incorporate a variety of distinct building features and designs according to the number of buildings in the

development as follows:

Each building shall vary a minimum of one (1) design feature (options listed below) from that of each adjacent building within 75 feet.

When developments exceed 5 buildings, a number of distinct building designs are also needed as follows;

6 to 18 Buildings: Two (2) distinct designs

Greater than 18 Buildings: One (1) distinct design every six (6) buildings

A distinct building design shall be achieved by varying a minimum of three (3) of design features (options listed below):

Design features that can be varied.

1. Variation in length of 20% or more;
2. Variation in height by 15%;
3. Variation in footprint size by 20% or more;
4. Variation in use of primary façade materials or color;
5. Variation in type of unit design that is expressed on exterior façades;
6. Variation in roof materials or color; or
7. Variation in the location, width, or design of attachments such as porches, stoops, bay windows, and other attachments permitted by this section.

d. Articulation

Buildings that contain more than 2 units shall comply with the following:

Building façades that face a public street, private street, private drive, or usable open space shall not exceed forty (40) feet in length without a building articulation intended to minimize the mass of the building. Permitted articulations include:

- a. Façade offset with a minimum depth of four (4) feet that extends the full height of the façade.
- b. Façade projection with a minimum depth of four (4) inches and a minimum width of one (1) foot that extends the full height of the first story of the façade.
- c. Variation in building or parapet height of a minimum two (2) feet for single story buildings and four (4) feet for buildings with two or more stories.

- d. The use of multiple roof forms to create the effect of different building components.
 - e. Porches and stoops that meet the standards for Attachments in this section.
- e. Parking
- a. Attached/structured parking garages
 - i. Garages within the same building as residential units shall not be visible from the fronting feature for that building and should be accessed via a secondary street or parking lot to the side or rear of the building.
 - b. Detached parking garages
 - i. Garages serving residential units shall not be visible from the fronting feature for that building and meet the requirements of an accessory building (14.503.A. Accessory Buildings).
 - c. Surface Parking
 - i. Surface parking will be limited to the side or rear of the building except for parallel parking along a fronting street.
 - ii. Surface parking, except parallel parking along a fronting street, shall not be visible from the fronting feature for that building.
 - 1. No more than 10 spots will be allowed per row, without a dedicated nine (9) foot by eighteen (18) foot landscaped island with a Class 1 Shade Tree.
- f. Openings
- a. Transparency

Building façades (buildings that contain more than 2 units) that face a public street, private street, or usable open space shall have a minimum transparency of 20% consisting of doors, windows, or a combination thereof. Window and door glazing shall not be heavily tinted to avoid obscuring visibility into the building.
 - b. Garage Openings

Garage doors that face a public or private street shall be limited to a maximum of ten (10) feet.
- g. Roofs
- a. Sloped roofs that face a public street, private street, or usable open space shall be symmetrical.
 - b. Flat roofs shall have parapet walls on façades that face or are visible from a public street, private street, or open space. The primary material used on parapets shall match the material of its associated façade.

- c. Roof-mounted equipment shall be located or screened in a manner to not be visible from a public street, private street, or usable open space.

h. Attachments

When attachments are provided, they shall meet the following minimum requirements:

- a. Porches shall have a minimum clear depth of six (6) feet excluding steps. Porches shall not encroach into a public right-of-way.
- b. Stoops shall have a minimum clear depth of three (3) feet excluding steps. Stoops shall not encroach into a public right-of-way.
- c. Balconies shall have a minimum clear depth of six (6) feet. Balconies shall not be fully enclosed.
- d. Bay windows shall have visible support, either by extending the bay to grade with a foundation or transferring the projection back to the wall with beams, brackets, or masonry corbeling.
- e. Decks shall be located to the rear of buildings.

Townhouse Development Standards

12. The following additional design standards will apply to townhouse uses in these zoning districts.

a. Orientation

- a. Principal buildings shall be oriented to one of the following frontage features:
 - i. Public street (for the purposes of this standard, limited access highways shall not be considered a fronting street).
 - ii. Private street (built to public street standards, including landscaping and sidewalks).
- b. Principal buildings shall be oriented in the following ways:
 - i. All units shall have a principal pedestrian entrance that faces the fronting feature.
 - 1. For townhome buildings, a principal pedestrian entrance must be covered or recessed a minimum of 3 feet and connect directly into units.
 - ii. Primary buildings shall prioritize fronting features in the order of public street then private street until the buildable frontage along each feature has been exhausted by any combination of primary buildings on the site.
 - 1. A frontage shall be considered exhausted when less than the minimum lot width at the building line for that site in that zoning district is achieved.
 - a. The Planning Director, or their designee, may consider a frontage width greater than this length exhausted on the basis of existing

topography, streams, existing development patterns, or improved access for the public to useable open spaces, public buildings, public parks, or transit stations.

- iii. The fronting feature shall extend the entire length of the front façade plus five (5) feet on each side.
- iv. All end unit side façades that also face a street (public or private) or useable open space shall address this feature as well with an additional primary pedestrian entrance or approved attachment.

b. Building Height Transition

- a. Any portion of a proposed building located within 75 feet of an existing building or buildings containing a residential use shall transition the height of the proposed building from that of the existing buildings. This transition will be regulated as follows:
 - i. The location and height of all existing residential buildings within 75 feet of a proposed building shall be shown on the site plan.
 - ii. All existing residential buildings will be assigned a height of 15 feet unless specific measurements are provided by the applicant.
 - iii. The height transition shall not exceed a rate of 1 foot of additional building height per every 3 feet of building separation.

c. Façades

a. Primary Façade Materials

- i. A minimum of 75% of the Primary Façades, exclusive of openings, shall include materials selected from List 1 in Table 14.507-2.
- ii. A maximum of 25% of the Primary Façades may include materials selected from List 2 in Table 14.507-2.

b. Secondary Façade Materials

- i. A minimum of 50% of the Secondary Façades shall include materials selected from List 1 in Table 14.507-2.
- ii. A maximum of 50% of the Secondary Façades shall include materials selected from List 2 in Table 14.507-2.

c. Design Variation in Townhouse Developments

Developments with Townhouse uses shall incorporate a variety of distinct unit and building designs according to the number of townhouse units and buildings in the development as follows:

- a. Each unit shall vary a minimum of one (1) design feature (options listed

below) from that of each attached adjacent unit.

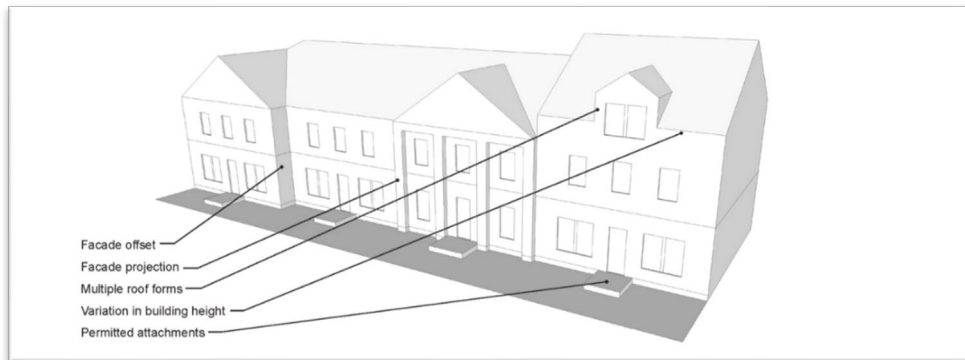
- b. When buildings exceed a certain number of units two (2) distinct unit designs are also needed as follows;

Front-loaded Garage Product: Every four (4) units per building

All Other Products: Every six (6) units per building

- c. A distinct unit design shall be achieved by varying a minimum of three (3) of design features (options listed below):
- d. Each townhouse building along the same street face shall utilize these design features (options listed below) to differentiate the appearance of adjacent buildings.
- e. Design features that can be varied.
1. Variation in length of 20% or more;
 2. Variation in height by 15%;
 3. Variation in footprint size by 20% or more;
 4. Variation in use of primary façade materials or color;
 5. Variation in type of unit design that is expressed on exterior façades;
 6. Variation in roof form, materials, or color; or
 7. Variation in the location, width, or design of attachments such as porches, stoops, bay windows, and other attachments permitted by this section.

14.304.B Façade Articulation



d. Building Length

Buildings that contain Townhouse uses shall be limited to a maximum number of units per building based on fronting feature as follows:

- i. Public street: a maximum of four (4) attached units in a row.
- ii. Private street: a maximum of four (8) attached units in a row.

e. Parking

a. Front loaded garages (public street)

- i. A garage shall be considered front loaded when it is accessed from the same side as the fronting public street for that building.
- ii. Garages shall be a maximum of ten (10) feet wide.
- iii. Units shall be a minimum of forty (40) feet in width.
- iv. No more than 50% of the façade shall be used for a garage.
- v. Front-loaded garages shall be recessed a minimum of ten (10) feet behind the forward most building façade.

b. Front loaded garages (private street)

- i. A garage shall be considered front loaded when it is accessed from the same side as the fronting private street for that building.
- ii. No more than 33% of the units per development may contain a garage on the front façade.
- iii. Garages cannot be visible from a public right-of-way.
- iv. Buildings with front loaded garages shall be limited to four (4) attached units in a row.
- v. The garage opening will be limited to 40% of the unit width.
- vi. Each unit will be required to have at least three approved attachments.
- vii. Front-loaded garages shall be recessed a minimum of ten (10) feet behind the forward most building façade.



c. Rear loaded garages

- i. A garage shall be considered rear loaded when it is accessed from the opposite side as the fronting street for that unit.
- ii. Garages shall be accessed from an alley or drive, not exceeding 22 feet

wide in pavement width, or a shared parking lot.

- iii. Garage buildings shall be separated from the primary structure at least 10 feet.
- iv. Garage buildings not clearly built to serve a particular unit shall not be visible from the fronting feature for that building and meet the requirements of an accessory building (14.503.A. Accessory Buildings)



d. Surface Parking

- i. Surface parking will be limited to the side or rear of the building except for parallel parking along a fronting street.
- ii. Surface parking, except parallel parking along a fronting street, shall not be visible from the fronting feature for that building.
- iii. No more than 10 spots will be allowed per row, without a dedicated nine (9) foot by eighteen (18) foot landscaped island with a Class 1 Shade Tree.

f. Openings

a. Transparency

Building façades that face a public street, private street, or usable open space shall have a minimum transparency of 20% consisting of doors, windows, or a combination thereof. Window and door glazing shall not be heavily tinted to avoid obscuring visibility into the building.

b. Garage Openings

Garage doors that face a public or private street shall be limited to a maximum of ten (10) feet.

g. Roofs

- a. Sloped roofs that face a public street, private street, or usable open space shall be symmetrical.

- b. Flat roofs shall have parapet walls on façades that face or are visible from a public street, private street, or usable open space. The primary material used on parapets shall match the material of its associated façade.
- c. Roof-mounted equipment shall be located or screened in a manner to not be visible from a public street, private street, or usable open space.

h. Attachments

When attachments are provided, they shall meet the following minimum requirements:

- a. Porches shall have a minimum clear depth of six (6) feet excluding steps. Porches shall not encroach into a public right-of-way.
- b. Stoops shall have a minimum clear depth of three (3) feet excluding steps. Stoops shall not encroach into a public right-of-way.
- c. Balconies shall have a minimum clear depth of six (6) feet. Balconies shall not be fully enclosed.
- d. Bay windows shall have visible support, either by extending the bay to grade with a foundation or transferring the projection back to the wall with beams, brackets, or masonry corbeling.
- e. Decks shall be located to the rear of buildings.

i. Private Open Space

Each townhouse unit shall be provided with a minimum amount of private open space that is for the express use of that unit:

- a. A private rear yard with a minimum depth of 10 feet and a width not less than 66% of the unit's width.
 - i. A minimum of 50% of this yard must be grassed, garden or otherwise landscaped in with vegetation.
 - ii. A fence or wall shall be provided to delineate this private space.
- b. When the rear of a townhouse unit is directly adjacent to a townhouse courtyard or useable open space type either of the following may be used instead of a private yard.
 - i. A minimum of 150 sq ft deck that does not extend into a courtyard, useable open space, or within 10 feet of any other principal building.
 - ii. A usable rooftop area equal to a minimum of 25% of the unit's building footprint.

Residential Court Development Standards

13. The following additional design standards will apply to residential court uses (townhouse court or cottage court) in these zoning districts.

a. Supplemental Bulk Requirements

In addition to the minimum bulk requirements of these districts the following must be achieved for a residential court:

- i. Lot Area: 20,000. sf min.
- ii. Lot Width: 100 ft. min.
- iii. Low Depth: 150 ft. min.
- iv. Units per lot: Townhouse Court -12 max, Cottage Court - 8 max
- v. Building Height: 2 stories / 35 feet

b. Residential Courtyard

Residential Courtyards must meet the following standards:

- i. Courtyards shall have buildings on 2 or 3 sides.
- ii. Maintain a minimum width of 20 feet wide (may include sidewalks).
- iii. Setback all buildings a minimum of 5 feet from the courtyard.
- iv. Setback all parking and driveways a minimum of 10 feet from the courtyard.
- v. Unoccupiable stormwater features shall not be located in the courtyard.

c. Orientation

- a. Principal buildings shall be oriented to one of the following frontage features:
 - i. Public street (for the purposes of this standard, limited access highways shall not be considered a fronting street).
 - ii. Private street (built to public street standards, including landscaping and sidewalks).
 - iii. Courtyard.
- b. Principal buildings shall be oriented in the following ways:
 - i. All units shall have a principal pedestrian entrance that faces a fronting feature.
 1. A principal pedestrian entrance must be covered or recessed a minimum of 3 feet and connect directly into units.
 2. All units facing a street (public or private) shall provide a principal pedestrian entrance facing the street that is roughly centered on the façade (within the middle third of that façade's width).
 3. All units that face a street (public or private) shall also address the courtyard with a primary pedestrian entrance or approved attachment.

d. Building Height Transition

Any portion of a proposed building located within 75 feet of an existing building or buildings containing a residential use shall transition the height of the proposed building from that of the existing buildings. This transition will be

regulated as follows:

- i. The location and height of all existing residential buildings within 75 feet of a proposed building shall be shown on the site plan.
- ii. All existing residential buildings will be assigned a height of 15 feet unless specific measurements are provided by the applicant.
- iii. The height transition shall not exceed a rate of 1 foot of additional building height per every 3 feet of building separation.

e. Façades

a. Primary Façade Materials

- i. A minimum of 75% of the Primary Façades, exclusive of openings, shall include materials selected from List 1 in Table 14.507-2 (townhouse) or List 1 in Table 14.507-2b (cottage).
- ii. A maximum of 25% of the Primary Façades may include materials selected from List 2 in Table 14.507-2 (townhouse) or List 2 in Table 14.507-2b (cottage).

b. Secondary Façade Materials

- i. A minimum of 50% of the Secondary Façades shall include materials selected from List 1 in Table 14.507-2 (townhouse) or List 1 in Table 14.507-2b (cottage).
- ii. A maximum of 50% of the Secondary Façades shall include materials selected from List 2 in Table 14.507-2 (townhouse) or List 2 in Table 14.507-2b (cottage).

c. Design Variation in Residential Courts

Developments with Residential Court uses shall incorporate a variety of distinct unit designs according to the number of units in the development as follows:

- a. Each unit shall vary a minimum of one (1) design feature (options listed below) from that of each adjacent unit within 25 feet.
- b. When developments exceed six (6) units two (2) distinct unit designs are also needed as follows;
- c. A distinct unit design shall be achieved by varying a minimum of three (3) of design features (options listed below):
- d. Design features that can be varied.
 1. Variation in length of 20% or more;
 2. Variation in height by 15%;
 3. Variation in footprint size by 20% or more;

4. Variation in use of primary façade materials or color;
5. Variation in type of unit design that is expressed on exterior façades;
6. Variation in roof form, materials, or color; or
7. Variation in the location, width, or design of attachments such as porches, stoops, bay windows, and other attachments permitted by this section.

f. Building Length

Townhouse court buildings shall have a maximum of four (4) attached units in a row.

g. Parking

a. Garages

- i. Garages shall not be visible from the fronting street or courtyard and if detached meet the requirements of an accessory building (14.503.A. Accessory Buildings)
- ii. Garages shall be accessed from an alley or drive, not exceeding 22 feet wide in pavement width, or a shared parking lot.

b. Surface Parking

- i. Surface parking shall be a minimum of 10 feet behind the street facing façade of principal building(s).
- ii. No more than 10 spots will be allowed per row, without a dedicated nine (9) foot by eighteen (18) foot landscaped island with a Class 1 Shade Tree.

h. Openings

Transparency

Townhouse building façades that face a public street, private street, or courtyard space shall have a minimum transparency of 20% consisting of doors, windows, or a combination thereof. Window and door glazing shall not be heavily tinted to avoid obscuring visibility into the building.

i. Roofs

- a. Sloped roofs that face a public street, private street, or usable open space shall be symmetrical.
- b. Flat roofs shall have parapet walls on façades that face or are visible from a public street, private street, or usable open space. The primary material used on parapets shall match the material of its associated façade.
- c. Roof-mounted equipment shall be located or screened in a manner to not be visible from a public street, private street, or usable open space.

j. Attachments

When attachments are provided, they shall meet the following minimum

requirements:

- a. Porches shall have a minimum clear depth of six (6) feet excluding steps. Porches shall not encroach into a public right-of-way.
 - b. Stoops shall have a minimum clear depth of three (3) feet excluding steps. Stoops shall not encroach into a public right-of-way.
 - c. Balconies shall have a minimum clear depth of six (6) feet. Balconies shall not be fully enclosed.
 - d. Bay windows shall have visible support, either by extending the bay to grade with a foundation or transferring the projection back to the wall with beams, brackets, or masonry corbeling.
 - e. Decks shall be located to the rear of buildings.
- k. Private Open Space

Each residential court unit shall be provided with a minimum amount of private open space that is for the express use of that unit in the form of one of the following:

- a. A private rear yard with a minimum depth of 10 feet and a width not less than 66% of the unit's width.
 - i. A minimum of 50% of this yard must be grassed, garden or otherwise landscaped in with vegetation.
 - ii. A fence or wall shall be provided to delineate this private space.
- b. A usable rooftop area equal to a minimum of 25% of the unit's building footprint.