

D. DXU – Downtown Mixed Use

1. Character Description – The Downtown area is the economic and community hub of Lebanon. To build on Downtown’s existing compact, walkable, and mixed-use character, this zoning district will promote a broad mix of institutional, commercial, and residential uses. Commercial uses such as retail and restaurants will serve local residents as well as people from all over town. The scale and orientation of buildings will promote walkability. The public realm will accommodate vehicular and pedestrian traffic.
2. Intent and Purpose
 - a. To implement the objectives of the Comprehensive Plan as concerns the Downtown Mixed Use (DXU) land use.
 - b. To extend the Square’s compact and walkable physical form to surrounding blocks, thereby expanding the horizontal footprint of Downtown.
 - c. To promote infill development that is consistent with the historical urban character of Downtown.
 - d. To promote compact, mixed-use development in new activity nodes in other parts of the City, outside of the Downtown area. To facilitate the development of neighborhoods 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 and building frontage.
3. Applicability – This zoning district is applicable to all real property designated as DXU on the City of Lebanon zoning atlas.
4. Land Uses

Permitted Uses	Conditional Uses	Prohibited Uses
Animal Care, Shelter and Veterinarian Services	Bed and breakfast homestay/Airbnb	Check Cashing Services
Automotive Parking	Construction Services	Gas Pumps/Gas Stations
Community Education		Kennels
Convenience Commercial		Liquor Stores*
Cultural and Recreation Services		Specialty Smoke and Vape Shops
Dwelling, Townhome		Tattoo Services*
Dwelling, Residential Court		Tobacco/Nicotine/E-Cig Sales*
Dwelling, Multifamily**		
Essential Services		Any use not specifically allowed
Financial, Consultative and Administrative Services		

Permitted Uses	Conditional Uses	Prohibited Uses
Financial, Consultative, and Administrative Services		
Food and Beverage Services		
General Business and Communication Services		
General Personal Services		
General Retail Trade		
Health Care Facilities		
Hotel and Motel		
Medical Services		
Minor Entertainment Services		
Personal and Group Care		
Pharmacy (drive-thru)		
Public Services		
Undertaking Services		
Uses envisioned in the South Hartmann Overlay		
Uses allowed in the Infill Overlay		

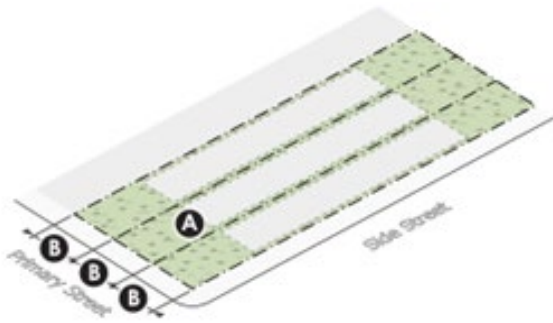
Notes:

*Land use is only prohibited in the Square (bounded by College, Gay, Market, Maple Street).

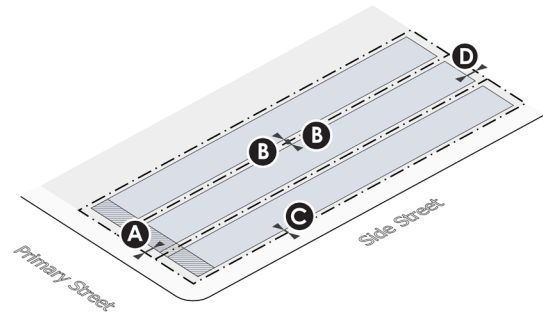
**Maximum number of dwelling units per multifamily building is twelve (12).

5. Lot Development Standards (DXU)

a. Lot size



b. Building placement



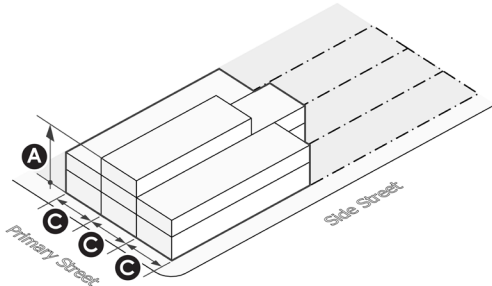
Lot dimensions	
A	Lot size (min) 2,500 sf
	First dwelling 2,500 sf
	Additional dwelling 2,000 sf
B	Width at building/at property line (min) 24 ft/ 24 ft

Principal building setbacks		
A	Front setback (min/max)	0 ft 15 ft
B	Side setback (min)	0 ft
C	Side setback corner (min)	0 ft
D	Rear setback (min)	0 ft

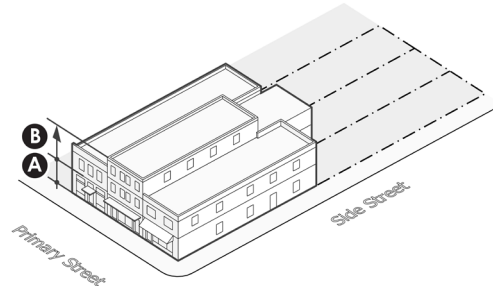
6. General Building Development Standards (DXU)

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

a. Building height and frontage



b. Façade elements



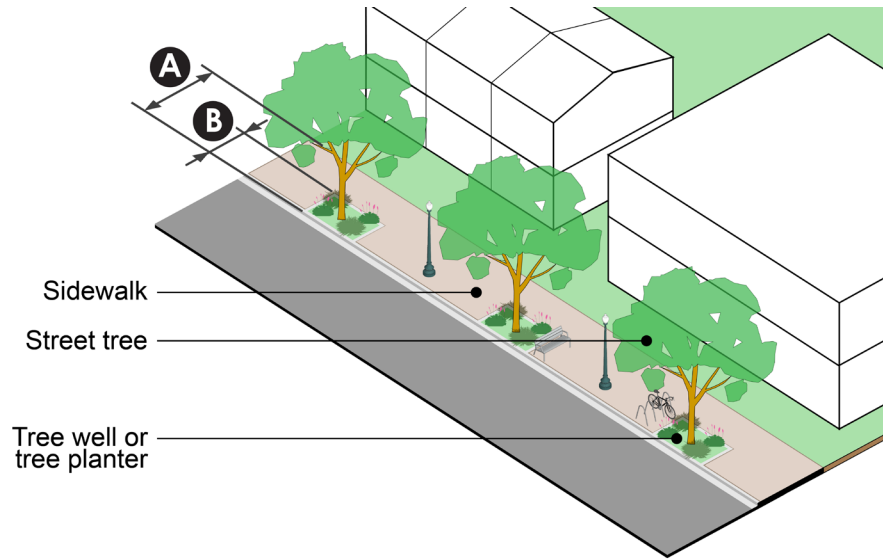
Building height and frontage	
A	Primary building height, stories (max)
	4
	Primary building height (max)
	60 ft
C	Building frontage (max)
	100 ft

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 14 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 element 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 twenty-four (24) 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).
- e. Garages: Garages shall be located behind the principal building on a property.
- f. Parking Structures: Parking structure façades that face a public street or private street shall meet the material requirements for building façades in this section.
- g. 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.
- h. Transparency: 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.
 - First story commercial uses shall have a minimum transparency of 50%.
 - First story residential uses shall have a minimum transparency of 20%.
 - Upper stories shall have a minimum transparency of 20%.
- i. Roofs
 - Sloped roofs that face a public street, private street, or usable open space shall be symmetrical.
 - 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.
 - 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).
- j. 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:

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.

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

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.

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.

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.

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.

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

Multi-family Development Standards

11. The following additional design standards will apply to multi-family developments containing three or more units (excluding townhouses) 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 14.507-2.

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:

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

- b. 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

- c. A distinct building 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 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:

- i. Façade offset with a minimum depth of four (4) feet that extends the full height of the façade.
 - ii. 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.
 - iii. 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.
 - iv. The use of multiple roof forms to create the effect of different building components.
 - v. 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).

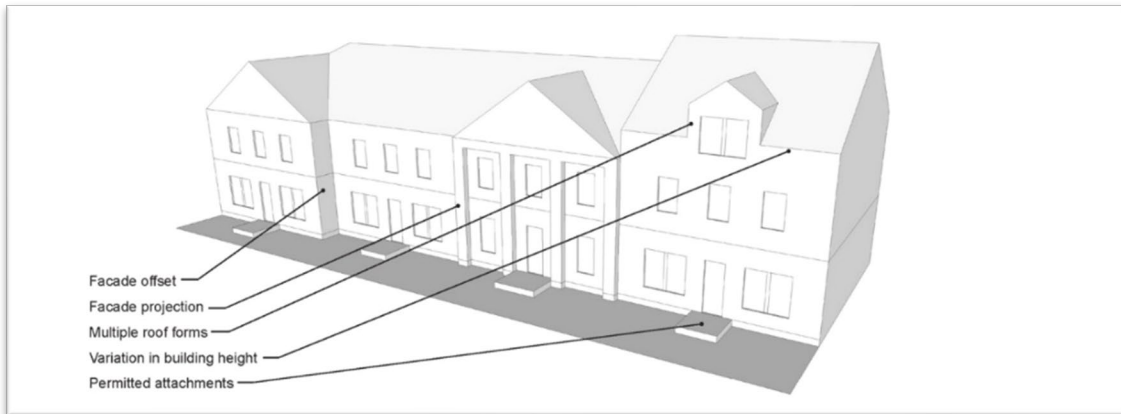
b. Principal buildings shall be oriented in the following ways:

- 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.D 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.