

Green text shows revisions since Planning Board ("Revised Public Review") draft

3.3.4.4 District Specific Standards Summary

The table below states the building forms allowed in each zone district. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms. Building Connectors between two detached structures shall follow the standards provided in Section 1.4.5.

Note: The table below is intended to show that CPD proposes to combine Other Detached Accessory Structures with Detached Garages and Detached Accessory Structures into a single building form called General Detached Structure. The red boxes under General Detached Structure for the Commercial Corridor, Mixed Use, and Main Street districts show that those standards are being moved to the combined building form. We'll also add a new building form for Minor Detached Structures.

Suburban (S-) Neighborhood Context Zone Districts		Max Number of Detached Accessory Structures per Zone Lot	Building Forms				
			Detached Accessory Dwelling Unit	Detached Garage- General Detached Structure	Other Detached Accessory Structures	Minor Detached Structures	Detached Accessory Structures
<u>Maximum number of detached accessory structures per Zone Lot</u>			<u>One per Primary Dwelling Unit*</u>	No max*		Option A: No max Option B: No max	
Single Unit (SU)	S-SU-A, -D, -F, -Fx, -I, -Ix	no max*	■	■	■	■	
	S-SU-A1, -D1, -F1, -F1A, F1x, -I1, -I1x	no max*	■	■	■	■	
Row House (RH)	S-RH-2.5	no max*	■	■	■	■	
Multi Unit (MU)	S-MU-3, -5, 8, 12, 20	no max*	■	■	■	■	
Commercial Corridor (CC)	S-CC-3, -3x, -5, -5x	no max	■	■		■	■
Mixed Use (MX)	S-MX-2x	no max	■	■		■	■
	S-MX-2, -3, -5, -8, -12	no max	■	■		■	■
	S-MX-2A, -3A, -5A, -8A, -12A	no max	■	■		■	■
Main Street (MS)	S-MS-3, -5	no max	■	■		■	■

■ = Allowed □ = Allowed subject to limitations

*One per dwelling unit for structures with vehicle access doors, See Section 1.2.3.5.

Correct omitted boxes where Detached Accessory Dwelling Unit form is allowed

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DETACHED ACCESSORY DWELLING UNIT

Correct omitted zone districts

		S-SU-A1, -D1, -F1, -F1A, -F1x, -I1, I1x			
		Option A: 1-story*	Option B: 2-stories*	S-RH-2.5	All S-MU- 3,-5,-8,-12,-20 , <u>CC, MX, MS</u>
HEIGHT					
A	Stories (max)	1	2	2	2
A	Feet (max)	17'	24'	24'	24'
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'	na
C	Bulk Plane Slope from Side Interior Zone Lot Line	45°	45°	45°	na
		S-SU-A1, -D1, -F1, -F1A, -F1x, -I1, I1x			
		Option A: 1-story*	Option B: 2-stories*	S-RH-2.5	All S-MU- 3,-5,-8,-12,-20 , <u>CC, MX, MS</u>
SITING					
SETBACKS					
Location of Structure		Located in the rear 50% of the zone lot depth			
D	Side Interior and Side Street for lots 25' wide or less (min)	3'	3'	3'	3'
D	Side Interior and Side Street for lots greater than 25' wide and less than 62' wide (min)	5'	5'	5'	5'
D	Side Interior and Side Street for lots 62' wide or greater (min)	7.5'	7.5'	5'	5'
E	Rear (min)	10'	20'	5'	5'
<u>Additional Standards</u>		<u>See Section 3.3.4.3</u>			
<u>Maximum Building Coverage</u>		<u>See maximum Building Coverage per Zone Lot in the Primary Structure building form table.</u>			
PARKING					
Vehicle Access		From Alley; or Street access allowed when no Alley present See 3.3.7.6 for exceptions			
		S-SU-A1, -D1, -F1, -F1A, -F1x, -I1, I1x Option A or B By Zone Lot <u>SizeArea</u>			All S-RH- 2.5 , S-MU- 3,-5,-8,-12,-20 , <u>CC, MX, MS</u>
DESIGN ELEMENTS					
BUILDING CONFIGURATION					
Building Footprint (max)		864 sf <u>sf</u> per unit	1,000 <u>sf</u> per unit	1,000 <u>sf</u> per unit	1,000 <u>sf</u> per unit
Limitation on Gross Floor Area of the Accessory Dwelling Unit Use		See Section 11.8			
Rooftop <u>and</u> /or Second Story Decks		Not allowed - See Section 3.3.5.2			
USES		All S-SU; S-RH-2.5; All S-MU- <u>CC, MX, MS</u>			
		An Accessory Dwelling Unit use must be concurrently permitted and approved for occupancy in this building form. The Accessory Dwelling Unit use may be combined with other uses Accessory to Primary Residential Uses. See Division 3.4 for permitted Uses Accessory to Primary Residential Uses.			

*Standards in the "Option A" column may not be combined with standards in the "Option B" column. For example, If using Option B height standards to construct a two-story structure, the structure must also follow the Option B siting standards that require a minimum 20' rear setback.