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~~
Maximum number of detached accessory structures per Zone Lot			One per Primary Dwelling Unit*	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~~	■	■		■	■

Correct omitted boxes where Detached Accessory Dwelling Unit form is allowed

■ = Allowed □ = Allowed subject to limitations

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

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

DETACHED ACCESSORY DWELLING UNIT

Correct omitted zone districts

	HEIGHT	S-SU-A1, -D1, -F1, -F1A, -F1x, -I1, I1x Option A: 1-story*	S-SU-A1, -D1, -F1, -F1A, -F1x, -I1, I1x Option B: 2-stories*	S-RH-2.5	All S-MU~~-3, -5, -8, -12, -20~~, CC, MX, MS
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

	SITING	S-SU-A1, -D1, -F1, -F1A, -F1x, -I1, I1x Option A: 1-story*	S-SU-A1, -D1, -F1, -F1A, -F1x, -I1, I1x Option B: 2-stories*	S-RH-2.5	All S-MU~~-3, -5, -8, -12, -20~~, CC, MX, MS
	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'
	~~Additional Standards~~	~~See Section 3.3.4.3~~			
	Maximum Building Coverage	See maximum Building Coverage per Zone Lot in the Primary Structure building form table.			
	PARKING				
	Vehicle Access	From Alley; or Street access allowed when no Alley present See 3.3.7.6 for exceptions			

DESIGN ELEMENTS	S-SU-A1, -D1, -F1, -F1A, -F1x, -I1, I1x Option A or B By Zone Lot ~~Size~~Area: 7,000 sf or Less	S-SU-A1, -D1, -F1, -F1A, -F1x, -I1, I1x Option A or B By Zone Lot ~~Size~~Area: Greater than 7,000 sf	All S-RH~~-2.5~~, S~~-~~MU, ~~-3, -5, -8, -12, -20~~CC, MX, MS
BUILDING CONFIGURATION			
Building Footprint (max)	864 sf ~~sf~~ per unit	1,000 ~~sf~~ sf per unit	1,000 sf per unit
Limitation on Gross Floor Area of the Accessory Dwelling Unit Use	See Section 11.8		
Rooftop ~~and/~~or Second Story Decks	Not allowed - See Section 3.3.5.2		

USES	All S-SU; S-RH-2.5; All S-MU, CC, MX, MS
	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.**