

Illustrative Axonometric Diagram



Above and Below:
Illustrative Photo: Individual houses fronting the court



Sec 41-2030. Bungalow Court Building Type

- (a) Bungalow court is a configuration of single units arranged around a common, shared courtyard that is wholly open to the street. The individual buildings are arranged next to each other to form the bungalow court building type .
- (b) Lot Width and Depth. The minimum and maximum lot width and the minimum lot depth shall be as prescribed in Table BT-1 (Permitted Building Types).
- (c) Access Standards
- (1) Entrance to units shall be directly from the front yard or from the courtyard.
 - (2) Where an alley is not present, parking and services shall be accessed by a driveway 8 to 10 feet wide, with 2-foot planters on each side when serving a private 2-car garage, and 18 to 20 feet in width with 2-foot planters on each side when serving more than one private 2-car garage.
 - (3) On a corner lot without access to an alley, parking and services shall be accessed from the side street.
- (d) Parking Standards
- (1) Required residential unit parking shall be within individual garages, which shall contain up to four cars.
 - (2) Garages on corner lots without alleys shall front onto the side street and shall have 1-car garage doors and driveways no more than 8 feet wide that are separated by planters at least 2 feet wide.
 - (3) Garages shall not front the primary street.
 - (4) Additional required parking spaces may be enclosed, covered, or open.
- (e) Service Standards
- (1) Services, including all utility access, aboveground equipment and trash containers shall be located on an alley when present.
 - (2) Where an alley is not present, utility access, above ground equipment and trash containers shall be located in a side or rear yard, at least 10 feet behind the front of the house, and be screened from view from the street with a hedge or solid fence.
- (f) Open Space Standards
- (1) The common open space shall be designated as a central courtyard. This area shall be at least 15 percent of the lot of a regular geometry and shall be open to the sky.
 - (2) Minimum courtyard dimensions are 40 feet when the long axis of the courtyard is oriented East/West and 30 feet when the courtyard is oriented North/South.
 - (3) In 40 foot wide courtyards, frontages and architectural projections are permitted on two opposing sides of the courtyard provided that an overall minimum width of 40 feet is maintained. Frontages and architectural projections are permitted on one side of a 30 foot wide courtyard provided an overall minimum width of 30 feet is maintained.
 - (4) Each dwelling shall have a private open space of at least 150 square feet, which may be located in a side yard, rear yard, or adjacent, but separate from the courtyard.
 - (5) The private open space shall be at least 10 feet in each direction and enclosed by a fence, wall or hedge.
 - (6) Up to 50 percent of the private open space may be substituted for additional common open space or common interior space, the size of which will be equivalent to the displaced private open space. The minimum dimension of this space shall be 15 feet in each direction.
 - (7) Each unit shall be separated from the adjacent dwelling by at least 10 feet.
 - (8) Porches and stoops may encroach into the required yard setbacks as permitted by the urban standards for the zone.
 - (9) Private patios are permitted in any yard.
- (g) Landscape Standards
- (1) Landscape shall not obscure front yards on adjacent lots. Front yards trees shall not exceed 1.5 times the height of the porch at maturity, except at the margins of the lot, where they may be no more than 1.5 times the height of building at maturity. The trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. The trees may be placed in groups in order to achieve a particular design.
 - (2) At least one (1) 24-inch canopy tree shall be provided in each unit rear yard for shade and privacy.
 - (3) Side yards trees shall be placed a rate of one (1) 24-inch box tree per 30 lineal feet to protect the privacy of neighbors.
 - (4) Six (6) 5-gallon size shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.
 - (5) One 36-inch box specimen tree is required per courtyard that meets the minimum dimensions. For courtyards that exceed the minimum dimensions, two (2) or more 24-inch box smaller size



Above and to the left: Illustrative Photos: Individual houses fronting a court with the entry porch and/or stoop encroaching into the common space.



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(h) Frontage Standards

Each level of the building shall be designed so that social areas such as the living room, family room, and dining room rather than sleeping and service rooms, are oriented toward the fronting street or to the courtyard.

(i) Building Size and Massing Standards

- (1) Buildings shall be composed of one or two story volumes and massed as houses.
- (2) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three (3) feet, and one vertical break of at least two (2) feet.
- (3) Dwellings within the buildings may be flats or townhouses.
- (4) Buildings on corner lots shall be designed with two front facades.
- (5) A Bungalow Court shall comply with the height ratios established in Table BT-12, entitled Maximum Ratio for Each Bungalow Court Story.

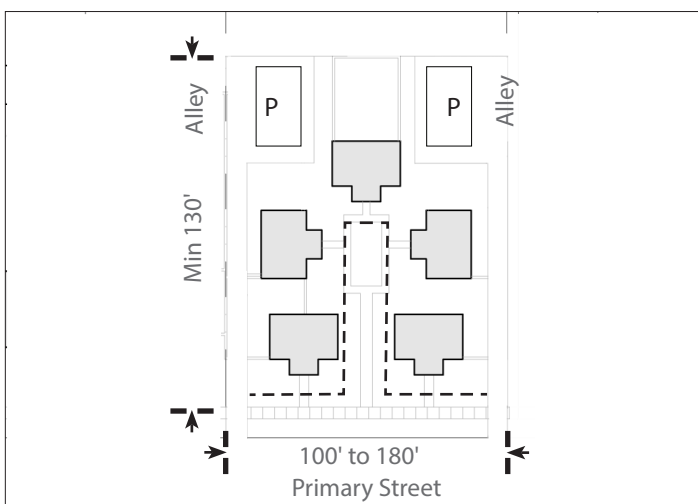
Table BT-12		
Maximum Ratio of each Bungalow Court Story		
	Ground Floor	2
% of ground floor by story	100%	80%[1]

[1] For any percentage less than 100%, the percentage refers to the percentage of the ground floor footprint of the building area that is permitted for this particular story.

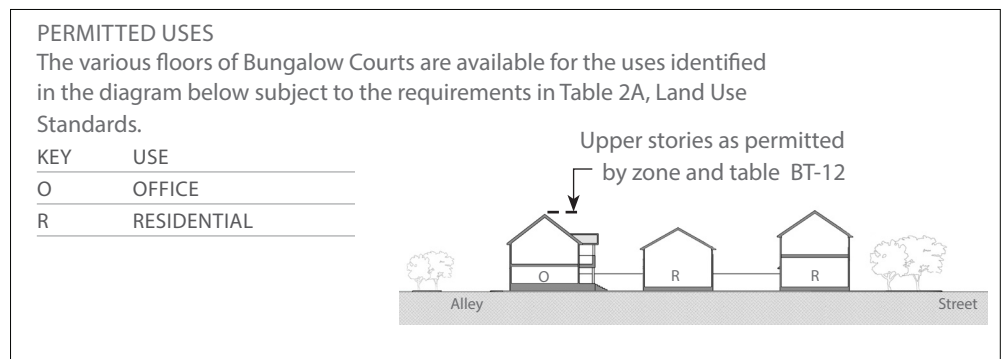
(j) Accessory Dwellings: Accessory dwellings shall not be permitted.

(k) Accessory Structures: Accessory structures shall be permitted.

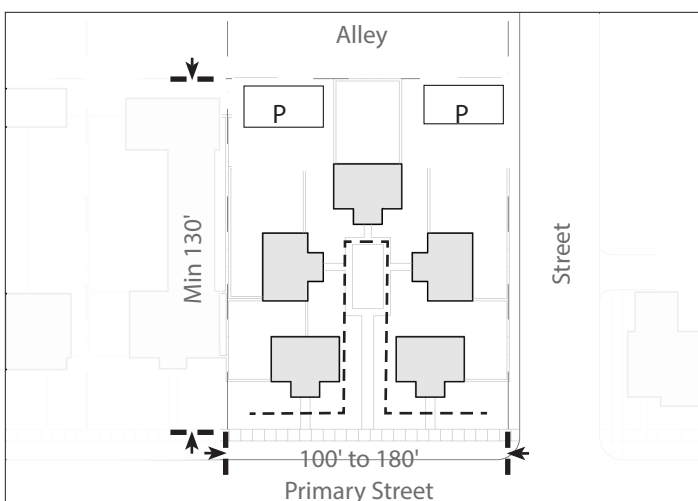
Below: Examples of allowed bungalow-court type site configurations



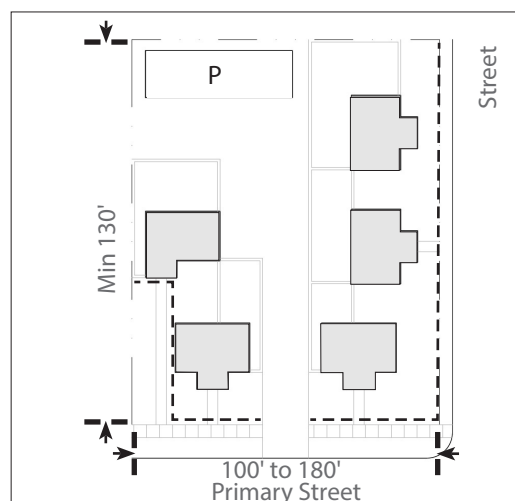
Illustrative Plan Diagram: Street Access



Illustrative Section Configuration Diagram



Illustrative Plan Diagram: Alley Access



Illustrative Plan Diagram: Non Alley Access

