

Illustrative Axonometric Diagram



Illustrative Photo: Single dwelling with front yard frontage



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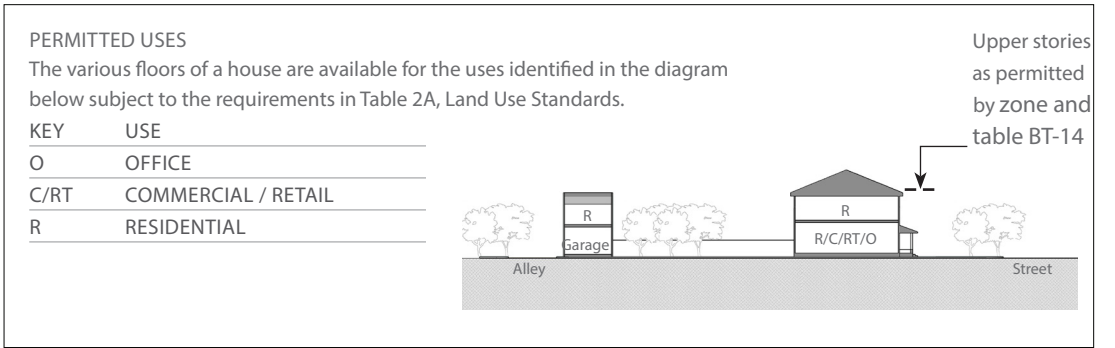
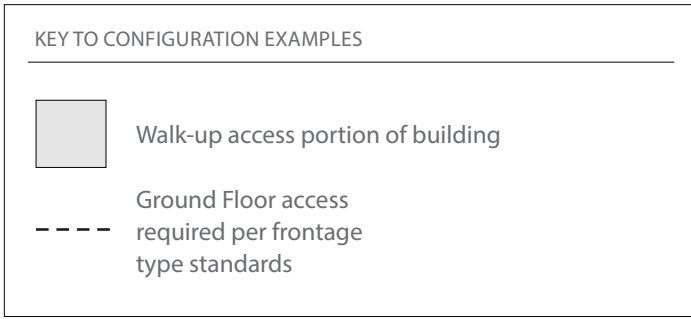
Illustrative Photo: Single dwellings with front yard frontage

Sec. 41-2032. House Building Type.

- (a) House is a structure occupied by one primary residence that also accommodates commercial and office uses as permitted allowed. Such buildings may be used for residential, office, retail or in combination as permitted by the applicable zone.
- (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) The main entrance to the house shall be accessed directly from and face the street.
 - (2) Where an alley is not present, parking and services shall be accessed by of a driveway 8 to 10 feet wide, and with 2-foot planters on each side.
 - (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 parking shall be within a garage.
 - (2) Street facing garage may accommodate no more than 2 cars side by side or 3 cars in a tandem configuration.
 - (3) An alley-accessed garage may accommodate up to three cars side by side.
 - (4) Additional parking may be provided in the driveway.
 - (5) A street-facing garage shall have 1-car garage doors and driveways no more than 8 feet wide that are seperated by planters at least 2 feet wide.
- (e) Service Standards
 - (1) Where an alley is not present, services including utility access, above ground equipment and trash containers shall be located 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) Private open space shall be located in the rear or side yard and shall be no less than 15 percent of the area of the lot, of a regular geometry and open to the sky. The minimum dimension for this area shall be 15 feet in each direction.
 - (2) At least one side yard shall be designed to provide an open area no less than 10 feet by 10 feet.
 - (3) Porches and stoops may encroach into a required yard, as specified by the zone requirement section.
- (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. Trees shall be planted at the rate of one (1) 36-inch box tree per 25 lineal feet of front yard. Trees may be placed in groups in order to achieve a particular design.
 - (2) In the rear yard, at least one (1) 24-inch canopy tree shall be provided for shade and privacy.
 - (3) Side yard trees shall be planted in required yards a rate of one (1) 24-inch box tree per 25 lineal feet to protect the privacy of neighbors.
 - (4) Six (6) 5-gallon shrubs, ten (10) one-gallon size herbaceous perennials/shrubs and turf or acceptable dry climate ground cover shall be planted for every required tree.
- (h) Frontage Standards
 - (1) A house's ground level shall be designed so that social areas such as the living room, family room, dining room rather than sleeping and service rooms, are oriented toward the fronting street.
- (i) Building Size and Massing Standards
 - (1) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break of at least two feet.
 - (2) Houses on corner lots shall be designed with two front facades.
 - (3) Buildings shall be composed of one and/ or two story volumes, each designed to house scale.
 - (4) A house shall comply with the height ratios established in Table BT-14, entitled Maximum Ratio for Each House Story.
- (j) Accessory Dwellings. Accessory dwellings are permitted subject to the requirements of Sec. 41-194 - second dwelling units.
- (k) Accessory Structures. Accessory structures are permitted.

Table BT-14		
Maximum Ratio of each House 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.

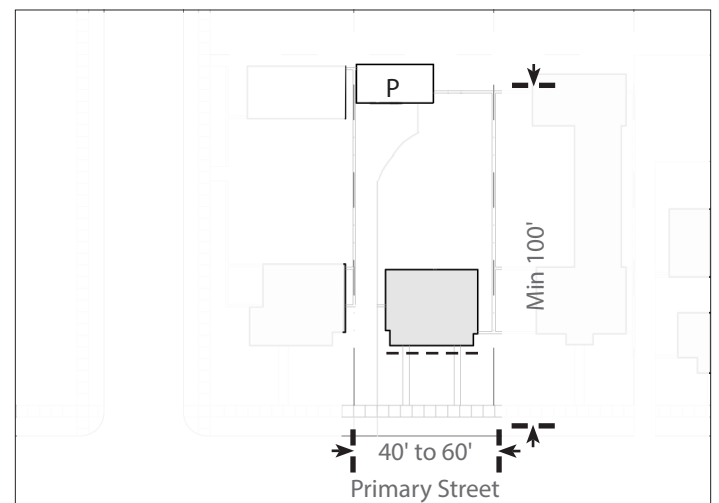


Illustrative Section Configuration Diagram

Below: Examples of allowed house site configurations



Illustrative Plan Diagram: Alley access



Illustrative Plan Diagram: Street access