TOWNHOUSE BUILDING TYPE A

DEFINITION:

A single dwelling unit in a group of such units that are attached horizontally in a linear arrangement to form a single building, with each unit occupying space from the ground to the roof of the building, and located or capable of being located on a separate townhouse lot. A townhouse development is considered a type of multifamily dwelling. Townhouse Type A is distinguished by a detached garage/parking area thereby providing a private rear yard in the center of the townhouse lot.

——————	BUILDING LINE
—·—·—·—	PROPERTY LINE
/////	ACTIVE USE
XXXXX	PARKING AREA
ⓐ	LOT WIDTH
ⓑ	LOT DEPTH

BUILDING MASSING

LOT STANDARDS:

LOT STANDARDS:	MIN.	MAX.
a. Lot Width	18'	30'
b. Lot Depth	80'	N/A
c. Lot Area	1800 sf	N/A
d. Impervious Area	N/A	90%
e. Pervious Area	10%	N/A
f. Interior Side Setback	0' (2)	N/A
g. Rear Setback	0'	5'

h. Front and Street Side Setbacks and Building Frontage Requirements are provided in each TO Overlay District.

NOTES:

1. Townhouses shall provide a minimum of 15 feet between building groups. Building groups shall not be greater than 7 attached units in length.
2. Except 10 feet when abutting a passageway.
3. Lot Width, Depth, and Area are applied to individual townhouse lots. Other standards are applied to the development site.

PARKING STANDARDS:

The parking for each townhouse lot shall be detached from the principal building and accessed from the rear of the primary structure off an alley or service road. Parking may be unenclosed, fully enclosed in a garage, or in a parking enclosure with a carport. In no case, shall parking be permitted in front of the primary structure.

OPEN SPACE STANDARDS:

A minimum of 400 square feet of private open space shall be required in the form of a central/rear yard for each townhouse lot.

TOWNHOUSE STANDARDS:

Townhouses are an appropriate transitional building type between non-residential/mixed-use and single family residential uses. The primary structure shall always be located along the street edge while the parking area is always located behind the primary structure.
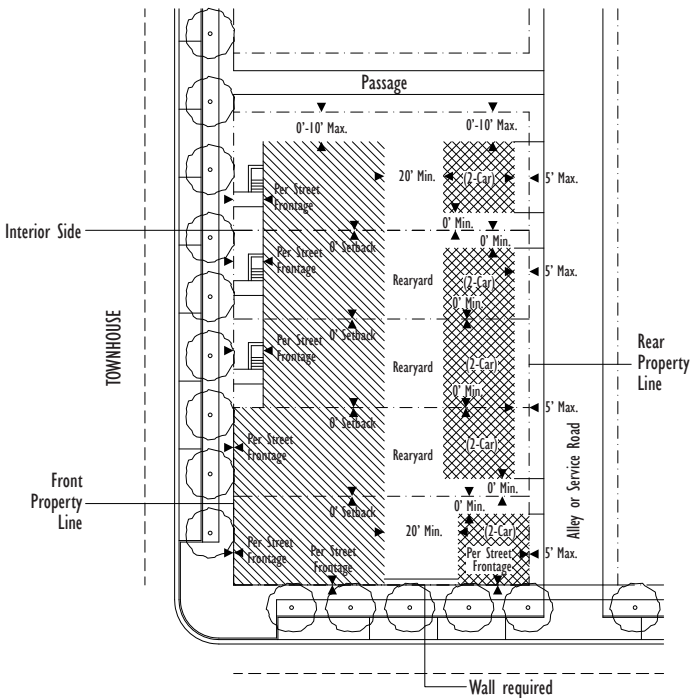
BUILDING CONFIGURATION

Maximum building height is regulated by the Building Heights Regulating Plan.
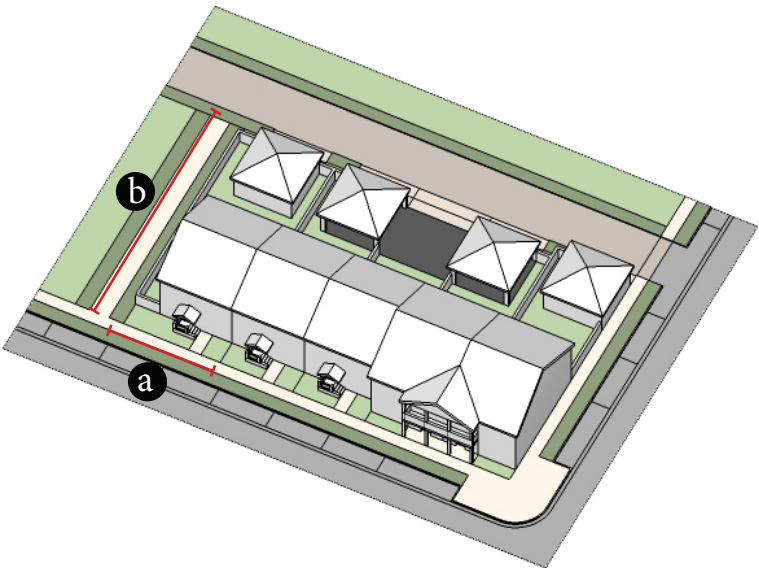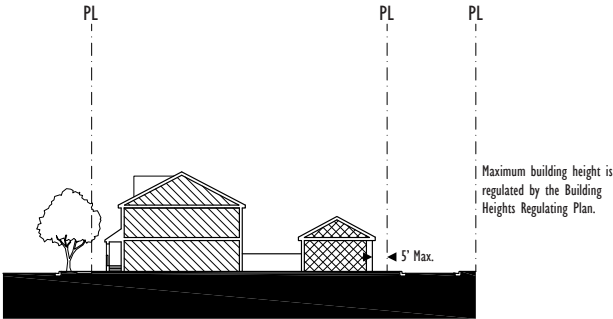
BUILDING SETBACKS

TOWNHOUSE BUILDING TYPE B

A single dwelling unit in a group of such units that are attached horizontally in a linear arrangement to form a single building, with each unit occupying space from the ground to the roof of the building, and located or capable of being located on a separate townhouse lot. A townhouse development is considered a type of multifamily dwelling. Townhouse Type B is distinguished by an attached garage thereby not providing a private yard behind the primary structure.

	BUILDING LINE
	PROPERTY LINE
	ACTIVE USE
	PARKING AREA
a	LOT WIDTH
b	LOT DEPTH

LOT STANDARDS:

	MIN.	MAX.
a. Lot Width	18'	30'
b. Lot Depth	70'	N/A
c. Lot Area	1800 sf	N/A
d. Impervious Area	N/A	90%
e. Pervious Area	10%	N/A
f. Interior Side Setback	0' (2)	N/A
g. Rear Setback	0'	N/A

h. Front and Street Side Setbacks and Building Frontage Requirements are provided in each TO Overlay District.

NOTES:
1. Townhouses shall provide a minimum of 15 feet between building groups. Building groups shall not be greater than 7 attached units in length.
2. Except 10 feet when abutting a passageway.
3. Lot Width, Depth, and Area are applied to individual townhouse lots. Other standards are applied to the development site.

PARKING STANDARDS:
The parking shall be accessed from the rear of the primary structure off an alley or service road. Parking may be fully or partially enclosed in a garage under each townhouse unit. In no case, shall parking be permitted in front of the primary structure.

OPEN SPACE STANDARDS:
A minimum of 200 square feet of private open space shall be required for each townhouse lot.

TOWNHOUSE STANDARDS:
Townhouses are an appropriate transitional building type between non-residential/mixed-use and single family residential uses. The primary structure shall always be located along the street edge while the parking area is always located behind the primary structure.
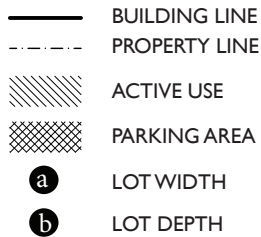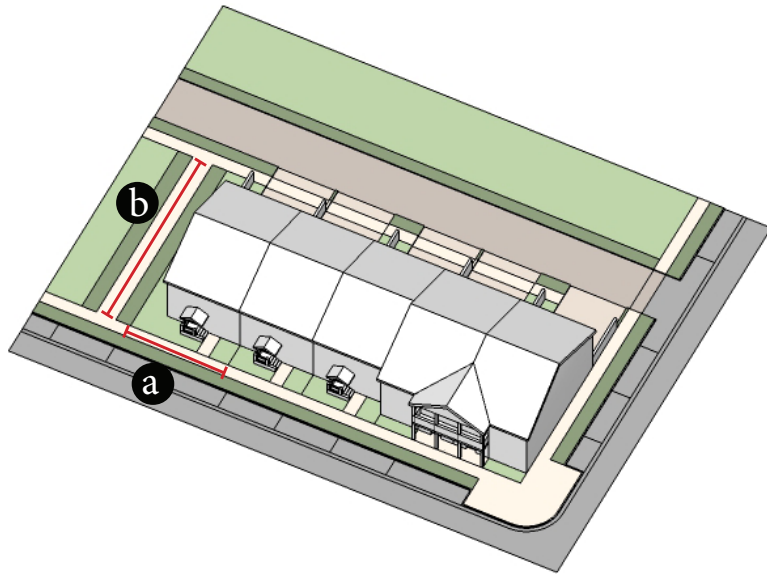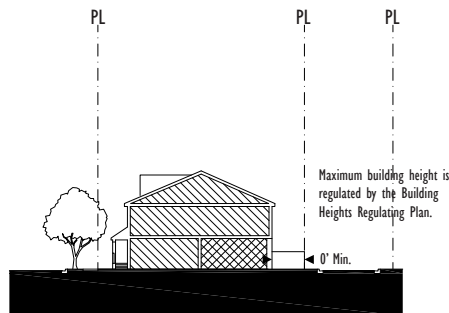
BUILDING MASSING

BUILDING CONFIGURATION

PL   PL   PL

Maximum building height is regulated by the Building Heights Regulating Plan.

0' Min.

BUILDING SETBACKS

Passage

0'-10' Max.

Interior Side

Per Street Frontage

2 (Car)

0' Min.

20' Min.

2 (Car)

0' Min.

TOWNHOUSE

0' Min.

2 (Car)

0' Min.

20' Min.

Rear Property Line

Alley or Service Road

0' Min.

2 (Car)

0' Min.

20' Min.

Front Property Line

Per Street Frontage

2 (Car)

0' Min.

Wall required