

BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:

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
- PARKING AREA
- a

LOT WIDTH
- b

LOT DEPTH

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](#).

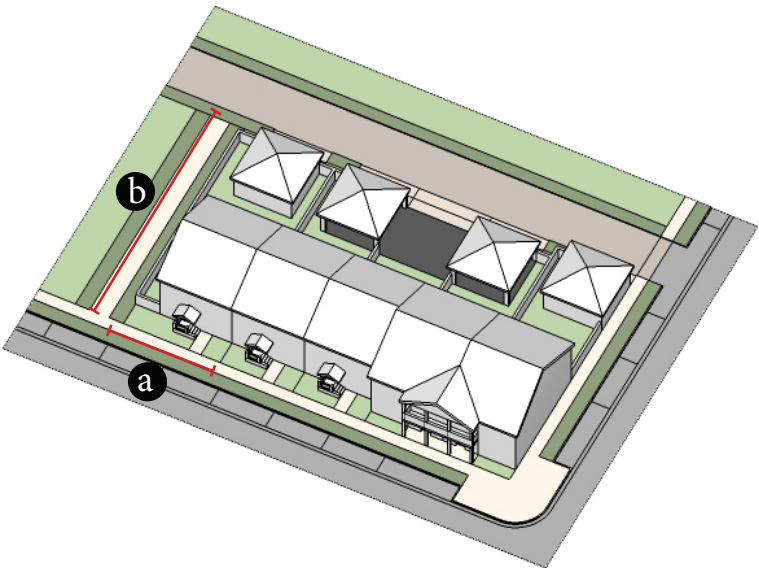
OPEN SPACE STANDARDS:

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](#).

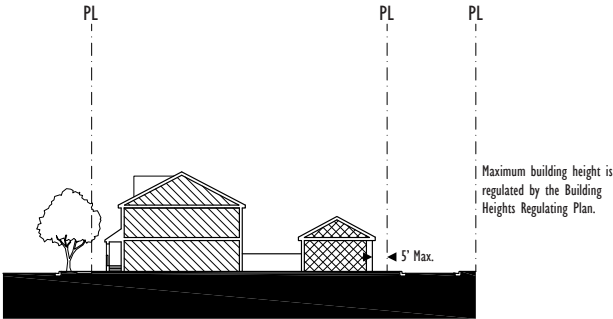
TOWNHOUSE STANDARDS:

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](#).

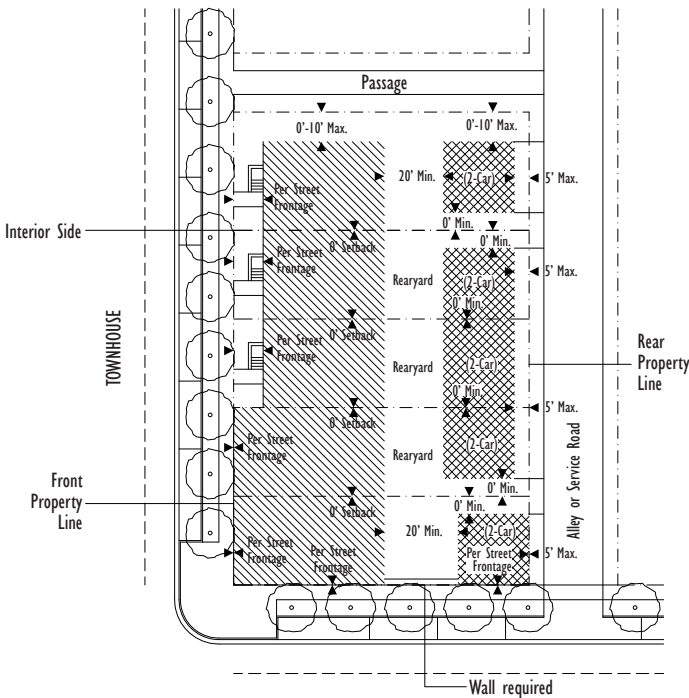
BUILDING MASSING



BUILDING CONFIGURATION



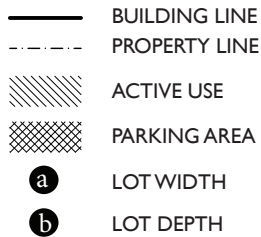
BUILDING SETBACKS



## BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM:

### 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.



#### 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.

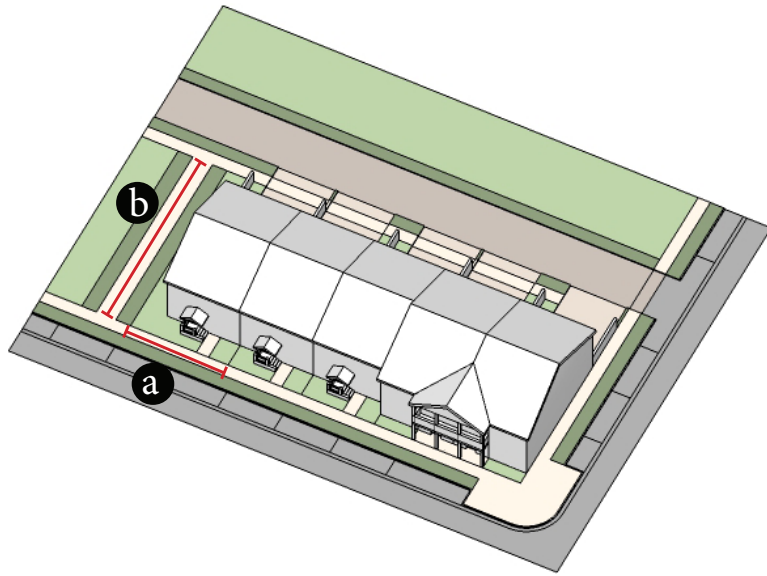
#### OPEN SPACE STANDARDS:

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

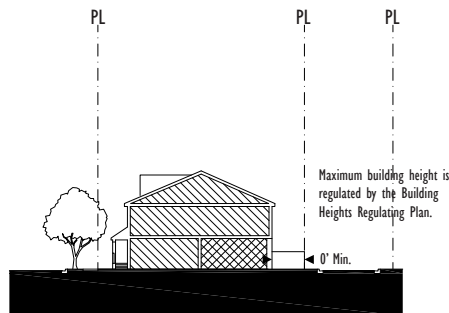
#### TOWNHOUSE STANDARDS:

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



#### BUILDING SETBACKS

