

Appendix D General Design and Form Standards for Rural Village Extension Subdivisions

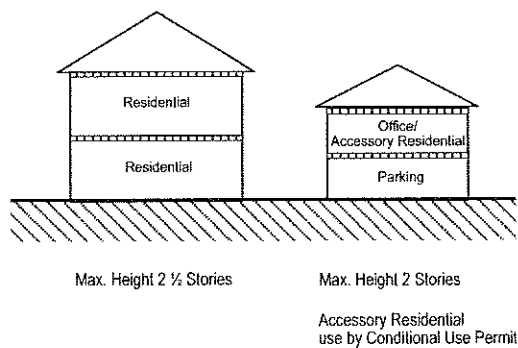
The following design and form standards are provided to assist in design and design review of proposed Rural Village Extension Subdivisions. Illustrations of building types are provided as examples, with the expectation that built form will vary.

A. Building Type: Single Family Detached

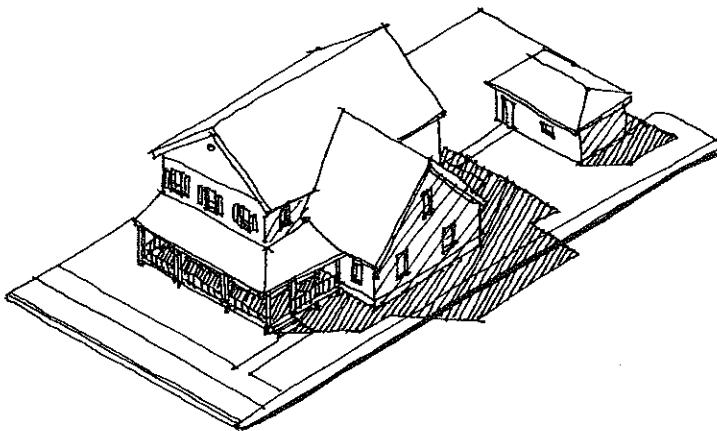
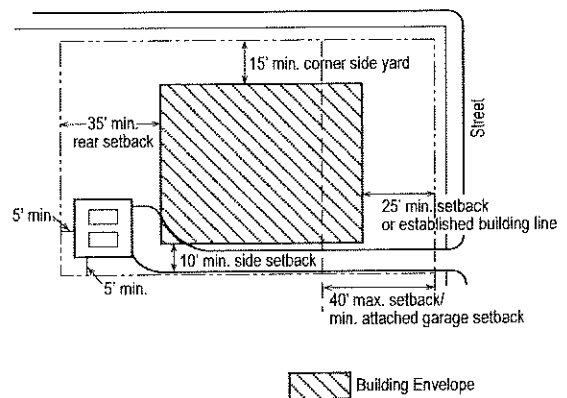
Front-Loaded Parking Example

1. Principal buildings are to be placed within the building envelope as defined in the graphic.
2. The street-facing façade shall fall within the range of setbacks established on the block. On blocks without a consistent setback, the façade shall be placed within the minimum and maximum setbacks of 25 and 40 feet.
3. Unenclosed porches, balconies, stoops, bay windows and covered walkways may extend up to 8 feet into front and rear setback areas and up to 4 feet into side setback areas. Decks may only be located to the rear of the principal building.
4. Attached garages facing the primary street must be set back no closer than the front of the principal building.
5. Detached garages and other accessory buildings must be located to the side or rear of the principal building, set back a minimum of 40 feet from the front lot line and 5 feet from side and rear lot lines.
6. Garages may be accessed from the street via a driveway or from the rear via an alley or driveway. Driveways may be shared between adjoining lots.

Building Use and Height



Building Placement

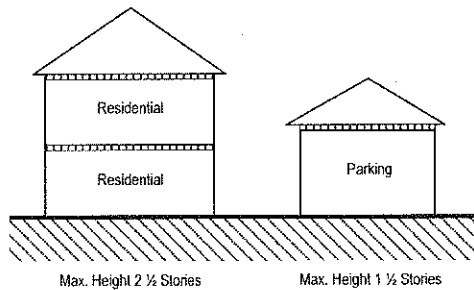


B. Building Type: Two Family – Twin House

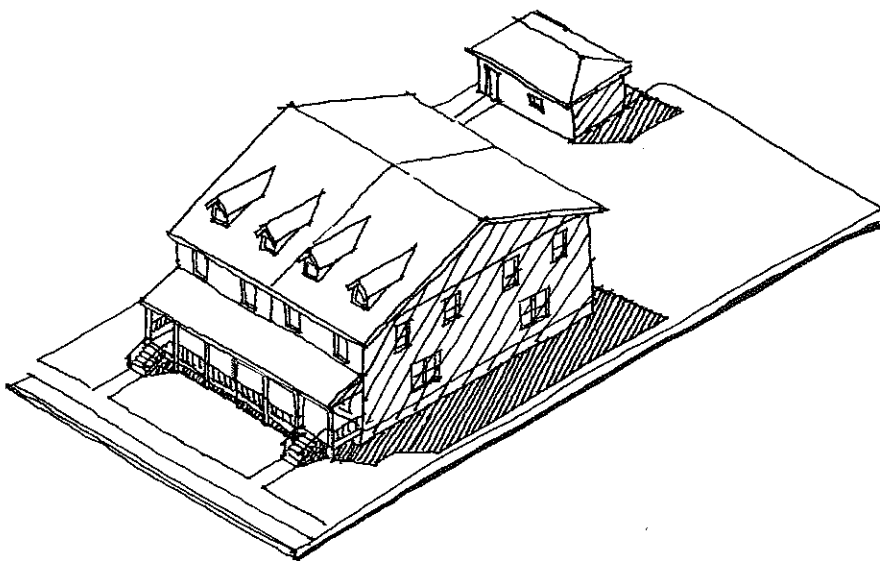
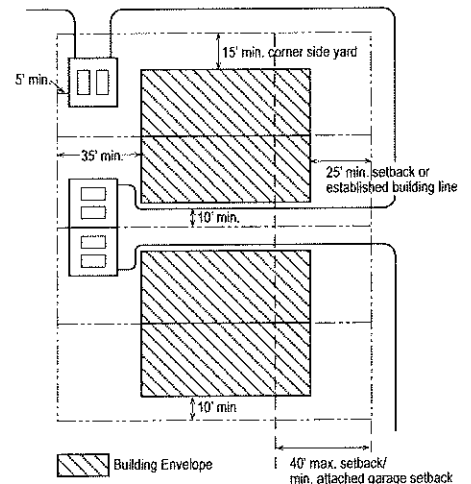
Front-Loaded Parking Example with Shared Driveway

1. Principal buildings are to be placed within the building envelope as defined in the graphic.
2. A party (shared) wall shall be located along the interior property line, or both units may be combined on a common lot, with one owner-occupied and one rental unit.
3. Unenclosed porches, balconies, stoops, bay windows and covered walkways may extend up to 8 feet into front and rear setback areas and up to 4 feet into side setback areas. Decks may only be located to the rear of the principal building.
4. Attached garages facing the primary street must be set back no closer than the front of the principal building.
5. Detached garages and other accessory buildings must be located to the side or rear of the principal building, set back a minimum of 40 feet from the front lot line and 5 feet from side and rear lot lines, unless they are designed as shared garages, with party walls along the lot line.
6. Garages may be accessed from the street via a driveway or from the rear via an alley or driveway. Driveways may be shared between adjoining lots.

Building Use and Height



Building Placement

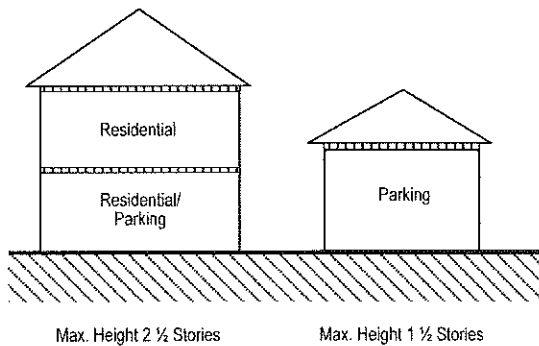


C. Building Type: Single Family Attached

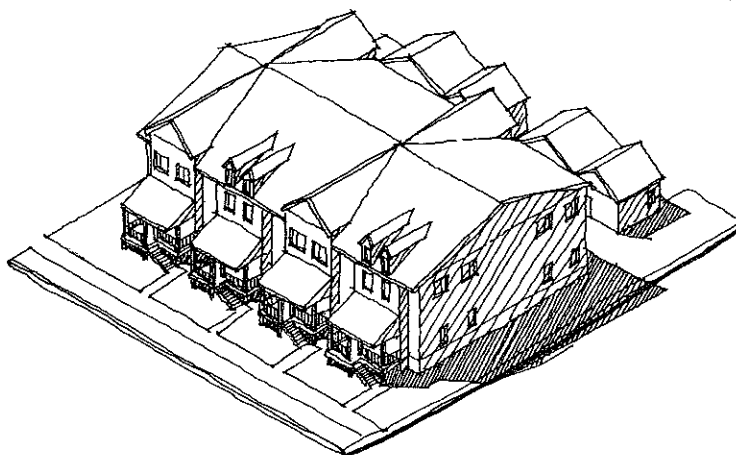
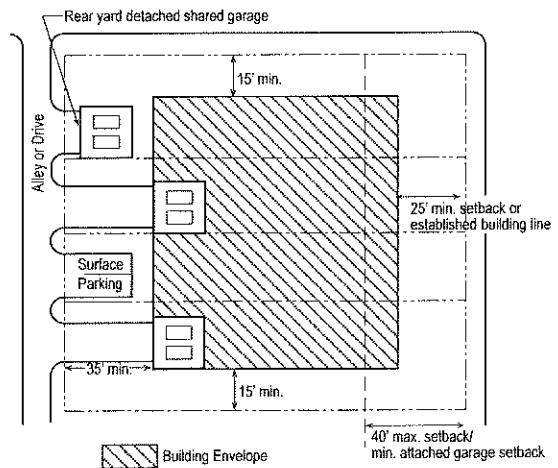
Rear-Loaded Parking Example

1. Principal buildings are to be placed within the building envelope as defined in the graphic. Dwelling units may be located on separate lots, with party (shared) interior walls, or designed as condominiums on a single property. No more than 4 units may be attached in a single group.
2. The street-facing façade shall fall within the range of setbacks established on the block. On blocks without a consistent setback, the façade shall be placed within the minimum and maximum setbacks of 25 and 40 feet.
3. Unenclosed porches, balconies, stoops, bay windows and covered walkways may extend up to 8 feet into front and rear setback areas and up to 4 feet into side setback areas. Decks may only be located to the rear of the principal building.
4. Parking may be located on surface lots, to the rear of the principal building, or within detached garages, attached garages, or tuck-under spaces. Attached garages facing the primary street must be set back. Attached garages facing the primary street must be set back no closer than the front of the principal building.
5. Detached garages and other accessory buildings must be located to the side or rear of the principal building, set back a minimum of 40 feet from the front lot line and 5 feet from side and rear lot lines, unless they are designed as shared garages, with party walls along the lot line.
6. Garages may be accessed from the street via a driveway or from the rear via an alley or driveway. Driveways may be shared between adjoining lots.

Building Use and Height



Building Placement



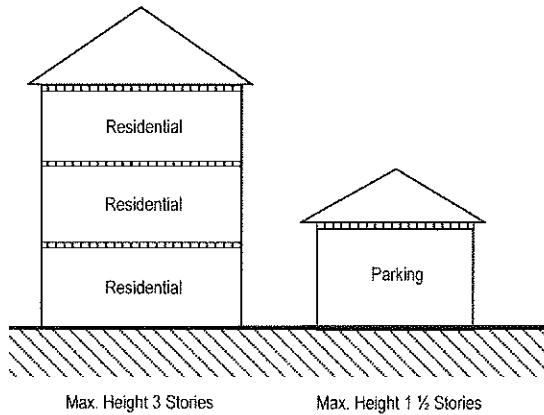
D. Building Type: Multiple Family Dwelling

6 Units Maximum

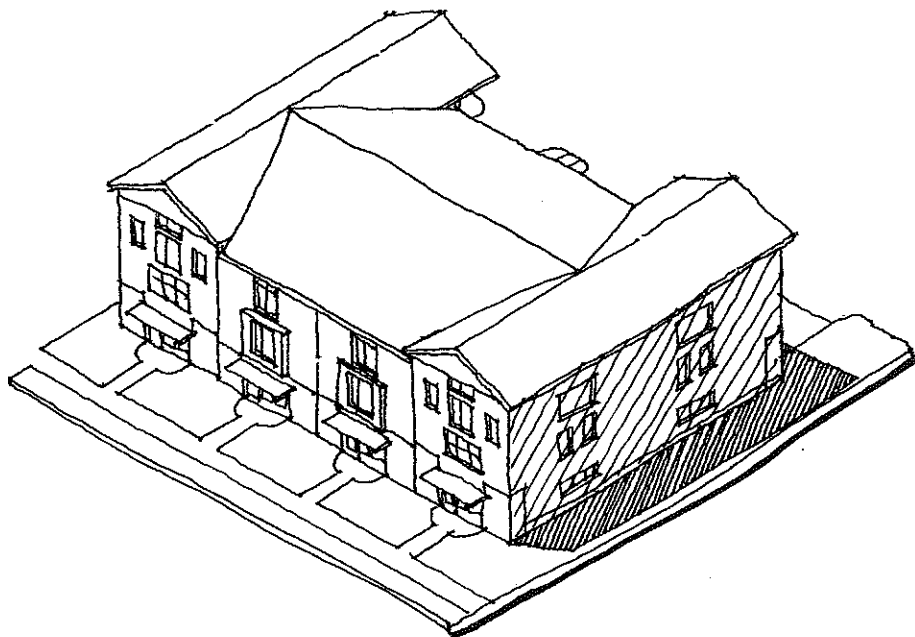
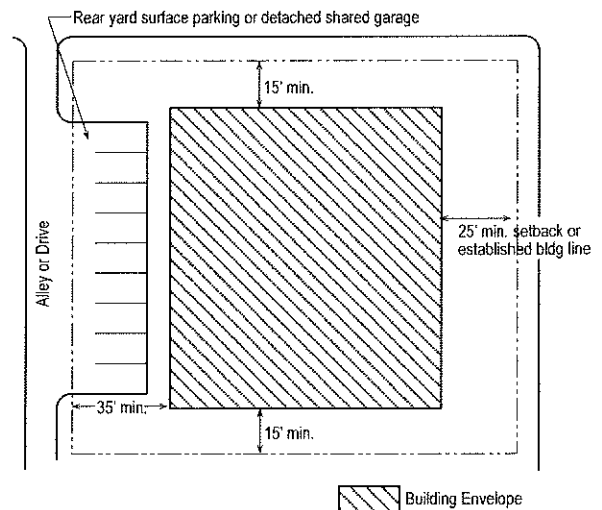
Rear-Loaded Parking Example

1. The principal building is to be placed within the building envelope as defined on the graphic. A maximum of 6 units may be located within a single building.
2. The street-facing façade shall fall within the range of setbacks established on the block. On blocks without a consistent setback, the façade shall be placed within the minimum and maximum setbacks of 25 and 40 feet.
3. Parking may be located on surface lots, to the rear of the principal building, or within a detached common garage, set back a minimum of 40 feet from the primary street and 10 feet from side and rear lot lines.
4. Parking areas may be accessed from the street via a driveway or from the rear via an alley or driveway.

Building Use and Height



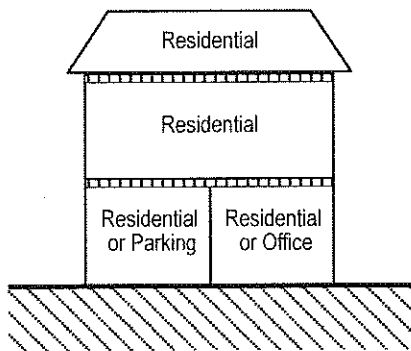
Building Placement



E. Building Type: Live-Work Units

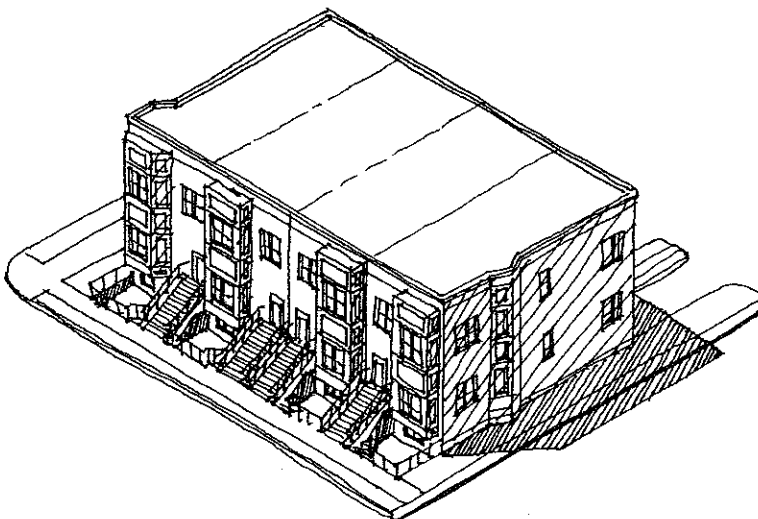
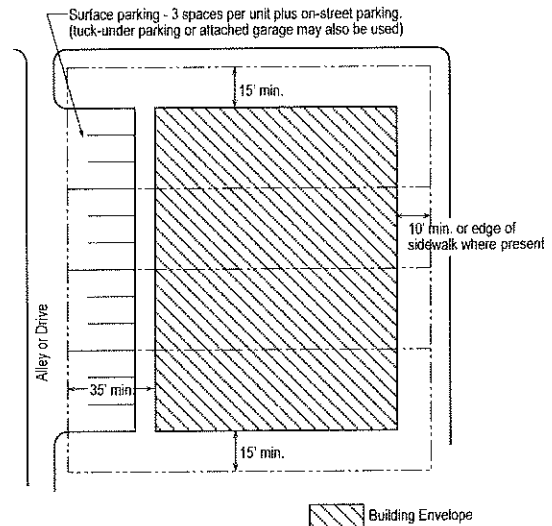
1. Principal buildings are to be placed within the building envelope as defined in the graphic. Dwelling units may be located on separate lots, with party (shared) interior walls, or designed as condominiums on a single property. No more than 4 units may be attached in a single group.
2. At least 60 percent of the length of the street-facing façade shall be set back at the minimum setback line as shown. The remaining 40 percent may be recessed to provide for building entries, courtyards, etc.
3. Parking may be located on surface lots, to the rear of the principal building, or within detached garages, attached garages, or tuck-under spaces. Attached garages facing the primary street must be set back. Attached garages facing the primary street must be set back no closer than the front of the principal building.
4. Parking areas may be accessed from the street via a driveway or from the rear via an alley or driveway.

Building Use and Height



Max. Height 2 1/2 Stories

Building Placement

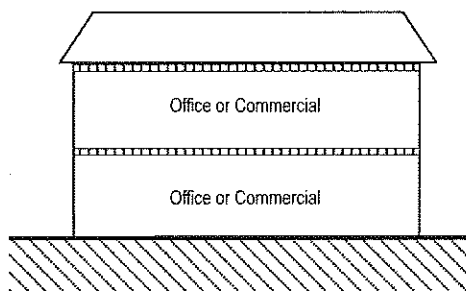


F. Building Type: Free-Standing Commercial or Office Building

Side Yard Parking Example

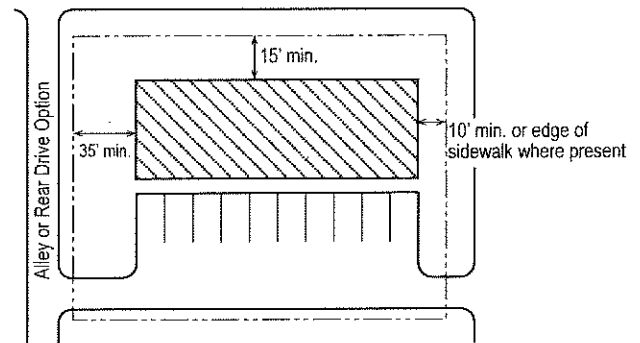
1. The principal building is to be placed within the building envelope as defined on the graphic.
2. At least 60 percent of the length of the street-facing façade shall be setback at the minimum setback as shown. The remaining 40 percent may be recessed to provide for building entries, courtyards, etc.
3. Minimum building height to cornice shall be 22 feet, or 1 ½ stories.
4. Parking may be located in the rear or side yard setbacks, but not between the principal building and the street. Parking areas shall be set back a minimum of 10 feet from all lot lines. Parking areas adjacent to a street or walkway shall be separated from it by an ornamental fence or hedge between 3 ½ and 4 feet in height.
5. Parking areas may be accessed from the street via a driveway or from the rear via an alley or driveway.

Building Use and Height

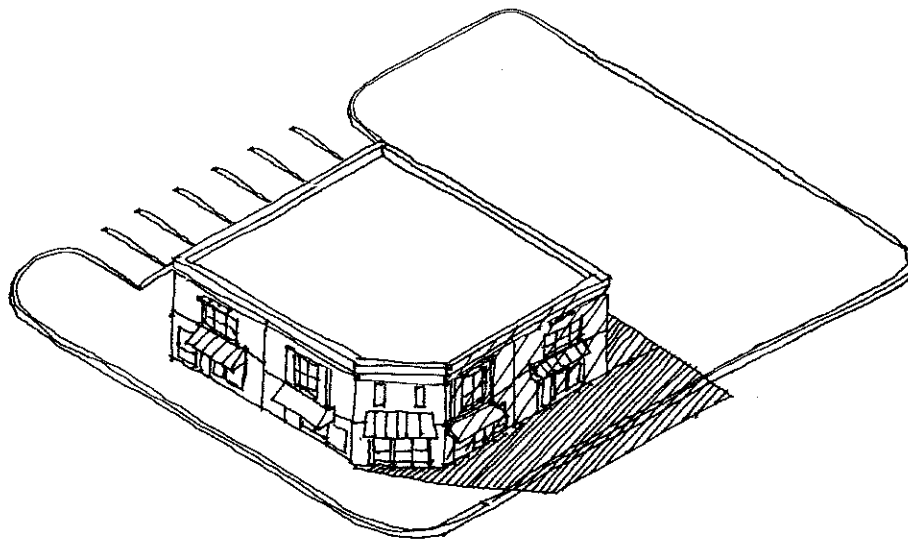


Max. Height 2 ½ Stories

Building Placement



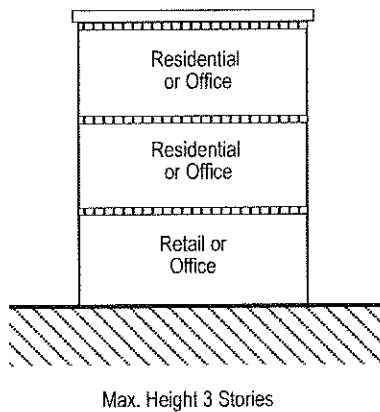
 Building Envelope



G. Building Type: Mixed Use

1. The principal building is to be placed within the building envelope as defined on the graphic. A maximum of 6 dwelling units may be located within a single mixed use building.
2. At least 70 percent of the length of the street-facing façade shall be setback at the minimum setback as shown. The remaining 30 percent may be recessed to provide for building entries, courtyards, etc.
3. Minimum building height shall be 2 stories.
4. Parking may be located in the rear or side yard setbacks, but not between the principal building and the street. Parking areas shall be set back a minimum of 10 feet from all lot lines. Parking areas adjacent to a street or walkway shall be separated from it by an ornamental fence or hedge between 3 ½ and 4 feet in height.
5. Parking areas may be accessed from the street via a driveway or from the rear via an alley or driveway.

Building Use and Height



Building Placement

