

Sec. 60-548B. Traditional Neighborhood T-4.2B.

Illustrative View of T-4.2B

Intent and Purpose: Traditional

The Traditional characterized by small to with smaller front yards and compact urban environment and neighborhood sized storefronts. and maximum building setbacks dense street-wall pattern, styles and pedestrian friendly



Neighborhood (T-4.2B)

Neighborhood district is medium sized buildings stoops in a more includes and traditional The smaller minimum form a moderately diverse architectural streets and sidewalks.

Illustrative View of T-4.2B





Characteristic Features

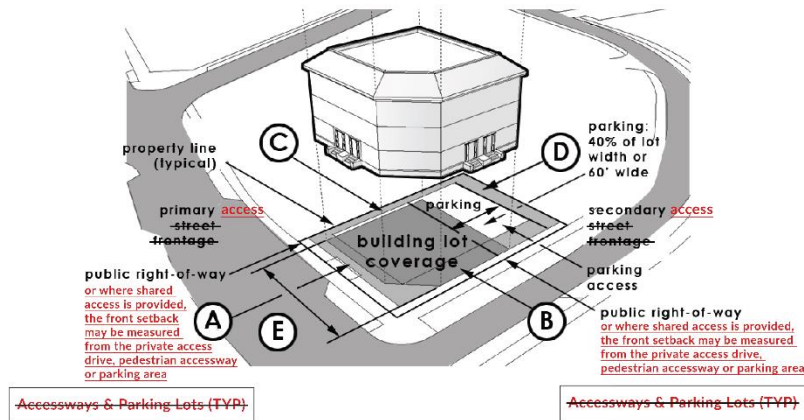
- More public and private realm interaction
- Front facade detailing
- Small front yards

Sec.60-40(b) Table update

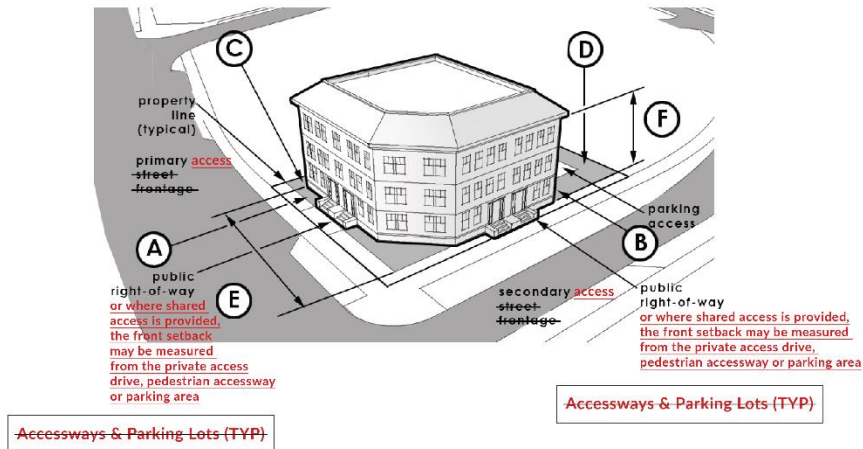
- Bay windows
- Neighborhood scaled storefronts with large windows
- Frontage Fences
- Street Trees
- Moderate densities

(Ord. No. 20-09062022, § 2, 9-19-2022)

Sec. 60-548B.1. Building placement and configuration T-4.2B.



Elevated Building Placement



Building Placement on Lot

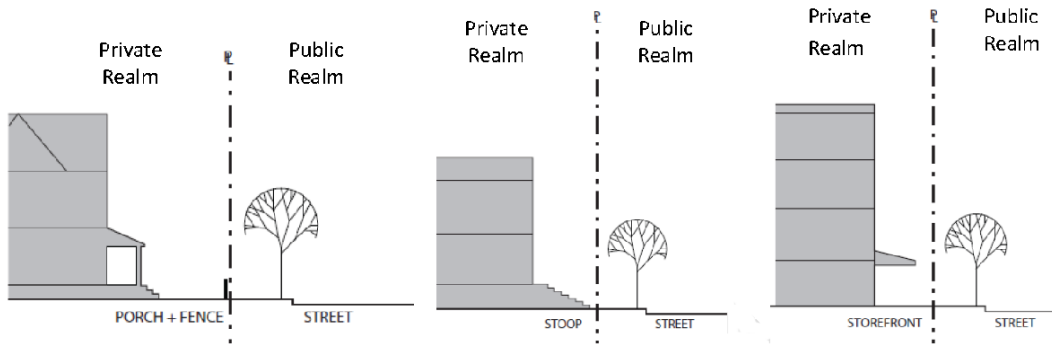
PRINCIPAL BUILDING PLACEMENT:		
Front setback, principal:	5 ft. min./25 ft. max.*	(A)

(Corner lot) front setback, secondary:	5 ft. min./15 ft. max.	(B)
Side setback:	5 ft. min.	(C)
Rear setback:	10 ft. min.	(D)
Building lot coverage:	70% Max.	
Useable open space:	10% Min.	
Frontage build-out:	60% min (along front setback, primary) for commercial and multi-family uses and 30% minimum for single family and two-family homes. This provision does not apply to developments with private shared access ways to more than one structure.	
Lot Width:	24 ft. min/120 ft. max.	
PRINCIPAL BUILDING CONFIGURATION:		
Building width:	14 ft. min./110 ft. max.	(E)
Building height minimum:	1 story min.	(F)
Building height maximum:	3 story max.	(F) (excluding attic story)

* Where adjacent buildings exceed the maximum setback, the maximum setback may be calculated by the average setback of principal structures on adjacent lots. For undeveloped adjacent lots, a setback of 25 feet shall be used for the calculation. **Front Setback, Principal - Where a private shared access drive is provided serving more than one structure (minimizing access points on any public road), the front setback may be measured from the private access drive, pedestrian accessway or parking area.**

(Ord. No. 20-09062022, § 2, 9-19-2022)

Sec. 60-548B.2. Building frontages T-4.2B.



Common or Porch Yard Stoop Yard Frontage Storefront Type

BUILDING FRONTAGE TYPES:	Common yard; porch yard, stoop and storefront.
BUILDING ENTRIES:	Primary entry door is encouraged along ground story facade facing a primary street.
BUILDING ENVELOPE ARTICULATION:	
Ground story building frontage facade:	<u>Residential with one or two units – No minimum and maximum window and door area applies.</u> <u>Residential with three or more units - Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story frontage facade.</u> <u>Commercial - Windows and doors shall comprise a</u>

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	minimum of 40% and maximum of 90% coverage of the total ground story frontage facade.
Upper story building frontage facade:	Residential structures with one or two units - <u>No minimum and maximum window and door area applies.</u> Residential structures with three or more units and Commercial- Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story building frontage facade.
Ground story finished floor elevation:	<u>Residential</u> - The ground story elevation must be a minimum of 2 feet minimum and 6 feet maximum above the front yard elevation (average grade). <u>Commercial</u> - The ground story elevation must be at a minimum of sidewalk grade to maximum of 2 feet.
Frontage facade wall:	Blank lengths of wall exceeding 10 linear feet are prohibited.

(Ord. No. 20-09062022, § 2, 9-19-2022)