Sec. 60-548 TRADITIONAL MAIN STREET NEIGHBORHOOD T- 4.1

Illustrative View of T- 4.1 (Main Street)

Intent and Purpose:
Traditional Main Street Neighborhood (T- 4.1)

The Main Street Neighborhood zone is characterized by a pattern of large, architecturally prominent houses set back from the busy urban neighborhood street by front lawns. Both projecting and recessed front porches serve to form a connection to and relationship with the Public Realm of the street and sidewalk, and the Private Realm of the residential front yard and primary entrance to the building. The minimum & maximum lot widths, building widths and frontage build-out percentage form a lower-density and less concentrated street-wall pattern while maintaining a pleasing, connective and compact pedestrian and multi-modal urban environment.

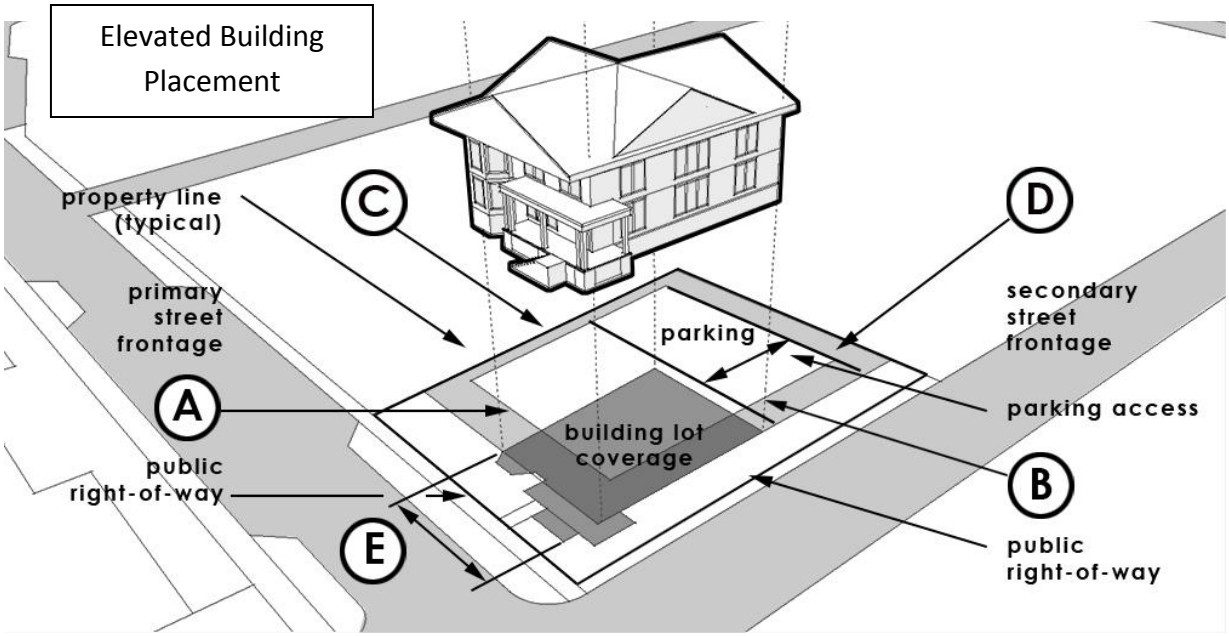
Sec. 60-548 TRADITIONAL MAIN STREET NEIGHBORHOOD T-4.1

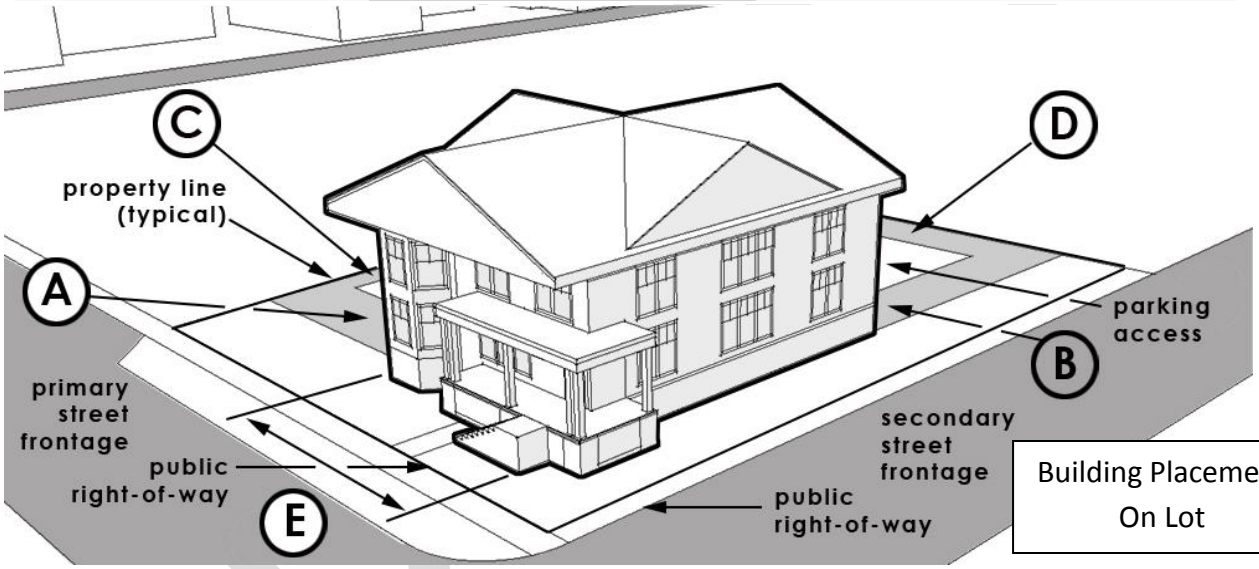
Characteristic Features

- Front lawns
- Front facade detailing
- Frontage fences
- Porches
- Bay windows
- Foundation planting and yard landscaping
- Street Trees
- Lower Density

Examples of Main Street Neighborhood - T- 4.1

Sec. 60-548.1 BUILDING PLACEMENT & CONFIGURATION T- 4.1

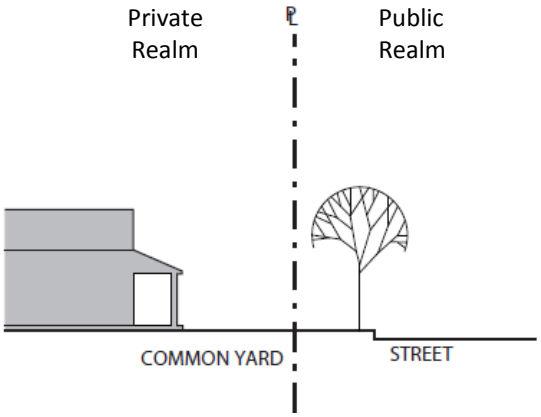




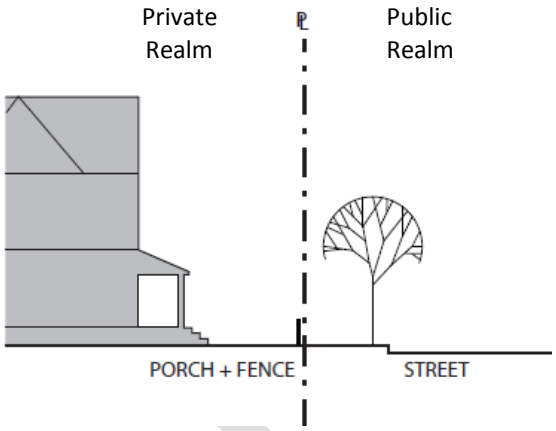
Building Placement On Lot

PRINCIPAL BUILDING PLACEMENT:		
Front Setback, Principal:	15 ft Min, 25 ft Max	(A)
(Corner Lot) Front Setback, Secondary:	15 ft Min, 25 ft Max	(B)
Side Setback:	5 ft Min	(C)
Rear Setback:	10 ft Min	(D)
Building Lot Coverage:	60% Max	
Useable Open Space:	20% Min	
Frontage Build-Out:	40% Min (along Front Setback, Primary)	
Lot Width:	24 ft Min, 120 ft Max	
PRINCIPAL BUILDING CONFIGURATION:		
Building Width:	14 ft Min, 110 ft Max	(E)
Building Height Minimum:	2 Story Min	(F)
Building Height Maximum:	2 Story Max (excluding attic story)	(F)

Sec. 60-548.2 BUILDING FRONTAGES TYPES T- 4.1



Common Yard



Porch Yard

BUILDING FRONTAGE TYPES: ……	Common Yard; Porch Yard
BUILDING ENTRIES: ……..	Primary entry door is encouraged along ground story facade facing a primary street.
BUILDING ENVELOPE ARTICULATION:	
Ground Story Building Frontage Facade:	Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story facade frontage.
Upper Story Building Frontage Facades:	Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story facade frontage.
Ground Story Finished Floor Elevation:	The ground story shall be a minimum of 2 feet and 6 feet maximum above the front yard elevation (average grade).
Frontage Facade Wall:	Blank lengths of wall exceeding 10 linear feet are prohibited.

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Sec. 60-548.3 EXTERNAL ELEMENTS T- 4.1

Front Yard Fence:	A front yard fence a minimum of 2 feet and a maximum of 4 feet in height is encouraged to maintain spatial edge of street. Chain link, vinyl, split rail, or barbed wire is not allowed.
Front Yard Fence/Wall Opening:	A vehicle entry way, as part of a front fence/wall, shall be a maximum width of 20 feet; a pedestrian entry way shall be a maximum width of 6 feet.
Building Projections:	No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops and other architectural features shall encroach beyond the minimum or maximum front setback line.
Porch & Stoop Encroachments:	Porches & Stoops may encroach upon the minimum front setback line by the following distances: Front Setback, Principal Frontage 10 ft. maximum. Front Setback, Secondary Frontage 10 ft. maximum.
Garages:	Detached garages shall be located a minimum of 20 feet from any street right of way.
Driveways:	Driveways are encouraged to be on the secondary street frontage. Driveways shall be paved and a minimum of 8 feet wide and a maximum of 20 feet wide.
Parking:	Residential-Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right of way or sidewalk. Commercial- Parking shall be located to rear of the property to the greatest extent possible. Parking on a side yard is limited to no more than 60 feet wide or 40% of the lot width. Screening and/or street wall is required for parking areas along a street.
Accessory Structures:	Accessory structures shall be located a minimum of 20 feet from any street right of way and 5 feet from either side or rear property line.
Landscaping:	Landscaping is encouraged but shall not extend into any sidewalk or travel way. Street trees are encouraged.

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