

G-MU-5 | Design Standards

HEIGHT	Apartment		Garden Court		Town House	
Stories	A	5	A	3	A	5
Feet	A	65'	A	35'	A	65'

SITING

Zone Lot

Zone Lot Size (min)	6,000 sf		9,000 sf		6,000 sf	
Zone Lot Width (min)		50'	B	75'	B	50'

Required Build-to

Primary Street (min % within min/max)	B	60%, 10'/20'		C	70%, 10'/15'	
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Setbacks

Primary Street (min)	C	10'	C	10'	D	10'
Side Street (min)	D	5'	D	7.5'	E	7.5'
Side Interior (min)	E	7.5'	E	7.5'		
Side Interior, except Dwelling Units oriented to the Street (min)					F	12.5'
Side Interior, for Dwelling Units Oriented to the Street (min)					G	7.5'
Rear, alley/no alley (min)	F	10'/20'		10'/20'		10'/20'
Required Separation Between Primary Structures (min)		-	F	10'		-

Parking

Surface, between building and Primary Street/Side Street	Not Allowed/ Allowed		Not Allowed/ Not Allowed		Not Allowed/ Allowed	
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Off-Street Parking Area

G Shall be Setback a min 50' from the Primary Street

Vehicle Access			From Alley; or Street access allowed when no Alley present		From Alley; or Street access allowed when no Alley present	
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Shall be determined in Site Plan Review

Vehicle Access, all other permitted uses

Detached Accessory Structures

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See Sec. 6.3.4

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DESIGN ELEMENTS

Building Configuration

Dwelling Units Oriented to the Street						Required if any portion of the Dwelling Unit is located within 30' of Primary Street Zone Lot Line
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Dwelling Unit Configuration

Dwelling Unit Configuration						Structure may contain Side-by-Side Dwelling Units
Street Facing Courtyard Width (min)			H	30' or 33% or Zone Lot width, whichever is greater		
Street Facing Courtyard Depth (min)			I	30'		
Garden Court Design Standards						See Sec. 6.3.5.3

Attached Garage Allowed						May follow the Detached Garage building form Side Street, Side Interior, and Rear Setbacks
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Street-facing Garage Door Width per Primary Structure (max)	20'					
Upper Story Setback Above 40'; Side Interior (min)	15'				15'	

Street Level Activation

Transparency, Primary Street (min)	K	40%	J	30%	K	40%
Transparency, Side Street (min)	L	25%		25%		25%

Pedestrian Access, Primary Street M Entrance

Pedestrian Access

L Each DU oriented to the street shall have DU Entrance with Entry Feature

USES

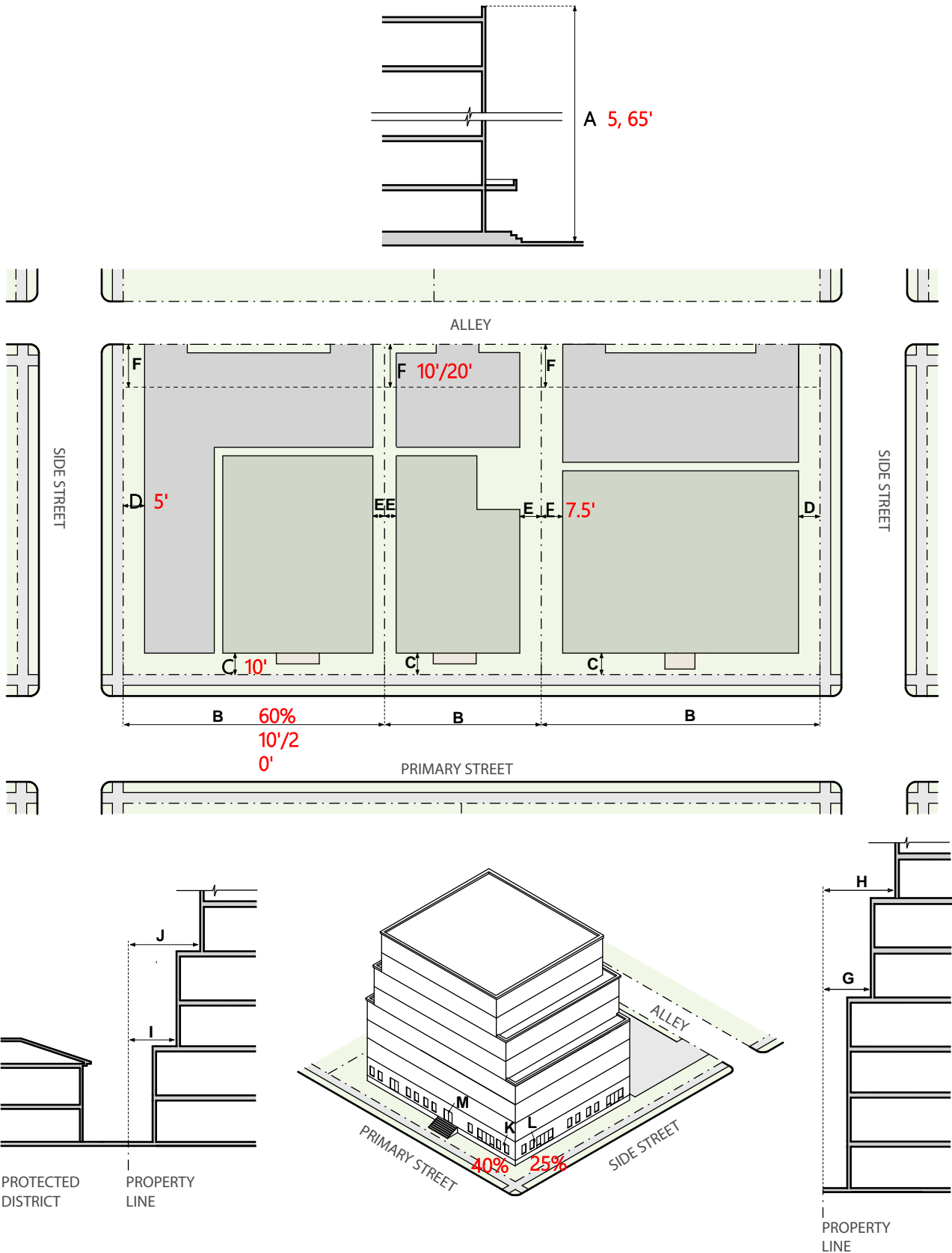
Primary Uses shall be limited to Multi Unit Dwelling (3+) and permitted Group Living and Nonresidential uses. See Division 6.4 Uses and Parking

Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) See Division 6.4 Uses and Parking

Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) uses. See Division 6.4 Uses and Parking

G. Apartment

Not to Scale. Illustrative Only.



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G-MU-5 Design Standards		Apartment
HEIGHT		
A	Stories	5
A	Feet	65'

SITING

Zone Lot		
	Zone Lot Size (min)	6,000 sf
	Zone Lot Width (min)	50'
Required Build-to		
B	Primary Street (min % within min/max)	60%, 10'/20'
Setbacks		
C	Primary Street (min)	10'
D	Side Street (min)	5'
E	Side Interior (min)	7.5'
F	Rear, alley/no alley (min)	10'/20'
Parking		
	Surface, between building and Primary Street/Side Street	Not Allowed/ Allowed
	Vehicle Access, all other permitted uses	Shall be determined in Site Plan Review

DESIGN ELEMENTS

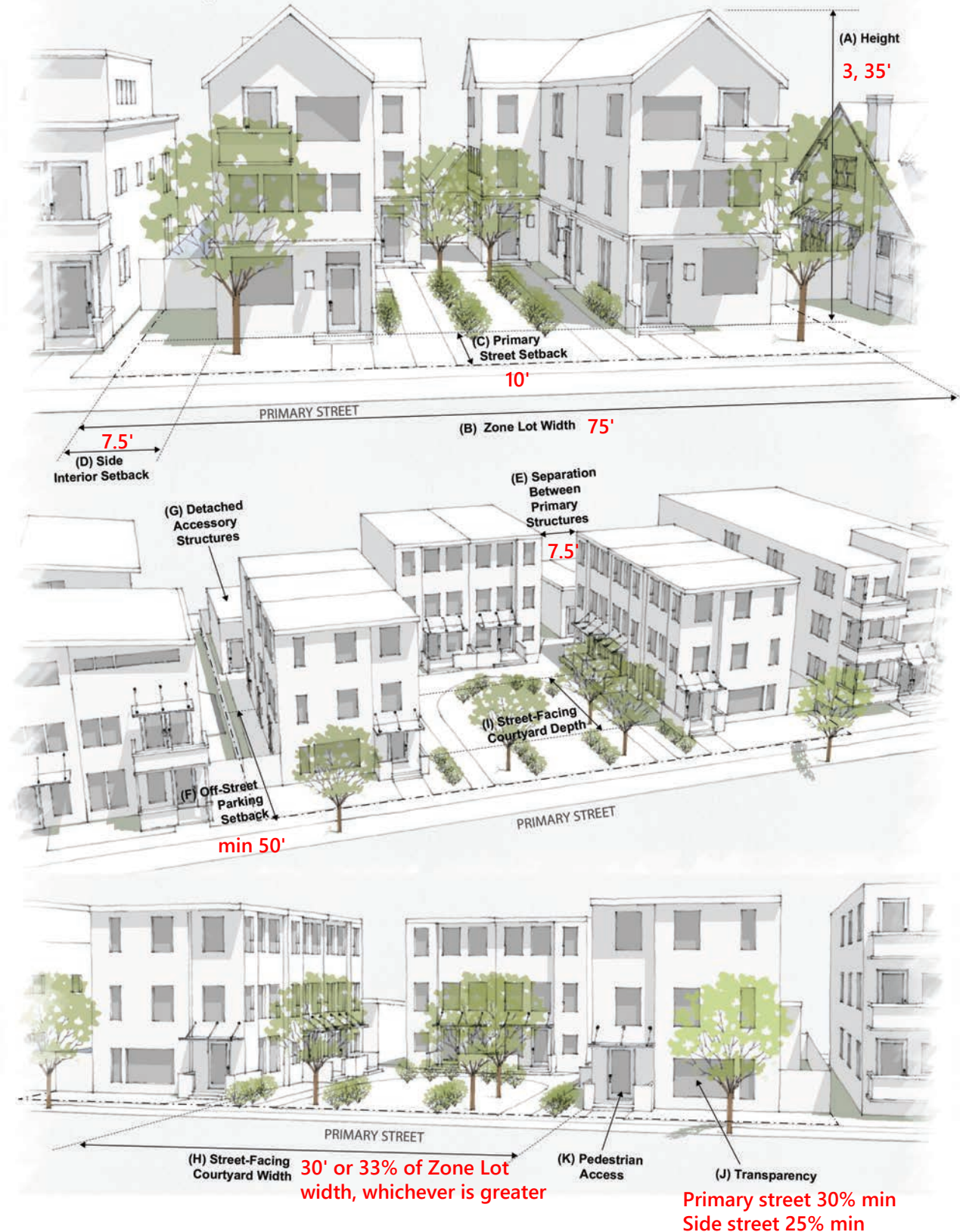
Building Configuration		
	Street-facing Garage Door Width per Primary Structure (max)	20'
	Upper Story Setback Above 40'; Side Interior (min)	15'
K	Transparency, Primary Street (min)	40%
L	Transparency, Side Street (min)	25%
M	Pedestrian Access, Primary Street	Entrance

USES

Primary Uses shall be limited to Multi Unit Dwelling (3+) and permitted Group Living and Nonresidential uses. See Division 6.4 Uses and Parking

D. Garden Court

Not to Scale. Illustrative Only.



G-MU-5 | Design Standards

		Garden Court
		HEIGHT
A	Stories	3
A	Feet	35'
		SITING
		Zone Lot
		Zone Lot Size (min)
		9,000 sf
B	Zone Lot Width (min)	75'
		Setbacks
C	Primary Street (min)	10'
D	Side Street (min)	7.5'
E	Side Interior (min)	7.5'
		Rear, alley/no alley (min)
		10'/20'
F	Required Separation Between Primary Structures (min)	10'
		Parking
		Surface, between building and Primary Street/Side Street
		Not Allowed/ Not Allowed
G	Off-Street Parking Area	Shall be Setback a min 50' from the Primary Street
		Vehicle Access
		From Alley; or Street access allowed when no Alley present
		Detached Accessory Structures
		See Sec. 6.3.4
		DESIGN ELEMENTS
		Building Configuration
H	Street Facing Courtyard Width (min)	30' or 33% or Zone Lot width, whichever is greater
I	Street Facing Courtyard Depth (min)	30'
		Garden Court Design Standards
		See Sec. 6.3.5.3
		Attached Garage Allowed
		May follow the Detached Garage building form Side Street, Side Interior, and Rear Setbacks
		Street Level Activation
J	Transparency, Primary Street (min)	30%
		Transparency, Side Street (min)
		25%
K	Pedestrian Access	Each dwelling unit shall have a Street Level Entrance. A min of two dwelling units shall have a Dwelling Unit Entrance with Entry Feature facing the Primary Street and all other dwelling units shall have an Entrance that faces either the Primary Street or the Interior Garden Court.
		USES

Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) See Division 6.4 Uses and Parking

E. Town House (Multi Unit Districts)

Not to Scale. Illustrative Only.



G-MU-5 | Design Standards

Town House

HEIGHT

A	Stories	5
A	Feet	65'

SITING

Zone Lot

	Zone Lot Size (min)	6,000 sf
B	Zone Lot Width (min)	50'

Required Build-to

C	Primary Street (min % within min/max)	70%, 10'/15'
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Setbacks

D	Primary Street (min)	10'
E	Side Street (min)	7.5'
F	Side Interior, except Dwelling Units oriented to the Street (min)	12.5'
G	Side Interior, for Dwelling Units Oriented to the Street (min)	7.5'
	Rear, alley/no alley (min)	10'/20'

Parking

	Surface, between building and Primary Street/Side Street	Not Allowed/ Allowed
	Vehicle Access	From Alley; or Street access allowed when no Alley present

DESIGN ELEMENTS

Building Configuration

I	Dwelling Units Oriented to the Street	Required if any portion of the Dwelling Unit is located within 30' of Primary Street Zone Lot Line
	Dwelling Unit Configuration	Structure may contain Side-by-Side Dwelling Units
	Upper Story Setback Above 40'; Side Interior (min)	15'

Street Level Activation

K	Transparency, Primary Street (min)	40%
	Transparency, Side Street (min)	25%

L	Pedestrian Access	Each DU oriented to the street shall have DU Entrance with Entry Feature
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USES

Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) uses. See Division 6.4 Uses and Parking