

# NEIGHBORHOOD DESIGN: LOTS & BUILDINGS



MIXED USE



STACKED RESIDENCE



ATTACHED RESIDENCE



SIDEYARD RESIDENCE



SMALL LOT DETACHED



MODERATE LOT DETACHED



LARGE LOT DETACHED

# TABLE OF CONTENTS

## INTRODUCTION

## NEIGHBORHOOD CENTER

RANGE OF LOT SIZE:  
2,000-8,000 s.f.



## NEIGHBORHOOD ATTACHED

RANGE OF LOT SIZE:  
3,000-6,000 s.f.



## NEIGHBORHOOD GENERAL

RANGE OF LOT SIZE:  
6,000-10,000 s.f.



## NEIGHBORHOOD DETACHED

RANGE OF LOT SIZE:  
10,000-15,000 s.f.









## NEIGHBORHOOD RURAL

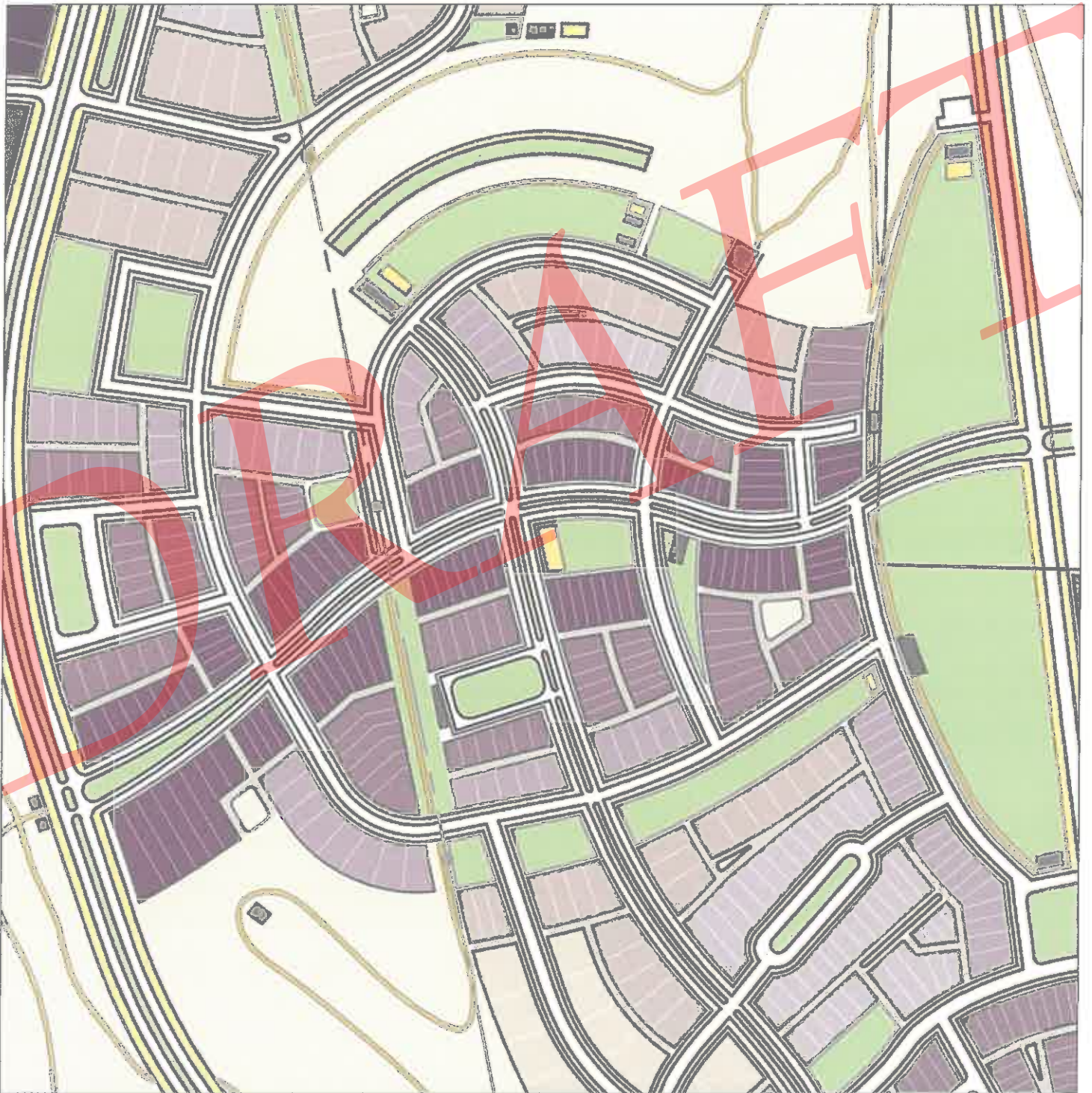
RANGE OF LOT SIZE:  
15,000-25,000 s.f.



# TYPICAL NEIGHBORHOOD CONDITIONS

**KEY**

	NEIGHBORHOOD CENTER T-5.0
	ATTACHED RESIDENCE T-4.5
	GENERAL RESIDENCE T-4.0
	DETACHED RESIDENCE T-3.5
	LARGE LOT RESIDENCE T-3.0
	RURAL RESIDENCE T-2.5



# NEIGHBORHOOD CONDITIONS

## BUILDING TYPES

### NEIGHBORHOOD CENTER

T-5.0 ZONE  
MIXED USE

COMMERCIAL  
MIXED USE  
FLEX-USE  
STACKED RESIDENCE

### NEIGHBORHOOD ATTACHED

T-4.5 ZONE  
ATTACHED RESIDENCE

FLEX-USE  
STACKED RESIDENCE  
ATTACHED RESIDENCE  
SIDEYARD RESIDENCE

### NEIGHBORHOOD GENERAL

T-4.0 ZONE  
SMALL LOT RESIDENCE

TOWNHOUSE RESIDENCE  
SIDEYARD RESIDENCE  
SMALL LOT DETACHED

### GENERAL / DETACHED

T-3.5 ZONE  
MODERATE LOT RESIDENCE

SIDEYARD RESIDENCE  
MODERATE LOT DETACHED:  
HOUSE  
COTTAGE

### NEIGHBORHOOD DETACHED

T-3.0 ZONE  
LARGE LOT RESIDENCE

LARGE LOT DETACHED:  
HOUSE  
COTTAGE

### NEIGHBORHOOD RURAL

T-2.5 ZONE  
RURAL RESIDENCE

ESTATE LOT DETACHED:  
HOUSE  
COTTAGE

# STREET ELEVATIONS

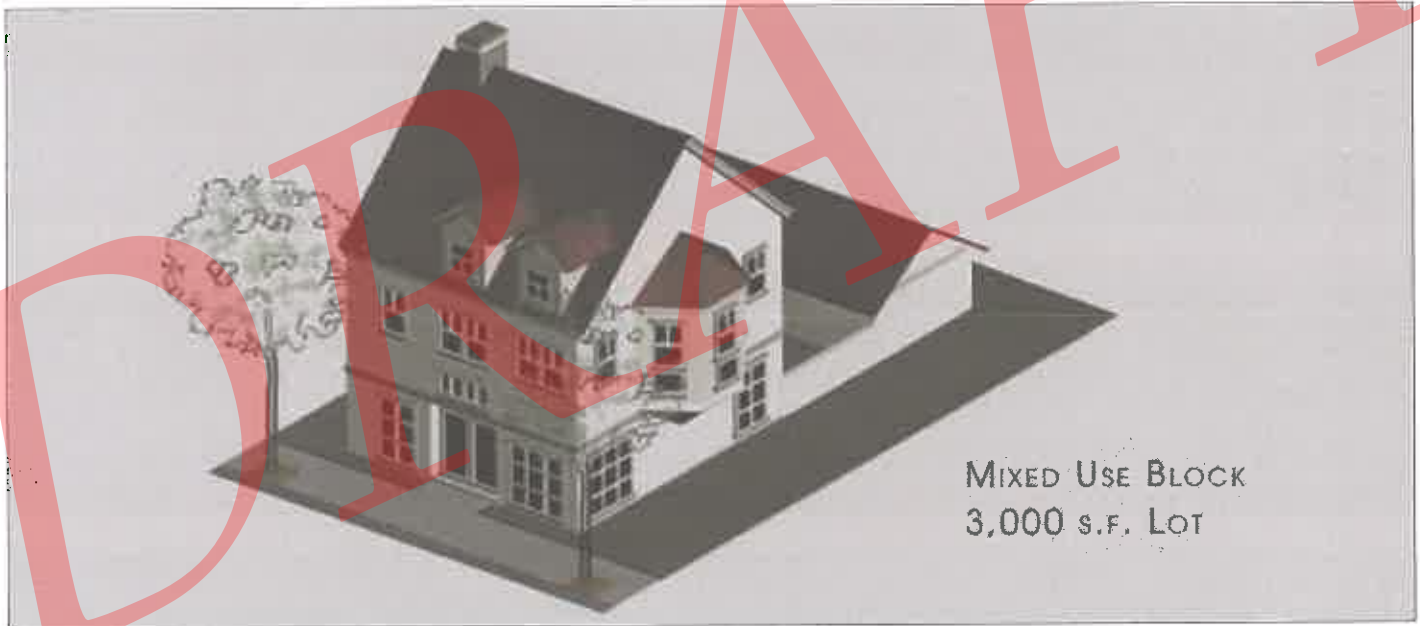


# NEIGHBORHOOD CENTER

LOT SIZE: 2,000 - 8,000 s.f. (RANGE)



**STREET VIEW**



**STREET ELEVATION**

# NEIGHBORHOOD CENTER

DENSITY: 11.0 - 15.0 DU/AC



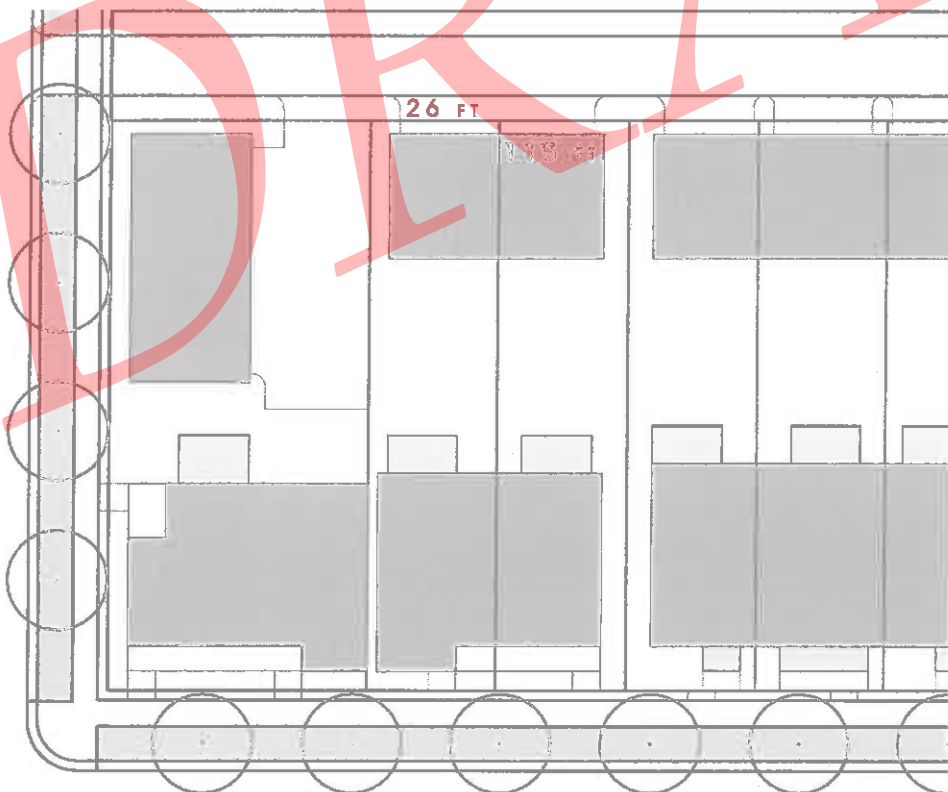
AERIAL VIEW

BUILDING TYPES

COMMERCIAL  
MIXED USE  
STACKED RESIDENCE



IMAGES



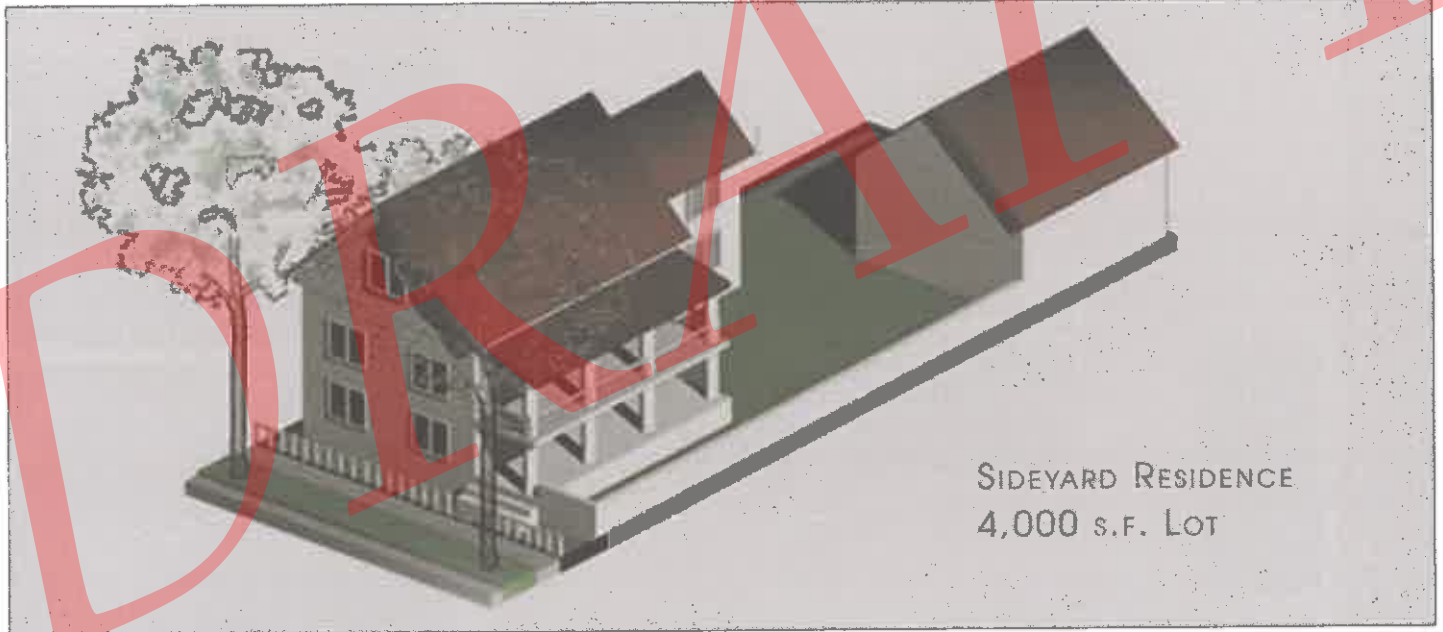
LOT (EXAMPLE): 3,000 s.f.

# NEIGHBORHOOD ATTACHED

LOT SIZE: 3,000 - 6,000 s.f. (RANGE)



STREET VIEW



SIDEYARD RESIDENCE  
4,000 s.f. LOT



STREET ELEVATION



# NEIGHBORHOOD ATTACHED

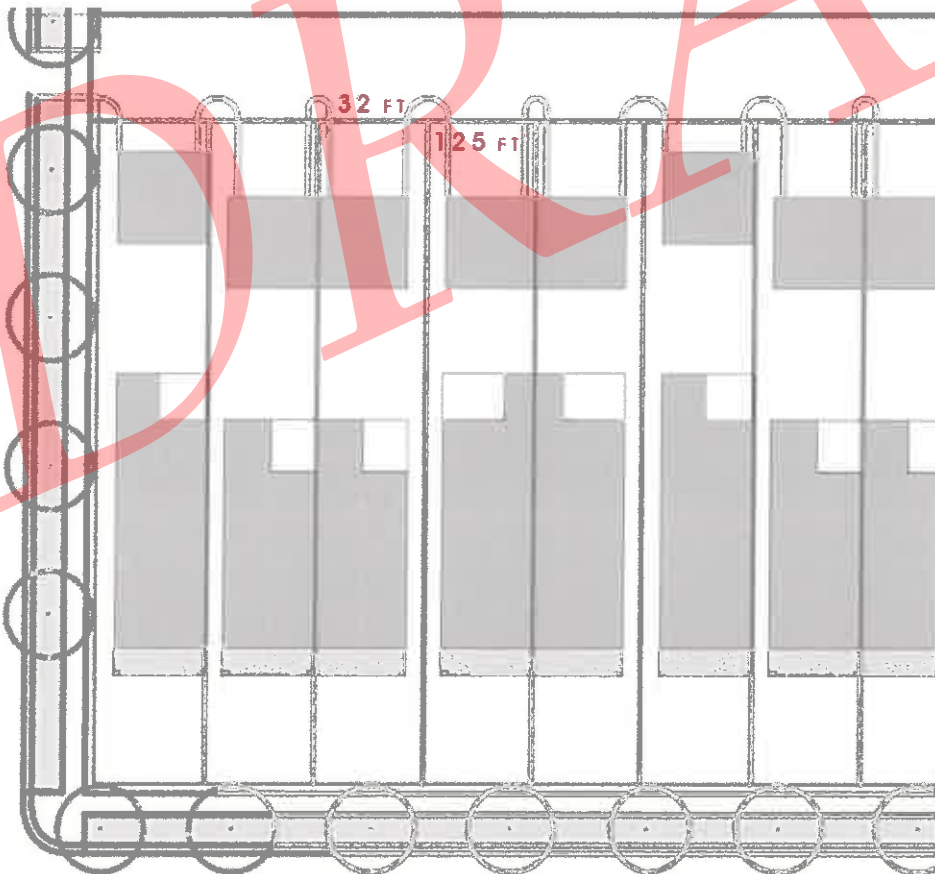
DENSITY: 5.5 - 11.0 DU/AC



AERIAL VIEW

BUILDING TYPES:

FLEX USE  
STACKED RESIDENCE  
ATTACHED RESIDENCE



LOT (EXAMPLE): 4,000 s.f.



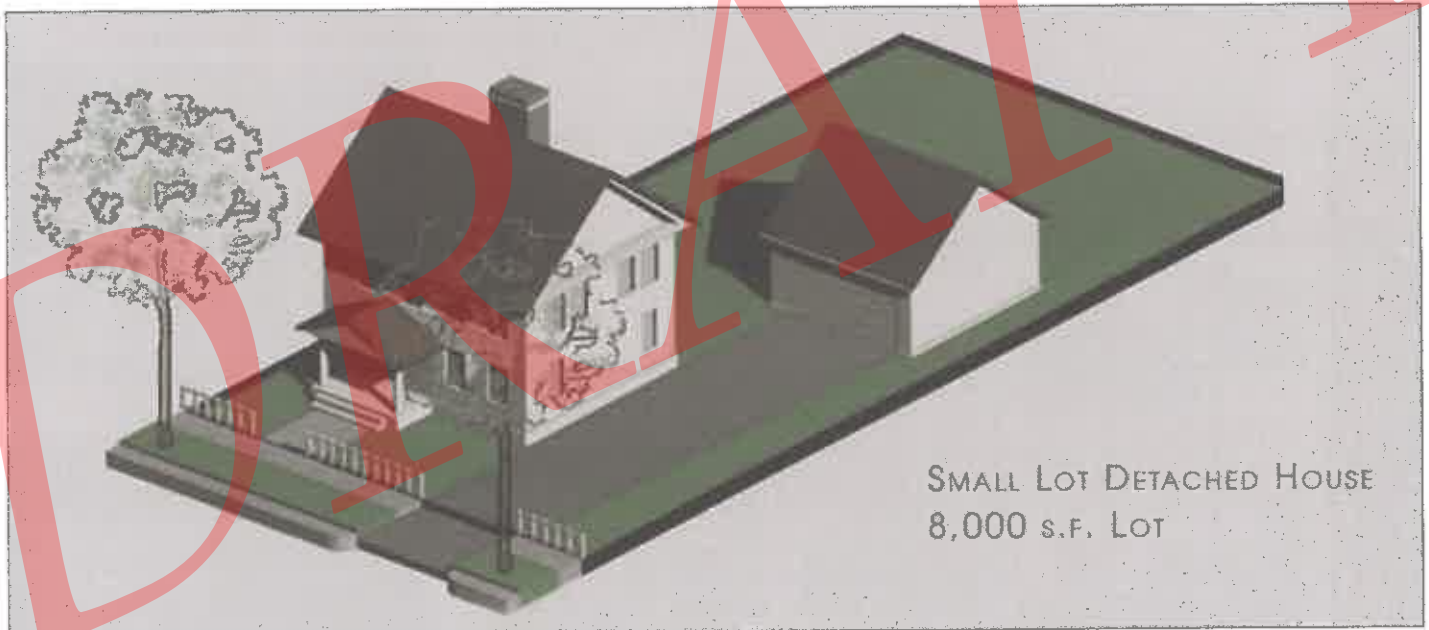
IMAGES

# NEIGHBORHOOD GENERAL

LOT SIZE: 6,000 - 10,000 s.f. (RANGE)



STREET VIEW



SMALL LOT DETACHED HOUSE  
8,000 s.f. LOT



STREET ELEVATION

# NEIGHBORHOOD GENERAL

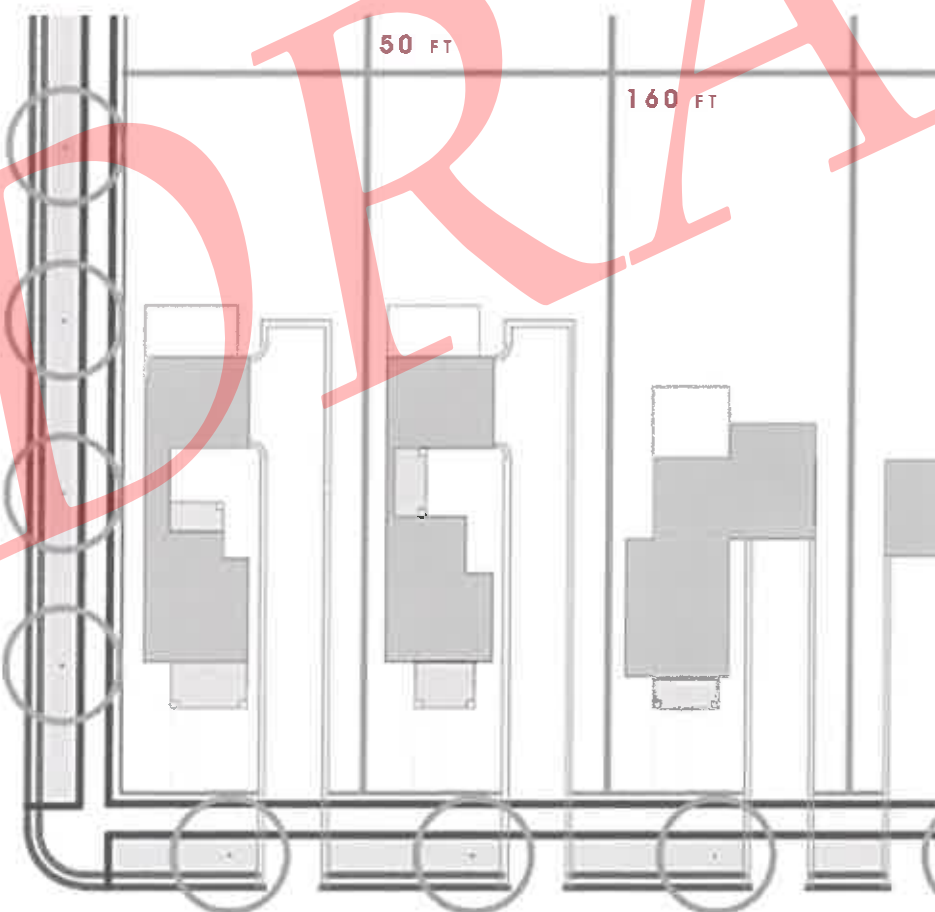
DENSITY: 3.5 - 5.5 DU/AC



AERIAL VIEW

BUILDING TYPES:

TOWNHOUSE RESIDENCE  
SIDEYARD RESIDENCE  
SMALL LOT DETACHED



LOT (EXAMPLE): 8,000 S.F.

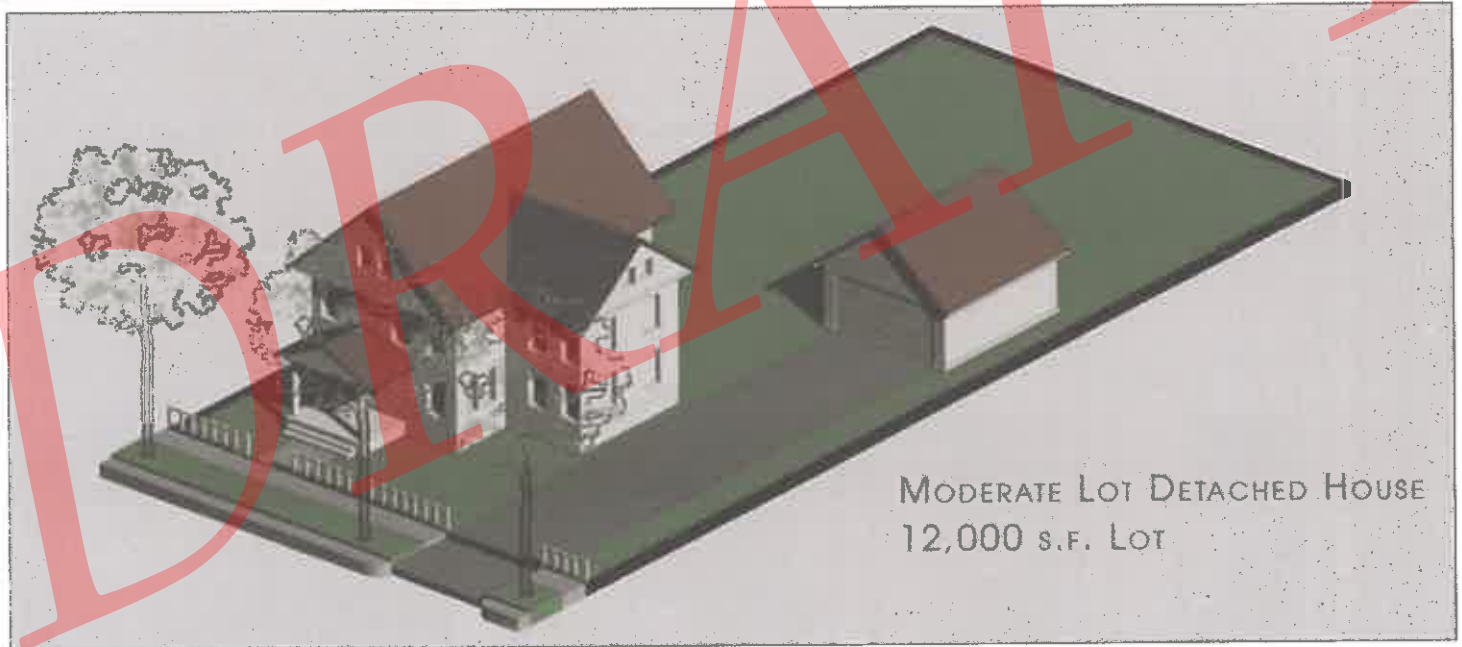
IMAGES

# NEIGHBORHOOD DETACHED

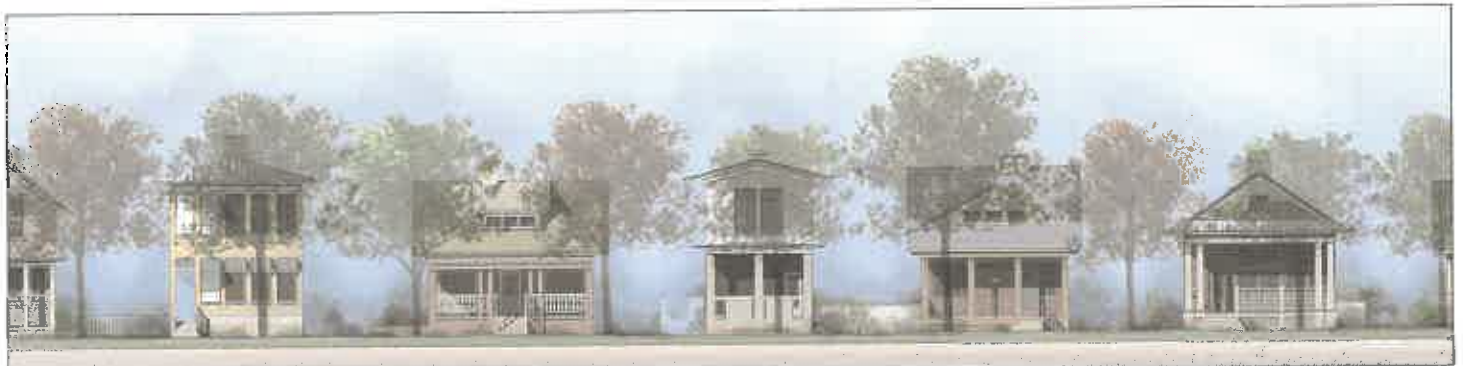
LOT SIZE: 10,000 - 15,000 s.f. (RANGE)



STREET VIEW



MODERATE LOT DETACHED HOUSE  
12,000 s.f. LOT



STREET ELEVATION

# NEIGHBORHOOD DETACHED

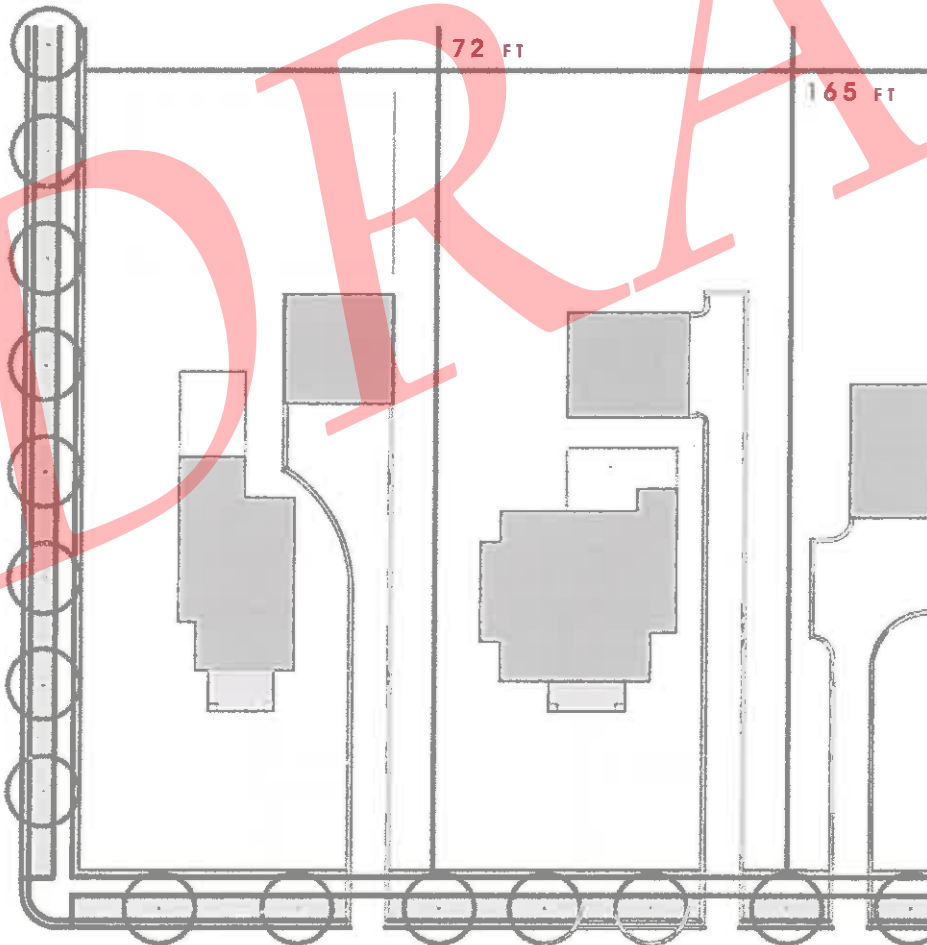
DENSITY: 2.2 - 3.5 DU/AC



AERIAL VIEW

BUILDING TYPES:

MODERATE LOT DETACHED  
HOUSE  
COTTAGE



LOT (EXAMPLE): 12,000 s.f.



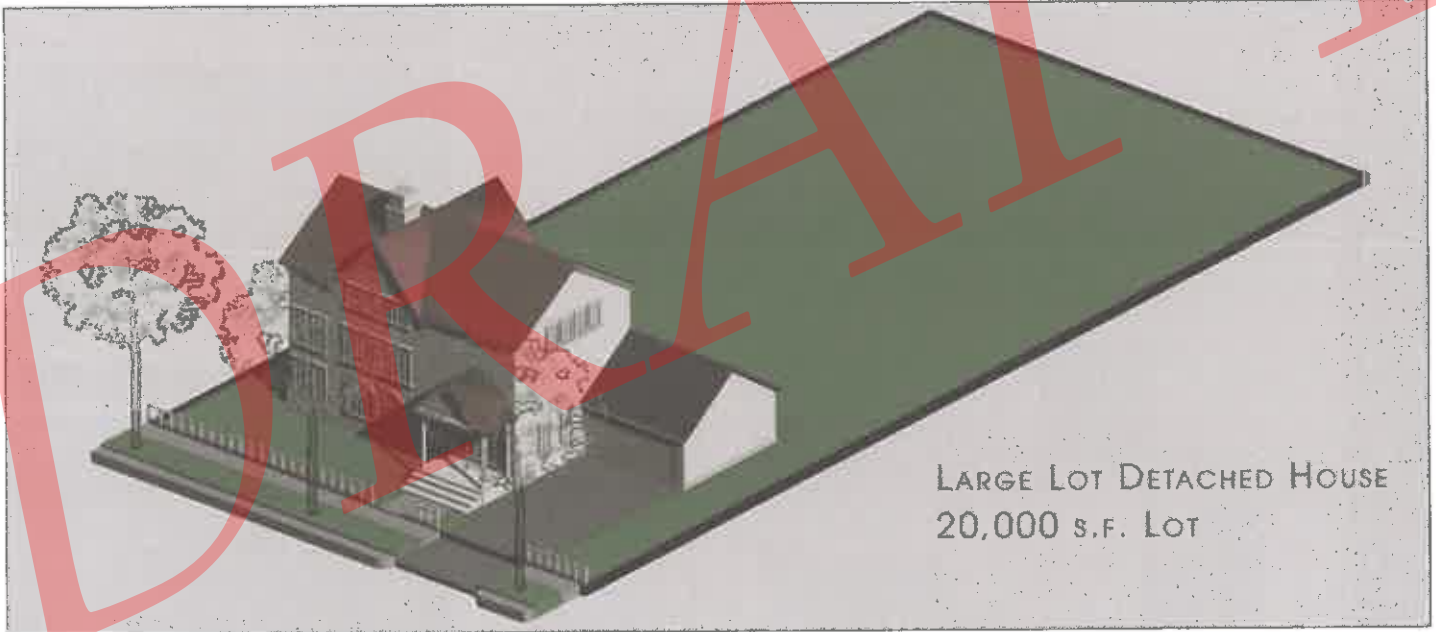
IMAGES

# NEIGHBORHOOD RURAL

LOT SIZE: 15,000 - 25,000 s.f. (RANGE)



STREET VIEW



LARGE LOT DETACHED HOUSE  
20,000 s.f. LOT



STREET ELEVATION

# NEIGHBORHOOD RURAL

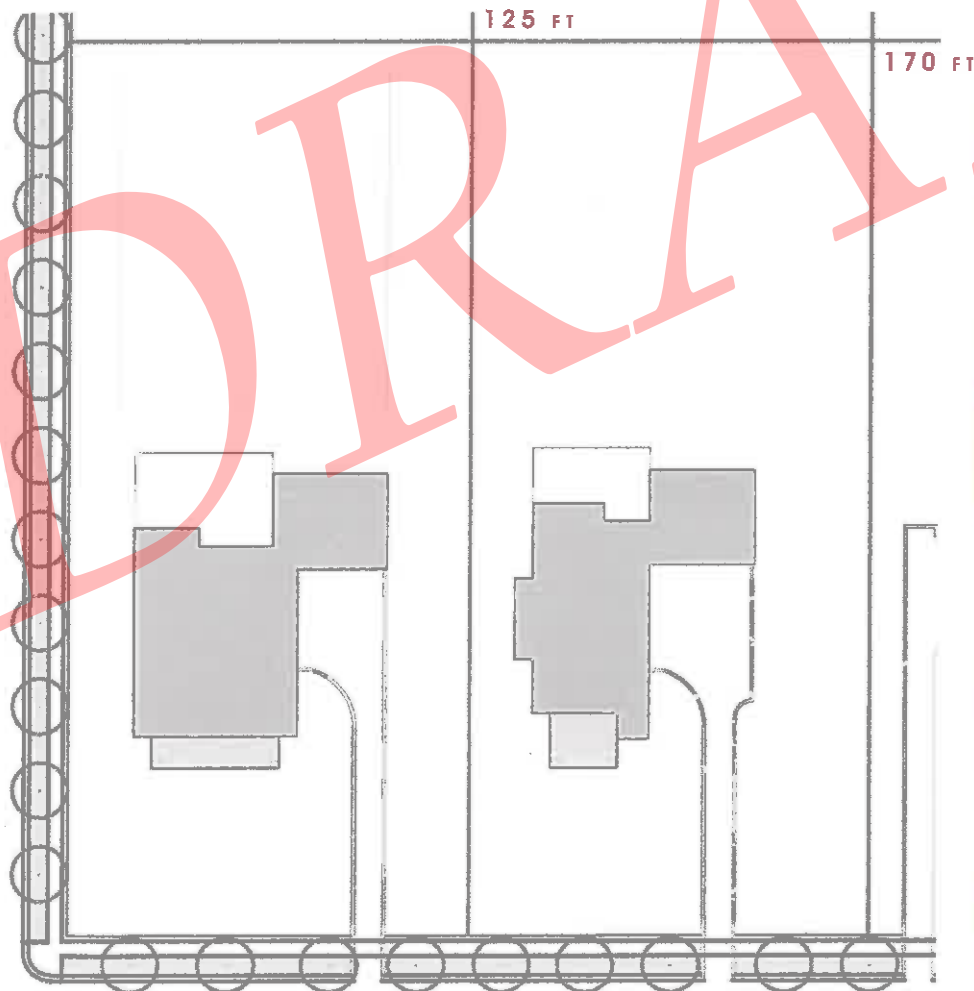
DENSITY: 1.5 - 2.2 DU/AC



AERIAL VIEW

BUILDING TYPES:

- DETACHED HOUSE
- DETACHED COTTAGE
- ACCESSORY DWELLING



IMAGES

LOT (EXAMPLE): 20,000 s.f.