

Planning Commission



PLANNING COMMISSION RECOMMENDATION

Recommend Approval with the following changes:

- Develop standards for what qualifies as “High-Quality Vinyl” and “Corrugated Metal” building materials.
- Double frontage lots to have no privacy fencing in rear yard.
- Minimum side setbacks for detached units to be five feet minimum with the exception of liner buildings.
- Minimum porch depth to be six feet.

The applicant has chosen to move to the City Council without making the Planning Commission’s recommend changes, preferring to wait to see if Council concurs with the recommended changes.

Parking



CITY PARKING COMPARISON

City	1 Bed	2 Bed	3 Bed
Orem	2.5	2.5	3.5
American Fork	2.25	2.25	2.25
Springville (20% Reduction)	1.8	1.8	1.8
Payson (20% Reduction)	1.8	1.8	1.8
South Jordan	1.5	2	2.5
Lehi	1.3	2.3	2.3
Sandy	1	2	2.5
Midvale	<650sf 1	650-1,000 sf 1.5	1,000-2,500sf 2
Lakeside Landing	<1,200 sf 1	<1,200 sf 1	>1,200 2
Provo (Max Reduction)	1	1.5	1.5
Murray (Downtown)	1	1	1
Salt Lake City	0-1	0-2	0-2



Lot Type

Proposed		Current Code	
Res	Comm	Res	Comm

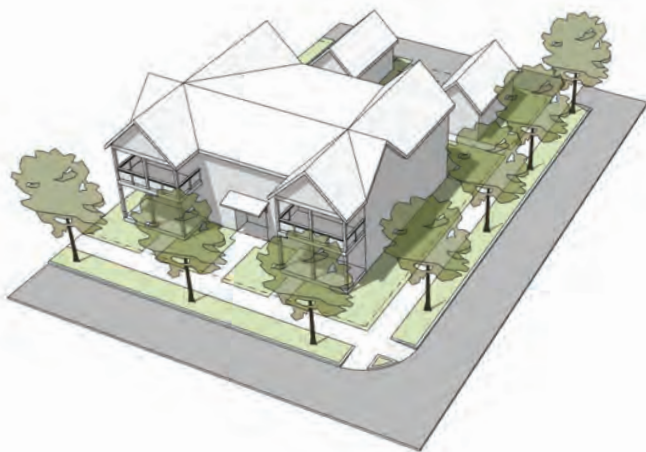
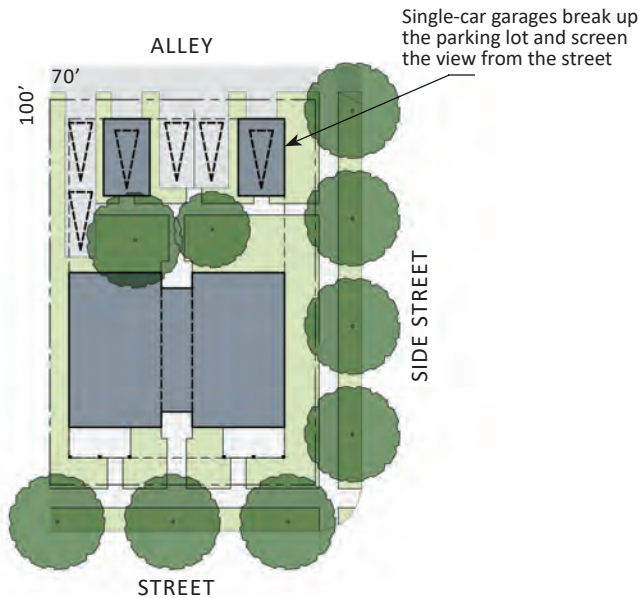
1. Suburban Mansion Lot Type				
2. Suburban House Lot Type				
3. Side-Drive House Lot Type	2		2	
4. Village House Lot Type				
5. Cottage Lot Type				
6. Compact Cottage Lot Type				
7. Tiny Cottage Lot Type				
8. Compact Tiny Cottage Lot Type				
9. Shallow Cottage Lot Type				
10. Twin Houses Lot Type				
11. Cottage Twin Houses Lot Type	2		2	
12. Compact Cottage Twin Houses Lot Type				
13. Shallow Cottage Twin Houses Lot Type				
14. Backyard Townhouse Lot Type				
15. Compact Townhouse Lot Type				
18. Main Street Cottage Live Work Lot Type				
24. Compact Urban Townhouse Lot Type				
16. Small Apartment Building Lot Type (4 Unit)	4		9	
19. Main Street Townhouse Live Work Lot Type	3	3	2-3	3
17. Courtyard Apartment Building Lot Type				
20. Main Street Slot Townhouse Live Work Lot Type	1-2	>1,600 2	2.25	1/300
21. Main Street Back-to-Back Cluster Lot Type				
22. Main Street Row Building Lot Type				
23. Apartment Row Building Lot Type	1-2	>1,600 2	2.25	1/300
25. Main Street Mixed Use Apartment Building Lot Type				
26. Liner Building Lot Type	1-2	1-2	2	2-4
	Office/Retail	Restaurant	Office/Retail	Restaurant
27. Neighborhood Store, Restaurant, or Civic Bldg Lot Type				
28. General Big Box Retail Building Lot Type	1/500	1/350	1/300	1/100

16. Small Apartment Building Lot Type

Article 5 - LOT TYPES

Small Apartment Building Lot Type is crafted to provide the opportunity to introduce apartment living into the neighborhood without creating incompatibility with neighboring structures in term of scale. Even though the example shown below assumes two dwelling units per floor served by a central staircase and hallway, other configurations are also possible. Uses other than residential units may also be accommodated within the building, depending on the location.

Small Apartment Building Lot Type permits a maximum of four dwelling units to be accommodated on a lot, along with other supporting facilities.



LOT :

Minimum lot size:	6000 s.f.
Minimum street or common court frontage:	65 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area per lot:	4800 s.f.
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HEIGHT:

2 stories / 38 feet max.

SETBACKS:

Building at street	15 feet min.
Building at side street	6 feet min.
Porch at street	7 feet min.
Porch at side street	6 feet min.
Building at side	5 feet min.
Building at rear	5 feet min.

PORCH:

Porch or covered balcony size required per dwelling unit within the twenty feet of the street or side street property line	80 s.f. min.
Porch or covered balcony depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	4 spaces
Maximum parking per lot:	8 spaces

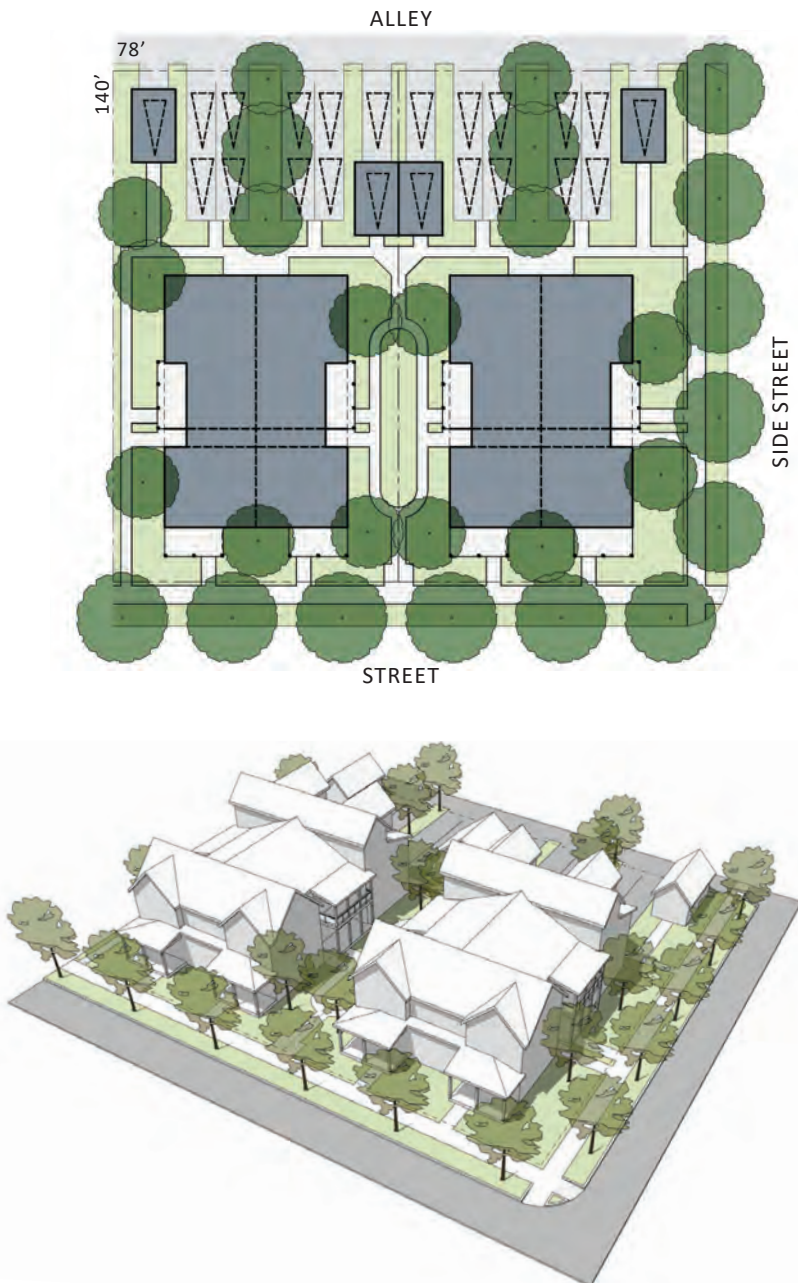
NOTES:

1. Tandem parking counts for parking requirement.

17. Courtyard Apartment Building Lot Type

Article 5 - LOT TYPES

Courtyard Apartment Building Lot Type is intended to provide apartment living opportunities in the neighborhood. Although not required, the example shown below does not employ a hallway. Instead, all apartments are accessed directly from the courtyards or sidewalks, upstairs units being walk-up apartments. Some apartments are single story, others, such as the street facing ones, are two story apartment units. Different configurations may also be arranged. Even though the below example show a lot layout with surface parking, buildings may reach all the way back over the tuck under parking, if desired.



LOT :

Minimum lot size:	9000 s.f.
Minimum street frontage	75 feet
Minimum depth	118 feet

BUILDING SIZE:

Maximum total floor area per lot:	8000 s.f.
Maximum floor area on third floor per lot:	1200 s.f.

HEIGHT:

3 stories / 45 feet max.

SETBACKS:

Building at street	15 feet min.
Porch at street	7 feet min.
Building at side street	13 feet min.
Porch at side street	5 feet min.
Building at side	13 feet min.
Porch at side	11 feet min.
Building at rear	5 feet min.

PORCH:

Porch or covered balcony size required per dwelling unit	80 s.f. min.
Porch or covered balcony depth	6 feet min.

OFF-STREET PARKING:

For each dwelling unit with a total floor area of 1200 s.f. or less:	1 space
For each dwelling unit with a total floor area greater than 1200 s.f.:	2 spaces
Maximum parking per lot:	12 spaces

NOTES:

1. No heated living floor area is permitted within the rear zone. The rear zone is reserved for parking, garages, and other storage structures.
2. Tandem parking counts for parking requirement.
3. A single story garage is permitted to have zero setback on the side property line if the adjacent lot is also a Courtyard Apartment Building Lot Type.

Density

Plan Date	Net Area Excludes	Parks and Greens			Stated Net Acres			Unit Count			Stated Density Units/Acre						Actual Density			Net Density w/o Open Space			
		North	South	Total	North	South	Total	North	South	Total	T3	T4	T5	T5i	T6	North	South	North	South	Total	North	South	Total
8/12/2020	school, church, green			18.2	83.5	25.5	109	1,002	611	1,613						12	24	12.00	23.96	14.80	12.00	23.96	17.76
8/27/2020	school, church, green			21.54	83.5	22.62	106.12	1,002	610	1,612						12	27	12.00	26.97	15.19	12.00	26.97	19.06
9/29/2020	school, church, green	12.63	3.94	16.57	84.64	26.56	111.2	1,015	637	1,652						12	24	11.99	23.98	14.86	14.10	28.16	17.46
12/8/2020	school, church, row	20.17	3.94	24.11	118.24	26.32	144.56	1,420	632	2,052	7	17	20	24		12	24	12.01	24.01	14.19	14.48	28.24	17.04
1/12/2021	school, church, row	23.3	3.62	26.92	130.91	26.81	157.72	1,569	643	2,212	7.8	17	20	24		12	24	11.99	23.98	14.02	14.58	27.73	16.91
2/25/2021	school, church, row	22.01	3.51	25.52	131.22	26.18	157.4	1,575	654	2,229	7	17	20	24		12	25	12.00	24.98	14.16	14.42	28.85	16.90
3/3/2021	school, church, row	22.01	3.51	25.52	131.22	26.18	157.4	1,572	654	2,226	8.5	15	23	24.5		12	25	11.98	24.98	14.14	14.39	28.85	16.88
4/3/2021	school, church, row	22.01	3.51	25.52	131.22	26.18	157.4	1,572	654	2,226	8.5	15	23	24.5		12	25	11.98	24.98	14.14	14.39	28.85	16.88
6/1/2021	school, church, row	21.82	3.57	25.39	112.22	26.18	138.4	1,348	654	2,002	8	15	20	24.5		12	25	12.01	24.98	14.47	14.91	28.93	17.72
8/23/2021	school, church, row	18.42	3.59	22.01	92.51	25.55	118.06	1,108	644	1,752	9	15	20	24	31	12	25	11.98	25.21	14.84	14.95	29.33	18.24
8/31/2021	school, church, row	18.42	3.59	22.01	92.51	25.55	118.06	1,108	644	1,752	9	15	20	24	31	12	25	11.98	25.21	14.84	14.95	29.33	18.24

11-9-203 Permitted densities

Article 2 - REGULATING (TRANSECT) PLAN

The densities within Lakeside Landing Special District Overlay are determined separately for the northern and southern parts. These parts are established by the Northern Part and the Southern Part maps presented in

this article. The reason for this is (a) current ownership pattern, and (b) denser development is recommended for the southern part of the Lakeside Community by the Lakeside Community Plan.



Net developable land within Northern part (excluding the school, the church and the street right-of-ways):
4,029,726 s.f. / 92.51 acres

Parks and common greens:
802,571 s.f. / 18.42 acres

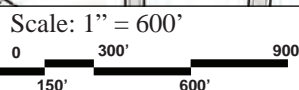
Total net developable land within T3 Garden Village Transect:
949,669 s.f. / 21.80 acres

Total net developable land within T4 Village Transect:
1,413,376 s.f. / 32.45 acres

Total net developable land within T5 Village Center Transect:
557,105 s.f. / 12.79 acres

Total net developable land within T5i Village Center Interface Transect:
307,005 s.f. / 7.05 acres

LAKESIDE LANDING
NORTHERN PART



11-9-203 Permitted densities

Article 2 - REGULATING (TRANSECT) PLAN

A. NORTHERN PART:

Densities for residential and non-residential uses within the Northern Part (the boundaries are shown on the map page 16) are determined by the transect according to the following (continues on the next page):

T3 Garden Village:

- 9 dwelling units maximum per acre**
- Studio/office/retail/restaurant/cafe space:**
- no requirement**

T4 Village Transect:

- 15 dwelling units maximum per acre**
- Studio/office/retail/restaurant/cafe space:**
- no requirement**

T5 Neighborhood Center Transect:

- 20 dwelling units maximum per acre**
- Studio/office/retail/restaurant/cafe space:**
- A minimum of 2500 s.f. per acre**

T5i Village Center Interface Transect:

- 24 dwelling units maximum per acre**
- Studio/office/retail/restaurant/cafe space:**
- A minimum of 3000 s.f. per acre**

1. In no case an application shall include a half block (where an alley divides a block), or a block, with less than 7 dwelling units per acre residential density.
2. Densities shall be calculated per application, per transect. No density transfers are permitted across transects, but allowed within an application between the blocks within the same transect.
3. Lots that face the neighborhood park and lots that have Lakeside Avenue frontage shall provide at least half of the required minimum of non-residential space on the Lakeside Avenue or on the park.

Residential density for the Northern part is calculated using the 12 units per acre base density. When this is applied to 92.51 acres of net developable land shown on the plan below (92.51 acres x 12 units) a total of 1110 units are obtained. Since the development on the northern part may happen gradually by owners of various blocks applying for subdivision separately, this density is distributed to the various transects. In other words, for the north part densities will be calculated per acreage within each transect.

When these densities are applied to the amount of land within each transect (as shown on the map, page 16) the following tables result:

Maximum number of residential units:			
T3: 21.8 acres	x	9 units	= 196 units
T4: 32.45 acres	x	15 units	= 487 units
T5: 12.79 acres	x	20 units	= 256 units
T5i: 7.05 acres	x	24 units	= 169units
		TOTAL	1,108 units

Minimum amount of studio/office/retail/restaurant/cafe space shall be as follows:			
T5: 12.79 acres	x	2500 s.f.	= 31,975 s.f.
T5i: 7.05 acres	x	3000 s.f.	= 21,144 s.f.
		TOTAL	53,117 s.f.

11-9-203 Permitted densities

Article 2 - REGULATING (TRANSECT) PLAN

B. SOUTHERN PART:

Densities for residential and non-residential uses within the Southern Part (the boundaries are shown on the map below) are determined by the transect according to the following (continues on the next page):

T4 Village Transect:

- 15 dwelling units maximum per acre**
- Studio/office/retail/restaurant/cafe space:**
- no requirement**

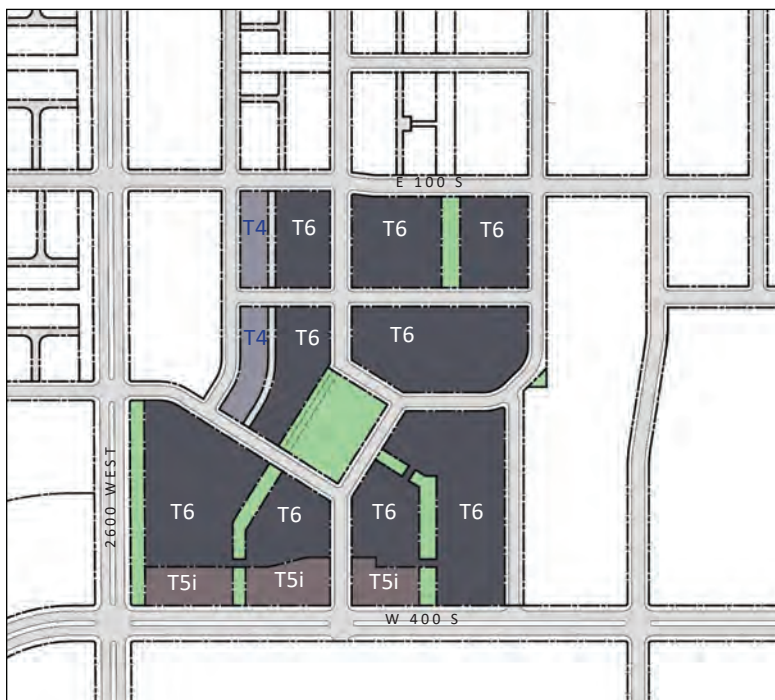
T5i Village Center Interface Transect:

- 24 dwelling units maximum per acre**
- Studio/office/retail/restaurant/cafe space:**
- A minimum of 3000 s.f. per acre**

T6 Village Center Transect:

- 31 dwelling units maximum per acre**
- Studio/office/retail/restaurant/cafe space:**
- A minimum of 3400 s.f. per acre**

1. In no case an application shall include a half block (where an alley divides a block), or a block, with less than 7 dwelling units per acre residential density.
2. Densities shall be calculated per application, per transect. No density transfers are permitted across transects, but allowed within an application between the blocks within the same transect.
3. A minimum of 15,000 s.f. of the required non-residential space shall be provided on Lakeside Avenue or on lots facing the neighborhood park, on the ground floors of mixed use buildings.



Net developable land within Southern part (excluding the street right-of-ways):

1,112,751 s.f. / 25.55 acres

Parks and common greens:

156,277 s.f. / 3.59 acres

Total net developable land within T4 Village Transect:

96,066 s.f. / 2.21 acres

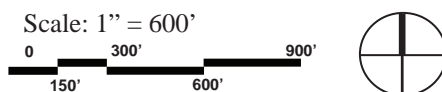
Total net developable land within T5i Village Center Interface Transect:

103,426 s.f. / 2.37 acres

Total net developable land within T6 Village Center Transect:

803,491 s.f. / 18.45 acres

LAKESIDE LANDING SOUTHERN PART



11-9-203 Permitted densities

Article 2 - REGULATING (TRANSECT) PLAN

B. SOUTHERN PART:

Even though all of what is shown on the map below as the southern part is owned by the same entity and shall most probably be a single subdivision application, assigning densities per transects provide flexibility for future use of the transect for adjacent properties. Residential density for the Southern part is calculated using the 25 units per acre base density. When this is applied to 25.55 acres of net developable land shown on the plan below (25.55 acres x 25 units) a total of 638 units are obtained.

When these densities are applied to the amount of land within each transect (as shown on the map below) the following tables result:

Maximum number of residential units:

T4:	1.31 acres	x	15 units	=	20 units
T5i:	2.21 acres	x	24 units	=	53 units
T6:	18.45 acres	x	31 units	=	572 units
			TOTAL		644 units

Minimum amount of studio/office/retail/
restaurant/cafe space shall be as follows:

T5i:	2.21 acres	x	3000 s.f.	=	6,616 s.f.
T6:	18.45 acres	x	3400 s.f.	=	62,715 s.f.
			TOTAL		69,331 s.f.

Pattern Book



PATTERN BOOK
Architectural Design Guidelines
for T6 Transect Zone
at the Lakeside Landing Special District Overlay
Springville, Utah



commissioned by
DAVIES DESIGN BUILD
prepared by
PEL-ONA ARCHITECTS AND URBANISTS

October 11, 2021

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INTRODUCTION

This document is prepared as a supplement for Lakeside Landing Special District Overlay regulations. Its scope addresses the architectural design of the larger buildings within T6 Village Center Transect. It is aimed at creating a harmonious village center that fits into Lakeside Landing and reflects the appropriate scale, massing, and architectural expression within the context of Springville, Utah.

This document has two Parts: Part I provides a few essential design tools and building elements that can be employed in architectural design to diminish the perceived scale of the larger building so that they can create a balanced presence with the smaller buildings. Part II provides examples of how these tools and elements can be employed for the three lot types that will most likely be used the most within T6 Transect Zone.

This document is not a code but a pattern book; it does not state standards and regulations (those are already stated within Lakeside Landing Special District Overlay regulations), but provides tools and elements that can be employed in design. It provides guidance and direction for the designers as well as for the reviewers. Also, it is important to note that these tools and elements are not universal but suggested particularly for Lakeside Landing to create a unique architecture at the village center that is consistent with the scale and massing of the Lakeside Landing context.

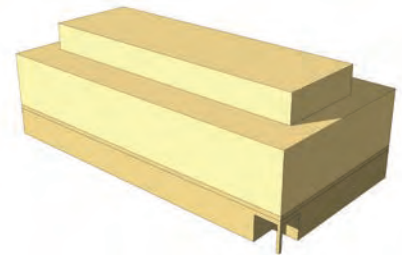
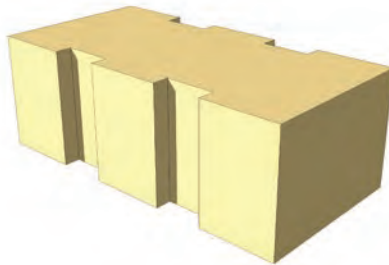


**Part I:
ARTICULATION AND ELEMENTS**

1. VERTICAL AND HORIZONTAL ARTICULATION

In order to create a harmonious ensemble with the smaller buildings, the larger buildings need to employ vertical and horizontal articulation. Vertical articulation differentiates the base, the middle and the top of the building. Horizontal articulation breaks the building wall by dividing the building into smaller components horizontally.

A successful building design employs both articulations to bring down the scale and relate to the pedestrians on the sidewalk. Below are simple massing models showing how vertical and horizontal articulation work separately and how they can be combined to create a well articulated building massing.



No Massing Articulation:

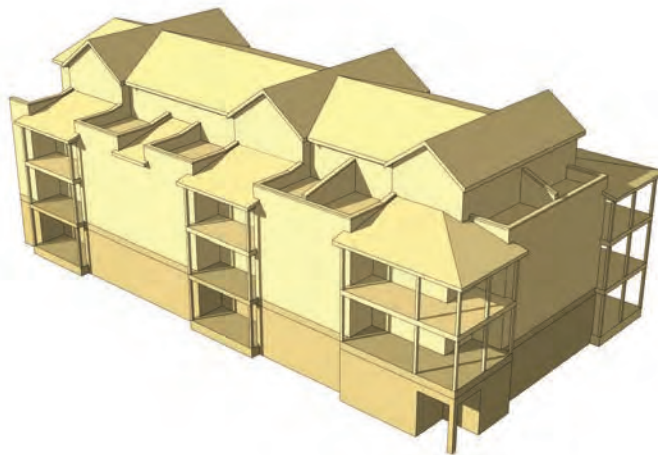
Especially on the East Coast it is common to observe urban buildings with very limited massing articulation. However, we believe that well articulated buildings will be more appropriate for the Springville, Utah context. When the building does not employ massing articulation, we need to rely on architectural expression and composition of the openings to relate to the pedestrian scale which may prove to be more difficult especially when buildings with various sizes are to come together and create a harmonious urban block face.

Vertical Articulation Added:

Vertical articulation breaks the building wall by means of indentations, setbacks, and material and color change. It creates interest and differentiation along the sidewalk. It also introduces opportunities for various roof forms, balconies, and terraces. Such indentations provide views to multiple directions. The combination of setbacks and material changes can sometimes allow a building to be perceived as separate attached structures.

Horizontal Articulation Added:

Ground and uppermost floors are different from the middle floors by their location and roles. Ground floor relates to the pedestrians the most. Uppermost floors create the horizon line. When the uppermost floors have additional setbacks, they reduce the perceived height of the building. The ground floor can be differentiated by employing different materials, textures and colors. Use of cornices and belly bands can also be useful in creating vertical differentiations.

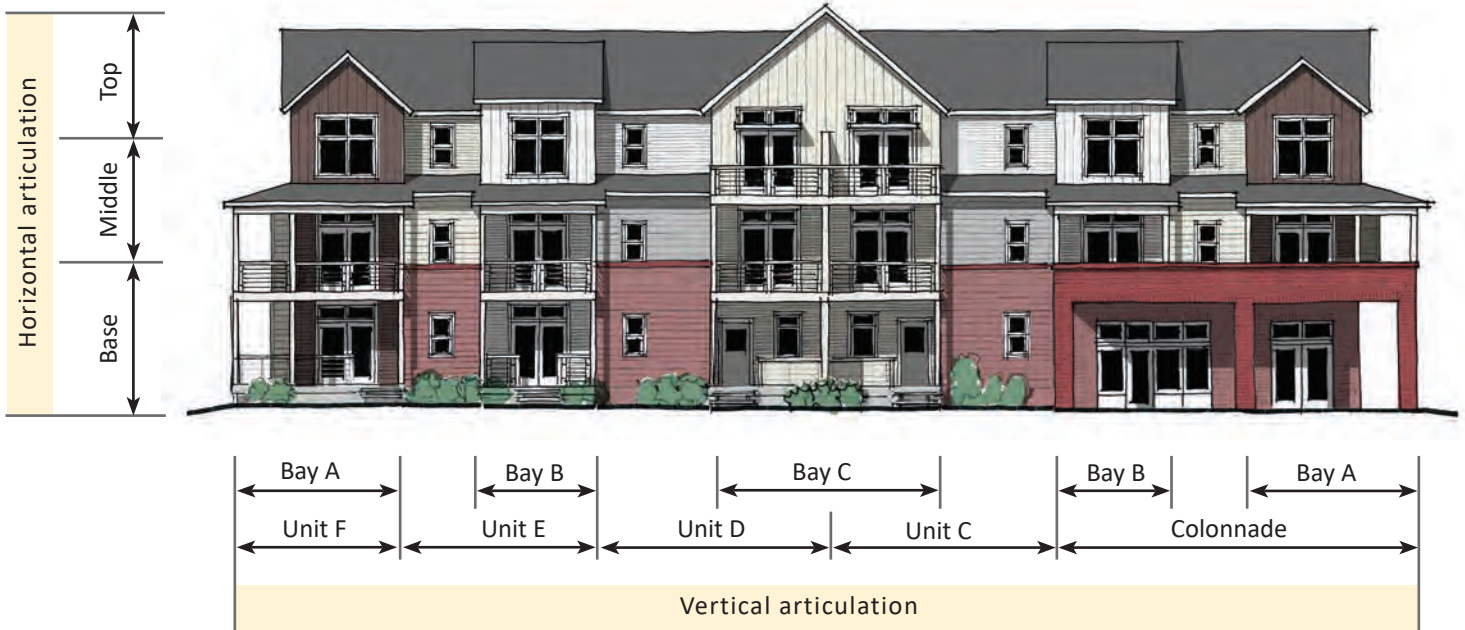


Vertical and Horizontal Articulation Combined:

For larger buildings within the T6 Transect in Lakeside Landing, we recommend employment of both vertical and horizontal articulation combined. This will create a unique streetscape and well-scaled pedestrian environments. A combination of certain techniques and elements (that will be reviewed on the following pages) will create visual diversity along the block face as well as many opportunities for visually distinct ground floor commercial spaces, comfortable outdoor places for residential units and well-scaled building presence along the sidewalk.

Successfully combining vertical and horizontal massing articulation not only will create a building that relates to pedestrians but also will provide visual interest and diversity along a block face. Below is an example of a mixed-use apartment building where vertical and horizontal articulation are successfully employed. Through use of material and color changes a strong base

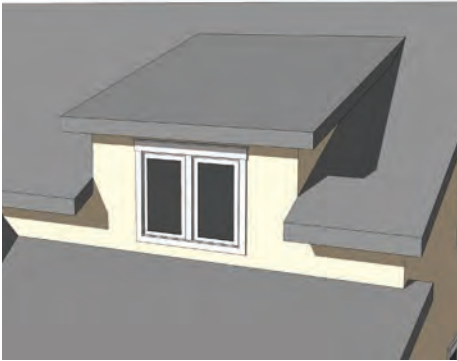
is established. The third floor is setback. An appealing horizon line is created via forward facing gables and shed roof dormers. The wider central forward facing gable breaks the ridge line. Bays formed by balconies, porches, and setbacks break the building wall horizontally. The commercial space at the corner on the ground floor is expressed by means of a partial colonnade.



2. ELEMENTS OF A SUCCESSFUL BUILDING PRESENTATION: TOP AND ROOF

The following elements are to be employed at the uppermost floors of a building. They are essential in creating a diverse and attractive horizon line. They also emphasize residential scale which is important in relating to the smaller buildings on the block. These elements are:

dormers, forward facing gables, setbacks, balconies and terraces. Employing vertical and horizontal articulation as discussed above creates many opportunities for these elements to be accommodated in the design of a large building. These elements can be employed at three



Dormer:

When living areas are included within an attic, dormers take in light, provide egress and widen the liveable area. This creates a composition where the uppermost floor doesn't add to the perceived height of the building but lowers it down. Dormers create visual interest to the horizon line. They can have hip, gable, or shed roofs (as shown above).



Forward Facing Gable:

Forward facing gables divide larger continuous roof forms. They express residential scale and accommodate unique spaces with vaulted ceilings, an amenity well valued in an apartment building. When employed carefully with higher ceilings, they also hide the roof mass and floors placed within the attic.



Covered Balcony:

Balconies are essential amenities for apartment living. When placed at indentations (as shown above), they create bays and break the building wall. They reduce the perceived scale of the building for the pedestrian and communicate presence of life. Protruding balconies provide views to multiple directions.



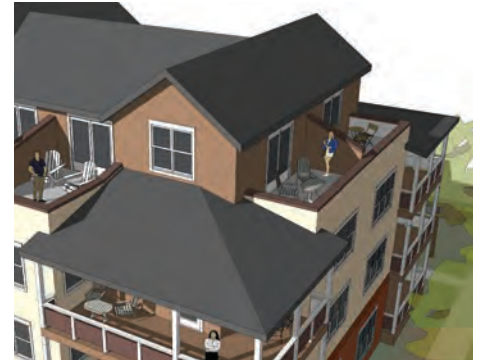
Uncovered Balcony:

Balconies alone can create articulation even when the wall of the building doesn't have indentations. Uncovered balconies at uppermost stories (as depicted above) reduce the perceived height of a building while also providing an outdoor private space. Also shown above is a dormer with a shed roof; it brings more natural light into the living space.



Rooftop Terrace:

Employing uppermost story setbacks create opportunities for rooftop terraces. Such terraces reduce the perceived height of the building. Even though they are expensive amenities, rooftop terraces take advantage of breathtaking views especially at a location such as Lakeside Landing.



Top Level Setback:

Uppermost story setbacks reduce the perceived building height from the sidewalk and create interesting horizon lines. These setbacks are required for Four-Story Main Street Mixed-Use Apartment Buildings by the Lakeside Landing Special District Overlay Regulations.

or four-story buildings of Lakeside Landing. Including buildings with different heights on a block face create interest and therefore is recommended. Below are four examples of how appealing horizon lines can be achieved by successful massing articulation, terraces and balconies.

This level of articulation creates a consistent architectural grammar where buildings create harmonious block faces even when certain building elements are repeated several times. There needs to be a balance between variation and repetition.



Uppermost story setbacks such as the one shown here create appealing horizon lines on the corners.



Another example of an uppermost story setback.



Forward facing gables, awnings, covered balconies create an appealing composition together with the ground floor colonnade.



Another example of a similar composition without a colonnade on the ground floor.

3. ELEMENTS OF A SUCCESSFUL BUILDING PRESENTATION: MID-BUILDING

Stacked balconies, Juliet balconies, and a diversity of window sizes and types are essential mid-building elements that can be employed in designing attractive and well-balanced facades. These elements make the building more friendly and inviting because they communicate presence of life. Diversity of windows prevents monotony

and creates a desired level of complexity. Employing different header heights for windows of different sizes is recommended because it emphasizes a standing person's eye-level and creates a balanced facade composition. Presence of balconies provide "eyes on the street" which is important in achieving a safe and comfortable streetscape.



Stacked Balconies:

Stacked balconies break the building wall and create horizontal articulation. They are valuable amenities as private outdoor spaces. They communicate the presence of life and provide "eyes on the street."



Juliet Balcony:

Where larger balconies are not feasible, Juliet balconies are simple solutions that transform the indoors into semi-outdoor spaces temporarily. The resulting composition offer an interesting indoor/outdoor spacial relationship.



Diversity of Window Size:

Introducing a variety of window sizes and header heights on a building elevation create scale and balance while communicating the diversity of spaces behind. Additionally, using different window or trim styles at different floors create more interest.



A pedestrian courtyard with apartment buildings. Note that Juliet balconies are employed extensively on the buildings. Also note that an interesting horizon line is created by a fourth story setback and extended eaves that create deep shadows.

4. ELEMENTS OF A SUCCESSFUL BUILDING PRESENTATION: BASE

The thoughtful design of the base of the building together with an inviting presentation of the ground floor are the most important factors in creating a successful street-oriented building. A strong interaction between the indoor and outdoor activities is an essential component of a pedestrian oriented streetscape. A combination of

colonnades, partial colonnades, and shop windows create the appropriate presentation when the indoor use is commercial. Porches and balconies create an appealing transition between the private residential realm on the ground floor and the public realm on the sidewalk. It is essential to provide entrances from the sidewalk to the



Colonnade:

Colonnades provide refuge from rain and snow and create an inviting interface. Colonnades are inviting and provide a continuous shelter for store fronts. They improve the relationship between the indoors and outdoors by providing a transition zone. They are particularly useful in creating on grade entrances when the sidewalk slopes, as shown in the above image (note that a wheelchair accessible ramp is placed at the end of the colonnade).



Partial Colonnade:

Partial colonnades provide cover for select bays. They still provide refuge from rain and snow. They highlight the business entries and shop windows placed under each bay. This kind of presentation may be desirable for certain kind of businesses. The detached nature of these colonnades contribute to the horizontal massing articulation.



Shop Windows with Awnings:

This is the most common base element employed by many town centers. Unlike the colonnades, this composition makes the business entrance and shop window more visible from the street including the driver. Therefore, it is appropriate for the kind of business that appreciates visibility. It is important to note that the elements illustrated here should be employed together to provide a wide array of options for different businesses at Lakeside Landing.



Three examples of ground floor eating establishments extending their services to the tables on the sidewalk. Restaurants and cafes create valuable sidewalk activity when they provide outdoor tables. They also create synergies; other businesses in the vicinity benefit from sidewalk activity as well.

ground floor residential units even if these are secondary accesses (primary entries being from an interior hallway). When these secondary entrances are highlighted by means of porches or stoops they emphasize the residential scale

of the sidewalk and create a friendly interface between indoor and outdoor spaces. Porches and balconies are valuable amenities for apartments. Well-lived porches encourage neighborly interaction.



Interior Residential:

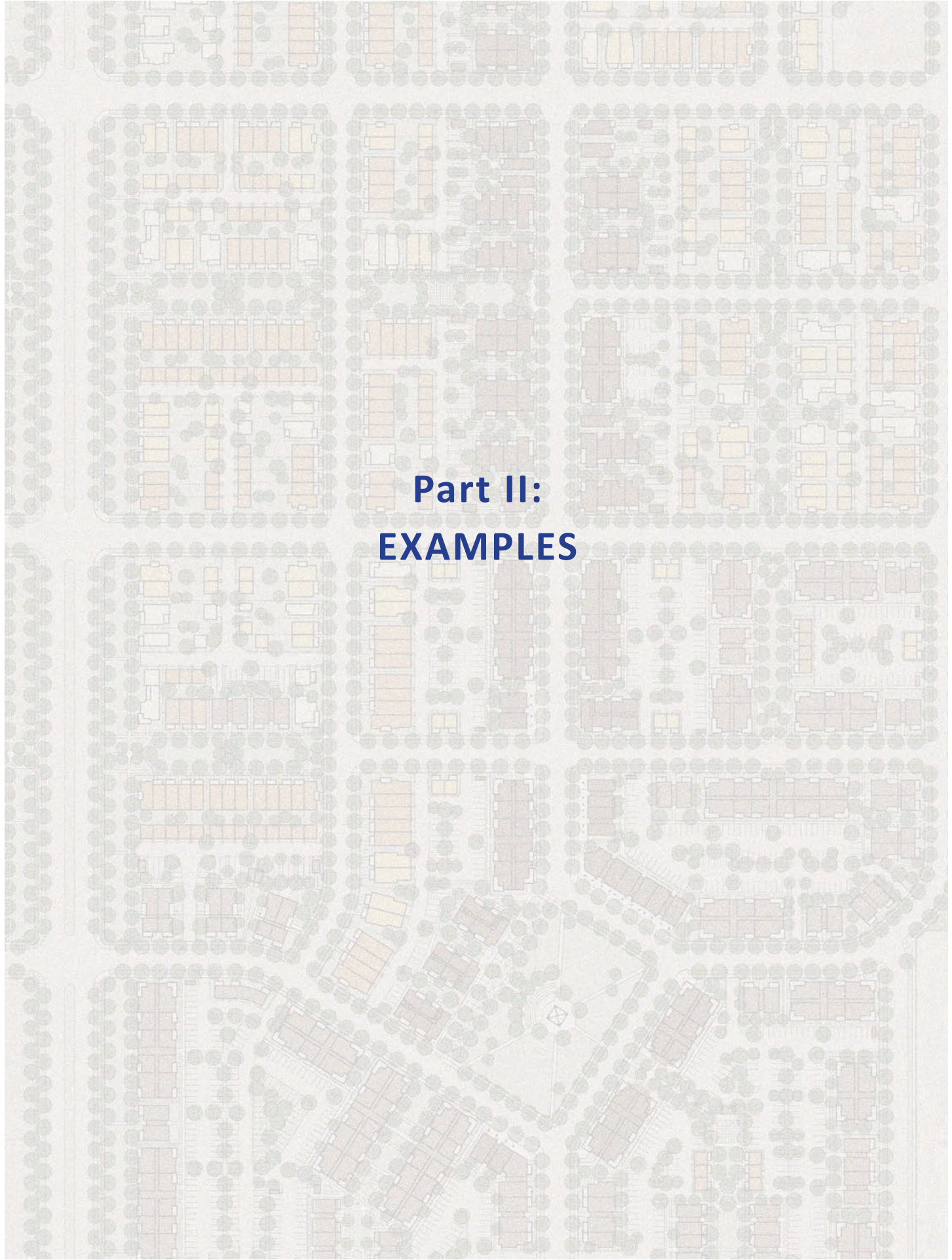
Setting back a portion of the exterior wall of the building to accommodate a porch is a good way to present the residential use located on the ground floor to the sidewalk. The example above shows a porch slightly higher than the sidewalk grade. On the left of the porch is an entrance to the building and on the right is a shop window. Since most businesses appreciate ceilings higher than those that are common in residential units, this composition works well in terms of the ceiling heights. Switching the ground floor uses between residential and non-residential uses not only provides flexibility in terms of responding to the market (tuning into the demand and providing the right amount of retail space) but also provides a diverse presentation of the building to the street.

Corner Commercial:

Since street corners experience a higher volume of pedestrian activity, building corners are the attractive locations for the kind of retail that benefits from pedestrian movement. Corner entrances, entrances with covers, entrances with indentations (as in the example shown above), are inviting and appealing elements to attract customers. They also contribute to the diversity and articulation of the building's architecture. Note that the covered balcony provided on the second floor in the picture above takes advantage of the corner and appreciates views to multiple directions.



Three examples of ground floor residential units with direct access from the sidewalk. Stoops, porches, and patios are valuable amenities that also provide an appealing transition between sidewalk and the dwelling unit. These elements also create a diverse presentation of the building and they communicate the presence of life.



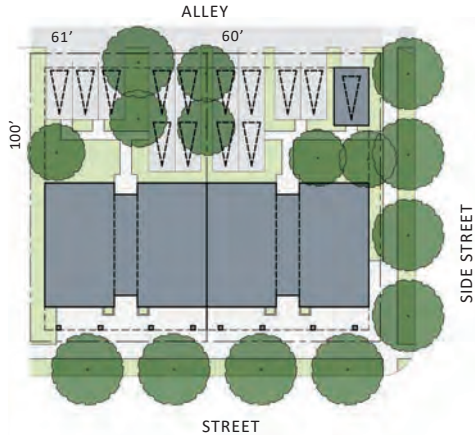
Part II: EXAMPLES

THREE LOT TYPES

MAIN STREET ROW BUILDING LOT TYPE

Main Street Row Building Lot Type accommodates apartments over non-residential uses. The apartments are accessed by a hallway and staircase that also connects the front and the rear of

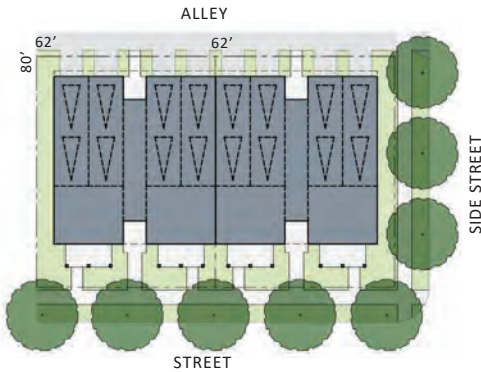
the building. With its three-story presentation and narrow base, it creates a well balanced block face when mixed with other more intense prototypes.



APARTMENT ROW BUILDING LOT TYPE

Apartment Row Building Lot Type though similar to the Row Building is intended for 100% residential use. With the third story setback and single story porches, this building prototype

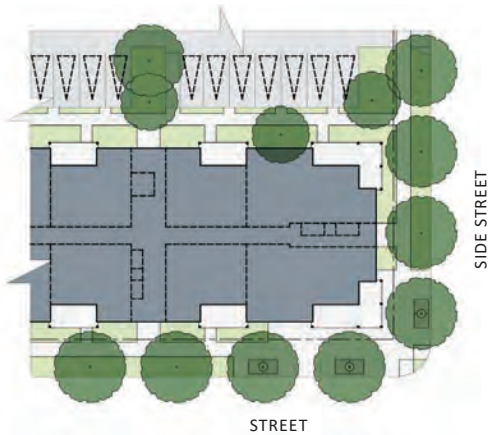
provides relief when mixed with the larger buildings on a block face. It provides a good transition between larger and smaller buildings in the neighborhood.



MAIN STREET MIXED-USE APARTMENT BUILDING LOT TYPE

Main Street Mixed-Use Apartment Building Lot Type is the most common mixed-use building at the T6 Transect Zone of Lakeside Landing. Four stories are permitted at limited locations. Ground

floor use may be all residential or all commercial, but mixing them provides the most diverse results. Street corner locations are particularly attractive for commercial uses.



1. MAIN STREET ROW BUILDING: VARIATION A

Below is an example of a Main Street Row Building with balanced vertical and horizontal massing articulation. The double story columns and stacked balconies provide horizontal breaks. The change in material and color define the vertical differentiation. The base is extended to the second-story. The two story columns with stacked balconies create a presentation appreciated best when seen from afar, at a location such as those lots facing the

park. The ground floor is animated by the shop windows and entrances leading to the apartments upstairs. The half colonnade provides shelter for the shop fronts on the ground floor. The third-story balconies are not covered. This reduces the perceived height of the building from the sidewalk. Dormers with shed roofs are employed to provide more light to the interior spaces and to create an appealing horizon line.

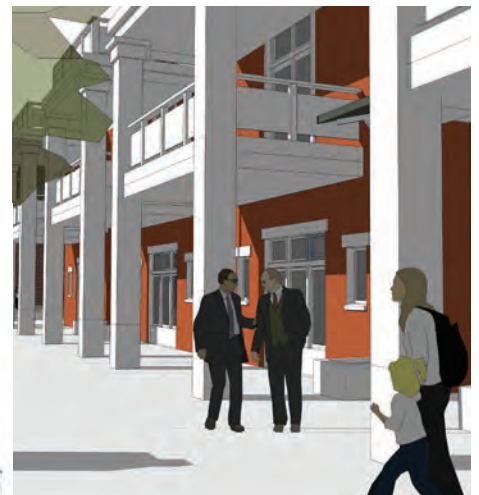


HIGHLIGHTS

- Two-story high base
- Half colonnade with two-story columns
- Stacked balconies
- Third-story balconies not covered
- Low third-story plate and flat dormers
- Awnings at building entrances
- Shop windows sheltered



Street elevation.



An eye-level view from the sidewalk.

2. MAIN STREET ROW BUILDING: VARIATION B

Below is another example of a Main Street Row Building with balanced vertical and horizontal massing articulation. The stacked balconies provide horizontal breaks. The change in material and color, together with ground floor and upper floor columns differentiated, establishes the vertical differentiation. In this example, the base, which is one story high, emphasizes the presence of non-residential use on the ground floor. The

third-story balconies are not covered. This reduces the perceived height of the building from the sidewalk. Third-story plate height is lowered and dormers with shed roofs are employed to provide more light to the interior. This breaks the eaves line and creates an appealing horizon line. The entrances leading to the apartments are recessed and additional awnings are provided.



HIGHLIGHTS

- Base extends up to second-floor ground plate
- Half colonnade with two-story columns
- Stacked balconies
- Ground level columns are differentiated
- Third-story balconies not covered
- Low third-story plate and flat dormers
- Awnings at building entrances
- Shop windows sheltered



Street elevation.



An eye-level view from the sidewalk.

3. MAIN STREET ROW BUILDING: VARIATION C

Below is an other example of a Main Street Row Building with balanced vertical and horizontal massing articulation. The stacked balconies placed on extruded ground floor businesses provide horizontal breaks. The change in material and color define the vertical differentiation. The base of this example extends to the sill height of the second-story windows. There is a strong differentiation between the ground floor masonry and

lighter upper floors. The ground floor spaces are more visible from the street and therefore may be occupied by the kind of retail that appreciates visibility. The third-floor balconies are covered with shed roofs that break the eaves line and create an interesting horizon. Even though this variation is more appropriate for Lakeside Avenue, it is the mixture of these three variations that will create a diverse and harmonious ensemble.



HIGHLIGHTS

- Base extends up to second-story window sill height
- Shop windows with awnings visible from street
- Stacked balconies
- Third-story balconies covered
- Third-story balcony roofs break the eaves line
- Awnings at building entrances
- Shop windows sheltered



Street elevation.

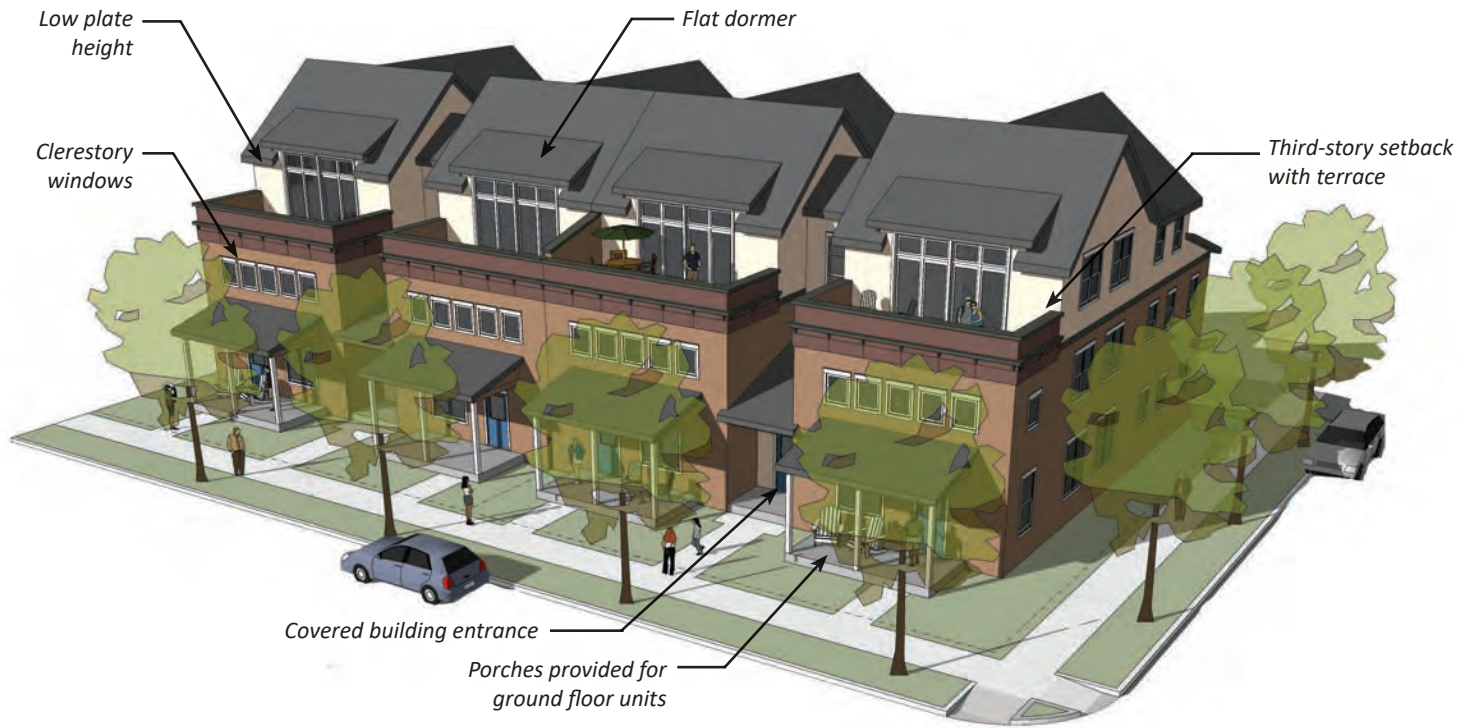


An eye-level view from the sidewalk.

4. APARTMENT ROW BUILDING

In terms of massing and scale, the Apartment Row Building is the smallest prototype presented in this document. The building entry indentations and the porches break the building wall on the horizontal dimension. Ground floor units are intended to be two-story units with high ceilings at front (thus the clerestory windows). The base extends to the second-story and matches

the two-story unit behind. The third-story setback provides a spacious terrace for single-level flats located on the third floor. This setback reduces the perceived height of the building from the sidewalk. The second-story cornice creates a secondary horizon line and hides the third-story as perceived from the sidewalk close to the building.



HIGHLIGHTS

- Single-story porches
- Clerestory windows
- Second-story cornice above the clerestory windows
- Recessed building entries
- Third-story setback with terraces
- Low third-story plate and flat dormers



Street elevation.



An eye-level view from the sidewalk.

5. MAIN STREET MIXED-USE APARTMENT BUILDING: DESIGN 1

Below is a Main Street Mixed-Use Apartment Building with balanced vertical and horizontal massing articulation. The stacked balconies and indentations (that correspond to third-floor shed roof dormers and forward facing gables) provide horizontal breaks. The change in material and color and third-floor setback define the vertical differentiation. The base of this example extends to the sill height of the second-story windows.

A partial colonnade creates the appropriate setting for the street corner commercial space on the ground floor to take advantage of the higher level pedestrian traffic. The third-floor setback emphasizes the two-story scale. The central forward facing gable (which is wider than the others) breaks the ridge line. Dormers with shed roofs and narrower forward facing gables break the eaves line and create a diverse and interesting horizon line.



HIGHLIGHTS

- Base extends up to second-story window sill height
- Partial colonnade at street corner
- Stacked balconies at first two-stories except:
- Three-story stacked balconies at the central units
- Third story setback
- Central forward facing gable break the ridge line
- Narrower forward facing gables and shed roof dormers break the eaves line



Street elevation.



An eye-level view from the sidewalk.

6. MAIN STREET MIXED-USE APARTMENT BUILDING: DESIGN 2

Below is a Main Street Mixed-Use Apartment Building with balanced vertical and horizontal massing articulation. The stacked balconies and the bays defined by the forward facing gables provide horizontal breaks. The change in material and color and fourth-floor setback define the vertical differentiation. The base of this example is accented by a continuous colonnade.

The ground floor is meant to accommodate non-residential uses. The third floor dwelling units are two level units with additional bedroom suites located within the attic on the fourth floor. Shed roof dormers are employed to provide light to these spaces. The third and fourth floors are setback at the street corner to decrease the perceived height of the side elevation.



HIGHLIGHTS

- Continuous colonnade with grade difference
- Forward facing gables creating impressive three-story bays
- Stacked balconies
- Fourth-floor setback / fourth-floor within attic
- Shed roof dormers
- Third and fourth floors setback at side elevation



Street elevation.



An eye-level view from the sidewalk.

7. MAIN STREET MIXED-USE APARTMENT BUILDING: DESIGN 3

Below is a Main Street Mixed-Use Apartment Building with balanced vertical and horizontal massing articulation. The stacked balconies and indentations provide horizontal breaks. The change in material and color and fourth-floor setback define the vertical differentiation. The ground floor presentation changes at the street corner to accommodate commercial

businesses. Secondary entrances and porches are provided for the ground floor apartments. The fourth-floor apartments are smaller penthouses with rooftop terraces. Forward facing gables break the ridge line and create an interesting horizon line. Wrapping balconies take advantage of the views to multiple directions at the street corner.



HIGHLIGHTS

- Base extends up to second-story ground plate
- Shop windows with awnings visible from street
- Stacked balconies
- Secondary entrances to ground floor apartments
- Sheltered street corner commercial entrance
- Fourth-story setback and rooftop terraces
- Awnings at building entrances



Street elevation.



An eye-level view from the sidewalk.

8. MAIN STREET MIXED-USE APARTMENT BUILDING: DESIGN 4

Below is another example of a Main Street Apartment Building with balanced vertical and horizontal massing articulation. This is a simple three-story building of stacked apartments. There are two building entrances and secondary entrances to the ground floor apartments. The stacked balconies and accented bays provide horizontal breaks. The change in material and color define the vertical differentiation. In this example, the base

is one-story high. The third-story balconies are not covered. This reduces the perceived height of the building from the sidewalk. Third-story plate height is lowered and flat dormers are employed to provide more light to the interior. This breaks the eaves line and creates a diverse and appealing horizon line. The third floor is setback at the either end of the building to reduce the perceived height of the building at the center of the gable.



HIGHLIGHTS

- Base extends up to second-floor ground plate
- Stacked balconies
- Accented bays at building entrances
- Juliet balconies
- Third-story balconies not covered
- Low third-story plate and flat dormers
- Third-story setback at building ends
- Partial flat roof



Street elevation.



An eye-level view from the sidewalk.

CLOSING REMARK

The eight building examples included here (three variations that followed *Main Street Row Building Lot Type*, one example that followed *Apartment Row Building Lot Type*, and four building designs that followed *Mixed-Use Apartment Building Lot Type*) create a diverse set of choices. Other variations and designs that follow the same design tools and employ similar elements may be added to the mix. It is important to emphasize that, even though each is appropriate at certain locations, mixing them in various combinations on block faces is essential in achieving diversity and harmony in the architectural design of the Village Center area at Lakeside Landing.



The design tools, elements, and examples provided in this Pattern Book underlines one important principle: Buildings need be appealing and inviting to the pedestrian on the sidewalk. This is how life thrives on the sidewalks.

PICTURE CREDITS

Page 9: "*Uppermost story setbacks...*" Uptown Broadway, Boulder, Colorado. Picture by Korkut Onaran.

Page 9: "*Uppermost story setbacks...*" Uptown Broadway, Boulder, Colorado. Picture by Korkut Onaran.

Page 9: "*Forward facing gables, awnings, covered balconies...*" Mason Street North, Fort Collins, Colorado. Picture by Korkut Onaran.

Page 9: "*Another example of a similar composition...*" Mason Street North, Fort Collins, Colorado. Picture by Korkut Onaran.

Page 10: "*A pedestrian courtyard with apartment buildings.*" Wolff Lyon Architects. From *The Neighborhoods at Horizon Uptown, Design Standards & Guidelines*. (Drawing by Tom Lyons)

Page 11: "*Three examples of ground floor eating establishments...*" (Picture on the left) Roosevelt Park Apartments, Longmont, Colorado.

Page 11: "*Three examples of ground floor eating establishments...*" (Pictures in the middle and on the right) 8th & Pearl, Boulder, Colorado.

Page 12: "*Three examples of ground floor residential units...*" (Picture on the left) Roosevelt Park Apartments, Longmont, Colorado. Courtesy of Pel-Ona Architects and Urbanists.

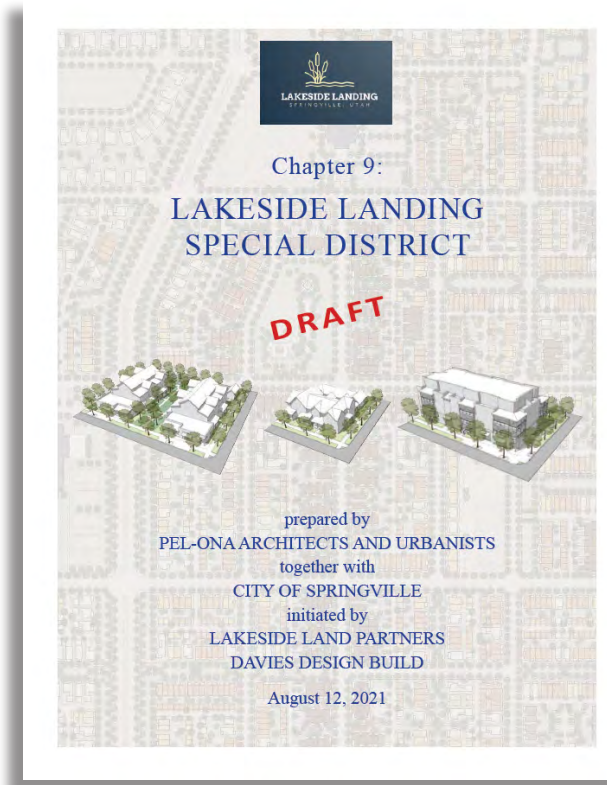
Page 12: "*Three examples of ground floor residential units...*" (Picture in the middle) Row homes on 8th Street, Golden, Colorado. Picture by Melissa Harrison.

Page 12: "Three examples of ground floor residential units..." (Picture on the right) Crescent Apartments, Holiday Neighborhood, Boulder, Colorado. Picture by Korkut Onaran.

Page 23: "*The design tools, elements, and examples...*" (Drawing on the left) Wolff Lyon Architects. From *The Neighborhoods at Horizon Uptown, Design Standards & Guidelines*. (Drawing by Tom Lyons) .

Page 23: "*The design tools, elements, and examples...*" (Drawing on the right) Holiday Neighborhood, Boulder, Colorado. Picture by Korkut Onaran.

Street Standards



Active Transportation Review

Lakeside Landing | Springville, UT

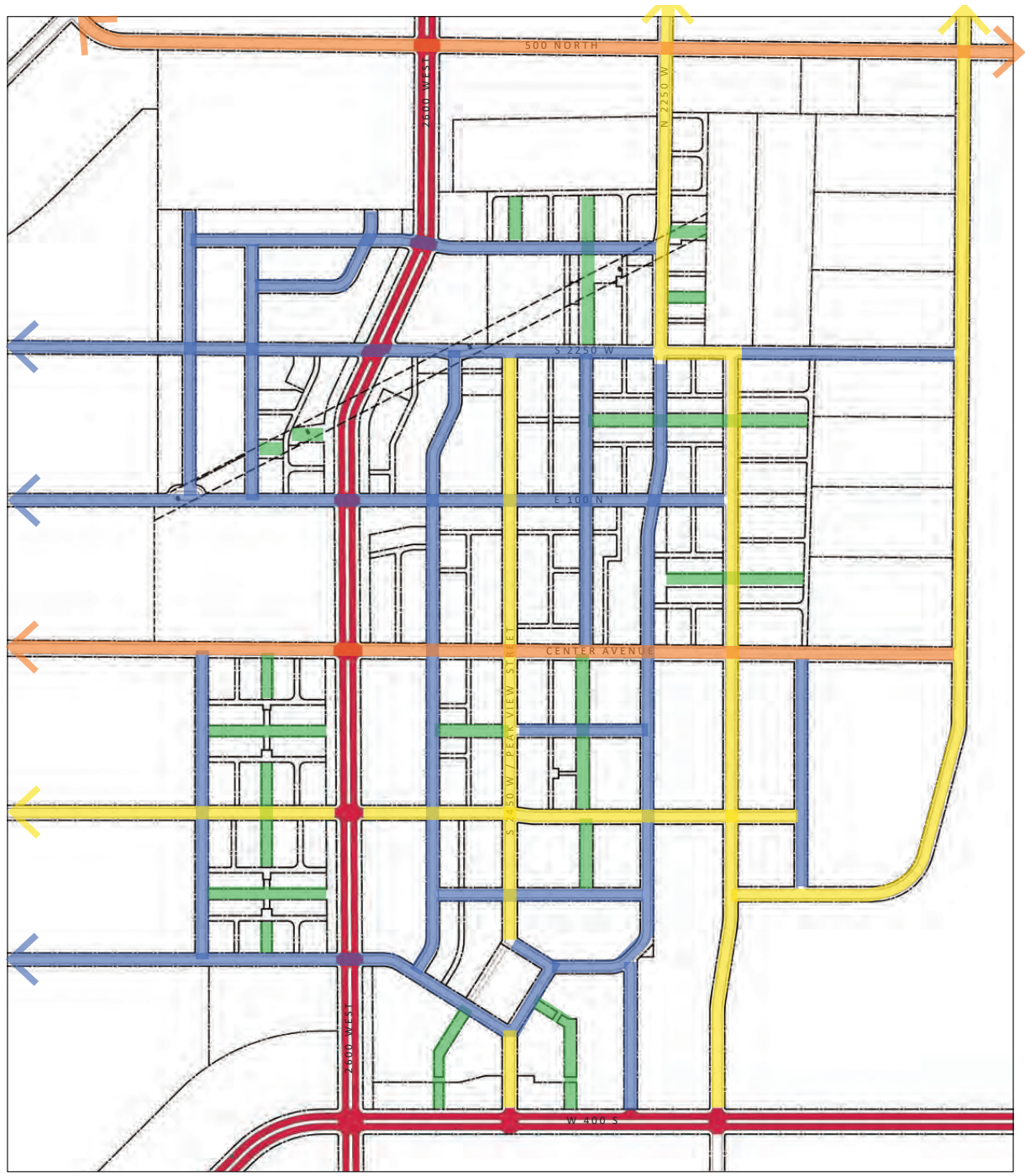


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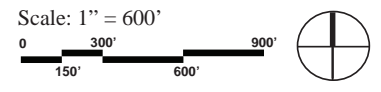
The Street Network

The Lakeside Landing development plans proposes a network of arterial, minor collector, local commercial, local residential, and pedestrian green street thoroughfares, highlighted on the map on the following page. This review provides feedback and guidance for optimizing the street network to encourage safe and comfortable travel by those on bike or foot.

Each cross section is examined on the following pages and proposed alternatives are given. While each cross section in this review includes bicycle accommodations, they only apply to streets that will be designated as bikeways as part of the ongoing Springville Active Transportation Plan.

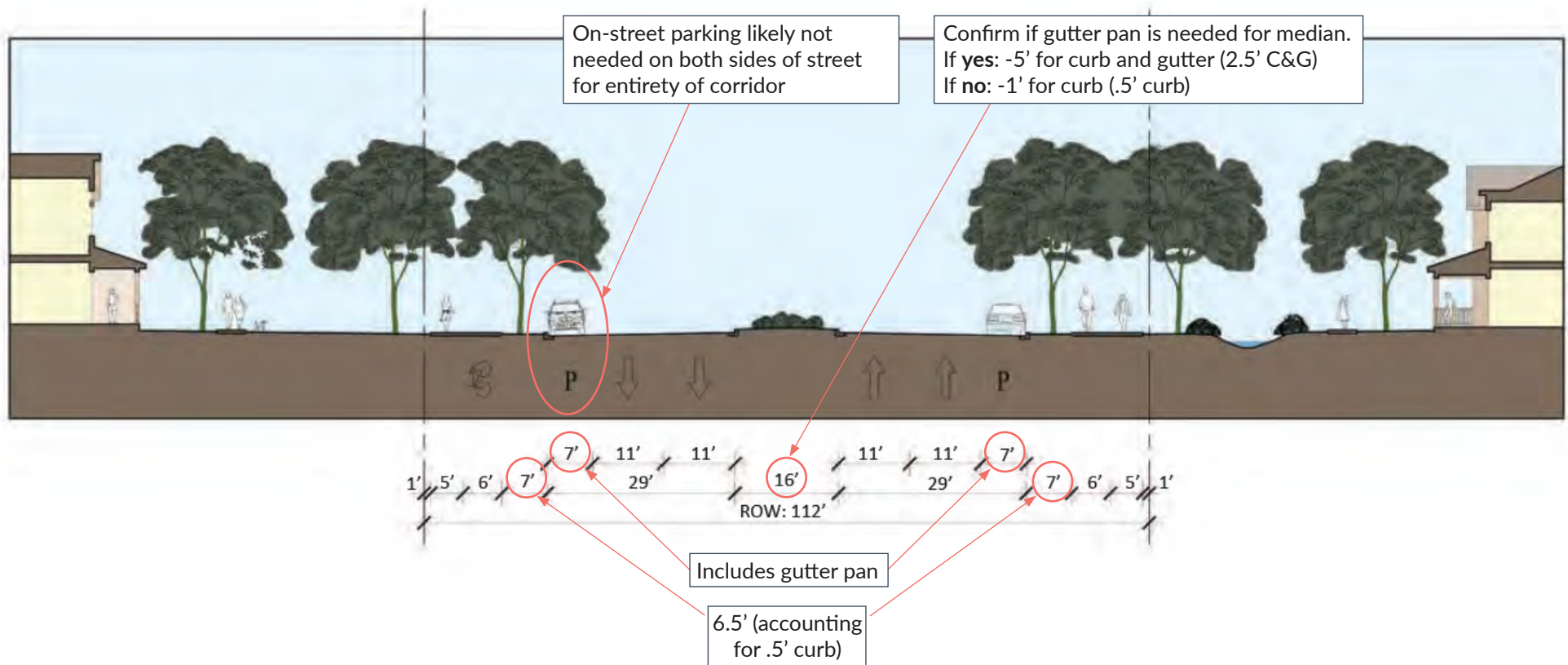


- Arterial
- Minor Collector
- Local Commercial
- Local Residential
- Pedestrian Green Street



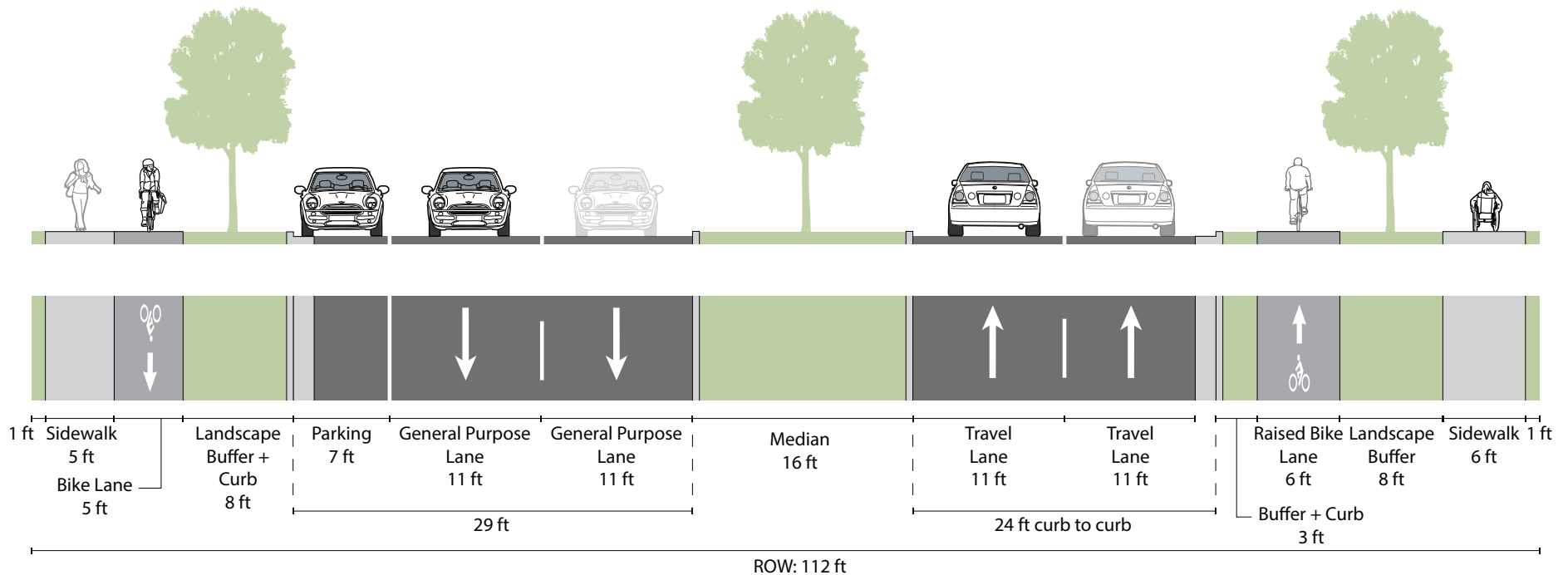
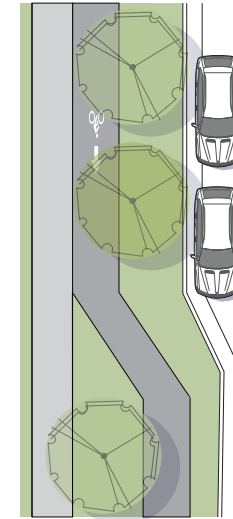
Arterial

The planned arterial street cross section includes four general purpose travel lanes, a planted median (and left turn pockets), and on-street parallel parking on both sides of the street. Bicyclists are accommodated on separated sidepaths or raised bike lanes adjacent to 5' sidewalks



Proposed Alternative

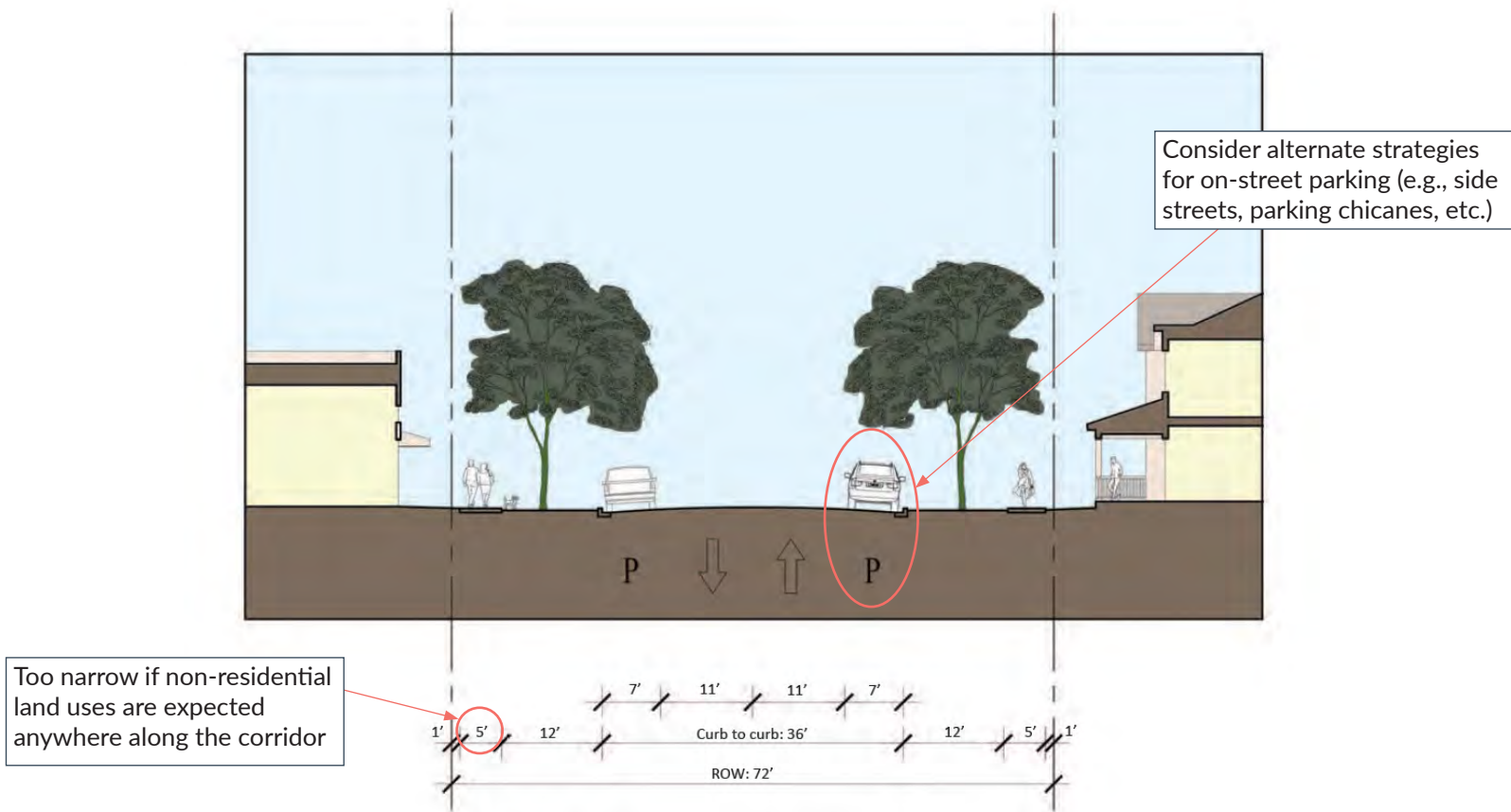
This review recommends that further consideration be given to the need for on-street parking along this arterial. Based on adjacent fronting land uses, continuous on-street parking on both sides of the street will likely not be fully utilized. Empty on-street parking creates a condition where the perceived width of the roadway is much wider than intended, encouraging faster vehicle speeds. Alta's recommendation would be to strategically locate on-street parking pockets and extend the curb and plant strip where on-street parking does not exist. This creates more room for bicycle and pedestrian separation, including wider plant strips to accommodate larger maturing trees. The section below depicts on-street parking on one side, and the plan view sketch at right illustrates transition between on-street parking and no parking.



Minor Collector

Minor collector streets are planned to have a maximum posted speed limit of 25 mph and be fronted by a mix of residential and commercial uses. The current cross section shows 5' detached sidewalks and the plan calls for 14' continuous sidewalks with trees in grates when commercial uses are fronting. The current cross section does not provide designated bicycle facilities. 500 N and Center Street are designated as minor collectors.

It is anticipated that a potential connection over I-15 and the railroad will be implemented via 500 N (approximate location). If so, this will change the character of 500 N and the currently proposed cross section will not be adequate in accommodating alternative modes.

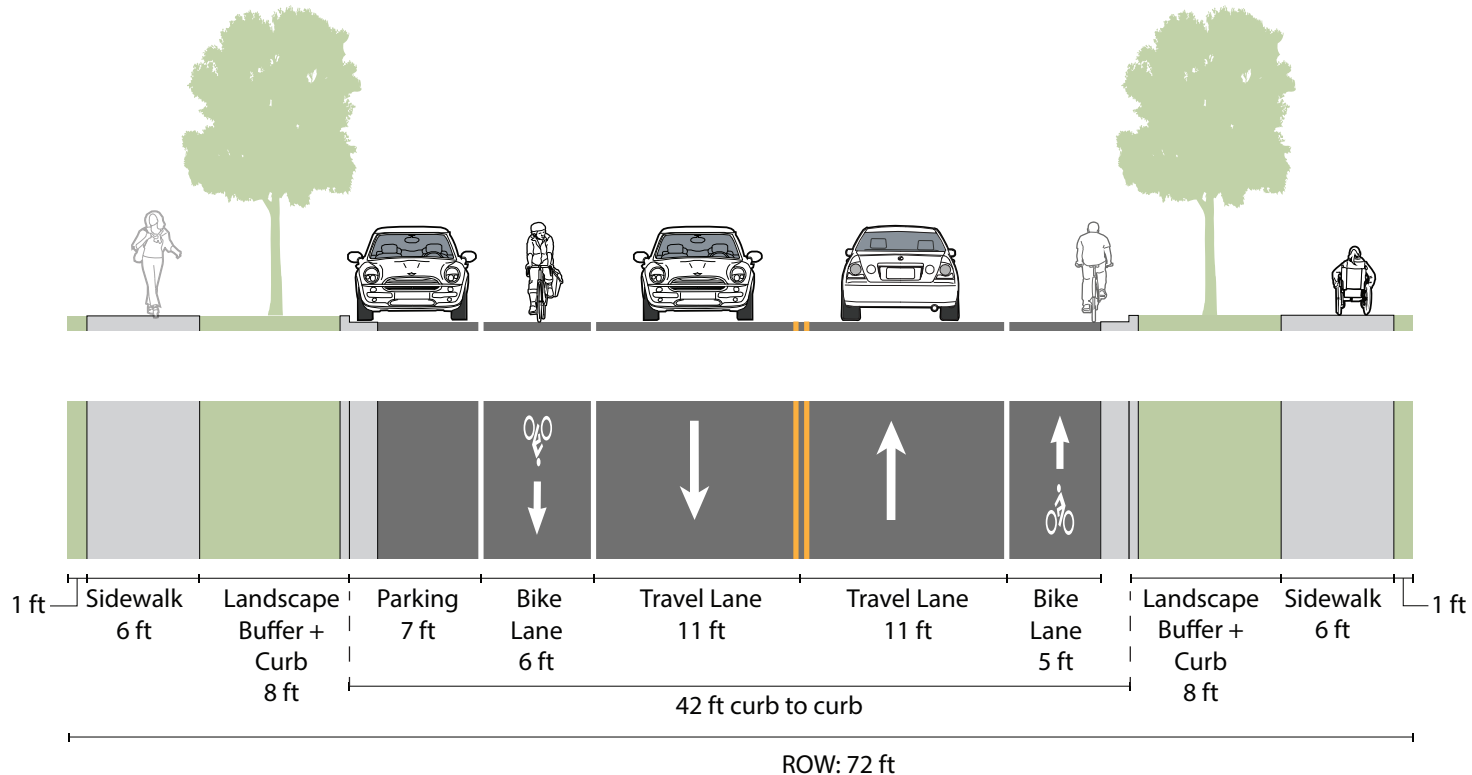
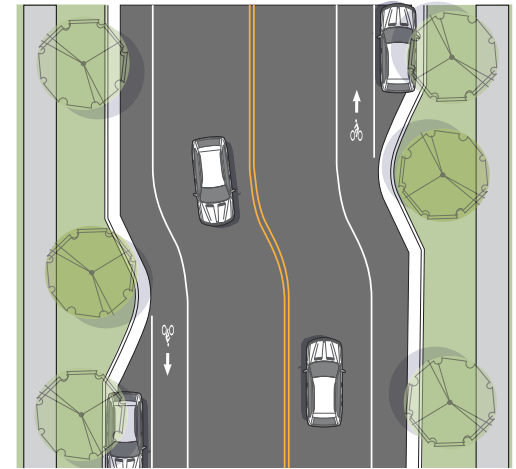


Proposed Alternative

On-street parking on minor collectors should be strategically located, alternating from one side of the street to another. In the case of Center Ave, short block lengths make it possible to rely on side streets (e.g., Lakeside Ave, and other north/south streets) for on-street parking needs. Alternating parking would create a chicane effect (as illustrated in the plan view sketch at right) that encourages slower vehicle speeds and provides enough room for bike lanes.

It is anticipated that a potential connection over I-15 and the railroad will be implemented via 500 N (approximate location). If so, this will change the character of 500 N and the currently proposed cross section will not be adequate in accommodating vehicular and alternative modes.

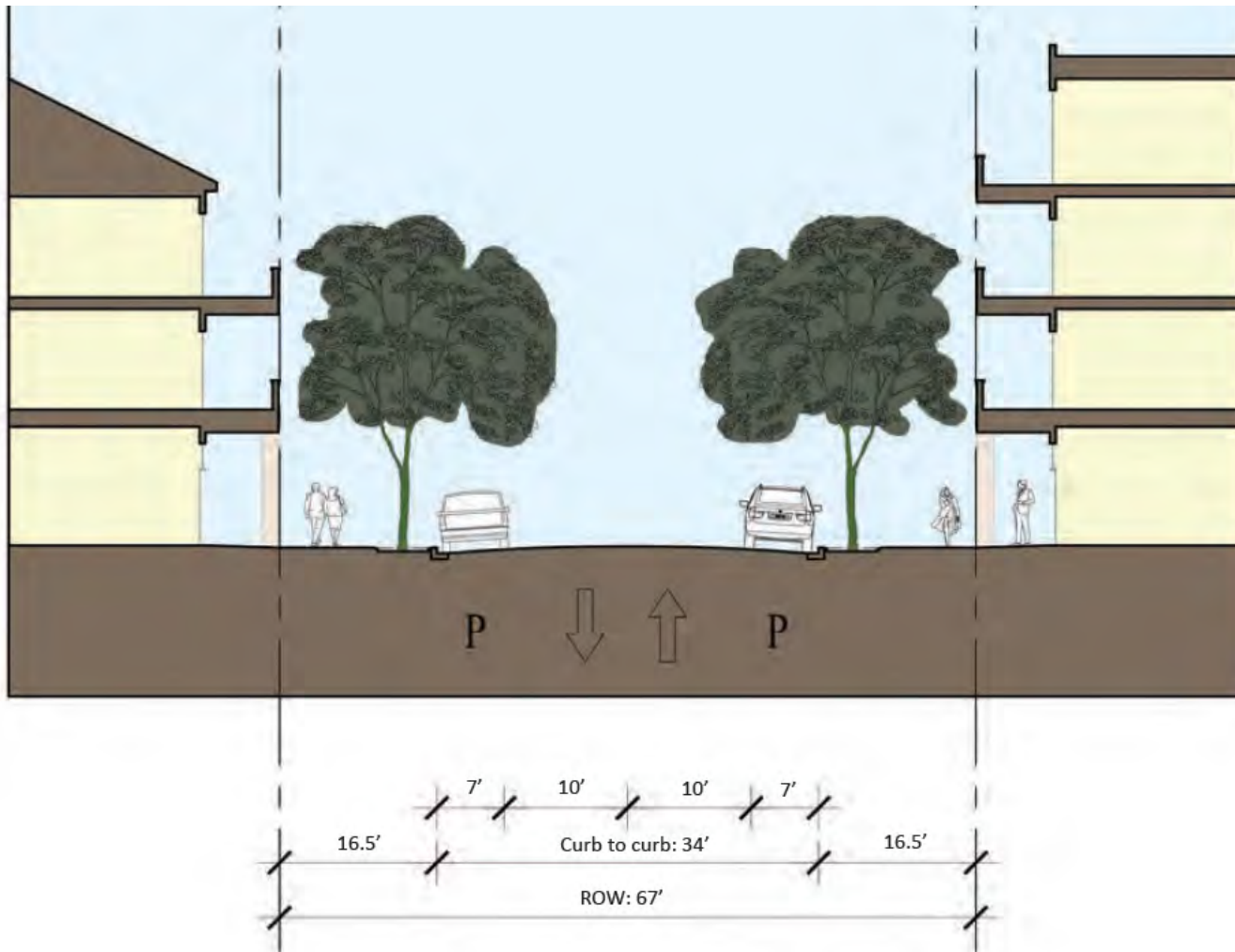
It is also recommended that the minimum detached sidewalk be increased from 5' to 6'.



Local Commercial

Local commercial streets proposed in this plan are intended to be slow, pedestrian-oriented thoroughfares. Narrow travel lanes and on-street parking that is likely to see high use contribute to slow speeds and awareness of pedestrians. Wide, continuous pedestrian zones with street trees in grates accommodate higher levels of pedestrian traffic.

The City should confirm with the fire marshal that 20' clearance is acceptable for these thoroughfares. A wider clearance may be required.



Proposed Alternative

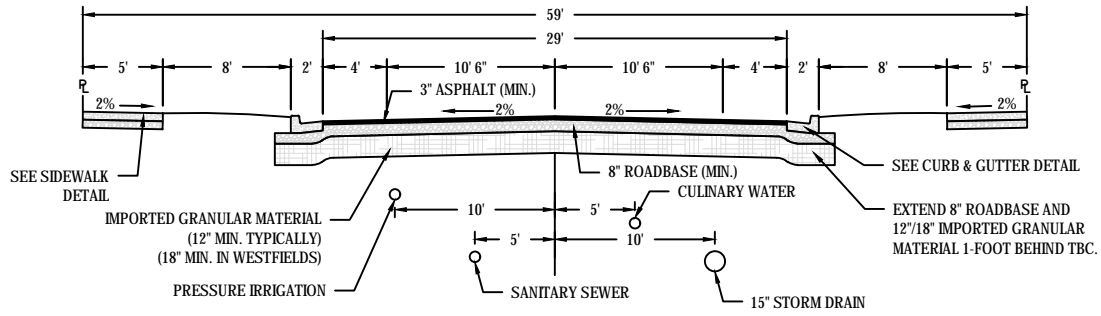
This review suggests that the currently proposed cross section is sufficient to provide a comfortable bicycle and pedestrian experience, assuming other measures are taken at intersections and mid-block crossings to encourage slow vehicle speeds (see intersection guidance in this document).

The use of pavement markings and signage could be used where bicycle boulevards are proposed in the ongoing Springville Active Transportation Plan to further prioritize bicyclists.



MUTCD
R4-11





59' STREET CROSS-SECTION (RESIDENTIAL LOCAL)
 LOOKING NORTH OR WEST

NOTES:

1. IMPORTED GRANULAR MATERIAL, ROADBASE AND WHERE NECESSARY ASPHALT THICKNESS WILL MEET THE CITY MIN. AS SHOWN ABOVE OR THE RECOMMENDED THICKNESS FROM THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER.
2. TELECOMMUNICATIONS CONDUIT SHALL BE LAID WHERE TELEPHONE CONDUIT IS LAID.
3. 30" OF COVER IS REQUIRED FOR ALL UTILITIES UNDER THE ASPHALT SECTION OF A PUBLIC ROADWAY. THE REQUIRED COVER OVER UTILITY LINES ARE AS FOLLOWS:
 CULINARY WATER = 48" MINIMUM
 PRESSURE IRRIGATION = 30" MINIMUM
 SANITARY SEWER = PER DESIGN
 STORM DRAIN = 30" MINIMUM
 TELECOMMUNICATIONS = 30" MINIMUM
 ALL OTHERS = PER UTILITY REQUIREMENTS



**MAJOR STREET CROSS SECTION
 AND UTILITY LOCATION**

DRAWING #
RD-02
 ADOPTED DATE
APRIL 2018

Mixed-Use

11-9-202 Permitted lot types and uses

The regulating plan provided on the opposite page the establishes the location of transect zones, thoroughfares, blocks, and neighborhood parks, and common courts, within the Lakeside Landing Special District Overlay. The permitted lot types and uses within each transect zone are


 T3: GARDEN VILLAGE
TRANSECT

Permitted lot types:

1. Suburban Mansion
2. Suburban House
2. Side-Drive House
3. Village House
4. Cottage
10. Twin Houses

Permitted uses:

Residential, home office, cottage farming, cottage industry and retail, accessory dwelling unit, assisted living, daycare.

 T4: VILLAGE
TRANSECT

Permitted lot types:

4. Village House
5. Cottage
6. Compact Cottage
7. Tiny Cottage
8. Compact Tiny Cottage
9. Shallow Cottage
10. Twin Houses
11. Cottage Twin Houses
12. Compact Cottage Twin Houses
13. Shallow Cottage Twin Houses
14. Backyard Townhouse
15. Compact Townhouse
16. Small Apartment Building
18. Main Street Cottage Live Work
19. Main Street Townhouse Live Work

Permitted uses:

Residential, home office, cottage farming, cottage industry and retail, accessory dwelling unit, assisted living, daycare, bed & breakfast, studio (art, dance, music, drama), office (general, healthcare, professional), personal services.

Prohibited uses:

Adult sexually-oriented business, heavy industry, outdoor storage.

Article 2 - REGULATING (TRANSECT) PLAN

listed below. The highlighted uses (in dark blue) are defined on page X. In addition to the developable transect zones, this regulating plan creates a zone district for neighborhood parks and common courts and lists permitted uses and structures that can take place within this zone.

 T5: NEIGHBORHOOD CENTER
TRANSECT

Permitted lot types:

5. Cottage
6. Compact Cottage
10. Twin Houses
11. Cottage Twin Houses
12. Compact Cottage Twin Houses
13. Shallow Cottage Twin Houses
14. Backyard Townhouse
15. Compact Townhouse
16. Small Apartment Building
17. Courtyard Apartment Building
18. Main Street Cottage Live Work
19. Main Street Townhouse Live Work
20. Main Street Slot Townhouse Cluster
21. Main Street Back-to-Back Cluster
22. Main Street Row Building
23. Apartment Row Building
24. Compact Urban Townhouse
25. Main Street Mixed Use Apartment Building
26. Liner Building
27. Neigh. Store, Restaurant, or Civic Building

Permitted uses:

Residential, assisted living, daycare, bed & breakfast, public building and/or community services, studio (art, dance, music, drama), office (general, healthcare, professional), financial institutions, personal services, animal hospital/grooming/clinic, laboratory (medical or dental), convenience store, general retail, print shop, laundromat, laundry / dry cleaning, antique collectible store, pharmacy, artisan shop, restaurant/cafe, brew restaurant.


Prohibited uses:

Adult sexually-oriented business, heavy industry, outdoor storage.

Note: All uses that are not listed as permitted in a transect, are prohibited within that transect.

11-9-202 Permitted lot types and uses

Article 2 - REGULATING (TRANSECT) PLAN

 T5i: VILLAGE CENTER
INTERFACE TRANSECT

Permitted lot types:

14. Backyard Townhouse
25. Compact Townhouse
16. Small Apartment Building
17. Courtyard Apartment Building
20. Main Street Slot Townhouse Cluster
21. Main Street Back-to-Back Cluster
22. Main Street Row Building
23. Apartment Row Building
24. Compact Urban Townhouse
25. Main Street Mixed Use Apt. Bldg.
26. Liner Building
28. General Big Box Retail Building

Permitted uses:

Residential, assisted living, daycare, bed & breakfast, studio (art, dance, music, drama), office (general, healthcare, professional), financial institutions, personal services, animal hospital/grooming/clinic/retail sale, convenience store, general retail, print shop, laundromat, laundry / dry cleaning, antique collectible store, pharmacy, tattoo parlor, taxidermy, medical cannabis pharmacy, mortuary, artisan shop, restaurant/cafe, brew restaurant, bars and taverns, hotel, motel, storage - indoor, storage - small, multi-unit, light industry.

Prohibited uses:

Adult sexually-oriented business, heavy industry, outdoor storage.

 T6: VILLAGE CENTER
TRANSECT

Permitted lot types:


14. Backyard Townhouse
15. Compact Townhouse
16. Small Apartment Building
17. Courtyard Apartment Building
18. Main Street Cottage Live Work
19. Main Street Townhouse Live Work
20. Main Street Slot Townhouse Cluster
21. Main Street Back-to-Back Cluster
22. Main Street Row Building
23. Apartment Row Building
24. Compact Urban Townhouse
25. Main Street Mixed Use Apartment Building
26. Liner Building
27. Neigh. Store, Restaurant, or Civic Building

Permitted uses:

Residential, assisted living, daycare, bed & breakfast, public building and/or community services, studio (art, dance, music, drama), office (general, healthcare, professional), financial institutions, personal services, animal hospital/grooming/clinic, laboratory (medical or dental), convenience store, general retail, print shop, laundromat, laundry / dry cleaning, antique collectible store, pharmacy, artisan shop, restaurant/cafe, brew restaurant.

Prohibited uses:

Adult sexually-oriented business, heavy industry, outdoor storage.

 NEIGHBORHOOD PARKS AND
COMMON COURTS

Permitted uses and structures:

Playgrounds, recreation areas and sports fields, community gardens, storage sheds with a footprint of maximum 240 s.f., greenhouses with a maximum footprint of 1800 s.f., kiosks, pavillions, band shelters, open air amphitheatres, temporary artists or farmers market stands.

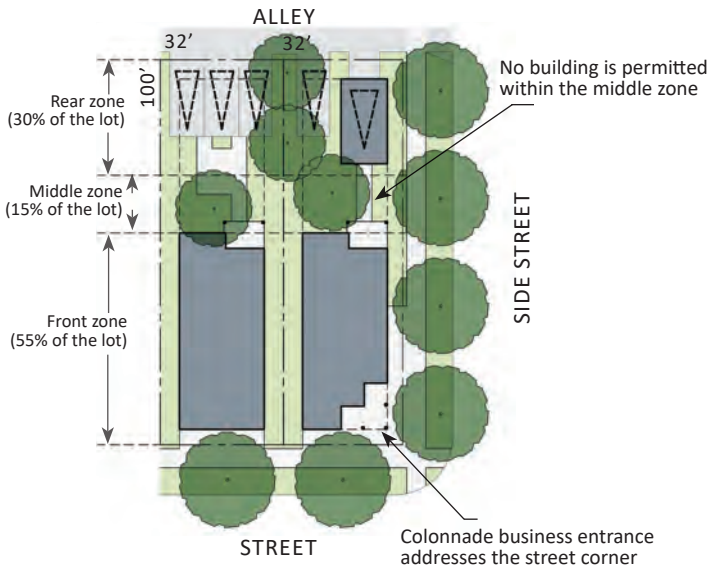
Note: All uses that are not listed as permitted in a transect, are prohibited within that transect.

18. Main Street Cottage Live Work Lot Type

Article 5 - LOT TYPES

Main Street Cottage Live Work Lot Type is crafted to provide the opportunity to accommodate small businesses on the ground floor along the Main Street. A part of the ground floor or the entire ground floor may be occupied by non-residential uses. In some cases, the entire building may also be occupied by non-residential businesses. The owner may live on the second and third floors and work on the ground floor, or the ground floor may be rented to others. This lot type offers many possibilities.

Main Street Cottage Live Work Lot Type establishes three zones with different setbacks, lot coverage, and height requirements. These zones are the front zone, which is the first 55% of the lot from front, the rear zone which is the 30% of the rear, and middle zone which is the remaining 15% of the lot in the middle. No building is permitted within the middle zone. Ground floor can be rented but not be sold and owned by an a separate owner.



LOT :

Minimum lot size:	3800 s.f.
Minimum street or common court frontage:	30 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area per lot:	2600 s.f.
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LOT COVERAGE:

Front zone:	65% max.
Middle zone:	35% max. on corner lots
Rear zone:	no requirement

HEIGHT:

Front zone:	3 stories / 45 feet max.
Middle zone:	1 story / 18 feet max. on corner lots
Rear zone:	1 1/2 stories / 32 feet max.

	FRONT ZONE	MIDDLE ZONE	REAR ZONE
--	------------	-------------	-----------

	FRONT ZONE	MIDDLE ZONE	REAR ZONE
Building at street			
Ground floor	4' min.	N.A.	N.A.
Upper floors	15' min.	N.A.	N.A.
Porch at street	4' min.	N.A.	N.A.
Building at side street	4' min.	N.A.	4 min.
Porch at side street	4' min.	N.A.	N.A.
Side	5' min.	N.A.	5' min.
Rear	N.A.	N.A.	5' min.

(No buildings are permitted within middle zone on regular lots)

OFF-STREET PARKING:

Minimum parking per lot	2 spaces
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NOTES:

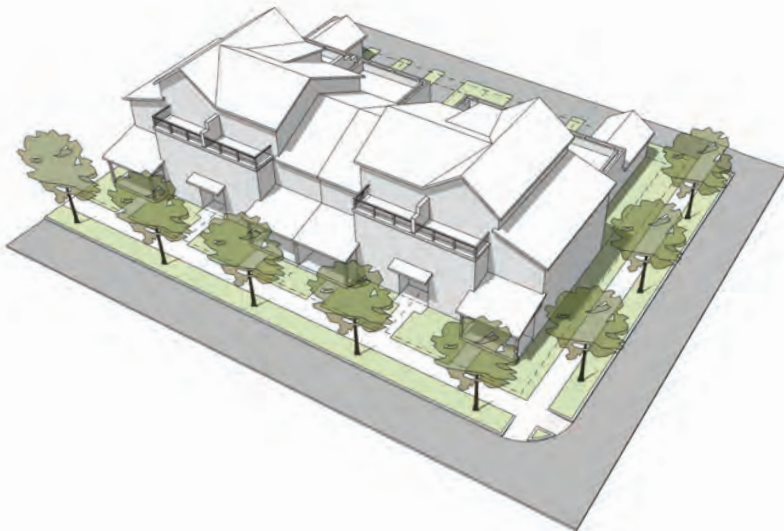
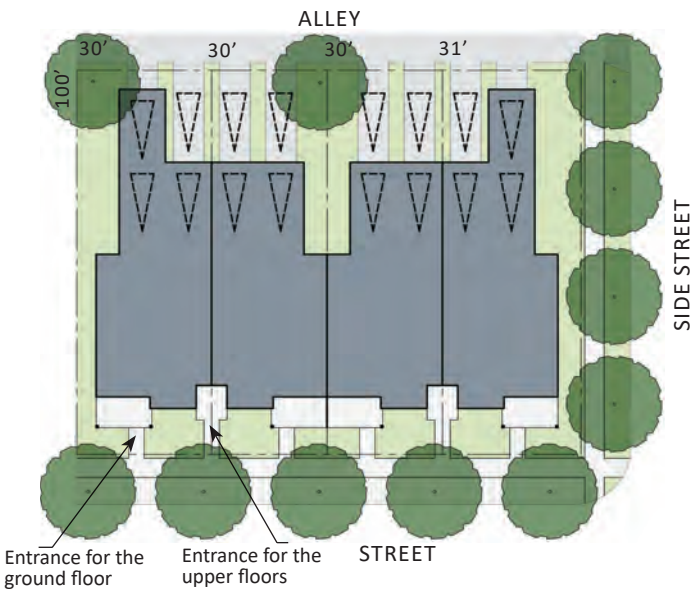
1. Main Street Cottage Live Work Lot Type is permitted to be employed only on lots with alley access.
2. No curbcuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. Each building shall provide a total covered walkway area of one square feet for each linear feet of the street or side street frontage. The covered walkway area shall be located within the private property, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.

19. Main Street Townhouse Live Work Lot Type

Article 5 - LOT TYPES

Main Street Townhouse Live Work Lot Type is crafted to provide the opportunity to accommodate small businesses on the ground floor along the Main Street. The ground floor may accommodate a business or a small dwelling unit. Upstairs is a townhouse with a separate entrance. The ground floor unit is an ancillary unit.

Main Street Townhouse Live Work Lot Type permits a residential unit (townhouse) on top of a business suite that can also be used as a second residential unit. Ground floor can be rented but not be sold and owned by an a separate owner.



LOT :

Minimum lot size:	2700 s.f.
Minimum street or common court frontage:	30 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area per lot:	2400 s.f.
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HEIGHT:

3 stories / 45 feet max.

SETBACKS:

Building at street	
first two floors	15 feet min.
third floor	21 feet min.
Building at side street	
first two floors	6 feet min.
third floor	22 feet min.
Porch at street	7 feet min.
Porch at side street	6 feet min.
Building at side	5 feet min.
Building at rear	5 feet min.

PORCH:

Porch required per lot within the twenty feet of the street property line	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	3 spaces
Maximum parking per lot:	5 spaces

NOTES:

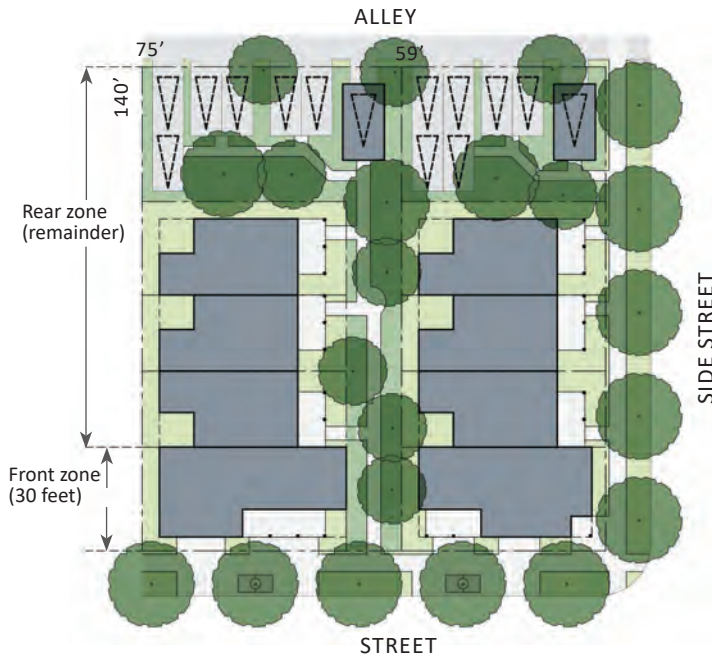
1. Main Street Townhouse Live Work Lot Type is permitted to be employed only on lots with alley access.
2. No curbcuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. Third story shall have a floor area no larger than 600 square feet per lot.

20. Main Street Slot Townhouse Cluster Lot Type

Article 5 - LOT TYPES

Main Street Slot Townhouse Cluster Lot Type is intended to provide a unique ownership and lifestyle option; several fee simple lots with attached buildings face common courts (highlighted by darker green on the lot diagram and perspective) that provide access to shared parking and to the street. The side street or common court frontages become “the front” for the townhouses located within the rear zone.

Main Street Slot Townhouse Cluster Lot Type permits attaching buildings. It also allows several small, fee simple lots to share common courts and common parking areas that are located on outlots owned collectively via an HOA. This lot type establishes two different zones with different height and building size restrictions. These zones are the front zone, which is the first 30 feet of the lot from front, and the rear zone which is the remainder of the parcel before subdivision.



CLUSTER PARCEL:

Minimum size:	7,800 s.f.
Minimum street frontage	59 feet
Minimum depth	128 feet

LOTS WITHIN CLUSTER:

Minimum size:	1,100 s.f.
Minimum street or common court frontage	20 feet

BUILDING SIZE:

Maximum total floor area per lot:	1600 s.f.
Maximum floor area on third floor per lot:	500 s.f.

HEIGHT:

Front zone:	2 stories / 38 feet max.
Rear zone:	2 stories / 35 feet max.

SETBACKS:	LOTS WITHIN FRONT ZONE	LOTS WITHIN REAR ZONE
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(Street shall be considered as front for the lots within the front zone. Side street or common court shall be considered as front for the lots within the rear zone)

Building at front	4 feet min.	14 feet min.
Porch at front	4 feet min.	6 feet min.
Building at side	see note 6 below	0 or 5 feet min.
Building at rear	0 feet min.	see note 7 below

PORCH:

Minimum porch or colonnade size required per lot	80 s.f. min.
Porch or colonnade depth	6 feet min.

OFF-STREET PARKING:

For each dwelling unit or business suite with a total floor area of 1200 s.f. or less:	1 space
For each dwelling unit or business suite with a total floor area greater than 1200 s.f.:	2 spaces
For each additional 400 s.f. of floor area after 1600 s.f. of business suite (retail, restaurant, or office)	1 additional space
Maximum parking per lot:	12 spaces

NOTES:

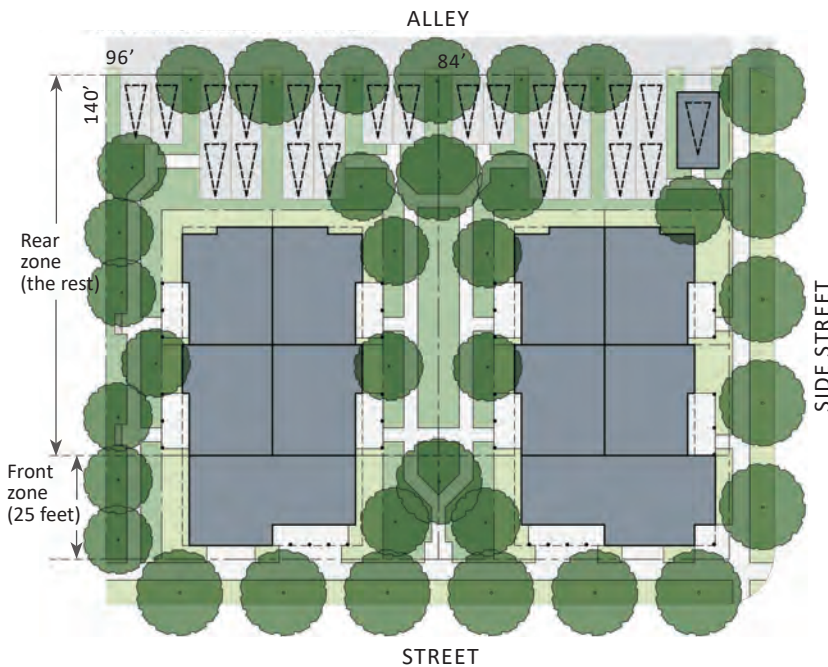
1. Main Street Slot Townhouse Cluster Lot Type is permitted to be employed only at lots with alley access.
2. The side street of common court frontage becomes “the front” for the townhouses located within the rear zone
3. No curbcuts are allowed on street or side street.
4. Tandem parking counts for parking requirement.
5. No bedrooms are permitted within the first 12 feet from the street in the front zone.
6. The side setback at the lots within the front zone shall be 0 feet minimum on the green court side, 5 feet minimum at side street or at the side property line.
7. The rear setback for the townhouses located within the rear zone shall be 5 feet along 50% of the rear property line, 15 feet along the remainder of the rear property line.
8. Each building shall provide a total covered walkway area of one square feet for each linear feet of the street or side street frontage. The covered walkway area shall be located within the private property, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.

21. Main Street Back-to-Back Cluster Lot Type

Article 5 - LOT TYPES

Main Street Back-to-Back Cluster Lot Type is intended to provide a unique ownership and lifestyle option; several fee simple lots with attached buildings face common courts (highlighted by darker green on the lot diagram and perspective) that provide access to shared parking and to the street. The side street or common court frontages become “the front” for the townhouses located within the rear zone.

Main Street Back-to-Back Cluster Lot Type permits attaching buildings on three sides. It also allows several small, fee simple lots to share common courts and common parking areas that are located on outlots owned collectively via an HOA. This lot type establishes two different zones with different height and building size restrictions. These zones are the front zone, which is the first 25 feet of the lot from front, and the rear zone which is the remainder of the parcel before subdivision.



CLUSTER PARCEL:

Minimum size:	11,000 s.f.
Minimum street frontage	84 feet
Minimum depth	128 feet

LOTS WITHIN CLUSTER:

Minimum size:	1,000 s.f.
Minimum street or common court frontage	30 feet

HEIGHT:

Front zone:	2 stories / 38 feet max.
Rear zone:	3 stories / 45 feet max.

SETBACKS:	FRONT ZONE	REAR ZONE
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Building at street	4 feet min.	N.A.
Building at side street	4 feet min.	10 feet min.
Porch at street	4 feet min.	N.A.
Porch at side street	4 feet min.	4 feet min.
Building at side	6 feet min.	6 feet min.
Porch at side	0 feet min.	0 feet min.
Building at rear	N.A.	5 feet min.

PORCH:

Porch or colonnade size required per lot	80 s.f. min.
Porch or colonnade depth	6 feet min.

OFF-STREET PARKING:

For each dwelling unit or business suite with a total floor area of 1200 s.f. or less:	1 space
For each dwelling unit or business suite with a total floor area greater than 1200 s.f.:	2 spaces
For each additional 400 s.f. of floor area after 1600 s.f. of business suite (retail, restaurant, or office)	1 additional space
Maximum parking per lot:	12 spaces

NOTES:

1. Main Street Back-to-Back Cluster Lot Type is permitted to be employed only at lots with either alley access or access via a common parking outlot located at the rear.
2. The Side Street of common court frontage becomes “the front” for the lots located within the rear zone
3. No curbcuts are allowed on street or side street.
4. Tandem parking counts for parking requirement.
5. No bedrooms are permitted within the first 16 feet from the street in the front zone.
6. It is permitted to employ this lot type without any subdivision, or patial subdivision, if desired.
7. Each building shall provide a total covered walkway area of one square feet for each linear feet of the street or side street frontage. The covered walkway area shall be located within the private property, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.

22. Main Street Row Building Lot Type

Article 5 - LOT TYPES

Main Street Row Building Lot Type is crafted after a common mixed use building prototype: apartments over business suites, served by a central staircase. Repeating the staircases and attaching several Main Street row buildings allows each building to sit on its own fee simple lot. Depending on the amount and the nature of the non-residential uses, and the availability of the on-street parking, Main Street Row Building lots may need additional off-lot parking nearby.

LOT :

Minimum lot size:	5000 s.f.
Minimum street frontage:	55 feet
Minimum depth:	90 feet

HEIGHT:

3 stories / 45 feet max.

SETBACKS:

Building at street	12 feet min.
Building at side street	4 feet min.
Porch or colonnade at street	4 feet min.
Porch or colonnade at side street	4 feet min.
Building at side	0 or 5 feet min.
Building at rear	5 feet min.

PORCH:

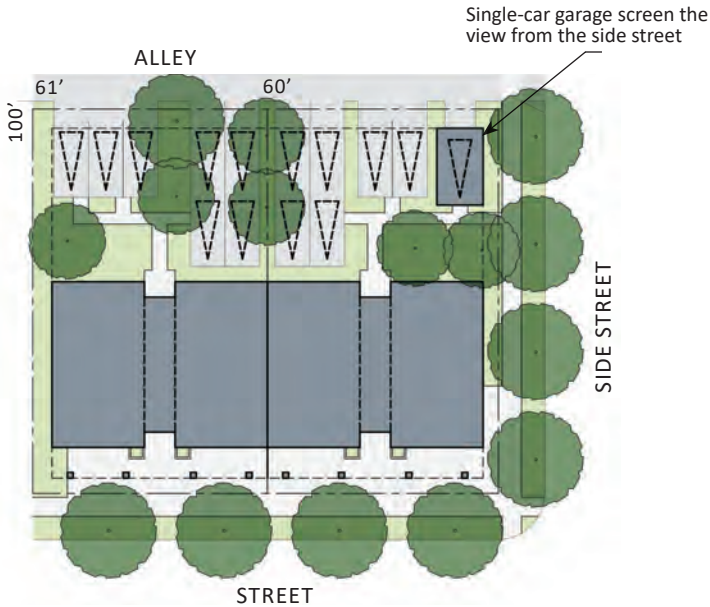
Porch or covered balcony size required per dwelling unit within the twenty feet of the street or side street property line	80 s.f. min.
Porch or covered balcony depth	6 feet min.

OFF-STREET PARKING:

For each business suite (retail, restaurant, or office) and for each dwelling unit with a total floor area of 1200 s.f. or less:	1 space
For each dwelling unit with a total floor area greater than 1200 s.f.:	2 spaces
For each business suite (retail, restaurant, or office) with a total floor area of 1600 s.f. or less:	2 spaces
For each additional 400 s.f. of floor area after 1600 s.f. of business suite (retail, restaurant, or office)	1 additional space

NOTES:

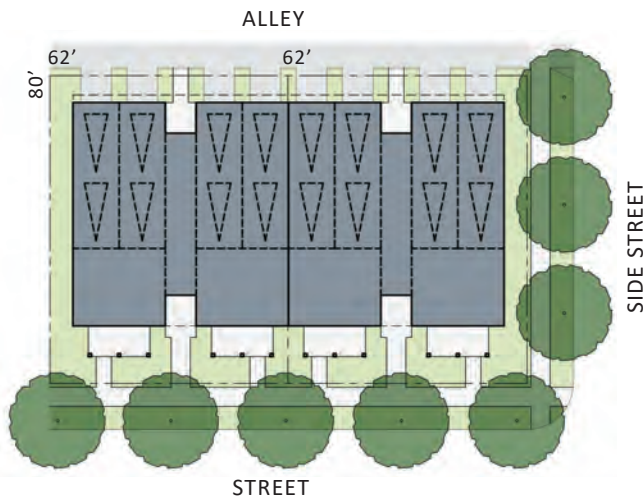
1. Main Street Row Building Lot Type is permitted to be employed only on lots with either alley access or access via a common parking outlot located at the rear.
2. No curbcuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. Each building shall provide a total covered walkway area of one square feet for each linear feet of the street or side street frontage. The covered walkway area shall be located within the private property, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.



23. Apartment Row Building Lot Type

Article 5 - LOT TYPES

Apartment Row Building Lot Type is intended to diversify the building types where apartment buildings are predominantly employed. It is a three story building with a central staircase typically serving for four or six units. These units may also accommodate non-residential uses where desired. Repeating the staircases and attaching several apartment row buildings allow each building to sit on its own fee simple lot. Even though shown below is an arrangement with tuck-under tandem double-car garages, this lot type can also be employed with no on-lot parking where parking is provided in the form of off-lot common parking. When the ground floor is occupied by the tandem car garages, as shown below, the lower level units may be two-story units making the building a four-apartment building, instead of six.



LOT:

Minimum size:	4,800 s.f.
Minimum street frontage	60 feet
Minimum depth	76 feet

HEIGHT:

3 stories / 45 feet max.

SETBACKS:

Building at street	
First two stories	15 feet min.
Third story	23 feet min.
Building at side street	6 feet min.
Porch at street	7 feet min.
Porch at side street	4 feet min.
Building at side	0 or 5 feet min.
Building at rear	5 feet min.

PORCH:

Porch, covered or non-covered balcony or terrace per dwelling unit	100 s.f. min.
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OFF-STREET PARKING:

For each dwelling unit or business suite with a total floor area of 1200 s.f. or less:	1 space
For each dwelling unit or business suite with a total floor area greater than 1200 s.f.:	2 spaces
For each additional 400 s.f. of floor area after 1600 s.f. of business suite (retail, restaurant, or office)	1 additional space

NOTES:

1. Apartment Row Building Lot Type is permitted to be employed only at lots with either alley access or access via a common parking outlot located at the rear.
2. No curbcuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.

25. Main Street Mixed Use Apartment Building Lot Type

Article 5 - LOT TYPES

Main Street Mixed Use Apartment Building Lot Type is crafted after a common mixed use building prototype that is very common in many city centers: a double-loaded apartment building with a central hallway, usually also served by an elevator. Depending on the context and the market, either the entire ground floor, or a part of it, can house non-residential uses. It is also possible to have all of the building occupied by apartments. Even if the ground floor apartments are accessed by an indoor hallway, secondary access should be provided through the porch to the sidewalk, to increase interest and prevent blank facades along the sidewalks.



LOT :

Minimum lot size:	10,000 s.f.
Minimum street or common court frontage:	100 feet
Minimum depth:	100 feet

HEIGHT:

3 or 4 stories / 45 or 50 feet max. (see note 3)

SETBACKS:

Building at street	
Ground floor	
Residential use	6 feet min.
Non-residential use	4 feet min.
Second and third floors	6 feet min.
Fourth floor	16 feet min.
Building at side street	
Residential use	6 feet min.
Non-residential use	4 feet min.
Second and third floors	6 feet min.
Fourth floor	12 feet min.
Porch or colonnade at street	4 feet min.
Porch or colonnade at side street	4 feet min.
Building at side	5 feet min.
Building at rear	5 feet min.

PORCH:

Porch, covered balcony, or terrace size required per dwelling unit	80 s.f. min.
Porch or covered balcony depth	6 feet min.

OFF-STREET PARKING:

For each business suite (retail, restaurant, or office) and for each dwelling unit with a total floor area of 1200 s.f. or less:	1 space
For each dwelling unit with a total floor area greater than 1200 s.f.:	2 spaces
For each business suite (retail, restaurant, or office) with a total floor area of 1600 s.f. or less:	2 spaces
For each additional 400 s.f. of floor area after 1600 s.f. of business suite (retail, restaurant, or office):	1 additional space

NOTES:

1. Surface parking at the rear shall be located a minimum of 10 feet away from the face of the building.
2. Tandem parking counts for parking requirement.
3. Four story / 50 feet maximum height is permitted per building (a) only when the ground floor of the building accommodates non-residential use of at least a 2000 square feet of floor area and (b) only on lots with frontages to the following streets: S 2450 W (Lakeside Avenue), loop street around the southern neighborhood park, and W 400 S.
4. There shall be direct access to the ground floor residential units from the sidewalk.
5. No building footprint shall exceed 12,500 square feet.
6. No curbcuts are allowed on the Lakeside Avenue.
7. Each building shall provide a total covered walkway area of one square feet for each linear feet of the street or side street frontage. The covered walkway area shall be located within the private property, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.

Height

#	Name	Lot Standards						Max Floor Area			Lot Coverage				Height (floors/feet)						
		Min size	Typ. Lot Size	Min frontage/width	Min Depth	Max Depth	Min size within cluster	Min frontage within cluster	All	3rd Floor	4th Floor	Front	Mid	Rear	All	Front Zone	Middle Zone	Rear Zone	70% of building footprint	30% of building footprint	All
	R1-15	15,000		40/100					1,000 min					35							30
	R1-10	10,000		40/80					1,000 min					35							30
	R1-8	8,000		40/70					900 min					35							30
	R1-5	5,000		40/50					800 min					40							30
1	Suburban Mansion	6,000	6,500	60										50					2/28	2/35	
2	Suburban House	4,400	5,500	46					3,200					50					2/28	2/35	
3	Side-Drive House	4,400	5,500	46										50					2/28	2/35	
4	Village House	4,000	5,500	44	90				3,200			55	35	45			1/20	1.5/32	2/28	2/35	
5	Cottage	3,000	3,200	30	90				2,400			55	35	45		2/35	1/18	1.5/32			
6	Compact Cottage	2,100	2,450	24		92			2,200												2/35
7	Tiny Cottage	2,400	2,500	25	90				1,400			55	-	45		1.5/32	0	1/18			
8	Compact Tiny Cottage	1,750	1,960	18		92			1,400												1.5/32
9	Shallow Cottage	2,000	2,250	45	45				2,400												2/35
10	Twin Houses	2,800	3,000	25	90				2,000			65	35			2/35	1/22	1.5/32			
11	Cottage Twin Houses	2,400	2,500	25	90				1,600			65	35			2/35	1/18	1.5/32			
12	Compact Cottage Twin Houses	1,700	1,750	20		92			1,600												2/35
13	Shallow Cottage Twin Houses	2,000	2,250	45	45				2,400												2/35
14	Backyard Townhouse	1,800	2,000	20	90				1,600							2.5/40	1/18	1/20			
15	Compact Townhouse	1,400	1,400	20		92			1,600												3/45
16	Small Apartment Building	6,000	7,000	65	90				4,800												2/38
17	Courtyard Apartment Building	9,000	10,920	75	118				8,000	1,200											3/45
18	Main Street Cottage Live Work	3,800	3,200	30	90				2,600			65	35			3/45	1/18	1.5/32			
19	Main Street Townhouse Live Work	2,700	3,000	30	90				2,400												3/45
20	Main Street Slot Townhouse	7,800	10,500	59	128		1,100	20	1,600	500						2/38		2/35			
21	Main Street Back-to-Back Cluster	11,000	13,440	84	128		1,000	30								2/38		3/45			
22	Main Street Row Building	5,000	6,000	55	90																3/45
23	Apartment Row Building	4,800	5,200	60	76																3/45
24	Compact Urban Townhouse	1,400	1,400	20					2,200	70%*	30%*										4/50
25	Main Street Mixed-Use Apartment	10,000		100	100																4/50
26	Liner Building	600	912	20	30																1.5/32
27	Commercial	7,000		70	90				4,000												2/35
28	General Big Box	10,000		100	100																2/45

* % of building footprint

11-9-202 Permitted lot types and uses

The regulating plan provided on the opposite page the establishes the location of transect zones, thoroughfares, blocks, and neighborhood parks, and common courts, within the Lakeside Landing Special District Overlay. The permitted lot types and uses within each transect zone are


 T3: GARDEN VILLAGE
TRANSECT

Permitted lot types:

1. Suburban Mansion
2. Suburban House
2. Side-Drive House
3. Village House
4. Cottage
10. Twin Houses

Permitted uses:

Residential, home office, cottage farming, cottage industry and retail, accessory dwelling unit, assisted living, daycare.

 T4: VILLAGE
TRANSECT

Permitted lot types:

4. Village House
5. Cottage
6. Compact Cottage
7. Tiny Cottage
8. Compact Tiny Cottage
9. Shallow Cottage
10. Twin Houses
11. Cottage Twin Houses
12. Compact Cottage Twin Houses
13. Shallow Cottage Twin Houses
14. Backyard Townhouse
15. Compact Townhouse
16. Small Apartment Building
18. Main Street Cottage Live Work
19. Main Street Townhouse Live Work

Permitted uses:

Residential, home office, cottage farming, cottage industry and retail, accessory dwelling unit, assisted living, daycare, bed & breakfast, studio (art, dance, music, drama), office (general, healthcare, professional), personal services.

Prohibited uses:

Adult sexually-oriented business, heavy industry, outdoor storage.

Article 2 - REGULATING (TRANSECT) PLAN

listed below. The highlighted uses (in dark blue) are defined on page X. In addition to the developable transect zones, this regulating plan creates a zone district for neighborhood parks and common courts and lists permitted uses and structures that can take place within this zone.

 T5: NEIGHBORHOOD CENTER
TRANSECT

Permitted lot types:

5. Cottage
6. Compact Cottage
10. Twin Houses
11. Cottage Twin Houses
12. Compact Cottage Twin Houses
13. Shallow Cottage Twin Houses
14. Backyard Townhouse
15. Compact Townhouse
16. Small Apartment Building
17. Courtyard Apartment Building
18. Main Street Cottage Live Work
19. Main Street Townhouse Live Work
20. Main Street Slot Townhouse Cluster
21. Main Street Back-to-Back Cluster
22. Main Street Row Building
23. Apartment Row Building
24. Compact Urban Townhouse
25. Main Street Mixed Use Apartment Building
26. Liner Building
27. Neigh. Store, Restaurant, or Civic Building

Permitted uses:

Residential, assisted living, daycare, bed & breakfast, public building and/or community services, studio (art, dance, music, drama), office (general, healthcare, professional), financial institutions, personal services, animal hospital/grooming/clinic, laboratory (medical or dental), convenience store, general retail, print shop, laundromat, laundry / dry cleaning, antique collectible store, pharmacy, artisan shop, restaurant/cafe, brew restaurant.


Prohibited uses:

Adult sexually-oriented business, heavy industry, outdoor storage.

Note: All uses that are not listed as permitted in a transect, are prohibited within that transect.

11-9-202 Permitted lot types and uses

Article 2 - REGULATING (TRANSECT) PLAN

 T5i: VILLAGE CENTER
INTERFACE TRANSECT

Permitted lot types:

14. Backyard Townhouse
25. Compact Townhouse
16. Small Apartment Building
17. Courtyard Apartment Building
20. Main Street Slot Townhouse Cluster
21. Main Street Back-to-Back Cluster
22. Main Street Row Building
23. Apartment Row Building
24. Compact Urban Townhouse
25. Main Street Mixed Use Apt. Bldg.
26. Liner Building
28. General Big Box Retail Building

Permitted uses:

Residential, assisted living, daycare, bed & breakfast, studio (art, dance, music, drama), office (general, healthcare, professional), financial institutions, personal services, animal hospital/grooming/clinic/retail sale, convenience store, general retail, print shop, laundromat, laundry / dry cleaning, antique collectible store, pharmacy, tattoo parlor, taxidermy, medical cannabis pharmacy, mortuary, artisan shop, restaurant/cafe, brew restaurant, bars and taverns, hotel, motel, storage - indoor, storage - small, multi-unit, light industry.

Prohibited uses:

Adult sexually-oriented business, heavy industry, outdoor storage.

 T6: VILLAGE CENTER
TRANSECT

Permitted lot types:


14. Backyard Townhouse
15. Compact Townhouse
16. Small Apartment Building
17. Courtyard Apartment Building
18. Main Street Cottage Live Work
19. Main Street Townhouse Live Work
20. Main Street Slot Townhouse Cluster
21. Main Street Back-to-Back Cluster
22. Main Street Row Building
23. Apartment Row Building
24. Compact Urban Townhouse
25. Main Street Mixed Use Apartment Building
26. Liner Building
27. Neigh. Store, Restaurant, or Civic Building

Permitted uses:

Residential, assisted living, daycare, bed & breakfast, public building and/or community services, studio (art, dance, music, drama), office (general, healthcare, professional), financial institutions, personal services, animal hospital/grooming/clinic, laboratory (medical or dental), convenience store, general retail, print shop, laundromat, laundry / dry cleaning, antique collectible store, pharmacy, artisan shop, restaurant/cafe, brew restaurant.

Prohibited uses:

Adult sexually-oriented business, heavy industry, outdoor storage.

 NEIGHBORHOOD PARKS AND
COMMON COURTS

Permitted uses and structures:

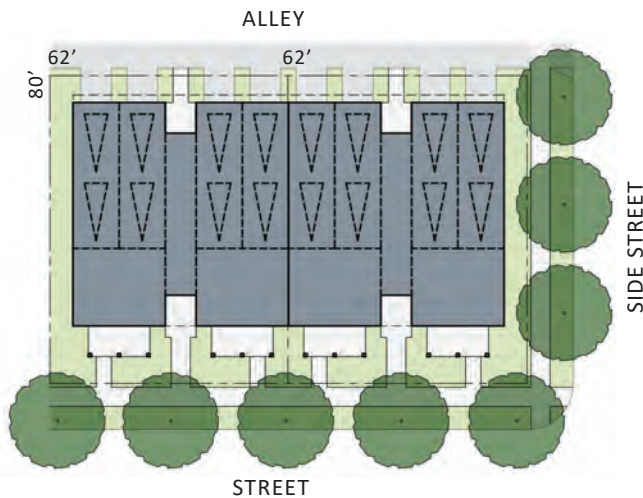
Playgrounds, recreation areas and sports fields, community gardens, storage sheds with a footprint of maximum 240 s.f., greenhouses with a maximum footprint of 1800 s.f., kiosks, pavillions, band shelters, open air amphitheatres, temporary artists or farmers market stands.

Note: All uses that are not listed as permitted in a transect, are prohibited within that transect.

23. Apartment Row Building Lot Type

Article 5 - LOT TYPES

Apartment Row Building Lot Type is intended to diversify the building types where apartment buildings are predominantly employed. It is a three story building with a central staircase typically serving for four or six units. These units may also accommodate non-residential uses where desired. Repeating the staircases and attaching several apartment row buildings allow each building to sit on its own fee simple lot. Even though shown below is an arrangement with tuck-under tandem double-car garages, this lot type can also be employed with no on-lot parking where parking is provided in the form of off-lot common parking. When the ground floor is occupied by the tandem car garages, as shown below, the lower level units may be two-story units making the building a four-apartment building, instead of six.



LOT:

Minimum size:	4,800 s.f.
Minimum street frontage	60 feet
Minimum depth	76 feet

HEIGHT:

3 stories / 45 feet max.

SETBACKS:

Building at street	
First two stories	15 feet min.
Third story	23 feet min.
Building at side street	6 feet min.
Porch at street	7 feet min.
Porch at side street	4 feet min.
Building at side	0 or 5 feet min.
Building at rear	5 feet min.

PORCH:

Porch, covered or non-covered balcony or terrace per dwelling unit	100 s.f. min.
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OFF-STREET PARKING:

For each dwelling unit or business suite with a total floor area of 1200 s.f. or less:	1 space
For each dwelling unit or business suite with a total floor area greater than 1200 s.f.:	2 spaces
For each additional 400 s.f. of floor area after 1600 s.f. of business suite (retail, restaurant, or office)	1 additional space

NOTES:

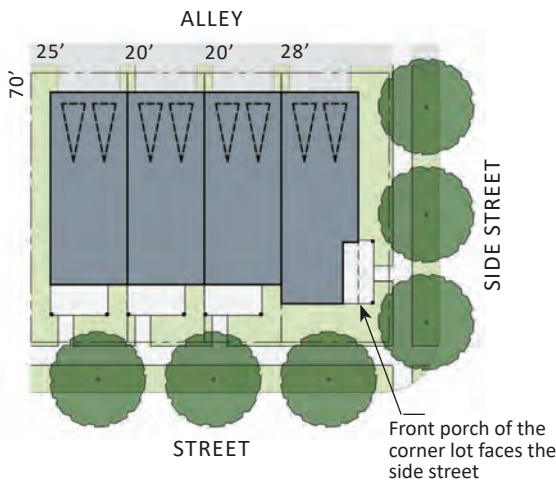
1. Apartment Row Building Lot Type is permitted to be employed only at lots with either alley access or access via a common parking outlot located at the rear.
2. No curbcuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.

24. Compact Urban Townhouse Lot Type

Article 5 - LOT TYPES

Compact Urban Townhouse Lot Type is crafted to provide an option to preserve land and create efficiencies via attaching three or more buildings and eliminating under-used side yards. Mixing compact townhouses with Main Street lot on a block face creates a well-balanced composition and contributes to the diversity of the neighborhood.

Compact Urban Townhouse Lot Type permits three or more buildings to be attached.



LOT :

Minimum lot size:	1400 s.f.
Minimum street or common court frontage:	20 feet

BUILDING SIZE:

Maximum total floor area per lot:	2200 s.f.
Maximum third floor area per building:	70 % of the building footprint
Maximum fourth floor area per building:	30 % of the building footprint

HEIGHT:

4 stories / 50 feet max.

SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street		
first two stories	15 feet min.	10 feet min.
third story	15 feet min.	15 feet min.
fourth story	27 feet min.	27 feet min.
Building at side street		
first three stories	NA	6 feet min.
fourth story	NA	18 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	0 or 5 feet min.	
Building at rear	5 feet min.	5 feet min.

PORCH:

Porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots)	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

1. Compact Townhouses Lot Type is permitted to be employed only on lots with alley access.
2. No curbcuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. The front porch and the front entrance of the building on a street corner lot shall face the side street.

25. Main Street Mixed Use Apartment Building Lot Type

Article 5 - LOT TYPES

Main Street Mixed Use Apartment Building Lot Type is crafted after a common mixed use building prototype that is very common in many city centers: a double-loaded apartment building with a central hallway, usually also served by an elevator. Depending on the context and the market, either the entire ground floor, or a part of it, can house non-residential uses. It is also possible to have all of the building occupied by apartments. Even if the ground floor apartments are accessed by an indoor hallway, secondary access should be provided through the porch to the sidewalk, to increase interest and prevent blank facades along the sidewalks.



LOT :

Minimum lot size:	10,000 s.f.
Minimum street or common court frontage:	100 feet
Minimum depth:	100 feet

HEIGHT:

3 or 4 stories / 45 or 50 feet max. (see note 3)

SETBACKS:

Building at street	
Ground floor	
Residential use	6 feet min.
Non-residential use	4 feet min.
Second and third floors	6 feet min.
Fourth floor	16 feet min.
Building at side street	
Residential use	6 feet min.
Non-residential use	4 feet min.
Second and third floors	6 feet min.
Fourth floor	12 feet min.
Porch or colonnade at street	4 feet min.
Porch or colonnade at side street	4 feet min.
Building at side	5 feet min.
Building at rear	5 feet min.

PORCH:

Porch, covered balcony, or terrace size required per dwelling unit	80 s.f. min.
Porch or covered balcony depth	6 feet min.

OFF-STREET PARKING:

For each business suite (retail, restaurant, or office) and for each dwelling unit with a total floor area of 1200 s.f. or less:	1 space
For each dwelling unit with a total floor area greater than 1200 s.f.:	2 spaces
For each business suite (retail, restaurant, or office) with a total floor area of 1600 s.f. or less:	2 spaces
For each additional 400 s.f. of floor area after 1600 s.f. of business suite (retail, restaurant, or office)	1 additional space

NOTES:

- Surface parking at the rear shall be located a minimum of 10 feet away from the face of the building.
- Tandem parking counts for parking requirement.
- Four story / 50 feet maximum height is permitted per building (a) only when the ground floor of the building accommodates non-residential use of at least a 2000 square feet of floor area and (b) only on lots with frontages to the following streets: S 2450 W (Lakeside Avenue), loop street around the southern neighborhood park, and W 400 S.
- There shall be direct access to the ground floor residential units from the sidewalk.
- No building footprint shall exceed 12,500 square feet.
- No curbcuts are allowed on the Lakeside Avenue.
- Each building shall provide a total covered walkway area of one square feet for each linear feet of the street or side street frontage. The covered walkway area shall be located within the private property, except for the awnings that are permitted to encroach into the street right-of-way up to 5 feet.

Vesting Time

Options for Vesting Rights in Development Agreement

The below are vesting rights periods that have either been asked for by the developer, proposed by staff or negotiated between the two parties. For all of the vesting rights periods, two provisions would apply:

- Exceptions to Vested Rights. Vesting rights would change if one of the following occur: Developer is okay with changes, federal/state law require revisions, safety/building code requires changes, taxes change, and fees change.
- Options to Continue. The City and developer could mutually agree to extend any vesting rights period should they choose, or either party could agree not to extend any vested rights period for any reason or no reason.

Here's the different options:

- **Long-term Vesting Rights.**
 - Vesting rights for 30 plus years.
 - Only above exceptions would change the vesting rights.
- **Short-term Vesting Rights.**
 - Vesting rights for 0-10 years.
 - Only above exceptions would change the vesting rights.
- **Bifurcated Vesting Rights - Number of Units Could Change.**
 - Vesting rights broken down into two different periods:
 - Regulatory vesting rights for 15 plus years:
 - Allows for up to a certain number of units.
 - Design vesting rights for 0-7 years:
 - Only after the design vesting rights period would the City be allowed to change design standards, which changes could result in a reduction to the number of allowed units.
- **Bifurcated Vesting Rights - No Change to Number of Units.**
 - Vesting rights broken down into two different periods:
 - Regulatory vesting rights for 15 plus years.
 - Certain number of units are vested during this time period. For example, under the current density numbers, the project will be vested in 1752 units.
 - Design vesting rights for 0-7 years.
 - After the design vesting rights period, the City could change any design standards as long as the changes will still allow developer to construct 1752 units.

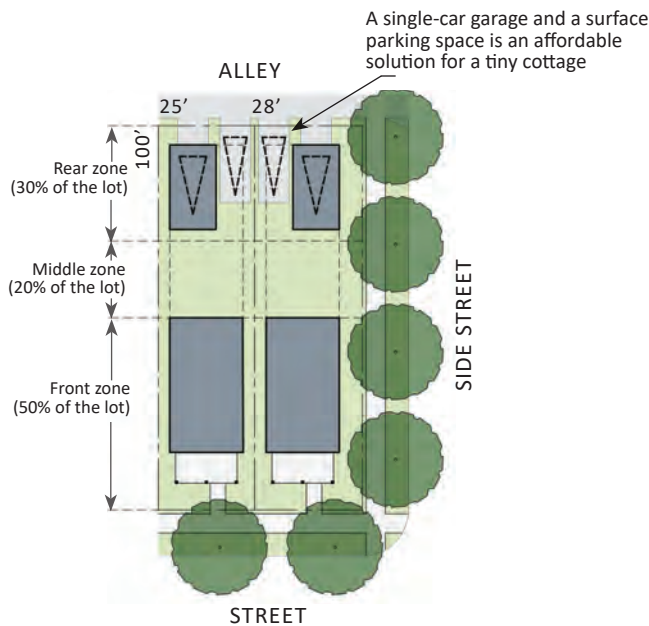
Affordability

7. Tiny Cottage Lot Type

Article 5 - LOT TYPES

Tiny Cottage Lot Type provides an opportunity for employing very small cottages on narrower lots where appropriate. Cottages offer a more affordable option and contribute to the diversity of residents in a well-balanced, successful neighborhood. Tiny Cottage Lot Type offers an option for residents who would prefer smaller living space yet still with a back yard.

The Tiny Cottage Lot Type employs three zones with different lot coverage, setbacks, and height requirements. These zones are the front zone, which is the first 50% of the lot from front, the rear zone which is the 30% of the rear, and middle zone which is the remaining 20% of the lot in the middle. No building is permitted within the middle zone to allow for a back yard.



LOT :

Minimum lot size:	2400 s.f.
Minimum street or common court frontage:	25 feet
Minimum depth:	90 feet

BUILDING SIZE:

Maximum total floor area per lot:	1400 s.f.
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LOT COVERAGE:

Front zone:	55% max.
Middle zone:	No building is permitted
Rear zone:	45% max.

HEIGHT:

Front zone:	1 1/2 stories / 32 feet max.
Middle zone:	No building is permitted
Rear zone:	1 story / 18 feet max.

SETBACKS:	FRONT ZONE	MIDDLE ZONE	REAR ZONE
Building at street	15' min.	N.A.	N.A.
Porch at street	7' min.	N.A.	N.A.
Building at side street	6' min.	N.A.	6' min.
Porch at side street	6' min.	N.A.	6' min.
All structures at side	3' min.	N.A.	3' min.
Rear	N.A.	N.A.	5' min.

PORCH:

Porch size required within twenty feet of the front or side street property boundary	80 s.f. min.
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OFF-STREET PARKING:

Minimum parking per lot without an ADU:	2 spaces
Minimum parking per lot with an ADU:	3 spaces

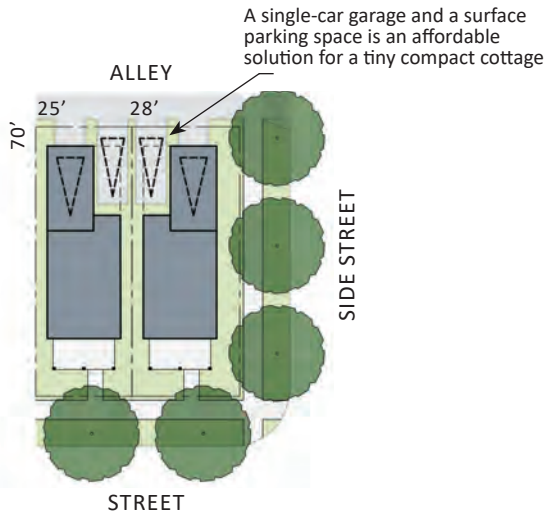
NOTES:

1. Tiny Cottage Lot Type is permitted to be employed only on lots with alley access.
2. No curbcuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.

8. Compact Tiny Cottage Lot Type

Article 5 - LOT TYPES

Compact Tiny Cottage Lot Type provides an opportunity for employing very small cottages on narrower and shallower lots where appropriate. Compact tiny cottages offer a more affordable option and contribute to the diversity of residents in a well-balanced, successful neighborhood. Mixing compact tiny cottages together with compact cottages are especially appropriate when and if a well-sized and well-appointed common court is provided for a group of cottages to utilize the limited private open space.



LOT :

Minimum lot size:	1750 s.f.
Minimum street or common court frontage:	18 feet
Maximum lot depth	92 feet

BUILDING SIZE:

Maximum total floor area per lot:	1400 s.f.
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HEIGHT:

1 1/2 stories / 32 feet max.

SETBACKS:

Building at street	15 feet min.
Building at side street	6 feet min.
Porch at street	7 feet min.
Porch at side street	6 feet min.
Building at side	3 feet min.
Building at rear	5 feet min.

PORCH:

Porch size required within twenty feet of the front property boundary	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

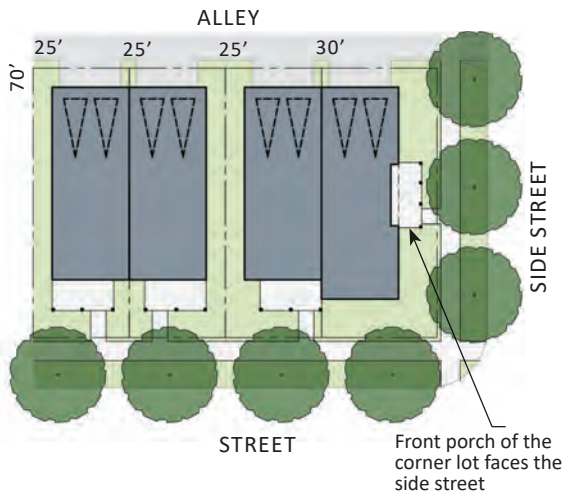
1. Compact Tiny Cottage Lot Type is permitted to be employed only on lots with alley access.
2. No curbcuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.

12. Compact Cottage Twin Houses Lot Type

Article 5 - LOT TYPES

Compact Cottage Twin Houses Lot Type offers a more affordable housing option. Mixing Compact Twin Houses with Compact Cottages and Compact Tiny Cottages on a block face or around a common court, creates a well-balanced composition and contributes to the diversity of the neighborhood.

Compact Cottage Twin Houses Lot Type permits two cottages to be attached.



LOT :

Minimum lot size:	1700 s.f.
Minimum street or common court frontage:	20 feet
Maximum depth:	92 feet

BUILDING SIZE:

Maximum total floor area per lot:	1600 s.f.
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HEIGHT:

2 stories / 35 feet max.

SETBACKS:	REGULAR (INTERIOR) LOT	STREET CORNER LOT
Building at street	15 feet min.	10 feet min.
Building at side street	N.A.	10 feet min.
Porch at street	7 feet min.	7 feet min.
Porch at side street	N.A.	4 feet min.
Building at side	5 and 0 feet min.	0 feet min.
Building at rear	5 feet min.	5 feet min.

PORCH:

Porch size required per lot within twenty feet of the front property boundary (or within side street property boundary on corner lots)	80 s.f. min.
Porch depth	6 feet min.

OFF-STREET PARKING:

Minimum parking per lot:	2 spaces
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NOTES:

1. Compact Cottage Twin Houses Lot Type is permitted to be employed only on lots with alley access.
2. No curbcuts are allowed on street or side street.
3. Tandem parking counts for parking requirement.
4. The front porch and the front entrance of the building on a street corner lot shall face the side street.



Flood Plain

