

PROPOSED ZONING DEVELOPMENT STANDARDS

REGULATION	PROPOSED MU-8 BUILDING FORM STANDARDS
BUILDING HEIGHT	<p>Row House: 40 FT max.</p> <p>Multi-Family Residential, Mixed Use & Storefront: 90 FT max.</p> <p>Buildings over 50 FT in height are subject to the Design Review public process.</p>
GROUND FLOOR HEIGHT	<p>Multi-Family Residential, Mixed Use & Storefront: Min. 14 FT</p>
GROUND FLOOR USE	<p>Rowhouse: 80% of the ground floor building façade along a street shall consist of a use other than parking</p> <p>Multi-Family Residential, Mixed Use & Storefront: 80% of the ground floor building façade along a street shall consist of a use other than parking and limited to the following uses: retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/ brewpubs, bar establishments, art galleries theaters or performing art facilities.</p>
FRONT & CORNER SIDE YARD SETBACK	<p>Row House: Min. 10 FT, max. 15 FT</p> <p>Multi-Family Residential, Mixed Use & Storefront: Min. 10 FT, max. 20 FT but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas.</p>
REQUIRED BUILD TO LINE	<p>Multi-Family Residential, Mixed Use & Storefront:</p> <p>Min. of 50% of street facing façade shall be built to the min. setback line.</p>
INTERIOR SIDE YARD	<p>Row House: Min. of 5 FT. Min. of 10 FT along a side property line adjacent to any zoning district with a max. building height of 30 FT or less.</p> <p>Multi-Family Residential, Mixed Use & Storefront: Min. 0 FT. Min. of 10 FT along a side property line adjacent to any zoning district with a max height of 45 FT or less.</p>
REAR YARD	<p>Row House: Min. of 20 FT.</p> <p>Multi-Family Residential, Mixed Use & Storefront: Min. 0 FT. Min. of 20 FT along a property line adjacent to any zoning district with a max height of 45 FT or less.</p>
OPEN SPACE	<p>Row House: Each dwelling unit shall include a min. open space area that is equal to at least 25% of the footprint of the individual unit.</p> <p>Multi-Family Residential, Mixed Use & Storefront: A min. of 20% of the lot area shall be provided for open space area.</p>
UPPER LEVEL STEPBACK	<p>Row House: When adjacent to a lot in a zone with a max. building height of 30', the first full floor of the building above 30 FT shall step back of 10 FT from the building façade.</p> <p>Multi-Family Residential, Mixed Use & Storefront: When adjacent to a lot in a zone with a max. building height of 30 FT or less, the first full floor of the building above 30 FT shall step back 10 FT from the building façade.</p>
SIDEWALK WIDTH	<p>All Forms: Min. 10 FT along property frontage</p>