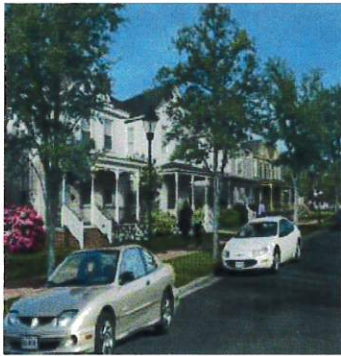


#### (4) Detached Frontage<sup>607</sup>

##### (i) Illustrations and Intent

This frontage is to be used for those properties fronting on a yellow colored Street-Space on the Regulating Plan.

The detached frontage is represented by the traditional single family house with small front, side, and rear yards along a tree-lined street. Structures are one (1) to two (2) stories in height with pitched roofs and Front Porches. Its purpose is to protect the scale and character of existing single family neighborhoods. The photos illustrate the range of buildings that could be constructed under the Detached frontage.



<sup>607</sup> This frontage is not currently designated in the M-DT District; however, it could be available in the future for use in some areas abutting the District.

(ii) Height

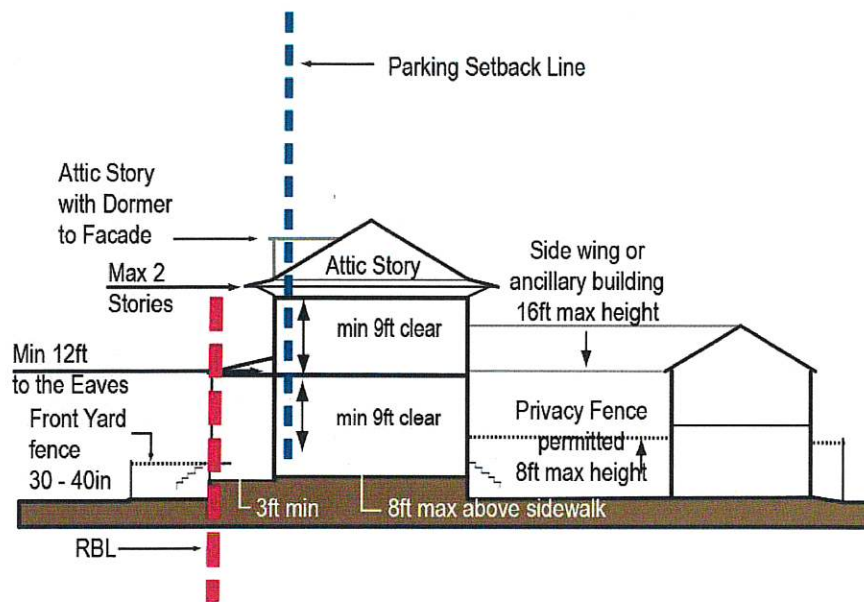


Figure 4.2-19: Detached Height Standards

(A) Building Height

- 1) Each building shall be at least twelve (12) feet at the Required Building Line, but no greater than two (2) stories with an ultimate building height of twenty-seven (27) feet.
- 2) A sidewing or ancillary structure shall be no higher than sixteen (16) feet.

(B) Ground Story Height

- 1) The finished floor elevation shall be no less than three (3) feet and no more than eight (8) feet above the average exterior sidewalk elevation at the Required Building Line.
- 2) At least eighty (80) percent of the first Story shall have an interior Clear Height of at least nine (9) feet.

(C) Upper Story Height

At least eighty (80) percent of each upper Story shall have an interior Clear Height of at least nine (9) feet.

(D) Front Yard Fence

Any Front Yard Fence has a minimum height of thirty (30) inches and a maximum height of forty (40) inches.

(iii) Siting

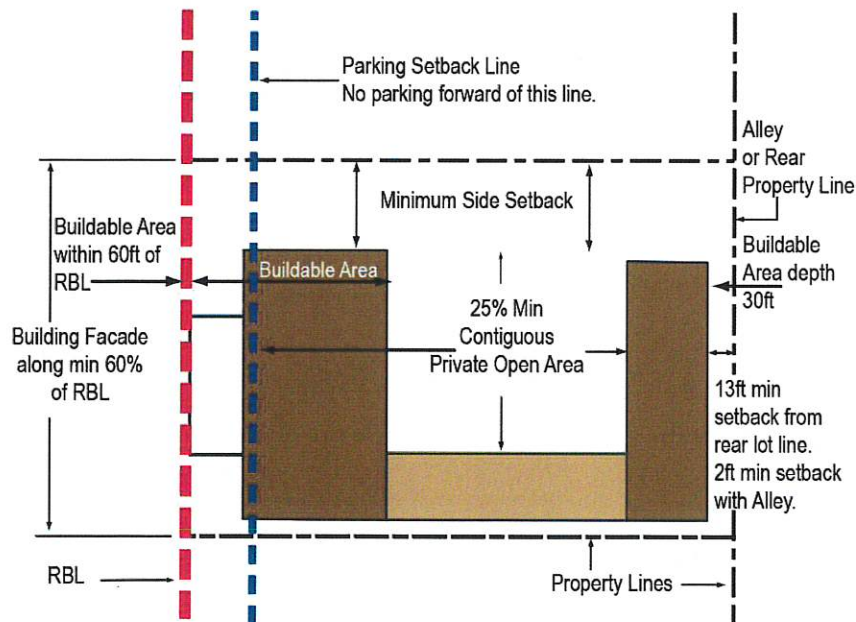


Figure 4.2-20: Detached Siting Standards

(A) Façade

- 1) On each lot the Façade shall be built parallel to the Required Building Line for at least sixty (60) percent of the building width. The Front Porch shall be built-to the Required Building Line.
- 2) For corner lots the minimum sixty (60) percent build-to shall include the frontage within twenty (20) feet of the Block Corner.

(B) Buildable Area

The Buildable Area is as defined in the diagram below.

A contiguous Private or Public Open Area equal to at least twenty-five (25) percent of the total Buildable Area shall be preserved on every lot. Such contiguous area shall be located at grade, anywhere behind the Parking Setback Line and not include any side or rear setbacks.

(C) Lot Size and Setbacks

- 1) All lots of record are buildable under this code.
- 2) Newly subdivided lots shall have a minimum width at the Required Building Line of thirty-two (32) feet, a maximum width of fifty-five (55) feet, and a minimum depth of eighty-five (85) feet.



- 3) The minimum side lot setbacks are five (5) feet or as otherwise designated on the Regulating Plan.

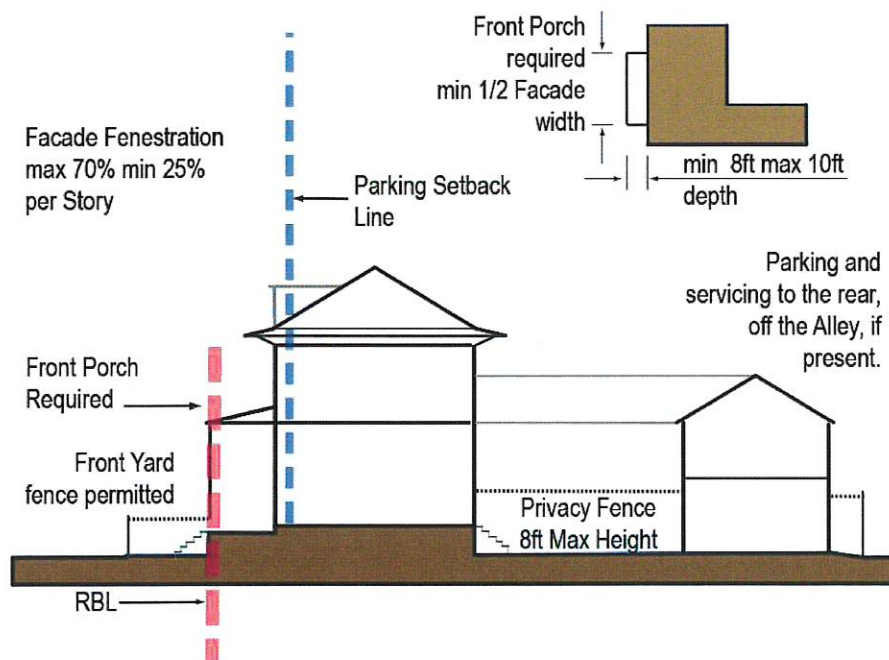
**(D) Front Yard**

The Front Yard/Dooryard shall not be paved excepting walkways.

**(E) Garages, Parking and Alleys**

- 1) Garage doors shall not be located on the Required Building Line/Façade.
- 2) There is a two (2) foot required setback from Alleys.

**(iv) Elements**



**Figure 4.2-21: Detached Elements Standards**

**(A) Fenestration**

- 1) Blank lengths of wall exceeding fifteen (15) linear feet are prohibited on all Façades.
- 2) Fenestration shall comprise at least twenty-five (25) percent, but not more than seventy (70) percent, of all Façades.
- 3) No window may face or direct views toward a Common Lot Line within ten (10) feet unless:
  - i) The view is contained within the lot (e.g. by a privacy fence/garden wall, opaque glass); or
  - ii) The windowsill is at least six (6) feet above the finished floor level.

**(B) Building Projections**

- 1) Each building Façade shall include a Front Porch at the Required Building Line, between eight (8) feet and ten (10) feet deep with a width not less than fifty (50) percent of the Façade width.
- 2) No part of any building except the Front Porch roof (overhanging eaves) and steps may encroach beyond the Required Building Line into the Dooryard.

**(C) Doors/Entries**

At least one (1) functioning entry door shall be provided along the Ground Story Façade of each building.

**(D) Street Walls**

There is no Street Wall requirement.

**(E) Fences**

- 1) Any Front Yard Fence shall be within one foot of the Clear Walkway/Dooryard line parallel to the Required Building Line and along Common Lot Lines to a point at least ten (10) feet behind the Required Building Line.
- 2) A privacy fence may be constructed along a Common Lot Line behind the Façade.

**(v) Use**

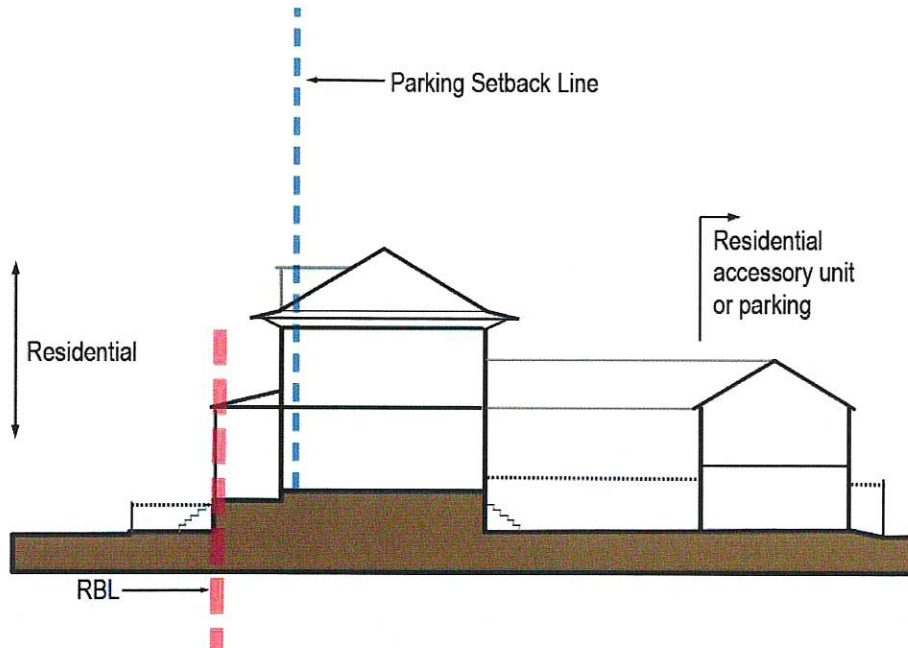


Figure 4.2-22: Detached Use Standards

**(A) Ground Story**

The Ground Story and any accessory unit shall only house residential uses.

**(B) Upper Stories**

- 1) The upper stories shall only house residential uses.
- 2) Additional habitable space is permitted within the roof where the roof is configured as an attic Story.

**(C) Accessory Uses**

Parking uses and Accessory Dwelling Units, with a maximum size of six hundred fifty (650) square feet are permitted in the Buildable Area at the rear of the lot.

**(f) M-DT Urban Space Standards**

The Urban Space Standards show the relationship between new development or redevelopment and the streets and other public (and publicly accessible) spaces in the M-DT District.

**(1) Applicability**

The Urban Space Standards apply to the area between building frontages and the curb line of existing or proposed streets in the M-DT district, and are intended to ensure the coherence and pedestrian-friendliness of the Street-Space. These standards are intended to supplement the City's existing street and public works standards. In case of a direct conflict between these standards and the City's street and public works standards, the existing street and public works standards shall apply.

**(2) Street-Space Standards**

**(i) General Provisions**

- (A) All plant material shall comply with Section 29-4.5 Landscaping and Screening.
- (B) Mechanical and electrical equipment including, but not limited to the following, may not be stored or located within any Street-Space:
  - 1) Air compressors,
  - 2) Pumps,
  - 3) Exterior water heaters,
  - 4) Water softeners,
  - 5) Private garbage cans (not including public sidewalk waste bins), and
  - 6) Storage tanks.
- (C) Water pumps for public fountains or irrigation not visible are not included in this prohibition and Temporary placement of private garbage cans within the Street-Space may be allowed to accommodate scheduled pick-up.