

# Residential Townhouse Zones

## Proposed R1T & R1T-U Zoning Districts

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May 23, 2022

### **Residential Town House (R1T & R1T-U) Single-Family Residential Zones**

Intent: To provide areas for new, attached, single-family dwellings on small lots under fee simple ownership (not condominium) and served by public water and sewer. Two types of standards, as described in this section, govern this zone: Type 1 (R1T) Standards are found outside of **Urbanized Sewered Areas** while Type 2 (R1T-U) Standards are found within **Urbanized Sewered Areas**.

Permitted Use & Structures (Type 1 & 2):

- Primary Permitted Uses: Single-Family Dwelling, Section 3-2-6 typical uses, Transient Guest Rental, Child Care Homes, Public Parks, Religious Organizations, SIC 91
- Primary Special Uses: Bed & Breakfast, Transient Guest House, Group Homes, Museums and art galleries, Police / Fire, Administration of housing programs, Haven Houses
- Accessory Uses: See 4-1

Minimum Lot Area:

- Type 1: 2,000 sq. ft. (See 4-3 for additional information)
- Type 2: 1,200 sq. ft. (See 4-3 for additional information)

Minimum Lot Width:

- Type 1: 25' (See 4-3 for additional information)
- Type 2: 20' (See 4-3 for additional information)

Lot Coverage: Maximum coverage by all buildings

- Type 1: 60%
- Type 2: 80%

Lot Coverage: Minimum vegetative cover

- Type 1: 20%
- Type 2: 10%

Minimum Setbacks (Front, Rear or Side setback along street frontage. For Type 2, see 4-4-1 regarding Averaging Setbacks along Street Frontages See 4-4 for additional information):

- Along a local street, place, or internal off-street parking area:
  - Type 1: 5'
  - Type 2: 7'
- Along a collector street:
  - Type 1: 5'
  - Type 2: 7'
- Along a secondary arterial:
  - Type 1: 15'
  - Type 2: 7'
- Along a primary arterial:
  - Type 1: 15'
  - Type 2: 7'
- See 4-4 for exceptions

Maximum Setback along all street frontages:

- Type 1: 35'
- Type 2: 25'

Minimum Rear Setback not along Street Frontage:

- Primary Use Building:
  - Type 1: 20'
  - Type 2: 10'
- Accessory Building (Type 1 & 2 in rear/side yard only): 5'
- See 4-4 for additional information

Minimum Side Setback not along Street Frontage:

- Primary Use Building (end unit) (Type 1 & 2): 6'
- See 4-4 for additional information

Minimum Setbacks for Townhouse Groups (Type 1 & 2):

- Setbacks shall be varied at least two feet for all townhouse units within a group, except that two abutting units may have the same setback, provided no more than four units in the group have the same setback.

Minimum Number of Dwelling Units per Townhouse Group (Type 1 & 2): 2

Maximum Number of Dwelling Units per Townhouse Group (Type 1 & 2): 10

Minimum Architectural Standard (Type 1 & 2):

- As determined by the Administrative Officer, exterior architectural treatments (including but not limited to façade materials, window/door design and style, trim styles, massing, silhouette, colors, etc..) shall vary so that no more than two abutting units are substantially the same, and so that no more than four units in any group are substantially the same.

Maximum Building Height (Type 1 & 2): 45' (See 4-5 for exceptions)

Minimum Off-Street Parking Requirements (Type 1 & 2):

- 1 space per dwelling unit

Off-Street Parking Location Requirements (Type 1 & 2):

- Parking area shall be accessed from a private drive or public alley.
- Parking area shall be located behind the primary use building (attached/detached rear-loaded garage or surface space) or in an off-site parking area. Proposed off-site parking areas shall be no more than 500' from the units they are serving.

On Premise Signs (Type 1 & 2): See 4-8 (Include with R1 type standards)

Buffering Requirements (Type 1 & 2): See 4-9 (Include with R1 type standards)