

Village Center (1) & Commercial (2)				
Development Standard	Community Commercial	Village Center	Comments	Commercial
Uses		Community Commercial		Community Commercial
Density	NA	NA		NA
Lot Area	NA	NA		NA
Lot Width	NA	NA		NA
Lot Depth	NA	NA		NA
Front Yards	20 feet	10 feet	Waiver Required - buildings are placed to be adjacent to the sidewalk to encourage pedestrian use.	20 feet
Minimum Side Yard Setbacks	None	0 feet		0 feet
Minimum Rear Yard	10 feet	10 feet		10 feet
Building Height	110 feet, 8 stories	36 feet, 2-1/2 stories		36 feet, 2-1/2 stories
Building Elevations				
Minimum Lot Coverage	50%	50%		50%
Parking Commercial				
Restaurant		City Code		City Code
Office	1 space/150-300 SF	City Code		City Code
Screening		N/A		N/A
Landscaping		Tree planting no greater than 30' on center, 3 caliper inch.		Tree planting no greater than 30' on center, 3 caliper inch.
Signs		Section 7.4		Section 7.4
Lighting		City Code		City Code
Building Materials	100% masonry or tilt-wall when visible from ROW exclusive of windows, doors and dormers. Wood finish allowed < or = 10% of wall area.	100% masonry with 20% allowance for secondary materials	Waiver Required	100% masonry with 20% allowance for secondary materials Waiver Required

Village Residential (3,4,5)			
Development Standard	Multi-Family MF2	Urban Residential	Comments
Uses		MF-2	
Density	24 DU/acre	24 DU/acre	Waiver Required
Minimum Lot Area	2,400 per DU located on 1 acre	2,400	
Minimum Lot Width	NA	0	
Minimum Lot Depth	NA	0	
Front Yards	25 feet	10 feet	Waiver Required - buildings are placed to be adjacent to the sidewalk to encourage pedestrian use.
Minimum Side Yard	20 feet	20 feet	
Minimum Rear Yard	25 feet	25 feet	
Building Height	45 feet or 3 stories	45 feet or 3 stories	
Building Elevations		Examples are provided in PD.	
Maximum Lot Coverage	65%	65%	
Parking			
MF	1.5/1 bed unit, 2/2 bed unit, 2.5/3 bed unit	City Code	
Age Restricted	1.5/Unit	City Code	
Landscaping		City Code	
Signs		City Code	
Lighting		City Code	
Building Materials	75% Masonry, 100% on front façade exclusive of windows, doors and dormers	All sides 80% masonry, allowance for 20% of secondary materials. Front and sides of residential will be 20% natural, manufactured or split faced block. Front and sides of non-residential shall 25% natural or manufactured stone. Rear façade facing a ROW will be shall be finished with minimum 10% natural or manufactured stone unless a landscape screen of a double row evergreen canopy trees is provided along the ROW. Townhomes will be 100% masonry, 50% cementitious siding allowed 2nd story and above.	Waiver Required

Neighborhood (3, 4, 5, 6, 7, 8 & 9)

Development Standard	Single Family Attached	Townhomes	Comments
Uses		MF-2	
Density	N/A	10.22 DU/acre	
Minimum Lot Area	2,500	1,900	Waiver Required
Minimum Lot Width	25 feet	24 feet	Waiver Required
Minimum Lot Depth	90 feet	80 feet	Waiver Required
Front Yards	20 feet	10 feet	Waiver Required
Minimum Side Yard	10 feet	10 feet	
Minimum Rear Yard	10 feet front entry, 20 feet rear entry	10 feet front entry, 20 feet rear entry	
Building Height	36 feet, 2-1/2 stories	36 feet, 2-1/2 stories	
Building Elevations	Examples are provided in PD.		
Maximum Lot Coverage	80%	80%	
Parking	4/Unit, 2 covered, 2 uncovered off street	2 space/unit	
Landscaping		City Code	
Signs		City Code	
Lighting		City Code	
Building Materials	Seventy-five percent of the exterior of the structure shall be masonry construction with 100 percent of the front facade comprised of masonry construction, exclusive of windows, doors, and dormers.	The exterior façades shall be constructed of 100% masonry. Masonry finishes include clay fired brick, natural and manufactured stone, caststone, stucco (second floor and above), and cementitious fiberboard. Windows, doors, porches, columns, dormers and other architectural features shall be excluded from the façade area for the purpose of calculating primary building materials. Farmhouse style buildings are exempt from these standards.	

Neighborhood Residential (3, 4, 5, 6, 7, 8, 9 & 10)			
Development Standard	Zero Lot Line	Single Family Detached	Comments
Uses		ZLL	
Minimum Lot Area	4,000	4,000	
Minimum Lot Width	40 feet	40 feet	
Minimum Lot Depth	95 feet	100 feet	
Front Yards	20 feet	20 feet	
Minimum Side Yard	10 feet on one side, 1st unit determines lot pattern on block face	6 feet	
Minimum Rear Yard	10 feet front entry, 20 feet rear entry	20 feet	
Corner	10 feet	10 feet	
Building Height	36 feet, 2-1/2 stories	36 feet, 2-1/2 stories	
Building Elevations	Examples are provided in narrative report.		
Maximum Lot Coverage	50%	50%	
Parking	4/Unit, 2 covered, 2 uncovered off street	4/Unit, 2 covered, 2 uncovered off street	
Landscaping		City Code	
Signs		City Code	
Lighting		City Code	
Building Materials	N/A	N/A	

Street/ROW Sections	Street Width	Right-of-way Width	Parkway/Green Space	Sidewalk	Comments
Urban Village 1	2-11' travel lanes w/8' parallel parking lanes (38' total width)	39'	5' buffer abutting ROW	5' sidewalk abutting buffer	12' travel lanes required, 30' radius at intersections. Maintenance agreement for sidewalk and common landscaped areas.
Urban Village 2	2-11' travel lanes w/8' parallel parking lanes (38' total width)	39'	5' buffer abutting ROW	5' sidewalk abutting buffer	12' travel lanes required, 30' radius at intersections. Maintenance agreement for sidewalk and common landscaped areas.
Residential	City Standard	50'			
Beltmill Parkway	2-26' travel lanes w/ 28' median, no parking	100'	10' green space	6' sidewalk in 20' landscape buffer abutting green space	Maintenance agreement for sidewalk and common landscaped areas.

7.4.1 Permitted Signs. All signs and outdoor advertising displays permitted under Section 8-10 of the Code of Ordinances, shall be permitted in development. The following types of signs shall also be permitted.

- a. Window signs,
- b. Banner signs,
- c. Blade signs,
- d. Marquee signs,
- e. Sandwich board signs,
- f. Awning or Canopy signs, and
- g. Umbrella signs.

7.4.2 Urban Residential Buildings. These buildings may have the following signs.

a. Urban Residential buildings with eight (8) residential units or more and mixed-use buildings shall be permitted one (1) sign for identification purposes for each side of the building facing a street, which sign shall be of the following types.

1. Building identification ground sign,
2. Building identification wall sign,
3. Blade sign,
4. Awning or Canopy sign, or
5. Window sign.
- b. Urban Residential or mixed-use building with residential use shall be permitted one (1) "for lease" wall sign with a maximum sign area of nine (9) square feet on each side of the building that faces a street.

7.4.4 Non-residential Buildings with Multi-Tenant Interior Access.

a. A non-residential building with multi-tenant interior access shall be permitted two (2) signs for identification purposes for each side of the building facing a street, which signs shall be of the following types.

1. Building identification wall sign,
2. Blade sign,
3. Awning or Canopy sign, or
4. Window sign.
- b. In addition, one (1) additional sign from this list shall be permitted for each entrance to the building located along a block break or interior to the block.

7.4.5 *Buildings with Tenants with Exterior Access.*

- a. Tenants with exterior access shall be permitted the following types of signs for their identification:
 1. Building wall sign,
 2. Blade sign,
 3. Awning or Canopy sign, or
 4. Window sign.
- b. A combination of sign types may be used, with the sum of the areas of all signs attached to the building not to exceed the maximum area of signage permitted per length of the building wall with street frontage occupied by a tenant. The maximum allowable area shall be determined using the Table 7-2, by multiplying maximum width by maximum height.