



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
PLANNING COMMISSION**

CASE SUMMARY

June 25, 2024

CASE NUMBER: #RZ 24-03 SUP 24-02

REQUEST: Rezoning, Special Use Permit and Variances

LOCATION: 2380 Wisteria Drive, Snellville, Georgia

SIZE: 2.76± Acres

TAX PARCEL: 5038 133

CURRENT ZONING: BG (General Business) District

REQUESTED ZONING: **TC-R (Towne Center Residential) District**

OVERLAY DISTRICT: Towne Center Overlay District

**CURRENT FUTURE LAND
USE MAP DESIGNATION:** Towne Center

SPECIAL USE PERMIT REQUEST: 171 Towne Center Flat Units

DEVELOPMENT/PROJECT: **5-Story 221,015 SF Multi-family Residential Building**

PROPERTY OWNER: Shifa Real Estate Investments LLC
Duluth, Georgia 30097

APPLICANT/CONTACT: Mick Kittle, RLA, Senior Land Planner
SPG Planners + Engineers
Watkinsville, Georgia 30677
706-714-3443 mick@onespg.com

RECOMMENDATION: **Approval with Conditions**



**CITY OF SNELLVILLE
DEPARTMENT OF PLANNING & DEVELOPMENT
PLANNING COMMISSION**

CASE ANALYSIS

June 25, 2024

TO: **The Planning Commission**

MEETING DATE: June 25, 2024

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: **#RZ 24-03 SUP 24-02**

FINDINGS OF FACT:

The Department of Planning and Development has received applications from Mick Kittle, RLA, Senior Land Planner, SPG Planners + Engineers (applicant) and Shifa Real Estate Investments, LLC (property owner) requesting Rezoning, Special Use Permit and Variances for a 5-story, 221,015 sq. ft. multi-family development consisting of 171 one-, two-, and three- bedroom Towne Center Flat residential units with a gross density of 61.9 units per acre.

The 2.76± acre site is located a quarter of a mile southeast from the \$140 million The Grove at Towne Center at the intersection of Wisteria Drive and Hugh Drive, across from the Snellville Post Office on the former Ryan's Steakhouse site at 2380 Wisteria Drive, Snellville.

The proposed development is adjacent to several commercial-retail and public uses, zoned BG (General Business) District including the Childcare Network and Montessori School to the north; Wisteria Village Shopping Center to the east; and Snellville Post Office to the south. To the west is the Snellville Historical Cemetery, zoned CI (Civic-Institutional) District.

REQUEST:

The applicant is requesting: 1) to amend the Official Zoning Map from BG (General Business) District to TC-R (Towne Center Residential) District; 2) Special Use Permit for 171 multi-family Towne Center Flat units; and 3) variances from the Snellville Unified Development Ordinance (“UDO”) as follows:

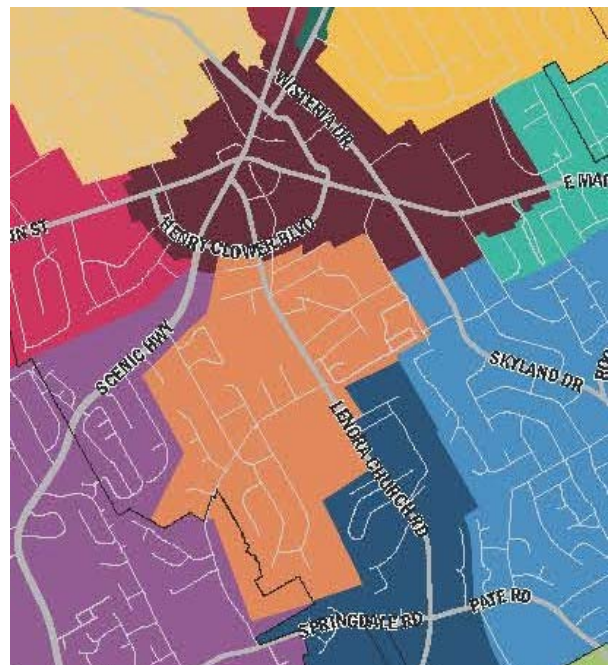
- Sec. 206-3.1.F.2.E. (Commercial Floor Area Requirement): Waive the requirement for a minimum of 28,500 sq. ft. onsite commercial floor area for development of 171 Towne Center Flat units (5,000 sq. ft. per 30 units).
- Sec. 205-1.14.B. (Storefront Street Requirements): Variance to allow the two existing curb cuts on Wisteria Drive and Hugh Drive for property access.
- Sec. 205-1.14.D. (Storefront Street Requirements): Variance from the requirement where buildings abutting storefront streets (Wisteria Drive and Hugh Drive) be a *mixed-use* or *shopfront* building type and instead allow the *stacked-flat* building type.

SNELLVILLE 2045 COMPREHENSIVE PLAN RECOMMENDATION:

On 2-26-2024, city leaders adopted the Snellville 2045 Comprehensive Plan with development of the plan beginning in July 2023. The Plan serves as the foundation for the city’s future and is a community-driven plan, focused on an aspirational vision of the future and identifying the issues and opportunities that matter most to residents, employees, and local businesses in achieving that vision. The plan presents strategies to address the community’s concerns, with an emphasis on what can be done over the next five years (2024 to 2029).

The development site is located within the central portion of the Towne Center Character Area identified on the recently adopted Snellville 2045 Future Development Map and shown in maroon to the right. The property is also classified as *Towne Center* on the Snellville 2045 Comprehensive Plan Future Land Use Map with this land use category described as “a variety of retail, civic, office, single-family or multi-family residential and recreational uses in a walkable environment.” The proposed TC-R (Towne Center Residential) District is one of several appropriate zoning districts for the *Towne Center* future land use category.

The following provides a description for the Towne Center Character Area, as well as

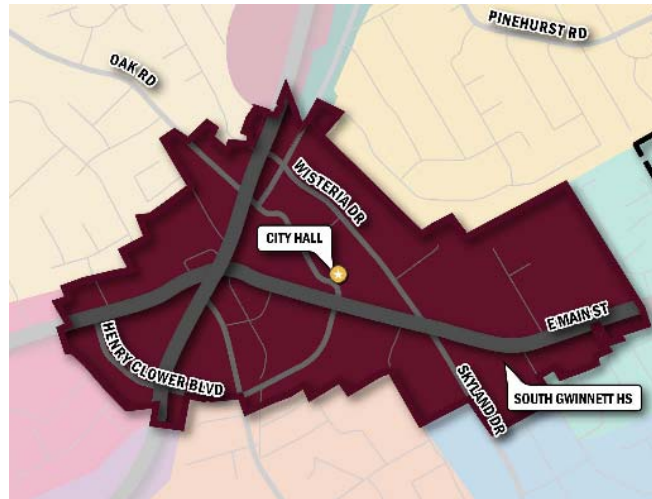


predominate land uses, vision statement, and key implementation strategies:

Towne Center Character Area

Existing Character Description:

The Towne Center is located at the center of Snellville and includes a mix of civic, retail, office, and educational uses, as well as the Snellville Historical Cemetery. The City transformed this area into a true, walkable center with the City Hall, the Towne Green, County Library, the Snellville Senior Center, and several streetscape improvements. There are several large, undeveloped parcels in the area, as well as shopping centers with oversized parking lots with potential for redevelopment. The City continues to make strides working with property owners and developers to bring quality development to the area.



Predominate Land Uses:

Public/civic, commercial/retail, office/professional, medium-density residential, high-density residential

Vision:

A vibrant downtown that includes residences, offices, restaurants, small-scale shops, educational and cultural facilities, and entertainment venues—it is the focal point of the community and the destination for dining, shopping and cultural pursuits. There is a variety of housing available to meet the needs of multiple generations, as well as an interconnected system of parks and greenways for people to gather and exercise. Streets are designed with generous spaces for pedestrians, cyclists, and transit riders and buildings are oriented to face the streets. Pedestrians can safely access the Towne Center when crossing major roads. Lighting, landscaping, and art create a welcoming environment.

Key Implementation Strategies:

- Actively promote redevelopment through the Downtown Development Authority to assemble parcels and attract quality private development partners
- Create a new city market, actively recruit unique tenants, and identify a market operator partner
- As larger blocks redevelop, require the implementation of the spine roads proposed in the LCI plan and encourage the creation of new midblock streets throughout to create a more walkable, connected street network
- Enhance pedestrian crossings at the intersections of Oak Road with US 78 and SR 124, US 78 and Wisteria Drive, and US 78 and Henry Clower Boulevard
- Install traffic calming features like pedestrian crossing signs

- Install wayfinding signs
- Focus higher density residential development here
- Encourage step down zoning as a transition from the Towne Center
- Continue to work with STAT to program community activities like the Farmers Market
- Apply for transportation project funding through the Atlanta Regional Commission’s LCI grant program

In the Snellville 2045 Comprehensive Plan, the following Goals and Policies directly support the proposed development:

Land Use:

- LU-2: Support the development of live/work/play/learn communities.
 - LU-2.2: Pursue density in targeted areas of the community.
 - LU-2.3: Promote redevelopment of opportunities of underused sites into mixed-use projects.
 - LU-2.4: Ensure access to green space in dense, high-activity areas of Snellville.
- LU-5: Continue to pursue the development of the Towne Center.
 - LU-5.3: Promote mixed uses within the Towne Center.

Housing:

- H-2: Ensure housing stock remains affordable.
 - H-2.1: Encourage the construction of housing to support all age groups, incomes and lifestyles.
- H-3: Encourage the development of a diversity of housing types.

ZONING MAP AMENDMENT REQUEST:

The request is to amend the Official Zoning Map from BG (General Business) District to TC-R (Towne Center Residential) District for the 2.76± acre property. The TC-R District was adopted in December 2016 along with the TC-MU (Towne Center Mixed-Use) District and revamp of the Towne Center Overlay District as a priority of the City’s development code renovation process that later resulted in creation and adoption of the Snellville Unified Development Ordinance in October 2020.

The purpose of the TC-R District is to *“provide for a variety of housing options near the Towne Center’s mixed-use core.”* The proposed rezoning to the TC-R District is one of several appropriate zoning districts for the property’s *Towne Center* future land use designation on the Snellville 2045 Comprehensive Plan Future Land Use Map.

UDO Sec. 204-2, attached as Exhibit “A”, provides the TC-R District regulations including Purpose; Use Provisions; Site Development Standards; Building Types; Architectural Standards; Dimensional Standards; and Bulk and Mass standards.

Since the 2016 adoption, in April 2019, the City approved the first TC-R rezoning for a 4.44± acre tract located on the SUMC campus at Henry Clower Boulevard and Pate Street for an 88-

unit senior apartment building development that never was started. And, most recently the city received applications for TC-R rezoning, land use plan amendment and special use permit for a 300-unit Towne Center Flat multi-family development on a 16.96± acre site at Henry Clower Boulevard, Pine Street and Church Street (see case #RZ 24-01 LUP 24-01 SUP 24-01).

SPECIAL USE PERMIT REQUEST:

Building type requirements apply in the TC-R District, with eight (8) different building types allowed in the TC-R District. The proposed development consists of 171 Towne Center Flats, with Stacked Flat, defined as *“a building type that accommodates nine or more dwelling units vertically and horizontally integrated. Not for nonresidential use.”*

Per UDO Sec. 206-2 (Allowed Use Table), the Towne Center Flat residential use is only allowed in the TC-R, TC-MU and Towne Center Overlay Districts with a Special Use Permit approved by the Mayor and City Council including any applicable use standards, except where the use standards are expressly modified by the City Council as part of the special use permit approval.

UDO Sec. 206-3.1.F. (Towne Center Flat) provides for a definition and use standards (a-g) as follows:

Towne Center Flat:

1. Defined

Three or more dwelling units in a single building that does not meet the definition of single-family attached dwelling within a TC District and where the ground floor of the building contains no nonresidential uses.
2. Use Standards

Where a Towne Center flat is allowed as a limited or special use, it is subject to the following:

 - a. Towne center flats must be in a conforming walk-up flat or stacked flat building type.
 - b. Ground floor dwelling units may be accessed from the outside or through a conditioned interior hallway, as permitted by building type.
 - c. Dwelling units located above the ground floor must be accessed through a conditioned interior hallway.
 - d. Each dwelling unit must have at least 750 square feet of floor area.

201-2.8. Stacked Flat

A. Defined

A building type that accommodates nine or more dwelling units vertically and horizontally integrated. Not for nonresidential use.



B. Specific Standards

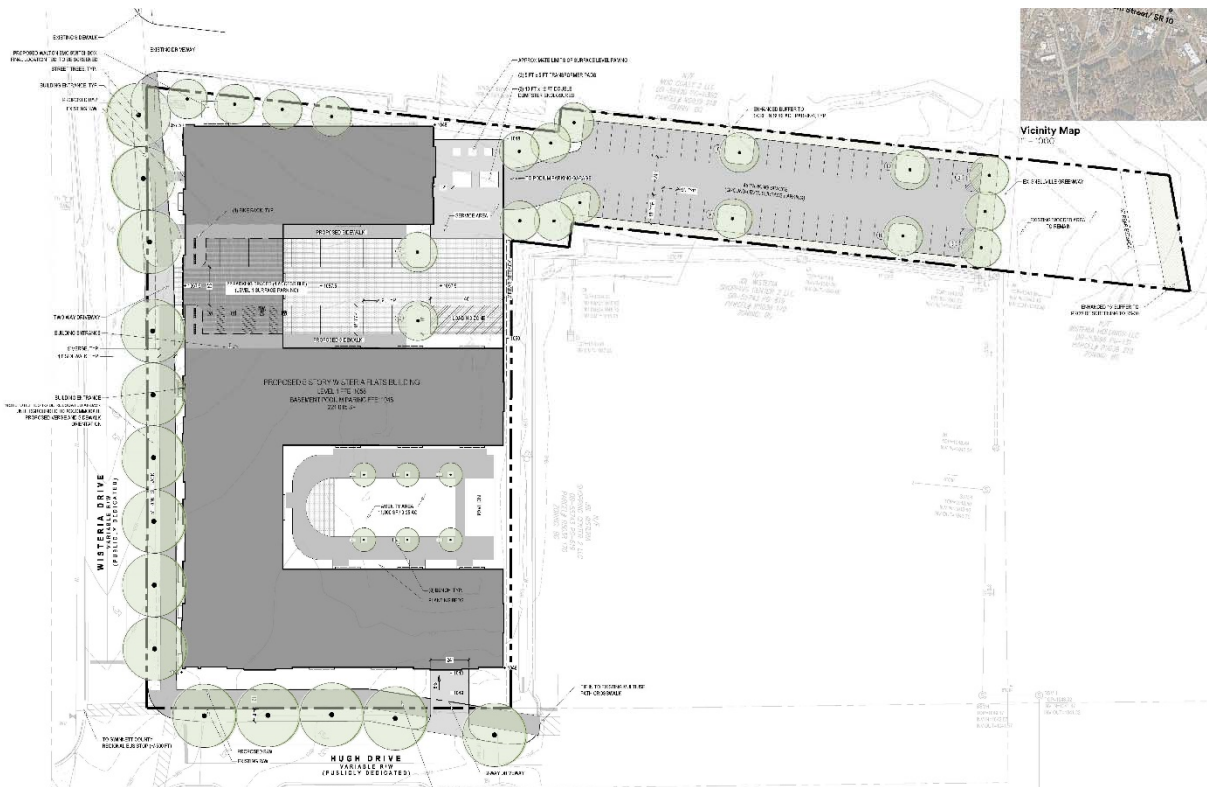
Site	
Stacked flat units per building:	9 min.
Street facing façade length:	200 ft. max.
Floor to Ceiling Height	
All stories:	9 ft. min.
Fenestration	
Ground floor:	15% min.
Upper story:	10% min. / 40% max.
Blank wall area:	20 ft. max.
Pedestrian Access	
Entrance facing street:	Required for lobby and ground floor units along street
Walkway width:	3 ft. min. / 8 ft. max.
Front porch or stoop	Required
Parking Location	
No parking lot is allowed between the building and the street, including within driveways.	

- e. Sites containing 30 or more Towne Center flat dwelling units must provide a minimum of 5,000 square feet of commercial floor area for each additional 30 Towne Center flats, or fraction thereof, unless a variance is granted by the Board of Appeals in conformance with sentence (f) below.
- f. Variance requests may only be approved when the applicant demonstrates that all Towne Center flat buildings are located within 1,000 feet of at least 15,000 square feet of existing commercial space. This distance is measured by the most direct route of travel on ground in the following manner:
 - i. From the lobby entrance of each proposed building housing a Towne Center flat;
 - ii. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
 - iii. Along such public sidewalk, walkway, street, road or highway by the nearest route;
 - iv. To the main entrance of the existing commercial floor area;
- g. When multiple commercial establishments are required to attain 15,000 square feet, this requirement applies to all establishments.

The applicant has requested variance relief from Use Standard (e) above and has demonstrated compliance with the proximity of area commercial space in Use Standard (f) above. (See page 8 item 1 Concurrent Variances).

REZONING SITE PLAN ANALYSIS:

The conceptual rezoning site plan dated 5-14-2024 (below) shows the general layout of the 2.76± acre site and 5-story 221,015 sq. ft. multi-family building consisting of one-, two-, and three- bedroom units with 171 total units for a gross density of 61.9 units per acre.



71 onsite ground-level surface parking spaces are provided, as well as 177 spaces on the first level podium-parking garage. An 11,000 sq. ft. amenity area with pavilion is centrally located within the U-shaped building. Access to the development is through a two-way driveway at Wisteria Drive and two-way driveway at Hugh Drive. A proposed 10-foot wide pedestrian sidewalk along Wisteria Drive will connect to the existing 10-foot wide sidewalk along High Drive. The existing 12-foot wide Snellville Greenway Trail located on the eastern portion of the site will remain. An enhanced 15-foot buffer is shown to provide screening to the adjacent RS-30 zoned property (Parcel 5039 035R) to the east.

BUILDING ELEVATIONS:

The application submittal included conceptual building elevations for each of the four elevations of the proposed 5-story 221,015 sq. ft. 65-foot tall multi-family building including the proposed exterior material finishes and colors. As these are conceptual depictions of the proposed building elevations, no determination has been made as to conformance with the city's UDO requirements for architectural design standards and exterior building materials. A more thorough review will be conducted upon receipt of the architectural plan set during permitting review to ensure compliance with these requirements.

CONCURRENT VARIANCES:

Included in the application submittal is a request for six (6) variances/waiver from Chapter 200 of the Snellville Unified Development Ordinance. Analysis and staff recommendation of each request is provided below.

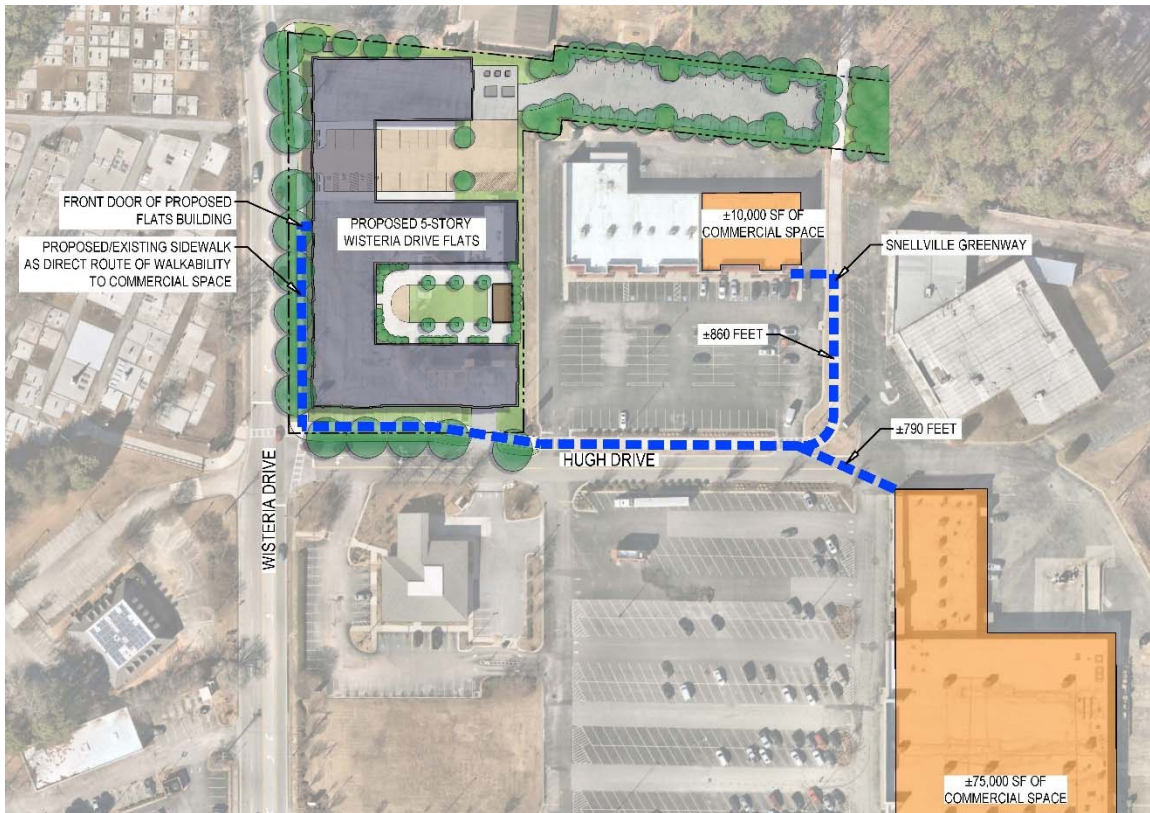
1. Request: Variance from UDO Sec. 206-3.1.F.2.E. (Commercial Floor Area Requirement) to waive the requirement for a minimum of 50,000 sq. ft. onsite commercial floor area for development of 300 Towne Center Flat units (5,000 sq. ft. per 30 units).

Variance Analysis: One of the use standards for the Towne Center Flat dwelling type is sites containing thirty (30) or more Towne Center Flat dwelling units must provide a minimum of 5,000 sq. ft. of commercial floor area for each additional thirty (30) units, or fraction thereof, unless a variance is granted in conformance with the following:

- (f) Variance requests may only be approved when the applicant demonstrates that all Towne Center flat buildings are located within 1,000 feet of at least 15,000 square feet of existing commercial space. This distance is measured by the most direct route of travel on ground in the following manner:
 - i. From the lobby entrance of each proposed building housing a Towne Center flat;
 - ii. In a straight line to the nearest public sidewalk, walkway, street, road or highway by the nearest route;
 - iii. Along such public sidewalk, walkway, street, road or highway by the nearest route;
 - iv. To the main entrance of the existing commercial floor area;

The applicant contends that the project site is located within 1,000 linear feet of existing commercial area of 15,000 sq. ft. or greater, as measured by the most direct route.

Recommendation: The applicant provided a commercial space walkability exhibit demonstrating that the proposed project site is located within 860± feet of 10,000 sq. ft. of commercial space and within 790± feet of 75,000 sq. ft. of retail and commercial space in the Wisteria Square Shopping Center.



Wisteria Drive Flats | Commercial Space Walkability Exhibit

The Planning Department recommends *APPROVAL*.

2. **Request:** Variance from UDO Sec. 205-1.14.B. (Storefront Street Requirements): to allow the two existing curb cuts on Wisteria Drive and Hugh Drive for property access.

Variance Analysis: The Towne Center Overlay District provides additional regulations for buildings and uses abutting a *Storefront Street*, defined as “A public or private street intended for a higher standard of design and walkability. Storefront streets include Oak Road that portion within the TCO District, Wisteria Drive, Clower Street, Hugh Drive, and other streets specifically designated through a condition of rezoning.”

Except for hotel and motel uses, curb cuts and driveways are not permitted along any storefront street when vehicular access may be provided from an alternative street

located immediately adjacent to a contiguous property. This is designed to reduce or prohibit the number of driveways bisecting any storefront street to increase walkability along the storefront streets and minimize pedestrian-vehicular conflicts.

Recommendation: Since there is no existing or planned alternative street located immediately adjacent to the subject property, access to the property can only be provided along Wisteria Drive and/or Hugh Drive. No variance is required to utilize the existing curb cuts on Wisteria Drive and Hugh Drive for the project.

3. Request: Variance from Sec. 205-1.14.D. (Storefront Street Requirements): to allow development and use of the *Stacked Flat* building type for buildings abutting a storefront street which are limited to *Mixed-Use buildings* or *Shopfronts*.

Variance Analysis: Although twelve (12) building types are allowed within the Towne Center Overlay District, the overlay district limits buildings abutting a storefront street to **Mixed-use buildings**, defined as “a multi-story building type that typically accommodates ground floor retail, office or commercial uses with upper-story residential or office uses. Not for ground floor dwelling units except when such units are not along a street-facing façade” or **Shopfronts**, defined as “a single-story building type that typically accommodates single-use retail or commercial activity. Not for residential uses”

The Mixed-use building shall contain a minimum of eight-percent (80%) of the ground level/first floor building areas devoted to retail, restaurant, and/or entertainment uses open to the general public, or ground floor dwelling units except when such units are not along a street-facing façade.

The applicant contends The Grove development stands as a pioneering model for revitalizing downtown Snellville. Building upon this success, the Towne Center Flats project endeavors to introduce higher-density housing options to the city's core. Given the wealth of nearby commercial and retail establishments, and considering prevailing market dynamics, further expanding commercial space by an additional 30,000 square feet seems unnecessary. Instead, the focus should be on enticing residents to reside closer to and bolster the existing commercial and retail landscape, offering a more sustainable strategy for community growth and support.

The Tomlin apartment complex nearby has thrived without ground floor commercial-retail, showing that success can be achieved through a residential-focused approach. Throughout the Towne Center District, there exists a balanced blend of residential and commercial elements, facilitated by a well-defined pedestrian corridor. This alignment closely adheres to the objectives outlined in the Snellville 2045 Comprehensive Plan, underscoring the effectiveness of such a mixed-use approach in fostering a vibrant and sustainable urban environment.

Recommendation: The Planning and Development Department recommends *APPROVAL* of this variance to allow residential uses on the ground floor. The intent of this code

requirement is to ensure that commercial and residential uses are located within close proximity of each other in the Towne Center. Given the location of the development and the walkability to the Towne Center core there should be no adverse impacts with the approval of the variance.

TRAFFIC IMPACT ANALYSIS:

The applicant submitted a Traffic Impact Study, prepared April 30, 2024 by A&R Engineering, Inc. for SPG Planners + Engineers based on a mid-rise multi-family residential development consisting of 171 units in downtown Snellville.

The purpose of the traffic impact study is to identify the traffic impacts associated with the proposed development on the surrounding roadway network. The report summarizes the data collected, proposed access points, projected traffic at the study intersections, analysis of traffic impacts including level of service (LOS), and conclusions from the analysis. Traffic count data was collected on Tuesday, March 26, 2024. Gwinnett County schools were in session.

Vehicle Trip Generation Results

The proposed multi-family development will generate 769 net new daily (24-hour) trips. The highest peak hour volume, for the driveway access locations, is expected during the AM peak hour with 64 total peak hour vehicle trips (15 inbound and 49 outbound). The PM peak hour expects to have 67 total peak hour vehicle trips (41 inbound and 26 outbound) as shown in the Table 4 below:

TABLE 4 – TRIP GENERATION								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
ITE 221 – Multifamily Housing (Mid-Rise)	171 units	15	49	64	41	26	67	769

Future Traffic Operations

The future “No-Build” and “Build” traffic operations were analyzed using the volumes in Figure 6 and Figure 7 of the study, respectively. The results of the future traffic operations analysis are shown below in Table 5. The results of the future traffic operations analysis show that all the study intersections will operate at a level-of-service “D” or better in both the AM and PM peak hours.

TABLE 5 – FUTURE INTERSECTION OPERATIONS				
Intersection	LOS (Delay)			
	NO-BUILD		BUILD	
	AM Peak	PM Peak	AM Peak	PM Peak
1 <u>Wisteria Drive @ Hugh Drive</u> -Eastbound Approach -Westbound Approach -Northbound Left -Southbound Left	C (16.8)	C (19.1)	C (17.5)	C (19.5)
	B (14.0)	C (24.6)	C (16.9)	D (29.8)
	A (0.0)	A (8.7)	A (0.0)	A (8.6)
	A (8.7)	A (8.5)	A (8.8)	A (8.6)
2 <u>Wisteria Drive @ Site Driveway 1</u> -Westbound Approach -Southbound Left	-	-	B (13.3)	B (14.6)
			A (8.6)	A (8.4)
3 <u>Hugh Drive @ Site Driveway 2</u> -Eastbound Left -Southbound Approach	-	-	A (7.3)	A (7.6)
			A (8.7)	A (9.1)

Conclusions and Recommendations of the Traffic Study:

Traffic impacts were evaluated for the proposed 171 units of mid-rise multi-family residential development that will be located at 2380 Wisteria Drive in Snellville, Georgia. The development proposes access at the following existing driveway locations:

- Site Driveway 1: Full-access driveway on Wisteria Drive
- Site Driveway 2: Full-access driveway on Hugh Drive

Existing and future operations after completion of the project were analyzed at the intersections of:

- Wisteria Drive @ Hugh Drive
- Wisteria Drive @ Site Driveway 1
- Hugh Drive @ Site Driveway 2

The analysis included the evaluation of Future operations for “No-Build” and “Build” conditions, both of which account for increases in annual growth of through traffic. The results of the future traffic operations analysis show that all the study intersections will operate at a satisfactory level-of-service “D” or better in both the AM and PM peak hours.

The following access configuration is recommended for the site driveway intersections.

- Site Driveway 1: Full access driveway on Wisteria Drive
 - One entering and one exiting lane (Existing).
 - Stop-sign controlled on the driveway approach with Wisteria Drive remaining free flow.
 - Provide/confirm adequate sight distance per AASHTO standards.
- Site Driveway 2: Full access driveway on Hugh Drive
 - One entering and one exiting lane (Existing).
 - Stop-sign controlled on the driveway approach with Hugh Drive remaining free flow.
 - Provide/confirm adequate sight distance per AASHTO standards.

During site development plan review, Gwinnett County Department of Transportation and the City Engineer is responsible for review and approval of the proposed access drives at Wisteria Drive and Hugh Drive.

CONCLUSION AND STAFF RECOMMENDATION:

In conclusion, the Department of Planning and Development recommends the following actions:

- A. **APPROVAL** of RZ 24-03, application to amend the City of Snellville Official Zoning Map from BG (General Business) District to TC-R (Towne Center Residential) District.
- B. **APPROVAL** of SUP 24-02, application for Special Use Permit for 171 Towne Center Flat (stacked flat) units.

- C. **APPROVAL** of variance from Sec. 206-3.1.F.2.E. (Commercial Floor Area Requirement): Waive the requirement for a minimum of 30,000 sq. ft. onsite commercial floor area for development of 171 Towne Center Flat units (5,000 sq. ft. per 30 units).
- D. **APPROVAL** of variance from Sec. 205-1.14.D. (Storefront Street Requirements): to allow development and use of the *Stacked Flat* building type for buildings abutting a storefront street.

The recommendations above are subject to the attachment of the following recommended **Conditions:**

1. The property shall be developed in general accordance with the conceptual rezoning site plan entitled “Wisteria Drive Flats”, dated 5-14-2024 (stamped received 5-14-2024), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after submitting a Change in Conditions application and receiving recommendations by the Planning Department and Planning Commission.
2. All variances and conditions approved 2-13-2018 by the Snellville Board of Zoning Appeals for case #BOA 18-01 are repealed.
3. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
4. Signs higher than 15 feet or larger than 225 square feet are prohibited.

EXHIBIT "A"

As Amended 6-12-2023

Article 4. Towne Center Districts | Chapter 200. Zoning and Land Use
Sec. 204-2.TC-R Towne Center Residential

Sec. 204-2. TC-R Towne Center Residential

204-2.1. Purpose.

The purpose of this district is to provide for a variety of housing options near the Towne Center's mixed-use core. See Sec. 205-1.1 (TCO Purpose) for additional purposes.

204-2.2. Use Provisions

See Sec. 206-2 (Allowed Use Table).

204-2.3. Site Development Standards

See Chapter 200 Article 7 (Site Development) for parking and loading, buffer and screening, landscaping, tree ordinance, lighting, signs, and utility requirements.

204-2.4. Building Types

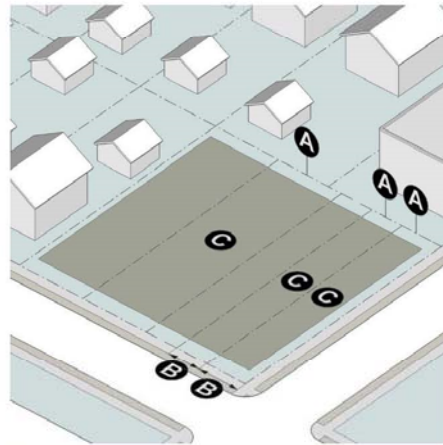
Building type requirements apply in the TC-R district and the following types are allowed:

- A. Detached house
- B. Carriage house
- C. Cottage court
- D. Semi-detached house
- E. Townhouse
- F. Walk-up flat
- G. Stacked flat
- H. Civic building

204-2.5. Architectural Standards

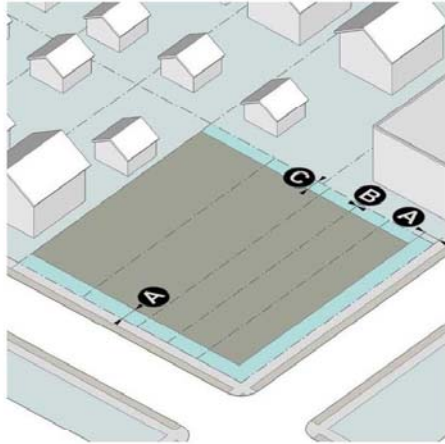
See Sec. 201-4 (Enhanced Architectural Standards).

204-2.6. Dimensional Standards



Site Standards		
Residential Density (by Special Use Permit):	As approved by City Council	
Amenity Space Requirement:	5% of site min. (all sites)	
Civic Space Requirement:	10% of site min. (sites over 5 acres)	
Lot Standards		
	(A) Area	(B) Width
Detached House:	2,500 sf	25 ft.
Carriage House:	Same as principal structure	
Semi-Detached House:	2,500 sf	25 ft.
Townhouse:	800 sf	20 ft.
Cottage Court:	1,200 sf	20 ft.
All other Building Types	1,600 sf	30 ft..
Lot Coverage		
(C) All Building Types:	70% max.	

204-2.7. Building Placement

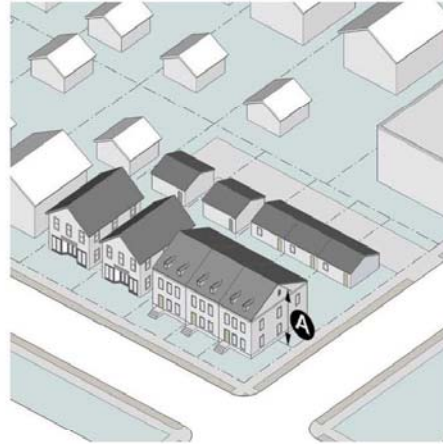


Building Setbacks

Ⓐ Front, Side (Street):	5 ft. min.
Ⓑ Side (Interior):	0 ft. min.
Ⓒ Rear (no alley):	3 ft. min.
Ⓒ Rear (alley):	10 ft. min.

Greater side setbacks, greater rear setbacks, and greater building separation may be required as established by the applicable building or fire codes.

204-2.8. Bulk and Mass



Building Height

Ⓐ Max. Height in Stories:	5 stories or 75 ft., whichever is less
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204-2.9. TCO Standards

The Towne Center Overlay applies in the TC-R District. See Sec. 205-1 (Towne Center Overlay).