

Proposed “Townhome Residential” Subdistrict Text – draft

VIII. TOWNHOME

The Townhome development district is specifically designed to allow and provide for areas of attached, single-family development in a clustered lot pattern with a common usable open space system that is integral part of the development. This will include new single-family townhomes consisting of two (2) to four (4) story buildings. Typically, a townhome development has a density between 7 to 20 dwelling units per acre.

No single-family detached development is allowed within the Townhome development district.

All properties located within a Townhome development district shall be developed in accordance with the development regulations and standards applicable to a property located within the Urban Center District as described in Mercer Crossing Code, Ordinance 2868, except as follows:

A. Development Regulations

a. Area

- a) *Minimum lot area:* 1,540 sf
- b) *Minimum lot width:* 22 feet
- c) *Minimum lot depth:* 70 feet
- d) *Minimum dwelling unit area:* 1,400 square feet
- e) *Maximum lot coverage:* 80%

b. Height

a) *Building Height:*

- (1) The height of the principal building is measured in stories.
- (2) Unless otherwise indicated on an approved Site Plan, each principal building shall be not less than two (2) stories or more than four (4) stories in height.
- (3) Enclosed amenity spaces affiliated with townhome development are encouraged.

b) Finished Floor Elevation:

- (1) The ground story finished floor elevation shall be no less than eighteen (18) inches above the adjacent street top of the curb.

c) Story Height:

- (2) Except for those areas constituting individual unit interior hallways and bathrooms, upper stories shall have at least nine (9) feet of clear interior height and a maximum story height of fourteen (14) feet (floor to ceiling).

c. Siting

a) Street Façade:

- (3) Those portions of the building façade adjacent to the required minimum build to line may include jogs of not more than three (6) feet in depth except as otherwise provided to allow bay windows, shop fronts and balconies.
- (4) No complex of townhomes shall exceed 200 feet in length.

b) Buildable Area:

- (1) Buildings may occupy any portion of the lot behind the RBL, exclusive of any setbacks required by this Code.
- (2) A total open area equal to at least fifteen percent (15%) of the total buildable area shall be preserved on every lot. Such total open area may be located anywhere behind the property line.

c) Lot Setbacks:

- (1) All lot setbacks shall be established by the Detailed Site Plan.

d) Garage and Parking:

- (1) Each dwelling unit shall contain a 2-car garage in addition to required parking spaces.
- (2) The garage door shall be setback 10 feet from the rear property line.

e) Unbuilt Common Lot Line Treatment:

- (1) A privacy fence or a screening area may be constructed along that portion of a common lot line not otherwise occupied by a building.

d. Elements

a) *Fenestration:*

- (1) Blank lengths of wall exceeding twenty (20) linear feet are prohibited on all RBLS.
- (2) Fenestration on the ground story façade that is facing streets shall comprise at least forty percent (40%), but not more than ninety percent (90%), of the façade area situated between two (2) and ten (10) feet above the adjacent public sidewalk on which the façade fronts.
- (3) Fenestration on upper story façade that is facing streets shall comprise at least twenty-five percent (25%), but no more than seventy-five percent (75%), of the façade area per story (measured as a percentage of the façade between floor levels).

b) *Building Projections:*

- (4) Awnings, balconies, stoops and roof decks are encouraged.

B. Architectural Standards

a. Materials

- (1) The following materials are permitted:

Primary Materials (50% of each façade or greater):

Brick and tile masonry, native stone (or synthetic equivalent)

Secondary Materials (no greater than 50% of each façade):

Stucco (cementitious finish), high quality hard wood, Hardie-Plank equivalent or better siding

Accent Materials (no greater than 5% of each façade):

Pre-cast masonry (for trim and cornice elements only), Gypsum Reinforced Fiber Concrete (for trim elements only), Metal, Split-Faced block (only for piers, foundation walls and chimneys)

C. Landscaping

- (1) In addition to the trees requirements for streets and open spaces, the requirement for one tree for each 2 dwelling units shall be met. All trees planted may be

clustered or dispersed throughout the site and must be indicated on the landscape plan.

(2) All utilities must be placed underground.

D. Administration:

- (1) The requirements and procedures for approval, modification, expiration, and extension of Concept Plans, Site Plans, and Special Exceptions set forth in Article VI which are applicable to development of property within an Urban Center District shall apply to the development of property within a Townhome development district.