

NEIGHBORHOOD DESIGN: LOTS & BUILDINGS



MIXED USE



STACKED RESIDENCE



ATTACHED RESIDENCE



SIDEYARD RESIDENCE



SMALL LOT DETACHED



MODERATE LOT DETACHED



LARGE LOT DETACHED

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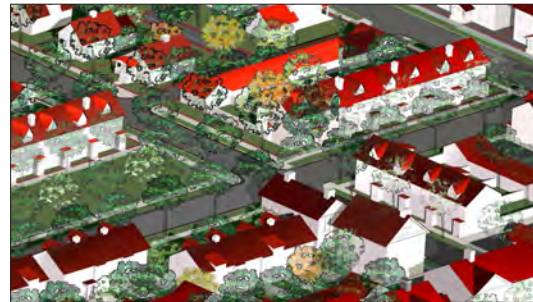
NEIGHBORHOOD CENTER

RANGE OF LOT SIZE:
2,000-8,000 s.f.



NEIGHBORHOOD ATTACHED

RANGE OF LOT SIZE:
3,000-6,000 s.f.



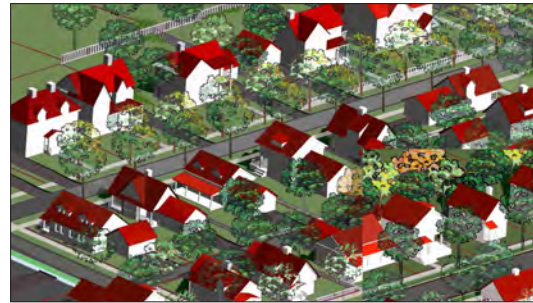
NEIGHBORHOOD GENERAL

RANGE OF LOT SIZE:
6,000-10,000 s.f.



NEIGHBORHOOD DETACHED

RANGE OF LOT SIZE:
10,000-15,000 s.f.



NEIGHBORHOOD RURAL

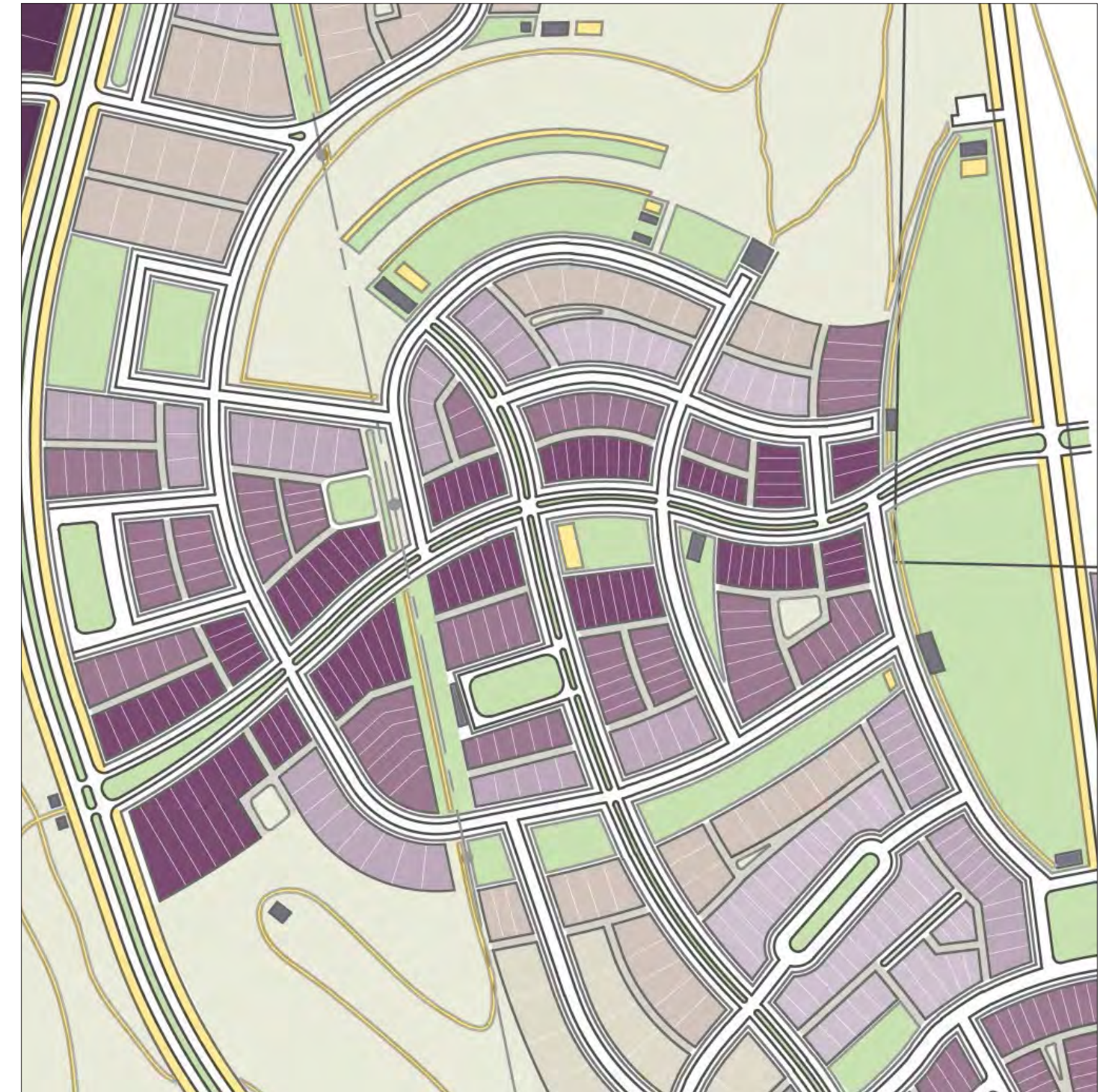
RANGE OF LOT SIZE:
15,000-25,000 s.f.



TYPICAL NEIGHBORHOOD CONDITIONS

KEY

- NEIGHBORHOOD CENTER
T-5.0
- ATTACHED RESIDENCE
T-4.5
- GENERAL RESIDENCE
T-4.0
- DETACHED RESIDENCE
T-3.5
- LARGE LOT RESIDENCE
T-3.0
- RURAL RESIDENCE
T-2.5



NEIGHBORHOOD CONDITIONS

BUILDING TYPES

NEIGHBORHOOD CENTER

T-5.0 ZONE
MIXED USE

COMMERCIAL
MIXED USE
FLEX-USE
STACKED RESIDENCE

NEIGHBORHOOD ATTACHED

T-4.5 ZONE
ATTACHED RESIDENCE

FLEX-USE
STACKED RESIDENCE
ATTACHED RESIDENCE
SIDEYARD RESIDENCE

NEIGHBORHOOD GENERAL

T-4.0 ZONE
SMALL LOT RESIDENCE

TOWNHOUSE RESIDENCE
SIDEYARD RESIDENCE
SMALL LOT DETACHED

GENERAL / DETACHED

T-3.5 ZONE
MODERATE LOT RESIDENCE

SIDEYARD RESIDENCE
MODERATE LOT DETACHED:
HOUSE
COTTAGE

NEIGHBORHOOD DETACHED

T-3.0 ZONE
LARGE LOT RESIDENCE

LARGE LOT DETACHED:
HOUSE
COTTAGE

NEIGHBORHOOD RURAL

T-2.5 ZONE
RURAL RESIDENCE

ESTATE LOT DETACHED:
HOUSE
COTTAGE

STREET ELEVATIONS

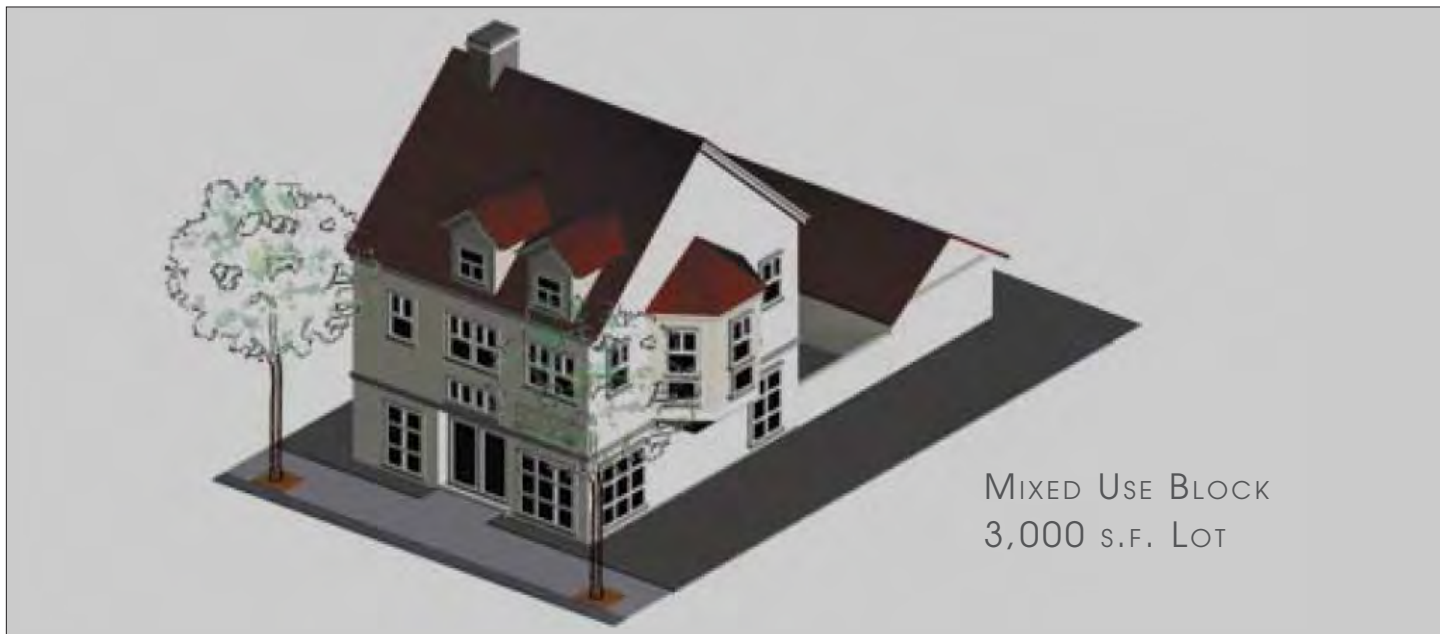


NEIGHBORHOOD CENTER

LOT SIZE: 2,000 - 8,000 s.f. (RANGE)



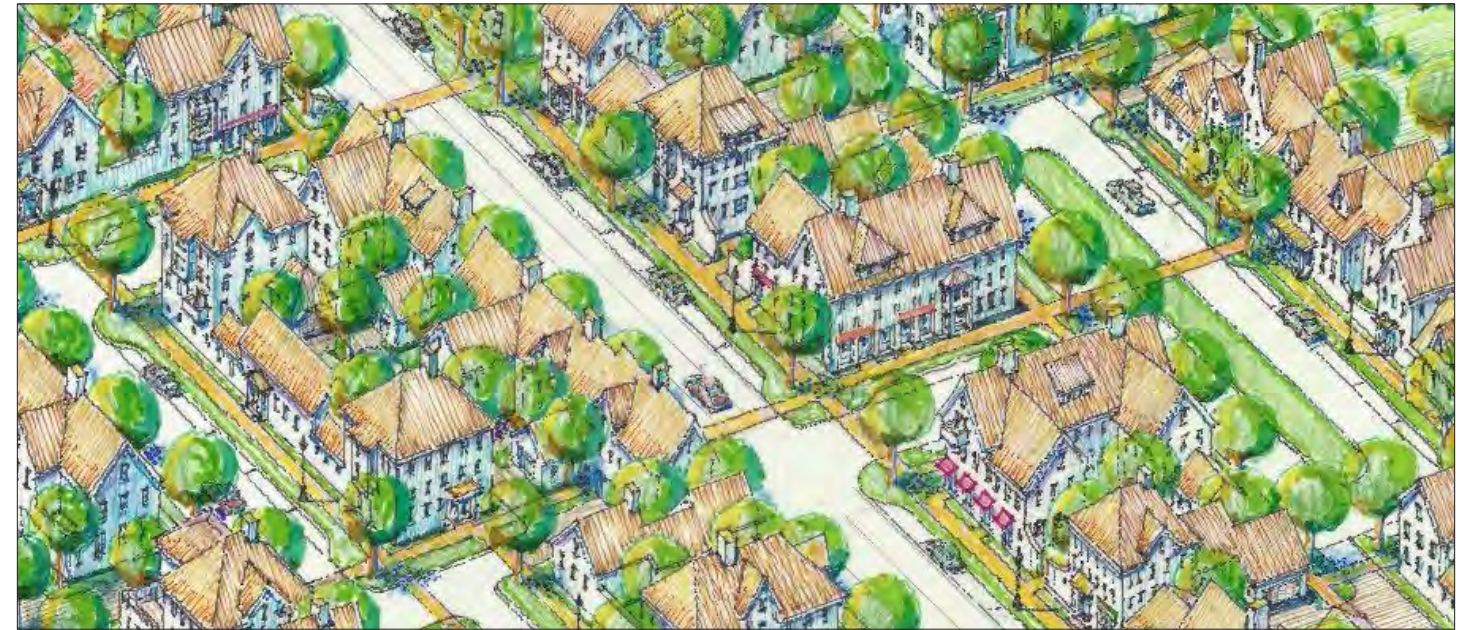
STREET VIEW



STREET ELEVATION

NEIGHBORHOOD CENTER

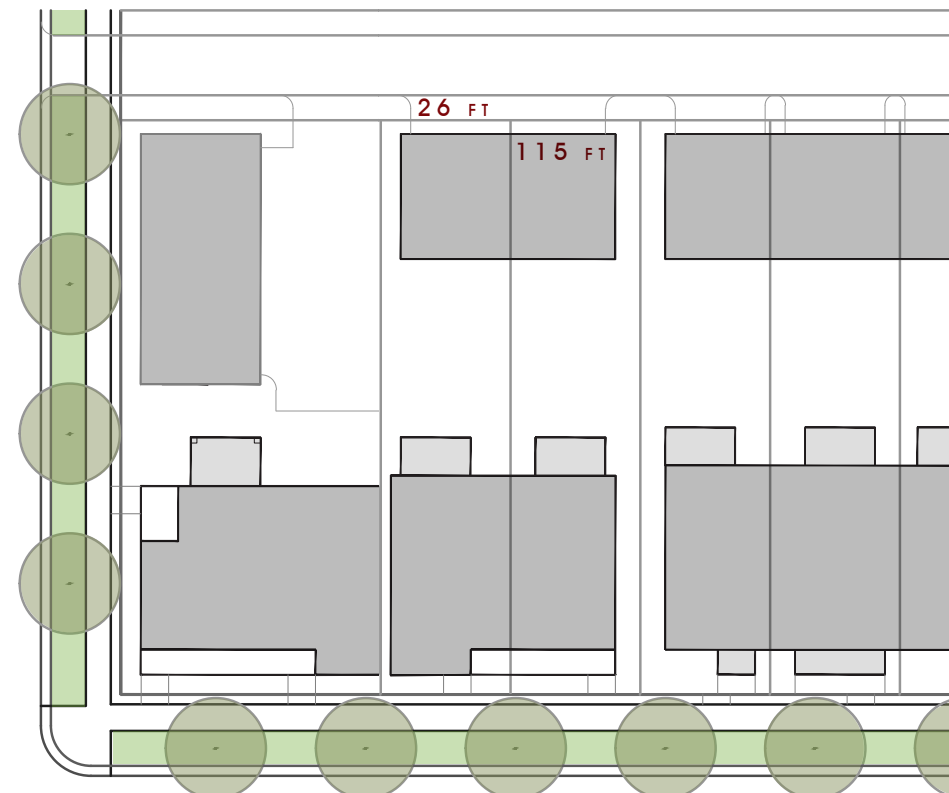
DENSITY: 11.0 - 15.0 DU/AC



AERIAL VIEW

BUILDING TYPES:

COMMERCIAL
MIXED USE
STACKED RESIDENCE



LOT (EXAMPLE): 3,000 s.f.



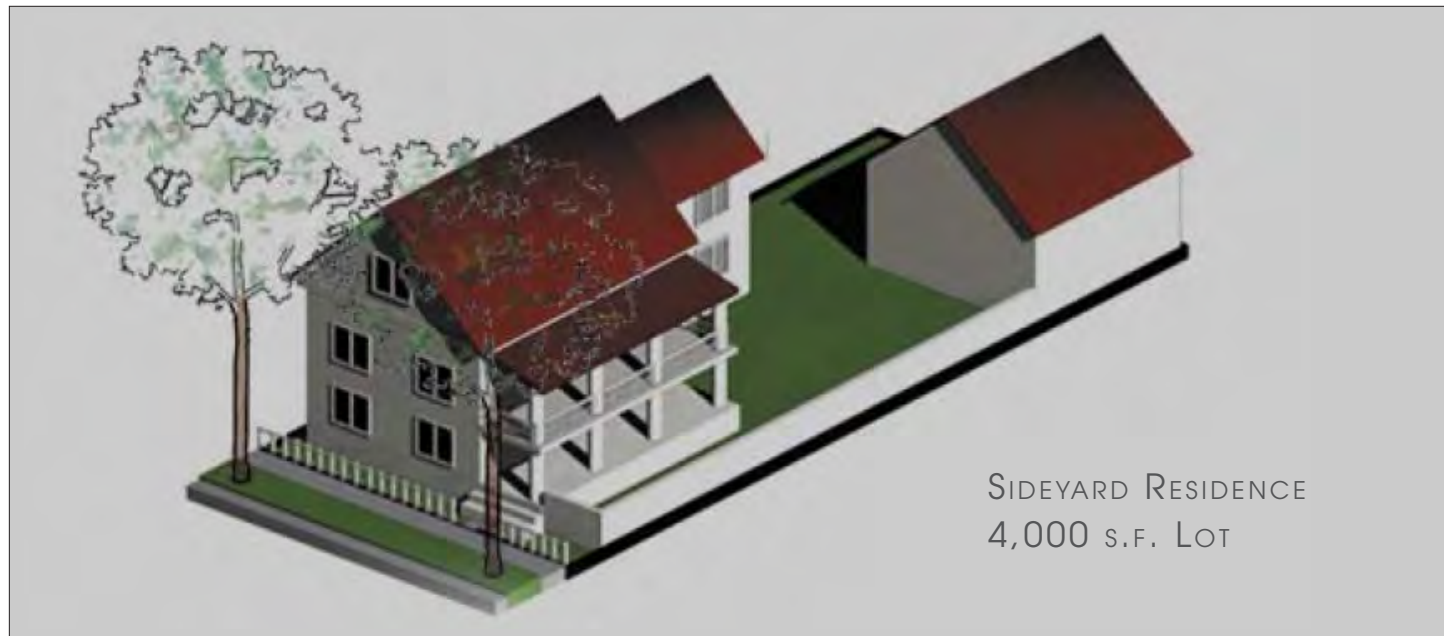
IMAGES

NEIGHBORHOOD ATTACHED

LOT SIZE: 3,000 - 6,000 s.f. (RANGE)



STREET VIEW



STREET ELEVATION

NEIGHBORHOOD ATTACHED

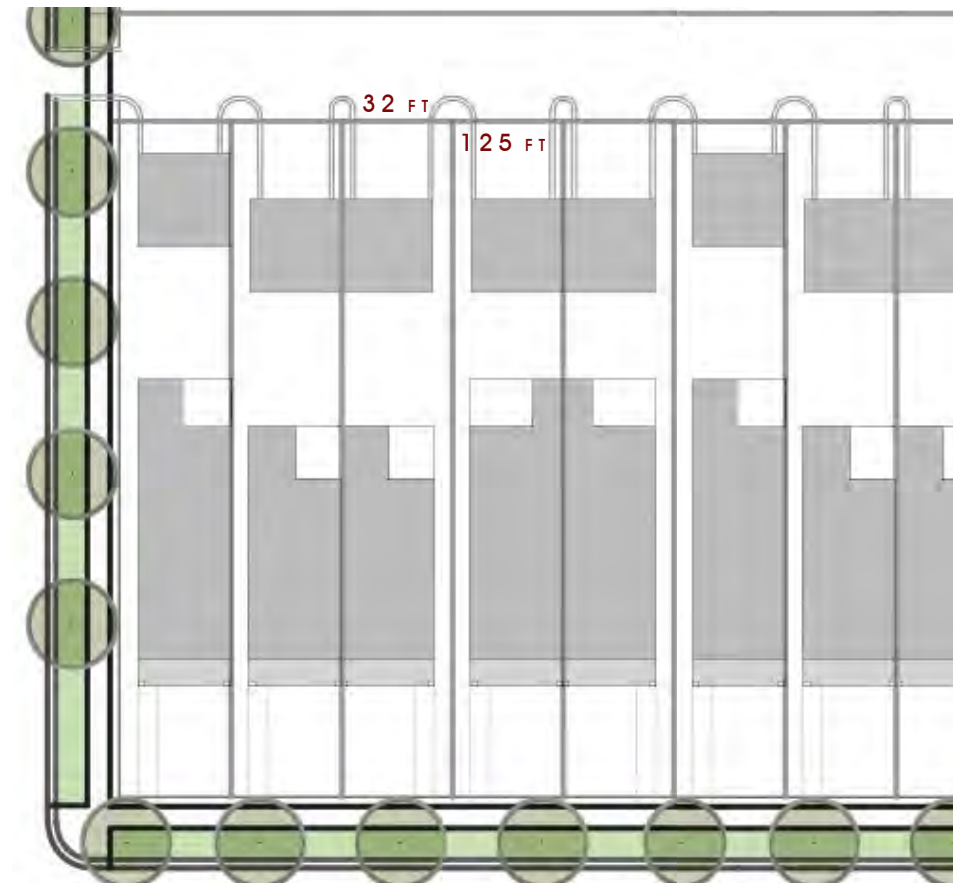
DENSITY: 5.5 - 11.0 DU/AC



AERIAL VIEW

BUILDING TYPES:

FLEX USE
STACKED RESIDENCE
ATTACHED RESIDENCE



LOT (EXAMPLE): 4,000 s.f.



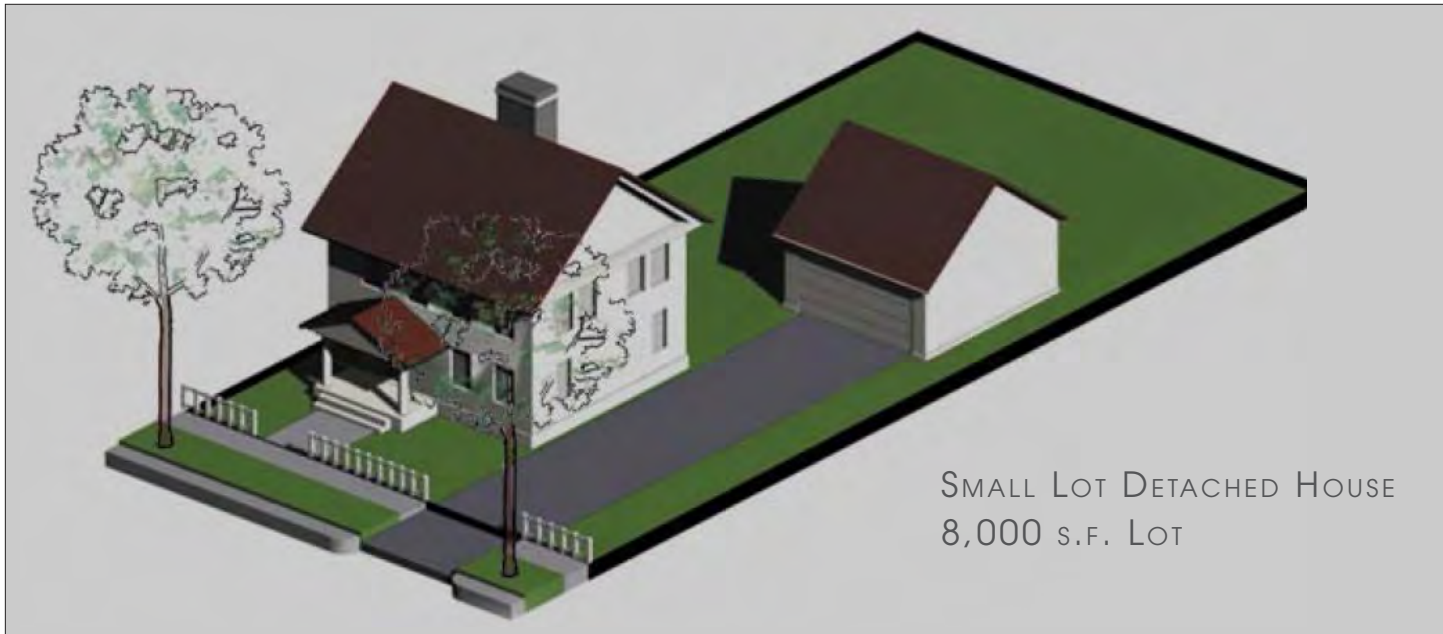
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NEIGHBORHOOD GENERAL

LOT SIZE: 6,000 - 10,000 s.f. (RANGE)



STREET VIEW



STREET ELEVATION

NEIGHBORHOOD GENERAL

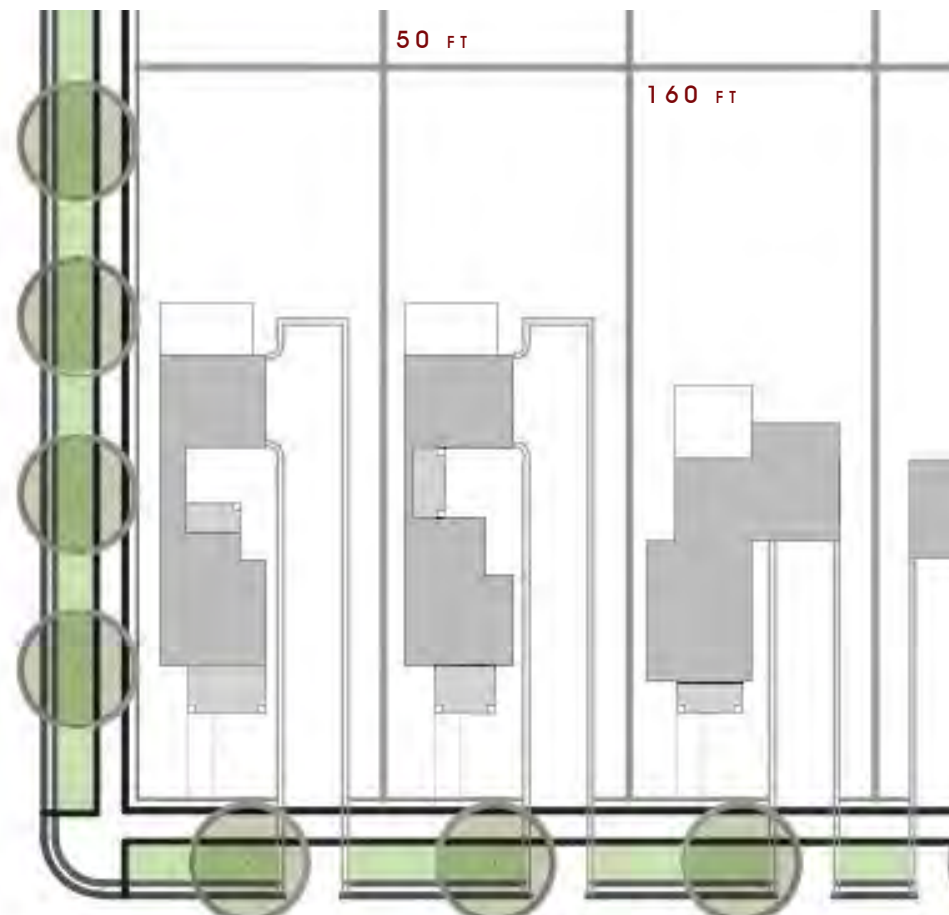
DENSITY: 3.5 - 5.5 DU/AC



AERIAL VIEW

BUILDING TYPES:

- TOWNHOUSE RESIDENCE
- SIDEYARD RESIDENCE
- SMALL LOT DETACHED



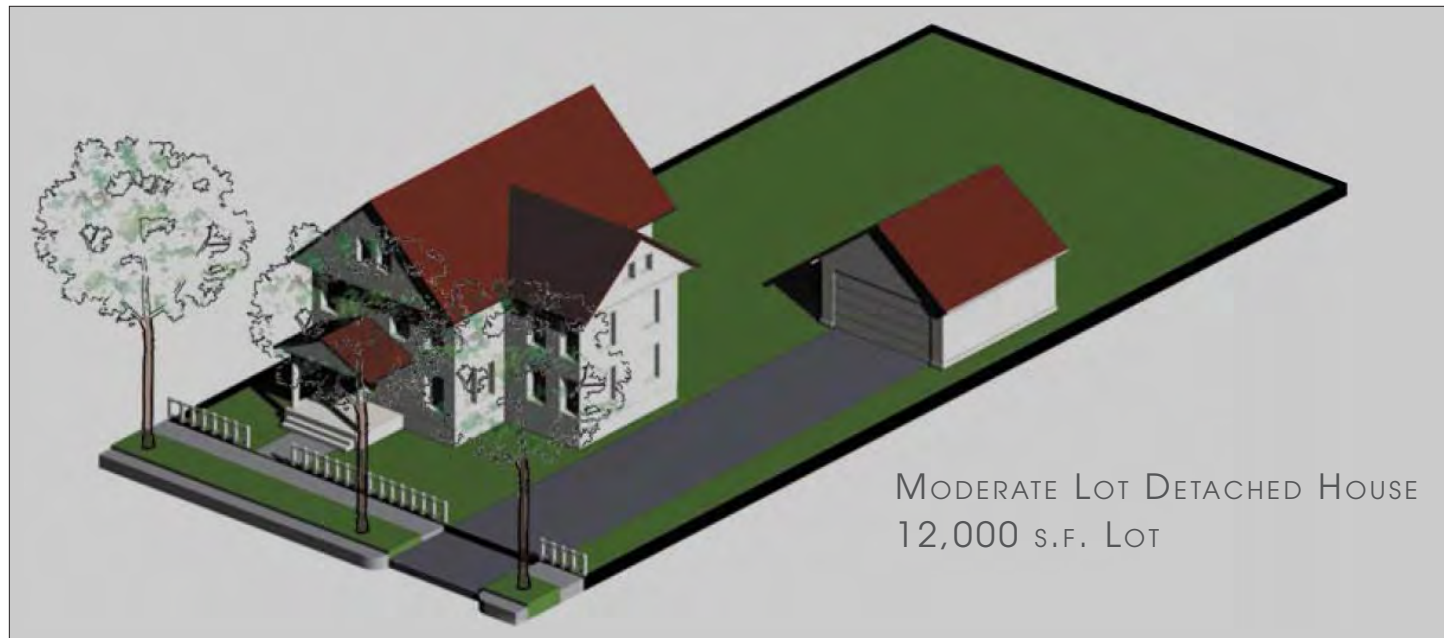
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NEIGHBORHOOD DETACHED

LOT SIZE: 10,000 - 15,000 s.f. (RANGE)



STREET VIEW



STREET ELEVATION

NEIGHBORHOOD DETACHED

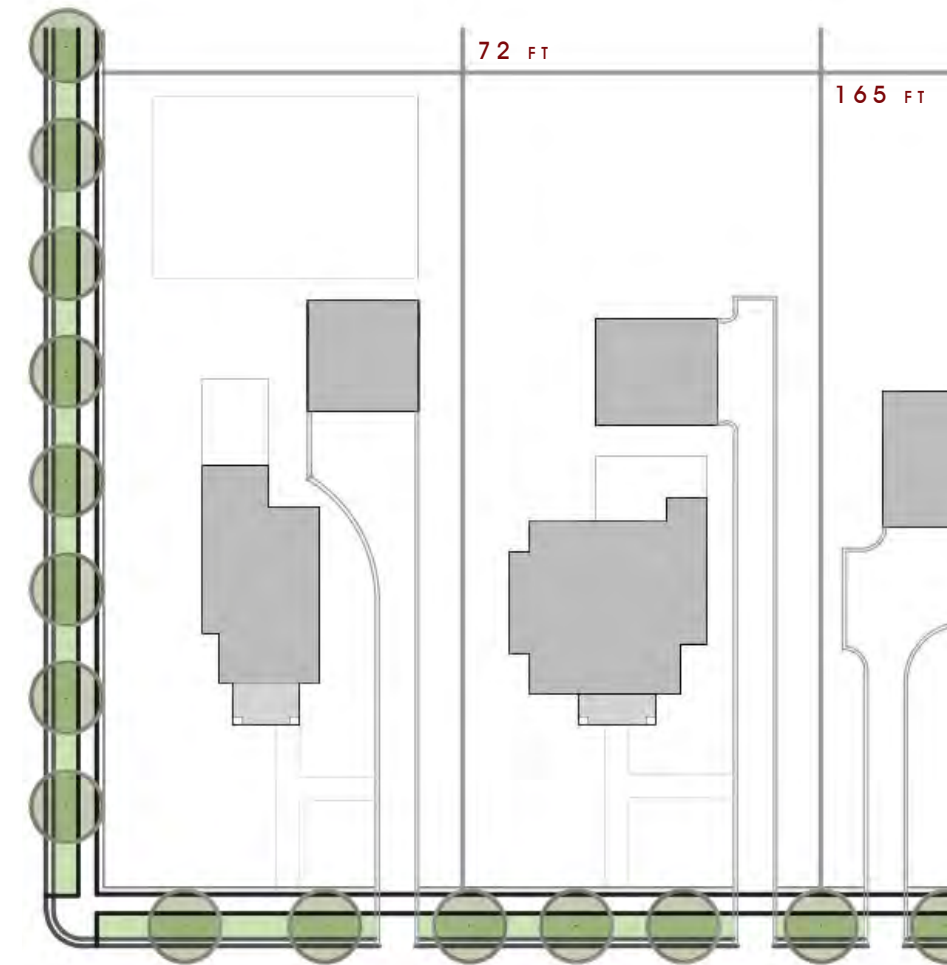
DENSITY: 2.2 - 3.5 DU/AC



AERIAL VIEW

BUILDING TYPES:

MODERATE LOT DETACHED HOUSE
COTTAGE



LOT (EXAMPLE): 12,000 s.f.



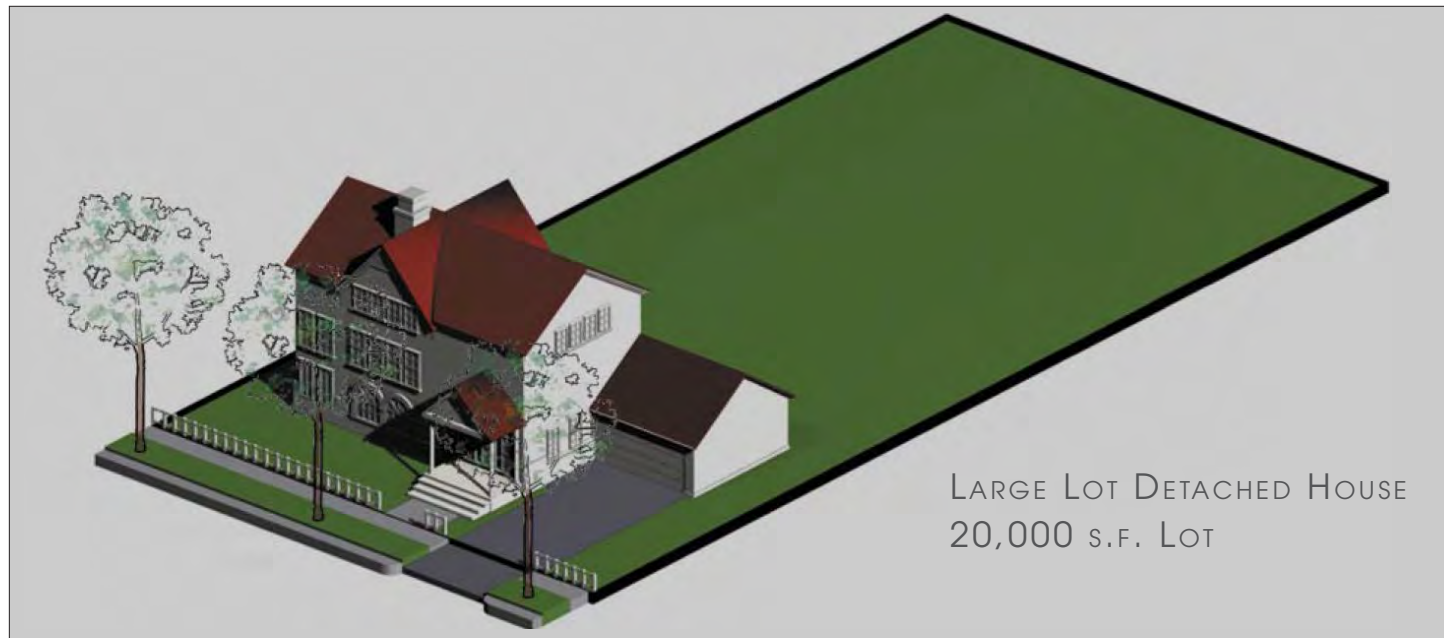
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NEIGHBORHOOD RURAL

LOT SIZE: 15,000 - 25,000 s.f. (RANGE)



STREET VIEW



STREET ELEVATION

NEIGHBORHOOD RURAL

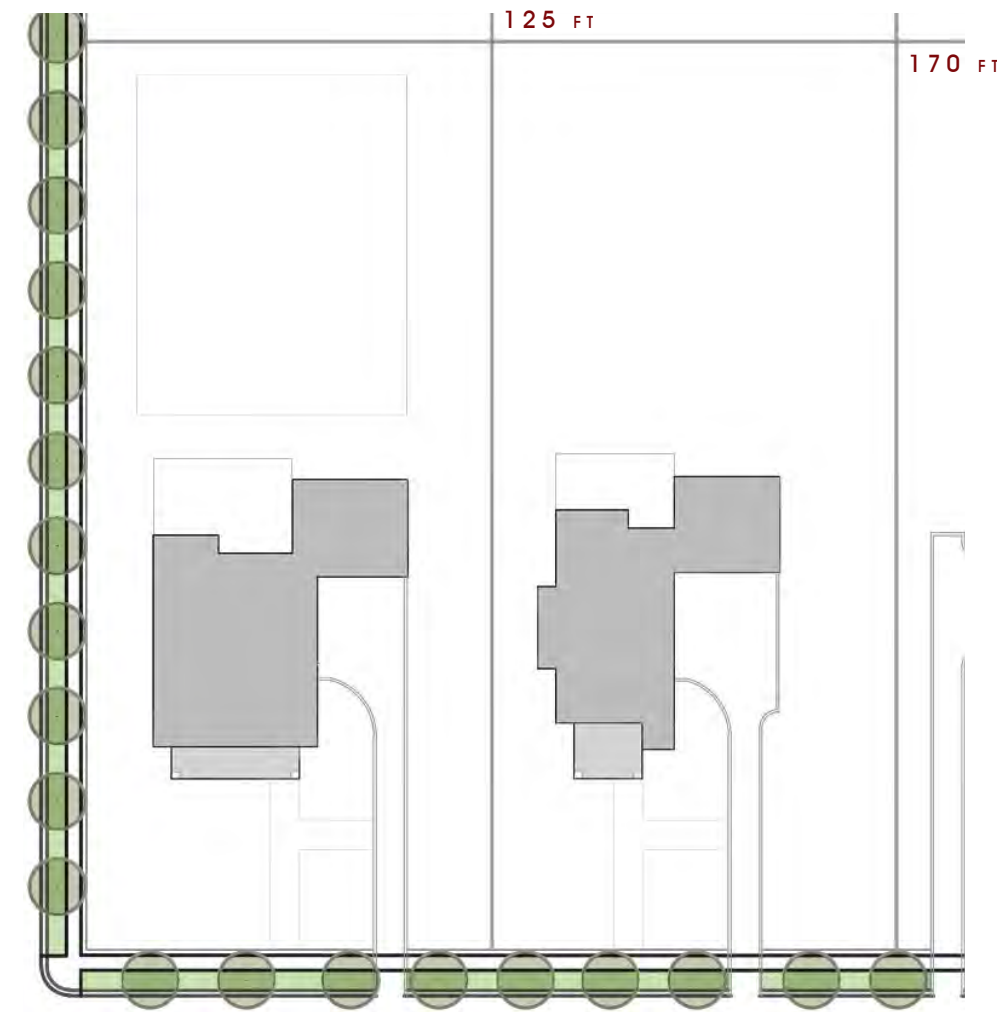
DENSITY: 1.5 - 2.2 DU/AC



AERIAL VIEW

BUILDING TYPES:

- DETACHED HOUSE
- DETACHED COTTAGE
- ACCESSORY DWELLING



LOT (EXAMPLE): 20,000 s.f.



IMAGES