

Table 29.1201(7)-4
Village Residential (F-VR) Floating Zone Urban Regulations
Single Family Attached/Side-Yard House

URBAN REGULATIONS	F-VR ZONE
General Requirements	<p>All building design shall be submitted to and approved by the Town Architect.</p> <p>Single Family Attached Dwellings are permitted in the Neighborhood General and Neighborhood Central.</p> <p>Single Family Attached Dwellings shall be constructed on lots that are between 24 and 48 feet wide.</p>
Building Placement	<p>There shall be a mandatory build-to-line of 0 to 15 feet and the build-to-line shall be constant for a street face. The build-to-line shall be measured from a porch or stoop where a porch or stoop is a design element of the Single Family Attached Dwelling.</p> <p>Single Family Attached Dwellings shall have no required setback from side lot lines.</p> <p>Single Family Attached Dwellings built in attached groups shall not exceed 12 units in a single group.</p> <p>Where no building wall is present along the front property line, a fence or garden wall shall be constructed on the property line.</p> <p>Single Family Attached Dwellings may extend to meet garages if the extensions remain 5 feet from the side property line.</p> <p>All single family attached dwelling lots shall have access from an alley.</p> <p>Garages may be attached or detached to the principal single family attached dwelling structure.</p> <p>Garages shall be located no closer than 8 and more than 24 feet from the rear lot line.</p> <p>Garages may be constructed on the interior side lot line or 15 feet from the side lot line in a corner condition.</p>
Design Elements	<p>The front façade of Single Family Attached Dwellings shall be composed of a single plane and contain a minimum number of outside corners.</p> <p>Porches or stoops are required and shall encroach in the areas between the build-to-line and the front property line.</p> <p>Porches or stoops shall extend along the side of a Single Family Attached Dwelling in a corner condition and shall be a minimum of 40% of the length of the wall of the Single Family Attached Dwelling to which it is attached.</p> <p>Porches or stoops shall have a depth of between 6 and 8 feet.</p> <p>Walls of a Single Family Attached Dwelling facing the side of another Single Family Attached Dwelling shall not contain windows that will create visual access to the other Single Family Attached Dwelling structure.</p> <p>Fences and garden walls that may be constructed shall be constructed on the property lines and shall be constructed of a design and made of materials as proscribed in the Architectural Design Guidelines for the Village Residential Project.</p> <p>Openings in fences and walls shall be gated with a gate that is consistent with the Architectural Guidelines.</p> <p>Trash containers shall be in the area of the lot where parking is permitted and shall be screened from view.</p>
Use Requirements	Single Family Attached Dwellings shall be used for residential use only.
Height Restrictions	<p>Single Family Attached Dwellings may be either one or two stories in height. The height for single family attached dwellings in a single group shall be of the same height.</p> <p>The height of fences and walls shall not exceed 6 feet along the side rear lot line.</p> <p>And not exceed 3 feet when constructed between the build-to-line and the front property line.</p>
Parking Requirements	Each Single Family Attached Dwelling shall be required to provide two parking spaces in the area of the lot from behind the principal Single Family Attached Dwelling structure and the rear lot line.

Table 29.1201(7)-5
Village Residential (F-VR) Floating Zone Urban Regulations
Single Family Attached/Row-House

URBAN REGULATIONS	F-VR ZONE
General Requirements	<p>All building design shall be submitted to and approved by the Town Architect. Row-houses shall be permitted in the Neighborhood Center and Neighborhood General only.</p> <p>Row-houses shall be constructed on lots that are between 24 and 36 feet wide.</p>
Building Placement	<p>There shall be a mandatory build-to-line of between 0 and 15 feet, and the build-to-line shall be constant along a street face.</p> <p>Row-houses shall have no required side yard set back requirement except on a corner condition where there shall be a setback of 6 feet in the Neighborhood Center and 12 feet in the Neighborhood General.</p> <p>Row-houses built in attached groups shall not exceed 12 units in a single group nor have less than 3 units in a single group.</p> <p>Row-houses shall be constructed where the front façade of a Row-house shall extend along 100% of the frontage line.</p> <p>Where no Row-house is built, a wall or privacy fence shall be constructed on the property line.</p> <p>On a corner condition, Row-houses shall have entrances on both the front and side facades of the Row-house.</p> <p>The side of the Row-house shall resemble as much as possible a house front.</p> <p>Access for all Row-house lots shall be from an alley.</p> <p>Garages shall be attached and be built to the rear of the principal Row-house structure or may be detached but connected with a breezeway of at least 12 feet in width.</p> <p>Garages may be constructed with no side yard setback from interior lot lines.</p> <p>Garages shall be set back from the side lot line in a corner condition 6 feet in the Neighborhood Center and 12 feet in the Neighborhood General.</p> <p>Garages shall be setback from the rear property line no less than 8 feet and not more than 24 feet.</p>
Design Elements	<p>A covered porch or stoop is required.</p> <p>Open porches, stoops or balconies may encroach to the area between the build-to-line and the property line.</p> <p>Porches shall be between 6 and 8 feet deep.</p> <p>Balconies shall be 3 feet deep.</p> <p>On corner lot conditions, porches and stoops shall extend around the corner.</p> <p>A breezeway that may connect a Row-house with a garage on a corner lot condition shall be located adjacent to the interior side lot line farthest from the corner lot line.</p> <p>Opening in garden walls and privacy fences shall be gated.</p>
Use Requirements	<p>Row-houses shall be used for residential use only.</p>
Height Restrictions	<p>Row-houses shall be a minimum of 2 stories and a maximum of 3 stories in height.</p> <p>The height of fences and wall shall not exceed 6 feet in height along the side and rear lot lines, and shall not exceed 3 feet in height when constructed between the build-to-line and the front property line.</p>
Parking Requirements	<p>Each Row-house dwelling unit shall be required to provide two parking spaces.</p> <p>Parking spaces shall be located behind the principal Row-house structure.</p>