

BUILDING TYPE: HISTORIC COTTAGE COMMERCIAL

The requirements for **building siting and design** for Historic Cottage Commercial building types are revised to address development concerns. These changes will help ensure that the character of the neighborhood is not altered by new development.

Code revisions appear in **PURPLE**.

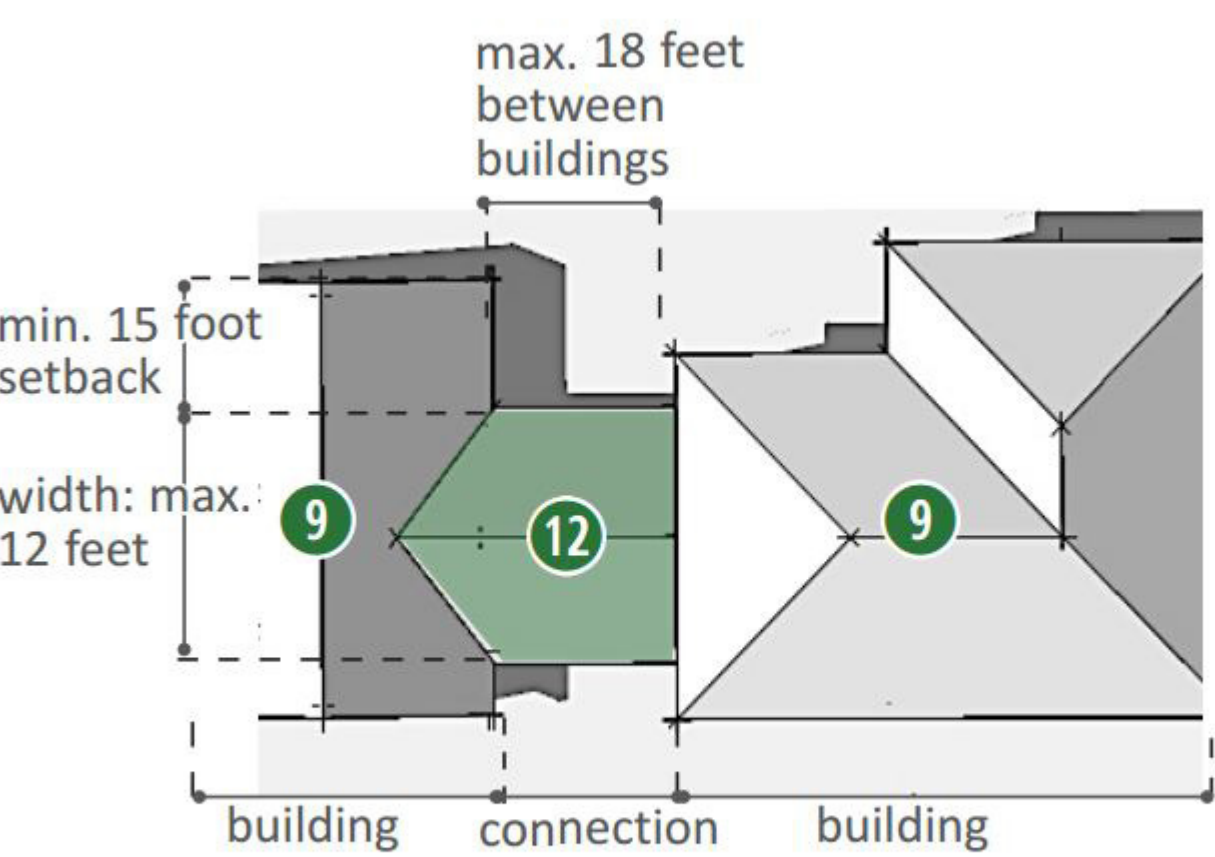
(7) Historic Cottage Commercial

(a) Building Siting		
1. STREET FRONTAGE		
Multiple Principal Buildings	Permitted	
Front-Principal Frontage Property Line Coverage	50% minimum	1
Occupation of Corner	Required	2
Non-Principal Frontage Street Property Line Coverage	60% maximum	3
Front RBZ	0-25 ft. [see note 1]	4
Corner Side RBZ	0-15 0-25 ft. [see note 1]	5
RBZ Treatment	Landscape, patio, or streetscape	6
Right-of-Way Encroachment	Projecting signs, eaves, awnings	
2. BUILDABLE AREA		
Side Yard Setback	3 ft.	7
Rear Yard Setback	5 ft.	8
Minimum Lot Width	30-ft.	9
Maximum Lot Width	None	10
Building Footprint	1800 sq. ft. maximum	11
Building Length	70-ft. maximum	
Building Spacing	18 ft. minimum	
Permitted Enclosed Connections between Buildings	Maximum 1 story, Maximum 12-ft. depth, Minimum 15-ft. setback from front facade	12
Max. Building Coverage	50% total	13
Max. Impervious Coverage	75%	14
Add'l Semi-Pervious Coverage	10%	
3. PARKING LOCATION, LOADING & ACCESS		
Parking Location	Rear or side, provided the minimum property line coverage is met; screened from principal frontages by building	15
Loading Facility Location	Not applicable	
Entry for Parking within Bldg	Not applicable	
Access	Refer to 153.062(N)(1)(c)	
(b) Height		
Overall Height:	Minimum Height Maximum Height	1 stories 2 stories
Ground Story Principal Frontage Floor to Floor Heights:	Minimum Height Maximum Height	8 ft. 11 ft.
All Other Stories Floor to Floor Heights:	Minimum Height Maximum Height	7.5 ft. 11 ft.
Maximum Height within 50 ft of any Lane abutting Single Family Residential:		1.5 stories

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(c) Uses (Refer to §153.059)		
Ground Story on Principal Frontage Street	Residential uses prohibited All uses except residential	20
Upper All Other Stories	All permitted uses	21
Parking within Building	Not permitted	
Occupied Space	Required on principal frontage	22
(d) Facade Requirements		
Refer to §153.062(D) through §153.062(K) for design requirements general to all buildings.		
1. STREET FACADE TRANSPARENCY		
Transparency	Minimum 25% 20%	23
Blank Wall Limitations	Required on ground story of street facades	
2. NON-STREET FACADE TRANSPARENCY		
General Transparency	Minimum 15%	
General Blank Wall Limitations	Not required.	
3. BUILDING ENTRANCE		
Principal Entrance Location	Street facade of each building	24
Street Facades: Number of Entrances	1 per every 30 ft. for buildings over 50 ft.	
Parking Lot Facades: Number of Entrances	Not applicable	
4. FACADE DIVISIONS		
Vertical Increments	No greater than 30 ft.	
Horizontal Facade Divisions	Required within 3 ft. of the top of the ground story.	
Required Change in Roof Plane or Type	At every vertical division	
5. FACADE MATERIALS		
Permitted Primary Materials	Stone, brick, wood siding	25
5. ROOF TYPES		
Permitted Types	Pitched roof, other types permitted with approval (refer to §153.062(C). Flat Roof and Parapet Roof limited to entranceways and bays.	26
Tower	Not Permitted	
Notes		
Note 1: When any front or corner property line is within five feet or less of the back of curb, the RBZ shall begin five feet off the back of curb to allow for adequate sidewalk width.		

Note: Graphic figures are intended to illustrate one result of one or more of the general requirements and do not represent all requirements or actual development.



Enclosed Connections between Buildings



Building & Impervious Coverage

