

Village Residential 2/10 (VR-2, VR-10)

District Character

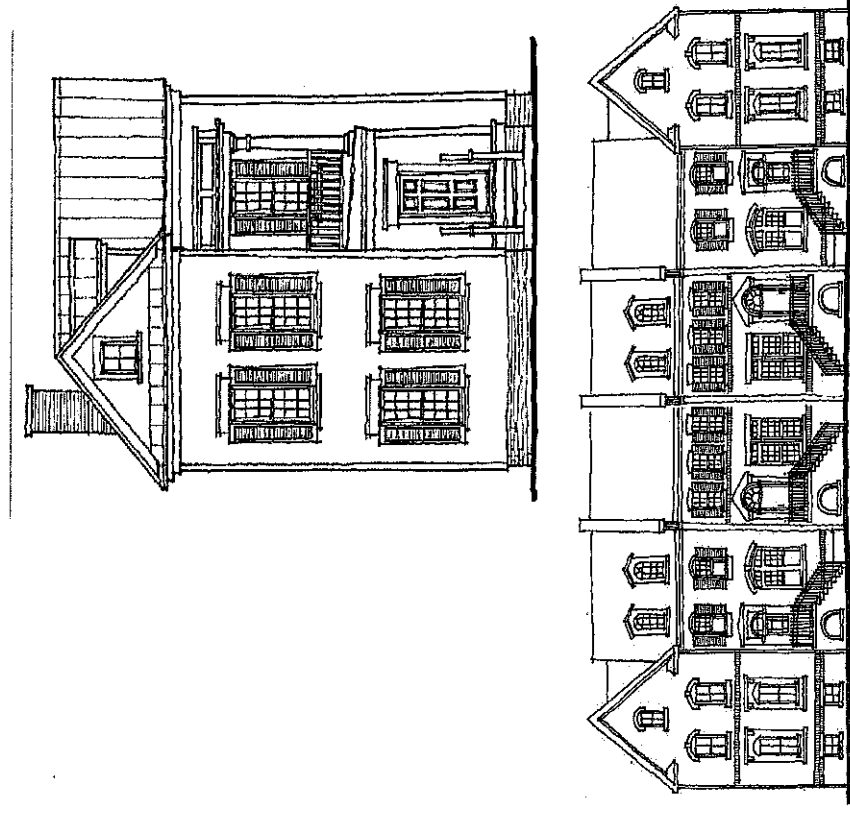
The purpose of the Village Residential Districts are to provide a variety of predominantly residential uses which include different housing opportunities while providing services such as parks, schools and convenience shops designed to encourage walking and biking minimizing the impact of the automobile. The intent is to create high quality residential neighborhoods, which are integrated with other neighborhoods, as well as other districts.

Village Residential 2 will act as a transition area within the southern portion of the Village north of Strawberry Lake Road.

Characteristics:

- New streets, bikeways, paths and trails should connect to existing adjacent neighborhoods and create a unifying circulation network.
- Traffic calming measures should be used to eliminate shortcuts and support a desirable living environment.
- Multiple connecting streets within a residential neighborhood should knit a neighborhood together, not from barriers.
- The street network should lead to major amenities such as retail centers, shops, schools, parks and community facilities.
- Street and path systems should focus on important vistas such as community buildings, woodlands or open spaces.
- There should be a wide variety of residential building types and living opportunities within a neighborhood including small lot single-family, duplexes, townhomes, row homes, garden apartments, and flats.

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- Residential densities shall generally transition from greater intensities near other districts or neighborhood nodes and to medium or lesser densities at community edges or major open space systems.



Parking: The following parking requirements per zoning code except for the following exceptions:

- Visitor parking for residential uses allowed on-street.
- Convenience retail parking on-street is allowed.
- Churches shall institute shared parking programs with convenience retail/business service uses adjacent. Each is allowed a 15% reduction in required parking.

STREETSCAPE

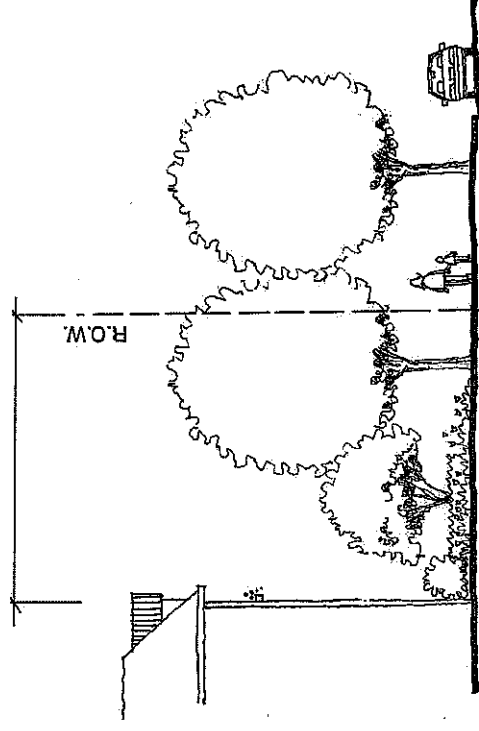
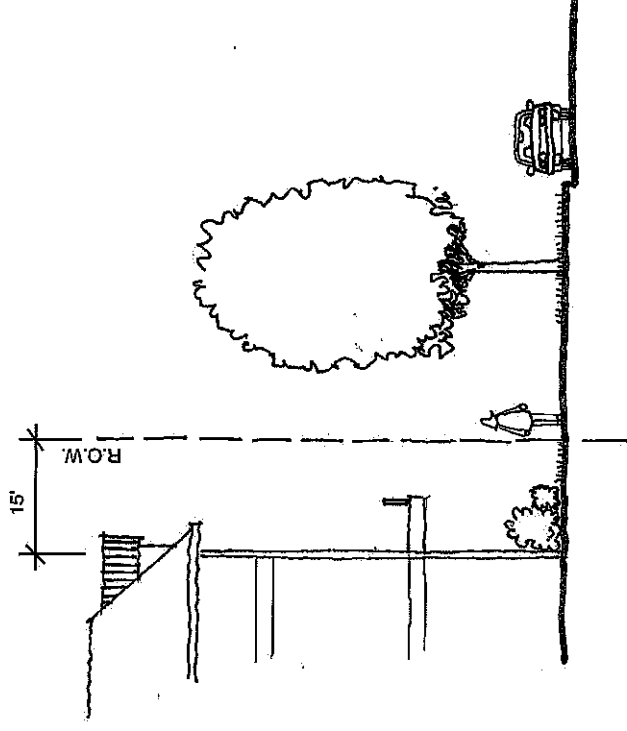
The following streetscape design improvements will help to enhance the pedestrian environment.

Lighting: Streetlights should be scaled for lighting the pedestrian way at approximately 12' in height and 50' o.c. Additional lighting may include accent lights along residential pathways or landscaping.

Street Trees: Street trees should be placed approximately 30 - 50' o.c. There should be bulbouts with accent trees at intersections and mid-block crossings.

Intersections: Pedestrian crossings should be clearly designated with wide striping at a minimum. Accent paving such as interlocking pavers, brick in accent bands or scored and sand blasted concrete are strongly encouraged.

Sidewalk Design: Sidewalks should be a minimum of 6 feet wide and wider when deemed appropriate.

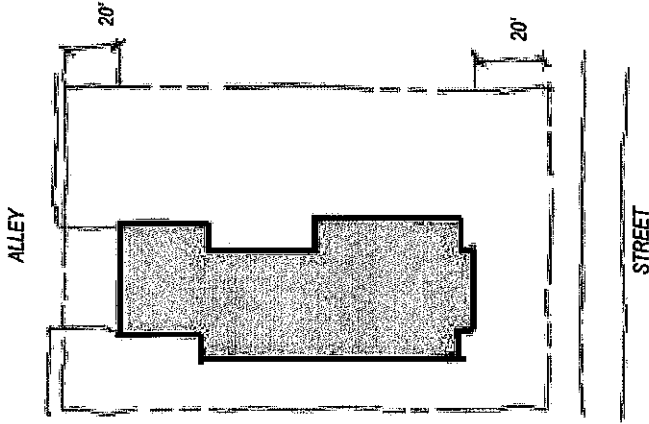


SITE PLANNING AND BUILDING TYPES

The following site planning and building type standards will help to create an attractive environment in the VR Districts:

Building Location: Buildings and site development should contribute to a cohesive urban pattern, define and frame the public street and open space system, and reinforce the overall goal of creating a walkable district.

Residential Frontage: Residential Buildings should be built to the street or have a minimal front porch setback with raised entries.



Building Design:
VR-10
Units range from 600 sq. ft. one bedrooms to 1,500 sq. ft. for three bedrooms.
Primary building entrances shall be oriented towards streets, parks or pedestrian plazas.
Ground floor units shall have individual entries directly from the street.
The buildings may be accessed through a common entry with an elevator and stair core to a series of double loaded corridors.
Buildings should be organized around a large semiprivate open space that provides for quality landscaping, tot lots and building buffer space.
Front yard setbacks shall generally range from 0-15 feet.

Façade Requirements:

- The architectural features, materials, and building articulation shall be continued on all sides visible from a public street.
- The front façade of the principal building shall face onto the public street.
- The front façade shall not be oriented to face directly to a parking lot.
- Porches, roof overhangs, pent roofs, or other similar architectural features shall define the front entrance to all residences.
- Front loaded garages are discouraged. Any front loaded garages must be recessed a minimum of 10 feet.

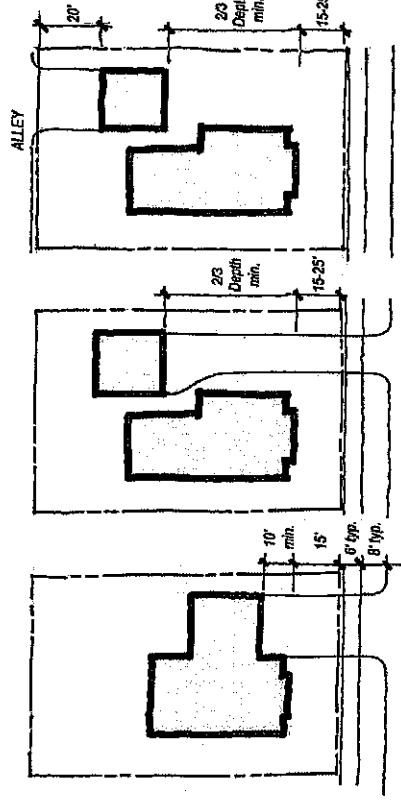
Open Space: Please refer to Chart 1 for appropriate open space provisions within the VR Districts.

Signage: Both districts may have address signage, accessory signage not exceeding two square feet, private traffic signs, and one real estate sign per dwelling unit for sale. Subdivisions are also permitted one sign per vehicle entrance, located on private property, and not to exceed 20 square feet. All signage is still subject to Zoning Ordinance requirements. In addition VR-8 may have the following:

- Up to eight square feet of accessory signage.
- Signs identifying community facilities. Not to exceed 15 square feet not closer than 30 feet to a single family residential property line.
- Garages with access from an alley



Garages with access from an alley



Garage setback from the front façade are encouraged.