

<b>Table 8B. Frog Pond East and South Neighborhoods Development Standards</b>										
<u>Land Use Map Urban Form Type Designation</u>	<u>Lot size requirements</u>	<u>Min. lot width/ street frontage per lot (ft.)</u>	<u>Max height (ft.)</u>	<u>Front Setbacks</u>	<u>Maximum Building Width Facing Street, or park when front of lot faces a park (ft)</u>	<u>Rear Min. (ft.)</u>	<u>Garages (note)</u>	<u>Side Min. (ft.)<sup>A B</sup></u>	<u>Min. distance Between multiple Buildings on same lot along street frontages and public viewsheds</u>	<u>Max. Lot Coverage (percent)<sup>C D</sup></u>
<u>Urban Form Type 1</u>	<u>Lots sized to accommodate at least a one-unit residential building meeting building code requirements and the other development standards in this subsection.</u>	<u>10</u>	<u>50-4 story</u>	<u>See Table 8C.</u>	<u>None<sup>K</sup></u>	<u>10</u>	<u>GE</u>	<u>5<sup>F</sup></u>	<u>Double the min. side yard setback that would be required for the larger of the two buildings on its own lot</u>	<u>80</u>
<u>Urban Form Type 2</u>		<u>15</u>	<u>40, 3-story<sup>H</sup></u>		<u>125 except that buildings over 100 feet cannot occupy entire block face.<sup>G I</sup></u>	<u>10</u>		<u>5<sup>F</sup></u>		
<u>Urban Form Type 3</u>		<u>15</u>	<u>100<sup>J</sup></u>		<u>15<sup>L</sup></u>	<u>5</u>				

**Notes:**

- A. On corner lots, minimum side setbacks facing the street are the same as minimum front setback. Maximum setbacks equivalent to front maximums also apply. See Table 8C.
- B. Side setbacks do not apply to shared walls at property lines between townhouse units
- C. Cottage clusters and ADUs are exempt from maximum lot coverage standards.
- D. For townhouses maximum lot coverage is calculated for the combined lots on which a single townhouse building sits rather than for each townhouse lot.
- E. Setbacks for residential garages are as follows:
  - 1. Front (street loaded): minimum 20 feet.
  - 2. Alley loaded with exterior driveway: minimum 18 feet or as necessary to create a 18 foot deep parking space not including alley curb.
  - 3. Alley loaded without exterior driveway: minimum 3 feet and maximum 5 feet.
- F. For Urban Form Type 1 and 2, side setbacks may be reduced as follows: (1) down to 3.5 feet for residential structures less than 70 feet wide (2) down to five percent of the building width at the front building line for buildings greater than 70 feet and less than 100 feet wide.

- G. For Urban Form Type 2, in lieu of meeting the maximum building width, an applicant may elect to articulate the facade and roof in a manner to create architectural separation of building masses. Such articulation shall include a minimum 2-foot setback of the wall from the primary facade as well as interruption of the roof plane. The setback articulation shall, at a minimum, be equal in width to the building separation required. The depth, width of articulation is not adjustable or subject to waiver or administrative relief under local or state law as it is an optional compliance method in lieu of meeting the standard maximum building width and separation standards. For the purpose of applying other articulation standards in Section 4.113, the portions of a building on either side of the articulation in lieu of building separation shall be considered separate buildings.
- H. In Urban Form Type 3, buildings greater than either two-stories or twenty-five feet in height shall have a minimum front setback of 20 feet.
- I. The minimum rear setback for a cottage cluster and Accessory Dwelling Unit (ADU) is 10 feet.
- K. Except as limited to meet connectivity and block length standards.