



POCKET RESIDENTIAL DEVELOPMENT

PURPOSE

- To encourage greater efficiency of land use by allowing compact infill development on aggregate sites.
- To stimulate new housing that is compatible in scale and character to established surrounding residential areas.
- To produce a broader range of building forms for residential development.
- To expand opportunities for home ownership, including both condominium and fee simple.
- To ensure that residents of such housing enjoy a high quality environment, with permanence, stability and access to green space.

APPLICABILITY

- Pocket residential Development is permitted within the R-8, R-12, R-17, C-17L and C-17 Districts. (Pocket Residential Development replaced the previous “Cluster Housing”)

BASIC DEVELOPMENT STANDARDS

A. Maximum Building Height

- 32 feet

B. Maximum Site Coverage

- 50%

C. Minimum / Maximum Site Size

- R-8 – 16,500 sf
- R-12 – 10,500 sf
- R-17, C-17L & C-17 – 7,500 sf /
- Subdivided development > 5 ac requires approval through Planned Unit Development process.

D. Site Setbacks

- Front Yard: 20 feet
- Side Yard, adjacent to other residential zoning: 10 feet
- Side Yard, fronting a street: 10 feet
- Rear Yard: 15 feet

E. Density

The density in a pocket residential development is limited to that allowed in the appropriate zoning district on a site of the same size.

F. Frontage:

Frontage on a public street is not required for lots in a pocket housing development provided that the planning and zoning commission determines through the subdivision process that the development provides for adequate access to the lot via easements, shared driveways or other means.

G. Parking

- One stall for each one-bedroom dwelling.
- Two stalls for each dwelling having two or more bedrooms.

H. Usable Open Space

Pocket Residential Development shall provide usable open space for residents. Such space may be either in a common, shared form or associated with individual units. The minimum required amount is 300 sf per dwelling unit. Such space shall be at least 15 feet in the narrowest dimension and shall be planted with grass and one tree minimum of 2" in cal for each 300 sf. Hard-surfaced patios or decks may occupy up to one-half of the required area.

I. Lot Size

There is no minimum lot size within a pocket residential development

DESIGN STANDARDS

A. GROUND LEVEL ACCESS

Intent:

To create the appearance of individual homes rather than apartments.

Standards:

Each dwelling unit shall have its own individual access from grade. Stacked Units with internal stairways accessed from grade are permitted.



Individual Access from Grade



Example of Individual Access for Each Unit



Example of Individual Access with Shared Open Space

B. PARKING LOTS

Intent:

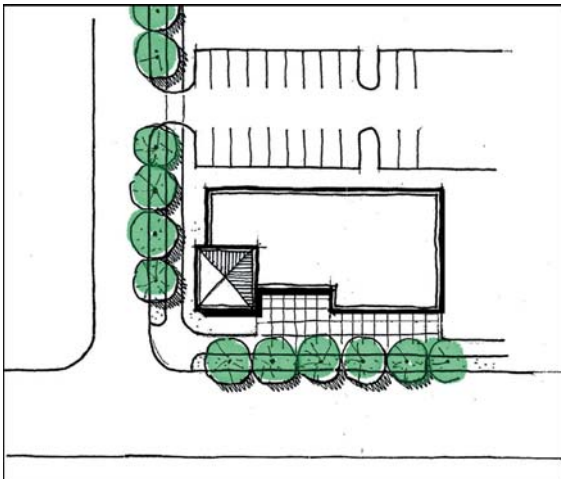
To ensure that parking is as unobtrusive as possible.

Standards:

1. If the development abuts an alley, parking shall be accessed from the alley.
2. Surface parking lots shall be screened both from the street and adjacent residential development by a combination of trees and shrubs. Trees shall be at least 2" in cal at the time of planting and no more than 30 feet apart. Shrubs shall be at least 30" in height at the time of planting. Decorative walls or fences no more than 48" in height may be used in lieu of shrubs.
3. All surface parking shall be paved with asphalt, concrete or unit pavers. Gravel is not permitted.



Planting Material Screen



Example of Surface Parking Accessed from Alley



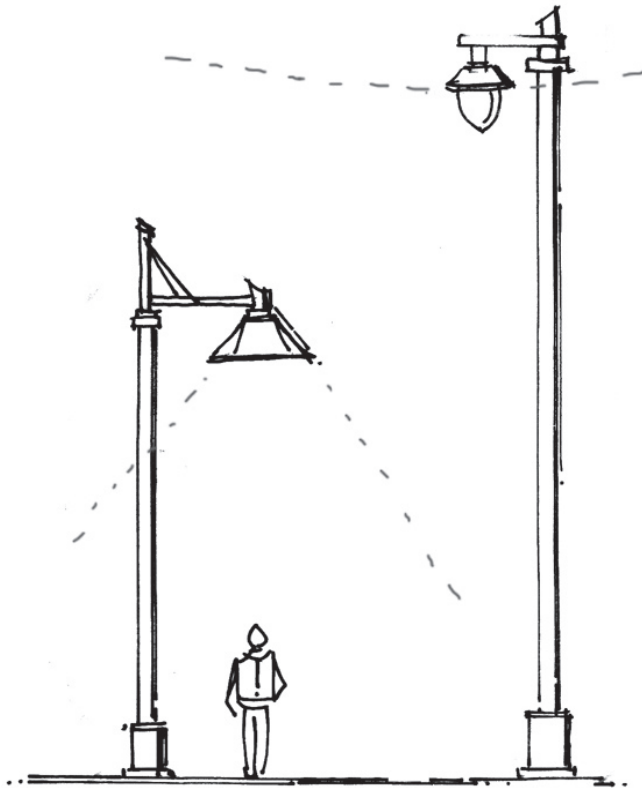
Example of Surface Parking Screened from Street

C. Lighting

Intent: To diminish the amount of glare and spillover from lighting

Standards:

1. Exterior lighting fixtures shall not exceed 1 foot candle in intensity.
2. Lighting fixtures shall be equipped with cutoff elements to direct light downwards



Cut-off Fixture vs Non-Cut-off Fixture



Example of Cut-off Fixture

D. Fencing

Intent:

To ensure a residential atmosphere.

Standards:

1. Chain link fence is not permitted.
2. Fencing higher than 48" shall not be permitted along any street frontage.



Residential Fence Along Street Frontage



Fencing Along Street No Higher than 48"



Residential Fencing

E. Materials

Intent:

To ensure a high quality level of development

Standards:

1. T-111 and metal siding is not permitted on any structure in R-8 or R-12 zone.
2. Metal siding is permitted on structures in R-17 or Commercial zones.



Examples of Acceptable Siding



Examples of Acceptable Siding Including Brick, Cedar Shake and Traditional Lap Siding

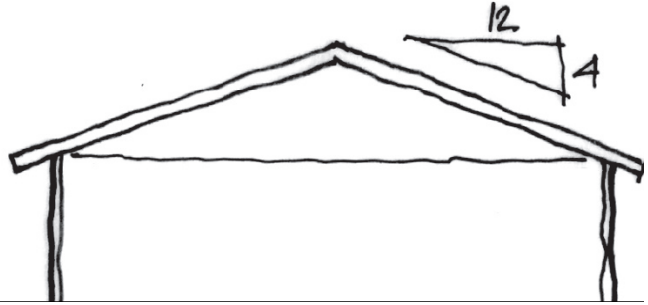
F. Roof Pitch

Intent:

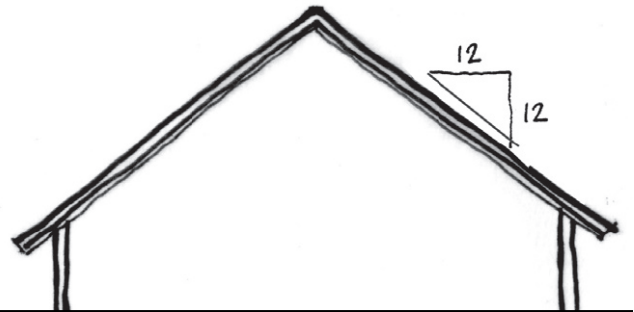
To ensure that rooflines present a distinct profile and appearance for the building and express the neighborhood character.

Standards:

In R-8 and R-12 districts, Roof pitch shall have a minimum slope of 4:12 and a maximum slope of 12:12.

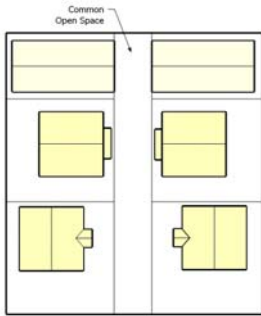


Minimum Slope 4:12



Maximum Slope 12:12

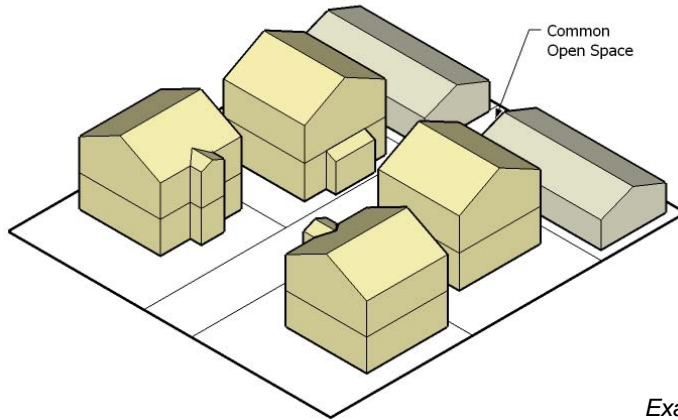
Illustrative Configurations



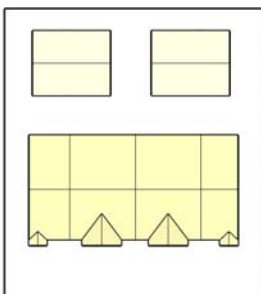
Separate ownership

Example Parcel in R-17

11,000 sq ft parcel
4 units
1200 sq ft ea



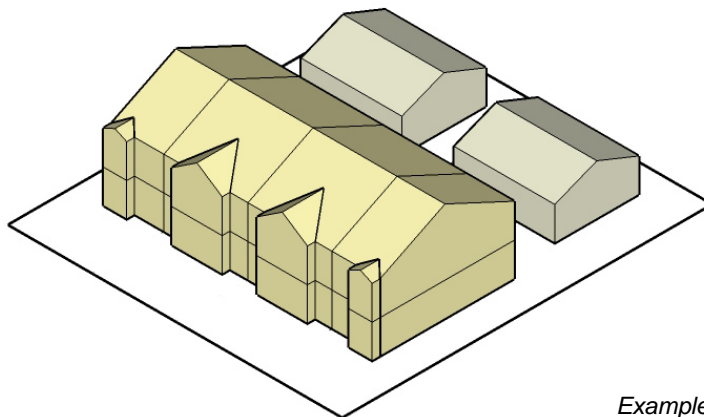
Example 1



Single ownership

Example Parcel in R-17

11,000 sq ft parcel
4 units
1200-1600 sq ft ea



Example 2