ATLAS WATERFRONT NEIGHBORHOOD DEVELOPMENT STANDARDS

DRAFT 02.28.2019
# TABLE OF CONTENTS

**Chapter One: Master Plan for the Atlas Waterfront Neighborhood**

1.1 Vision  
1.2 Illustrative Plan  
1.3 Anticipated Phasing  
1.4 How to use this document  
1.5 Design Review  

**Chapter Three: Development**  
3.1 Development Concept  
3.2 Street Frontages  
3.3 Block Standards  
3.4 Building Types  

DRAFT 02.28.2019
CHAPTER 1 - MASTER PLAN FOR THE ATLAS WATERFRONT NEIGHBORHOOD

DRAFT 02.28.2019
**VISION**

Create a Private Development Land Use and Public Space Plan that will:

- Support & Activate the Entire Waterfront Public Space
- Balance Public and Private Funding
- Create a Unique and Desirable Neighborhood that Reflects our Community Values
- Provide Pedestrian and Bike Access Throughout
- Create a Natural and Unique Neighborhood Identity
- Acceptable Trade-Off: Higher Density in Exchange for More Public Space (Inclusive of the Entire Waterfront as Public)
- Water Access is a Priority
- Reserving Commercial Property for Higher Wage-Job Creating Businesses is Supported

Establishes intended:

- Commercial and residential development quality, character and uses.
- Streetscape “look and feel” including pedestrian amenities
- Upland and waterfront trails, plazas, and park spaces character and general locations.
Anticipated Phasing
CHAPTER 3 - DEVELOPMENT

DRAFT 02.28.2019
3.1 DEVELOPMENT CONCEPT

1. Composition, Diversity and Flexibility

2. Detached Residence/Attached Residence/MF Residence
   - Detached Residence: location, neighborhood composition (min one floor plan per 8 unit increments, two roof plans per floor plan etc.), Architectural Variety (no identical elevations adjacent or opposing, min two siding Materials in project etc.) and Flexibility of switching to attached residence due to future market.
   - Attached Residence: location, neighborhood composition (min one floor plan per 8 unit increments, two roof plans per floor plan etc.), Architectural Variety (no identical elevations adjacent or opposing, min two siding Materials in project etc.) and Flexibility of switching to detached residence due to future market.
   - MF Residence: location, large house appearance or articulated architecture, allow identical elevation adjacent or opposing, min two siding materials per structure, variety of color etc.

3. Frontage Zone towards waterfront street
   - Orientation towards waterfront: architectural detail, step down in scale, special materials/color/form, side by side design compatibility, pedestrian connection between entrance and street etc.
   - Corner lot orientation: wrap porches, frontage quality trim & materials, relationship to public realm
   - Open side: side elevation is required, include pedestrian-friendly architectural treatments

4. Potential locations for cottage homes
3.1 DEVELOPMENT CONCEPT
3.1 DEVELOPMENT CONCEPT

KEY PLAN

RETAIL NODE

DRAFT 02.28.2019
FRONTAGE TYPES
DRAFT 02.28.2019
The design of the space between the street right-of-way and the face of buildings are key elements contributing to the character of a neighborhood and the quality of the pedestrian environment. Streetscapes and frontages should be appropriate to the setting and should vary by the character of the location. The diagrams and images illustrate typical frontages for Atlas Mall Redevelopment. Final designs will be developed at time of site plan approval.

LEGEND

- TYPE A - Residential Fronting Riverfront Street (Alley Loaded)
- TYPE B1 - Residential Fronting Interior Streets (Alley Loaded)
- TYPE C - Retail Frontage
- TYPE B1 - Residential Fronting Interior Streets (Alley Loaded) or Type B2 - Residential Fronting Interior Streets (Front Loaded)
- TYPE B1 - Residential Fronting Interior Streets (Alley Loaded) or Type C - Office or Retail Frontage
FRONTAGE TYPES

FRONRAGE TYPE A
-RESIDENTIAL FRONTING WATERFRONT STREET (ALLEY LOADED)

• To be used on residential parcels fronting Waterfront Street.

• Ground Plane: Shall be grass or groundcover.

• Furnishing Location: Street lights should be centered in the tree planting strip that is contiguous with the street curb.

• Street trees shall be planted in tree planting strip.

• Frontage Delineation: A green hedge or fence (metal/wood/stone) is encouraged along the sidewalk edge and shall be maintained at a height of approximately 36”. Each street shall be consistent in its frontage delineation.

• Entries for residential buildings: Ground floor units shall have Primary entries from corridor and shall be addressed from common building entry. Ground floor units are encouraged to also have a secondary entry from the sidewalk with a stoop that shall be raised a minimum of 2 risers and a maximum of 10 risers.
FRONTAGE TYPES
FRONTAGE TYPES

FRONRAGE TYPE B1
- RESIDENTIAL FRONTING INTERNAL STREETS
  (ALLEY LOADED)
  • To be used on residential parcels fronting internal streets.
  • Ground Plane: Shall be grass or groundcover.
  • Furnishing Location: Street lights should be centered in the tree planting strip that is contiguous with the street curb.
  • Street trees shall be planted in tree planting strip.
  • Entries for multi-family buildings with corridors: Primary entrances to buildings shall be ADA accessible per code. Ground floor units shall have Primary entries from corridor and shall be addressed from common building entry. Ground floor units are encouraged to also have a secondary entry from the sidewalk with a stoop that shall be raised a minimum of 2 risers and a maximum of 10 risers.
FRONTAGE TYPES

FRONTAGE TYPE B2
- RESIDENTIAL FRONTING INTERNAL STREETS (FRONT LOADED)

• To be used on parcels fronting internal streets.

• Ground Plane: Shall be grass or groundcover.

• Furnishing Location: Street lights should be centered in the tree planting strip that is contiguous with the street curb.

• Street trees shall be planted in tree planting strip.

• Entries for multi-family buildings with corridors: Primary entrances to buildings shall be ADA accessible per code. Ground floor units shall have Primary entries from corridor and shall be addressed from common building entry. Ground floor units are encouraged to also have a secondary entry from the sidewalk with a stoop that shall be raised a minimum of 2 risers and a maximum of 10 risers.
FRONRAGE TYPE C1
- OFFICE AND RETAIL FRONTAGE

- Entries: Shall be flush with exterior grade.

- Ground Plane: Shall be scored concrete or pavers from curb to face of building.

- Furnishing Location: A four foot furnishing zone should be established contiguous with the curb where street furniture shall be located.

- Street trees shall be planted in tree pits with tree grates.

- Café seating and product displays (flowers, food, etc.) are encouraged.

- Pedestrian walkway should be approximately 8’ wide.
FRONTAGE TYPES

FRONRAGE TYPE C2
- OFFICE AND RETAIL FRONTAGE

- Entries: Shall be flush with exterior grade.

- Ground Plane: Shall be scored concrete or pavers from the edge of grass strip to face of building.

- Furnishing Location: A four foot furnishing zone should be established contiguous with the curb where street furniture shall be located.

- Street trees shall be planted in tree pits with tree grates.

- Café seating and product displays (flowers, food, etc.) are encouraged.

- Pedestrian walkway should be approximately 8’ wide.
3.2 DEVELOPMENT BLOCKS KEY PLAN
BLOCK 1 - STANDARDS

Introduction / Use
- Residential block
- Development on Block 1 will help define the western gateway and western entry sequence into the Atlas Mill neighborhood.
- Future buildings on the west and south sides of the block play a key role in defining the upland streetwall and architectural character of the waterfront street.

Allowed Building Types
- Townhouse alley-loaded
- Duplex alley-loaded
- Single-Family alley-loaded
- Cottage Houses alley loaded

Lots
- Allowed lot width: 16’ – 50’
  Accommodates the range of building types allowed on this block
- Minimum width of corner lots: 16’ + 6’ = 22’
  Accommodates architectural elements where buildings must address a side street and/or vegetative screening at the end of an alley
- Allowed lot depth: 75’ – 90’

Corner lots
- Buildings on corner lots must physically address both streets
- The corner lots along the northern street may be converted so that the northern street becomes a primary frontage.

Setbacks
- Front (primary building wall): 15’
- Front (porches and projections): 9’
- Side (at street ends): 6’
- Side separation between buildings: 12’
  Zero lot line conditions allowed
- Rear: 4’

Building Height
- Minimum: 2 stories
- Maximum: 3 stories
- Maximum story height (floor to floor): 13’

Alley Conditions & Parking
- Access to all off-street parking shall be provided from the alley.
- Where an alley meets a public street, garages or vegetative screening are required to conceal alley parking from the adjacent street.
  - Concern about density / extent of parking in alley. Determine best way to deal with this.
  - Minimum number of garages?
  - Vegetation required at certain intervals?
- Off-street parking: maximum 2 off-street parking stalls allowed per unit

Perimeter Streets
- See block plan for frontage conditions
- On-street parking: allowed on all sides of this block
- Curb cuts are not allowed along Frontage A
- Alley curb cuts are allowed along all other street frontages.
- Curb cuts for individual driveways are not allowed on this block.
BLOCK 1 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

1. TOWNHOUSES

2. SINGLE FAMILY

3. MIX OF TOWNHOUSES, SINGLE FAMILY HOMES & COTTAGE HOUSES
BLOCK 2 - STANDARDS

Introduction / Use
- Residential block
- Development on Block 1 will help define the western gateway and western entry sequence into the Atlas Mill neighborhood.
- Future buildings on the west and south sides of the block play a key role in defining the upland streetwall and architectural character of the waterfront street.

Allowed Building Types
- Townhouse alley-loaded
- Duplex alley-loaded
- Single-Family alley-loaded
- Cottage Houses alley loaded

Lots
- Allowed lot width: 16’ – 50’
  Accommodates the range of building types allowed on this block
- Minimum width of corner lots: 16’ + 6’ = 22’
  Accommodates architectural elements where buildings must address a side street and/or vegetative screening at the end of an alley
- Allowed lot depth: 75’ – 90’

Corner lots
- Buildings on corner lots must physically address both streets
- The corner lots along the northern street may be converted so that the northern street becomes a primary frontage.

Setbacks
- Front (primary building wall): 15’
- Front (porches and projections): 9’
- Side (at street ends): 6’
- Side separation between buildings: 12’
  lot line conditions allowed
- Rear: 4’

Building Height
- Minimum: 2 stories
- Maximum: 3 stories
- Maximum story height (floor to floor): 13’

Alley Conditions & Parking
- Access to all off-street parking shall be provided from the alley.
- Where an alley meets a public street, garages or vegetative screening are required to conceal alley parking from the adjacent street.
  - Concern about density / extent of parking in alley. Determine best way to deal with this.
  - Minimum number of garages?
  - Vegetation required at certain intervals?
- Off-street parking: maximum 2 off-street parking stalls allowed per unit

Perimeter Streets
- See block plan for frontage conditions
- On-street parking: allowed on all sides of this block
- Curb cuts are not allowed along Frontage A
- Alley curb cuts are allowed along all other street frontages.
- Curb cuts for individual driveways are not allowed on this block.
BLOCK 2 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

1. TOWNHOUSES
2. SINGLE FAMILY HOMES
3. MIX OF TOWNHOUSES & DUPLEXES
 BLOCK 3 - STANDARDS

Introduction / Use
- Residential block
- xxxx

Allowed Building Types
- Townhouse alley-loaded
- Duplex alley-loaded
- Single-Family alley-loaded
- Cottage Houses alley loaded allowed except along Riverfront Drive
- Multi-family residential

Lots
- xxxx
- xxxx
- xxxx

Corner lots
- xxxx
- xxxx

Setbacks
- Front (primary building wall): 15'
- Front (porches and projections): 9'
- Side (at street ends): 6'
- Side separation between buildings: 12'
- zero lot line conditions allowed
- Rear: 4'

Building Height
- Minimum: 2 stories
- Maximum: 3 stories
- Maximum story height (floor to floor): 13'

Alley Conditions & Parking
- Access to off-street parking for residential along frontage A (Riverfront Drive) shall be provided from the alley.
- Where an alley meets a public street, garages or vegetative screening are required to conceal alley parking from the adjacent street.
  - Concern about density / extent of parking in alley. Determine best way to deal with this.
  - Minimum number of garages?
  - Vegetation required at certain intervals?
- Off-street parking: maximum 2 off-street parking stalls allowed per unit

Perimeter Streets
- See block plan for frontage conditions
- On-street parking: allowed on all sides of this block
- Curb cuts are not allowed along Frontage A
- Alley curb cuts are allowed along other street frontages.
- Curb cuts for individual driveways are not allowed on this block.
BLOCK 3 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

1. MIX OF TOWNHOUSE & LOW RISE RESIDENTIAL
2. TOWNHOUSES
3. ALTERNATIVE MIX OF TOWNHOUSES & LOW RISE RESIDENTIAL
Introduction / Use
- Residential / Mixed Use block
- xxxx

Allowed Building Types
- Townhouse alley-loaded
- Duplex alley-loaded
- Single-Family alley-loaded
- Multi-family residential
- Residential / mixed use
- Retail
(or real estate office, discovery center, community gathering space)

Lots
- xxxx
- xxxx
- xxxx

Corner lots
- xxxx
- xxxx

Setbacks
- Front (primary building wall): 15’
- Front (porches and projections): 9’
- Side (at street ends): 6’
- Side separation between buildings: 12’
zero lot line conditions allowed
- Rear: 4’

Building Height
- xxxx

Alley curb cut is preferred to be located on Riverview Drive (north/south street). However, if a development concept is proposed that occupies and activates southwest corner of the block, thereby requiring alley realignment, then the alley curb cut may occur on Riverfront Drive. Alley parking screening required.
BLOCK 4 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

1. MIX OF TOWNHOUSE, LOW RISE RESIDENTIAL & RETAIL

2. TOWNHOUSES

3. MIX OF TOWNHOUSES & RESIDENTIAL / MIXED USE
BLOCK 5 - STANDARDS

Introduction / Use
- Residential / Mixed Use block
- xxxx

Allowed Building Types
- Townhouse alley-loaded
- Duplex alley-loaded
- Single-Family alley-loaded
- Multi-family residential
- Residential / mixed use
- Retail

Lots
- xxxx
- xxxx
- xxxx

Corner lots
- xxxx
- xxxx

Setbacks
- Front (primary building wall): 15’
- Front (porches and projections): 9’
- Side (at street ends): 6’
- Side separation between buildings: 12’
zero lot line conditions allowed
- Rear: 4’

Building Height
- xxxx
- xxxx
- xxxx

Alley Conditions & Parking
- xxxx

Perimeter Streets
- xxxx
- xxxx
- xxxx
- xxxx

If an alley is provided, then alley parking screening is required.

Required mid-block Pedestrian Walkway
specific location is flexible
BLOCK 5 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

1. MIX OF TOWNHOUSES & MULTI-FAMILY / MIXED USE

2. TOWNHOUSES & RETAIL
**BLOCK 6 - STANDARDS**

**Introduction / Use**
- Residential block
- xxxx

**Allowed Building Types**
- Townhouse alley-loaded
- Duplex alley-loaded
- Single-Family alley-loaded
- Cottage Houses alley loaded allowed except along Riverfront Drive
- Multi-family residential

**Lots**
- xxxx
- xxxx
- xxxx

**Corner lots**
- xxxx
- xxxx

**Setbacks**
- Front (primary building wall): 15'
- Front (porches and projections): 9'
- Side (at street ends): 6'
- Side separation between buildings: 12'
  zero lot line conditions allowed
- Rear: 4'

**Building Height**
- xxxx
- xxxx
- xxxx
- xxxx

**Alley Conditions & Parking**
- xxxx
- xxxx
- xxxx
- xxxx

**Perimeter Streets**
- xxxx
- xxxx
- xxxx
- xxxx

**KEY PLAN**

- Frontage Type A
- Frontage Type B
- Minimum Building Height Area
- Waterfront View

**Recommended curb cut locations for access to alley or parking inside the block**
BLOCK 6 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

1. TOWNHOUSES

2. TOWNHOUSE & MULTI-FAMILY

3. TOWNHOUSES
**BLOCK 7 - STANDARD**

**Introduction / Use**
- Residential block
- xxxx

**Allowed Building Types**
- Single-Family front-loaded
- Duplex front-loaded
- Single-Family alley-loaded

*** Should we allow front loaded Townhouses? ***

**Lots**
- xxxx
- xxxx
- xxxx

**Corner lots**
- xxxx
- xxxx

**Setbacks**
- Front (primary building wall): xx’
- Front (porches and projections): xx
- Side (at street ends): xx’
- Side separation between buildings: xx’
- Rear: xx’

**zero lot line conditions allowed**

**Building Height**
- xxxx
- xxxx
- xxxx
- xxxx

**Perimeter Streets**
No on-street parking allowed along north side of __ street (Frontage Type B)
BLOCK 7 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

1. SINGLE FAMILY
2. TOWNHOUSES & DUPLEX VARIATIONS
### BLOCK 8 - STANDARDS

**Introduction / Use**
- Residential block
- xxxx

**Allowed Building Types**
- Townhouse alley-loaded
- Duplex alley-loaded
- Single-Family alley-loaded
- Cottage Houses alley loaded
- Multi-family residential

**Lots**
- xxxx
- xxxx
- xxxx

**Corner lots**
- xxxx

**Setbacks**
- Front (primary building wall): 15’
- Front (porches and projections): 9’
- Side (at street ends): 6’
- Side separation between buildings: 12’
- Rear: 4’

**Building Height**
- xxxx
- xxxx
- xxxx
- xxxx

**Alley Conditions & Parking**
- xxxx
- xxxx
- xxxx
- xxxx

**Perimeter Streets**
- xxxx
- xxxx
- xxxx
- xxxx

**Alley Parking Screening**

---

[Diagram of BLOCK 8 - STANDARDS with annotations]

- Frontage Type B
- Corner Lots
- Preferred Pedestrian Walkway
- if compatible with development configuration
- Alley Parking Screening
BLOCK 8 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

1. TOWNHOUSES

2. SINGLE FAMILY HOMES

3. MULTI-FAMILY RESIDENTIAL
Introduction / Use
- Residential block
- xxxx

Allowed Building Types
- Single-Family front-loaded
- Duplex front-loaded
*** Should we allow front-loaded Townhouses? ***
- Single-Family alley-loaded
- Duplex alley-loaded

Lots
- xxxx
- xxxx
- xxxx

Corner lots
- xxxx
- xxxx

Setbacks
- Front (primary building wall): 15’
- Front (porches and projections): 9’
- Side (at street ends): 6’
- Side separation between buildings: 12’
zero lot line conditions allowed
- Rear: 4’

Building Height
- xxxx
- xxxx
- xxxx
- xxxx

Alley Conditions & Parking
- Alley optional
- If an alley is provided, then alley parking screening is required where alley meets street
- xxxx
- xxxx

Perimeter Streets
- xxxx
- xxxx
- xxxx
- xxxx
BLOCK 9 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

1. TOWNHOUSES
2. SINGLE FAMILY HOMES
3. MIX OF TOWNHOUSES & SINGLE FAMILY HOMES
**BLOCK 10 - STANDARDS**

**Introduction / Use**
- Flexible block
- Residential, Office or Retail

**Allowed Building Types**
- Single-Family front-loaded
- Duplex front-loaded

*** Should we allow front-loaded Townhouses? ***
- Single-Family alley-loaded
- Duplex alley-loaded

**Lots**
- xxxx
- xxxx
- xxxx

**Corner lots**
- xxxx
- xxxx

**Setbacks**
- Front (primary building wall): xx’
- Front (porches and projections): xx’
- Side (at street ends): xx’
- Side separation between buildings: xx’
- zero lot line conditions allowed
- Rear: x’

**Building Height**
- xxxx
- xxxx
- xxxx
- xxxx

**Alley Conditions & Parking**
- Alley optional
- If an alley is provided, then alley parking screening is required where alley meets street
- xxxx
- xxxx

**Perimeter Streets**
- xxxx
- xxxx
- xxxx
- xxxx

Street frontage zone
Waterfront View
BLOCK 10 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

1. SINGLE FAMILY HOMES

2. SINGLE FAMILY HOMES

3. MEDICAL FACILITIES
BLOCK 11 - STANDARDS

Introduction / Use
- Flexible block
- Retail, Office, Residential or Mix

Allowed Building Types
- xxx
- xxx
- xxx
- xxx

Lots
- xxxx
- xxxx
- xxxx

Corner lots
- xxxx
- xxxx

Setbacks
- Front (primary building wall): xx'
- Front (porches and projections): xx'
- Side (at street ends): xx'
- Side separation between buildings: xx'
zero lot line conditions allowed
- Rear: x'

Building Height
- xxxx
- xxxx
- xxxx
- xxxx

Alley Conditions & Parking
- xxxx
- xxxx

Perimeter Streets
- xxxx
- xxxx
- xxxx
- xxxx
BLOCK 11 - POTENTIAL CONFIGURATIONS

These site plan vignettes demonstrate different ways that development can be configured to meet the design intent and standards for this block. Developers may propose other variations that comply.

1. RETAIL

2. RESIDENTIAL

3. MIX OF RETAIL & OFFICES
**A-ALLEY LOADED TOWNHOUSES/DUPLEXES**

The alley loaded townhouses/duplexes will take access to each garage from an alley. The home will front on a green or street. A porch or stoop is required. These homes will range from 1200-2000 square feet.
**BUILDING TYPES**

**HEIGHT:**
- 2-3 stories

**UNITS PER BLDG:**
- Town Houses should be modulated with maximum 6 units attached
- Duplexes should be modulated with maximum 2 units attached

**LOT SIZE:**
- Width: 16-28 ft
- Depth: 75-90 ft (preferred 90 ft)

**PARKING:**
- Stall size: 9’ X 18’ min, 10’X20’ max
- Min. 1 parking stall per unit.

**GARAGE:**
- All access to the parking (for units) must take form the alley.
- 2 car garage max
- 2 car garages must have single doors
- Carport allowed, provided they are not visible form street, and they must meet the allowed size and location guidelines of garages.

**FRONT PORCH/STOOP:**
- Must face the street.
- All homes must have a porch or a stoop.
- 50% of homes are required to have a porch.
- **Front Porch:** Min 6’ deep, min area 60 sf, 18’ high
- **Front Stoop:** min 6’ deep, min 6’ wide, 18’ high
- Corner lots are encouraged to use wrap porches or a porch facing both streets

**NOTE:**
BUILDING TYPES

A-ALLEY LOADED TOWNHOUSES/DUPLEXES
B- ALLEY LOADED SINGLE FAMILY HOMES

Alley loaded single family homes must take access from an alley or a private access easement. Front facades must appropriately address the street and front porches or stoops shall face the street. Homes will range from 1300-2800 square feet.
**Building Types**

**Height:**
- 2-3 stories

**Lot Size:**
- Width: 32-70 ft
- Depth: 75-90 ft (preferred 90 ft)

**Parking:**
- Stall size: 9’ X 18’ min, 10’X20’ max
- Min. 1 parking stall per unit.

**Garage:**
- All access to the parking (for units) must take form the alley.
- 3 car garage max
- 2 car garages must have single doors
- Carport allowed, provided they are not visible from street, and they must meet the allowed size and location guidelines of garages.

**Front Porch/Stoop:**
- Must face the street.
- All homes must have a porch or a stoop.
- 50% of homes are required to have a porch.
- **Front Porch:** Min 6’ deep, min area 60 sf, 18’ high
- **Front Stoop:** min 6’ deep, min 6’ wide, 18’ high
- Corner lots are encouraged to use wrap porches or a porch facing both streets

**Note:**

---

DRAFT 02.28.2019
BUILDING TYPES

C-FRONT LOADED TOWNHOUSES/DUPLEXES

Only where access is not provided from an alley or private drive, front loaded townhouses will take access from the street for both the car and the pedestrian. The garage should not dominate the streetscape and should be recessed while take no more than 50% of the façade. Tuck under front loaded townhouses are only allowed to front private access easements or drive courts. Tuck under front loaded garages may take up 60% of the façade, but must minimize the impact of the garage.
BUILDING TYPES

ONT LOADED DUPLEXES

FRONT LOADED TRIPLEXES-PARKING PLACEMENT

FRONT LOADED TRIPLEXES-PARKING PLACEMENT

<table>
<thead>
<tr>
<th>HEIGHT:</th>
<th>2-3 stories</th>
</tr>
</thead>
</table>
| UNITS PER BLDG: | Town Houses should be modulated with maximum 6 units attached  
  Duplexes should be modulated with maximum 2 units attached |
| LOT SIZE:     | Width: 16-28 ft  
  Depth: 75-90 ft (preferred 90 ft) |
| PARKING:      | Stall size: 9' X 18' min, 10'X20' max  
  Min. 1 parking stall per unit. |
| GARAGE:       | Shared garages preferred  
  1 car garage preferred  
  2 car garage max with tandem stall  
  Carport not allowed |

FRONT PORCH/STOOP:

| MUST face the street.  
  All homes must have a porch or a stoop.  
  50% of homes are required to have a porch.  
  Front Porch: Min 6' deep, min area 60 sf, 18' high  
  Front Stoop: min 6' deep, min 6' wide, 18' high  
  Corner lots are encouraged to use wrap porches or a porch facing both streets |

NOTE:

DRAFT 02.28.2019
**BUILDING TYPES**

**D- FRONT LOADED SINGLE FAMILY HOMES**

Front loaded single family homes are permitted only where no alley, private drive, side street or other access is possible. These homes take access from the street. The garage must not dominate the streetscape and front porches and stoops shall face the street or private access drive. These homes will range from 1600-2500 square feet.
**BUILDING TYPES**

**FRONT LOADED SINGLE FAMILY HOMES**
- **PARKING PLACEMENT**

| HEIGHT: | • 2-3 stories |
| LOT SIZE: | • Width: 32-70 ft  
| | • Depth: 75-90 ft (preferred 90 ft) |
| PARKING: | • Stall size: 9’ X 18’ min, 10’X20’ max  
| | • Min. 1 parking stall per unit. |
| GARAGE: | • All access to the parking (for units) must take form the alley  
| | • 3 car garage max  
| | • 2 car garages must have single doors  
| | • Carport allowed, provided they are not visible form street, and they must meet the allowed size and location guidelines of garages. |

| FRONT PORCH/STOOP: | • Must face the street.  
| | • All homes must have a porch or a stoop.  
| | • 50% of homes are required to have a porch.  
| | • **Front Porch:** Min 6’ deep, min area 60 sf, 18’ high  
| | • **Front Stoop:** min 6’ deep, min 6’ wide, 18’ high  
| | • Corner lots are encouraged to use wrap porches or a porch facing both streets |

| NOTE: |  

---

**DRAFT 02.28.2019**
BUILDING TYPES

Medium-density residential and commercial mixed-use buildings are encouraged at designated locations within the Atlas Mill Neighborhood. Rather than stand-alone projects, these buildings are envisioned as an integral part of the surrounding neighborhoods, extending the fabric of friendly streets, creating activity nodes with ground level, community-oriented uses, and providing an appropriate scale transition to nearby detached and attached singlefamily houses.

Clustering of apartment houses or neighborhood-scaled office buildings at these locations offers the opportunity to create activity centers with local-serving retail and restaurant uses, as well as neighborhood-serving amenities and services at the street level.

**E1- WALKUP BUILDINGS (OPEN BREEZEWAY)**

Walk-up buildings (20 to 35 units per acre), where apartments and flats are constructed around parking courts and above individual garages.
**BUILDING TYPES**

<table>
<thead>
<tr>
<th>Height:</th>
<th>• 3-4 stories</th>
</tr>
</thead>
</table>
| Units per Bldg: | • 8 DU/floor plate min  
| | • 12 DU/floor plate max |
| Lot Size: | • 8 DU floor plate: width 140-170 ft, depth: 85-100 ft  
| | • 12 DU floor plate: width 180-210 ft, depth: 85-100 ft |
| Parking: | • Stall size: 9’ X 18’ min, 10’X20’ max  
| | • Min. 1 parking stall per unit. |
| Garage: | • Shared garage under building or behind the building out of view of street |

**Front Porch/Stoop:**

| • Porches and/or stoops for all ground level units, should be elevated above the sidewalk |

**Note:**

DRAFT 02.28.2019
BUILDING TYPES

MF - WALKUP BUILDINGS (12 DU FLOOR PLATE)
BUILDING TYPES
E2- WALKUP BUILDINGS (NON-OPEN BREEZEWAY, GARDEN STYLE?)

MF - WALKUP BUILDINGS (8 DU FLOOR PLATE)
BUILDING TYPES

E3- PODIUM BUILDING WITH PARKING TUCKED UNDER OR GROUND LEVEL PARKING
BUILDING TYPES

F- PODIUM BUILDINGS WITH MIXED USE

Podium buildings, ranging in density from 40 to 75 units per acre, where housing is constructed above and/or against one or two levels of structured parking, and where the roof of the parking garage may provide an interior court-yard and common space for residents.
**BUILDING TYPES**

<table>
<thead>
<tr>
<th>HEIGHT:</th>
<th>• 4-5 stories, Max 7 stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>UNITS PER BLDG:</td>
<td>• TBD</td>
</tr>
<tr>
<td>LOT SIZE:</td>
<td>• TBD</td>
</tr>
</tbody>
</table>
| PARKING: | • Stall size: 9’ X 18’ min, 10’X20’ max  
• Min. 1 parking stall per unit. |
| GARAGE: | • Shared garage under building or behind the building out of view of street |

| FRONT PORCH/STOOP: | • Porches and/or stoops for all ground level units, should be elevated above the sidewalk |
| NOTE: | |

**SECTION-1**
BUILDING TYPES

G- FREE STANDING COMMERCIAL

Free Standing Retail

• Retail buildings should be integrated into the streetscape
• Service functions, such as loading, should be located to the rear of buildings
• Even if a primary store entry is located facing the rear where parking is located, a primary entry should also be located to face the street
• Facades facing streets without a liner must be designed as a front with a storefront and must have windows
• Additional uses above the ground floor are strongly encouraged
• 1-2 stories, One story buildings should have a 25’ minimum height
**BUILDING TYPES**

**Free Standing Office Mixed-Use**

- Office building entries should be clearly recognizable as the entrance and the façade and massing should celebrate the entry
- The primary building entry should face the street
- Ground floor retail should have individual entries from the street
- Ground floor retail should have storefronts that follow the storefront guidelines
- When ground floor uses include a restaurant or similar establishment, outdoor seating is strongly encouraged to activate the streetscape
- Service functions should be located to the rear or sides of buildings
- Parking must be located to the side or rear of buildings
- 2-4 stories, Max 5 stories