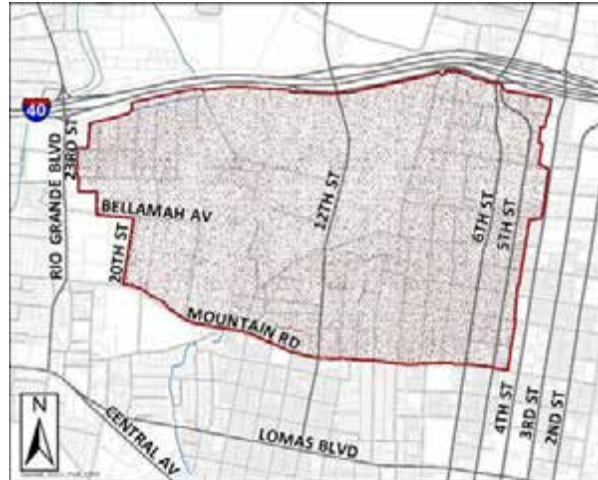


3-4(M) SAWMILL/WELLS PARK – CPO-12**3-4(M)(1) Applicability**

The CPO-12 standards apply in the following mapped area. Where the CPO-12 boundary crosses a lot line, the entire lot is subject to these standards.

**3-4(M)(2) Site Standards****3-4(M)(2)(a) Lot Size**

1. R-T, MX-T, and MX-L zone districts
 - a. Two-family detached dwellings on one lot, minimum 7,000 square feet.
 - b. Townhouse dwellings, minimum: 3,200 square feet per dwelling.
 - c. Lot size, maximum: 10,000 square feet.
2. R-ML zone district
 - a. Two-family detached dwellings on a lot, minimum: 2,700 square feet.
 - b. Townhouse dwellings, minimum: 2,400 square feet per dwelling.
 - c. Multi-family dwellings, minimum: 7,000 square feet.

3-4(M)(2)(b) Lot Width, Minimum

1. R-T zone district
 - a. Townhouse dwellings: 32 feet per dwelling unit.
2. R-ML zone district
 - a. Two-family detached dwellings on one lot: 24 feet.
 - b. Townhouse dwellings: 32 feet per dwelling.
 - c. Multi-family dwellings: 70 feet.

3-4(M)(2)(c) Usable Open Space, Minimum

In the R-ML, MX-T, and MX-L zone districts, usable open space for multi-family residential development is required as follows:

1. Efficiency or 1 bedroom: 400 square feet per unit.

2. Two (2) bedroom: 500 square feet per unit.
3. Three (3) or more bedrooms: 600 square feet per unit.

3-4(M)(3) Setback Standards

3-4(M)(3)(a) Low-density Residential Development in Any Zone District

1. Front, minimum
 - a. 15 feet.
 - b. Garage: 25 feet from the lot line abutting a street.
2. Side, minimum
 - a. Interior: 0 feet.
 - b. Street side of corner lots: 10 feet.
 - c. Between a single-family detached dwelling and any other dwelling: 10 feet.
3. Rear, minimum: 15 feet.

3-4(M)(3)(b) MX-L Zone District

Except as noted in Subsection (a) above for low-density residential development, front setbacks are required as follows:

1. Minimum: 15 feet.
2. On lots abutting Mountain Road: 0 feet minimum; 15 feet maximum.

3-4(M)(3)(c) NR-LM and NR-BP Zone Districts

Front, side, and rear, minimum: 10 feet, except 25 feet minimum adjacent to any Residential zone district, a lot containing a residential use in a Mixed-use zone district, or a designated trail.

3-4(M)(4) Building Height, Maximum

3-4(M)(4)(a) R-ML and MX-L zone districts: 26 feet.

3-4(M)(4)(b) NR-BP zone district: 35 feet.

3-4(M)(4)(c) NR-LM zone district: 55 feet.

3-4(M)(5) Other Development Standards

3-4(M)(5)(a) Enclosures and Screening

1. Non-residential uses within or adjacent to any Residential zone district shall be conducted within the fully enclosed portion of a building.
2. All non-residential outdoor activities, including but not limited to storing materials, vehicle circulation, and parking adjacent to a lot in any Residential zone district, a lot containing a residential use in any Mixed-use zone district, or a lot containing a Civic and Institutional use in any zone district, shall be visually screened with an opaque wall or fence at least 6 feet high and a landscaped buffer at least 10 feet wide with evergreen trees and/or shrubs.

3-4(M)(5)(b) Building Design for Residential Development

For all residential development, the following building design regulations apply:

1. No portion of any building within 25 feet of the front lot line or within 10 feet of any interior side lot line shall exceed 15 feet in height.
2. Building exterior materials, colors, window and door styles, and roof slope and materials must be the same or similar on all parts of the building and any detached dwellings on the lot.
3. Front doors must face the nearest street, except that in townhouse and multi-family dwellings, only the dwelling unit(s) abutting the street must have front doors facing the street.
4. Each street-facing façade shall contain 12.5 percent or more of its surface in transparent windows and/or doors.
5. New windows must be recessed not less than 2 inches and/or shall be surrounded by a window casing not less than 2 inches wide.
6. Exposed CMU block is not allowed as a finished material for buildings.
7. Reflective or mirrored glass is prohibited.
8. Street-facing façades over 35 feet long on residential buildings must be designed to appear as a collection of smaller buildings.
9. Half gables or shed roofs may only be used on lean-to portions of buildings, on the first story only.
10. The slope of new roofs may not exceed a 45 degree angle.
11. The slope of roofs on new buildings over 15 feet high must be 30 to 45 degrees.

3-4(M)(5)(c) Non-residential Building Design

In the MX-T, MX-L, and NR-LM zone districts, the following building design regulations apply:

1. No portion of any building within 25 feet of the front lot line shall exceed 15 feet in height.
2. Front doors must face the nearest street.
3. Exposed CMU block is not allowed as a finished material for buildings.
4. Reflective or mirrored glass is prohibited.
5. Street-facing façades over 35 feet long on non-residential buildings must be designed to appear as a collection of smaller buildings.

3-4(M)(5)(d) Mixed-use and Non Residential Zone Districts

For all development except residential and industrial development, each street-facing façade shall contain 25 percent or more of its surface in transparent windows and/or doors.

3-4(M)(6) Cross-references

- 3-4(M)(6)(a) Subsection 14-16-4-3(F)(5)(e) (Accessory Dwelling Units Allowed).
- 3-4(M)(6)(b) Subsection 14-16-5-11(C)(1) (Primary Building Stepback).
- 3-4(M)(6)(c) Subsection 14-16-5-12(H)(2)(f) (Electronic Signs Prohibited).
- 3-4(M)(6)(d) Subsection 14-16-6-4(P)(3)(e) (Deviations to Overlay Standards Not Allowed).