

CHAPTER IV

BUILDING PLACEMENT STANDARDS

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| Siting | | | | |
| Elements | | | | |
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VERSION FOR ILLUSTRATION ONLY

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*TRUE TOWNS, CITIES, AND NEIGHBORHOODS
ARE FUNDAMENTAL HUMAN CREATIONS
THAT BALANCE THINGS PUBLIC WITH THINGS PRIVATE.*

*IN HEALTHY TOWNS AND CITIES,
PUBLIC AND PRIVATE WORK TOGETHER TO PRODUCE
A GOOD 'QUALITY OF LIFE.'
WHERE EITHER THE PUBLIC ASPECT OR THE PRIVATE ASPECT
IS COMPROMISED, 'QUALITY OF LIFE' SUFFERS.*

BUILDING PLACEMENT STANDARDS

A. INTRODUCTION

The REGULATING PLANS identify the BUILDING PLACEMENT STANDARD for all lots. The goal of the BUILDING PLACEMENT STANDARDS is good STREET form and desirable outdoor private space (yards and gardens). They aim for the minimum level of control necessary to meet that goal. Variances to the BUILDING PLACEMENT STANDARDS can be granted only where the unique physical circumstance of a lot makes compliance impossible (and the specific variance must satisfy the intent of the STANDARD).

The BUILDING PLACEMENT STANDARDS set the basic parameters governing building construction, including the building envelope for (in three dimensions) and certain required/permitted elements, such as porches, balconies, and fences. The STANDARDS specify building types that work within the cities, towns and SMALL COMMUNITIES of the County as well as for the rural and agricultural areas.

B. GENERAL PRINCIPLES

1. BUILDINGS ARE ALIGNED AND CLOSE TO THE STREET.
Buildings form the space of the street.
2. BUILDINGS FORM AND PROTECT PRIVATE OPEN SPACE.
Whether a yard, garden or courtyard, private open space is an important complement to the PUBLIC SPACE of the neighborhood.
3. BUILDINGS HAVE FRONT PORCHES OR BALCONIES.
This overview of the street contributes to healthful streets and safe neighborhoods, while serving as a buffer between the house interior and street activity.
4. BUILDINGS ARE DESIGNED FOR TOWNS.
Rather than being simply pushed closer together, as in many suburban developments, buildings must be designed for their close siting within towns and cities. Views are directed to the STREET and the BACK YARD, not toward the neighbors. (See PRIVACY SIDE MANNERS on the following page)
5. PROPERTY LINES ARE PHYSICALLY DEFINED BY FENCES, HEDGES OR GARDEN WALLS.
Land should be clearly *public* or *private*—in public view for surveillance or private and protected.
6. VEHICLE STORAGE, GARBAGE AND MECHANICAL EQUIPMENT IS AWAY FROM THE STREET.
Access to garages should be from the ALLEY. Where garages must be front-loaded, they should be set at least 25 feet behind the front plane of the house.

BUILDING PLACEMENT STANDARDS

C. PRIVACY-SIDE MANNERS

PRIVACY-SIDE MANNERS is a principle taken from the City of Charleston, South Carolina. In the Charleston Single-House, where the houses are "set sideways to the street" with one side of the house broad against the neighbor's yard (generally the North), it is customary to limit windows on this side of the house to those necessary for light. As these houses are set in series, these *North-Side Manners* allow the opposite side of the houses to be open toward their own yards yet retain privacy.

The Code has codified the tradition of "North-Side Manners" into *PRIVACY-SIDE MANNERS* to provide a comfortable level of privacy and a more comfortable relation between adjacent houses on medium and small lots. This is required for new subdivisions (and encouraged for in-fill developments and additions to existing houses) on lots of 65 feet or less in width.



The *PRIVACY BUILDING LINE (PBL)* requires that each house be set to one side of the lot, the *PRIVACY SIDE*. In a series of lots within a given block, the *PRIVACY SIDE* of every lot is on the same side and is adjacent to the *OPEN SIDE* of the neighboring lot.

- Windows and other openings along the *PRIVACY SIDE* must have sills that are at least 6 feet above the finished floor level. This provides light and ventilation, while affording the neighbor privacy.
- *PRIVACY FENCES* and hedges along *ALLEYS* and *COMMON LOT LINES* (excepting the portion within the *FRONT YARD* of the lot) may be as high as 8 feet above the adjacent ground.
- Any unbuilt portion of the *PRIVACY BUILDING LINE* is required to have a *PRIVACY FENCE*.
- Porches shall not be located on the *PRIVACY SIDE* behind the front building wall.
- *PRIVACY SIDE MANNERS* are waived on *END LOTS* where the *PBL* is adjacent to the *STREET*.
- In cases where emergency egress windows are required along the *PRIVACY SIDE*, the view to the neighboring yard shall be blocked (i.e. top-hinged shutters, *PRIVACY FENCES*, etc.).

BUILDING PLACEMENT STANDARDS

D. GARDEN EASEMENTS

A key component of PRIVACY SIDE MANNERS, this provision has the effect of extending the useable yard area of lots. GARDEN EASEMENTS cover the area of the lot between the PRIVACY BUILDING LINE (indicated on the REGULATING PLAN) and the side lot line, between the FRONT YARD and the rear lot line. The PRIVACY BUILDING LINE is typically 3'-6" from the lot line. An easement over this portion of the lot, which is unusable to the property owner, allows the adjacent neighbor to extend their yard. In turn, the property owner benefits from the easement on the OPEN SIDE of his/her lot.

BENEFITS AND RESPONSIBILITIES

Lot Owner (Grantor)

Responsible for maintaining the exterior of the house, outbuilding and the PRIVACY FENCE.

- Responsible for maintaining PRIVACY SIDE MANNERS.
- Must notify Neighbor in advance when access to the GARDEN EASEMENT area is needed for the purpose of maintenance. Owner must take reasonable care not to damage Neighbor's landscaping.
- In the case that a neighboring lot is vacant at the time a Lot Owner constructs, the Lot Owner must maintain the GARDEN EASEMENT area.

Neighbor (Grantee, beneficiary of easement)

- Responsible for maintaining the landscaping and proper drainage of the area. Landscaping and installed irrigation are the property of the Neighbor.
- May not alter the elevation and contour of the ground, or plant any climbing vines against the house or fence without the written consent of the Owner (a supporting trellis is necessary).
- Must keep climbing vines and other vegetation trimmed so that it does not impair or damage windows, overhangs, or other parts of the building.
- Must keep irrigation from spraying directly on, or in any other way damaging, the Owner's house, outbuilding, or PRIVACY FENCE.
- Neighbor must grant the Owner reasonable access, with prior notification, for the purpose of maintaining the exterior of the house.

Garden easements go into effect when houses on both the lot and the neighboring lot are constructed. Until that time, benefits and responsibilities extend to each owner's property line.

E. THE BUILDING PLACEMENT STANDARDS

The following several pages outline the specific BUILDING PLACEMENT STANDARDS for each recommended building type.

BUILDING
PLACEMENT STANDARD
for
COUNTRY HOUSES

COUNTRY HOUSES

ILLUSTRATIONS AND STATEMENT OF INTENT

Note: these are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the STANDARD at right for the specific prescriptions and restrictions of this BUILDING PLACEMENT STANDARD.



Country Houses sit apart from any city neighborhood, Rural Residential Cluster or SMALL COMMUNITY on a minimum lot size of 30 acres, or on one acre for in-family conveyance lots (with a maximum density of one dwelling unit per five acres). Whether a farmhouse or an equestrian farm mansion, they are detached houses in the landscape, and set back from the road.

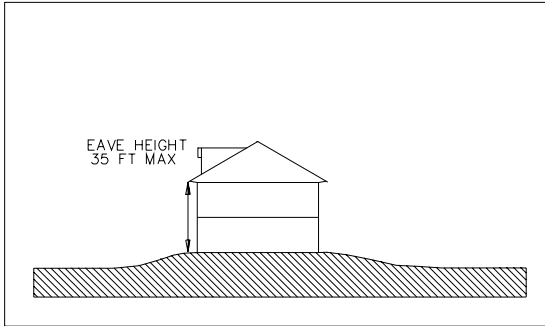
The rules for the *Country House* type also apply to small churches but would not be applicable to farm buildings, horse stables, and public buildings related to conservation and forest uses. These latter types of uses would be permitted as conditional uses with specific criteria for location and dimensions.

WOODFORD

Building Placement Standards

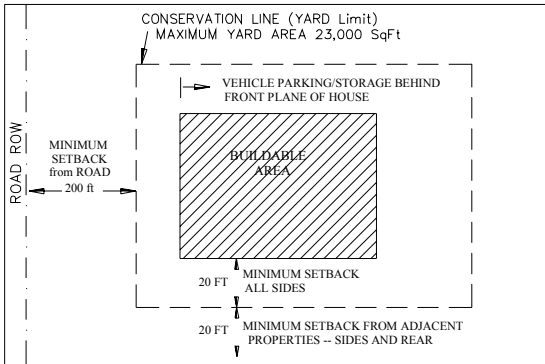
Country Houses

Height



The building shall be no more than 35 feet to its eaves (measured from the average existing adjacent grade).

Siting



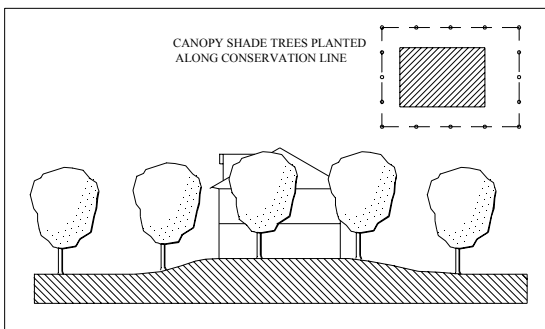
A Conservation Line / Yard Area shall be designated within the property, setback from any Road at least 200 feet, from adjacent properties at the side and rear at least 20 feet. The building(s) within shall be set back at least 20 feet from the Conservation Line.

The garage, parking for vehicles (autos, trailers, boats, etc.) shall be kept away from the road and behind the road-side facade of the house.

Garage doors (trash and/or mechanical areas) shall not face the road (or shall be screened from view).

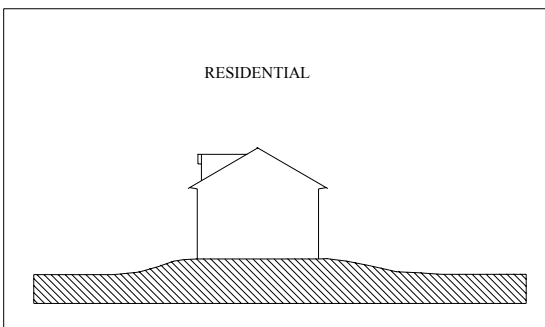
The minimum lot is 30 Acres, 1 Acre for *In-Family Conveyance* (Max Density 1 per 5 Acres). Consult the Planning Department.

Elements



Canopy Shade Trees are encouraged to be planted along the Conservation Line (within 10 feet) at a maximum average spacing of 34 feet on center in the front yard portion (toward the road) and 40 feet on center in the rear yard portion (see VI-3, D,1).

Uses



Outside of the Conservation Line only Agricultural/Equestrian, Forest, and Conservation Uses are permitted.

Within the Yard Area permitted uses are additionally: single family detached residential, Church, and Accessory Uses as listed in section 701.3 of the Zoning Ordinance.

Parking and accessory uses are permitted away from the road(s) at the rear of the Yard Area.

BUILDING PLACEMENT STANDARDS

SPECIFICATIONS

GENERAL DESCRIPTION

The Purpose of the Woodford Building Placement Standards is:

1. To form and protect private space and property (yards and gardens).
2. To protect and increase property values over time through the increased *Quality of Life* that good neighborhoods in cities, towns and SMALL COMMUNITIES provide.

HEIGHT SPECIFICATIONS:

Building Height for the *Country House* type is measured relative to existing adjacent ground elevation. and the eaves or other point specified on the Standard. FENCE and GARDEN WALL heights are relative to the adjacent ground elevation when not fronting a sidewalk.

SITING SPECIFICATIONS:

1. The building shall occupy only the specified (hatched) area of the lot. No parts of the building (excepting overhanging eaves, garden trellises and other light and unroofed garden structures) shall occupy the remaining lot area.
2. At least 35% of the lot area shall remain open and not built upon (nor used for parking more than one day per week) except where otherwise specified in the Standard or in the Code.
3. CORNER LOTS:
 - a. The STREET FRONTAGE for corner lots is both the front and side STREETS.

ELEMENTS SPECIFICATIONS:

1. Lighting elements shall be incandescent or halogen only. No HID or fluorescent lights (excepting compact fluorescent bulbs, which screw into standard sockets) may be used on the exterior of buildings.
2. Floodlights or directional lights (max. 80-watt bulbs) may be used to illuminate the areas within the property, but must be shielded or aimed in such a way that they do not shine into other lots or impede vision on the adjacent roadway.

BUILDING
PLACEMENT STANDARD
for
AVENUE HOUSES

AVENUE HOUSES ILLUSTRATIONS AND STATEMENT OF INTENT

Note: these are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the STANDARD at right for the specific prescriptions and restrictions of this BUILDING PLACEMENT STANDARD.



The *Avenue House* type follows the tradition of larger houses along an Avenue or Boulevard, with larger front lawns providing a green and tree-lined entry into town. Generally larger than the *Neighborhood House* type (the minimum lot size is greater), *Avenue Houses* are the “grand houses” of any SMALL COMMUNITY or neighborhood. Like the *Neighborhood House*, its FRONT PORCH and FRONT YARD face the street, and generous BACK YARDS can also be utilized for maximum privacy.

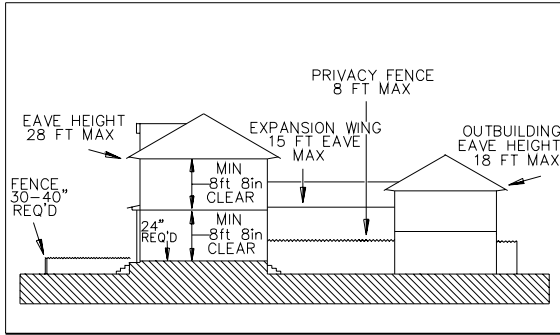
BUILDING PLACEMENT STANDARDS

WOODFORD

Building Placement Standards

Avenue Houses

Height



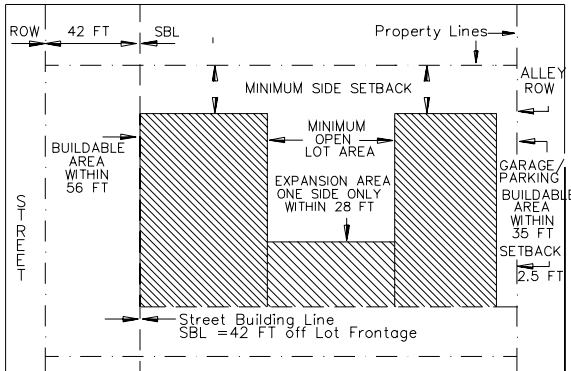
The building shall be no more than 28 feet to its eaves.
The outbuilding shall be no more than 18 feet to its eaves.

The Front Yard Fence shall be between 30 and 40 inches in height.

The first floor finished elevation shall be at least 24 inches above the mean street frontage elevation.

No less than 80% of the first and second storeys shall each have at least 8 feet 8 inches clear height.

Siting



The building shall be *Built-To* the Street Building Line which is 42 feet off the Lot Frontage -- except where otherwise designated on the Regulating Plan. The minimum side Setback is 10 feet.

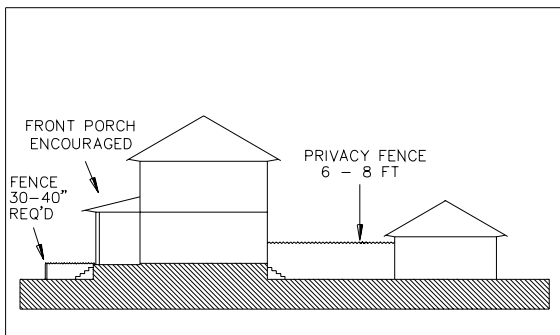
An unenclosed Stoop or Front Porch may sit forward of the SBL up to 10 feet (see *Architecture*, page 11).

Lot frontage shall be between 60 feet and 120 feet, minimum depth 120 feet.

The garage, parking for vehicles (autos, trailers, boats, etc.) shall be kept within the designated Garage-Parking area.

For lots with no Alley access, the garage door (or parking pad) shall set be at least 25 feet behind the front building wall.

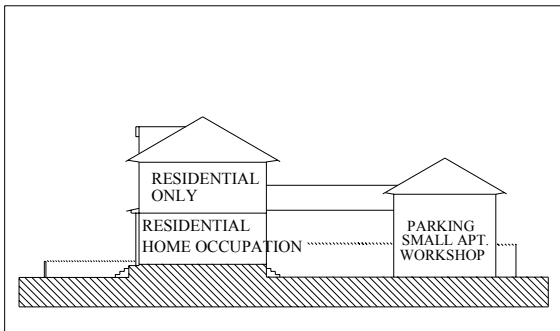
Elements



A Front Yard Fence, 30 inches to 40 inches in height, is required along the Street Frontage to at least 10 feet beyond the Street Building Line (SBL).

A Privacy Fence, between 6 feet and 8 feet in height, may run along the remainder of the rear and Common Lot Lines (except the Front Yard area which may have a Front Yard Fence). (see *Architecture*, page 13)

Uses



Above the Ground Floor only Residential Uses are permitted (including Bed and Breakfast uses under 6 rooms).

Ground Floor and Basement space may additionally include Home Occupation uses (≤ 1 employee with owner on premises) except those specifically prohibited by the Zoning Ordinance.

Parking, workshop, residential, and accessory apartment (< 650 sq ft) uses are permitted in the building area at the rear of the lot.

BUILDING PLACEMENT STANDARDS

SPECIFICATIONS

GENERAL DESCRIPTION

The Purpose of the Woodford Building Placement Standards is:

1. To form good PUBLIC SPACES (STREETS, SQUARES, and CIVIC GREENS).
2. To form and protect private space and property (yards and gardens).

To protect and increase property values over time through the increased *Quality of Life* that good neighborhoods in cities, towns and SMALL COMMUNITIES provide.

Excepting the Country House type, all BUILDING PLACEMENT STANDARDS share these fundamental principles:

1. Buildings are *Built-To* a STREET BUILDING LINE (versus SETBACK from the ROW) in order to form a clear and coherent STREET space.
2. Views are directed toward the STREET, ALLEY, and/or held with the lot – not directed into neighboring properties.

HEIGHT SPECIFICATIONS:

Building Height is measured from the highest fronting sidewalk elevation (ALLEY frontage for Outbuildings) to the eaves or other point specified on the Standard. FENCE and GARDEN WALL heights are relative to the adjacent ground elevation when not fronting a sidewalk. The *Country House* type measures height relative to adjacent ground elevation.

SITING SPECIFICATIONS:

1. The building shall occupy only the specified (hatched) area of the lot. No parts of the building (excepting overhanging eaves, garden trellises and other light and unroofed garden structures) shall occupy the remaining lot area.
2. At least 35% of the lot area shall remain open and not built upon (nor used for parking more than one day per week) except where otherwise specified in the Standard or in the Code.
3. CORNER LOTS:
 - a. The STREET FRONTAGE for corner lots is both the front and side STREETS.
 - b. The fence requirements for corner lots additionally allow a PRIVACY FENCE along the SIDE STREET FRONTAGE as a substitute for the required FRONT YARD FENCE. This PRIVACY FENCE shall begin no closer than 20 feet from the corner (ROW intersection) of the frontage street.

ELEMENTS SPECIFICATIONS:

1. The building's STREET façade should be composed as a simple plane interrupted only by porches, stoops, balconies, and storefronts. This is a requirement for the *Shopfront*, *Workplace*, *Town House* and *Row House* types.
2. For the *Shopfront* type, a storefront bay may encroach as much as 18" into the public ROW.
3. All lots bordering an ALLEY shall use the ALLEY as the primary means of automobile access.
4. Garages and parking areas shall not sit or open within 10 feet of the STREET unless hidden by a GARDEN WALL.

BUILDING
PLACEMENT STANDARD
for
NEIGHBORHOOD HOUSES

NEIGHBORHOOD HOUSES ILLUSTRATIONS AND STATEMENT OF INTENT

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These houses represent only a fraction of the variety possible within the *Neighborhood House* type. Three are houses in Versailles; one is a contemporary house plan.

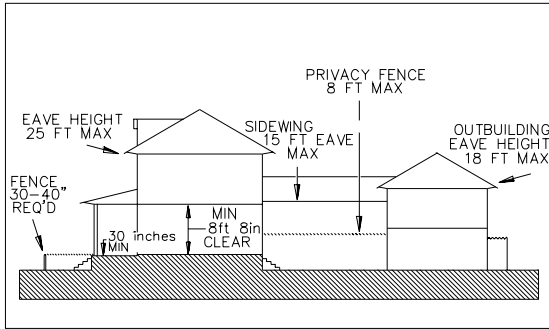
Whether large or small, *Neighborhood Houses* are the standard of any Small Community or neighborhood. Their FRONT PORCHES and FRONT YARDS contribute to the life and texture of the STREET. Careful building placement provides the *Neighborhood House* with a comfortable, generous and private BACK YARD, even on a very small lot.

WOODFORD

Building Placement Standards

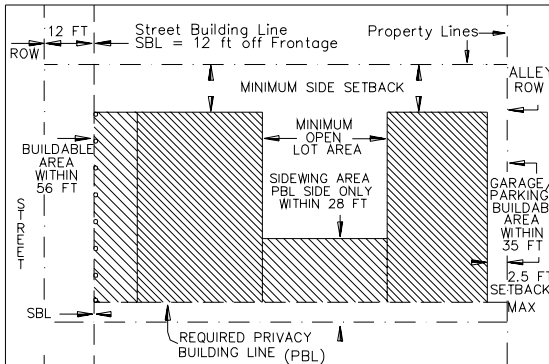
Neighborhood Houses

Height



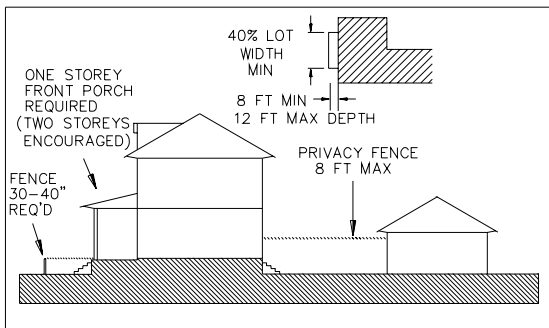
The building shall be no more than 25 feet to its eaves.
 The outbuilding shall be no more than 18 feet to its eaves. Any Siding shall be no more than 15 feet to its eaves.
 The Front Yard Fence shall be between 30 and 40 inches in height.
 The Front Porch floor elevation shall be no less than 30 inches above the fronting sidewalk elevation.
 No less than 80% of the first storey shall have at least 8 feet 8 inches clear height.

Siting



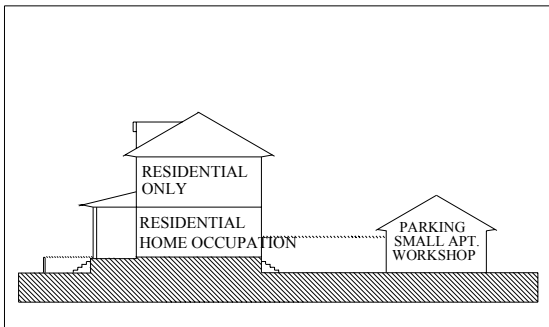
The building shall be *Built-To* the Street Building Line (SBL), 12 feet off the ROW/Lot Frontage -- except where otherwise designated on the Regulating Plan. The minimum Open-Side Setback for lots with less than 60 feet of frontage is 4 feet-6 inches.
 For lots with less than 60 feet of frontage there is a required Privacy Building Line (PBL) 3 feet-6 inches off the designated side lot line (generally North or East).
 Lot frontage shall be between 32 feet and 100 feet, minimum depth 100 feet.
 The garage, vehicle parking (autos, trailers, boats, etc.) shall be kept within the designated Garage-Parking area. For lots with no Alley access, the garage (or parking area) shall be set at least 25 feet behind the front building wall.

Elements



A Front Porch, between 8 feet and 12 feet deep with a width equal to no less than 40% of the lot frontage, is required along the Street Building Line (SBL). (see *Architecture*, page 11)
 A Front Yard Fence, 30 inches to 40 inches in height, is required along the Street Frontage and along any Common Lot Lines (except the portion within the Front Yard, see *Architecture*, page 13).
 Privacy Fencing, between 6 feet and 8 feet in height, may run the remainder of the side and rear property lines. (see *Architecture*, page 13).

Uses



Above the Ground Floor only Residential Uses are permitted (including Bed and Breakfast uses under 6 rooms).
 Ground Floor and Basement space may additionally include Home Occupation uses (≤ 1 employee with owner on premises) except those specifically prohibited by the Zoning Ordinance.
 Parking, workshop, residential, and accessory apartment (< 650 sq ft) uses are permitted in the building area at the rear of the lot.

BUILDING PLACEMENT STANDARDS

SPECIFICATIONS

GENERAL DESCRIPTION

The Purpose of the Woodford Building Placement Standards is:

1. To form good PUBLIC SPACES (STREETS, SQUARES, and CIVIC GREENS).
2. To form and protect private space and property (yards and gardens).
3. To protect and increase property values over time through the increased *Quality of Life* that good neighborhoods in cities, towns and SMALL COMMUNITIES provide.

Excepting the Country House type, all BUILDING PLACEMENT STANDARDS share these fundamental principles:

1. Buildings are *Built-To* a STREET BUILDING LINE (versus SETBACK from the ROW) in order to form a clear and coherent STREET space.
2. Views are directed toward the STREET, ALLEY, and/or held with the lot – not directed into neighboring properties.

HEIGHT SPECIFICATIONS:

Building Height is measured from the highest fronting sidewalk elevation (ALLEY frontage for Outbuildings) to the eaves or other point specified on the Standard. FENCE and GARDEN WALL heights are relative to the adjacent ground elevation when not fronting a sidewalk. The *Country House* type measures height relative to adjacent ground elevation.

SITING SPECIFICATIONS:

1. The building shall occupy only the specified (hatched) area of the lot. No parts of the building (excepting overhanging eaves, garden trellises and other light and unroofed garden structures) shall occupy the remaining lot area.
2. At least 35% of the lot area shall remain open and not built upon (nor used for parking more than one day per week) except where otherwise specified in the Standard or in the Code.
3. CORNER LOTS:
 - a. The STREET FRONTAGE for corner lots is both the front and side STREETS.
 - b. The fence requirements for corner lots additionally allow a PRIVACY FENCE along the SIDE STREET FRONTAGE as a substitute for the required FRONT YARD FENCE. This PRIVACY FENCE shall begin no closer than 20 feet from the corner (ROW intersection) of the frontage street.

ELEMENTS SPECIFICATIONS:

1. The building's STREET façade should be composed as a simple plane interrupted only by porches, stoops, balconies, and storefronts. This is a requirement for the *Shopfront*, *Workplace*, *Town House* and *Row House* types.
2. For the *Shopfront* type, a storefront bay may encroach as much as 18" into the public ROW.
3. All lots bordering an ALLEY shall use the ALLEY as the primary means of automobile access.
4. Garages and parking areas shall not sit or open within 10 feet of the STREET unless hidden by a GARDEN WALL.

BUILDING PLACEMENT STANDARD

FOR
TOWN HOUSES

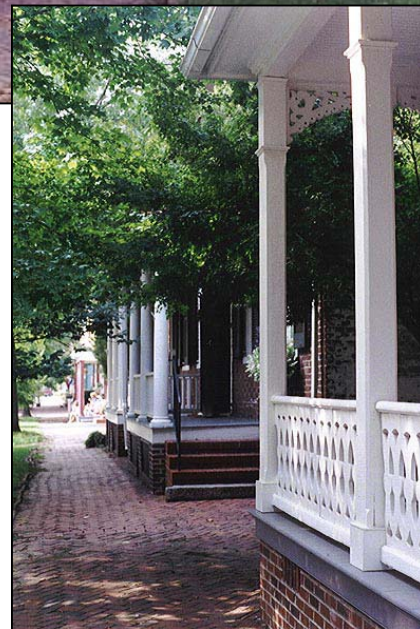
TOWN HOUSES ILLUSTRATIONS AND STATEMENT OF INTENT

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Arguably the most efficient form of urban housing, true *Town Houses* deliver a comfortable private courtyard garden and define the STREET completely. A consistent SIDE WING gives the BACK YARD complete privacy from the neighbors. Deep and broad FRONT PORCHES provide individual definition to the units.

Floor plans should be relatively shallow to allow natural light and cross ventilation. Because they have fewer exterior walls, *Town Houses* can be heated and cooled more efficiently than detached houses.



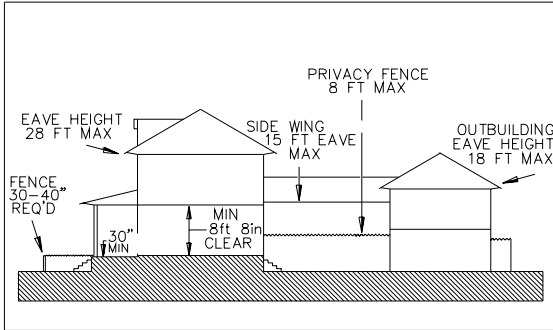
BUILDING PLACEMENT STANDARDS

WOODFORD

Building Placement Standards

Town Houses

Height



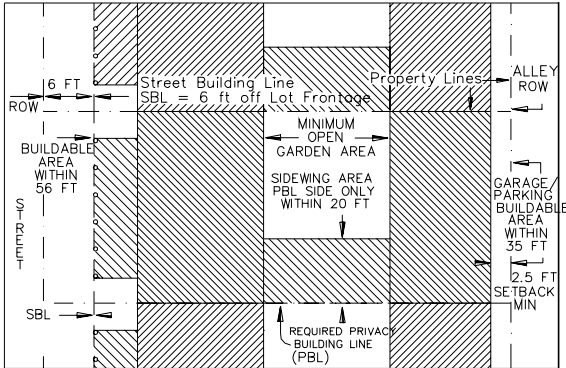
The building shall be no more than 28 feet to its eaves. The outbuilding shall be no more than 18 feet to its eaves. Any Sidewing shall be no more than 15 feet to its eaves.

The Front Yard Fence shall be between 30 and 40 inches in height.

The Front Porch floor elevation shall be no less than 30 inches above the fronting sidewalk elevation.

No less than 80% of the first storey shall have at least 8 feet 8 inches clear height.

Siting



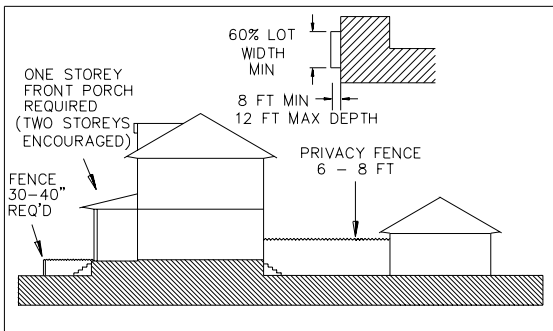
The building shall be *Built-To* the SBL, 6 feet off the Lot Frontage -- except where otherwise designated on the Regulating Plan.

Sidewing area construction shall be within and *Built-To* the Privacy Building Line (PBL) (generally the North or East side).

The lot/unit width shall be between 20 feet and 38 feet. No less than 50% of the lots in any phase shall have a minimum 100 foot depth. A maximum of 5 units shall be contiguous as one building and there shall be a minimum 15 foot gap between adjacent Town House buildings.

The garage, vehicle parking (autos, trailers, boats, etc.) shall be kept within the designated Garage-Parking area. Parking access shall be through the Alley.

Elements

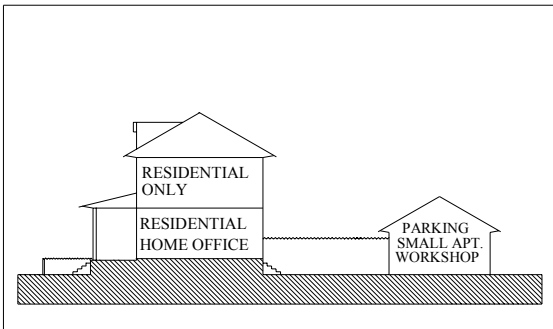


A Front Porch, between 8 feet and 12 feet deep with a width equal to no less than 60% of the lot frontage, is required along the Street Building Line (SBL).

A Front Yard Fence, 30 inches to 40 inches in height, is required along the Street Frontage and along the Common Lot Lines of the Front Yard.

Privacy Fencing, between 6 and 8 feet in height, shall be placed along any unbuilt rear and Common Lot Lines.

Uses



On the second floor and above only Residential Uses are permitted (including Bed and Breakfast uses under 6 rooms).

Ground Floor and basement space may, in addition to Residential Uses, include Home Occupation uses (<= 1 employee with owner on premises) except those specifically prohibited by the Zoning Ordinance.

Parking, workshop, residential, and accessory apartment (<= 650 sq ft) uses are permitted in the designated Buildable Area at the rear of the lot.

Version March, 2001

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BUILDING PLACEMENT STANDARDS

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2. Views are directed toward the STREET, ALLEY, and/or held with the lot – not directed into neighboring properties.

HEIGHT SPECIFICATIONS:

Building Height is measured from the highest fronting sidewalk elevation (ALLEY frontage for Outbuildings) to the eaves or other point specified on the Standard. FENCE and GARDEN WALL heights are relative to the adjacent ground elevation when not fronting a sidewalk. The *Country House* type measures height relative to adjacent ground elevation.

SITING SPECIFICATIONS:

1. The building shall occupy only the specified (hatched) area of the lot. No parts of the building (excepting overhanging eaves, garden trellises and other light and unroofed garden structures) shall occupy the remaining lot area.
2. At least 35% of the lot area shall remain open and not built upon (nor used for parking more than one day per week) except where otherwise specified in the Standard or in the Code.
3. CORNER LOTS:
 - a. The STREET FRONTAGE for corner lots is both the front and side STREETS.
 - b. The fence requirements for corner lots additionally allow a PRIVACY FENCE along the SIDE STREET FRONTAGE as a substitute for the required FRONT YARD FENCE. This PRIVACY FENCE shall begin no closer than 20 feet from the corner (ROW intersection) of the frontage street.

ELEMENTS SPECIFICATIONS:

1. The building's STREET façade should be composed as a simple plane interrupted only by porches, stoops, balconies, and storefronts. This is a requirement for the *Shopfront, Workplace, Town House* and *Row House* types.
2. For the *Shopfront* type, a storefront bay may encroach as much as 18" into the public ROW.
3. All lots bordering an ALLEY shall use the ALLEY as the primary means of automobile access.
4. Garages and parking areas shall not sit or open within 10 feet of the STREET unless hidden by a GARDEN WALL.

BUILDING PLACEMENT STANDARD

FOR
ROW HOUSES

ROW HOUSES

ILLUSTRATIONS AND STATEMENT OF INTENT

Note: these are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the STANDARD at right for the specific prescriptions and restrictions of this BUILDING PLACEMENT STANDARD.



Like the *Town House*, the *Row House* is an extremely efficient and sociable form of urban housing. *Row Houses* define the STREET with a solid plane wall. A consistent SIDE WING gives the BACK YARD complete privacy from the neighbors. *Row Houses* typically have front STOOPS or stairs and not FRONT PORCHES as found on *Town Houses*.

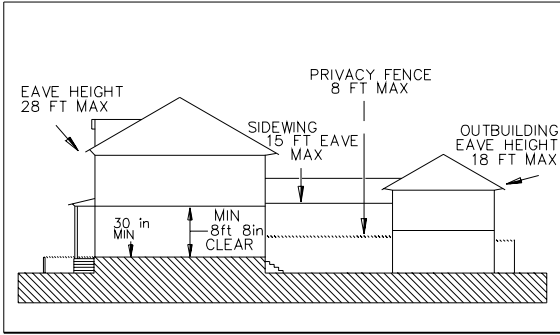
Floor plans should be relatively shallow to allow natural light and cross ventilation. Because they have fewer exterior walls, *Row Houses* can be cooled more efficiently than detached houses.

WOODFORD

Building Placement Standards

Row Houses

Height

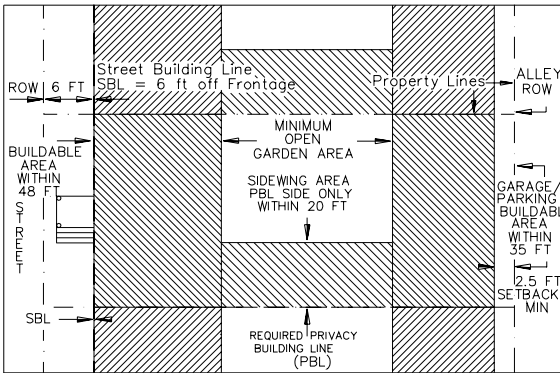


The building shall be no more than 28 feet to its eaves. Any outbuilding shall be no more than 18 feet to its eaves. Any Sidewing shall be no more than 15 feet to its eaves.

The Front Yard Fence shall be between 30 inches and 40 inches in height. The first floor elevation shall be no less than 30 inches above the fronting sidewalk elevation.

No less than 80% of the first storey shall have at least 8 feet 8 inches clear height.

Siting



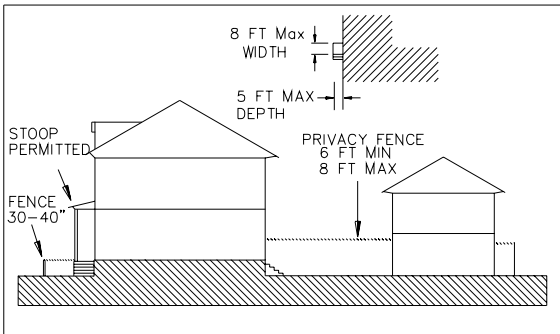
The building shall be *Built-To* the Street Building Line, 6 feet off the Lot Frontage -- except where otherwise designated on the Regulating Plan.

Any Sidewing area construction shall be *Built-To* the Privacy Building Line (PBL) (generally the North or East side).

The lot/unit width shall be between 18 feet and 28 feet. No less than 50% of the lots in any phase shall have a minimum 90 foot depth. A maximum of 5 units shall be contiguous as one building and there shall be a 15 foot minimum gap between adjacent of Row House buildings (side facades).

The garage, vehicle parking (trailers, boats, etc.) shall be within the Buildable Area. Parking access shall be through the Alley.

Elements

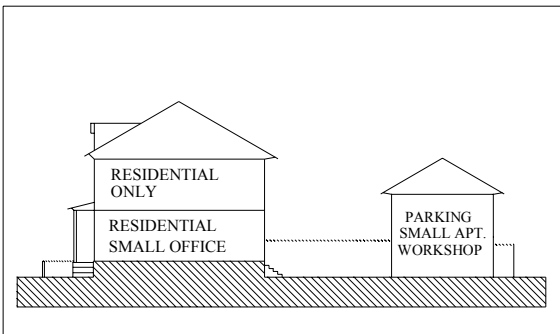


A Stoop, not more than 5 feet deep and 8 feet wide (plus steps) is permitted forward of the Street Building Line (SBL).

A Front Yard Fence, 30 to 40 inches in height, is permitted along the Street Frontage and along the Common Lot Lines of the Front Yard.

Privacy Fencing, between 6 and 8 feet in height, shall be placed along any unbuilt rear and Common Lot Lines. (see *Architecture*, page 13).

Uses



Above the Ground Floor only Residential Uses are permitted (including Bed and Breakfast uses under 6 rooms).

Ground floor and basement space may, in addition to Residential Uses, include Small Office Uses (≤ 3 employees with owner on premises) except those specifically prohibited by the Zoning Ordinance.

Workshop, residential, and accessory apartment (≤ 500 sq ft) and parking uses are permitted in the designated Buildable Area at the rear of the lot.

BUILDING PLACEMENT STANDARDS

SPECIFICATIONS

GENERAL DESCRIPTION

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1. To form good PUBLIC SPACES (STREETS, SQUARES, and CIVIC GREENS).
2. To form and protect private space and property (yards and gardens).
3. To protect and increase property values over time through the increased *Quality of Life* that good neighborhoods in cities, towns and SMALL COMMUNITIES provide.

Excepting the Country House type, all BUILDING PLACEMENT STANDARDS share these fundamental principles:

1. Buildings are *Built-To* a STREET BUILDING LINE (versus SETBACK from the ROW) in order to form a clear and coherent STREET space.
2. Views are directed toward the STREET, ALLEY, and/or held with the lot – not directed into neighboring properties.

HEIGHT SPECIFICATIONS:

Building Height is measured from the highest fronting sidewalk elevation (ALLEY frontage for Outbuildings) to the eaves or other point specified on the Standard. FENCE and GARDEN WALL heights are relative to the adjacent ground elevation when not fronting a sidewalk. The *Country House* type measures height relative to adjacent ground elevation.

SITING SPECIFICATIONS:

1. The building shall occupy only the specified (hatched) area of the lot. No parts of the building (excepting overhanging eaves, garden trellises and other light and unroofed garden structures) shall occupy the remaining lot area.
2. At least 35% of the lot area shall remain open and not built upon (nor used for parking more than one day per week) except where otherwise specified in the Standard or in the Code.
3. CORNER LOTS:
 - a. The STREET FRONTAGE for corner lots is both the front and side STREETS.
 - b. The fence requirements for corner lots additionally allow a PRIVACY FENCE along the SIDE STREET FRONTAGE as a substitute for the required FRONT YARD FENCE. This PRIVACY FENCE shall begin no closer than 20 feet from the corner (ROW intersection) of the frontage street.

ELEMENTS SPECIFICATIONS:

1. The building's STREET façade should be composed as a simple plane interrupted only by porches, stoops, balconies, and storefronts. This is a requirement for the *Shopfront, Workplace, Town House* and *Row House* types.
2. For the *Shopfront* type, a storefront bay may encroach as much as 18" into the public ROW.
3. All lots bordering an ALLEY shall use the ALLEY as the primary means of automobile access.
4. Garages and parking areas shall not sit or open within 10 feet of the STREET unless hidden by a GARDEN WALL.

BUILDING PLACEMENT STANDARD

FOR
SMALL APARTMENT HOUSES

SMALL APARTMENT HOUSES ILLUSTRATIONS AND STATEMENT OF INTENT

Note: these are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the STANDARD at right for the specific prescriptions and restrictions of this BUILDING PLACEMENT STANDARD.



Configured at the scale of a large house and, with its upper story balconies, detailed to a fair level, the *Small Apartment House* type provides high-quality, affordable, yet low maintenance housing that can fit comfortably alongside single-family detached houses in any neighborhood. Private open space takes the form of individual porches and shared rear gardens. They are appropriate when distributed throughout the neighborhood or when fronting areas of higher activity such as the neighborhood center.

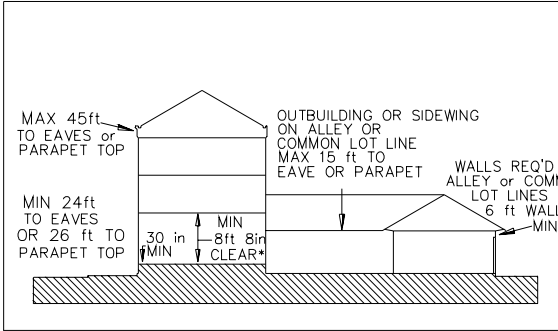
BUILDING PLACEMENT STANDARDS

WOODFORD

Building Placement Standards

Small Apartment Buildings

Height



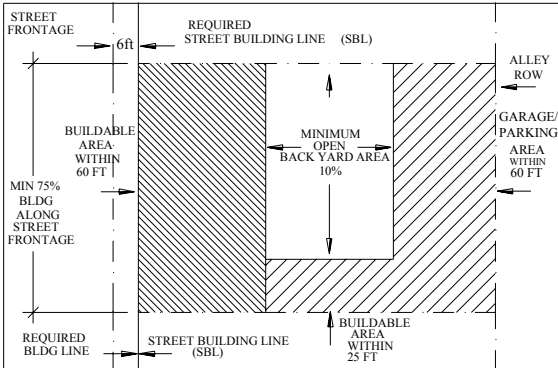
The building shall be no more than 45 feet to its eaves. Any outbuilding or Sidewing shall be no more than 15 feet to its eaves or parapet -- except where fronting a Street, where it may be up to 25 feet to its eaves or parapet.

Any unbuilt Street Frontage or Common Lot Line shall have a Garden Wall or Privacy Fence along it, between 6 feet and 8 feet in height.

The units ground storey finished floor elevation shall be no less than 30 inches above the fronting sidewalk.

No less than 80% of the first storey shall have at least 8 feet 8 inches clear height.

Siting



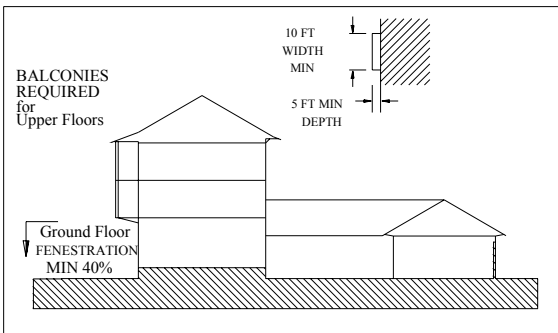
This Street Facade shall be *Built-To* not less than 75% of the Street Building Line(SBL) which is 6 feet off the ROW/Lot Frontage. There are no required side setbacks.

The maximum lot width/Street Frontage is 100 feet. Not less than 10% of the Lot area, contiguous with the rear of the building, shall be a shared Back Yard.

Any unbuilt Street Frontage or Common Lot Line shall have a Garden Wall or Privacy Fence along it, between 6 feet and 8 feet in height.

The garage, parking for vehicles (autos, trailers, boats, etc.) shall be at least 25 feet from any Street Frontage. Parking access shall be from an Alley.

Elements

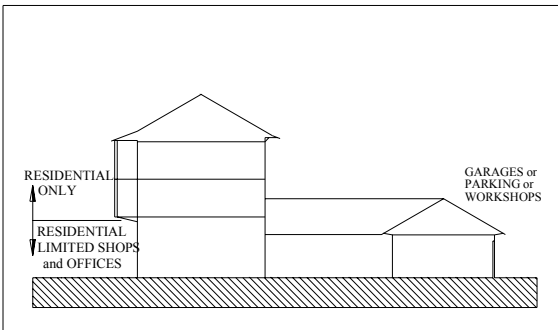


A roofed Balcony is required for each 2nd & 3rd Floor unit, minimum 5 feet deep and 10 feet wide.

Privacy Side Manners shall apply to all facades facing Common Lot Lines (no view windows) excepting ground floor windows which may face a Common Lot Line more than 30 feet away.

Parking, garages, and accessory uses may be placed to the rear of the lot. Parking shall be no closer than 25 feet to any Street Frontage or, unless hidden by a Garden Wall at least 4 feet in height or within a building, to any Side Street. Unenclosed parking shall be separated from adjacent less intense type by a Garden Wall Privacy Fence.

Uses



Upper Storeys shall be exclusively Residential Use (including Home Occupation ≤ 1 employee w/resident owner).

The Ground Floor may, in addition to Residential Uses, have small professional office, ancillary retail grocery, and cafe uses (each less than 700 sq ft) to a maximum 1,500 sq ft total per building.

Parking, garages, and accessory uses may be placed to the rear of the lot. Unenclosed parking lots shall be no closer than 25 feet to any Street Frontage and separated from adjacent uses by a Garden Wall.

BUILDING PLACEMENT STANDARDS

SPECIFICATIONS

GENERAL DESCRIPTION

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1. Buildings are *Built-To* a STREET BUILDING LINE (versus SETBACK from the ROW) in order to form a clear and coherent STREET space.
2. Views are directed toward the STREET, ALLEY, and/or held with the lot – not directed into neighboring properties.

HEIGHT SPECIFICATIONS:

Building Height is measured from the highest fronting sidewalk elevation (ALLEY frontage for Outbuildings) to the eaves or other point specified on the Standard. FENCE and GARDEN WALL heights are relative to the adjacent ground elevation when not fronting a sidewalk. The *Country House* type measures height relative to adjacent ground elevation.

SITING SPECIFICATIONS:

1. The building shall occupy only the specified (hatched) area of the lot. No parts of the building (excepting overhanging eaves, garden trellises and other light and unroofed garden structures) shall occupy the remaining lot area.
2. At least 35% of the lot area shall remain open and not built upon (nor used for parking more than one day per week) except where otherwise specified in the Standard or in the Code.
3. CORNER LOTS:
 - c. The STREET FRONTAGE for corner lots is both the front and side STREETS.
 - d. The fence requirements for corner lots additionally allow a PRIVACY FENCE along the SIDE STREET FRONTAGE as a substitute for the required FRONT YARD FENCE. This PRIVACY FENCE shall begin no closer than 20 feet from the corner (ROW intersection) of the frontage street.

ELEMENTS SPECIFICATIONS:

1. The building's STREET façade should be composed as a simple plane interrupted only by porches, stoops, balconies, and storefronts. This is a requirement for the Shopfront, Workplace, Town House and Row House types.
2. For the Shopfront type, a storefront bay may encroach as much as 18" into the public ROW.
3. All lots bordering an ALLEY shall use the ALLEY as the primary means of automobile access.
4. Garages and parking areas shall not sit or open within 10 feet of the STREET unless hidden by a garden wall.

BUILDING
PLACEMENT STANDARD

FOR
SHOPFRONT BUILDINGS

SHOPFRONT BUILDINGS ILLUSTRATIONS AND STATEMENT OF INTENT

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Shopfront buildings are the basic building block of every American Main Street. Designed to fit and foster an active street life, their ground floor fronts have large windows to encourage the connection between the commercial activity within and the public life walking or driving by. Ground-floor uses should be flexible to accommodate a variety of retail or office uses. Upper-story uses are best as residential apartments, but they may be offices or workshops on very busy streets. Above-shop residences have proven to be good quality and affordable places for downtown living.

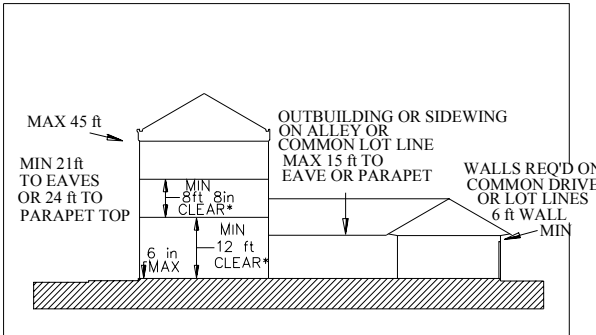
BUILDING PLACEMENT STANDARDS

WOODFORD

Building Placement Standards

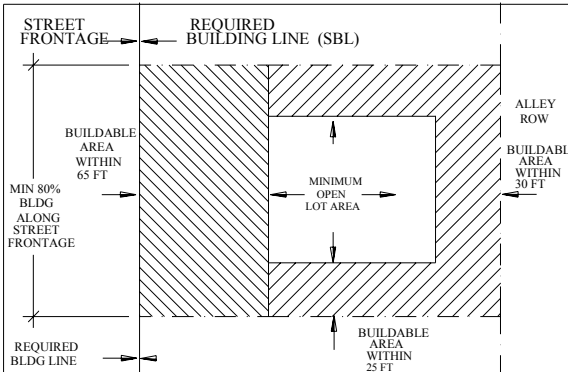
Shopfront Buildings

Height



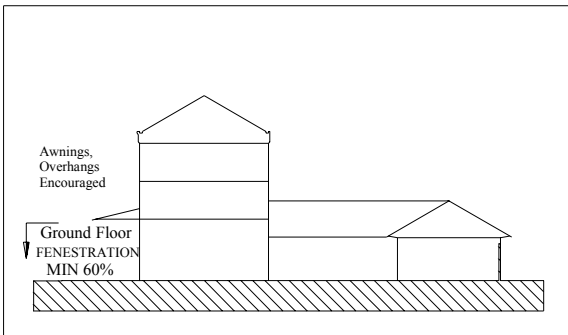
The building shall be no more than 45 feet to its eaves. Any outbuilding or sidewing shall be no more than 15 feet to its eaves or parapet -- except where fronting a Street, where it may be up to 25 feet to its eaves or parapet. Any unbuilt portion of the lot frontage shall have a Privacy Fence or Garden Wall, 6 feet to 8 feet in height, built along it. The ground floor elevation shall be no more than 6 inches above the fronting sidewalk elevation. No less than 80% of the ground floor shall have at least 12 feet clear height. No less than 80% of the second storey shall have at least 8 feet 8 inches clear height.

Siting



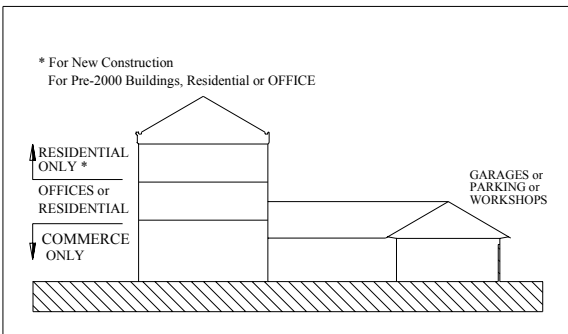
This Street Facade shall be *Built-To* not less than 80% of the Street Frontage. The maximum lot width/building Street Frontage is 100 feet. Not less than 10% of the Lot area, contiguous with the rear of the building, shall be an open & unpaved Back Yard area. There are no required side setbacks. Any unbuilt Frontage shall have a Garden Wall Privacy Fence along it. The garage, parking for vehicles (autos, trailers, boats, etc.) shall be at least 30 feet from any Street Frontage.

Elements



The primary Street Facade shall have no less than 60% Glass Fenestration (between 2 and 10 feet above the fronting sidewalk). Side Street facades shall have no less than 35% Fenestration (between 2 and 10 feet above the fronting sidewalk). Awnings and Overhangs are encouraged. Shop signs (not more than 1 foot vertical x 3 foot horizontal and minimum 9 feet clear height above the sidewalk) may be hung from such an overhang. Arcades and Colonnades (min. 11 feet clear height) are permitted if designed and constructed in contiguous Street Frontages of not less than 150 feet. Consult the Planning Commission.

Uses



The Ground Floor shall be only Commercial Uses: Retail, Office, and Artisanal Workshops (where there is a storefront office for customer entry). The Second Floor may be either Office or Residential Use (including small hotel and bed and breakfast operations). Upper Floors shall be exclusively Residential Use (including small hotel and bed and breakfast operations). Parking, garages, and accessory uses shall be placed to the rear of the lot. Parking shall be no closer than 25 feet to any Street Frontage and separated from an adjacent different use by a Garden Wall.

Version March, 2001

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BUILDING PLACEMENT STANDARDS

SPECIFICATIONS

GENERAL DESCRIPTION

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2. Views are directed toward the STREET, ALLEY, and/or held with the lot – not directed into neighboring properties.

HEIGHT SPECIFICATIONS:

Building Height is measured from the highest fronting sidewalk elevation (ALLEY frontage for Outbuildings) to the eaves or other point specified on the Standard. FENCE and GARDEN WALL heights are relative to the adjacent ground elevation when not fronting a sidewalk. The *Country House* type measures height relative to adjacent ground elevation.

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ELEMENTS SPECIFICATIONS:

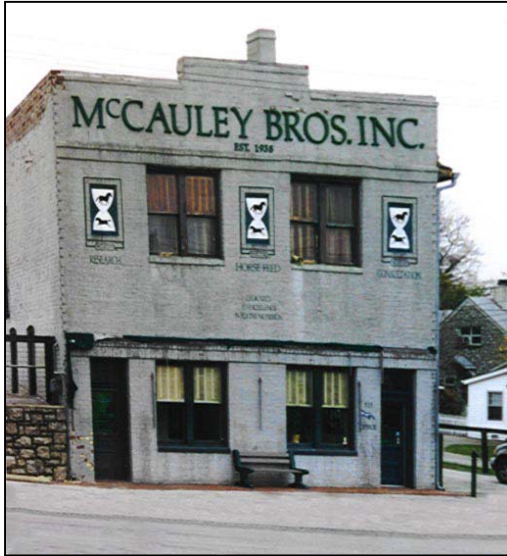
1. The building's STREET façade should be composed as a simple plane interrupted only by porches, stoops, balconies, and storefronts. This is a requirement for the *Shopfront*, *Workplace*, *Town House* and *Row House* types.
2. For the *Shopfront* type, a storefront bay may encroach as much as 18" into the public ROW.
3. All lots bordering an ALLEY shall use the ALLEY as the primary means of automobile access.
4. Garages and parking areas shall not sit or open within 10 feet of the STREET unless hidden by a GARDEN WALL.

BUILDING PLACEMENT STANDARD

FOR
WORKPLACE BUILDINGS

WORKPLACE BUILDINGS ILLUSTRATIONS AND STATEMENT OF INTENT

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The *Workplace* type provides for light industrial and artisanal production and related uses in an urban form. The STREET fronted by *Workplace* buildings is a civilized space faced with office doors and windows. Buildings are set around the PERIMETER of the block with their loading bays, truck docks, and other intense activities located at the rear and away from the major STREETS. The block interior is a large, working courtyard.

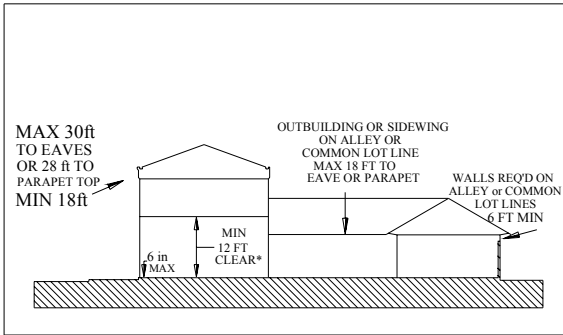
BUILDING PLACEMENT STANDARDS

WOODFORD

Building Placement Standards

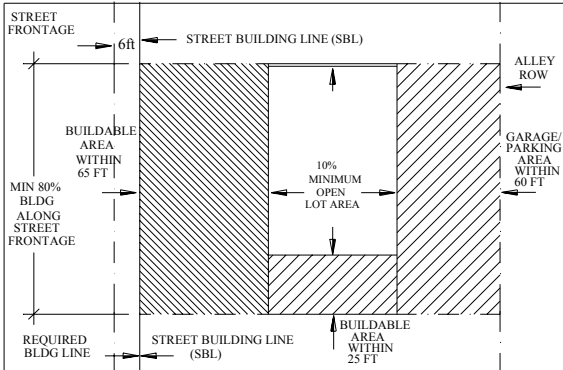
Workplace Buildings

Height



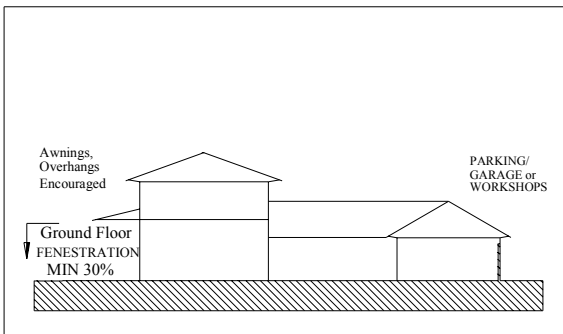
The building shall be no more than 30 feet to its eaves. Any outbuilding or siding shall be no more than 15 feet to its Eaves or parapet -- except where fronting a Street, where it may be up to 30 feet to its eaves. Any unbuilt portion of the Street Frontage shall have a Privacy Fence or Garden Wall, between 6 feet and 8 feet in height, built along it. The ground floor elevation shall be no more than 6 inches above the fronting sidewalk elevation. No less than 80% of the ground floor shall have at least 12 feet clear height.

Siting



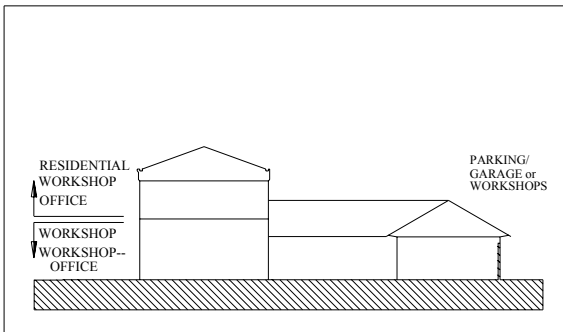
The Street Facade shall be *Built-To* not less than 80% of the Street Building Line (SBL) which is 6 feet off the Lot Frontage. There are no required side setbacks. The maximum lot width/building frontage is 150 feet. Not less than 10% of the Lot area, contiguous with the rear of the building, shall be Back Yard space open and unpaved. Any unbuilt Street Frontage or Common Lot Line shall have a Garden Wall or Privacy Fence along it, between 6 feet and 8 feet in height. The garage, parking for vehicles (autos, trailers, boats, etc.) shall be at least 25 feet from any Street Frontage. Parking access shall be from an Alley. Adjacent parking areas shall be connected.

Elements



The primary Street facade shall have no less than 30% glass fenestration (measured between 3 feet and 10 feet above the fronting sidewalk). Side street facades shall have no less than 25% fenestration (between 3 feet and 10 feet above the fronting sidewalk). Garage doors, work bays, etcetera, shall face away from the Street (e.g. be located on the rear/Alley facade).

Uses



The Ground Floor shall be only non Residential Uses such as Office and Workshop (where there is a storefront office for customer entry). An office or retail space (min. 300 sq ft) shall be at the Street facade of the building, with a functioning entry door. The Second Floor may be Office, Workshop or Residential Use. Parking, garages, and accessory uses may be placed to the rear of the lot. Parking shall be no closer than 25 feet to any Street Frontage and separated from any adjacent uses of a dissimilar type by a Garden Wall.

Version March 2001

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BUILDING PLACEMENT STANDARDS

SPECIFICATIONS

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