

## Division 2 Suburban Perimeter

### Section 16.3.210. Intent.

- (a) The suburban perimeter residential land use category includes a mix of residential densities with access to public water, sewer, streets, and open spaces. This district is meant for residential homes and excludes large industries and other large intense uses. Home businesses, civic organizations, and some types of commercial and agricultural uses are allowed but will be limited in size and density. The main purpose of this district is to meet a wide range of housing choices, and to provide neighborhoods that invite walking to gathering places, services and conveniences that are integrated into the rest of the community by a pattern of streets, blocks, and other linkages.

### Section 16.3.220. Lot and building standards.

- (a) *Density, height, and setback criteria.* The following Table 16.3.220 includes the minimum density, lot size, setback criteria, and maximum height allowed within the Suburban Perimeter zone district. Cells with n/a means the specific criteria is not applicable in that situation. Supplemental criteria is included below the table.

**Table 16.3.220. Suburban Perimeter Lot and Building Standards**

	Minimum Gross Density	Minimum Lot Size	Minimum Front Setback	Minimum Side Setback	Minimum Corner Side Setback	Minimum Rear Setback	Maximum Height
Single-family detached	2 units per acre	6,000 square feet	20 feet	7.5 feet	15 feet	15 feet	2 stories
Single-family attached (duplex)	2 units per acre	4,000 square feet	20 feet	7.5 feet	15 feet	15 feet	2 stories
Townhomes	2 units per acre	1,400 square feet	20 feet	7.5 feet	15 feet	15 feet	2 stories
Multi-family	2 units per acre	1,600 square feet	20 feet	20 feet	20 feet	20 feet	2 stories
Accessory dwelling unit	n/a	n/a	Behind the front of a principal dwelling	7.5 feet	15 feet	15 feet	2 stories
Accessory Structure	n/a	n/a	25 feet	5 feet	15 feet	5 feet	2 stories
Non-Residential	n/a	n/a	20 feet	10 feet	20 feet	15 feet	2 stories

- (1) Accessible building elements (e.g., elevator shafts and stairways) are permitted to extend above the maximum building height.
  - (2) An attached dwelling unit with a shared party wall may have a zero-foot side yard setback on the side of the lot where the dwelling units combine.
  - (3) The rear setback for an alley loaded attached dwelling unit project may have a reduced rear setback, at the discretion and approval of the Town.
  - (4) The corner side setback requirement applies to a side lot line bordering a public road or street that is not designated as the front yard. This does not apply to a designated alleyway.
  - (5) Attached accessory structures shall meet the requirements of the main structure.
  - (6) Detached accessory structures shall maintain a minimum separation from the main structure as required by adopted building and fire codes.
  - (7) Steeples, chimneys, roof-mounted mechanical equipment, and similar architectural and mechanical elements may exceed the maximum height by no more than 20 percent.
- (b) *Lot Diversity.* Development Plans shall include a diversity of lot sizes. On projects of 150 acres or less, a minimum of four lot sizes is required. On projects of 150 acres or more, a minimum of six lot sizes is required. This may be met through additional housing types outlined in the following subsection (c).
- (c) *Product Diversity.* A mix of permitted housing types shall be included in any individual development plan to the extent reasonably feasible, depending on the size of the parcel. To promote such variety, the following minimum standards shall be met.
- (1) The following minimum number of housing types is required on any project development plan.
    - a. A minimum of two housing types is required on any project development plan containing less than 150 acres, including such plans that are part of a phased overall development.
    - b. A minimum of three housing types is required on any project development plan containing one hundred and 150 acres or more.
  - (2) Housing types include the following mix.
    - a. Single-family attached dwellings.
      1. Duplex units
      2. Townhome units
    - b. Alley loaded design.
    - c. Patio home design.
    - d. Multi-family dwellings, by additional review.

**Section 16.3.230. Land uses.**

- (a) Uses by right. These may require a site plan at the direction of Town staff based on the intensity and potential impacts of the proposal.
- (1) Residential land uses include the following.
    - Accessory dwelling
    - Bed and breakfast establishments
    - Home-based business
    - Single family attached and detached, Townhomes, multi-family, and senior housing.
  - (2) Commercial, retail, or service land uses include the following.
    - Adult day centers
    - Child care centers
    - Long-term care facilities
    - Neighborhood shopping centers
    - Office, financial, medical services, and clinics
  - (3) Public, quasi-public, other land uses include the following.
    - Golf courses
    - Neighborhood parks
    - Outdoor recreation
    - Places of worship and assembly
    - Schools
- (b) Uses by special review. Land uses not identified may be considered with additional review as determined by Town staff.
- Workshops/small custom industry

**Section 16.3.240. Layout standards.**

- (a) *Typical layout.* Each subdivision proposal should address the appropriate elements of the Comprehensive Plan, as suggested by the following. Subdivisions in the suburban perimeter shall be designed with an internal urban roadway system to serve lots within the subdivision. The edges adjacent to major roadways shall be landscaped and shall provide community pathways for pedestrian linkages. Landscape buffers adjacent to major roadways should vary in width, and perimeter fencing shall be visually interesting. The main entrance to the subdivision typically will have appropriately scaled monument sign and landscaping. Open space, drainage corridors and roadways within the subdivision can provide opportunities for pedestrian linkage to adjacent subdivisions, the Town Core, and the Severance Greenway. See Articles 5 and 6 for additional development and design criteria, as applicable.
- (b) Roadway Plans must identify collector roadways and adhere to requirements set forth in the Transportation Plan.

- (1) The spacing and frequency of connector streets are to be determined with each application. Connector streets shall connect neighborhoods to perimeter arterial streets and adjacent properties. Please refer to the Transportation Plan.
- (2) Internal street design should incorporate the following whenever possible.
  - a. Three- and four-way intersections.
  - b. The use of a grid or modified grid.
  - c. View corridors.
  - d. Focal points.

**Section 16.3.270. Fencing.**

- (a) Lots adjoining greenbelts shall have common area fencing. Common area fencing shall be "articulated" with fence columns, fence details, varying depths of greenbelts, etc.
- (b) All subdivisions shall submit master fence plans that will include fence locations, details and criteria, including the following items.
  - (1) Perimeter fence and/or common area fencing
  - (2) All perimeter fencing shall be wood unless otherwise approved by Board.
  - (3) Encouraged fence height is six feet. Maximum fence height may be eight feet along arterial and connector streets by variance.
  - (4) Fence amenities, columns, and walls.
  - (5) Rear and side yard fencing (private).
  - (6) Side and front-yard fencing visible from right-of-way, greenbelt, and common areas.
  - (7) Master fence plan, which shall show where in a subdivision each type of fence shall be located.
  - (8) Terminations of common area fencing (encouraged to have a column or fence amenity).
  - (9) Fencing ornamented with details that shall be uniform throughout the development.
  - (10) All common area fencing and private fencing that is visible from right-of-way, greenbelt, and/or common areas shall have a common fence color, as identified on the master fence plan.

**Section 16.3.280. Entries and signage.**

Entries shall contain the following features.

- (a) Located adjacent to arterial/connector street intersections or primary access to the project.
- (b) Appropriately scaled monument/signage at primary access to identify the project.
- (c) Adequate landscaping on both sides of primary project access to create an enhanced entry experience.
- (d) Access to subdivisions that is limited to main entry roads adjoining arterial or collector roads. The number of accesses may vary, depending on size and location of development and results

from traffic impact study. See Article 4 for minimum access point requirements. Driveways shall not have access directly onto adjacent county roads.

- (e) The entries to the development should provide a focal point with signage and landscaping. Signage shall be designed to be appropriate to the scale of the development and in conformance with the sign regulations of this Code. Signage shall be shown on the site plan.