

# MIDTOWN

## Pattern Building Development Criteria (Sec. 130-29(d))



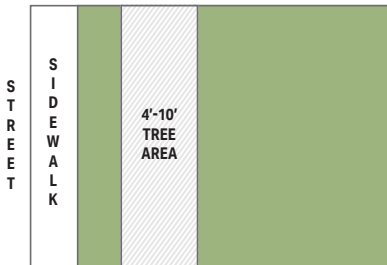
**REQUIRED:** Site Plan made from a survey showing how each standard below is met.

**1. VARIABILITY:** The same pattern and façade cannot be repeated more than twice in a row.

**2. PARKING:**

- a. One parking space per bedroom is required.
- b. Parking cannot be built between the building and the street. It must be to the side, or behind the building.
- c. Maximum driveway width is 12 feet.<sup>1</sup> Maximum curb return radius shall be 10 feet.
- d. A connected parking lot is required behind the buildings when three or more pattern buildings are built in a row.<sup>2</sup>

**3. SIDEWALK:** A sidewalk is always required to be built on the same lot as the pattern buildings. The front door must also have a path that connects to the sidewalk.



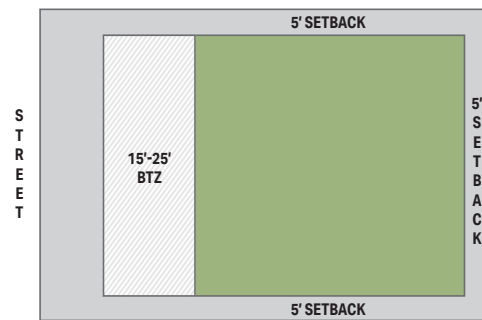
**4. TREES:** A shade tree must be planted for every 30 feet.<sup>3</sup> The tree must be planted between 4 feet and 10 feet of the sidewalk.

- a. Using the provided detail in the Midtown Plan, existing trees within 10 feet of the sidewalk can count if protected during construction.

**5. LOT SIZE:** There is no minimum lot size based on the guidance of the pattern book, as long as all necessary elements fit on the proposed lots and no substandard remainders are divided off.<sup>4</sup>

**6. SETBACKS:**

- a. Side and rear setbacks are 5 feet.
- b. Side and rear setbacks next to a street or alley are set by the existing zoning district. (Sec. 62-161)



- c. The front setback is actually a "built-to-zone (BTZ)". The build to zone is the area 15 to 25 feet from the front property line. The front wall of the pattern building must be somewhere in this zone.

**7. TRASH:** Trash cans must not be visible from the street except on trash day.<sup>5</sup>

**8. SPECIAL STANDARDS:** Special standards for Midtown Walkup or 4+ pattern developments

- a. End islands shall be installed at the end of each parking row.
- b. The island shall have raised curbing not less than six inches in height and encompass an area of not less than 180 square feet for single parking row end islands or 360 square feet for double-row end islands.

**NOTES:**

- 1. Except when the driveway serves more than 4 units or commercial uses. For these, the maximum width is 20 feet.
- 2. A cross access easement is required as well as a drive isle that allows for two-way traffic.
- 3. Round up or down to the next whole number like normal.
  - a. Example: If my lot is 60 feet wide, I will need 2 trees:  $60 / 30 = 2$ . Two trees required.
  - b. Example: If my lot is 50 feet wide, I still need 2 trees:  $50 / 30 = 1.66$ , which rounds up to 2.
  - c. Example: If my lot is 40 feet wide, I only need 1 tree:  $40 / 30 = 1.33$ , which rounds down to 1.
- 4. A replat complying with state and local requirements is needed for any subdivision of land.
- 5. Buildings with four units or less shall not be serviced by dumpsters, unless service is aggregated among multiple parcels.

**Please note:** This is a short form list intended to assist in summarizing the development criteria listed in Sec. 130-29(d). This document is not a replacement for the existing ordinance. All specific regulations found in said ordinance shall remain true and enforceable.