

§ 1405-04. - Connected Communities.

Three Connected Communities designations are established to enhance the base zoning district. The underlying zoning district and map overlays apply where not inconsistent with the development regulations below.

- (a) Neighborhood Business District ‘B’. This district designation is intended for areas located within established neighborhood business districts. The neighborhood business district ‘B’ designation is subject to the following development regulations:
- (1) Two-family, three-family, and four-family uses are permitted, subject to the development regulations of the underlying zoning district, except as otherwise provided in subsections (a)(2)-(4).
 - (2) Minimum lot-area-per-dwelling-unit regulations do not apply.
 - (3) Two-family, three-family, and four-family uses shall comply with the minimum lot area regulations for single-family uses.
 - (4) Parking:
 - (i) No off-street parking is required for residential uses in a new building containing ten or fewer dwelling units.
 - (ii) Residential uses in a new building with more than ten dwelling units require one-half space per additional dwelling unit over ten dwelling units.
 - (iii) No off-street parking is required in a new commercial or mixed-use building if the building has 5,000 square feet or less of commercial space.
 - (iv) The underlying zoning district parking requirements are reduced by one-half for commercial uses in a new commercial or mixed-use building if the building has more than 5,000 square feet of commercial space.
 - (v) Additions to existing buildings are considered new construction for purposes of this section.
 - (vi) Accessory surface parking facilities shall be located in the rear yard.

- (b) Middle Housing ‘MH’. This district designation is intended for areas surrounding neighborhood business districts. The middle housing ‘MH’ designation is subject to the following development regulations:
- (1) Two-family, three-family, and four-family uses are permitted subject to the development regulations of the underlying zoning district, except as otherwise provided in subsections (b)(2)-(4).
 - (2) Minimum lot-area-per-dwelling-unit regulations do not apply for two-family, three-family, and four-family uses.
 - (3) Two-family, three-family, and four-family uses shall comply with the minimum lot area regulations for single-family uses.
 - (4) Parking:
 - (i) No off-street parking is required for residential uses in a new building containing ten or fewer dwelling units.
 - (ii) Residential uses in a new building with more than ten dwelling units require one-half space per additional dwelling unit over ten dwelling units.
 - (iii) No off-street parking is required in a new commercial or mixed-use building if the building has 5,000 square feet or less of commercial space.
 - (iv) The underlying zoning district parking requirements are reduced by one-half for commercial uses in a new commercial or mixed-use building if the building has more than 5,000 square feet of commercial space.
 - (v) Additions to existing buildings are considered new construction for purposes of this section.
 - (vi) Accessory surface parking facilities shall be located in the rear yard.
- (c) Transportation Corridor ‘T’. This district designation is intended for areas located along major transportation corridors. The transit corridor ‘T’ designation is subject to the following development regulations:
- (1) Two-family, three-family, and four-family uses are permitted subject to the development regulations in Section 1405-07, except as otherwise provided in subsections (c)(2)-(6).

- (2) Minimum lot-area-per-dwelling-unit regulations do not apply.
 - (3) Two-family, three-family, and four-family uses shall comply with the minimum lot area regulations for single-family uses.
 - (4) Minimum off-street parking regulations do not apply.
 - (5) The height of new structures may exceed the maximum height of the underlying zoning district by an additional twelve feet.
 - (6) Accessory surface parking facilities shall be located in the rear yard.
- (d) Design Standards. Two-family, three-family, and four-family dwellings located within a designated Connected Communities district shall comply with the design standards set forth below.
- (1) *Entrance*. At least one dwelling unit entrance shall be located on each street frontage.
 - (2) *Building Form*. Building composition shall consist of a base, middle, and top component to reduce the apparent bulk of the building. The designs of new buildings shall avoid long unrelieved expanses of wall along the street frontage by maintaining a rhythm of windows and structural bays.
 - (i) Buildings shall have a distinct base at the ground level, using articulation and materials such as stone, masonry, or decorative concrete.
 - (ii) Buildings shall have a change in material and/or design that marks the transition from base component to middle component, and from middle component to top component.
 - (iii) The top of the building shall be treated with a distinct outline with elements such as a projecting parapet, cornice, or projection.
 - (3) If the Zoning Administrator determines a permit application does not conform to the requirements of Section 1405-04(d), the Zoning Board of Appeals has the duty to determine whether the application satisfies the standards set forth in this Chapter prior to the issuance of a building permit.