

## Div. 1.6. BU-RA: Residential Attached

### SEC. 1.6.1. SUMMARY



#### Intent

The Residential Attached (BU-RA) district is intended to accommodate a mix of detached and attached housing options in a pedestrian-friendly environment that respects the scale and character of traditional single-family houses.

#### Applicable Districts

BU-RA-3

#### Use

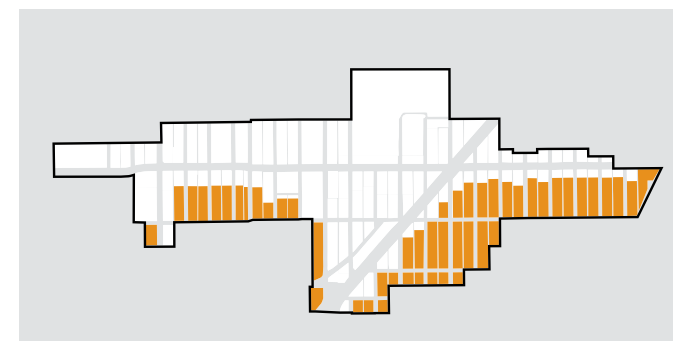
Allowed uses see Div. 3.1

#### Recommend Building Types

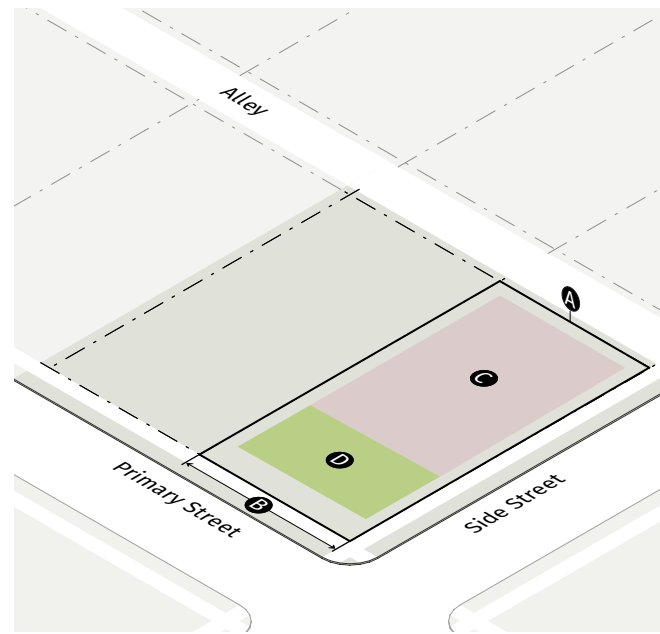
Single-unit detached	see Sec. 2.1.3
Single-unit attached	see Sec. 2.1.4
Townhome	see Sec. 2.1.5
Manor Home	see Sec. 2.1.6
Multi-unit	see Sec. 2.1.7

#### Zoning Map

See Div. 2.2



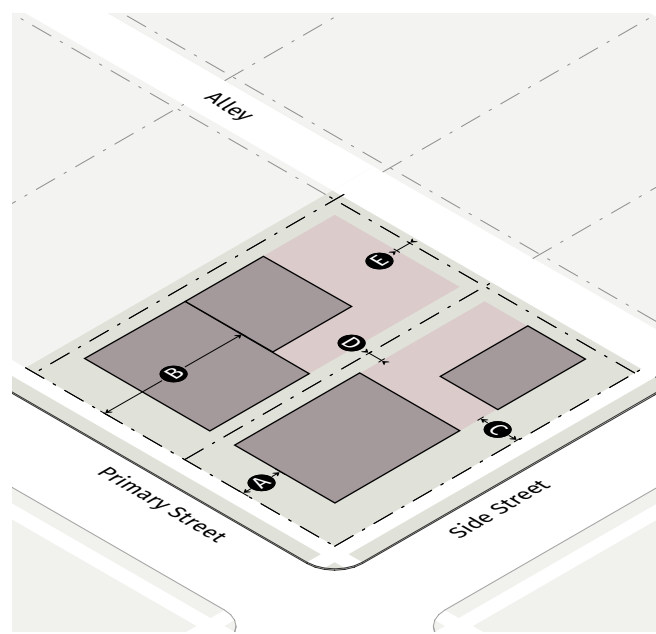
**SEC. 1.6.2. LOT PARAMETERS**



**Residential Building Requirements**

- Maximum of 3 bedrooms per unit
- Maximum 1 unit per 750 sq. ft. of lot area
- Minimum 800 sq. ft. ground floor unit for every 50 linear feet of street frontage.

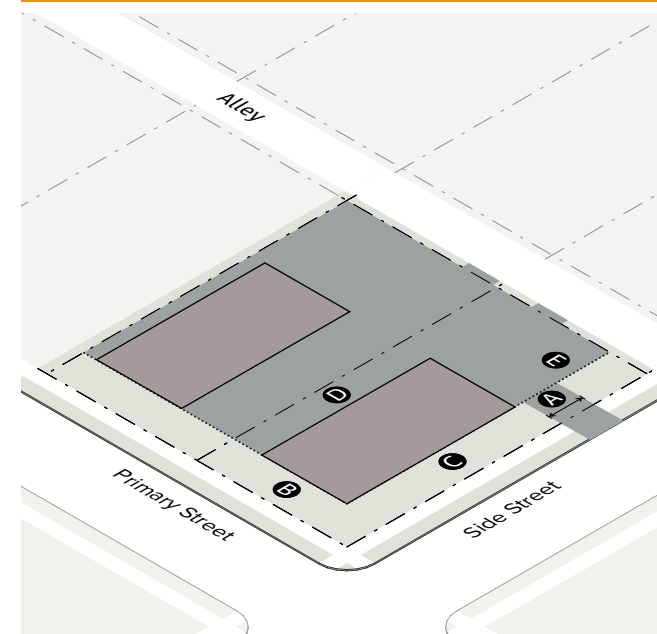
**SEC. 1.6.3. BUILDING PLACEMENT**



**Building Setbacks**

<b>A</b> Primary street: principal structure	15' min
<b>B</b> Primary street: accessory structure	60' min
<b>C</b> Side street	10' min
<b>D</b> Side: common lot line/alley	5' min
<b>D</b> Side: single-unit attached, between abutting units	0' min
<b>E</b> Rear: common lot line/alley	10' min

**SEC. 1.6.4 ACCESS AND PARKING LOCATION**



**Vehicle Access**

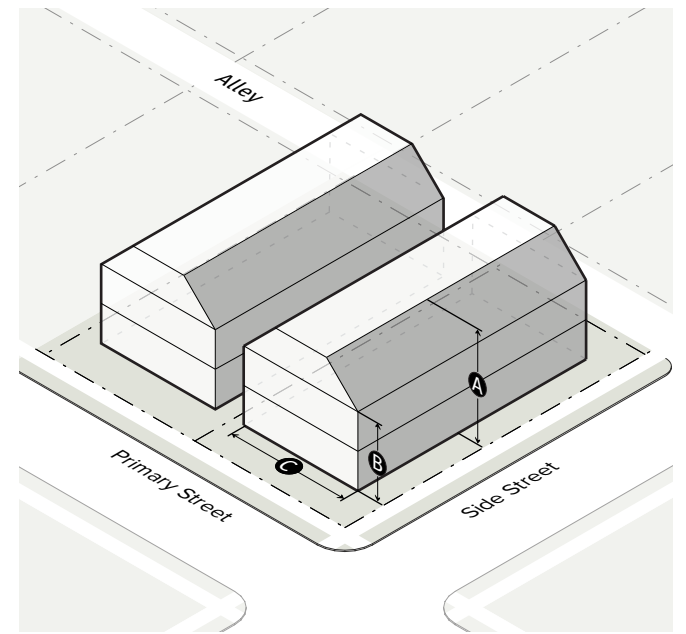
Primary street	Not allowed
Side street	Allowed
Alley	Allowed
<b>A</b> Driveway width in side street setback	12' max

**Parking Location**

<b>B</b> Primary street yard	Not allowed
<b>C</b> Side street yard	Not allowed
<b>D</b> Side yard	Allowed
<b>E</b> Rear yard	Allowed

**Note: 1 space per bedroom**

**SEC. 1.6.5 HEIGHT AND MASS**



**Building Height**

<b>A</b> Maximum height	
Without stormwater bonus	3 stories/35' max
With stormwater bonus (see Div. 2.10)	4 stories/50' max
Minimum height	n/a
<b>B</b> Side wall height, at setback line	24' max
Height plane angle, at 24' feet in height at setback line	45°

**Building Mass**

<b>C</b> Street-facing building length	100' max
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SEC. 1.6.6. PUBLIC REALM



The public realm standards below apply to all streets, unless noted otherwise.

Transparency		Building Setbacks	
<b>A</b> Ground story	20% min	<b>I</b> Primary/side street	See Sec. 2.3.3
<b>B</b> Upper story	20% min	Sidewalk*	
<b>C</b> Blank wall area	50' max	<b>J</b> Paved pedestrian zone	6' min
Story Height		Street Tree/Furniture Zone*	
<b>D</b> Ground floor elevation	2' min/5' max	<b>K</b> Parkway depth	6' min
<b>E</b> Ground story, floor to floor	10' min	Street tree planting	Required
<b>F</b> Upper story, floor to floor	9' min	Tree spacing	See Sec. 4.2.3
Pedestrian Access		Small canopy	15' on-center
<b>G</b> Entrance facing primary street	Required	Medium canopy	25' on-center
<b>H</b> Entrance spacing along primary street	50' max	Large canopy	35' on-center
Building Elements		Street lighting	If installed must be per TPW specifications
Awning/canopy	◆	*Where there is insufficient ROW to meet the minimum requirements, the FBC Administrator may approve modifications (see Article 5, Administration).	
Balcony	◆		
Forecourt	◆		
Gallery			
Porch	◆		
Stoop	◆		

# DIV. 1.7 BU-RX: Residential Mixed Use



### Intent

The Residential Mixed Use (BU-RX) district is intended to create residential neighborhoods with a variety of higher density housing options in a pedestrian-friendly environment. BU-RX allows limited office, retail and service activity subject to standards that manage the size, scale and location.

### Applicable Districts

BU-RX-4

### Use

Allowed uses see Div. 3.1

### Recommend Building Types

Single-unit detached	see Sec. 2.1.3
Single-unit attached	see Sec. 2.1.4
Townhome	see Sec. 2.1.5
Manor Home	see Sec. 2.1.6
Multi-unit	see Sec. 2.1.7
Zoning Map	See Div. 2.2

