

Neighborhood Edge Transition District – (NET) – Draft 09-10-2019

The intent of this design/land use district is to provide zones of single-family houses within the Town Center Area that would be developed on larger lots than planned for any other locations within its defined boundary. **This district** would act as a transition between these designated zones and lesser dense residential land use categories that abut them on the Town Center Area's collective perimeter. This district, and uses, contained therein are still to be located within a walkable neighborhood street system that is close to Workplace District and the Downtown District. The topography of watersheds and creeks should be respected in all development proposals.

Permitted Land Uses

This design/land use district permits only single-family residential uses at a density not to exceed **0.75 to one** ~~two~~ (2) unit per acre, in addition to, a narrow range of potentially compatible non-residential uses, such as parks, churches, schools, child care facilities, and civic buildings. See the Permitted Land Use Chart for more details.

Building Types

- **Permitted Buildings:** Houses and attached and detached garages, in conjunction with the same.
- **Outbuildings, and Accessory Residential Units:** Garages and outbuildings may not exceed **700** ~~650~~ square feet. Residential lots may include a secondary residential unit (not to exceed **700** ~~650~~ square feet) over the garage or in a detached accessory structure.

Lot Size (unless otherwise site-specific)

- **Lot Width:** Ninety (90) feet minimum to 150' maximum within a street and block system, **unless otherwise altered as part of an overall plan that utilizes a Planned Residential Development Overlay District (PRD) to encourage best practices for environmental protection, stormwater management, and design compliance to New Urbanism principles that are set forth herein.**
- **Lot Depth:** One hundred sixty-five (165) feet minimum to 300' maximum within a street and block system, **unless otherwise altered as part of an overall plan that utilizes a Planned Residential Development Overlay District (PRD) to encourage best practices for environmental protection, stormwater management, and design compliance to New Urbanism principles that are set forth herein.**
- **Maximum block perimeter:** Variable, but a minimum of 1,800 feet. This requirement can be satisfied in a larger block by dividing the block with a landscaped mid-block pedestrian walkway no less than twenty (20)

feet wide, including a sidewalk of suitable pervious material no less than (5) feet wide that connects the sidewalks on two streets that form two (2) parallel sides of the larger block.

Building Standards

- **Front Setback:** At least sixty (60) percent of the front facade of each house must be placed along a uniform build to/set-back line that applies to the full block frontage, but does not preclude other portions of the structure being angled from that single point of location. This build-to/set-back line should be determined at the time that a street and block plan is approved, and should be from twenty-five (25) feet to a maximum of thirty-five (35) feet from the frontage line, **unless otherwise altered as part of an overall plan that utilizes a Planned Residential Development Overlay District (PRD) to encourage best practices for environmental protection, stormwater management, and design compliance to New Urbanism principles that are set forth herein.** Houses on corner lots should conform to the build-to/setback requirements for both streets.
- **Front Setback, Exceptions:** Stoops, balconies, unenclosed porches, and bay windows may encroach within front setbacks.
- **Side Setbacks:** Total side setbacks should equal a minimum of thirty (30) feet, but should be no less than ten (10) feet on any side, **unless otherwise altered as part of an overall plan that utilizes a Planned Residential Development Overlay District (PRD) to encourage best practices for environmental protection, stormwater management, and design compliance to New Urbanism principles that are set forth herein.**
- **Rear Setback:** Twenty-five (25) feet for primary buildings/five (5) feet for outbuildings, **unless otherwise altered as part of an overall plan that utilizes a Planned Residential Development Overlay District (PRD) to encourage best practices for environmental protection, stormwater management, and design compliance. to New Urbanism principles that are set forth herein.**
- **Maximum Building Height for Primary Buildings:** 3.5 stories or thirty-five (35) feet measured from the average grade level at the front facade to the eave or top of parapet.
- **Maximum Building Height for Outbuildings:** Two (2) stories or twenty-two (22) feet measured at the eave.
- **Building Height Calculations:** Basements with ceilings three (3) feet or less above grade shall not count as a story. Habitable attics with floors three (3) feet or less below the eaves shall count as 1/2 story.
- **Outbuilding Maximum Size:** **700** ~~650~~ square foot building footprint.

Facade Standards

- **Elevation:** Ground floors of buildings at the front facade shall be at least 1.5' above grade, except that garages can be at grade. Front access garages must be recessed a minimum of fifteen (15) feet from the front facade or porch. The fifteen (15) foot minimum recess also applies to side facades on corner lots. Garage door openings fronting a street may not exceed twelve (12) feet, so that two (2) car garages shall have two (2) individual door openings. Foundations fronting on streets shall be continuous walls, not individual piers.

Site and Lot Standards

- **Pedestrian Friendly Design:** Site plans in the Neighborhood Edge Transition District should provide for continuity from sidewalks in public streets to all pedestrian entrances on the site, and walkability should be given primary importance over road speed and other access criteria.
- **Public Open Space:** Developments located within the City's Town Center Area shall meet the requirements of the City's Zoning Ordinance for public space dedications, as set forth in Chapter 415.169 Public Space Requirements. These requirements may be modified by the City Council, as part of an approved site-specific ordinance via a Planned Residential Development Overlay District. Public Space has been deemed to be of critical importance to the character of the community.
- **Environmental Preservation:** In general, all development within the City's Town Center Area should be designed and built in such a way as to minimize adverse impacts on the natural environment. The design, engineering, and construction of projects located within the Town Center Area shall be subject to the environmental protection standards and regulations, as set forth specifically in the following: Chapter 420.200 Natural Resource Protection Standards and Procedures of the Subdivision and Development Regulations; Chapter 415 Grading Code; and Chapter 410 Tree Preservation and Restoration Code. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District.
- **Parking Requirements:** Two (2) garage spaces per dwelling unit, one (1) off-street parking space for an accessory unit. Designated on-street parking spaces within three hundred (300) feet of the main access door into the building or use can count towards parking requirements. Any outdoor at-grade parking should meet Green Parking Lot standards (as developed and to be acted upon by the City Council at a future date).
- **Access:** Garage parking shall be accessed from either a front driveway or a rear alley or lane. Front facing driveways should be no wider than fifteen (15) feet between the build-to/setback line and the street. Front-

facing garages should be located no less than twenty-five (25) feet behind the build-to/set-back line. Each front-facing garage space should have an individual garage door.

- **Storm Water Management and Retention:** All developments located within the Town Center Area shall meet current standards and requirements for the management and control of stormwater runoff, as set forth by the City of Wildwood and the Metropolitan St. Louis Sewer District (MSD).

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