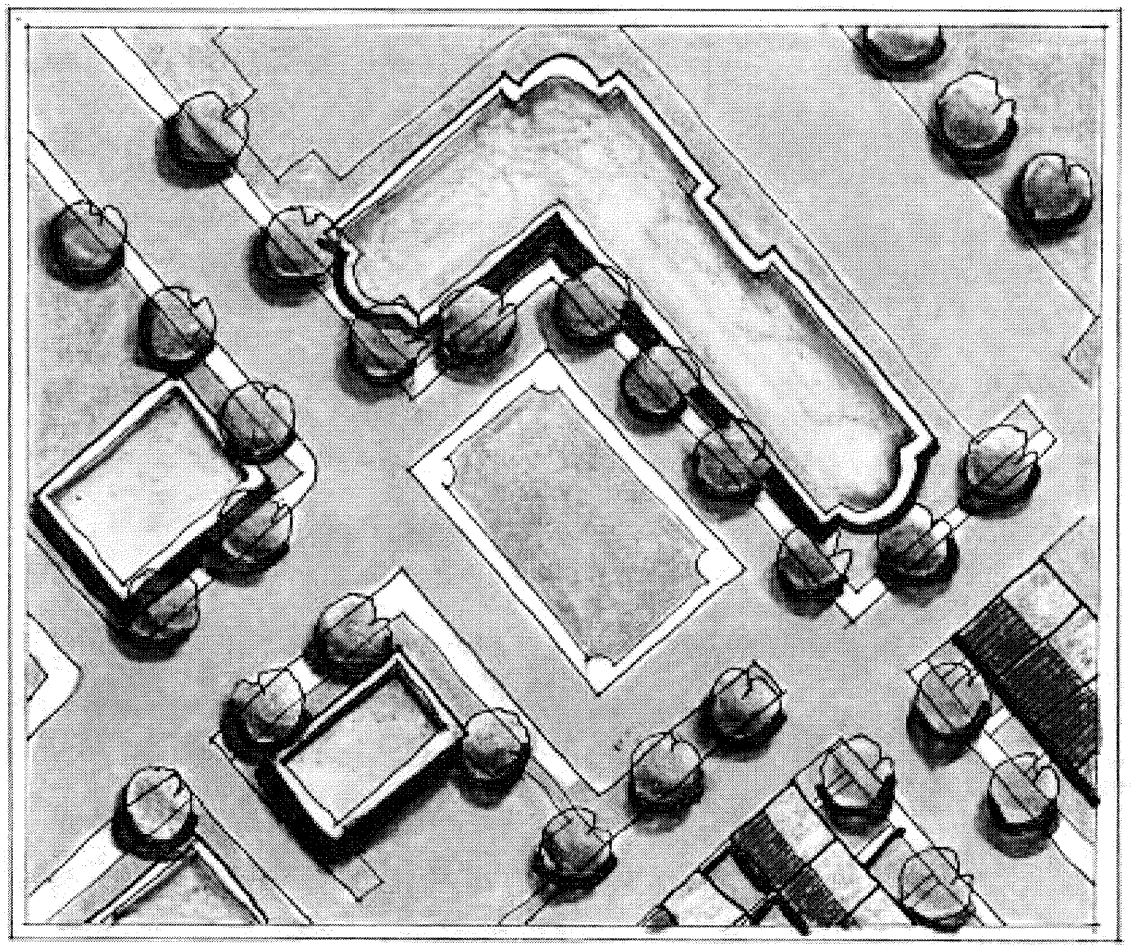
Council Approved plan



Hickory Woods Town Center:

Specific Plan

Metro Planning Department

Attachment to ordinance No. BL2006-1217 as adpoted 12/ 05/ 2006

I. Introduction 3

II. Site Description 5

III. Illustrative Concept Plan 7

IV. Neighborhood Vision/ Goals and Objectives 8

System Strategies 9

1. Vehicular Circulation
2. Bicycle and Pedestrian Circulation
3. Transit
4. Parking and Acces
5. Landscaping and Buffering
6. Wayfinding

V. Transportation Plan/ Street Standards 16

VI. Regulating Plan 18

Building Typology 20

Land Use Strategies and Building Standards 22

Sub-District 1 22

- Mixed Use
- Live/ Work
- Stacked Flats
- Courtyard Flats
- Townhouse
- Townhouse Courtyard

Sub-District 2 30

- Cottage
- Cottage Courtyard
- Townhouse
- Townhouse Courtyard
- Stacked Flats
- Courtyard Flats

Sub- District 3 38

- Townhouse
- Townhouse Courtyard
- Stacked Flats
- Courtyard Flats

Sub- District 4 46

- Green
- Neighborhood Park
- Pocket Park
- Plaza
- The Close
- Open Space and Landscape Buffer Standards

VII. Signage Standards 50

VIII. Architectural Standards 51

Intent of Plan

The Specific Plan (SP) District is intended to implement the context-sensitive design and land use compatibility provisions of the General Plan. The boundary of this SP lies within the Community Center (CC) land use policy for the Antioch/ Priest lake Community Plan. CC is the Structure Plan classification for dense, predominately commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. Generally, CC areas are intended to contain commercial and mixed use development with offices and/ or residential above ground level retail shops. Residential development in CC areas that is not above retail or offices is typically higher intensity townhouses and multi-family housing. The Illustrative Concept Plan and standards within this Specific Plan have been intentionally created to completely comply with this area's Community Plan.

The goals for this Specific Plan originated during a public participation process referred to as a Charrette. They served as the guiding force in the development of the Illustrative Concept Plan and Standards contained within this document.

They are as follows:

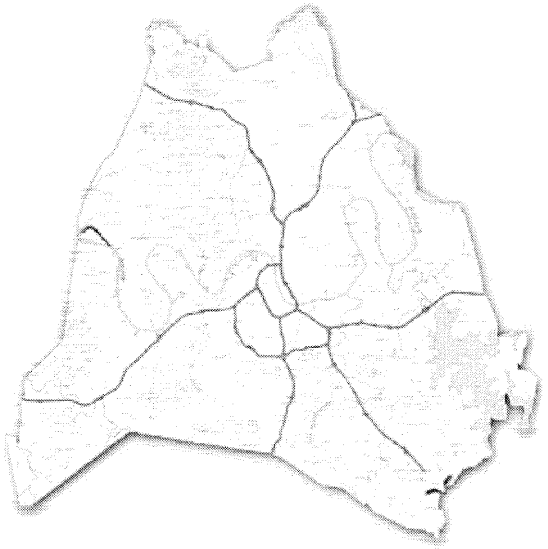
- To minimize the impact of transportation facilitaties within the study area.
- To encourage walking and cycling as a viable transportation option by providing a system of sidewalks and bike paths that connect to major points of activity within the study area.
- To encourage the use of public transit in the area by making transit convenient, safe and comfortable.
- To provide parking for those who live, work, and shop in the study area in a manner that does not dominate the street and is sensitive to the pedestrian environment.
- To soften the visual impact of new development and provide a greater level of comfort for pedestrians.
- To create a system of way finding that establishes an identity for the neighborhood while allowing motorists, pedestrians, and bicyclists to easily find their destinations.
- To provide a system of open space that addresses the specific needs of the community, such as

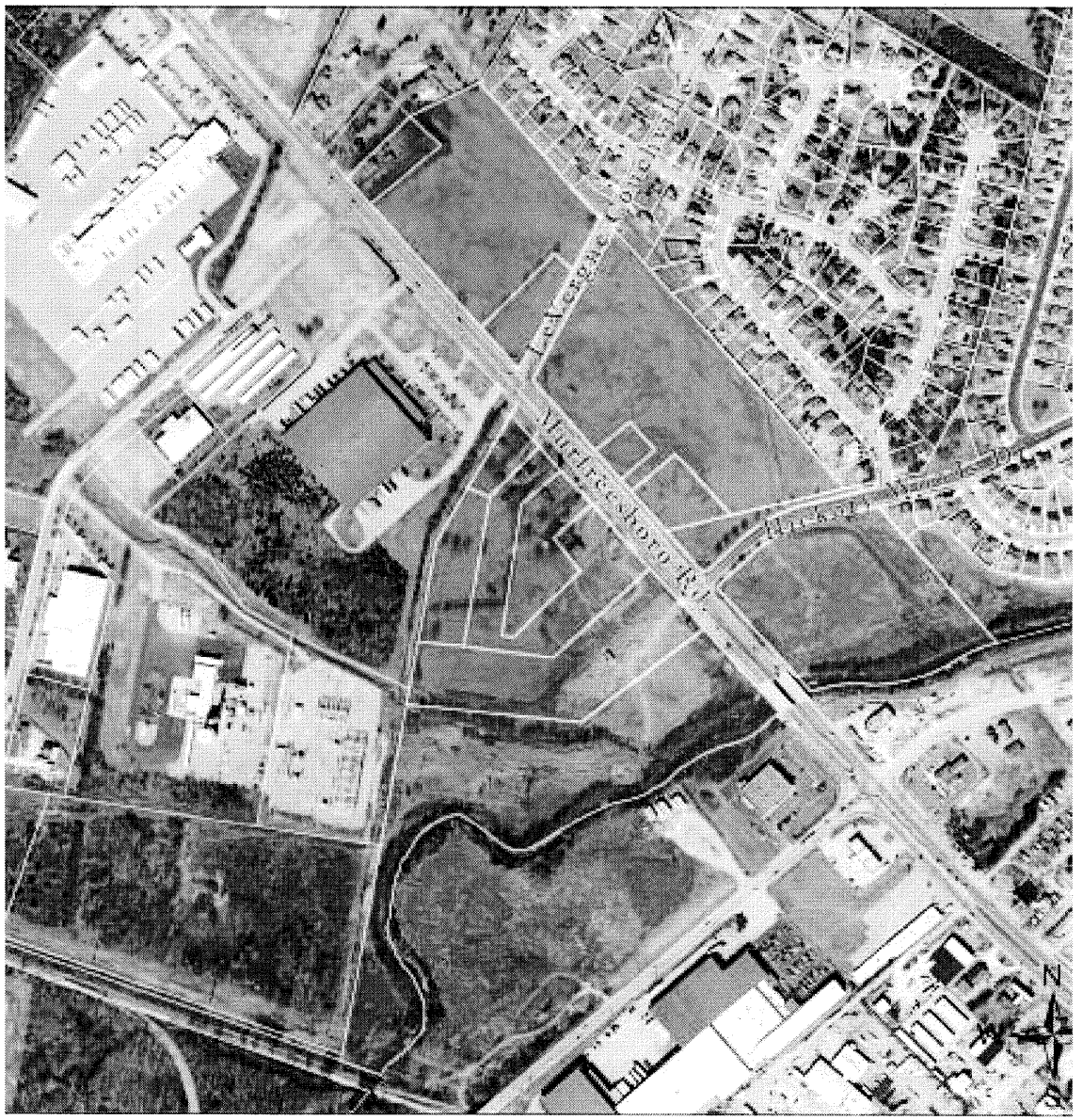
This document establishes the goals and objectives and design standards for specific areas that make up the design plan for future development and redevelopment in the Hickory Woods SP. The **design plan** is the guiding plan for the implementation of the vision. An **illustrative concept plan** illustrates the design intent of the SP. The scenario is simply a concept of how development according to the design standards may occur. The goals and objectives are the basis for the design plan and design standards, and they are divided into **"systems"** (vehicular, bicycle and pedestrian, transit, parking, landscaping and buffering, and signage systems) and **"land use"** (buildings and lots, and parks and open spaces). In some instances, desired standards that are beyond the authority of the zoning ordinance accompany the goals and objectives. These desired standards pertain to areas for which Metropolitan Government, rather than a private property owner, exercises final authority over design, construction, and operation of facilities, such as public right-of-way and stormwater detention and conveyance. The incorporation of these standards into any final development construction plans will depend on Metropolitan Government review for consistency with policies, laws, and related standards of various departments. The **design standards** have the same force and effect as, but are variations from, the standards set forth for the base zone districts in the zoning regulations of the Metro Code. Any final development construction plans submitted for approval under the SP will be reviewed for adherence to these standards.

Final site plans shall be submitted in the future for each individual development or phase of development within the overlay area. Final site plans shall consist of a detailed set of construction plans that fully demonstrate compliance with the intent of the urban design overlay and shall specifically describe the nature and scope of development to serve as the basis for the issuance of permits by the Codes Department and all other applicable Metro departments. Following the approval of construction plans for individual phases of development, final subdivision plats will be required to establish lots, rights-of-way, easements, etc. The design standards apply only to new construction performed under zonings called for by the SP. Applicants are encouraged to work with Planning staff early in the design and development process. Applicants shall submit four complete sets of final construction documents, including site plan and landscape plan, for review and approval prior to the issuance of permits. Where obvious physical constraints exist on a site within the SP, Metro Planning staff will review alternative design solutions as they relate to the intent of the guidelines. Where a single use or function spans more than one sub-district, planning staff will explore with the applicant alternative solutions that achieve the design intent of the urban design overlay.

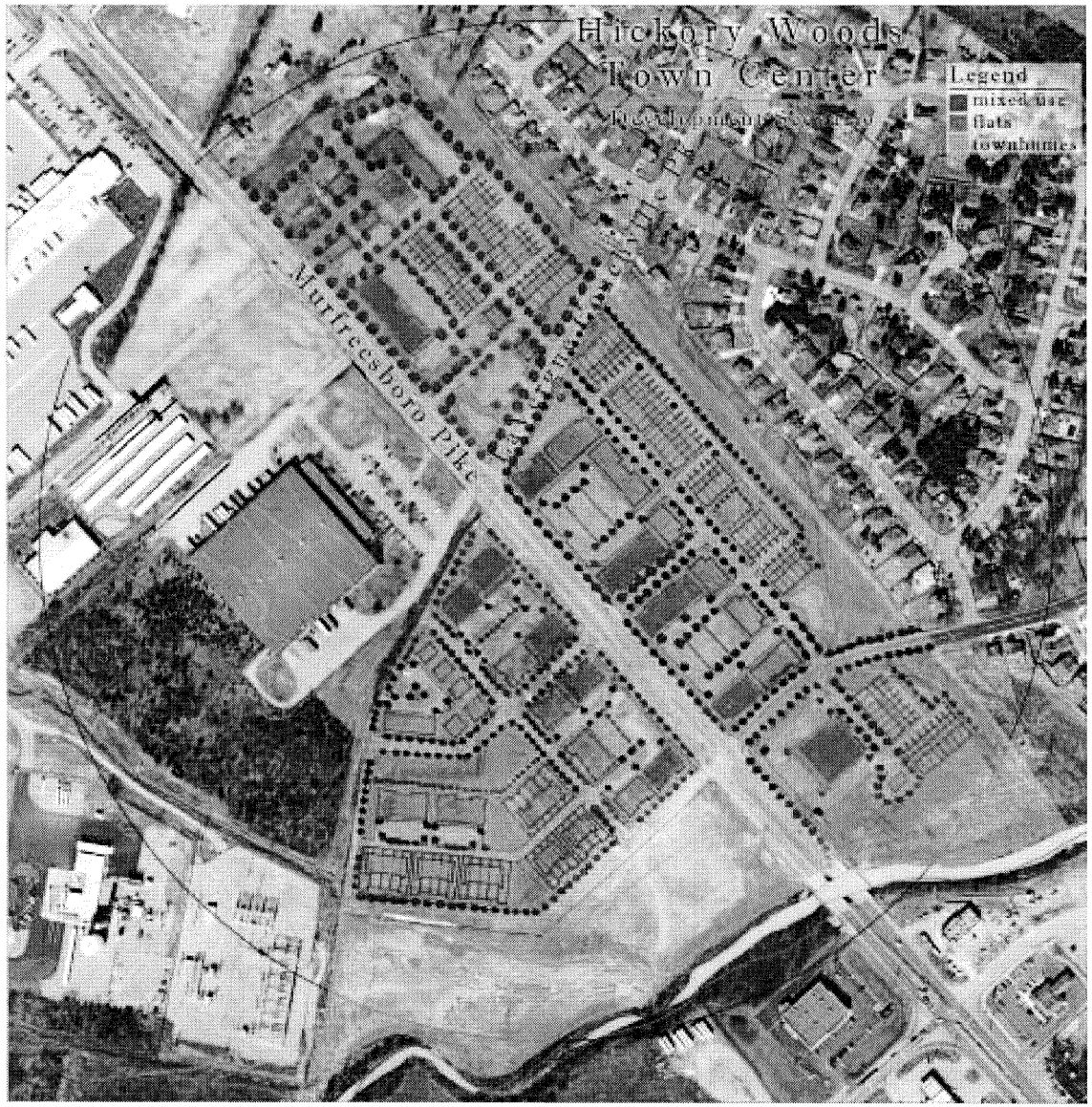
Site Description

The Hickory Woods Town Center lies within the southeastern portion of the Antioch/ Priest Lake Sub-area, and is represented by the portion of the map shaded in red. The study area is predominately flat and is bound to the south and east by Hurricane Creek, to the north by Hickory Woods Subdivision, and to the west by active industrial land. Much of the study area is vacant land and is either zoned commercial, or under a commercial PUD overlay, with the exception of a few single family residence's. Murfreesboro Pike splits the study area in two, and is scheduled to become a U6 arterial in the future.





2006 aerial photograph.



Development Scenario

The development scenario represents one way in which the Hickory Woods Town Center may develop in the future. The basic design principles used are reflected in the massing and placement of buildings within the design plan. The development scenario should serve as guide as to how development may occur.

Basic Design Principals:

Buildings- aligned and close to the street; main entrances face the street, and green space; front porches and stoops provide "eyes" on the street and encourage social interaction.

Parking- surface parking does not interrupt the streetscape. Parking lots are behind buildings, and shared by multiple owners/ users.

Streetscape- street trees where possible; buried or alley-fed utilities; ample sidewalk widths; few curb cuts or other pedestrian obstructions

Mixture of housing types- creates a stronger sense of community by allowing a diverse group of people to live together.

System Strategies

1. Vehicular Circulation

Goal 1- To minimize the impact of vehicular transportation within the study area.

Objectives:

1.1 Construct an interconnected block system with a clear pattern of streets, service lanes, and drive aisles.

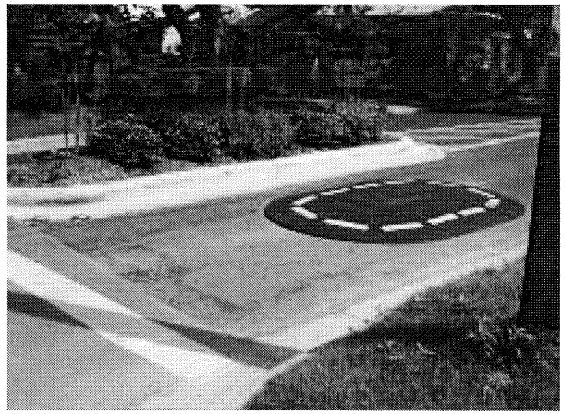
1.2 Design streets for all forms of movement, striking a balance between the automobile, pedestrians, and cyclists.

1.3 Construct streets within the neighborhood that are designed to make it easy to get to and move through, as well as offering an attractive and safe environment of all.

1.4 Connect to Murfreesboro Pike at Collector and Local streets.

1.5 Achieve desirable street environment by utilizing the proper roadway design necessary to ensure appropriate traffic speeds. Traffic calming devices may be used where roadway designs result in inappropriate travel speeds.

Example of a well balanced street.



Example of traffic calming device.

2. Bicycle and Pedestrian Circulation

Goal 1- To encourage walking and cycling as a viable transportation option by providing a system of sidewalks and bike paths that connect to major points of activity within the study area.

Objectives:

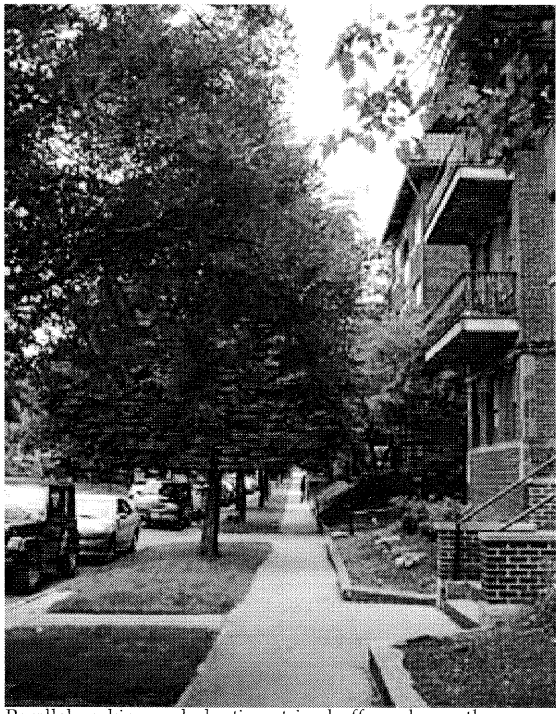
1.1 Require appropriate sidewalks along all new public streets in the study area, and add or upgrade sidewalks to the appropriate standards along Murfreesboro Rd. as properties redevelop.

1.2 Install pedestrian scale sidewalk lighting that defines the pedestrian space and illuminates the sidewalk that is consistent with pedestrian activity.

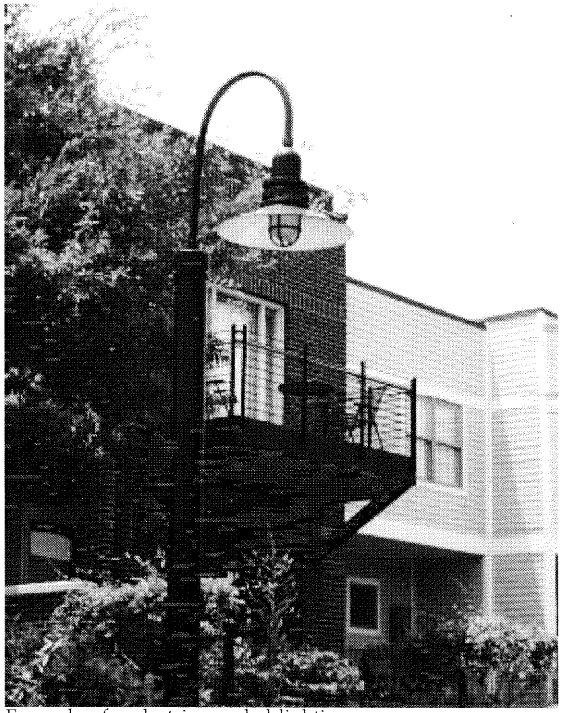
1.3 Provide pedestrian and bikeway connnections within the block strucuture.

Nicely planted mid-block pedestrian crossings encourage walkability.

Sidewalks should provide direct access to buidlings they serve.



Parallel parking and planting strips buffer enhance the pedestrian experience.



Example of pedestrian scaled lighting.

3. Transit

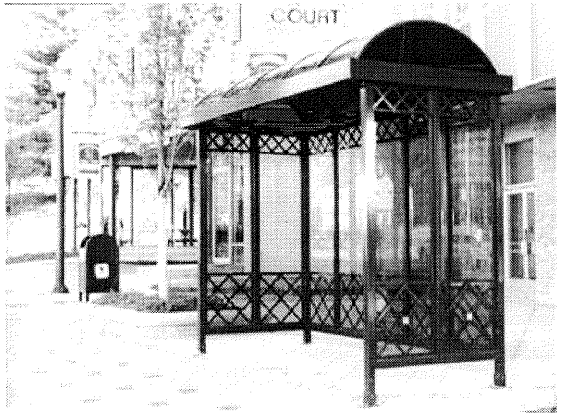
Goal 1- To encourage the use of public transit by making transit convenient, safe and comfortable

Objectives:

1.1 Extend bus service along Murfreesboro Pike to include a s top at the Levergne- Couchville and Murfreesboro Pike intersection.

1.2 Locate transit stops in areas that are accessible, visible, and well lit.

1.3 Provide seating and shelter from the elements at transit stops.



Covered transit stops provide shelter from the elements.

Transit stops should be located in convenient locations.

4. Parking and Access

Goal- To provide parking for those who live, work, and shop in the study area in a manner that does not dominate the street and is sensitive to the pedestrian environment.

Objectives:

1.1 Limit the width of parking access to minimize the interruption to the sidewalk network.

1.2 Construct parking lots behind or to the side of buildings as appropriate, and screen them form public view.

1.3 Allow shared parking plans for projects located near one another with different peak hour parking demands or operating hours.

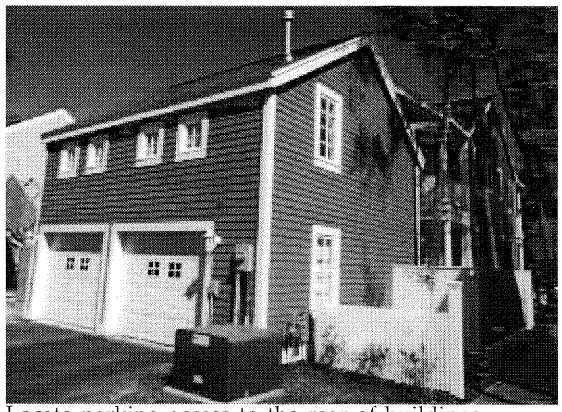
1.4 Require parking areas to be separated from buildings to avoid parking areas directly abutting buildings

1.5 Create well defined sidewalks and pathways that permit pedestrians to move safely and comfortably from their vehicles into buildings

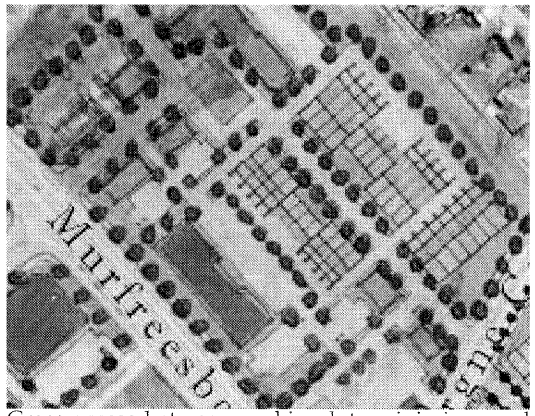
1.6 Provide cross access between parking areas to minimize street curb cuts and adjacent driveways.

1.7 Provide on street parking on appropriate streets to utilize less land per space than off-street parking, provide easy access to businesses, create buffer between moving traffic and pedestrians, and to serve as a traffic calming device that slows vehicles.

Excessive curb cuts along Murfreesboro Pike dicsourages pedestrian activity.



Locate parking access to the rear of buildings.



Cross access between parking lots minimizes curb cuts.

5. Landscape and Buffering

Goal- To soften the visual impact of new development and provide a greater level of comfort for pedestrians.

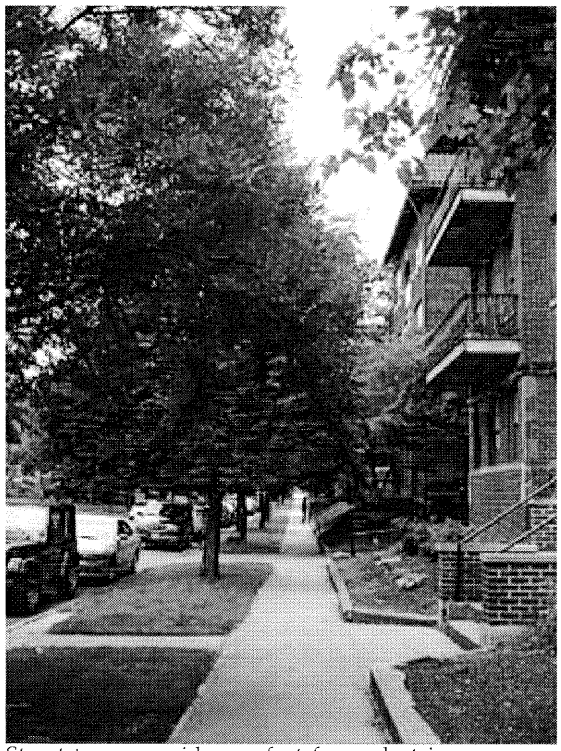
Objectives:

1.1 Screen surface parking lots where they face a public right-of-way to minimize the visual impact of parked cars.

1.2 Screen utilities, meter boxes, heating and cooling units, and other building systems that are visible from the public right-of-way.

1.3 Plant street trees as appropriate to provide summer shade for the pedestrians and residents, diminish traffic noise, screen unwanted views, reduce glare, absorb heat, filter air pollution and dust, and create a sense of place- tree lined streets provide orientation and contribute to the areas character.

1.4 Require a landscape buffer along the NES easement to the north of the study area as new development occurs.



Street trees provide comfort for pedestrinas.

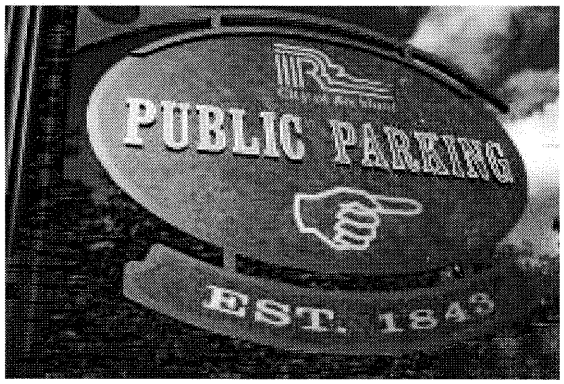
Landscaping softens the impact of new development.

6. Wayfinding

Goal- To let motorists, pedestrians, and bicyclists know where they are and assist them in finding their destination.

Objectives:

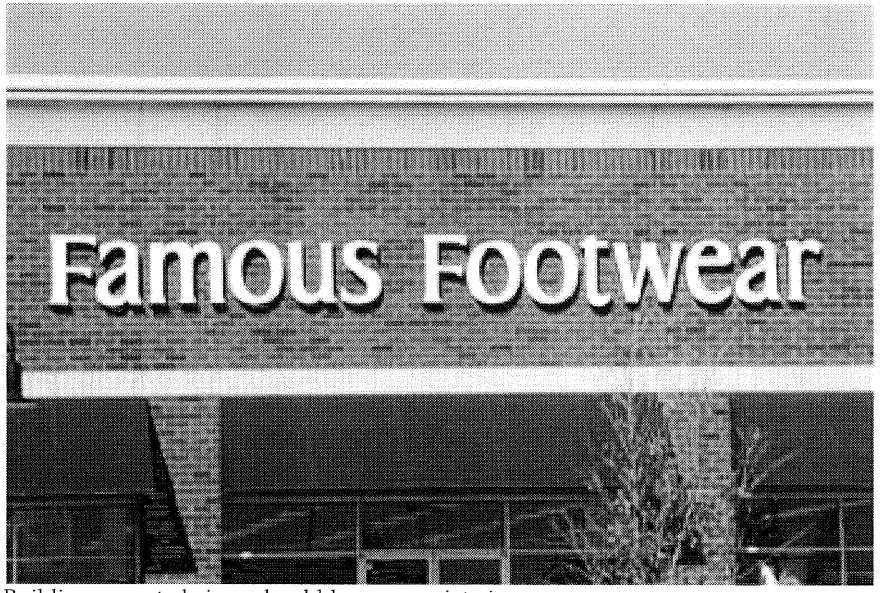
1.1 Create signage within the neighborhood that is appropriate in scale for motorists, as well as for pedestrians and bicyclists.



Signs should be clear and legable.

Monument signs should reflect the materials and color of the buildings they relate to.

Multi-tenant signs should be provided on a single monument sign.



Building mounted signs should be appropriate in scale.

Transportation Plan/ Street Standards

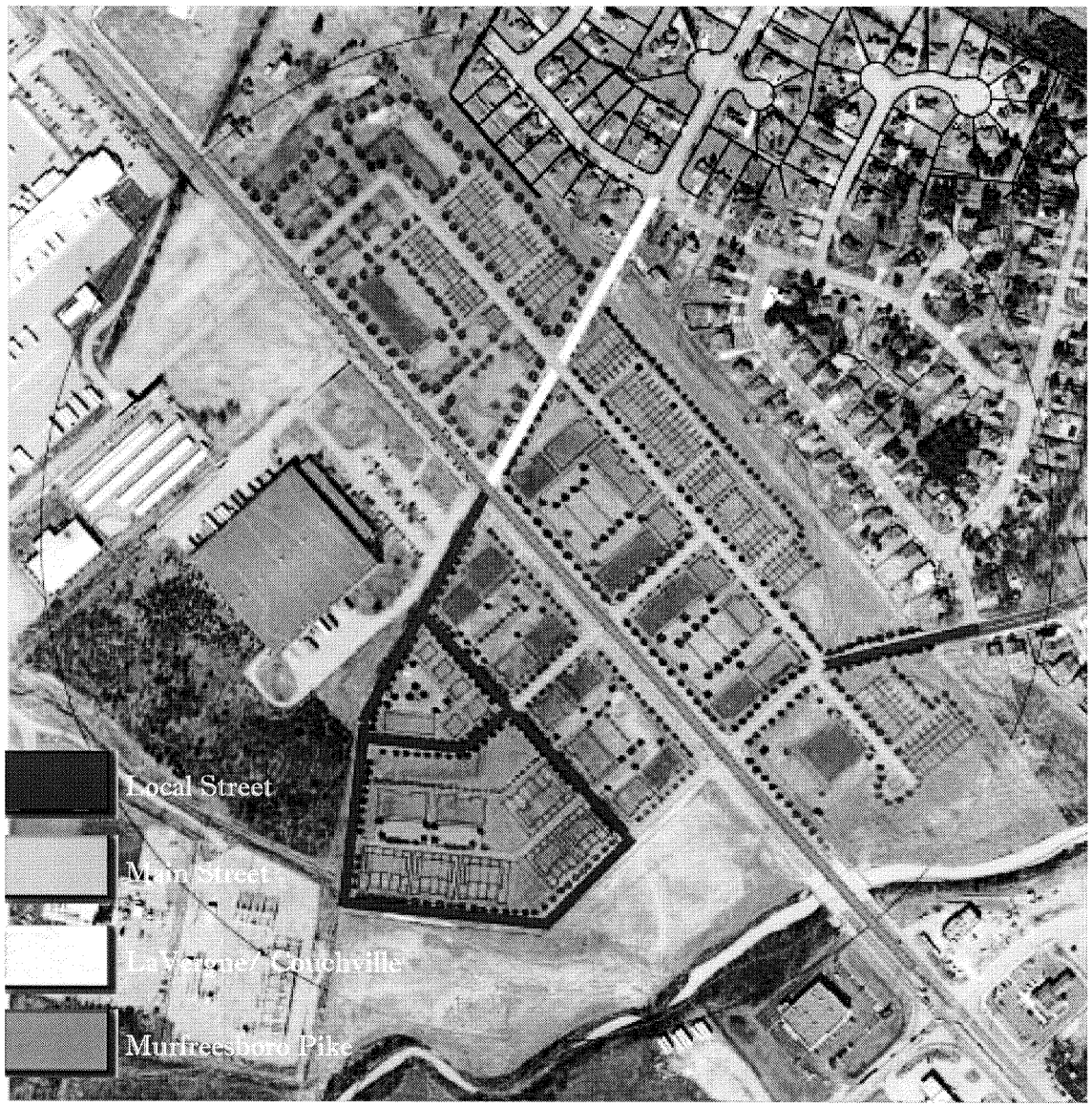
The Hickory Woods SP street network is designed to create a safer, more comfortable pedestrian and bicycling environment than a conventional subdivision. These streets have been designed to provide elements such as space for landscaping, bicycle access, and on-street parking. All streets are slight variations of Metro Public Works public street standards and Major Street Plan urban arterial standards.

Streets within the Hickory Woods SP are intended to be designed to terminate at building entrances, parks, and natural features. The street system should be designed to work with the natural topography of the land to the greatest extent possible.

On-street parking is encouraged on all streets. The additional parking spaces can also reduce large asphalt surface parking areas. On-street parking provides convenient access for guests and patrons, creates a buffer between automobiles and pedestrians, and tends to slow the flow of through traffic.

Intersections should provide adequate levels of service while facilitating both pedestrian and vehicular movement. Intersections should be designed with minimum curb radii to slow traffic and to reduce pedestrian crossing distances while accommodating safe vehicular movement.

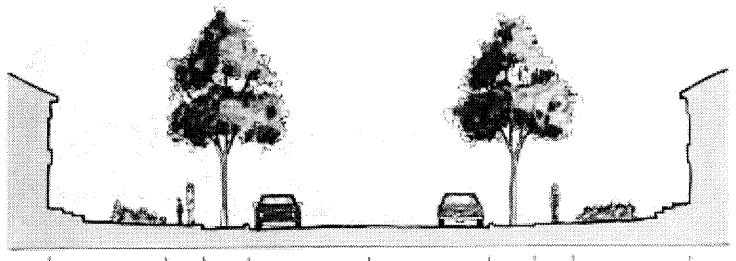
Alleys are required within the Hickory Woods SP, providing an opportunity to put garages and parking in the rears of buildings, allowing porches and pedestrian entries to front the street. Alleys keep the fronts of houses from being dominated by garage doors and compromised by curb cuts. Adequate sight distance should be provided where alleys intersect streets.



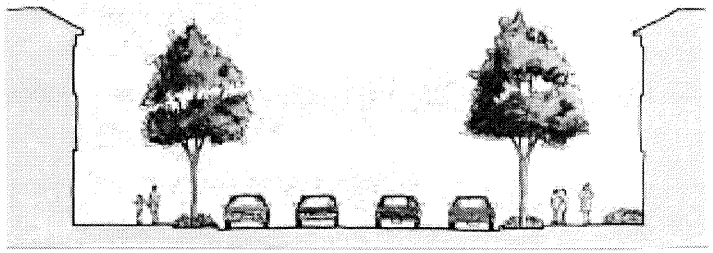
Transportation Plan.

Street Sections

Each street type has been designed to correspond with the types of uses and intensity of housing along that street. While the Street Network Plan illustrates the desired conceptual street layout and design, the plan must be flexible to respond to physical site conditions, dispersion of building types, community desires, and a changing market. The SP shall allow for variations in the design of the street network, street sections and block layout so long as it meets the intent of the regulations and guidelines within.



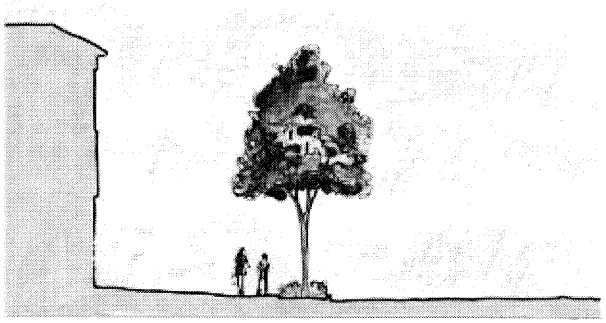
Local Street



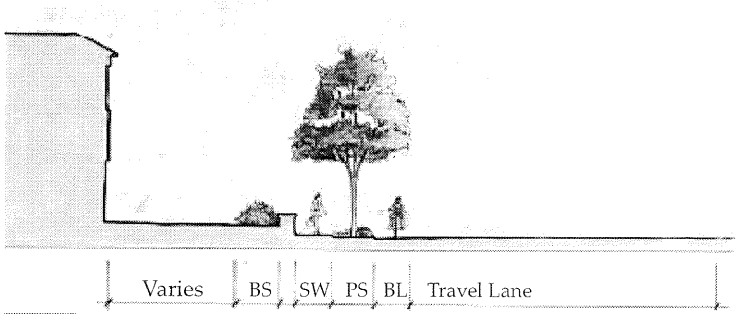
Main Street

Legend

SW- Sidewalk
PS- Planting Strip
TL- Travel Lane
PP- Parking Place
BL- Bike Lane



LaVergne/ Couchville



Murfreesboro Pike

Regulating Plan

During the charrette process, the design team identified four distinct sub districts within the Hickory Woods SP. Goals and objectives, developed from the vision of the community, served as the basis for creating the unique design characteristics inherent within each sub district.

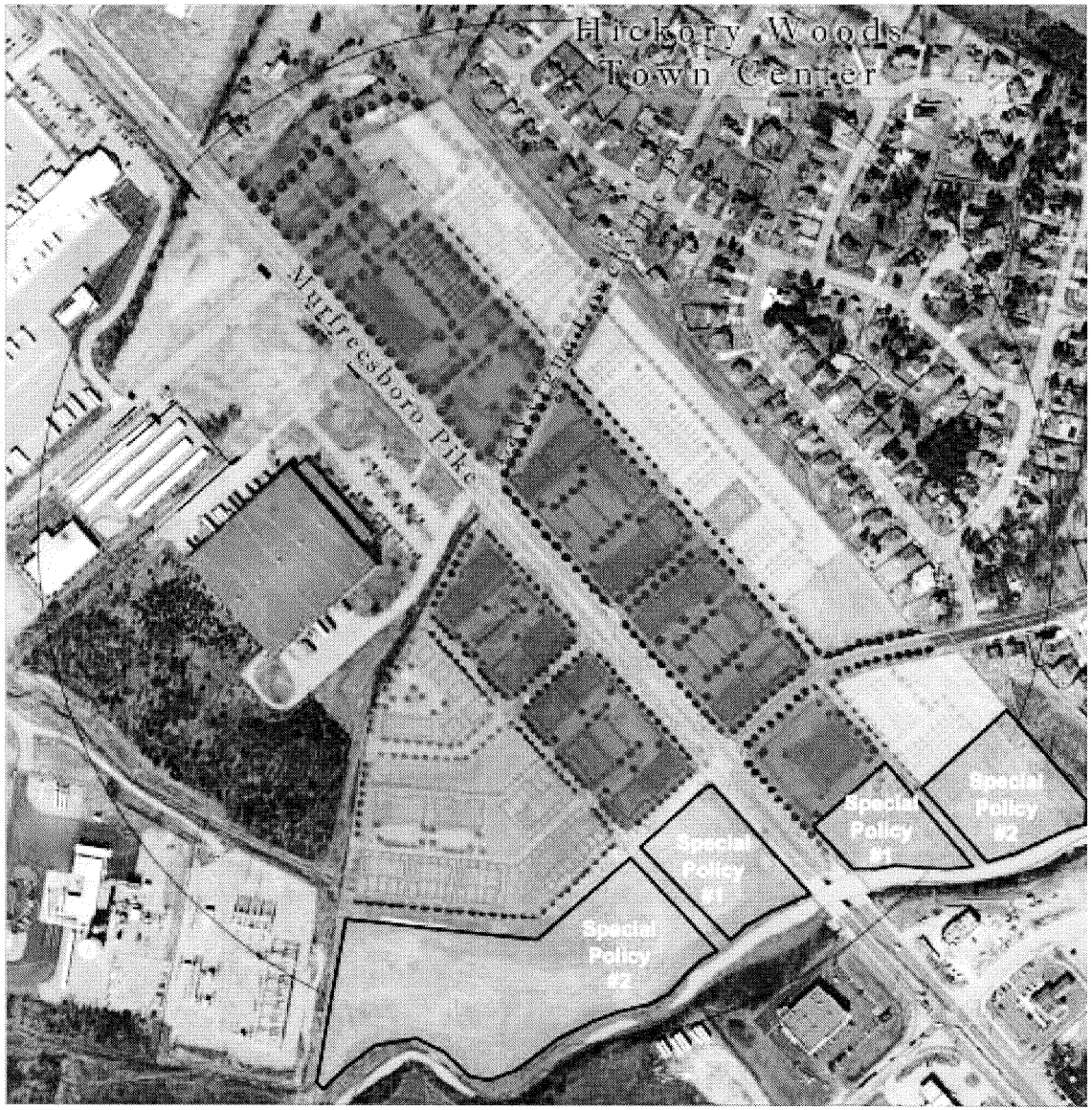
The Regulating Plan to the right defines the boundary for the sub districts. This plan promotes incremental growth that results in coordinated and compatible design features throughout the sub districts. Compatible building types, along with specific design standards, have been created for each sub district. The Regulating Plan will make development within each sub district succinct and predictable. Development within the Hickory Woods SP will utilize the Regulating Plan to determine the appropriate height and physical configuration of buildings by sub district.

SUB DISTRICT 1. Building types: Mixed- use, Live/Work, Townhouse, Townhouse Courts, Stacked Flats, Courtyard Stacked Flats.

SUB DISTRICT 2. Building types: Cottage, Townhouse, Townhouse Courts, Stacked Flats, Courtyard Stacked Flats.

SUB DISTRICT 3 Building types: Live/Work, Townhouse, Townhouse Courts, Stacked Flats, Courtyard Stacked Flats.

SUB DISTRICT 4. Parks and Open Space.



Reglating Plan

GENERAL BULK PROVISIONS

- Parking, Loading, and Access

  Parking Required: As set forth for the applicable use within the UZO (Urban Zoning Overlay.)

  Parking Access: Street, side street, or service lane; Cross access between parking areas is required.

  Parking Location: Except for Murfreesboro Road, parking shall be located behind, beside, or beneah buildings. On street parking is encouraged. Parking that faces Murfreesboro Road shall be set back a minimum of 20', measured from the edge of the ultimate right-of-way.

- Encroachments

  Permitted Encroachments: Balconies, porches, stoops, and other architectural protrusions may encroach to within 5 ft. of the front property line, but all such encroachments combined shall not exceed 60% of the facade wdth. Steps may encroach to within 0 ft. of the front property line.

- Raised Foundations

  All residential building types shall have a minimum raised foundation of 18 inches as measured from the highest point along the front proerpty line.

- Open Space

  A minimum of 10% usable open space required for all residential development within the SP District.

- SPecial Policies

  Special Policy 1: Should FEMA reclassify floodplain along Hurricane Creek, development may occur in accordance with the provisions of sub district 1.

  Special Policy 2: Should FEMA reclassify the floodplain along Hurricane Creek, development may occur in accordance with the provisions of sub district 3.

	Sub district 1	Sub district 2	Sub district 3	Sub district 4
USES				
Residential:				
Multi-family	P	P	P	P
Single family		P	P	P
Home Occupation	A			
Institutional				
Cultural Center	P			
Religious Institution	P			
Day-care	PC			
School Day Care	A			
Educational				
Business School	P			
Personal Instruction	P			
Community Education	P			
Office				
Financial Institution	P			
General Office	P			
Leasing/ Sales Office	P			
Medical				
Assisted Living	P			
Medical Office	P			
Outpatient Clinic	P			
Rehabilitation Services	P			
Veterinarian	PC			
Commercial				
Bed and Breakfest	P			
Hotel	P			
Personal Care Services	P			
Restaurant	P			
Automobile Convenience	PC			
Home Improvement Sales	PC			
Communication				
Audio/ Video Tape Transfer	P			
Multi-media Production	P			
Printing and Publishing	P			
Recreation/ Entertainment				
Club	P			
Commercial Amusement (inside)	P			
Greenway	P			
Park	P			
Recreation Center	P			
Rehearsal Hall	P			
Theater	P			
Temporary Festivals	PC			
Utility				
Water/ Sewer Pump Station	A			
Other Uses				
Pond/ Lake	P			

Permitted.	P
Permitted with the conditions required of the MUL zonig district.	PC
Permitted as a Special Exception in accordance with the conditions required of the MUL zoning district.	SE
Permitted as an accessory use with the conditions required of the MUL zoning district.	A

BUILDING TYPOLOGY

There are many different building types that would be appropriate for each of the sub-districts. This section describes and illustrates the building types permitted in the Hickory Woods sub-districts.

Mixed-Use or Commercial

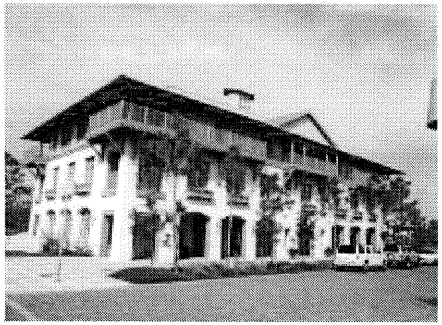
A mixed use or commercial building type that occupies the full frontage of its lot except for instances of public pedestrian passages from the rear of the lot or parking areas lcoated to the side of the building.

Live-work

A mixed use, single family residential building type that occupies the full frontage of its lot except for instances of pedestrian passages from the rear of the lot. Vehicular access is via a rear service lane. A primary pedestrian entrance is located along the street frontage of the building.

Stacked Flats and Courtyard Stacked Flats

A flat is a living unit that takes up an entire floor of a multi-story building. Often, there is a common stairway in the front and sometimes in the back of the building. Typically, stacked flats do not exceed four stories in height.

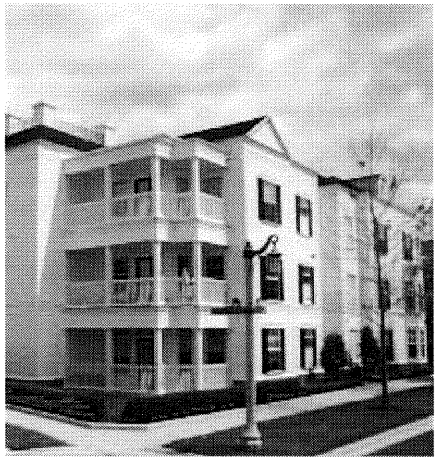


Mixed-use / Commercial

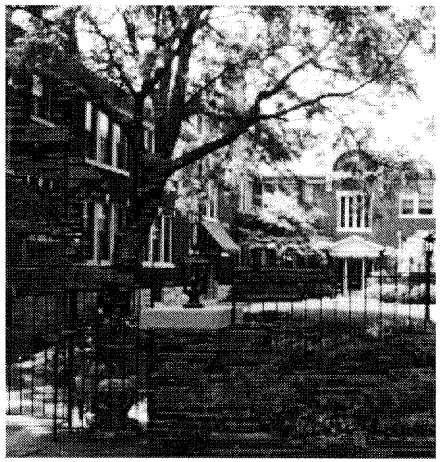
Mixed-use / Commercial

Live-work

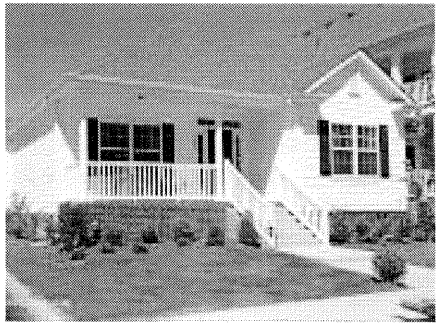
Live-work



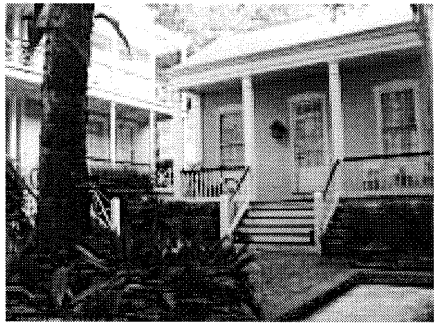
Stacked Flats



Courtyard Flats



Cottage



Townhouse Courtyard

Townhouse

Cottage Courtyard

Townhouse

Townhouse Courtyard

Townhouse
A townhouse is a row of identical or mirror-image houses that share side walls. The first unit and last unit of a townhouse is called an end terrace. Stacked townhouses have multiple units vertically, typically two, normally each with its own private entrance from the street.

Townhouse Courts
A cluster of townhouses sited closely together to form a courtyard space.

Cottage
A cottage is a relatively small one or one-and-a-half story or two-story single-family detached house on a small lot, usually with alley loaded parking.

Cottage Courts
A cluster of small single-family dwellings sited closely together to form a courtyard space.

Land Use Strategies and Building Standards

Sub district 1.

Goal- To provide for the daily needs of residents within a pedestrian friendly neighborhood center.

Objectives:

1.1 Discourage large scale, auto oriented uses within the neighborhood center.

1.2 Construct buildings close to the street, as appropriate, to create a pedestrian friendly environment.

1.3 Construct buildings to the appropriate scale and massing, with proper architectural detailing, to create a unique sense of place within the neighborhood center.

1.4 Encourage more intense residential development, such as stacked flats and condominiums, within the neighborhood center.

1.5 Locate pedestrian entrances to buildings along streets and civic open spaces.

1.6 Construct buildings of high quality materials that require little maintenance in order to demonstrate sustained quality and a sense of permanence.

1.7 Provide public gathering spaces, such as lawns or plazas, as appropriate within the neighborhood center.

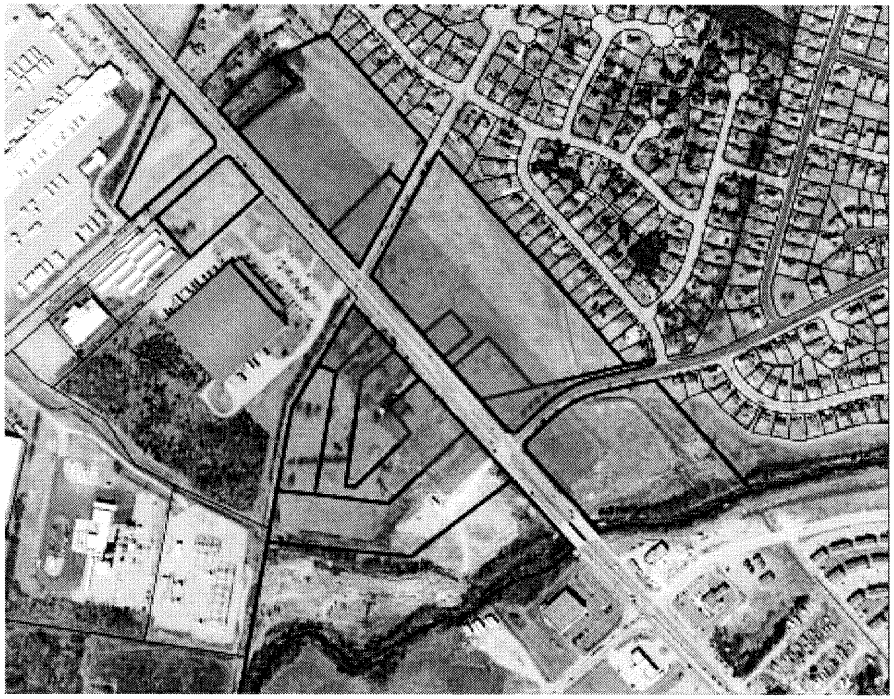
Windows along the ground floor of neighborhood retail shops enhance the pedestrian experience.

Arcades help define the street wall.

*Note: In order to ensure that the minimum retail/ commercial development is attained, the following schedule of permitted building types is required within Sub district 1:

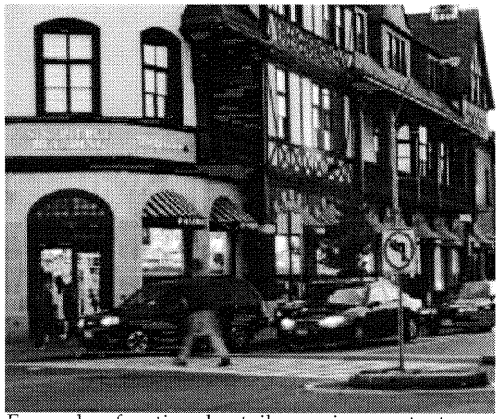
Building Types	Total Amount of Development
• Mixed-use/ Commercial-	< 10,000 sq. ft.
• Mixed-use/ Commercial and Live/ Work-	10,001- 50,000 sq. ft.
• 1 sq. ft. of townhouse, townhouse courts, stacked flats, courtyard stacked flats for each sq. ft. of mixed-use/ commercial and live/ work above the previous 50,000sq. ft.	50,001- 75,000 sq. ft.
• All permitted building types to the max.	> 75,000 square feet.

*** Note: "The convenience market previously permitted on Map 175, Parcel 79 shall be considered a permitted use in this SP district on this parcel only."**



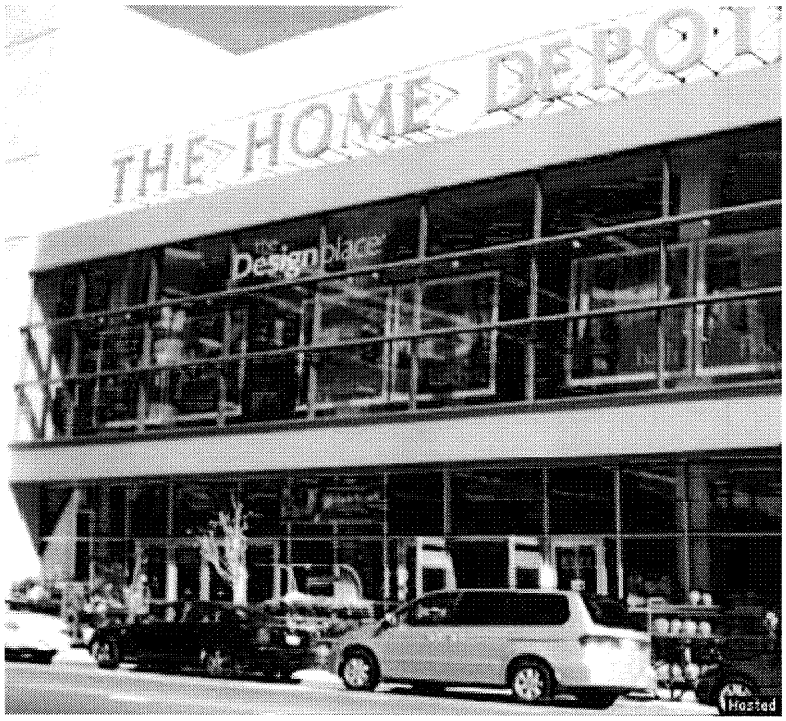
Sub district 1.

Local example of a building "embracing" the corner

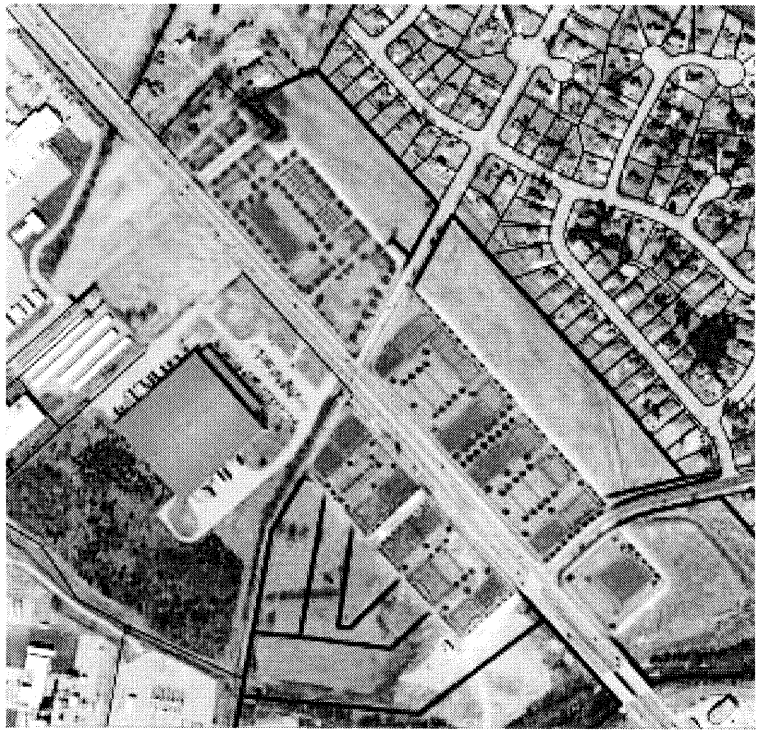


Example of national retailer using context sensative design.

Example of new "Main Street" retail development.



Appropriate building placement and proportion for large chain retailers.



Development scenario for sub district 1.

SUB-DISTRICT 1

MIXED-USE and COMMERCIAL

- Minimum Lot Area
  Not Applicable.

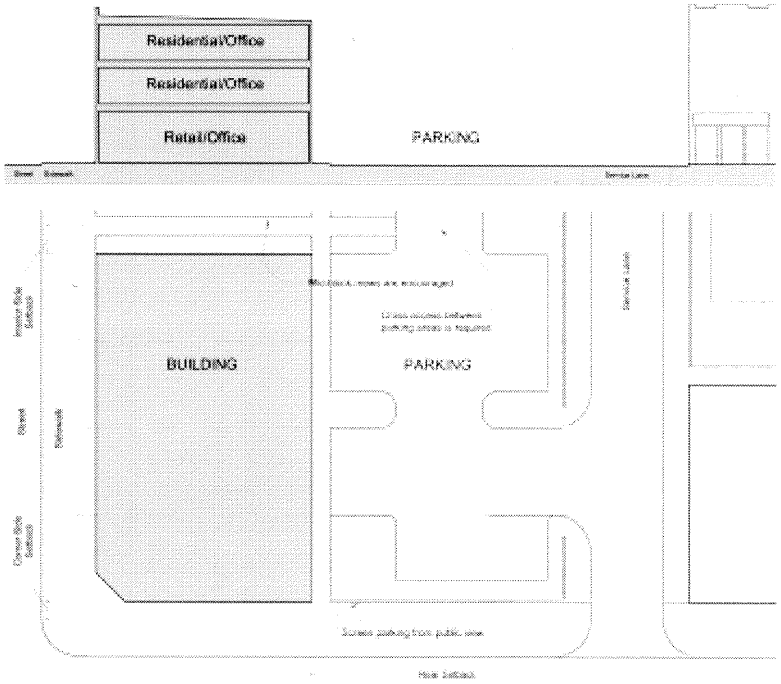
- Setbacks
  Front: 10′ min./ 20′ max. along Murfreesboro Road; 0′ min./ 10′ max. along all other streets.

  Side: 10′ required on street side and 5′ required on open space (exceptions may be made for recesses up to 15′ to accommodate outdoor seating and dining areas; and recesses or projections up to 2′ for building articulation); 0′ required on interior (exceptions may be made for pedestrian passages or one single or double loaded parking bay); 5′ minimum on end units.

  Rear: 5′ minimum

- Height
  Minimum 2 stories and 3 stories maximum at the highest point along the front property line. Note: Single story retail/ commercial permitted as long as building facades facing Main Street, as depicted in the Transportation Plan, are perceived by planning staff as a two strory structure.

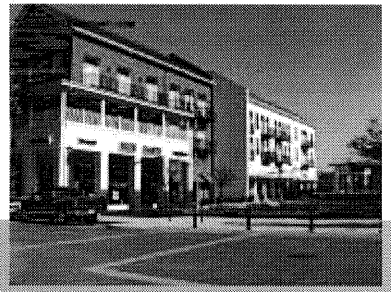
- Main entrances shall be located on the street.

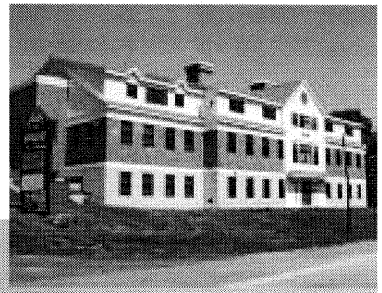


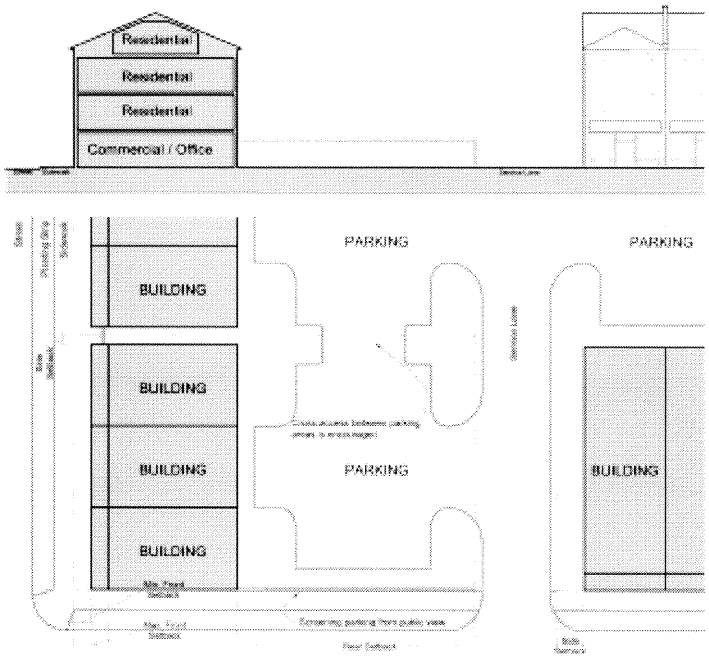
ADDITIONAL STANDARDS

- Minimum retail/ commercial development- 75,000 square feet*
- Maximum retail/ commercial development- 200,000 square feet

* Note: Refer to schedule on page 22 for additional information.



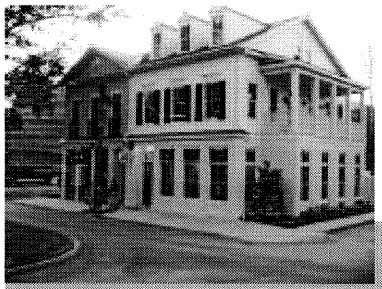




BULK PROVISIONS
Min. Lot Area: 2,700 sq.ft.
Setbacks:
Front: 50' min. / 60' max.
Side: 5' min. on corner lots, 0' min. on interior lots
Rear: 5' min. or > 15' for garage, 20' min. for principle building
Additional Setback Encroachments:
Covered Porches: 8'
Stoops & Balconies: 6'
Bay windows: 2'
Height: 4 Stories max. at highest point along front property line

PARKING, LOADING & ACCESS
Parking Required: According to UZO
Parking Access: Service Lane
Parking Location: Behind or beneath

ADDITIONAL STANDARDS
-Raised Foundation: 18" minimum as measured from at highest point along front property line
-There shall be no more than one secondary dwelling per lot



SUB-DISTRICT 1

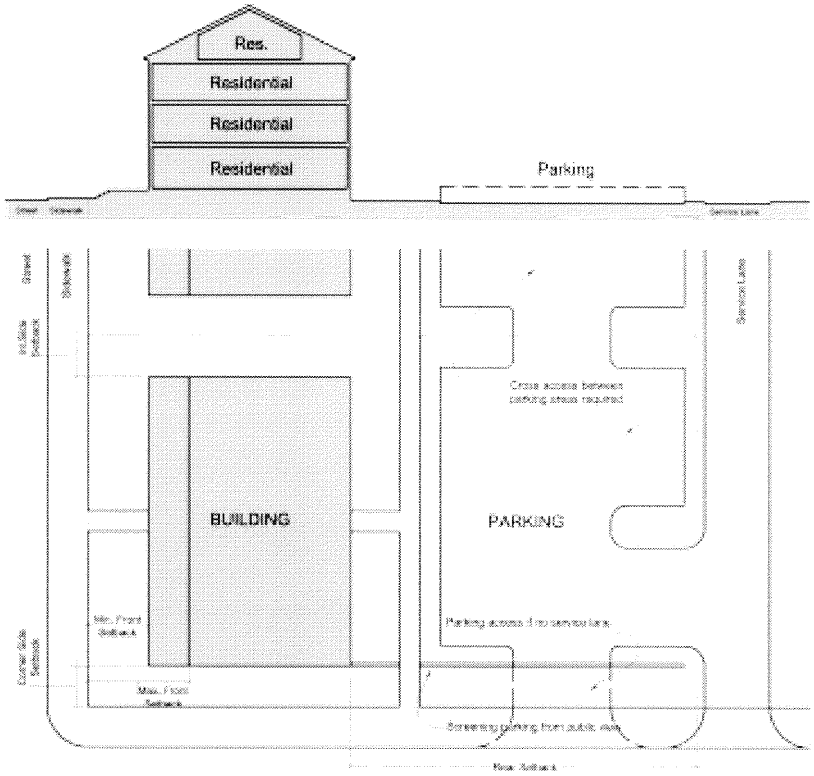
STACKED FLATS BULK PROVISIONS

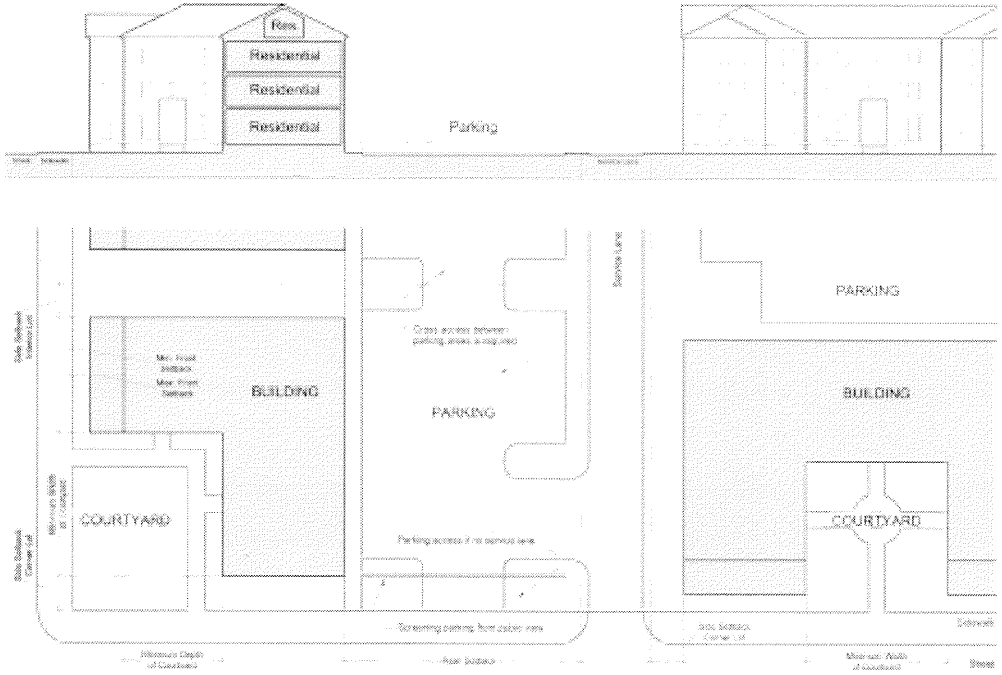
- Minimum Lot Area
  N/A

- Setbacks
  Front: 20′ min. / 25′ max. along Murfreesboro Road; 5′ min./ 10′ max. on all other streets.
  Side: 5 feet minimum. See landscape standards.
  Rear: 20 feet minimum

- Additional Setback Encroachments
  Stoops & Balconies: 6 feet
  Bay windows: 2 feet

- Height
  3 stories maximum at the highest point along the front property line.





SUB-DISTRICT 1

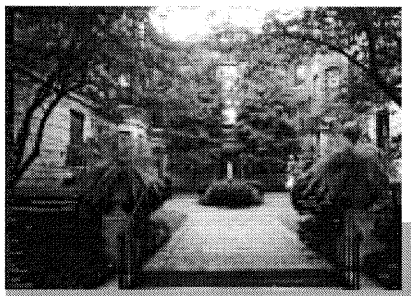
COURTYARD STACKED FLATS BULK PROVISIONS

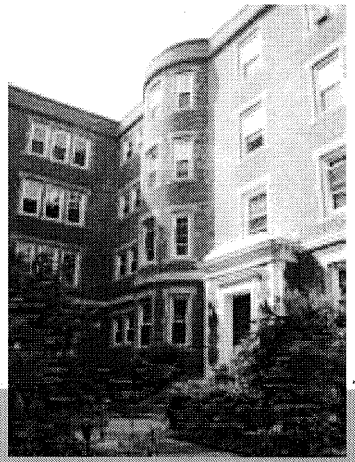
- Minimum Lot Area
  N/A
- Setbacks
  Front: 20′ min./ 25′ max. along Murfreesboro Road;
  5′ min./ 10′ max. on all other streets.
  Side: 5 feet minimum.
  See landscape standards.
  Rear: 20 feet minimum

- Height
  3 stories maximum at the highest point along the front property line.

ADDITIONAL STANDARDS

- Parking, driveways, and detention areas shall not be located within the central open space.
- The minimum width of the central open space, measured between buildings, shall be no less than the height of the buildings, measure to the bottom of the eave or top of the parapet.
- The maximum width shall be no greater than four (4) times the height of the tallest building surrounding the courtyard.





SUB-DISTRICT 1

TOWNHOUSE BULK PROVISIONS

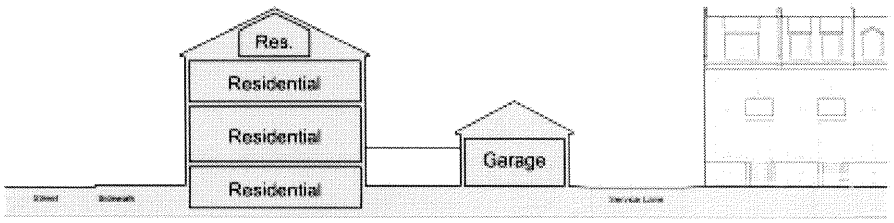
- Minimum Lot Area
  1200 square feet.

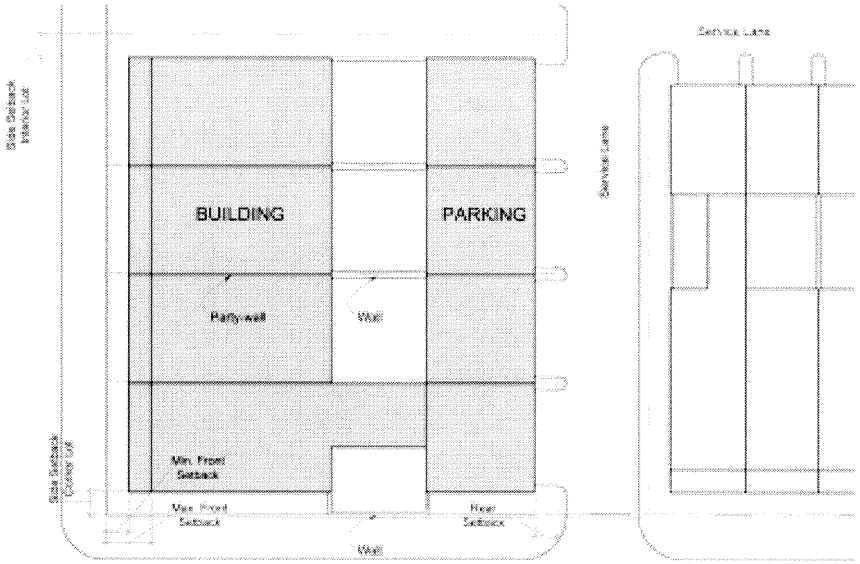
- Setbacks
  Front:
  5′ min./ 15′ max.
  Side: 5 feet minimum on corner lots,
  0 feet minimum on interior lots,
  See landscape standards.
  Rear: 5 feet minimum or > 15 feet for garage,
  20 feet minimum for principle building.

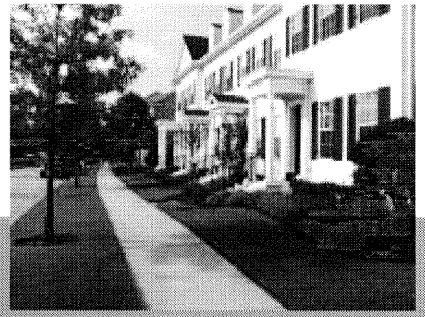
- Height
  3 stories maximum at the highest point along the front property line.

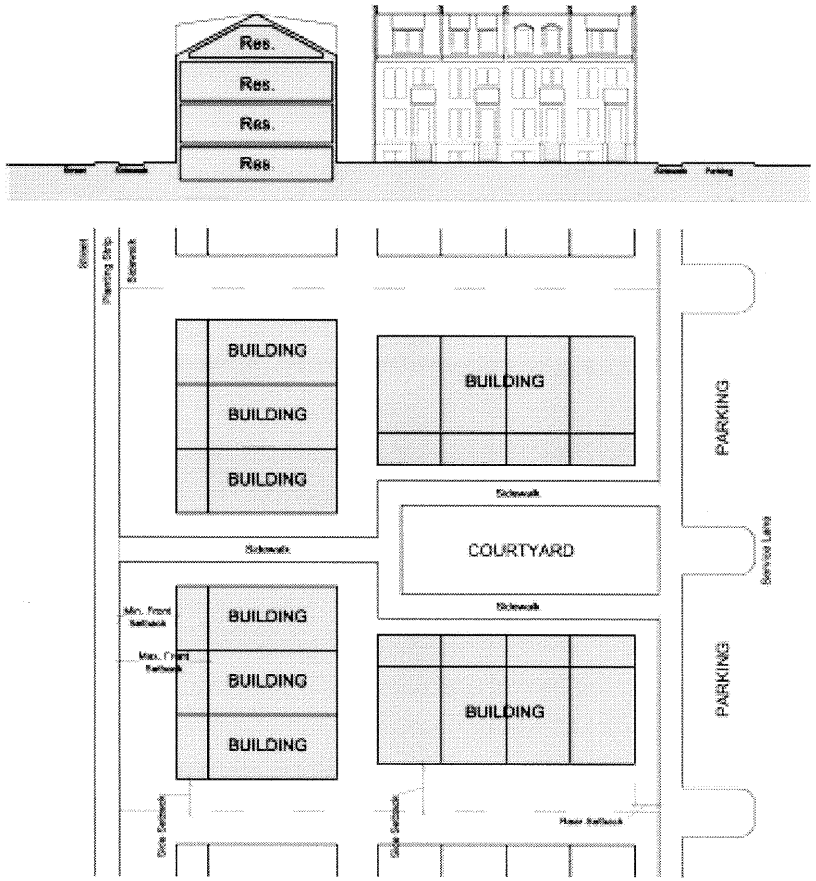
ADDITIONAL STANDARDS

- There shall be no more than one secondary dwelling unit per lot.
- Secondary dwelling units shall be included in maximum unit calculation.
- Townhouses shall be limited to 25% of development within sub- district 1.
- Townhouses shall not front Murfreesboro Rd.









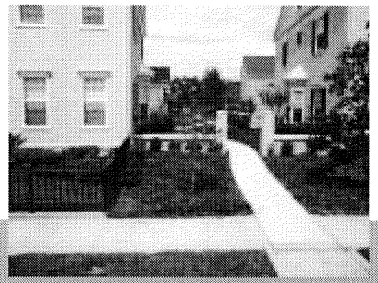
SUB-DISTRICT 1

TOWNHOUSE COURTS BULK PROVISIONS

- Minimum Lot Area
  N/A
- Setbacks
  Front:
  5' min./ 15' max.
  For buildings that front central open space:
  5 feet minimum / 10 feet maximum from the property line adjacent to the open space.
  Side:
  For buildings that front the street:
  5 feet minimum
  For buildings that front central open space:
  5 feet minimum from the back of the building to the side property line abutting the neighboring lot. See landscape standards.
  Rear:
  5 feet minimum or > 15 feet for garage,
  5 feet minimum for principle building.
- Height 3 stories maximum at the highest point along the front property line.

ADDITIONAL STANDARDS

- Buildings shall abut both sides of the central open space.
- Parking, driveways, and detention areas shall not be located within the central open space.
- Parking adjacent to the central open space shall be separated by landscaping or an architectural screen.
- The minimum width of the central open space, measured between buildings, shall be no less than the height of the buildings,measure to the bottom of the eave or top of parapet.
- The maximum width shall be no greater than four (4) times the height of the tallest building surrounding the courtyard.
- Townhouses shall be limited to 25% of development within sub- district 1.
- Townhouses shall not front Mufreesboro Rd.



Sub district 2.

Goal- To promote a high quality of life by offering a range of housing opportunities in response to residents needs, while providing a transition to the existing single family residences.

Objectives:

1.1 Provide a transition of less intense residential development, such as townhomes and cottages, next to the existing single family residential development.

1.2 Construct buildings of high quality building materials that require little maintenance in order to demonstrate sustained quality and a sense of permanence.

1.3 Construct buildings on corner lots that address both streets with architectural and massing elements, including porches, windows, and façade projections.

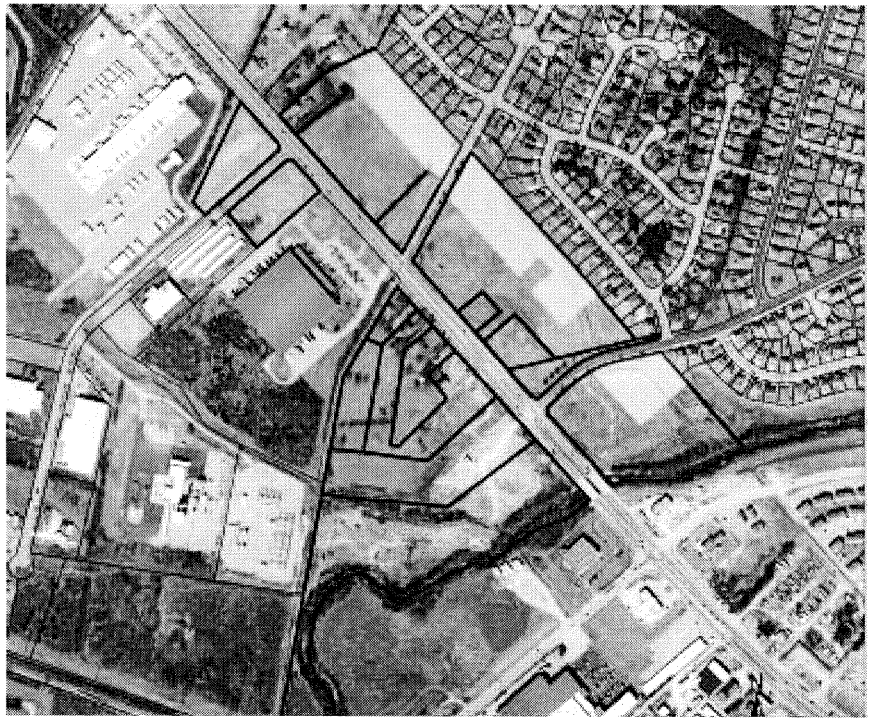
1.4 Provide access to new residential development through rear service lanes to minimize curb cuts along the street system.

1.5 Provide shallow setbacks, and front porches, to encourage interaction with pedestrians and neighbors.

1.6 Place parking on streets and to the rear of buildings.

Example of a two family structure with entrances from two different streets.

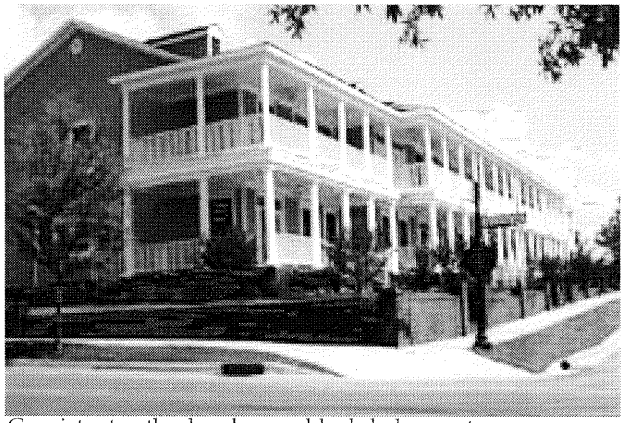
Example of high quality attached housing.



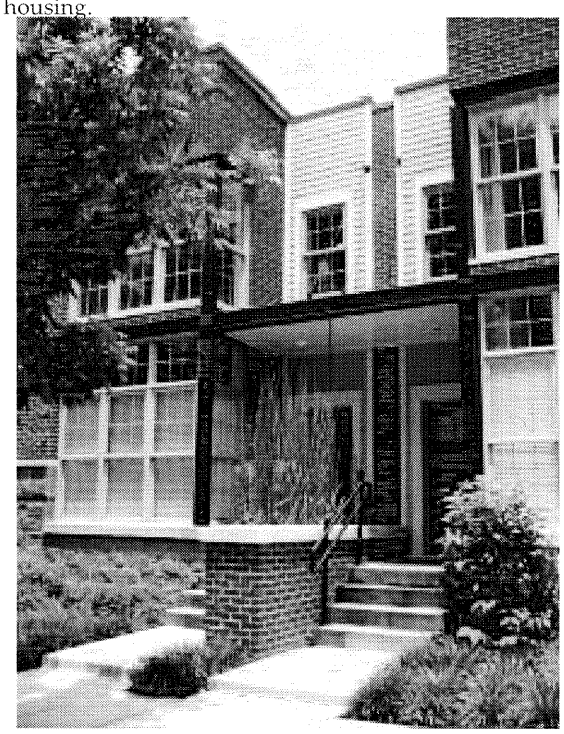
Sub District 2.

Example of cottage courtyard housing.

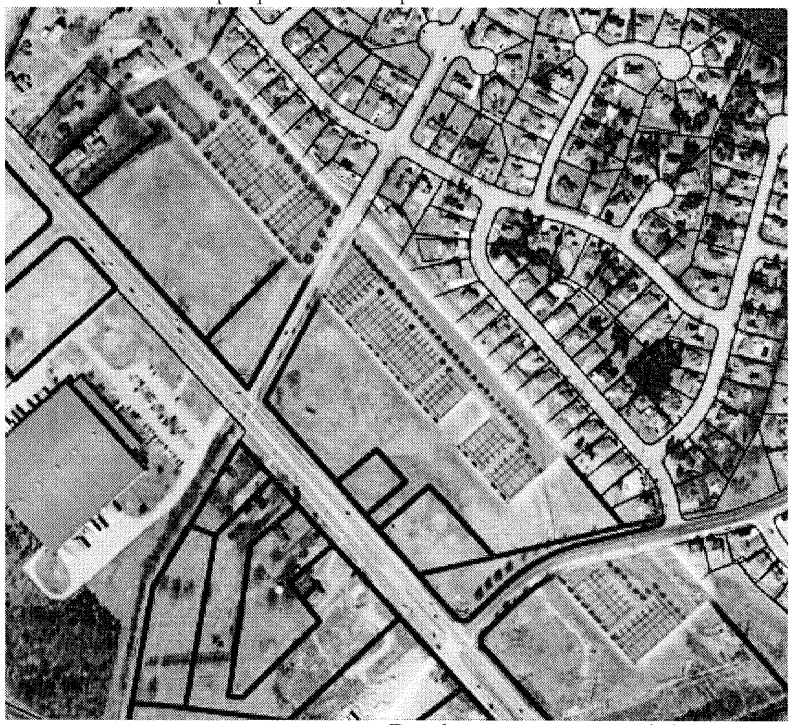
Example of context sensative multi-family housing.



Consistent setbacks along a block help create a unique pedestrian experience.



Example of townhomes with shallow setbacks.



Development scenario- Sub District 2.

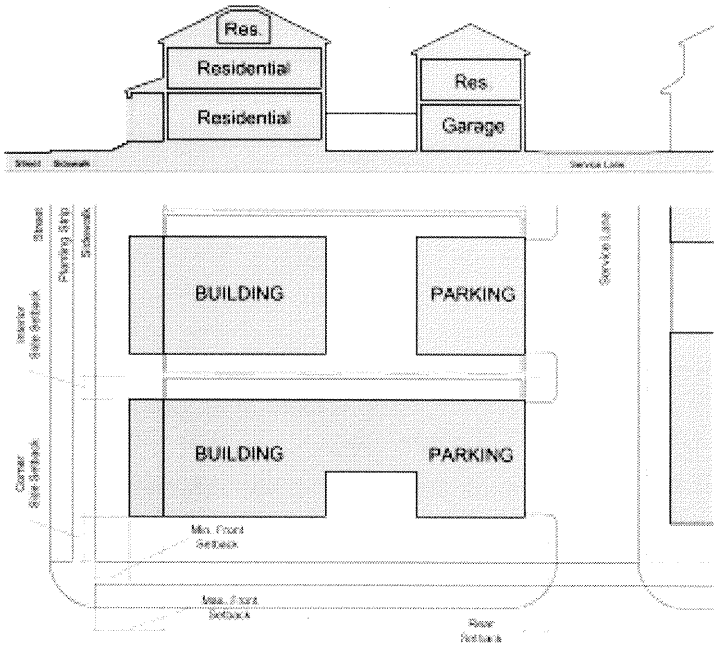
SUB-DISTRICT 2

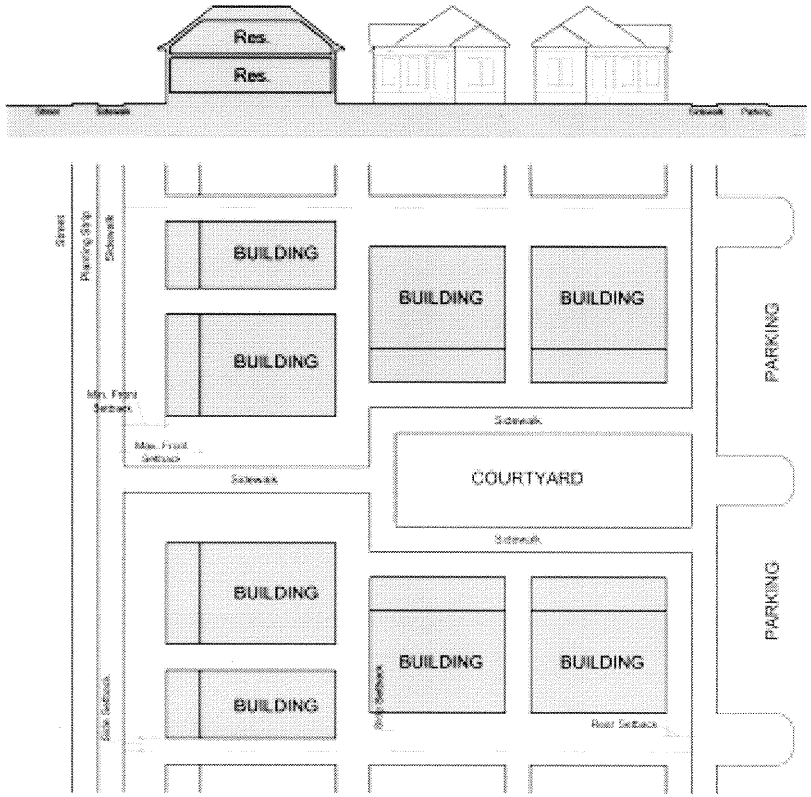
COTTAGE BULK PROVISIONS

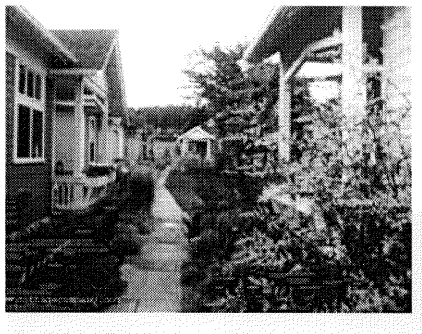
- Minimum Lot Area
  4,000 square feet
- Setbacks
  Front: 10′ min./ 20′ max.
  Side: 5 feet minimum. See landscape standards.
  Rear: 5′ min. or > 15′ for garage,
  20′ min. for principle building.
- Height
  3 stories maximum at the highest point
  along the front property line.

ADDITIONAL STANDARDS

- There shall be no more than one secondary dwelling unit per lot.
- Secondary dwellings shall be included in maximum unit calculations.







SUB-DISTRICT 2

COTTAGE COURTYARD BULK PROVISIONS

- Minimum Lot Area
  N/A
- Setbacks
  Front:
  For buildings that front the street:
  10′ min./ 20′ max.
  For buildings that front central open space:
  5′ min./ 10′ max. from the property line adjacent to the open space.
  Side:
  For buildings that front the street:
  5′ min.
  For buildings that front central open space:
  5′ min. from the back of the building to the side property line abutting the neighboring lot. See landscape standards.
  Rear:
  5′ min. or > 15′ for garage,
  5 feet minimum for principle building.
- Height 3 stories maximum at the highest point along the front property line.

ADDITIONAL STANDARDS

- Buildings shall abut both sides of the central open space.
- Parking, driveways, and detention areas shall not be located within the central open space.
- Parking adjacent to the central open space shall be separated by landscaping or an architectural screen.
- The minimum width of the central open space, measured between buildings, shall be no less than the height of thebuildings, measure to the bottom of the eave or top of parapet.
- The maximum width of central open space shall be no greater that four (4) times the height of the tallest building surrounding the site.

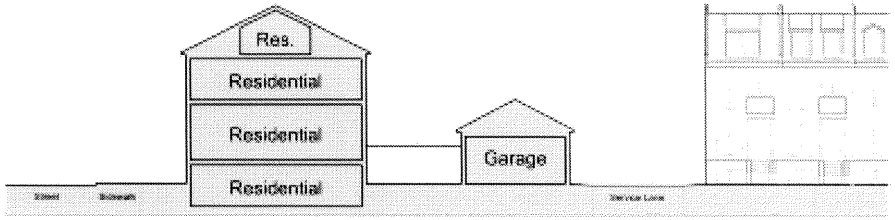
SUB-DISTRICT 2

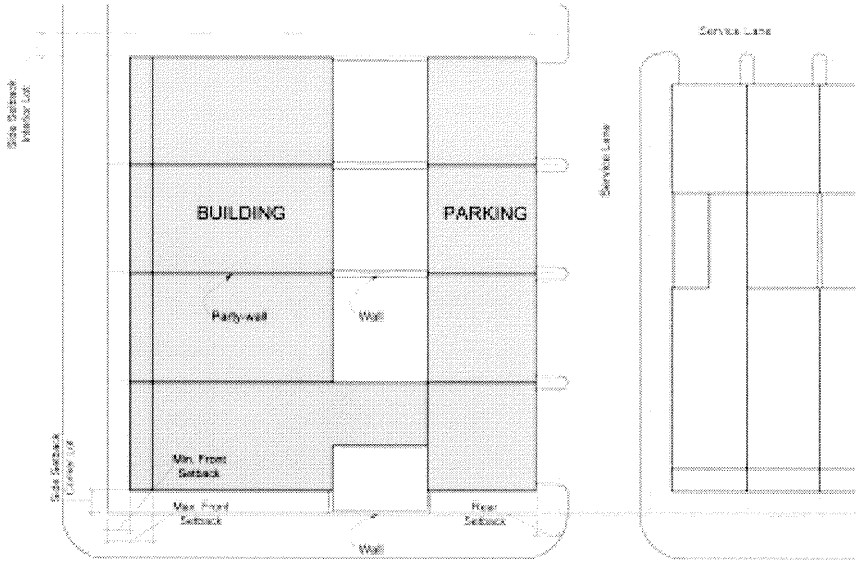
TOWNHOUSE BULK PROVISIONS

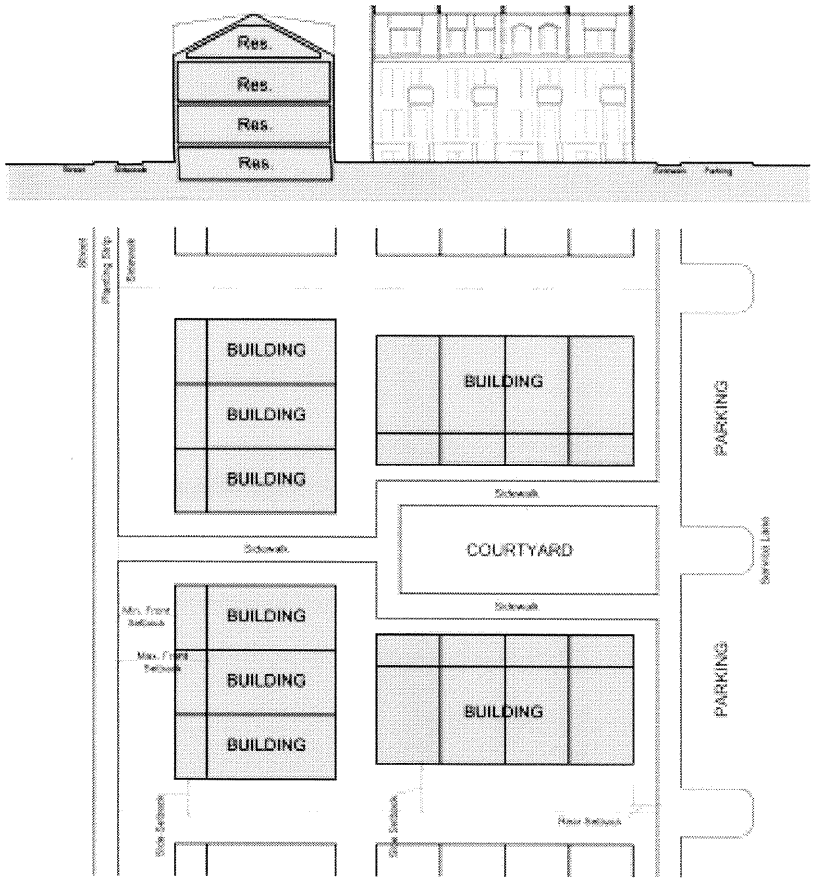
- Minimum Lot Area
  1200 square feet
- Setbacks
  Front: 5′ min./ 15′ max.
  Side: 5′ min. on corner lots, 0 feet minimum on interior lots. See landscape standards.
  Rear: 5′ min. or > 15′ for garage, 15′ min. for principle building.
- Height
  3 stories maximum at the highest point along the front property line.

ADDITIONAL STANDARDS

- There shall be no more than one secondary dwelling unit per lot.
- Secondary dwelling units shall be included in maximum unit calculation.







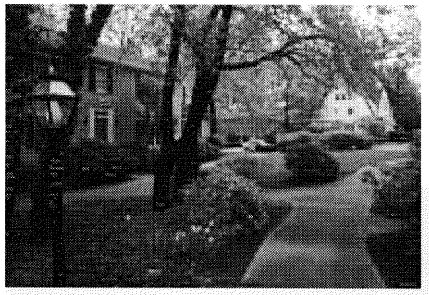
SUB-DISTRICT 2

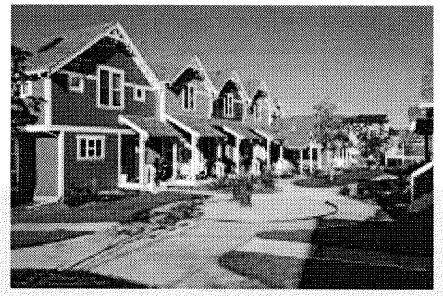
TOWNHOUSE COURTS BULK PROVISIONS

- Minimum Lot Area
  N/A
- Setbacks
  Front:
  For buildings that front the street:
  5′ min./ 15′ max.
  For buildings that front central open space:
  5′ min./ 10′ max. from the property line adjacent to the open space.
  Side:
  For buildings that front the street:
  5′ min.
  For buildings that front central open space:
  5′ min. from the back of the building to the side property line abutting the neighboring lot. See landscape standards.
  Rear:
  5′ min. or > 15′t for garage,
  5′ min. for principle building.
- Height 3 stories maximum at the highest point along the front property line.

ADDITIONAL STANDARDS

- Buildings shall abut both sides of the central open space.
- Parking, driveways, and detention areas shall not be located within the central open space.
- Parking adjacent to the central open space shall be separated by landscaping or an architectural screen.
- The minimum width of the central open space, measured between buildings, shall be no less than the height of the buildings, measure to the bottom of the eave or top of parapet.
- The maximum width of the central open space shall be no greater than four (4) times the height of the tallest building surrounding the courtyard.





SUB-DISTRICT 2

STACKED FLATS BULK PROVISIONS

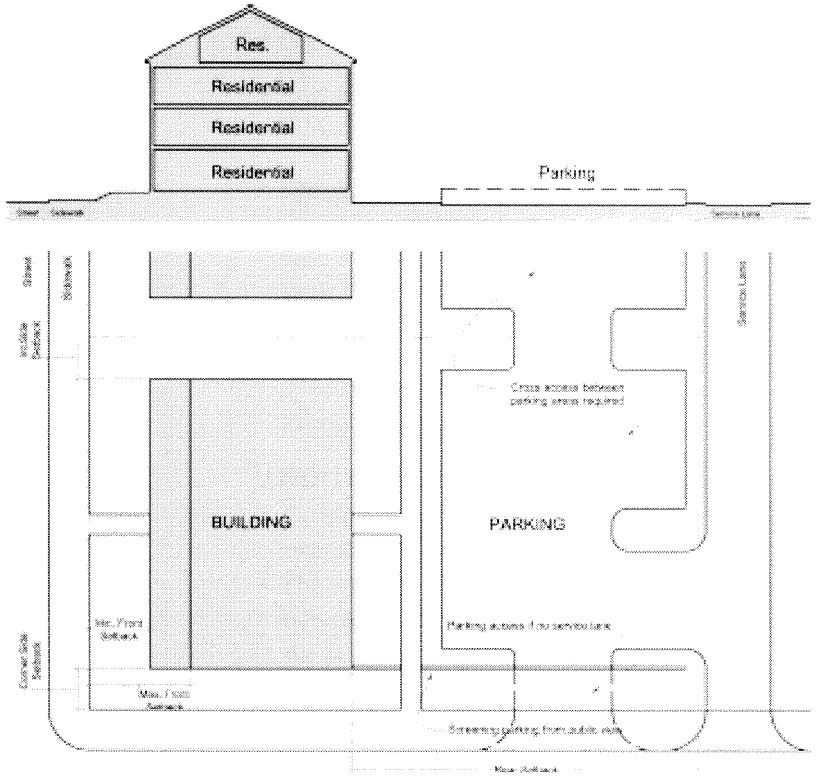
- Minimum Lot Area
  N/A

- Setbacks
  Front: 5′ min./ 10′ max.
  Side: 5′ min.
  See landscape standards.
  Rear: 20′ min.

- Height
  3 stories maximum at the highest point along the front property line.

ADDITIONAL STANDARDS

- Stacked flats shall not exceed 25% of development within sub-district 2.



Sub district 3.

Goal- To promote a high quality of life by offering a range of housing opportunities in response to residents needs.

Objectives:

1.1 Encourage more intense residential development, such as stacked flats and condominiums, along Murfreesboro Pike.

1.2 Construct buildings of high quality building materials that require little maintenance in order to demonstrate sustained quality and a sense of permanence.

1.3 Construct buildings on corner lots that address both streets with architectural and massing elements, including porches, windows, and façade projections.

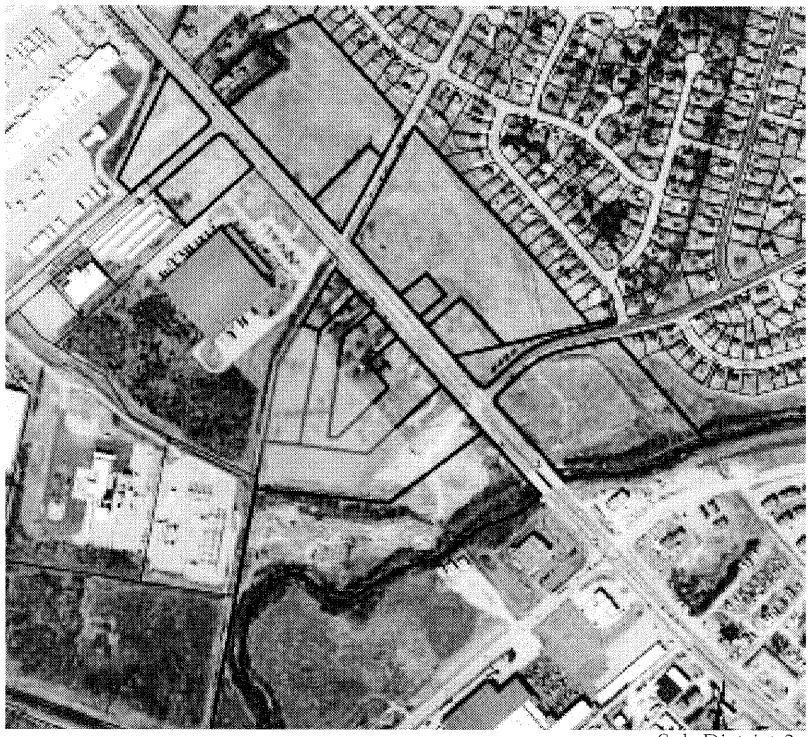
1.4 Provide access to new residential development through rear service lanes to minimize curb cuts along the street system.

1.5 Provide shallow setbacks, and front porches, to encourage interaction with pedestrians and neighbors.

1.6 Place parking on streets and to the rear of buildings.

Example of courtyard type development.

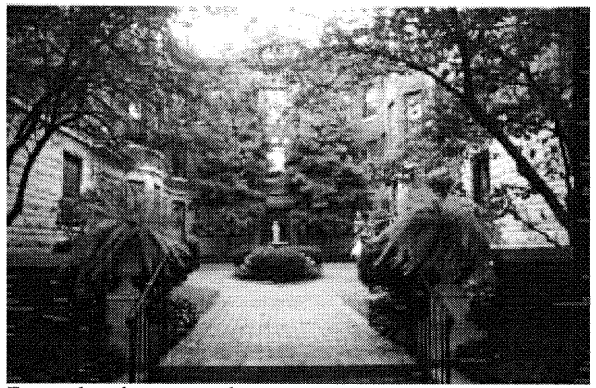
Example of three story stacked flats.



Sub District 3.

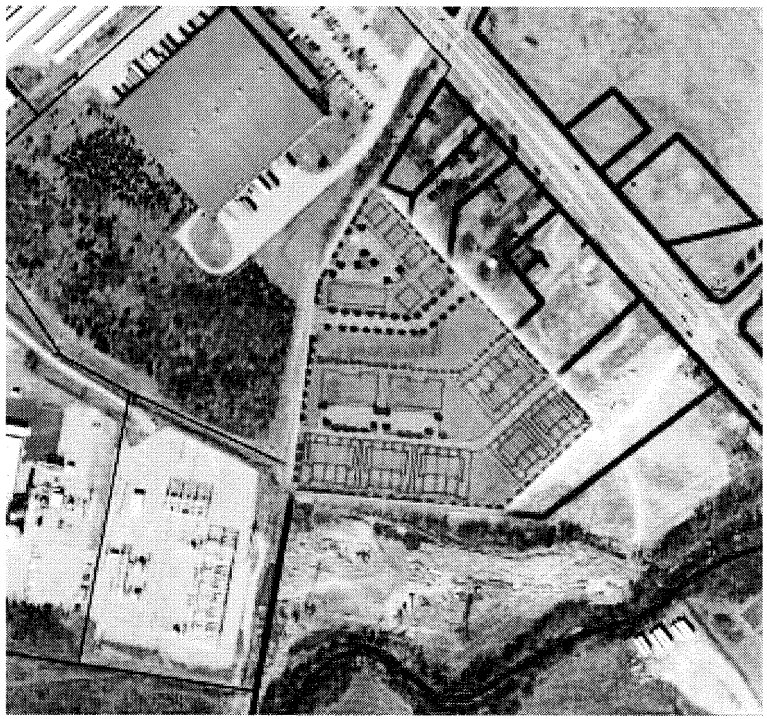
Alley access should be limited to mid block, and also the end of blocks.

Buildings should be placed to terminate prominent views within the neighborhood.



Example of courtyard apartments.

Example of townhomes with street trees and parallel parking.



Development scenario- Sub District 3.

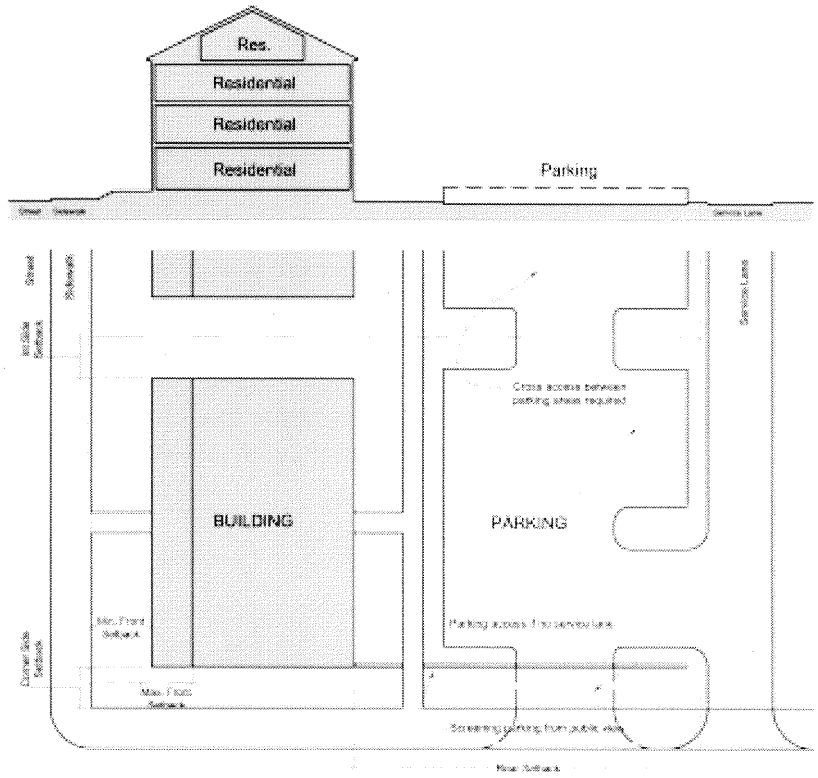
SUB-DISTRICT 3

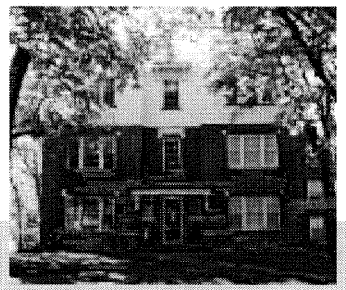
STACKED FLATS BULK PROVISIONS

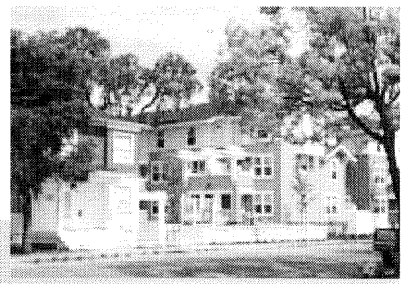
- Minimum Lot Area
  N/A

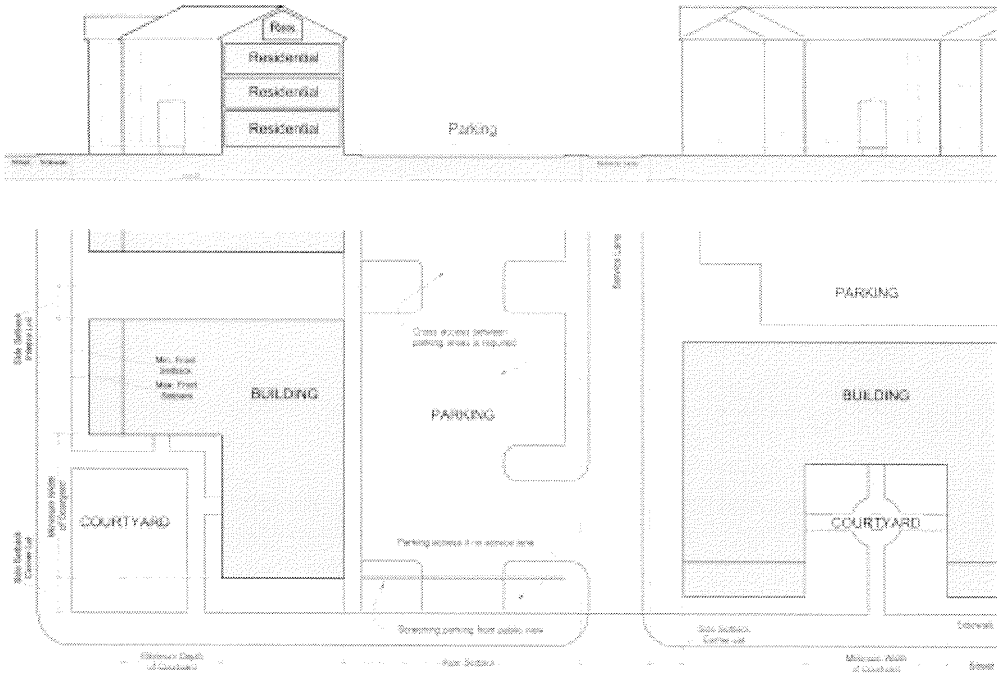
- Setbacks
  Front: 5′ min./ 10′ max.
  Side: 5′ min.
  See landscape standards.
  Rear: 20 feet minimum

- Height
  3 stories maximum at the highest point along the front property line.









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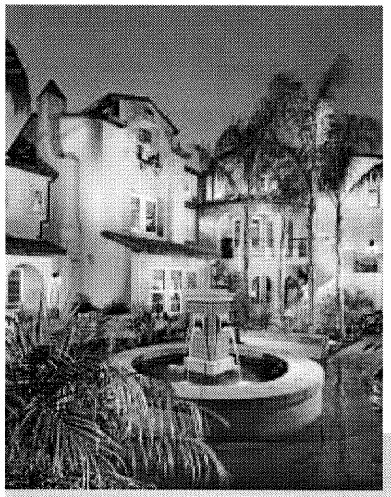
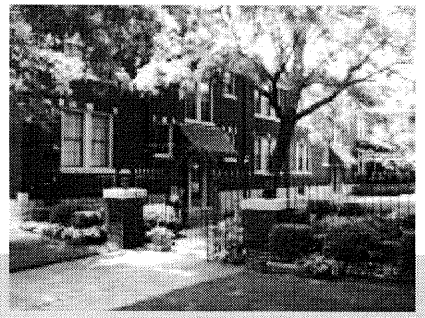




SUB-DISTRICT 3

COURTYARD FLATS BULK PROVISIONS

- Minimum Lot Area
  N/A

- Setbacks
  Front: 5' min./ 10' max.
  Side: 5' min.
  See landscape standards.
  Rear: 20' min.
- Height
  3 stories maximum at the highest point along the front property line.

ADDITIONAL STANDARDS

- Parking, driveways, and detention areas shall not be located within the central open space.

- The width of the central open space, measured between buildings, shall be no less than the height of the buildings, measure to the bottom of the eave or top of the parapet.

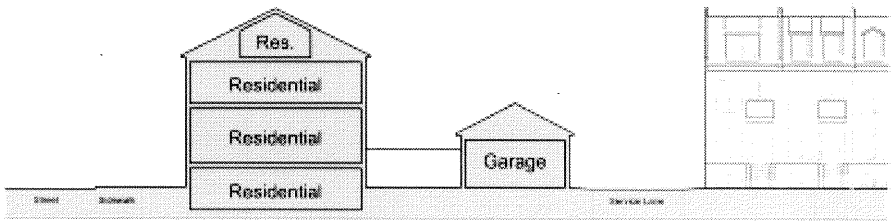
SUB-DISTRICT 3

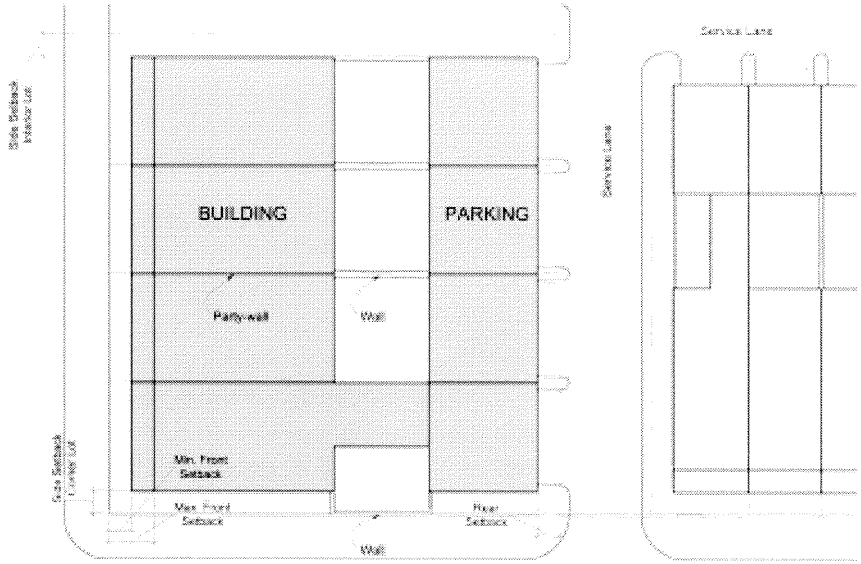
TOWNHOUSE BULK PROVISIONS

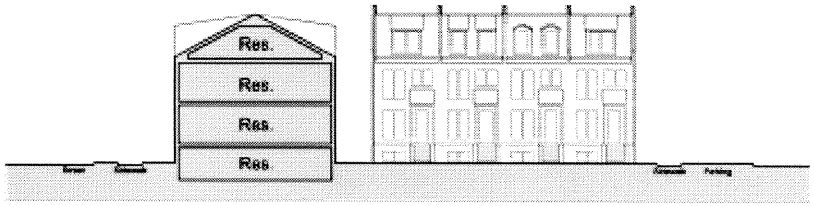
- Minimum Lot Area
  1200 square feet
- Setbacks
  Front: 5′ min./ 15′ max.
  Side: 5′ min. on corner lots, 0 feet minimum on interior lots. See landscape standards.
  Rear: 5′ min. or > 15′ max. for garage, 20 min. for principle building.
- Height
  3 stories maximum at the highest point along the front property line.

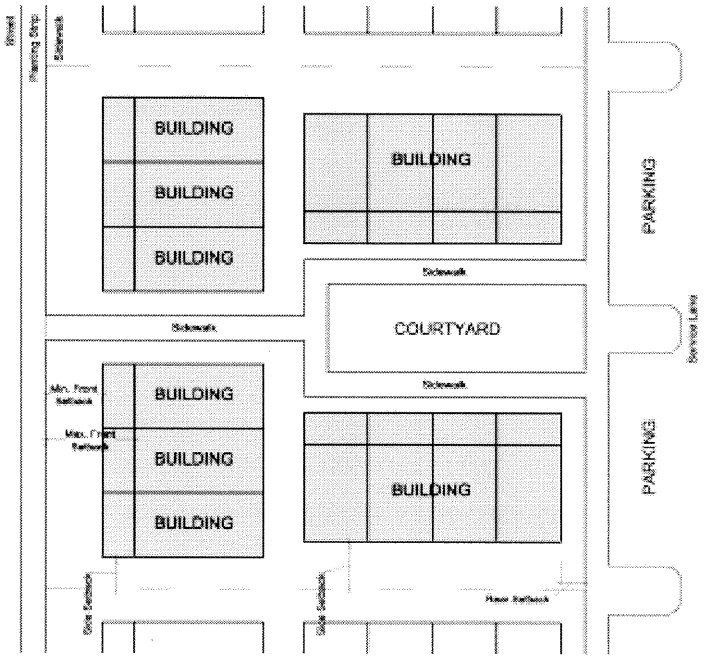
ADDITIONAL STANDARDS

- There shall be no more than one secondary dwelling unit per lot.
- Secondary dwelling units shall be included in maximum unit calculation.









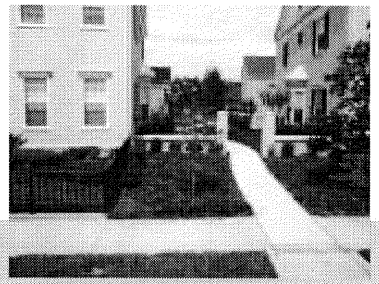
SUB-DISTRICT 3

TOWNHOUSE COURTS BULK PROVISIONS

- Minimum Lot Area
  N/A
- Setbacks
  Front:
  For buildings that front the street:
  5′ min./ 15′ max.
  For buildings that front central open space:
  5′ min./ 10′ max. from the property line adjacent to the open space.
  Side:
  For buildings that front the street:
  5′ min.
  For buildings that front central open space:
  5′ min. from the back of the building to the side property line abutting the neighboring lot. See landscape standards.
  Rear:
  5′ min. or > 15′ for garage,
  5′ min. for principle building.
- Height 3 stories maximum at the highest point along the front property line.

ADDITIONAL STANDARDS

- Buildings shall abut both sides of the central open space.
- Parking, driveways, and detention areas shall not be located within the central open space.
- Parking adjacent to the central open space shall be separated by landscaping or an architectural screen.
- The width of the central open space, measured between buildings, shall be no less than the height of the buildings, measure to the bottom of the eave or top of parapet.



SUB-DISTRICT 3

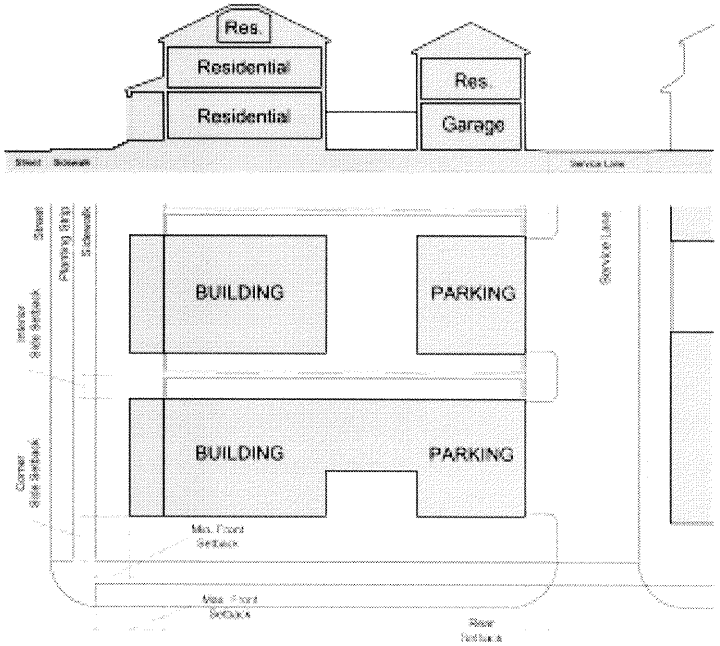
COTTAGE BULK PROVISIONS

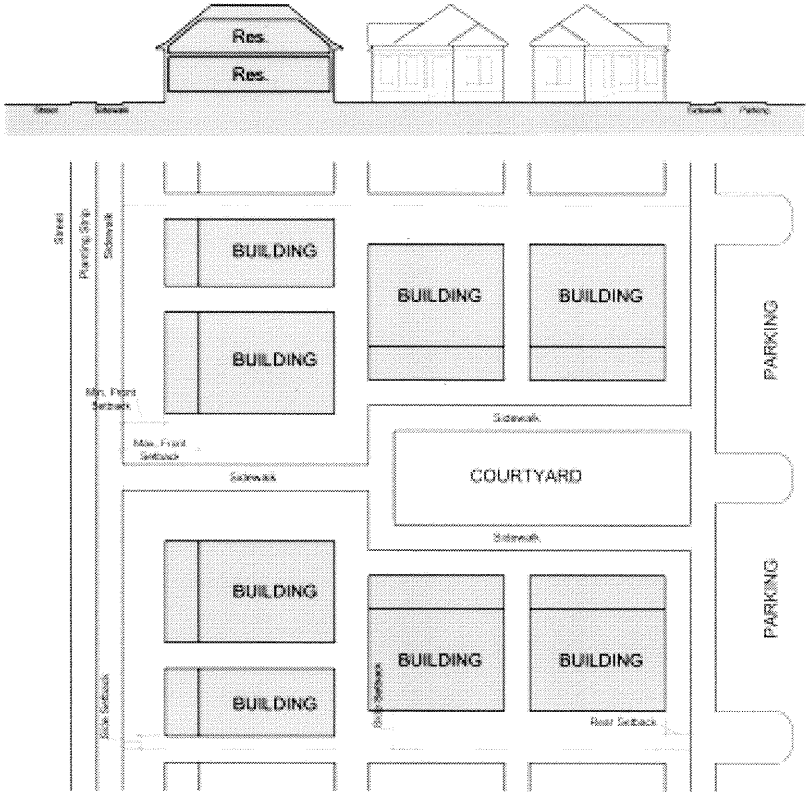
- Minimum Lot Area
  4,000 square feet
- Setbacks
  Front: 10′ min./ 20′ max.
  Side: 5′ min. See landscape standards.
  Rear: 5′ min. or > 15′ for garage.
  20′ min. for principle building.

- Height
  3 stories maximum at the highest point along the front property line.

ADDITIONAL STANDARDS

- There shall be no more than one secondary dwelling unit per lot.
- Secondary dwellings shall be included in maximum unit calculations.





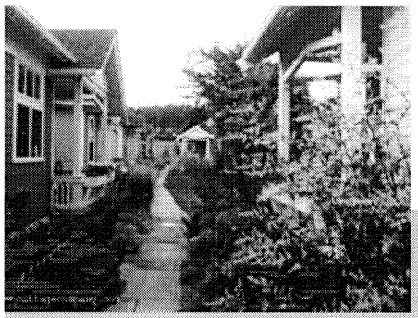
SUB-DISTRICT 3

COTTAGE COURTS BULK PROVISIONS

- Minimum Lot Area
  N/A
- Setbacks
  Front:
  For buildings that front the street:
  15′ min./ 20′ max.
  For buildings that front central open space:
  5′ min./ 10′ max. from the property line adjacent to the open space.
  Side:
  For buildings that front the street:
  5′ min.
  For buildings that front central open space:
  5′ min. from the back of the building to the side property line abutting the neighboring lot. See landscape standards.
  Rear:
  5′ min. or > 15′ for garage,
  5 feet minimum for principle building.
- Height 3 stories maximum at the highest point along the front property line.

ADDITIONAL STANDARDS

- Buildings shall abut both sides of the central open space.
- Parking, driveways, and detention areas shall not be located within the central open space.
- Parking adjacent to the central open space shall be separated by landscaping or an architectural screen.
- The width of the central open space, measured between buildings, shall be no less than the height of the buildings, measure to the bottom of the eave or top of parapet.



2. Parks and Open Space

Sub district 4.

Goal- To provide a system of open space that addresses the specific needs of the community, such as neighborhood parks, and recreational sports fields.

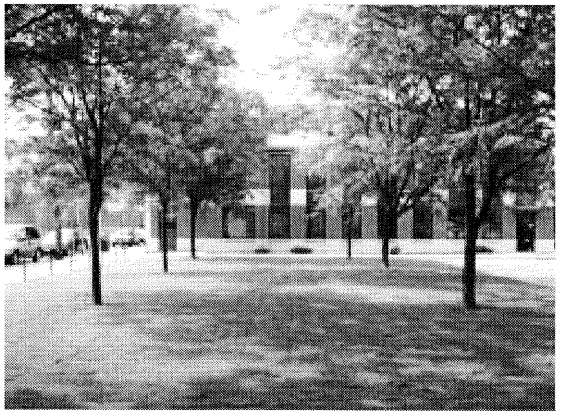
Objectives:

1.1 Require neighborhood parks and green space to be focal points by placing them at strategic locations within the neighborhood.

1.2 Protect any designated wetlands or sinkholes as required by the state of Tennessee, and dedicate as permanent open space.

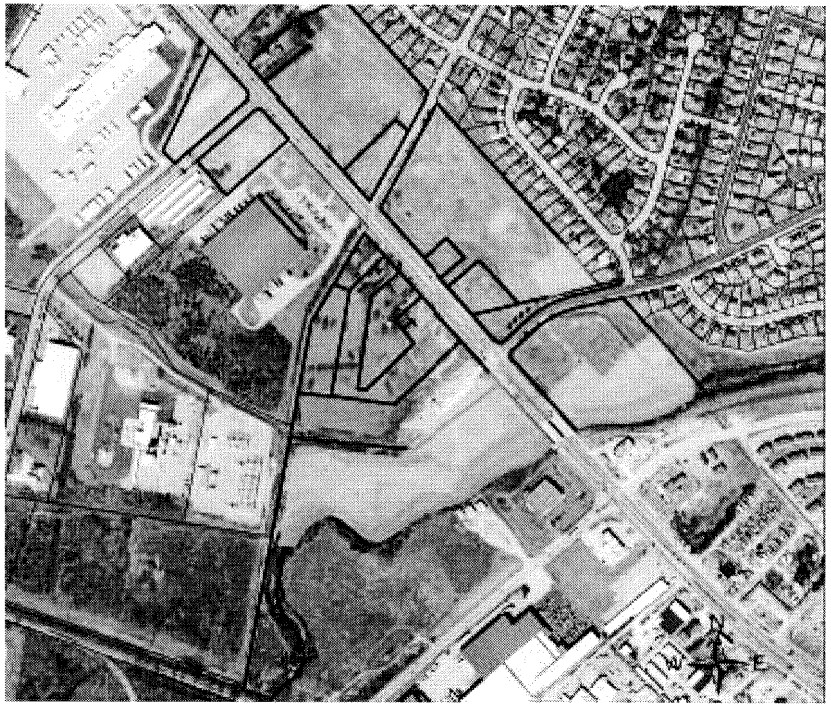
1.3 Provide recreational opportunities as the neighborhood redevelops.

Storm water facilities should be intergrated into the basic design of the neighborhood.



Greens serve as gathering spots for the community.

Open space within the neighborhood should be treated as a focal point.



Sub DIstrict 4.

SUB-DISTRICT 4

OPEN SPACE BULK PROVISIONS

GREEN: Informal; surounded by buildings; composed of paved or unpaved walks, grassy areas, and shade trees; may incorporate natural features; within 1/4 mile of population served.

- Minimum size: 1/4 acre.
- Maximum size: *4 acres*

NEIGHBORHOOD PARK: Informal; used for civic gathering, structured and unstructured recreation for all age groups; may incorporate defined recreation areas such as play fields, playgrounds, or small outdoor thaeters; should be located at the edge of the neighborhood; within 1/4 mile of population served.

- Minimum size: 2 acres
- Maximum size: 10 acres

POCKET PARK: May contain tot lots or be passive park areas; within 1/8 mile of population served.

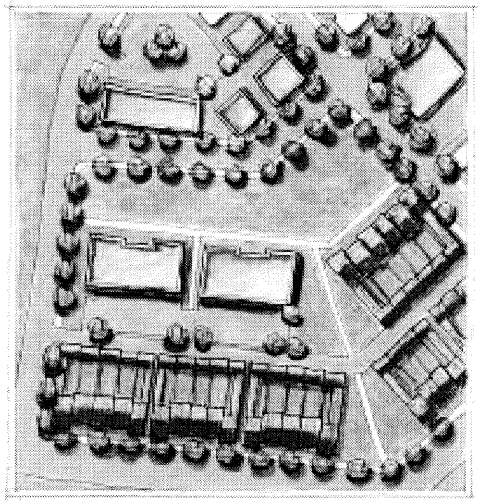
- Minimum size: n/a
- Maximum size: less than 1/2 block in length.

PLAZA: Formal; fronted by buildings; composed primarily of pavement; located at the intersection of important streets; withn 1/4 mile of population served.

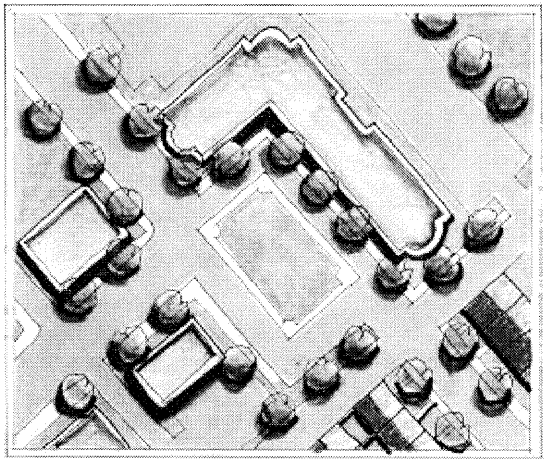
- Minimum size: 8000 square feet
- Maximum size: 1 acre

THE CLOSE: Length of close shall not exceed the standard for cul-de-sac lengths; serves residences that are accessed by the street defining it.

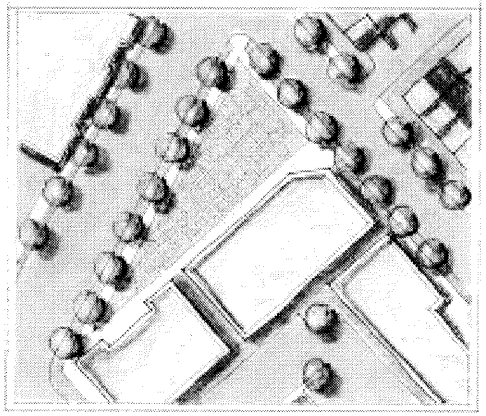
- Minimum: Determined by turning radius
- Maximum: 1 acre



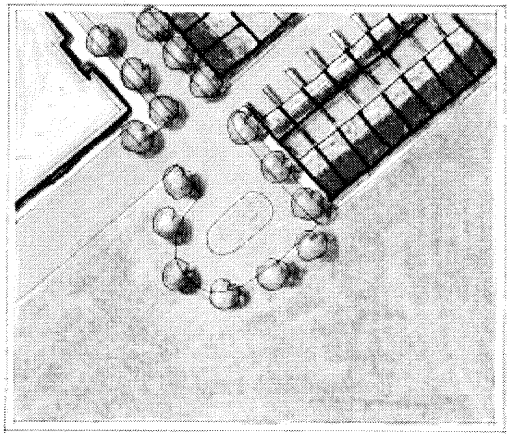
Example of neighborhood green.



Example of green terminating a vista.



Example of a plaza.



Example of a close and neighborhood park.

Note : Should floodplain be reclassified, development may occur as outlined in special policy 1 and 2. (See Regulating Plan, pg. 18-19.)

Open Space and Landscape Buffering Standards

A. Open Space

1. The final plat shall show and label designated specific open space areas (e.g. playground, neighborhood park, green).

2. Location. No residential dwelling unit shall be more than one-eighth (1/8) of a mile from a public open space. This requirement may be satisfied through a combination of civic open space and natural open space. Areas for future expansion of the neighborhood shall not be included in the calculation of open space.

3. Existing Vegetation: Every effort shall be made to incorporate existing mature trees and landscape into the design of the neighborhood while not compromising the principles of neighborhood design.

4. Existing Natural Features: Natural features, including but not limited to streams, steep hillsides, and sinkholes shall be protected to the greatest extent possible and incorporated into the overall design of the community. Refer to the Illustrative Concept Plan for guidance.

B. Landscaping, Streetscape, and Screening

Sections 17.24.010 through 17.24.170 and Sections 17.24.210 through 17.24.240 shall apply to development within this UDO, unless specific variations to these standards are provided within this document.

1.Irrigation System. An irrigation system shall be required where drought tolerant trees, plants, and shrubs are not planted.

2.Street Trees.

a) Trees should be selected to achieve a uniform streetscape, provide a broad canopy, prevent sidewalk damage, and conserve water. Native tree species are encouraged. Species with severe limb drop, heavy fruit or nut crops, invasive root systems, or allergen production should be avoided. Tree species not included on the approved tree species list may be allowed by special exception.

b) At installation, a tree shall have a minimum caliper of three (3) inches and be planted at a maximum spacing distance of 40 feet on center.

c) Trees shall be planted on both sides of the street, except as otherwise approved by the planning commission.

d) All trees with canopies that extend over the roadway shall have no limbs up to a height of 14 feet above the roadway surface when no *formal* on-street parking is provided.

e) All trees along a given *block face* shall be of the same species.

f) Where infrastructure incompatibility would result, the street tree requirement may be waived for the affected portion of the street by the planning commission following input from the urban forester.

g) List of Approved Street Trees. Consult Urban Forester for a complete list of approved plant and tree species within Metro Nashville.

3. Screening.

a) All surface parking lots shall be screened from view of all streets, except service lanes, by low walls and/ or vegetation.

1) If vegetation alone is used, the planting bed shall be a minimum of six (6) feet wide.

2) If a wall is used, the wall shall be a minimum of three (3) feet in height, and shall be constructed of masonry that complements the architecture of associated buildings.

3) All screening along both sides of Murfreesboro Pike shall consist of a wall with a minimum height of three (3) feet, and a planting bed with a minimum width of six (6) feet.

4) All screening vegetation shall be a minimum of three (3) feet, six (6) inches in height within five years from installation, forming a hedge that provides screening year-round. Vegetation shall not extend into the sight triangle of any street or driveway intersection.

b) Locate utilities, meter boxes, heating and cooling units, and other building systems behind buildings to the greatest extent possible. Screen utilities that are within public view.

c) A B-3 landscape buffer yard, or approved equivelant, shall be required along the boundary of sub district 2 and any R or RS zoning districts. All other landscape buffer yard requirements within the Hickory Woods UDO are waived.

4. Detention.

a) Incorporate features into detention and retention facilities that provide for use and aesthetic enjoyment.

b) Design the stormwater detention system to detain runoff in the fewest ponds necessary, directing water to few large basins rather than many small basins.

c) Design the system at the beginning of the design process, and incorporate the system into the site as a natural amenity as well as an engineered facility.

d) Design aesthetically pleasing stormwater structures that provide variety and interest in the composition, shape, and diversity in plant material selection.

e) Select plant species based on their ability to survive the local climate, and their minimal demand for maintenance. Select plant species that are adaptable to the conditions typically experienced within stormwater facilities.

f) Design and construct stormwater detention and retention facilities in compliance with the Metropolitan – Davidson County Stormwater Management Manual and Metro standards for final construction plans.

Signage Standards

The following standards for signage within the Hickory Woods SP have been created to prohibit excessive and confusing sign displays, enhance the appearance of the overall development, relate to a pedestrian environment, and encourage signage that will be integrated with and harmonious to future buildings and their surroundings.

A. General Requirements

a. Signs shall be limited to the name of the business and/ or insignia. Words describing the specific type of use are also permitted (bakery, market, law office, etc.)
b. Prohibited signs include: pole-mounted signs, portable signs, temporary signs, off-site advertising (including billboards), signs with changeable copy excluding theater marquees and gasoline prices), and signs with moving parts or flashing/ moving lights.
c. All on-premises ground and building signs must be approved under an overall signage plan for each phase of development within the SP district.

B. Types of Signs

The following types of signs shall be permitted within the Hickory Woods SP

a. Ground sign- Monument
b. Building sign- Projecting
c. Building sign- Wall Mounted
d. Awning sign

C. Number of Signs

a. One monument sign per street frontage is allowed for multi-tenant principal buildings or single free-standing buildings
b. In addition to the monument signage allowed, each occupant of a multi-tenant building may display up to two on premises building signs. Awning signs shall be counted as building signs for means of calculating.

D. Location of Signs

a. Signs shall be located so as not to obscure key architectural features of the building or door or window openings.
b. All monument signs shall have a minimum setback of five (5) feet from any public right-of –way.
c. A minimum clearance of eight (8) feet shall be provided for any portion of a building or awning sign.

E. Size of Signs

Sub district 1-

a. Monument signsshall have a maximum sign area of 48 square feet, and shall not exceed six (6) feet in height or three (3) feet in height of any portion of the sign located within 15 feet of a driveway.
b. Projecting building signs shall have a maximum sign area of 12 square feet.
c. Wall mounted building signs shall have a maximum sign area of 48 square feet.
d. Awning signs shall have a maximum sign area of 50% of the surface area of the awning.

All other sub disticts-

e. All signage shall conform to the residential sign standards established by the Metropolitan Zoning Code.

F. Illumination of Signs

Signs that are to be lighted shall be spotlighted, externally-lit, or back-lit with a diffused light source. Back-lighting should illuminate only the letters, characters, or graphics on the sign, rather than the background of the sign. Backgrounds shall be opaque.

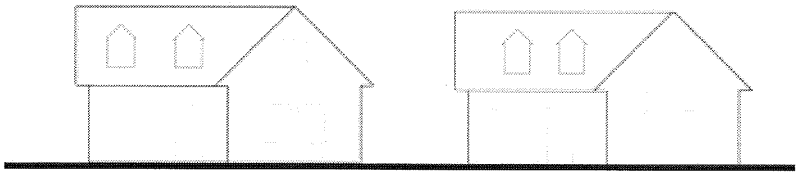
A. GENERAL

1. Simple, attractive design in durable materials is preferred over elaborate design in inferior materials. For instance, a 4x4 post with cap and base is preferred over prefabricated faux-traditional porch column.

2. Traditional architecture, when utilized, shall be executed according to traditional design standards. (See *Traditional Construction Patterns: Design and Detail Rules-of-Thumb* by Stephen A. Mouzon (The McGraw-Hill Companies, Inc.) and *A Field Guide to American Houses* by Virginia and Lee McAlester (Alfred A. Kompf Inc.))

3. Architectural features and treatments shall be consistent with the architectural style chosen.

4. Rhythm of ground floor architectural features shall harmonize with rhythm of upper stories. (See Image Below)

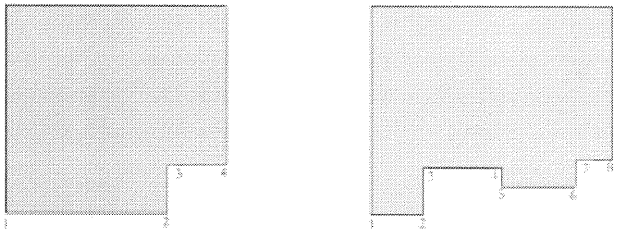


Acceptable *Unacceptable*

5. Long, uninterrupted wall planes on public streets or paths shall be avoided.

6. Buildings facing two streets shall provide two frontages that reflect the character of the streets they face.

7. Buildings shall have relatively flat fronts. No frontage may present more than six exterior corners to public view. Corners are counted by shifts in roofline and/or shifts in foundation of the main body of the building. Attachments are not included. (See Image Below)



Acceptable *Unacceptable*

B. WALLS

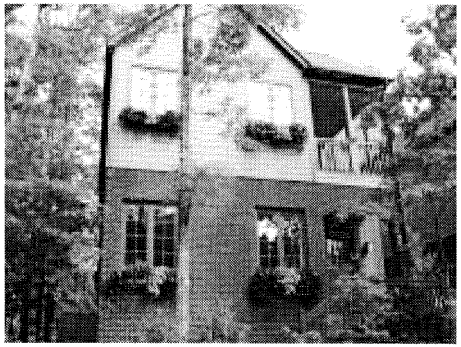
1. MATERIALS

a. Building walls shall be finished in brick, stone, wood siding, shingles, fiber cement siding/shingles, and stucco.

2. CONFIGURATIONS & TECHNIQUES

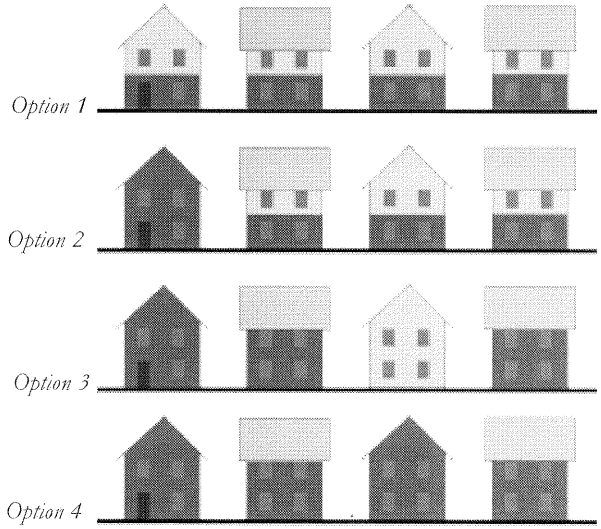
a. Building foundations less than 3' – 0" above grade shall not be finished but be exposed to show their structural material. For example, a concrete block foundation, less than 3' – 0" above grade, shall not be clad in brick.

b. Building walls shall only change material along a horizontal line, i.e. brick may be combined with siding when the material change occurs horizontally (typically at a floor or sill line), with the heavier material below the lighter. (See Image Below) This provision does not apply to detailing around attachments, windows and doors.



c. Four options for material configuration shall be allowed (See Image Below):

1. All facades are composed of Material 1 from top of foundation to a horizontal line and Material 2 from the horizontal line to the eave.
2. The front façade is composed of Material 1. The side facades and rear facades are composed of Material 1 from top of foundation to a horizontal line and Material 2 from the horizontal line to the eave.
3. The front and side facades are composed of Material 1 and the rear façade is composed of Material 2.
4. All facades are composed of Material 1. Vinyl siding may not be used as Material 1. Any deviations from the four façade options are Not Acceptable.



d. Material Configuration options are not limited to two materials. For instance, in Option 1, material may change twice, once along a horizontal line at first floor level and again along a horizontal line at second floor level.

e. Siding shall be horizontal, maximum of 8" exposure.

f. Shingles shall be horizontal, maximum of 8" exposure.

C. ATTACHMENTS

1. MATERIALS

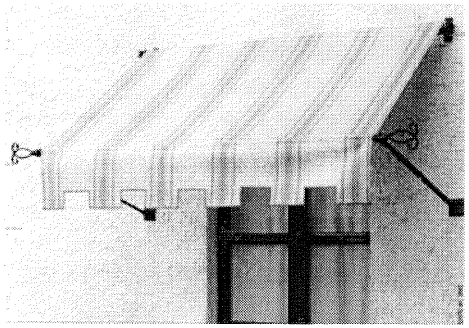
a. Chimneys shall be finished with masonry or stucco. The exterior masonry of fireplaces shall extend to grade.

b. Piers and arches shall be finished in masonry or stucco.

c. Porches may be enclosed with glass or screens; however, glass enclosures are not permitted on the principal front facade.

d. Decks shall not be permitted in front or side yards.

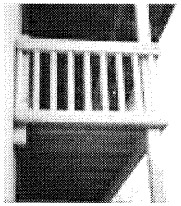
e. Awnings shall have a metal structure covered with canvas or synthetic canvas.
(See Image Below)



2. CONFIGURATIONS & TECHNIQUES

a. Porches shall be a minimum of 6'-0" in depth.

b. Balconies shall be 3'-0" to 6'-0" in depth. Balconies shall be structurally supported by piers, columns, brackets, or tapered beams.
(See Images Below)



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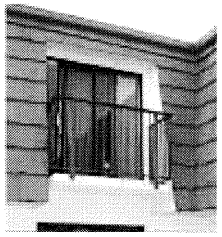


Unacceptable

c. Porches, arcades and breezeways shall have square or vertically proportioned openings (must be taller than wide).

d. Piers shall be no less than 12" x 12".

e. Posts shall be no less than 4" x 4".

f. Wood elements must be painted or sealed with an opaque or semisolid stain.

D. ROOFS

1. MATERIALS

a. Roofs, if sloped, shall be clad in wood shingles, fiberglass shingles or asphalt shingles.

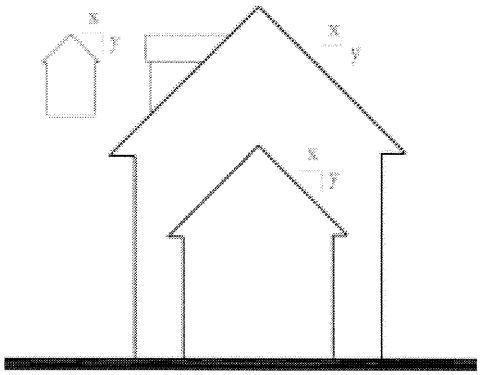
2. CONFIGURATIONS & TECHNIQUES

a. Principal roofs, if sloped, shall be a symmetrical hipped or gable

b. The ridge of the principal building shall be either parallel to or perpendicular to the street.

c. All gable and hipped roofs shall have a slope of 6:12 to 12:12.

d. All gable and hipped roofs of a building (including the principal structure, attachments and dormers) shall have the same slope. (See image below)



e. Flat roofs and parapets shall be permitted on Mixed-Use/Commercial, Flats, and Live-Work building types.

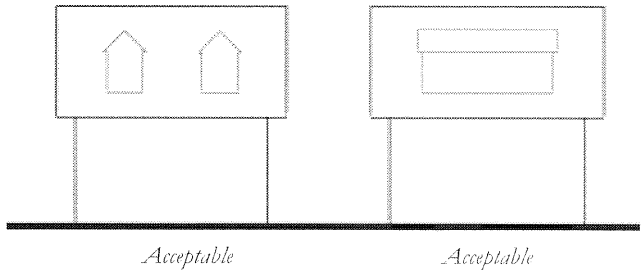
f. Eaves shall be continuous, unless overhanging a balcony or porch. Eaves on the principal building shall have an overhang that is either shallow (12" - 18") or deep (24" - 30").

g. Eaves on outbuildings shall match the eaves of the principal building if the latter are shallow, or shall be approximately half the size of the eaves of the main building if the latter are deep.

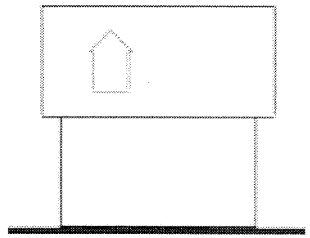
h. Dormers shall light habitable attic spaces, be placed with a minimum of 3'-0" from side building walls, and shall be a minimum of 3'-0"wide (exterior) where found in groups of two or more on a single facade. (See image below)

i. Dormers shall have shed roofs with a minimum slope of 3:12, or hipped or gable roofs with slope to match the principal structure. Eyebrow dormers are also permitted.

j. Any single gable, hipped or shed dormer (on a single façade) shall be a minimum of 6'-0" wide (exterior) and shall have two or more windows. (See image below)



Acceptable *Acceptable*



Unacceptable

E. OPENINGS

1. MATERIALS

a. Windows shall be wood (painted), aluminum clad, or vinyl and shall be glazed with clear glass.

b. Doors at frontages (including garage doors) shall be wood or metal. Doors shall be painted, stained, or pre-finished. Glass is permitted in doors.

c. Shutters shall be louvered, paneled, or board and batten, and made of wood or fiber cement, and painted (operable or not).

2. CONFIGURATIONS & TECHNIQUES

a. Windows shall be operable casements, single, double, or triple hung. Windows shall be vertically proportioned (taller than wide).

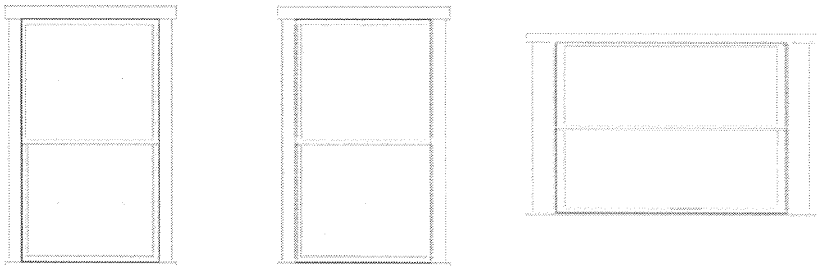
b. Transoms may be oriented horizontally with panes that match other opening configurations. Transoms may be awning, hopper or fixed. Fixed transoms must have a coordinating door or window.

c. Multiple windows in the same rough opening shall be separated by a 3 ½ " minimum post.

d. Window muntins, if present, shall be true divided light or fixed on the interior and exterior surfaces, and shall create panes of vertical or square proportion (taller than wide or as tall as wide). (See Image 9)

e. Bays shall extend to the floor inside and to the ground outside, or be supported by visible brackets of appropriate size and scale. (See Image 10)

f. All doors and windows require a minimum of a sill, lintel, and drip cap. Windows in sided walls shall have flat casing, minimum 5/4" depth. (See Image 11)



Acceptable *Unacceptable* *Unacceptable*

Image 9

Acceptable *Acceptable* *Unacceptable*

Image 10

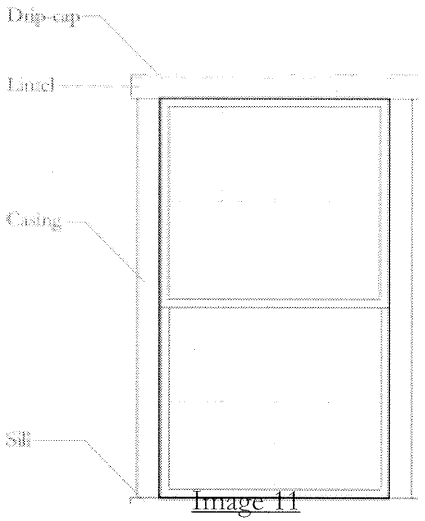


Image 11

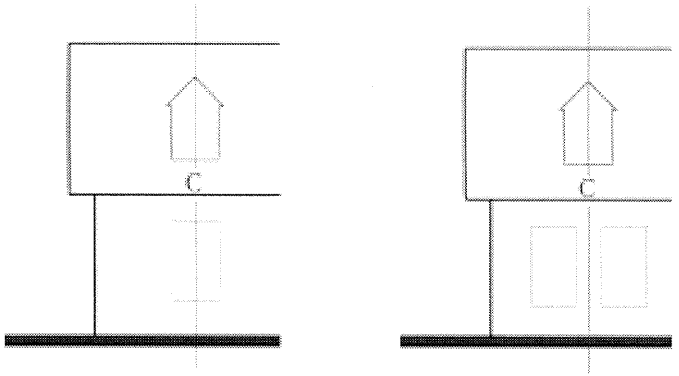


Image 12

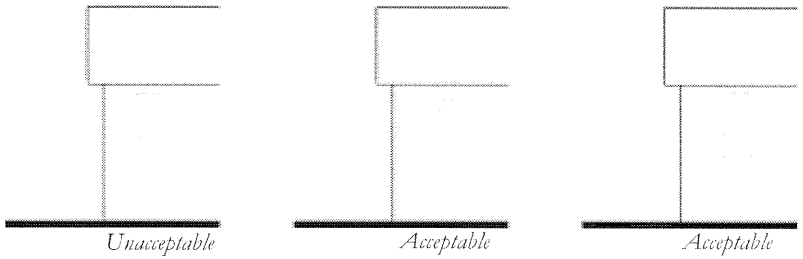


Image 13

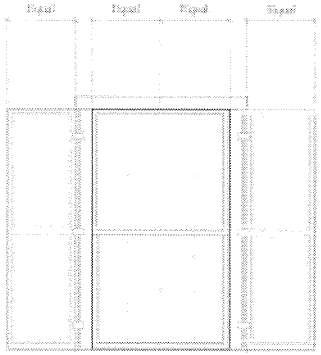


Image 14

g. Brickmold casing is appropriate for windows in masonry walls. Brickmold casing shall be set back from surface to provide sufficient return of the masonry finish (or stucco finish).

h. Openings, including dormers, shall be centered vertically with other openings or shall be centered with the wall between openings. (See Image 12)

i. Openings above shall be equal in size or smaller than openings below. (See Image 13)

j. Front doors, including entry door to the porch, shall be located on the primary frontage. For houses on corners, either side of the house may be used, however an entrance on the larger street is preferred.

k. Shutters shall be the same height as the window, and 1/2 the width of the window. Small windows may have one shutter that is the full width of the window. Operable shutters are preferred. (See Image 14)

l. Garage doors, not facing alley, shall be a maximum of 9'-0" in width.

m. Sill heights shall be a maximum of 3'-0" from finished floor. The maximum head height shall be 10'-0". Sill heights may vary for windows in a bathroom or kitchen, or decorative windows.

n. Windows on mixed use and commercial buildings shall be between 2'-0" and 2'-6" above ground level and shall reach to within 2'-0" of ceiling height.

o. Mixed use/ commercial buildings must have a minimum of 70% of the first floor front façade as clear or lightly tinted windows. Storefronts of corner buildings shall return a minimum of 10' along the side façade. Additional floors shall have a minimum of 30% glazing. The first floor glazed calculation shall be based on the façade area measured to a

height of 14 feet from grade for mixed-use/ commercial buildings and 12 feet from grade for live/work buildings. (See Image 15)

F. ANCILLARY STRUCTURES

1. If a detached garage is provided for parking, an ancillary dwelling unit is encouraged on the second story of the garage structure. (See Image 16)
2. Ancillary dwellings, either attached or detached, are permitted with a maximum footprint of 600 square feet. Owner must occupy either.

Image 15

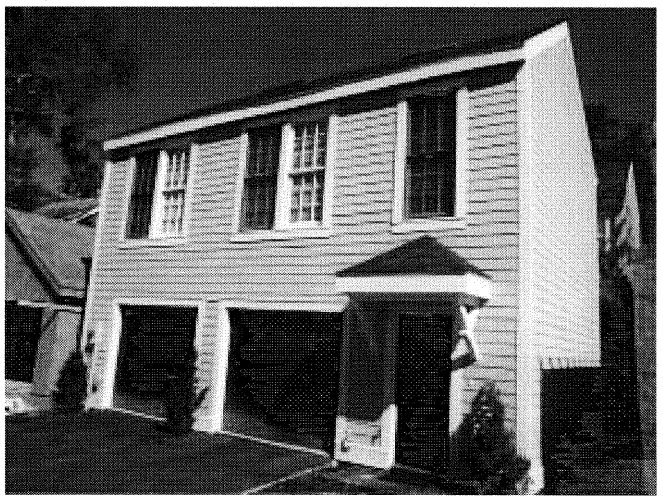


Image 16