

Article 41: Newer Village Residential Areas (NVRA)

4101 Uses and Building Types Allowed by Right

- A. Single-Family Residences as well as out **Buildings** that are accessory to this **Use**.
- B. Two-Family homes provided they are designed to appear like a Single-Family residence with one entrance per building elevation.
- C. A single Accessory **Dwelling** a maximum of 600 sq. ft. in area may be located on a **Parcel** provided that it can comply with the following standards without modification, and provided that the owner of the **Parcel** resides on the property.
- D. Churches and other **Civic Buildings**.
- E. Long term care facilities.



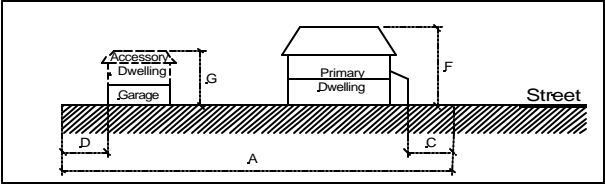
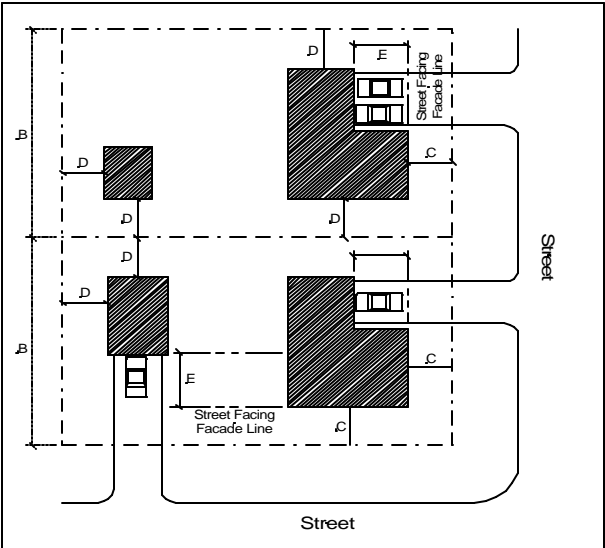
4102 Dimensional and Bulk Standards - Single-Family Dwellings

Single Family Dwellings shall meet all of the following dimensional and bulk standards:

(See illustrations to the right)

- A. **Parcel Depth** (A) - 100' min.
- A. **Parcel Width** (B) - 80' min.
- B. **Street Setback** (C) - 15' min. from the front **Parcel** line.
- C. **Side and Rear Parcel Line Setbacks** (D) - 15' min. from the **Parcel** line.
- D. **Frontloaded Garage Setback** (E) (for new garages) - 18' min. behind the **Street** front facing facade lines of the primary **Dwelling**.
- E. Primary **Dwelling Height** (F) - 30' max. With a maximum of 2 1/2 stories. (1 **Story Dwellings shall** have a 8/12 roof pitch or greater).
- F. **Accessory Building Height** (G) - 25' or the height of the primary **Dwelling** whichever is less.
- H. **Maximum Building Coverage** - 30% of the gross **Parcel Area**.
- I. **Maximum Impervious Surface Coverage** - 40% of the gross **Parcel Area**. (**Impervious Surfaces** include all areas which prevent the free infiltration of water)
- J. **Off-Street Parking** - 2 spaces minimum per Primary **Dwelling** plus one additional space if an Accessory **Dwelling** is constructed.

Newer Village Residential Areas
(Note: unless otherwise stated all area boundaries will follow **Property Lines** or street/alley centerlines)



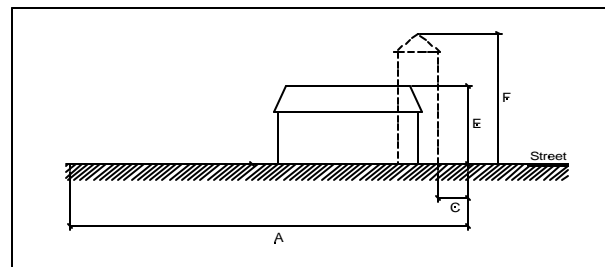
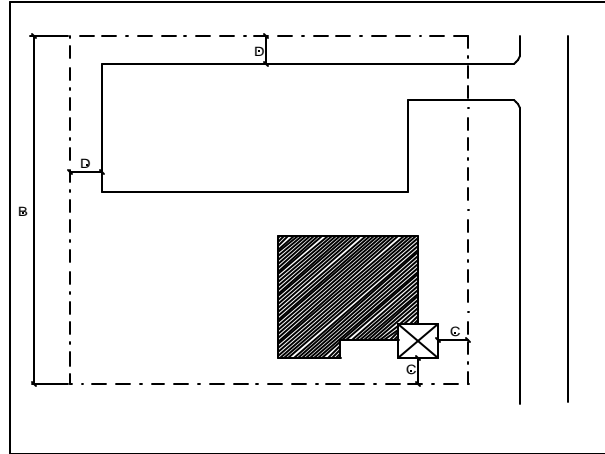
Single-Family Dwellings
Dimensional and Bulk Standards

4103 Dimensional and Bulk Standards – Churches, Civic Buildings, Long Term Care Facilities

Structures shall meet all of the following dimensional and bulk standards

(See illustrations to the right)

- A. **Parcel Depth (A)** - 200' min.
- B. **Parcel Width (B)** - 100' min.
- C. **Street Setback (C)** - 15' min from the front **Parcel** line (30' min. for **Parcels** fronting M-22)
- D. **Side and Rear Parcel Line Setbacks (D)** - 15' min. from the **Parcel** line.
- E. **Primary Building Height (E)** - 45' max.
- F. **Steeple and Decorative Tower Height (F)** - 75' max.
- G. **Maximum Building Coverage** - 40% of the **Parcel Area**.
- H. **Maximum Impervious Surface Coverage** - 50% of the **Parcel Area**. (**Impervious Surfaces** include all areas which prevent the free infiltration of water)
- I. **Off-Street Parking** - A minimum of one off/**Street Parking Space** will be required for every 300 square feet of interior **Building** floor area. All off **Street** parking will be located to the side or rear of the primary **Building**.



**Civic & Community Facilities
Dimensional and Bulk Standards**

4104 Additional Development Standards

Off street parking for churches or other community facilities will be located to the side or rear of the primary structure

In church and other community facility parking areas, a minimum of 4 shade trees plus an additional tree for every 10 parking spaces will be planted and maintained in the parking area. Trees will be of a species that are native to the area. They will be a minimum of 10' high and 2" in diameter at planting.

Street facing garages will be **Setback** a minimum of 18' from the street facing facade lines of the house (primary dwelling)

Ground mounted signs **shall** be a maximum of 6' in height. All illuminated signage **shall** be externally lighted with fixtures oriented to direct light downwards and only onto the sign face.

Developments within the New Village Residential Area (NVRA) shall meet all of the above development and siting standards

4105 Special Considerations

Home occupations are allowed as a land use within a dwelling or accessory structure when all of the following conditions, if applicable, are met:

- A. All business activities shall take place inside the dwelling or accessory structure and shall be accessory to the principal dwelling use;
- B. Only residents of the structure may be employed in the business;
- C. Any retail use shall be incidental to the home occupation;
- D. The maximum bedrooms for Bed and Breakfast use shall be three;
- E. Permanent signage shall be limited to a single 1' x 2' non-illuminated sign attached to the dwelling or accessory structure.

4106 Other Standards

In addition to the requirements of this **Article** the provisions of **Article** 10 of this Ordinance **shall** also apply.

