ATTACHED HOUSING

BUILDING PLACEMENT
ORIENTATION TO THE STREET
PLACEMENT OF MAIN ENTRANCES
BUILDING EXPRESSION
SECONDARY STRUCTURES
MIXING PROJECT TYPES
PARKING
CORNER CONDITIONS
TRASH, WASTE & RECYCLING CONTAINERS
SWIMMING POOLS
ATTACHED HOUSING (AH-1) EXAMPLE
ATTACHED HOUSING (AH-2) EXAMPLE
ATTACHED HOUSING (AH-3) EXAMPLE
ATTACHED HOUSING (AH-4) EXAMPLE
APPENDIX D

ATTACHED HOUSING

Building Placement
Buildings should build out to the build-to line, parking will be internalized, avoiding surface parking between buildings and the street.

Orientation to the Street
Front doors and windows to major rooms will address the street. Walkways which lead to the front door, separate from the driveway, are also encouraged. The front door should be a prominent and welcoming feature on the front facade of the house. Building designs that create blank wall conditions facing the street or orient front doors so that they are not visible from the street will not be allowed.

Placement of Main Entrances
Main building entrances or individual unit entrances will be visible from the street, well lit and easily accessible.

Building Expression
Large buildings will be expressed as individual units. Roof forms and facades shall accentuate smaller unit massing. Buildings are encouraged to have consistent window expressions. A "punched" window expression is encouraged.

Secondary Structures
Porches may be located within the buildable area in the front or rear of the primary structure. Decks and garages may be located within the buildable area in the rear of the primary structure.

Mixing Project Types
Combining a variety of attached housing types creates diversity on a residential block. Smaller parcels will integrate with larger parcels within a neighborhood.
Parking

Parking shall be provided by an enclosed garage, or screened parking area, accessed from a rear alley. Garages are setback a minimum of 3 feet from the rear property line. At least 15’ shall exist between a parking lot and a principal facade of a building.

Corner Conditions

Facades of the primary building shall be located along both the front and side setback lines, and within the specified buildable area.

Trash, Waste & Recycling Containers

Trash and waste containers shall be located within the garage and/or an area in the rear yard screened from the public view.

Swimming Pools

Swimming pools can be located in the designated buildable area provided that they are no closer than 8 feet to any property line. Pool houses must be located within the buildable area.
APPENDIX D

ATTACHED HOUSING

Attached Housing (AH-1) Example
8-12 units/acre

- Attached Housing,
  Townhouse, Two-Family, Duplex
- See development standards sections for setback requirements and height limitations
Attached Housing (AH-1) Example

<table>
<thead>
<tr>
<th>LOT SIZE</th>
<th>25'-30' X 120'</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL LOT COVERAGE</td>
<td></td>
</tr>
<tr>
<td>UNIT DISTRIBUTION</td>
<td></td>
</tr>
<tr>
<td>UNIT TYPE</td>
<td></td>
</tr>
<tr>
<td>8-12 UNITS/ ACRE</td>
<td></td>
</tr>
<tr>
<td>TOWNHOUSE</td>
<td></td>
</tr>
<tr>
<td>TWO-FAMILY</td>
<td></td>
</tr>
<tr>
<td>DUPLEX</td>
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</table>
ATTACHED HOUSING

Attached Housing (AH-2) Example

<table>
<thead>
<tr>
<th>LOT SIZE</th>
<th>UNIT DISTRIBUTION</th>
<th>16-18 UNITS/ACRE</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL LOT COVERAGE</td>
<td>UNIT TYPE</td>
<td>MULTI-FAMILY</td>
</tr>
<tr>
<td></td>
<td>(TERRANCED HOUSING</td>
<td>STACKED FLATS)</td>
</tr>
</tbody>
</table>

ORLANDO NAVAL TRAINING CENTER
ORLANDO, FLORIDA
Attached Housing (AH-3) Example

<table>
<thead>
<tr>
<th>LOT SIZE</th>
<th>265' X 355'</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL BLOCK COVERAGE</td>
<td>60-65%</td>
</tr>
<tr>
<td>UNIT DISTRIBUTION</td>
<td>UNIT TYPE</td>
</tr>
<tr>
<td>52 UNITS TOTAL</td>
<td>24 UNITS/ACRE</td>
</tr>
<tr>
<td>TOWNHOME W</td>
<td>GARAGE 1ST LEVEL</td>
</tr>
</tbody>
</table>
APPENDIX D
ATTACHED HOUSING

Attached Housing (AH-3) Example

<table>
<thead>
<tr>
<th>LOT SIZE</th>
<th>265' X 400'</th>
<th>UNIT DISTRIBUTION</th>
<th>64 UNITS TOTAL</th>
<th>26-27 UNITS/ACRE</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL BLOCK COVERAGE</td>
<td>60-65%</td>
<td>UNIT TYPE</td>
<td>TOWNHOUSES W/</td>
<td>GARAGE 1ST LEVEL</td>
</tr>
</tbody>
</table>

ORLANDO NAVAL TRAINING CENTER
ORLANDO, FLORIDA
ATTACHED HOUSING

Attached Housing (AH-3) Example

<table>
<thead>
<tr>
<th>LOT SIZE</th>
<th>265' X 400'</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL LOT COVERAGE</td>
<td>70-75%</td>
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</table>

UNIT DISTRIBUTION

<table>
<thead>
<tr>
<th>UNIT TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>MULTI-FAMILY (GARDEN APARTMENTS)</td>
</tr>
</tbody>
</table>

72 UNITS TOTAL
29-30 UNITS/ACRE
APPENDIX D

ATTACHED HOUSING

Attached Housing (AH-3) Example

<table>
<thead>
<tr>
<th>LOT SIZE</th>
<th>265' X 400'</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL LOT COVERAGE</td>
<td>60-70%</td>
</tr>
</tbody>
</table>

UNIT DISTRIBUTION

60 UNITS TOTAL
24-25 UNITS/ACRE
TOWNHOUSES (44)
MULTI-FAMILY
(GARDEN APARTMENTS -16)
Attached Housing (AH-4) Example
50 units/acre

- Multi-Family (Mid-Rise Towers)
- 3 to 7 story building heights
- Parking in rear

Example of 6-7 story residential, mid-rise tower