

The following changes will be inserted into Chapter 7, following section C. page 85

D. Pocket Neighborhoods allow for the arrangement of a single building type around a central common courtyard space to promote greater density than otherwise allowed with the base district.

1. The purpose of a Pocket Neighborhood is:

- a. To allow increased density without altering the underlying zoning.
- b. To allow the creation of fine-grained public urban courtyards surrounded by buildings of the same type.
- c. To enable a close arrangement of buildings that would not otherwise not be possible.

2. Pocket Neighborhoods must be designed to meet the following standards:

a. Pocket Neighborhoods consist of three elements; the building lots on which buildings are placed, the courtyard around which the building lots are arranged, and access areas which may or may not include driveways, parking lots, and pedestrian walks.

b. Pocket Neighborhoods include one of the following three house types, subject to the following standards:

1.) A cottage, 14 ft. min - 20 ft. max width, 40 ft. length, 1 story max. A cottage is a detached building with one unit.

2) A bungalow, not to exceed 36 feet width, 50 ft. max length, 2 stories max. A bungalow is a detached building with one unit and a front porch. The gable of the bungalow must not face the courtyard, and the second story must be contained within the roof structure or,

3) A townhouse, 18 ft. min - 36 ft. max width, 50 ft. max length, min 2 stories - 3 stories max. A townhouse is a small- to medium-sized attached building type comprised of up to 3 units. A minimum of 2 townhouses must attach. A maximum of 6 townhouses may attach.

c. Pocket Neighborhoods do not contain garages.

d. The total frontage of a Pocket Neighborhood may not exceed 300 ft. in aggregate length along any single thoroughfare.

e. Pocket Neighborhoods may not contain public or private thoroughfares.

f. Pocket Neighborhoods can be configured in one of three ways:

1) Corner-Courts are built on a corner-lot or are assembled from lots with combined frontage on two intersecting thoroughfares.

2) Through-Courts are built on a through-lot or are assembled from lots to create a through lot with frontage on two non-intersecting thoroughfares.

3) Interior-Courts are built on an interior lot or are assembled from lots to create a lot with combined frontage on only one thoroughfare.

g. Parking lots within a Pocket Neighborhood may provide no more than one parking space per unit constructed within the Pocket Neighborhood.

h. Parking within a Pocket Neighborhood must be set back from all abutting thoroughfares by no less than 30 ft. with the exception of alleys.

- i. The courtyard at the center of a Pocket Neighborhood must be at least 20 ft. wide on its shortest side, and have an area not smaller than 1000 sf and not larger than 10,890 sf (1/4 acre).
- j. The courtyard must be built to create a civic common, park, or square.
- k. A courtyard with 4 or more sides must directly front a thoroughfare or alley on at least one side and no more than 2 sides.
- l. A courtyard with 3 sides must directly front a thoroughfare or alley on only one side.
- m. A Pocket Neighborhood must consist of at least 4 and no more than 20 units of the same building type.
- n. No building may orient a rear wall towards the courtyard or any thoroughfare, except alleys.
- o. Building lots must meet the following lot measurement and building setback standards for the multi-use court, rather than for the base zoning district:
 - 1) primary front setback of 0 ft. min - 10 ft. max, secondary front setback of 0 ft. min - 10 ft. max; side setback 5 - 25 ft. max; rear setback 5 ft. min.
 - 2) No building lot may be greater than 5,000 sf
- p. Pedestrian walkways and sidewalks providing access within a multi-use court may not exceed a width of 10 ft.
- q. An access driveway to backlots cannot exceed 14 feet to allow for emergency vehicles.

