

CENTRAL PARK BUILDING TYPES

Cottage/bungalow

Single-family, free-standing buildings characterized by frontages that include porches and stoops. May be utilized for residential and non-residential uses

Duplex, Triplex, and 4-plex:

Multiple dwelling structures that are architecturally presented as large single-family houses in their typical neighborhood setting (may be called townhouses, lofts). As multi-family buildings they may be called apartments (rental version) and condominiums (ownership version)

Rowhouses/Townhouses

An individual structure on a parcel with or without a rear yard and individual garage, occupied by one primary residence or a structure of multiple townhouse unit types built side by side along the primary frontage.

Tuck Under

Multi-family/mixed-use buildings that have parking garages located on the ground-floor, tucked under the rear of the living unit. Residential or non-residential entrances front the street, not the garages, which are accessed by internal driveways or alleys.



Courtyard

A building consisting of residential and/or non-residential units open to a courtyard that is partly or wholly open to the street. Courtyards may be public or private open spaces. Units may be rowhouses, duplex/triplex/4-plex, stacked flats, even mid-rises. Street-facing entrance are required for ground-floor units fronting the street.

Live/Work:

An integrated residence and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

Stacked Flats

Single-story units of similar configuration, stacked above non-residential development (low-rise buildings)

ACCESSORY STRUCTURES

Accessory Structure: a detached building or structure, part of a building or structure, which is incidental or subordinate to the main building, structure or use on the same parcel, without cooking facilities (e.g., storage shed, garage, gazebo).

Accessory Dwelling: An attached or detached residence which provides complete independent living facilities for one or more persons and which is located or established on the same lot on which a single-family residence is located. Such dwellings may contain permanent provisions for living, sleeping, eating, cooking and sanitation. This definition includes 'granny flats'.