

TOWNSEND PARK BUILDING TYPES

Building types help define the character of a neighborhood and provide the basis for development of standards that are compatible with that character. Some building types already exist such as the cottages and bungalows located on Lynwood and Willetta Streets, while others are being proposed because they are compatible with the character of the neighborhood. New standards for building types will provide guidance for new mixed-use development in Townsend Park.

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 entrances 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)

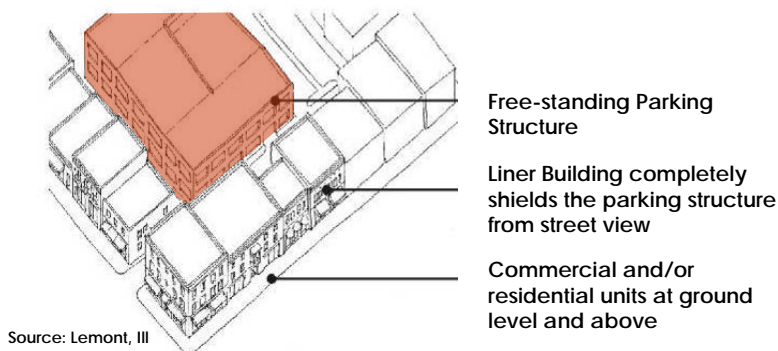
Mid-Rise

Commercial Block

Liner Buildings

A specialized building, parallel to the street, designed to conceal a parking structure from the street with habitable spaces at the ground-level and above. Spaces can be used for commercial or residential uses.

Liner buildings may be built as part of to the parking structure or as separate buildings, wrapped around a free-standing parking structure, and should be as tall as is required to serve their purpose of screening.



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'.