

Land Development Code 3.2.2

(A) Building Orientation in Residential Districts

All residential development shall be located parallel to the associated street or be consistent with existing development patterns rather than being sited at unconventional angles, unless irregular lot layouts require alternative orientations. Such alternative orientations shall be subject to approval by the city planner (Figure 3-9).



Figure 3-9 Example of residential development that is oriented toward the primary street.

(B) Principal Building Placement

Table 3.2-2 present the dimensional regulations for placing principal buildings in the residential districts.

Table 3.2-2

| Site Development Standards for N2 District [1] | | | | | | | | |
|--|---|--|-----------------------------|--|----------------|--|---------------------------------|----------------|
| | 1, 2 or 3 Residential Units | Four to Eight Residential Units | 9 or More Residential Units | Rowhouse | Live-Work | Live-Work Rowhouse | Neighborhood-Serving Commercial | Civic Uses [2] |
| Building | | | | | | | | |
| Front Setback | 20 | Local Street: 20-25 Arterials, collectors, alleys: 5 | 15-25 [5] | Local streets: 5 -15 Arterials, collectors, alleys: 5 | 5-20 | Local streets: 5 -15 Arterials, collectors, alleys: 5 | 5-7 | 25-30 |
| Side, Interior [3] | 5 | 10 | 15-25 | Not Applicable | 5 | Not Applicable | 10 | 15 |
| Rear [3] | 30 | 20 | 20 | 20 | 30 | 30 | 20 | 30 |
| Side, Corner | 15, or equal to front setback of an adjacent house facing side street | Local streets: 20-25 Arterials, collectors, alleys: 5 | 15-25 | Local streets: 5 -15 Arterials, Collectors, alleys: 5 | 10-15 | Local streets: 5 -15 Arterials, Collectors, alleys: 5 | 10 | 15-20 |
| Building Area | | | | | | | | |
| Building Area Ratio | 30% | Not Applicable | Not Applicable | Not Applicable | Not Applicable | Not Applicable | Not Applicable | Not Applicable |

| Site Development Standards for N2 District [1], Continued | | | | | | | | |
|---|---|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|--|--|
| Lot Depth | | | | | | | | |
| Max. Lot Depth | 150 | Not Applicable | Not Applicable | Not Applicable | 150 | Not Applicable | Not Applicable | Not Applicable |
| Minimum and Maximum Lot | | | | | | | | |
| Minimum Lot Width | 1: 40 2: 60 3: 75 | 25 Corner: 45 | Not Applicable | Not Applicable | 50 | Not Applicable | 60 | Not Applicable |
| Maximum Lot Width | Objective: Achieve 4 to 6 dwelling units per net acre in the N2 District. Net = total minus wetlands, streams, ponds, parks, undevelopable slopes and arterial ROW. | | | Not Applicable | 50-85 | Not Applicable | 60 Min 100 Max | Not Applicable |
| Building Height | | | | | | | | |
| Building Height | 30 (Maximum) | 40 (Max) | 40 (Max) [5] | 40 (Max) | 30 (Maxi) | 40 (Max) | 20 (Min) 30 (Max) | 50 (Max) |
| Street Type | | | | | | | | |
| Driveway Allowed on which street type [6] | Collector or local streets or alleys | Collectors or locals, or alleys | Collectors or locals, or alleys | Collectors or locals, or alleys | Collectors or locals, or alleys | Collectors or locals, or alleys | Arterials, collectors or locals, or alleys | Arterials, collectors or locals, or alleys |
| <p>NOTES:</p> <p>1 Unless otherwise noted, building placement requirements are a minimum and maximum distance from a property line. All measurements are in feet.</p> <p>2 Civic uses are principal uses in Table 2.7-1, including cultural institutions, public and semipublic buildings, religious institutions, and schools.</p> <p>3 Building placement requirements for side (interior) and rear yards are minimum requirements.</p> <p>4 Lot widths of 40 feet shall be allowed on any single family lot where access is provided by an alley as permitted in Section 5.2.3(B)(12), Alleys and Private Streets or where single family lots have shared driveways. Where an alley is not permitted, the minimum lot width for a single family home is 50 feet.</p> <p>5 A height of up to 50 feet is allowed for a building with nine or more residential units, but the impact of the building shall be mitigated according to the standards of Section 2.9.14, Multi-Family Dwellings.</p> <p>6. Refer to Table 2.2-1 of the Transportation chapter of the Northfield comprehensive Plan for a map of streets by type.</p> | | | | | | | | |