



21 Neighborhood (Mixed Density) Residential Planning Area Code

21.1 Applicability

This Code applies in the assessment of all applications within the Neighborhood (Mixed Density) Residential Planning Area.

21.2 Purpose

The purpose of this Code is to:

- I. Ensure the Guiding Principles and Planning Area Objectives are met.
- II. Ensure residential development, including ancillary structures, is compatible in scale, intensity and appearance with the purpose of the neighborhood.
- III. Ensure residential amenity is maintained in terms of character and identity.
- IV. Ensure that dwellings are oriented towards streets and public parks.

21.3 Development Standards

The applicable application shall comply with the minimum development standards of this Code unless superseded by approved alternative development standards. Where there is a conflict between this Code and other codes, such a conflict is to be resolved in accordance with Figure 2-2.

21.3.1 Site Planning

Minimum Development Standard			Alternative Development Standard Guidance
Maximum Building Height	1.1	35 ft.	Guiding Principle Objectives: 3.2 IV, V; 5.2 III, IV. Planning Area Objectives: 10.2.1 III, VII. Code Purpose: 20.2 I, II, III.
Maximum Building Height where adjoining the Oak Run Lot Line	1.1A	One story, unless setback from the Oak Run Lot Line a minimum of 150 ft. at which point the maximum height may be 35 ft.	Guiding Principle Objectives: 3.2 IV, V; 5.2 III, IV. Planning Area Objectives: 10.2.1 III, VII. Code Purpose: 20.2 I, II, III.
Minimum Front Setback	2.1	<i>Residential Use:</i> 10 ft. to the façade. ▪ garage: 22 ft. from the rear of the sidewalk. <i>Non-Residential Use:</i> 10 ft.	Guiding Principle Objectives: 3.2 IV, V; 5.2 III, IV. Planning Area Objectives: 10.2.1 III, VII. Code Purpose: 20.2 I, II, III.