



2017 Lot Standards

Mountainside Village Lot Standards regulate building form and placement.

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COTTAGE - LOT STANDARDS

- It is anticipated that the developer will have direct involvement in the design and construction of the cottages so as to ensure the expected architectural and construction quality.
- The **only** cottage designs that may be used are those created with direct developer involvement.
- See the Mountainside Village Plans for approved cottage designs.

LOT STANDARD REQUIREMENTS

Unless otherwise indicated, dimensions are allowed minimums.

A.	Lot Depth	70' min.
B.	Lot Width	40' min.
C.	Front Setback	14' min. 30' max.
D.	Porch Depth	6' min. 10' max.

→ Porches or trellises are recommended to span at least **30%** of the length of the front façade of the house.

E, F.	Side Setbacks	5' min.
G.	Side Street Setback	10' min.
H.	Garage/Carport Depth	26' max.
I.	Garage/Carport Width/unit	24' max.
J.	Garage/Carport Side Setback	0'
L.	Garage Rear Setback	10'
M.	Primary Bldg. Height Limit	30'
N.	Garage/ Carport Height	20' max.
O.	Height of ground floor	18" to 36" above finished grade
P.	Protected Solar Envelope	

→ The location and size of the house ensures that it will not shade other homes from receiving solar gain between the hours of 9:00 am and 3:00 pm. The garage or carport shall be situated so as not to significantly shade the south elevation of the cottage during those hours.

Roofs:

- Primary roof slopes shall be no less than 5:12 nor greater than 12:12
- End roof gables shall be symmetrical.

Building Entrances:

- A primary pedestrian entrance shall be located along and facing onto the primary public street or common walkway.

Fencing:

- A fence 30"-60" in height is permitted along side property lines and behind the house front elevation.

No Accessory Dwelling Units allowed.

VILLAGE HOUSE - LOT STANDARDS

- The Village house is designed to be a one-and-a-half-story single family detached house.
- Height will generally be limited by solar envelope regulations rather than maximum height.
- The developer will have direct involvement in the design and construction of the village houses to ensure the expected architectural and construction quality.

LOT STANDARD REQUIREMENTS

Unless otherwise indicated, dimensions are allowed minimums.

- | | | |
|------|-------------------------------------|--|
| A. | Lot Depth | 100' min. |
| B. | Lot Width | 50' min. |
| C. | Front Setback | 20' min.
25' max. |
| D. | Porch Depth | 6' min.
10' max. |
| | | → Porches are required to span at least 40% of the length of the front façade of the house. |
| | | → Porches are permitted in front of front setback line. |
| E. | North Side Setback | 5' min. |
| F. | South Side Setback | 10' min. |
| G. | Side Street Setback | 10' min. |
| H. | Garage Depth | 28' max |
| I. | Garage Width | 26' max |
| J. | Garage North Side Setback | 3' min. |
| K. | Garage South Side Setback | 15' min. |
| L. | Garage Rear Setback | 25' min. |
| | | → Garage Rear setback on corner lots 11' min. |
| M. | Primary Bldg. Height Limit | 30' max. |
| | | → Buildings must fit in solar envelope. See item P below and Diagrams. |
| M 2. | Tower less than | 200 s.f 35' max. |
| N. | Garage/ Accessory Unit Height | 28' max. |
| | | → Limited by solar envelope |
| O. | Height of ground floor (Main House) | 18" to 36" above finish grade |
| P. | Protected Solar Envelope | 15'-0" |
| | | → The structure must fit under a plane which slopes up 27.5° from horizontal along a bearing perpendicular to the northerly property line, from a height 15' above grade at the northerly property line. |
| | | → Solar envelope limits are not applicable to lots on north end of blocks where there are no houses to immediate north to shade. |

Accessory Dwelling Units:

- Allowed on designated lots. Maximum size to be 600 s.f.

Roofs:

- Primary roof slopes shall be no less than 6:12 nor greater than 12:12
- Primary roof planes and roof fascias on street-facing elevations shall have pitches that are symmetric slopes about their peak or ridge.

VILLAGE HOUSE - LOT STANDARDS (Continued)

Building Entrances:

- A Primary pedestrian entrance shall be located along and facing onto the primary public street.
- Houses adjacent to a common green may front the green.

Frontage / Volume:

- The elevation of the Front of the house shall be a minimum of 16 feet wide.
- The minimum width of the front elevation shall extend at least 28 feet behind the front setback line.
- The main house shall be a minimum of 1 1/2 stories or 20 feet tall.
- No accessory structure may be taller than the primary residence.

Elevations:

- Windows on north elevations of Village homes, with neighbors to the north, should have high sills and be limited to minimize views into the north neighbors side yard.

SIDE YARD BUNGALOW - LOT STANDARDS

- The Side Yard house is designed to be a one-and-a-half-story or two story single family detached house.
- Height will generally be limited by solar envelope regulations rather than maximum height.
- The primary residence is expected to be over 1800 sf.

LOT STANDARD REQUIREMENTS

Unless otherwise indicated, dimensions are allowed minimums.

- | | | |
|----------------|--|--|
| A. | Lot Depth | 150' typical |
| B. | Lot Width | 65' |
| C. | Front Setback | 25' min.
30' max. |
| D. | Porch Depth | 6' min.
10' max. |
| | → | Porches are required to span at least 50% of the length of the front façade of the house. Porches are permitted in front of front setback line. On corner lots there shall be a wrap-around porch that extends along each of the intersecting streets for a minimum of 14 feet, measured from the outside corner of the porch. |
| E. | North Side Setback | 5' min. |
| F. | South Side Setback | 20' min. |
| G. | Side Street Setback | 10' min. |
| | → | At corner lots |
| H. | Garage Depth | 40' max |
| I. | Garage Width | 36' max |
| | → | Maximum garage footprint to be 1000 sf. |
| J. | Garage North Side Setback | 3' min. |
| K. | Garage South Side Setback | 24' |
| L. | Garage Rear Setback | 26' |
| | to allow for off street parking space | 30' |
| | On corner lots | 14' |
| M. | Primary Bldg. Height Limit | 35' |
| | → | Buildings must fit in solar envelope. See item P below and Diagrams. |
| M ² | Tower less than 200 s.f. area | 35' |
| N. | Garage/ Accessory Unit Height | 35' max |
| | → | Limited by solar envelope |
| O. | Height of house ground floor | 18" to 36" above finish grade |
| P. | Protected Solar Envelope | 18' – 6" |
| | → | The structure must fit under a plane which slopes up 27.5° from horizontal along a bearing perpendicular to the northerly property line, from a height 18.5' above grade at the northerly property line. Ten linear foot. of structure, at least fifteen feet from the northerly property line may extend through this plane. Solar envelope limits are not applicable to lots on north end of blocks where there are no houses to immediate north to shade. |
| R. | Minimum width of primary structure measured at front elevation | 20' |
| S. | Minimum depth of primary structure measured at front elevation | 32' |

SIDE YARD BUNGALOW - LOT STANDARDS (Continued)

Accessory Dwelling Units:

- Allowed on designated lots. Maximum size to be 800 s.f.

Roofs:

- Primary roof slopes shall be no less than 6:12 nor greater than 12:12
- Primary roof planes and roof fascias on street-facing elevations shall have pitches that are symmetric slopes about their peak or ridge.

Building Entrances:

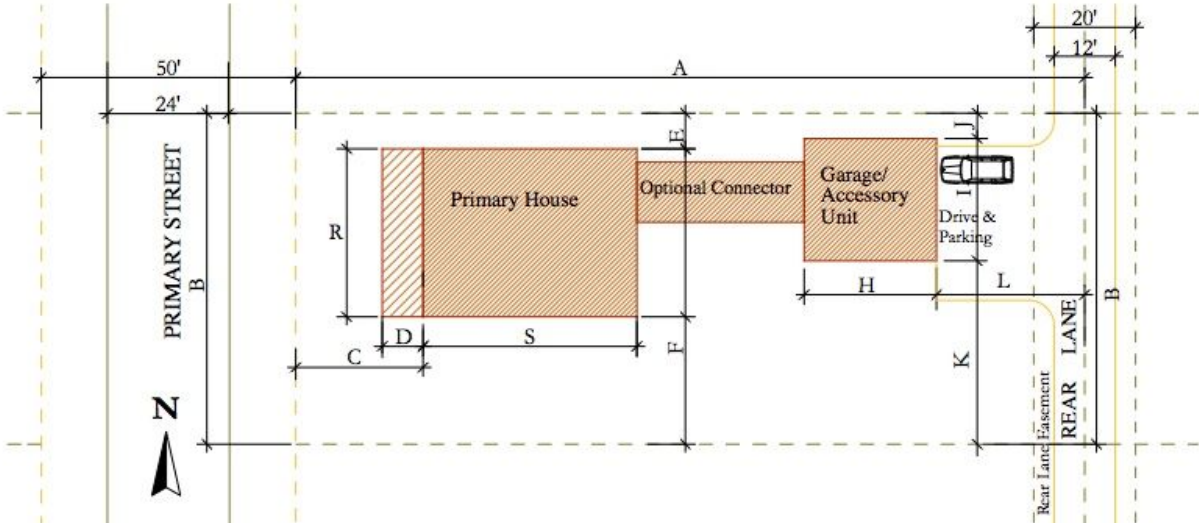
- A Primary pedestrian entrance shall be located along and facing onto the primary public street.
- Houses adjacent to a common green may front the green.

Frontage / Volume:

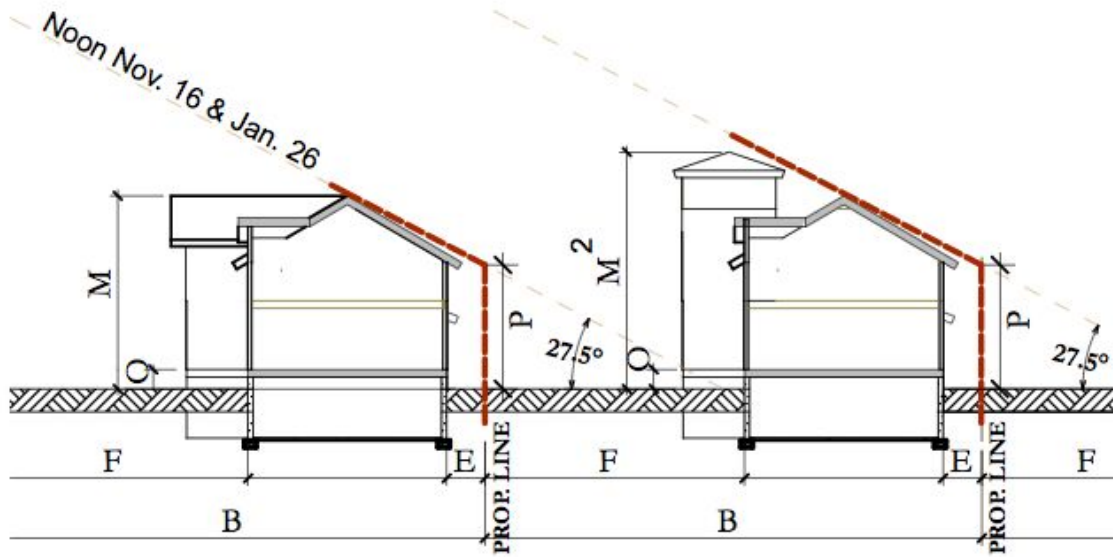
- The elevation of the Front of the house shall be a minimum of 20 feet wide.
- The minimum width of the front elevation shall extend at least 32 feet behind the front setback line.
- The main house shall be a minimum of 1 1/2 stories or 20 feet tall.
- The accessory unit shall not be taller than the primary residence.

Elevations:

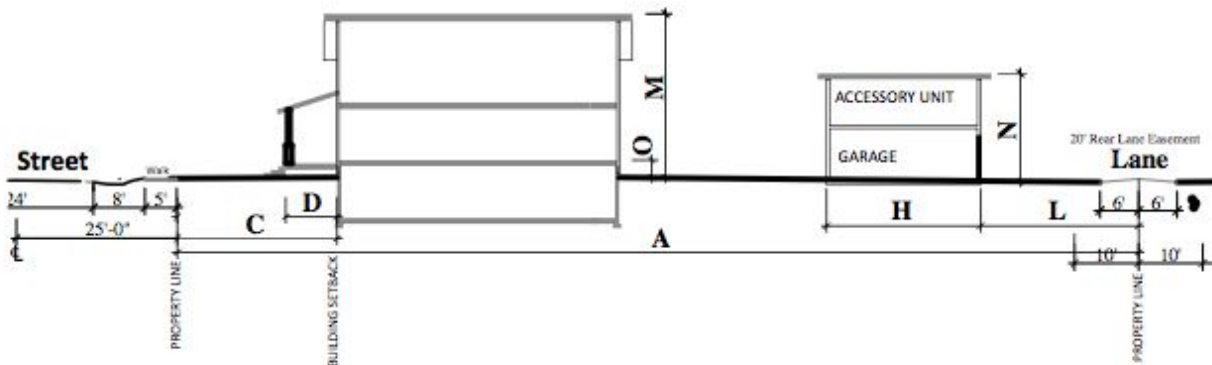
- Windows on north elevations of Village homes, with neighbors to the north, should have high sills and be limited to minimize views into the north neighbors side yard.



Village House & Side Yard Lot Plan



Village House & Side Yard North--South Section



Village House & Side Yard East--West Section

MOUNTAIN LODGE - LOT STANDARDS

- One, two or two and one half-story flexible-use structures resembling a detached house(s).
- The building(s) can accommodate a variety of uses—from rental or for-sale apartments, professional offices, a bed and breakfast inn, or a large single-family detached house—and its physical structure complements other buildings within the neighborhood.
- The buildings are of a scale compatible with the detached housing in Mountainside Village.
- It is anticipated that the developer will have direct involvement in the design of the Mountain Lodge buildings so as to ensure the expected architectural and construction quality.

LOT STANDARD REQUIREMENTS

Unless otherwise indicated, dimensions are allowed minimums.

- | | | |
|-------|---|--|
| A. | Lot Depth | 110' typical |
| B. | Lot Width | 50' typical |
| C. | Front Setback | 14' min.
20' max. |
| | → | See building envelope drawings |
| D. | Porch Depth | 6' min.
10' max. |
| | → | Porches or trellises are required to span at least 25% of the length of the front façade of the house. Porches are allowed in front of front setback line. |
| E, F. | Side Setbacks | 5' min. |
| G. | Side Street Setback | 10' min. |
| | → | see building envelope drawings |
| H. | Garage Depth | 40' max. |
| I. | Garage Width | 38' max. |
| J, K. | Garage Side Setback | 3' |
| L. | Garage Rear Setback | 25' |
| | to allow for off street parking space | 30' |
| M. | Primary Bldg. Height Limit | City limit |
| N. | Garage Height | 30' max. |
| O. | Height of ground floor (Main House) 18" to 36" above finished grade | |
| P. | Solar Access | |
| | → | The structure must fit under a plane which slopes up 27.5° from horizontal along a bearing perpendicular to the northerly property line, from a height 15' above grade at the northerly property line. |
| | → | Free standing units shall demonstrate solar access to adjacent structures on the property. |

Roofs:

- Primary roof slopes fronting streets shall be no less than 7:12 nor greater than 12:12.
- Secondary Roof pitches (lower, dormer or roofs of structures not fronting streets) 3:12 minimum.
- End roof gables shall be symmetrical.
- Building Entrances:

Building Entrances:

- A Primary pedestrian entrance shall be located along and facing onto the primary public street.

Mountain Lodge lots allow 4 units in one or multiple buildings.

FLEX HOUSE - LOT STANDARDS

- This housing type allows attached or detached structures on individual lots.
- There is the option of a ground floor “flex space” facing the street.
- The flex space may be used for office, studio or residential purposes.

LOT STANDARD REQUIREMENTS

Unless otherwise indicated, dimensions are allowed minimums.

- | | | |
|----|---|---|
| A | Lot Depth | 75' min. |
| B | Lot Width | 24' min. |
| C | Front Setback | 10' min.
20' max. |
| D | Porch Depth | 6' min.
10' max. |
| | | → Porches/ covered boardwalks shall span at least 75% of the length of the front elevation. Balconies shall span at least 40% of front elevations of 2 nd level of two story or greater front elevation. |
| | | → Porches are permitted in front of the front setback line. |
| E. | Detached Side Setback | 3' min. |
| F. | Side Street Setback | 10' min. |
| | | → Maintains view triangles at street intersections. |
| H | Garage Depth | 24' max. |
| I | Garage Width | 24' max. |
| J | Garage Side Setback | 3' |
| K | Garage Side setback may be waived if garages are attached | |
| L | Garage Rear Setback | 3' |
| M | Primary Bldg. Height Limit | 35' max |
| N | Garage Height | 20' max. |
| | | → Not to be taller than primary structure. |
| O | Height of ground floor (Main House) 18” to 36” above finish grade | |
| | | → Non residential uses may build the ground floor at grade. |
| P | Solar Access | |
| | | → A group of attached units are viewed as one structure in regard to solar access. |
| | | → Free standing structures must fit under a plane which slopes up 23° from horizontal along a bearing perpendicular to the northerly property line, from a height 11'-0” above grade at the northerly property line. |
| | | → Structures shall demonstrate solar access to adjacent non attached structures on the property to the north. |

Building Massing:

- Architectural projections such as porches, shading devices, balconies or covered boardwalks shall be included on all elevations fronting public streets. (Old Jackson Hwy & Red Mtn. Way)

FLEX HOUSE - LOT STANDARDS (Continued)

Accessory Dwelling:

- Allowed, All or part of the lower level of the street fronting primary structure may be rented out as a flex space or separate unit for residential or nonresidential uses.
- Free standing accessory units, smaller in built area, than the primary unit are allowed.

Roofs:

- Primary roof slopes may be low slope roofs (less than 2:12) when view of low slope roofs are screened from front or side by parapets.

Building Entrances:

- A Primary pedestrian entrance shall be located along and facing onto the public street.

Snow Storage

- On site snow storage is required. An area equal to a minimum of 25% that of drives and uncovered parking areas shall be designated for snow storage adjacent to drives and parking.

BOULEVARD HOUSE - LOT STANDARDS

- The Boulevard house is designed to be a single family detached house that takes advantage of the site and sun by presenting broad elevations to the street and to the south.
- These houses should have simple, elegant, elevations with a well proportioned elevation and porch fronting Mountainside Boulevard.
- Accessory units are allowed either combined with the primary residence or garage or as a free-standing structure.
- Vehicle access to garages and on site parking are to be accessed from the rear lane.

LOT STANDARD REQUIREMENTS

Unless otherwise indicated, dimensions are allowed minimums.

A	Lot Depth	135' min.	
B	Lot Width	75' min.	
C	Front Setback	25' min. 30' max.	
D	Porch Depth	6' min.	
	Porch may be built in front of the front setback line	10' max.	
	→ Porches or trellises are required to span at least 75% of the length of the front façade of the house.		
	→ On corner lots there shall be a wrap-around porch that extends along each of the intersecting streets for a minimum of 18 feet, measured from the outside corner of the porch.		
E.-F.	Side Setbacks	5' min.	
G.	Side Street Setback	10' min.	
	→ Applies only on corner lots		
H	Garage Depth	40' max.	
I	Garage Width	38' max.	
	→ Maximum garage footprint to be 1000 sf.		
J,K,	Garage Side Setback	5'	
L	Garage Rear Setback	26'	
	to allow for outside off street parking space	30'	
	→ Garage setback on corner lots	11'	
M	Primary Bldg. Height Limit	35'	
N	Garage/ Accessory Unit Height	26' max.	
O	Height of ground floor (Main House)		18" to 36" above finish grade
P	Protected Solar Envelope		
	→ The primary home, garage or accessory structure shall must fit under a plane which slopes up 20.0° from horizontal along a bearing perpendicular to the north property line, from a height 17 feet above grade at the north property line.		
	→ Street trees planted in the right of way shall be deciduous and shall be pruned to allow significant quantities of winter sunlight to penetrate through the branches.		
Q	Connector		
	→ The primary residence may be connected to the garage or accessory unit.		
R	Minimum width of primary structure measured at front elevation	34'	
S	Minimum depth of primary structure measured at front elevation	18'	

BOULEVARD HOUSE - LOT STANDARDS (Continued)

Roofs:

- Primary roof slopes shall be no less than 5:12 nor greater than 12:12
- Multiple planes of the primary roof shall all be the same slope.

Building Entrances:

- A primary pedestrian entrance shall be located along and facing onto the primary public street.
- A secondary entry shall allow access for overnight parking located to the rear.

Front Elevation:

- The width of the front elevation shall be at least 34' wide. ®
- The structure shall be a minimum of 18' for this width.(S)
- The front elevation of the house shall present simple but elegant proportioned massing to the street.
- The number of primary corners facing the street will be limited.
- There shall be a 2 story building volume fronting the Street.
- The high point of the front elevation shall be at least 20' tall measured from finish grade.

Fencing:

- See landscape design code.

Accessory Dwelling

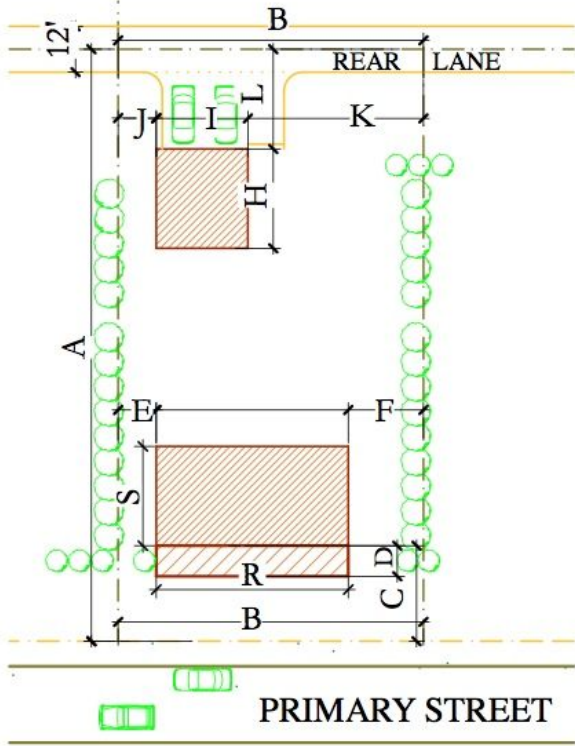
- Units 800 s.f. max.

Building Massing:

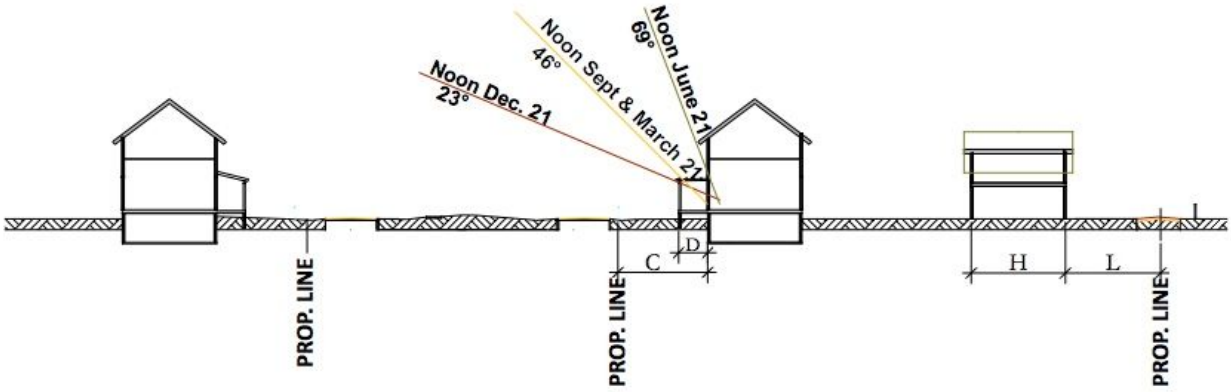
- Architectural projections such as porches, shading devices, balconies or covered boardwalks shall be included on all elevations fronting public streets.

Landscaping/Street Trees

- Landscaping shall meet the Mountainside Village Landscape Design Code.
- In addition to those requirements for Boulevard lots, Street trees shall be planted at approximately 30' on center.
- These trees shall be a minimum of 2" caliper, be of the designated species for the specific block and be planted in accord with the Mountainside Boulevard tree planting plan.
- This plan calls for 2-3 street trees planted on Mountainside Boulevard and 4 street trees on side streets for corner lots.



Boulevard Lot Plan



Boulevard N-S Section