

(b) General development regulations for two-family district, townhome district, and multi-family districts, Townhome (TH) district on a Common Lot:

Setbacks	
Front:	25' (w/ 15' Streetscape Yard)
Side:	
Interior:	0' attached/10' detached
Exterior to Residential:	15'
Exterior to Non-Residential:	25'
Streetside Setback:	15' (w/ 15' Streetscape Yard)
Rear:	
To Residential:	20' (w/ 15' Streetscape Yard)
To Non-Residential:	25' (w/ 15' Streetscape Yard)

Other Standards	
Min lot area:	1/2 acre
Min lot width:	125'
Max Height:	35'
Bufferyard to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, TH:	25'
Max principle structure lot coverage:	50%
Max principle and accessory structure lot coverage:	60%
Min dwelling unit size:	1,500 sf (may be reduced to 1,000 sf)*
Max dwelling units:	12/acre
Max units per structure:	6

*(c)(2)(A)Properties located within the historic district may have minimum dwelling unit sizes 500 square feet less

***(c)(2)(A)Townhome (TH) district properties shall have a minimum of 70% front facade masonry and 60% overall facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

- (d) Setback encroachments. With the exception of required bufferyard setback and streetscape landscaping areas, building setbacks can be encroached upon in a manner described in this subsection.
- (2) Stairways, balconies, covered porches, mechanical equipment, bay or box windows or other building extensions approved by the building official that do not intrude more than six feet into the rear or street setback, provided they remain outside of all easements.

Sec. 15.02.004a - Off-street parking requirements

- (d) Townhouse: Two spaces for each dwelling unit plus additional 20 percent of the total number of units for guests when developed on a common lot (covered parking not required)

Variance Required:

- None

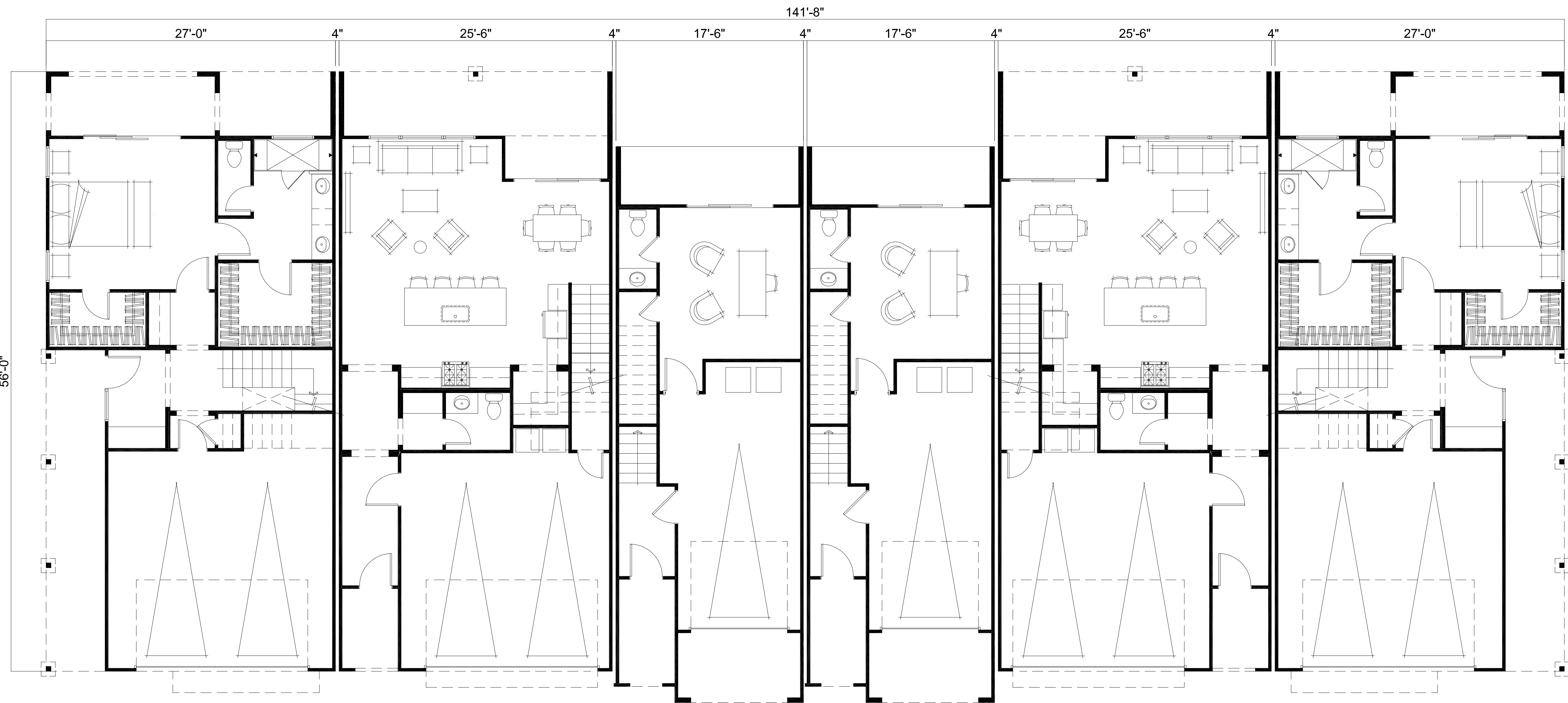
NOTES:

- Proposed site plan shows 106 units.
- No new product introduced.
- All units have a one or two car garages, and some have 20' driveways for additional surface parking.





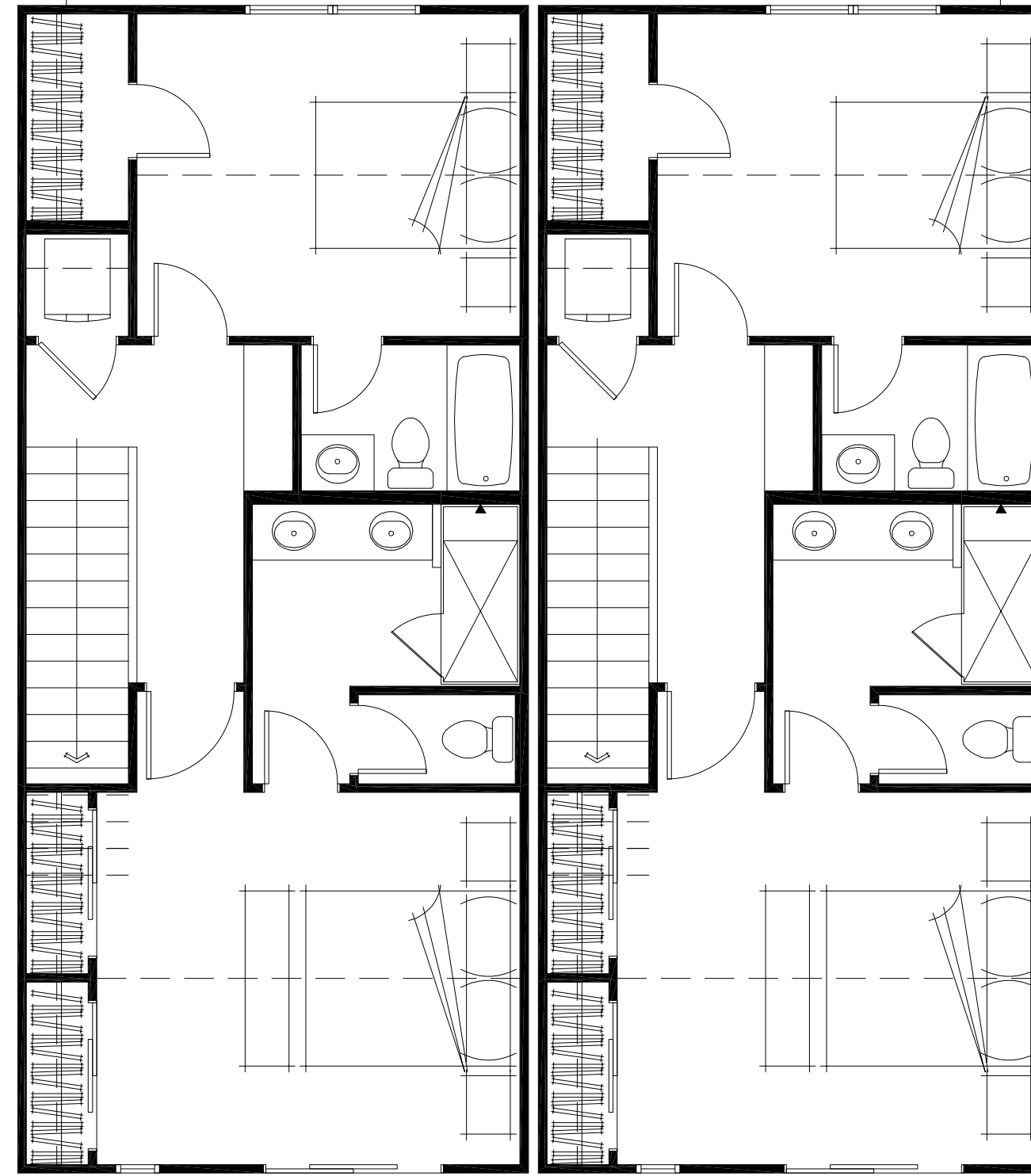
Front Elevation



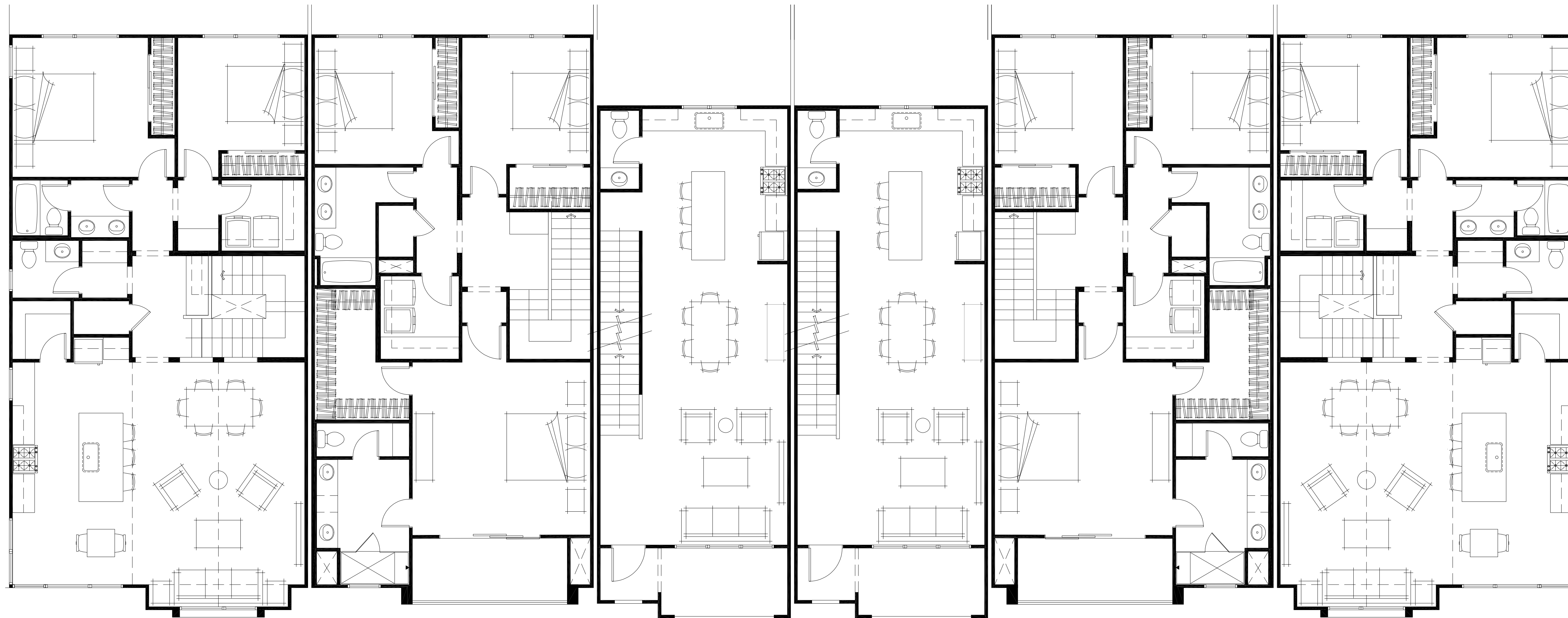
First Floor



NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



Third Floor



Second Floor

Scale: 3/16" = 1'-0"

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NOTES:

- Proposed site plan shows 110 units.
- New Product: 20'x38' 2-Story townhomes.
- Plan 4 units do not have garages, but the provide surface parking in the front of the building.



Ashcreek Townhomes

FRONT LOADED

BUILDER: BRIGHTON CORPORATION | ARCHITECT: DTJ DESIGN

BOISE, ID

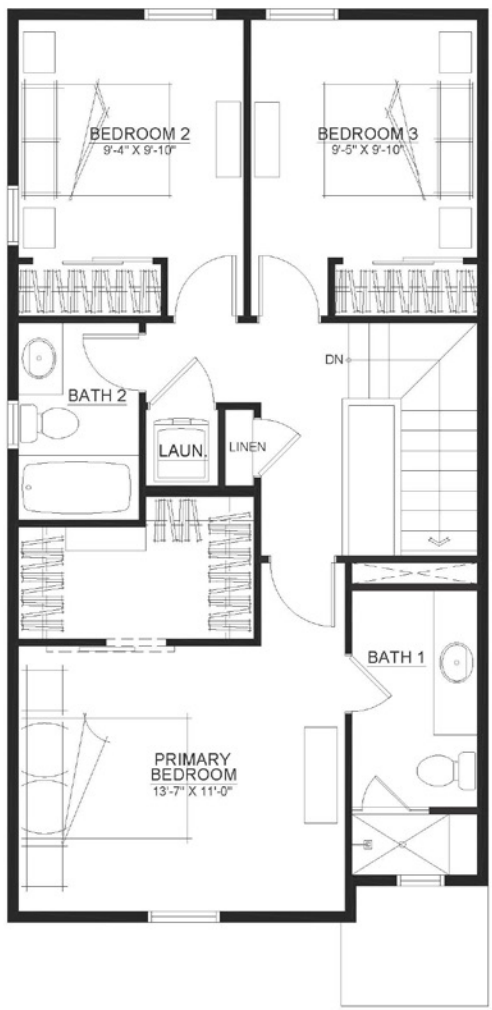
UNIT SIZE: 1,470 SF



NO. UNITS	SITE	DENSITY	NET SITE	NET DENSITY
88	5.3 acres	15.1 du/ac	0.2 acres	20.0 du/ac



First Floor



Second Floor



Prototype block patterning, not actual site plan



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