



# Neighborhood General

[175 parcels, 114 acres]

The intent of this design/land use district is to provide a variety of housing types, including apartments and row houses, in walkable neighborhoods close to the Downtown and Workplace Districts. Institutional uses and ground-floor commercial uses on principal streets are also permitted. The topography of watersheds and creeks should be respected in all development proposals. Permitted Land Uses

This district permits a wide variety of residential uses, including condominium and rental apartment buildings and row houses. Ground floor commercial spaces are permitted within apartment buildings. Other low-intensity commercial uses are allowed, such as Bed & Breakfasts, as well as compatible institutional uses.

See the *Permitted Land Use Chart on Page 7* for more details.

## Building Types

**Permitted Buildings:** Rowhouses, Apartment Buildings, Live-Work Buildings, Houses, Parking Garages, and associated Outbuildings. Individual garages and outbuildings associated with single-family houses may not have footprints that exceed 650 square feet. Residential lots may include a secondary residential unit (not to exceed 650 square feet) over the garage or in a detached accessory structure.

## Lot Size

### Apartment Buildings:

**Lot Width:** Twenty (20) feet minimum, no maximum, but lot must be within a street and block system

**Lot Depth:** Eighty (80) feet minimum, no maximum, but lot must be within a street and block system

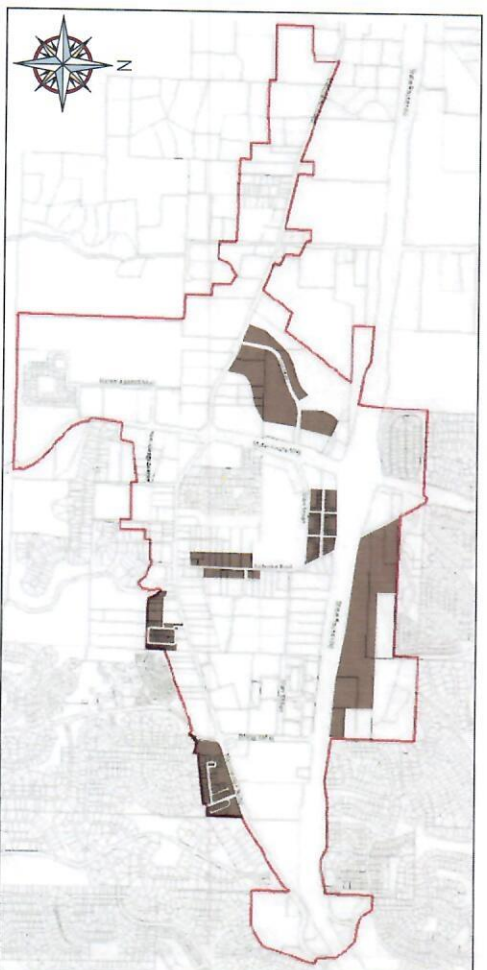
The maximum block perimeter at the building line is 2,000 feet.

### Row houses:

**Lot Width:** Twenty (20) feet minimum/forty (40) feet maximum within a street and block system, rear access from lane required.

**Lot Depth:** Eighty (80) feet minimum/125 feet maximum within a street and block system, rear access from lane required

The maximum block perimeter for a block containing only row houses is 1,800 feet. This requirement can be satisfied in a larger block by dividing the block with a landscaped mid-block pedestrian walkway no less than twenty (20) feet wide, including a sidewalk of suitable pervious material no less than (5) feet wide, which connects the sidewalks on two streets that form two parallel sides of the larger block.



## Houses:

**Lot Width:** Twenty (20) feet minimum/fifty (50) feet maximum within a street and block system, rear access from lane preferred

**Lot Depth:** Eighty (80) feet minimum/125 foot maximum within a street and block system, rear access from lane preferred

The maximum block perimeter for a block containing only houses is 2,000 feet.

## Building Standards

### Apartment Buildings and Row Houses:

**Front Setback:** At least eighty (80) percent of the front facade of each apartment building or row house must be placed along a uniform build to/set-back line that applies to the full block frontage. This build-to/set-back line should be determined at the time that a street and block plan is approved, and should be from zero (0) feet to fifteen (15) feet from the frontage line. Buildings on corner lots should conform to the build-to/set back requirements for both streets.

**Front Setback Exceptions:** Stoops, balconies, unenclosed porches, and bay windows may encroach within front setbacks, but not over or into the public right-of-way.

**Side Setbacks:** Five (5) to fifteen (15) feet (no setback between attached Row House Units).

**Minimum Rear Setback of Principal Building from Rear Lot Line:** thirty (30) feet from alley or lane; five (5) feet.

**Maximum Building Height for Apartment Buildings:** five (5) stories or sixty (60) feet measured from the average grade level at the front facade to the eave or top of parapet.

**Maximum Building Height for Row Houses:** 3.5 stories or forty (40) feet measured from the average grade level at the front facade to the eave or top of parapet.

**Maximum Building Height for Outbuildings:** two (2) stories or twenty-two (22) feet measured at the eave.

**Minimum Rear Setback of Principal Building from Rear Lot Line:** thirty (30) feet, from alley or lane; three (3) feet.

**Building Height Calculations:** Basements with ceilings three (3) feet or less above grade shall not count against the number of stories. Habitable attics with eaves no higher than three (3) feet from the floor shall count as 1/2 story.

## Houses:

**Front Setback:** At least eighty (80) percent of the front facade of each house must be placed along a uniform build-to/set-back line that applies to the full block frontage. This build-to/set-back line should be determined at the time that a street and block plan is approved, and should be from zero (0) to fifteen (15) feet from the frontage line. Buildings on corner lots should conform to the build-to/set-back requirements for both streets.

**Front Setback Exceptions:** Stoops, balconies, unenclosed porches, and bay windows may encroach within front setbacks, but not over or into the public right-of-way.

**Side Setbacks:** a total of fifteen (15) feet no less than five (5) feet on one (1) side.

## Minimum Rear Setback of Principal

**Building from Rear Lot Line:** twenty-five (25) feet; from alley or lane: five (5) feet.

## Maximum Building Height for Primary

**Buildings:** 3.5 stories or forty (40) feet measured from the average grade level at the front facade to the eave or top of parapet.

## Maximum Building Height for Out-

**buildings:** two (2) stories or twenty-two (22) feet measured at the eave.

**Building Height Calculations:** Basements with ceilings three (3) feet or less above grade shall not count against the

number of stories. Habitable attics with eaves no higher than three (3) feet from the floor shall count as 1/2 story.

**Outbuilding Maximum Size:** 650 square feet building footprint.

**Side Setbacks:** Five (5) feet to fifteen (15) feet for Cottages / Ten (10) feet to thirty (30) feet for Houses.

## Facade Standards

**Elevation:** Ground floors of apartment buildings at the front facade line shall be at least 1.5' above grade at frontage line, but ground-floor shops may be entered at grade and apartment entrances must meet ADA access requirements.

**Interior Heights:** Ground floor interior clear heights of apartment building lobbies and ground-floor shops shall be no less than twelve (12) feet. Minimum floor to floor heights for apartments: Nine (9) feet.

**Vertical Bays:** Facades visible from the street shall be broken into vertical bays not exceeding thirty (30) feet in width through the use of one (1) or more of the following: facade recesses, facade projections, or pilasters. Supplemental elements might include canopies, roofline changes, and parapet changes.

**Elevation:** Ground floors for row houses at the front facade line shall be at least 1.5' above grade at frontage line.

## Site Standards

**Pedestrian Friendly Design:** Site plans in the Neighborhood General District should provide for continuity from sidewalks in public streets to all pedestrian entrances on the site, and walkability should be given primary importance over road speed and other access criteria.

**Public Open Space:** Developments located within the City's Town Center Area shall meet the requirements of the City's Zoning Ordinance for public space dedications, as set forth in Chapter 415.169 Public Space Requirements. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District. Public Space has been deemed to be of critical importance to the character of the community.

**Environmental Preservation:** In general, all development within the City's Town Center Area should be designed and built in such a way as to minimize adverse impacts on the natural environment. The design, engineering, and construction of projects located within the Town Center Area shall be subject to the environmental protection standards and regulations, as set forth specifically in the following: Chapter 420.200 Natural Resource Protection Standards and Procedures of the Subdivision and Development Regulations; Chapter 415 Grading Code; and Chapter 410 Tree Preservation and Restoration Code. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District.

**Parking Requirements for Apartment Buildings:** A ratio of 1.5 garage spaces per unit, plus 2.5 spaces per 1,000 square feet of non-residential gross habitable building space shall be required for apartment buildings. Off-street parking may be substituted for a garage by

conditional use permit. Any at-grade outdoor parking should meet Green Parking Lot standards (as developed and to be acted upon by the City Council at a future date).

**Rowhouses, Houses, and Cottages:** Two (2) spaces per unit, plus one (1) space for an accessory unit.

On-street parking adjacent to the frontage line(s) shall also count towards these requirements for Rowhouses and Apartments.

**Parking Locations:** Off-street parking spaces and garage entrances are to be located behind the building or along the least visible side of the structure from the principal street.

**Access:** Off-street parking for apartments and rowhouses shall be accessed from either a secondary street or service lane. Off-street parking for houses shall be accessed from either a front driveway or a rear alley or lane.

**Walls and Fences:** Where voids exist, walls (brick, stone, or comparable material, with masonry cap) or picket fences shall be placed within twenty-four (24) inches of the frontage line and be thirty-two (32) to forty-two (42) inches in height.

## Storm Water Management and

**Retention:** All developments located within the Town Center Area shall meet current standards and requirements for the management and control of storm-water runoff, as set forth by the City of Wildwood and the Metropolitan St. Louis Sewer District.

*"With these higher densities, the need for a public/open space and a comprehensive infrastructure network is essential to the quality of life in the Town Center."*

# Neighborhood Edge



# Neighborhood Edge

[258 parcels; 182 acres]

The intent of this design/land use district is to provide for single-family houses within the Town Center Area that can be constructed on smaller lots than can be found elsewhere in Wildwood, and are located within walkable neighborhood street systems close to Workplace Districts and the Downtown District. The topography of watersheds and creeks should be respected in all development proposals.

## Permitted Land Uses

This design/land use district permits only single-family residential uses, in addition to a narrow range of potentially compatible non-residential uses, such as parks, churches, schools, child care facilities, and civic buildings. However, by conditional use permit, a neighborhood grocery and prepared food service store<sup>1</sup> may be permitted up to 3,000 square feet.

See the *Permitted Land Use Chart on Page 7* for more details.

## Building Types

**Permitted Buildings:** Houses, Zero-lot-line Houses, Attached Houses, Garages, Outbuildings, and Secondary Residential Units: Garages and outbuildings may not exceed 650 square feet. Residential lots may include a secondary residential unit (not to exceed 650 square feet) over the garage or in a detached accessory structure.

## Lot Size

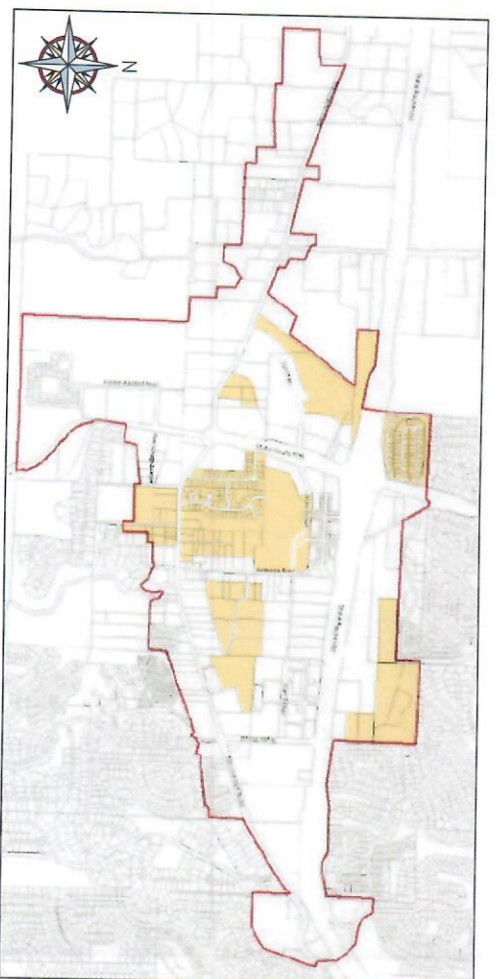
(unless otherwise site-specific)

**Lot Width:** Twenty (20) feet minimum/100' maximum within a street and block system.

**Lot Depth:** Eighty (80) feet minimum/150' maximum within a street and block system

Maximum block perimeter: 1,800 feet.

This requirement can be satisfied in a larger block by dividing the block with a landscaped mid-block pedestrian walkway no less than twenty (20) feet wide, including a sidewalk of suitable pervious material no less than (5) feet wide that connects the sidewalks on two streets that form two parallel sides of the larger block.



## Building Standards

<sup>1</sup> Convenience store with a floor area limited to a specific maximum and the owners offer prepared food.

**Front Setback:** At least sixty (60) percent of the front facade of each house must be placed along a uniform build to/setback line that applies to the full block frontage. This build-to/setback line should be determined at the time that a street and block plan is approved, and should be from ten (10) feet to twenty-five (25) feet from the frontage line.

Houses on corner lots should conform to the build-to/set back requirements for both streets.

**Front Setback Exceptions:** Stoops, balconies, unenclosed porches, and bay windows may encroach within front setbacks.

**Side Setbacks:** Attached houses and zero-lot line houses with fifteen (15) foot setbacks on one (1) side only may be approved by a conditional use permit (CUP). For detached houses, total side setbacks should equal a minimum of fifteen (15) feet, but should be no less than five (5) feet on any side.

**Rear Setback:** Twenty-five (25) feet for primary buildings/three (3) feet for outbuildings.

**Maximum Building Height for Primary Buildings:** 3.5 stories or thirty-five (35) feet measured from the average grade level at the front facade to the eave or top of parapet.

**Maximum Building Height for Outbuildings:** Two (2) stories or twenty-two (22) feet measured at the eave.

**Building Height Calculations:** Base-

ments with ceilings three (3) feet or less above grade shall not count as a story. Habitable attics with floors three (3) feet or less below the eaves shall count as 1/2 story.

**Outbuilding Maximum Size:** 650 square feet building footprint.

## Facade Standards

**Elevation:** Ground floors of buildings at the front facade shall be at least 1.5' above grade, except that garages can be at grade. Front access garages must be recessed a minimum of fifteen (15) feet from the front facade or porch. The fifteen (15) feet minimum recess also applies to side facades on corner lots. Garage door openings fronting a street may not exceed twelve (12) feet, so that two (2) car garages shall have two (2) individual door openings. Foundations fronting on streets shall be continuous walls, not individual piers

## Site Standards

**Pedestrian Friendly Design:** Site plans in the Neighborhood Edge District should provide for continuity from sidewalks in public streets to all pedestrian entrances on the site, and walkability should be given primary importance over road speed and other access criteria.

**Public Open Space:** Developments located within the City's Town Center Area shall meet the requirements of the City's Zoning Ordinance for public space dedications, as set forth in Chapter 415.169 Public Space Requirements. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District. Public Space has been deemed to be of critical importance to the character of the community.

**Environmental Preservation:** In general, all development within the City's Town Center Area should be designed and built in such a way as to minimize adverse impacts on the natural environment. The design, engineering, and construction of projects located within the Town Center Area shall be subject to the environmental protection standards and regulations, as set forth specifically in the following: Chapter 420.200 Natural Resource Protection Standards and Procedures of the Subdivision and Development Regulations; Chapter 415 Grading Code; and Chapter 410 Tree Preservation and Restoration Code. These requirements may be modified by the City Council, as part of an approved site-specific ordinance, whether by a C-8 Planned Commercial District or a Planned Residential Development Overlay District.

**Parking Requirements:** Two (2) garage spaces per dwelling unit, one (1) off-street car space for an accessory unit. Designated on-street parking within three hundred (300) feet of the main access door into the building or use can count towards parking requirements. Any outdoor at-grade parking should meet Green Parking Lot standards (as developed and to be acted upon by the City Council at a future date).

**Access:** Garage parking shall be accessed from either a front driveway or a rear alley or lane. Front facing driveways should be no wider than ten (10) feet between the build-to/setback line and the street. Front-facing garages should be located no less than twenty-five (25) feet behind the build-to/set-back line. Each front-facing garage space should have an individual garage door.

**Storm Water Management and Retention:** All developments located within the Town Center Area shall meet current standards and requirements for the management and control of storm-water runoff, as set forth by the City of Wildwood and the Metropolitan St. Louis Sewer District.