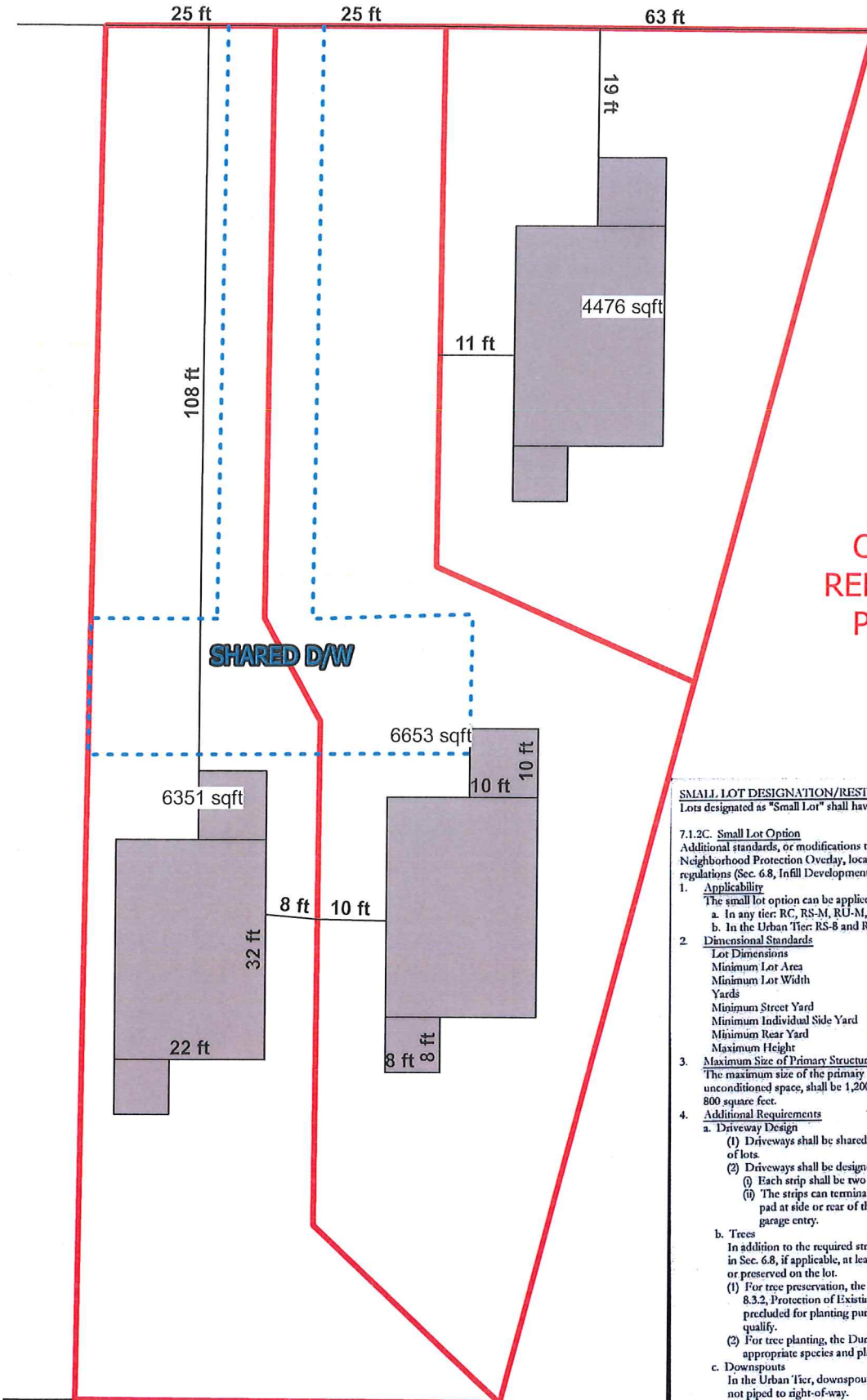


# CRAVEN STREET



**CONCEPT PLAN -  
REPRESENTATIONAL  
PURPOSES ONLY**

## SMALL LOT DESIGNATION/RESTRICTION

Lots designated as "Small Lot" shall have the following restrictions per UD Section 7.1.2:

### 7.1.2.C. Small Lot Option

Additional standards, or modifications to the standards, below, may be required pursuant to a Neighborhood Protection Overlay, local historic district, or through application of infill regulations (Sec. 6.8, Infill Development in Residential Districts).

#### 1. Applicability

- The small lot option can be applied in the following zoning districts:
- In any tier: RC, RS-M, RU-M, RU-5, and RU-5(2) zoning districts.
  - In the Urban Tier: RS-8 and RS-10 zoning districts.

#### 2. Dimensional Standards

<u>Lot Dimensions</u>	
Minimum Lot Area	2,000 square feet
Minimum Lot Width	25 feet
<u>Yards</u>	
Minimum Street Yard	10 feet
Minimum Individual Side Yard	5 feet
Minimum Rear Yard	15 feet
Maximum Height	25 feet

#### 3. Maximum Size of Primary Structure

The maximum size of the primary structure, which includes conditioned and unconditioned space, shall be 1,200 square feet, with a maximum building footprint of 800 square feet.

#### 4. Additional Requirements

##### a. Driveway Design

- Driveways shall be shared with a recorded shared access agreement for any pair of lots.
- Driveways shall be designed as a "ribbon" (a.k.a. "strip") driveway as follows:
  - Each strip shall be two to three feet wide with a three-foot separation.
  - The strips can terminate at the sidewalk or driveway apron, and to a parking pad at side or rear of the structure, to accommodate side-by-side parking or a garage entry.

##### b. Trees

In addition to the required street tree, and in lieu of infill landscaping requirements in Sec. 6.8, if applicable, at least one canopy and one understory tree shall be planted or preserved on the lot.

- For tree preservation, the root protection zone shall be maintained per paragraph 8.3.2, Protection of Existing Vegetation. Protection of invasive or other species precluded for planting pursuant to the Durham Landscape Manual shall not qualify.
- For tree planting, the Durham Landscape Manual shall be used to determine appropriate species and planting area.

##### c. Downspouts

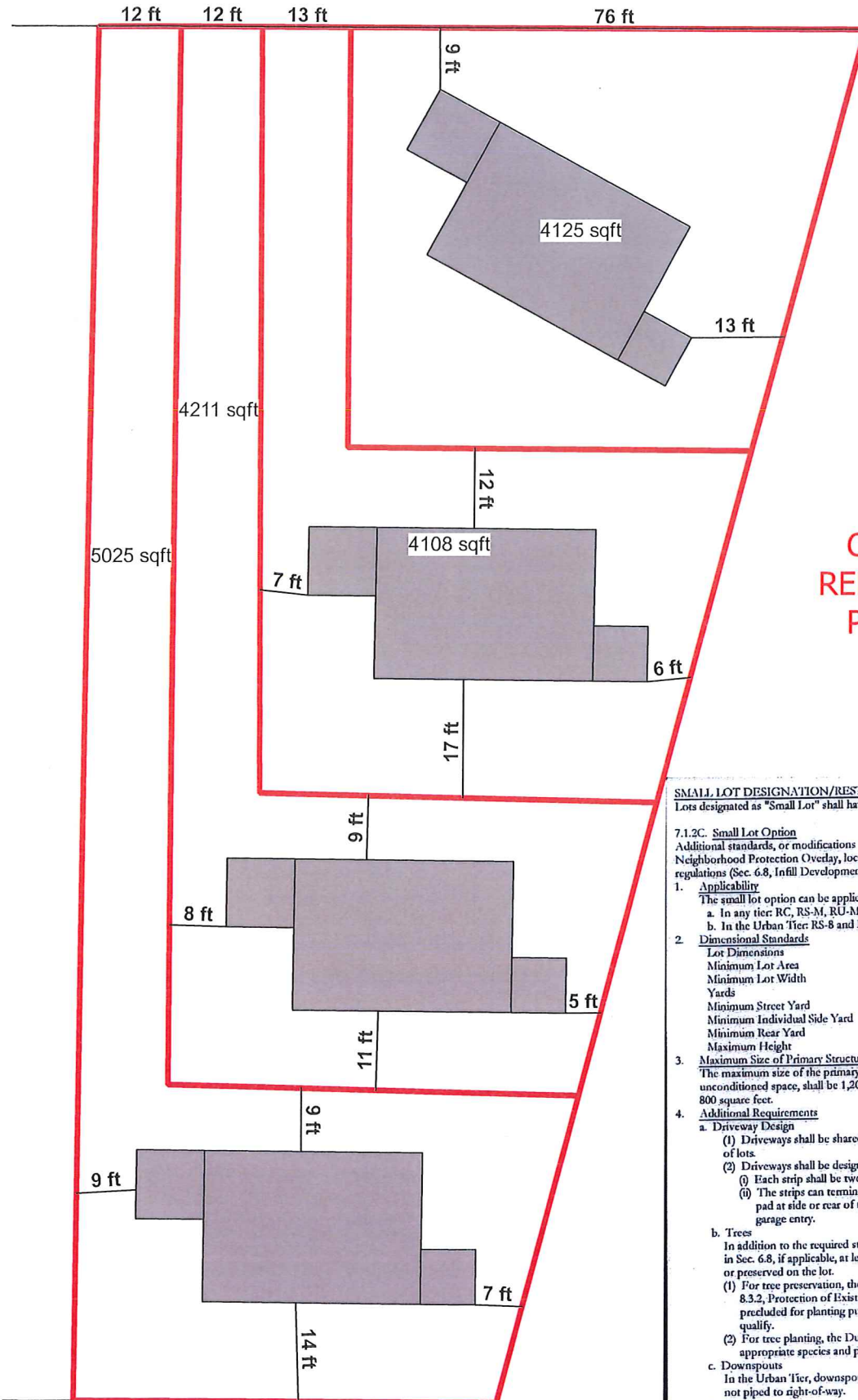
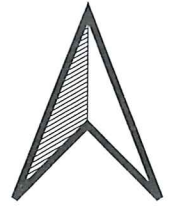
In the Urban Tier, downspouts shall direct stormwater runoff over pervious area and not piped to right-of-way.

##### d. Alley Access

Where a lot abuts an improved and maintained alley, all vehicular access shall be taken from the alley.

- Designation on Plat Utilization of the small lot option shall be recorded on a plat at the time of approval, specifying the housing type and associated limitations.

# CRAVEN STREET



## CONCEPT PLAN - REPRESENTATIONAL PURPOSES ONLY

### SMALL LOT DESIGNATION/RESTRICTION

Lots designated as "Small Lot" shall have the following restrictions per UD Section 7.1.2:

#### 7.1.2C. Small Lot Option

Additional standards, or modifications to the standards, below, may be required pursuant to a Neighborhood Protection Overlay, local historic district, or through application of infill regulations (Sec. 6.8, Infill Development in Residential Districts).

#### 1. Applicability

The small lot option can be applied in the following zoning districts:

- In any tier: RC, RS-M, RU-M, RU-5, and RU-5(2) zoning districts.
- In the Urban Tier: RS-8 and RS-10 zoning districts.

#### 2. Dimensional Standards

##### Lot Dimensions

Minimum Lot Area 2,000 square feet

Minimum Lot Width 25 feet

##### Yards

Minimum Street Yard 10 feet

Minimum Individual Side Yard 5 feet

Minimum Rear Yard 15 feet

Maximum Height 25 feet

#### 3. Maximum Size of Primary Structure

The maximum size of the primary structure, which includes conditioned and unconditioned space, shall be 1,200 square feet, with a maximum building footprint of 800 square feet.

#### 4. Additional Requirements

##### a. Driveway Design

- Driveways shall be shared with a recorded shared access agreement for any pair of lots.
- Driveways shall be designed as a "ribbon" (a.k.a. "strip") driveway as follows:
  - Each strip shall be two to three feet wide with a three-foot separation.
  - The strips can terminate at the sidewalk or driveway apron, and to a parking pad at side or rear of the structure, to accommodate side-by-side parking or a garage entry.

##### b. Trees

In addition to the required street tree, and in lieu of infill landscaping requirements in Sec. 6.8, if applicable, at least one canopy and one understory tree shall be planted or preserved on the lot.

- For tree preservation, the root protection zone shall be maintained per paragraph 8.3.2, Protection of Existing Vegetation. Protection of invasive or other species precluded for planting pursuant to the Durham Landscape Manual shall not qualify.
- For tree planting, the Durham Landscape Manual shall be used to determine appropriate species and planting area.

##### c. Downspouts

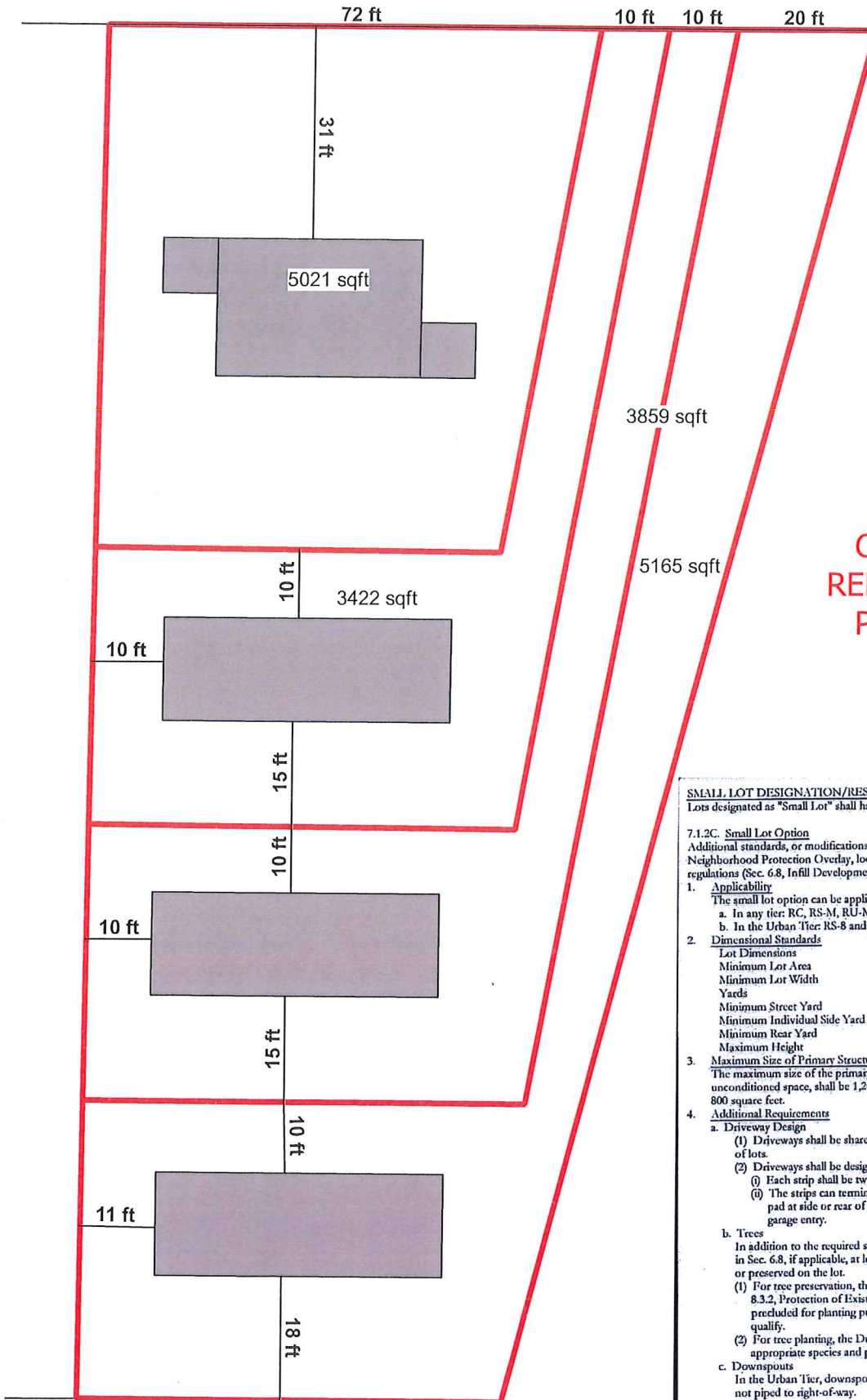
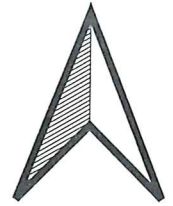
In the Urban Tier, downspouts shall direct stormwater runoff over pervious area and not piped to right-of-way.

##### d. Alley Access

Where a lot abuts an improved and maintained alley, all vehicular access shall be taken from the alley.

- Designation on Plat Utilization of the small lot option shall be recorded on a plat at the time of approval, specifying the housing type and associated limitations.

# CRAVEN STREET



**CONCEPT PLAN -  
REPRESENTATIONAL  
PURPOSES ONLY**

## SMALL LOT DESIGNATION/RESTRICTION

Lots designated as "Small Lot" shall have the following restrictions per UD Section 7.1.2:

### 7.1.2.C. Small Lot Option

Additional standards, or modifications to the standards, below, may be required pursuant to a Neighborhood Protection Overlay, local historic district, or through application of infill regulations (Sec. 6.8, Infill Development in Residential Districts).

#### 1. Applicability

The small lot option can be applied in the following zoning districts:

- a. In any tier: RC, RS-M, RU-M, RU-5, and RU-5(2) zoning districts.
- b. In the Urban Tier: RS-8 and RS-10 zoning districts.

#### 2. Dimensional Standards

<u>Lot Dimensions</u>	
Minimum Lot Area	2,000 square feet
Minimum Lot Width	25 feet
<u>Yards</u>	
Minimum Street Yard	10 feet
Minimum Individual Side Yard	5 feet
Minimum Rear Yard	15 feet
Maximum Height	25 feet

#### 3. Maximum Size of Primary Structure

The maximum size of the primary structure, which includes conditioned and unconditioned space, shall be 1,200 square feet, with a maximum building footprint of 800 square feet.

#### 4. Additional Requirements

##### a. Driveway Design

- (1) Driveways shall be shared with a recorded shared access agreement for any pair of lots.
- (2) Driveways shall be designed as a "ribbon" (a.k.a. "strip") driveway as follows:
  - (i) Each strip shall be two to three feet wide with a three-foot separation.
  - (ii) The strips can terminate at the sidewalk or driveway apron, and to a parking pad at side or rear of the structure, to accommodate side-by-side parking or a garage entry.

##### b. Trees

In addition to the required street tree, and in lieu of infill landscaping requirements in Sec. 6.8, if applicable, at least one canopy and one understory tree shall be planted or preserved on the lot.

- (1) For tree preservation, the root protection zone shall be maintained per paragraph 8.3.2, Protection of Existing Vegetation. Protection of invasive or other species precluded for planting pursuant to the Durham Landscape Manual shall not qualify.
- (2) For tree planting, the Durham Landscape Manual shall be used to determine appropriate species and planting area.

##### c. Downspouts

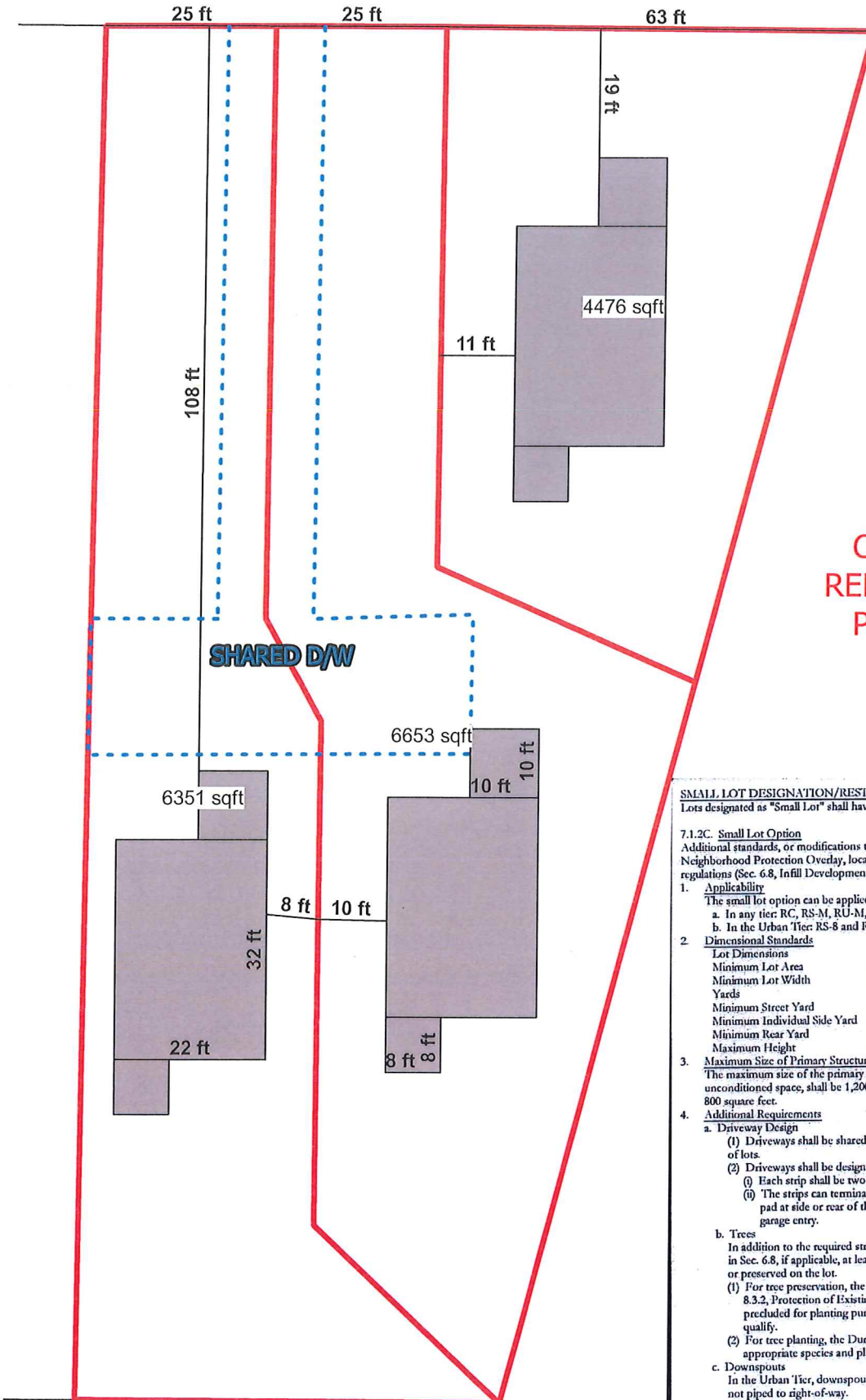
In the Urban Tier, downspouts shall direct stormwater runoff over pervious area and not piped to right-of-way.

##### d. Alley Access

Where a lot abuts an improved and maintained alley, all vehicular access shall be taken from the alley.

5. Designation on Plat Utilization of the small lot option shall be recorded on a plat at the time of approval, specifying the housing type and associated limitations.

# CRAVEN STREET



**CONCEPT PLAN -  
REPRESENTATIONAL  
PURPOSES ONLY**

## SMALL LOT DESIGNATION/RESTRICTION

Lots designated as "Small Lot" shall have the following restrictions per UD Section 7.1.2:

### 7.1.2C. Small Lot Option

Additional standards, or modifications to the standards, below, may be required pursuant to a Neighborhood Protection Overlay, local historic district, or through application of infill regulations (Sec. 6.8, Infill Development in Residential Districts).

#### 1. Applicability

- The small lot option can be applied in the following zoning districts:
- In any tier: RC, RS-M, RU-M, RU-5, and RU-5(2) zoning districts.
  - In the Urban Tier: RS-8 and RS-10 zoning districts.

#### 2. Dimensional Standards

Lot Dimensions	
Minimum Lot Area	2,000 square feet
Minimum Lot Width	25 feet
Yards	
Minimum Street Yard	10 feet
Minimum Individual Side Yard	5 feet
Minimum Rear Yard	15 feet
Maximum Height	25 feet

#### 3. Maximum Size of Primary Structure

The maximum size of the primary structure, which includes conditioned and unconditioned space, shall be 1,200 square feet, with a maximum building footprint of 800 square feet.

#### 4. Additional Requirements

##### a. Driveway Design

- Driveways shall be shared with a recorded shared access agreement for any pair of lots.
- Driveways shall be designed as a "ribbon" (a.k.a. "strip") driveway as follows:
  - Each strip shall be two to three feet wide with a three-foot separation.
  - The strips can terminate at the sidewalk or driveway apron, and to a parking pad at side or rear of the structure, to accommodate side-by-side parking or a garage entry.

##### b. Trees

In addition to the required street tree, and in lieu of infill landscaping requirements in Sec. 6.8, if applicable, at least one canopy and one understory tree shall be planted or preserved on the lot.

- For tree preservation, the root protection zone shall be maintained per paragraph 8.3.2, Protection of Existing Vegetation. Protection of invasive or other species precluded for planting pursuant to the Durham Landscape Manual shall not qualify.
- For tree planting, the Durham Landscape Manual shall be used to determine appropriate species and planting area.

##### c. Downspouts

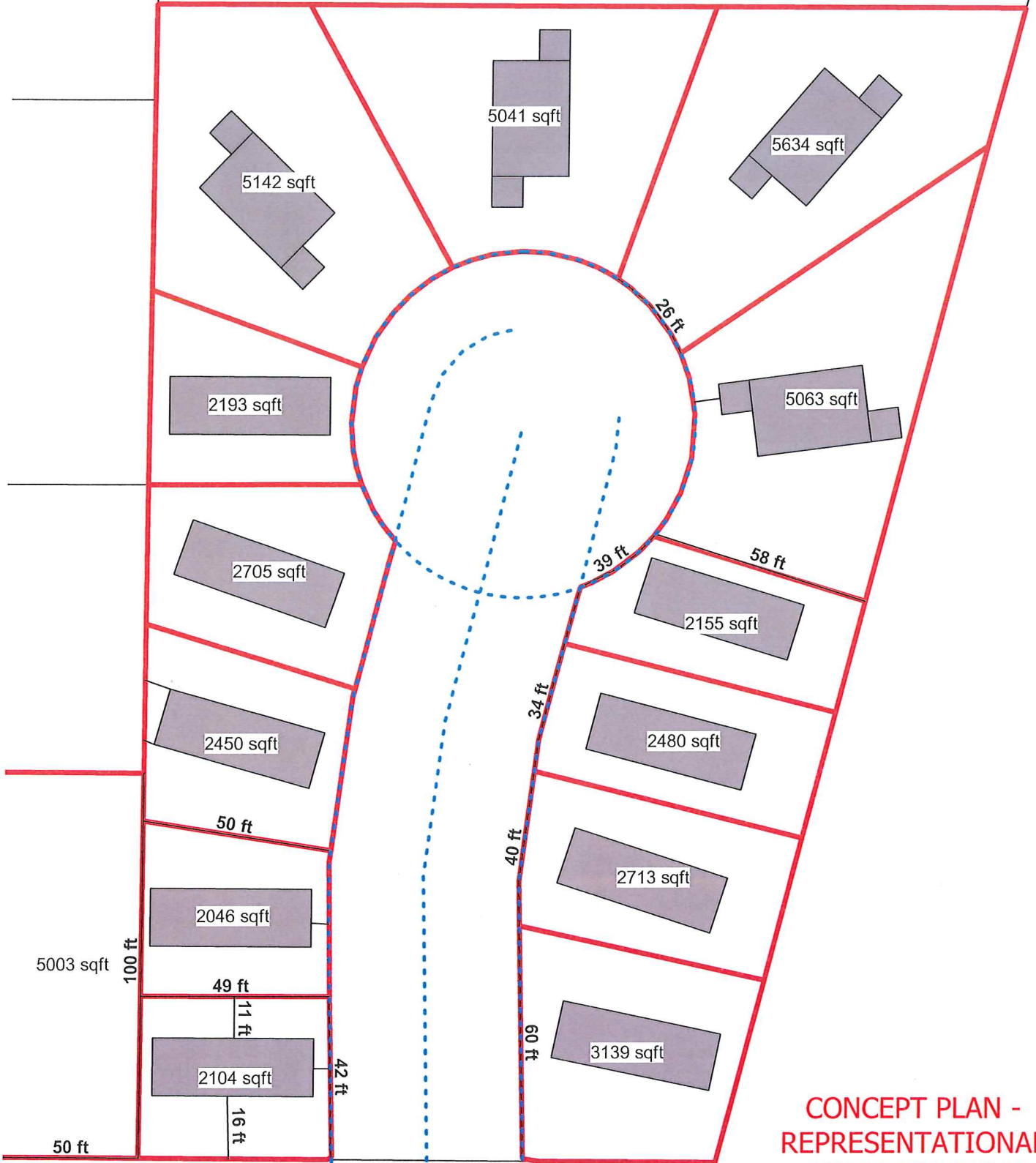
In the Urban Tier, downspouts shall direct stormwater runoff over pervious area and not piped to right-of-way.

##### d. Alley Access

Where a lot abuts an improved and maintained alley, all vehicular access shall be taken from the alley.

- Designation on Plat Utilization of the small lot option shall be recorded on a plat at the time of approval, specifying the housing type and associated limitations.

Durham City may allow lesser lot count



CONCEPT PLAN -  
REPRESENTATIONAL  
PURPOSES ONLY

**CRAVEN STREET**