

**Table 29.1201(7)-7**  
**Village Residential (F-VR) Floating Zone Urban Regulations**  
**Mixed Use/Shop House**

URBAN REGULATIONS	F-VR ZONE
General Requirements	All designs shall be submitted to and approved by the Village Architect. A Shop House structure shall be permitted in the Neighborhood Center only. Shop houses shall be permitted on lots that are 24 and 36 feet wide.
Building Placement	There shall be a mandatory build-to-line of 6 feet. Shop House structures shall have no required side yard setback requirement for interior side lot lines. Shop House structure shall locate no closer than 3 feet to the side lot line in a corner condition. The front façade of the Shop House structure shall extend along 100% of the street frontage. Where no building wall exists, a fence or garden wall shall be constructed on the property line. In a corner condition the Shop House shall be connected to a garage, located along the side lot line closest to the corner, with a garden wall or privacy fence.
Design Elements	Balconies, porches, bay windows may encroach into the area between the build-to-line and the front property line. A second story balcony is required and shall extend along 50% of the street frontage. Balconies shall be 3 feet deep, and porches shall be 6 feet deep. The area between the build-to-line and the front property line and the area between the side yard setback on a corner condition shall be paved similar to the sidewalk. On corner lots, the side of the structure shall be designed to resemble the front of the structure. Vehicle access to all Shop House lots shall be from an alley only. A breezeway of 12 feet in width maximum connecting the Shop House structure to a garage is allowed adjacent to a side lot line. Openings in fences and garden walls shall be gated.
Use Requirements	Shop House structures shall be used for both residential and commercial purposes. Commercial uses shall be restricted to the ground floor, first story space. Residential uses shall be restricted to the second and third story space. Commercial uses of first floor space shall be limited to commercial uses as provided for in Commercial/Shop Front buildings in the Village Residential Project.
Height Restrictions	Shop House structures shall be a minimum of 2 stories and a maximum of three stories in height. Fences and walls shall not exceed 6 feet in height along the side and rear property lines and shall not exceed 3 feet when located between the build-to-line and the front property line.
Parking Requirements	There shall be 2 parking spaces provided for each dwelling unit in a Shop