



Introduction to Onset Village

This **High-Density Residential Neighborhood** includes a mix of smaller and moderately sized single family homes. Buildings generally have consistent setbacks from the sidewalk and feature similar architecture and building materials. Sidewalks are present on both sides of the road and are protected from the roadway by street trees, pedestrian level lighting, and on-street parking.



Pleasant Avenue, looking south with single family residential uses.



A bird's-eye view of Onset Village - West Central Avenue.



Street Design

The vehicular ROW is 24' wide. In most cases, a pedestrian level street lighting and street trees separate the 7' sidewalk from the roadway. The on-street parking also provides a buffer for the pedestrian on the sidewalk. These characteristics promote slower traffic speeds and a more walkable environment.



West Central Avenue, looking north.



The pedestrian's view of West Central Avenue: Street trees, street parking, and buildings create a sense of enclosure.

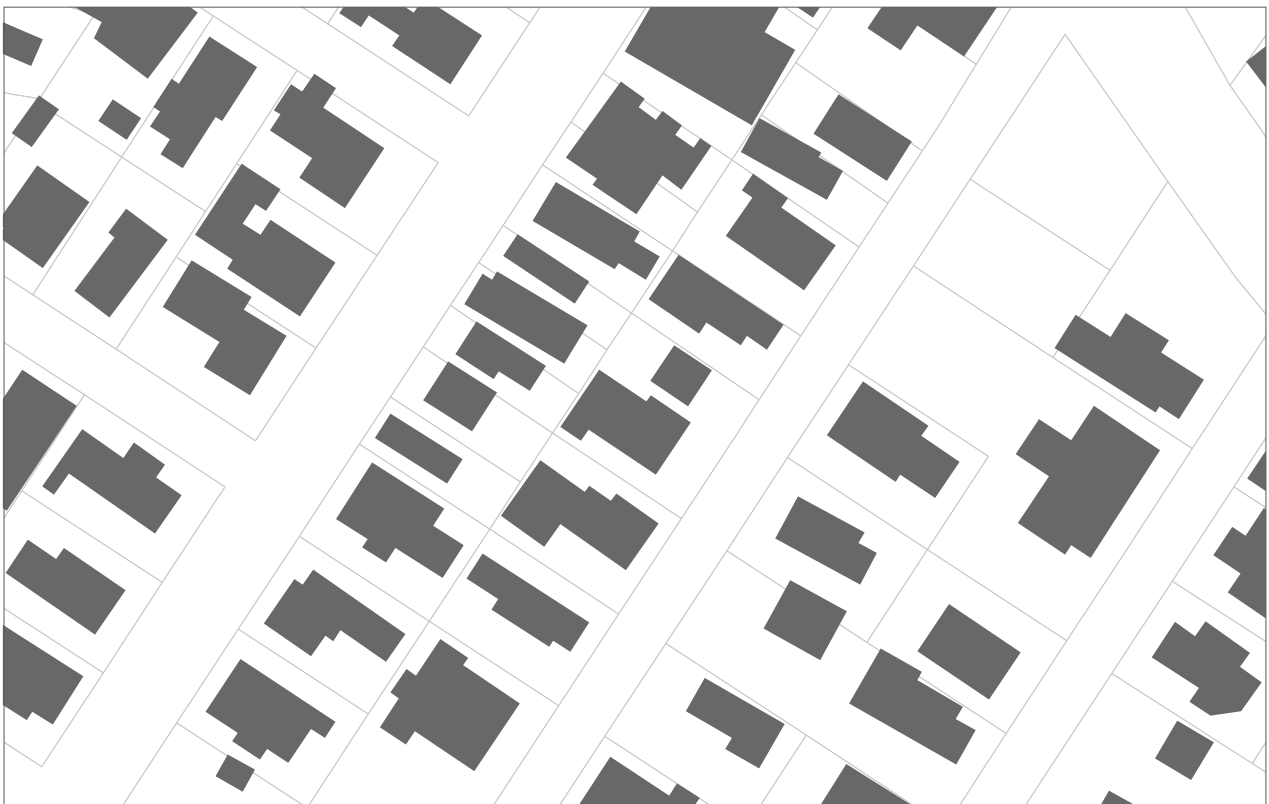


Development Pattern

Onset Village has a regular block pattern. Buildings are grouped closely together on very small lots ($< 4,000$ s.f.) and most are set close to the lot lines. The majority of the lots do not have a driveway, which necessitates on-street parking. The residential structures generally have consistent setbacks from the rights of way.



Aerial images of the built environment in Onset Village.



A "Figure-Ground" graphic of Onset Village depicts how the area's buildings relate to lot lines and RsOW.



Building Characteristics

Onset Village contains similar building styles and traditional materials – multi-story wood structures with a front stoop or front porch. Building heights range between one- and three-stories. This consistent use of materials and forms gives this residential neighborhood a pleasing and predictable appearance.



Several larger single family structures with different types of front porches.



A unique type of front structure design.

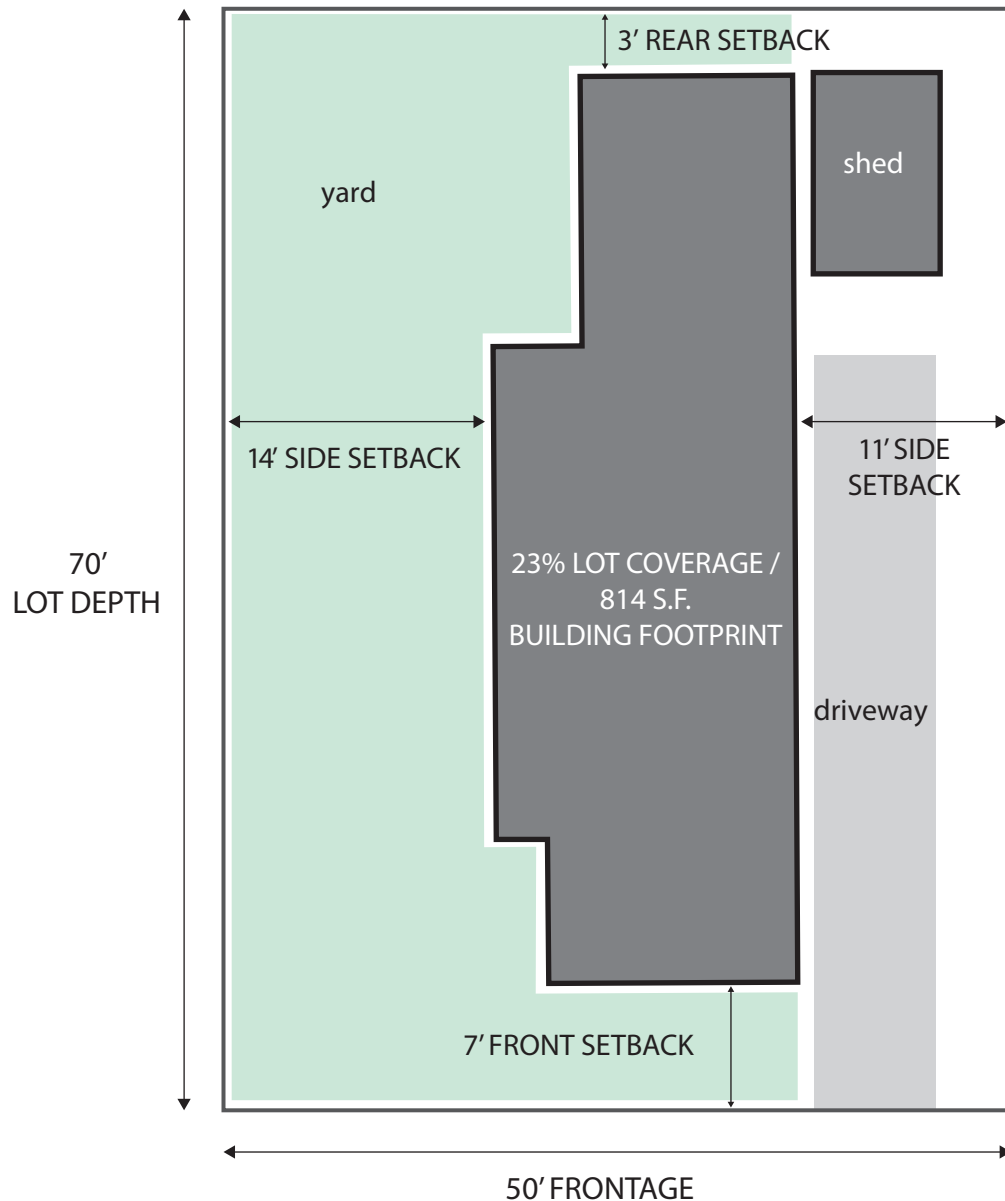


A mix of styles and sizes on the residential street.



Example Lot

This example lot contains a smaller sized single family residential building. It provides 1 dwelling unit on a 3,500 s.f. lot with resident parking on the side of the lot. The lot has low setbacks, very little building separation, and sufficient on-street parking to allow for visitors. Commercial and recreational areas are within walking distance and the pedestrian infrastructure is present to support it.



Lot size = 3,500 square feet
Building footprint = 814 square feet
Lot coverage = 23%
Dwelling units = 1
DU per acre (UPA) = 12
Building height = One and three quarter stories

Floor Area Ratio (FAR) = 0.71
Frontage = 50 feet
Front setback = 7 feet
Side setback = 14 feet
Façade width = 16 feet
Building separation = 25 feet