

ZONING

195 Attachment 2

City of Derby

Appendix B Zoning Illustrations Figures 1 through 36

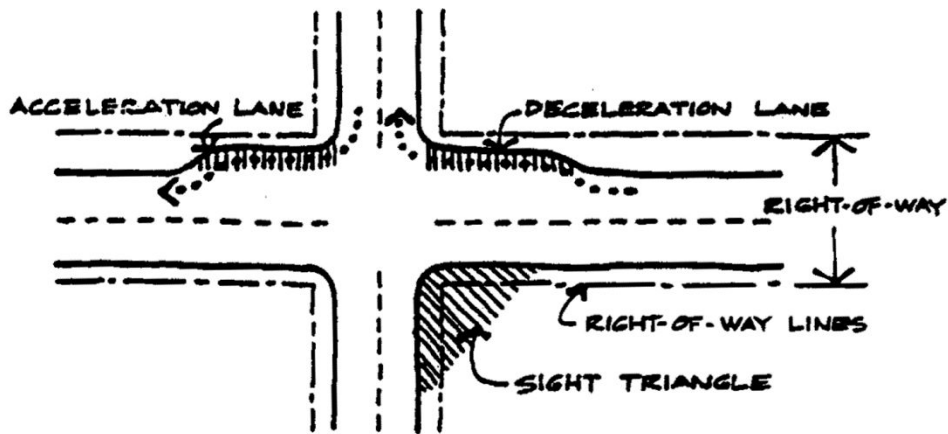


Figure 1

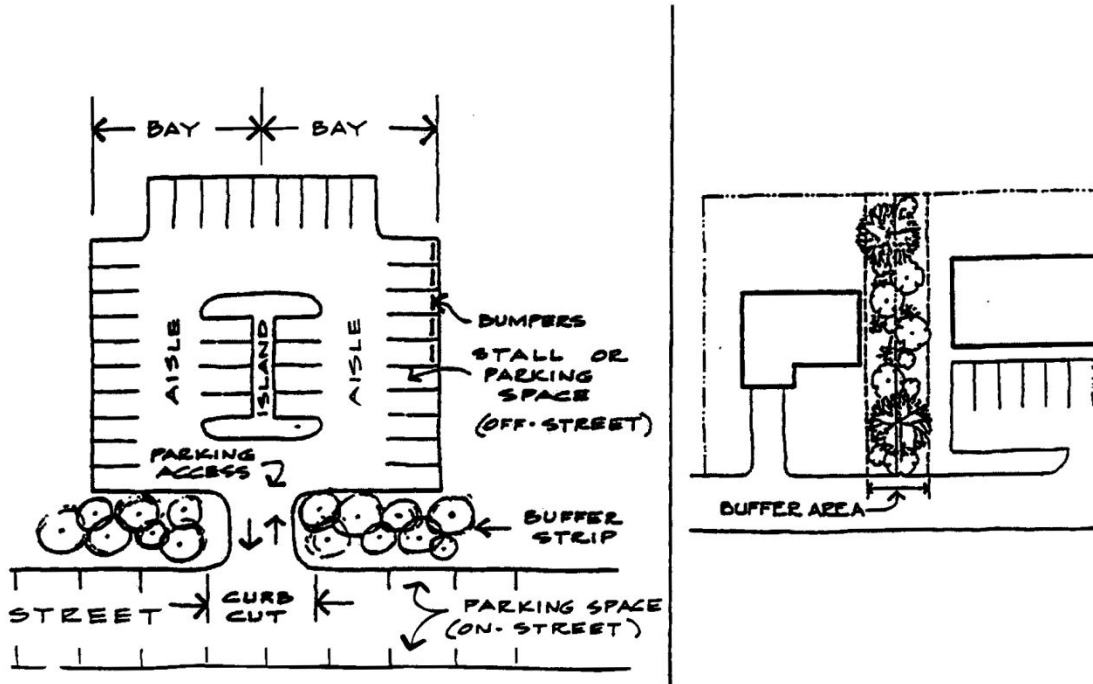


Figure 2

DERBY CODE

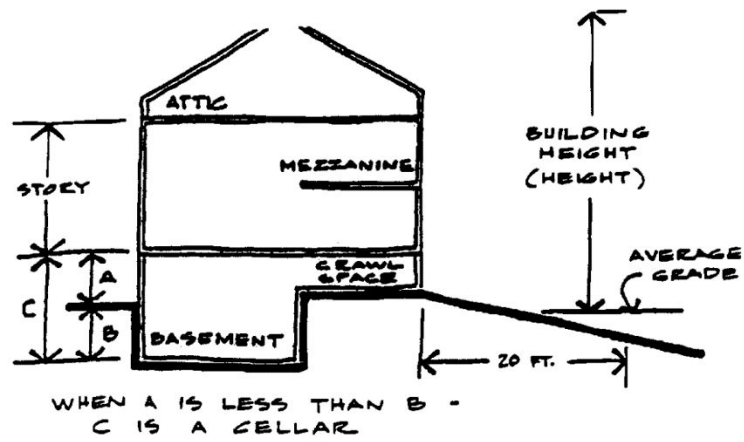


Figure 3

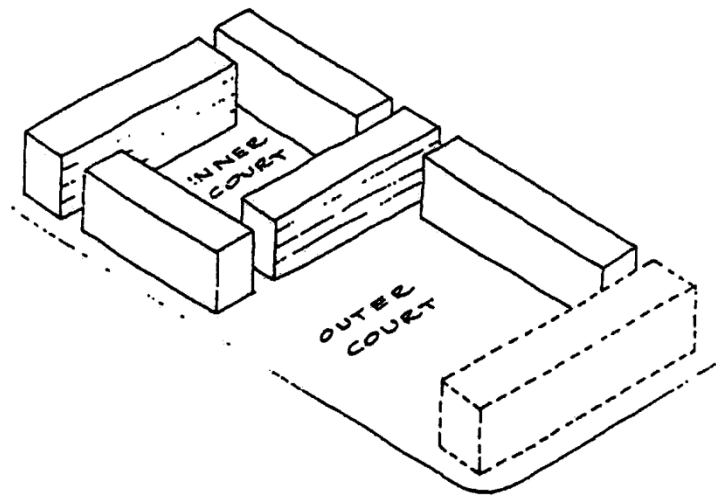


Figure 4

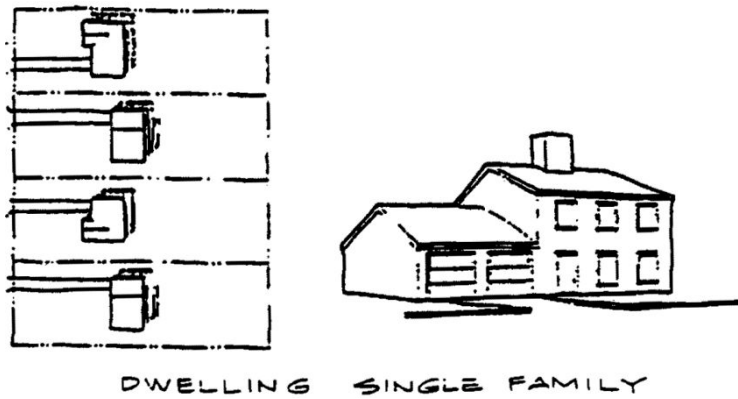


Figure 5

ZONING



Figure 6

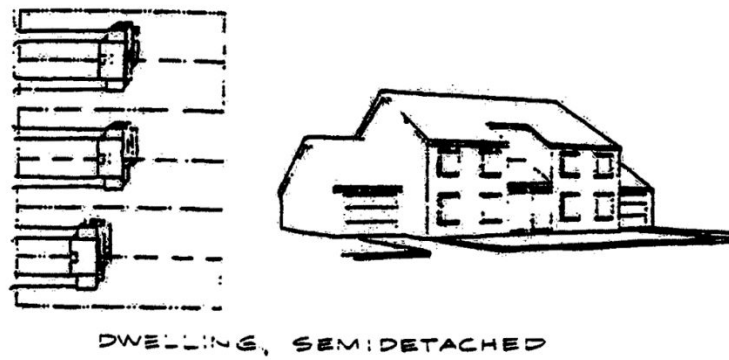


Figure 7

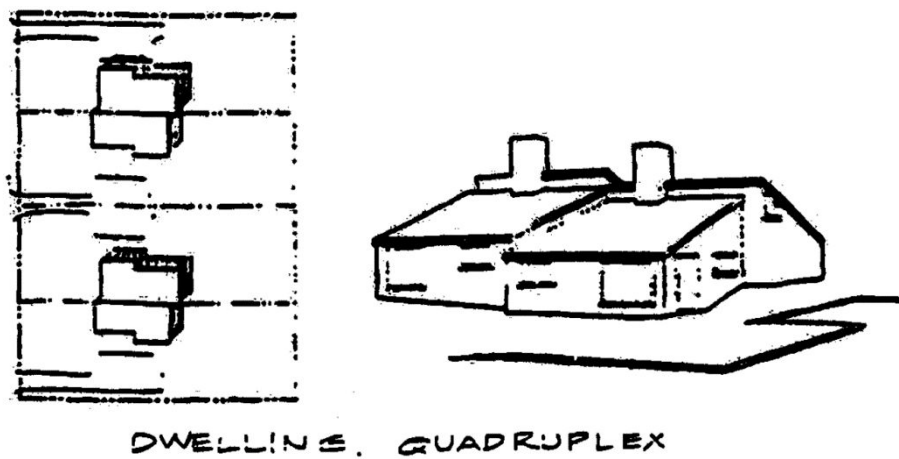


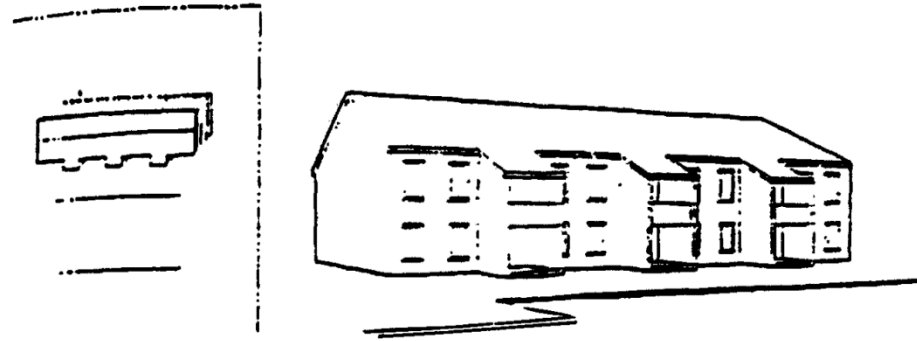
Figure 8

DERBY CODE



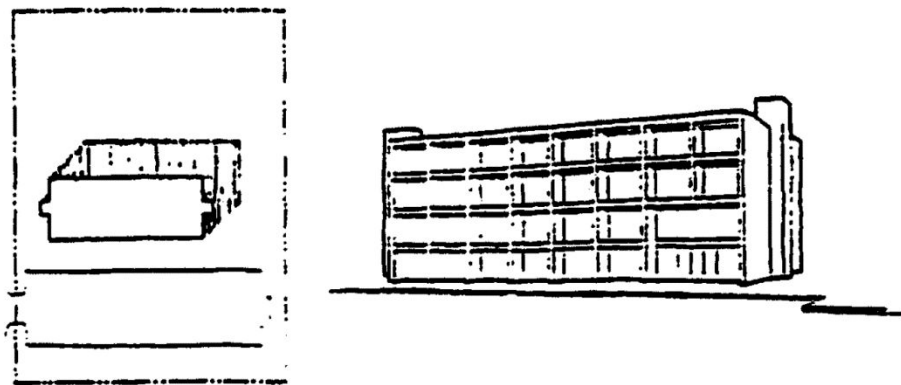
DWELLING, TOWNHOUSE

Figure 9



DWELLING GARDEN APARTMENT

Figure 10



DWELLING, MID-RISE

Figure 11

ZONING

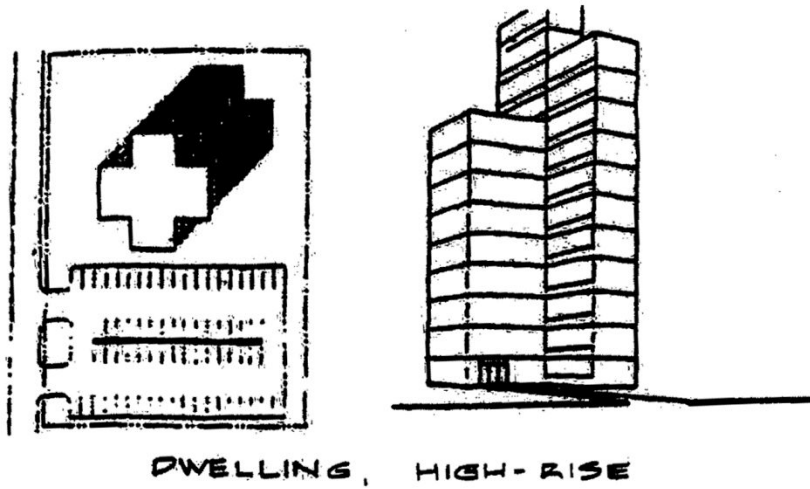


Figure 12

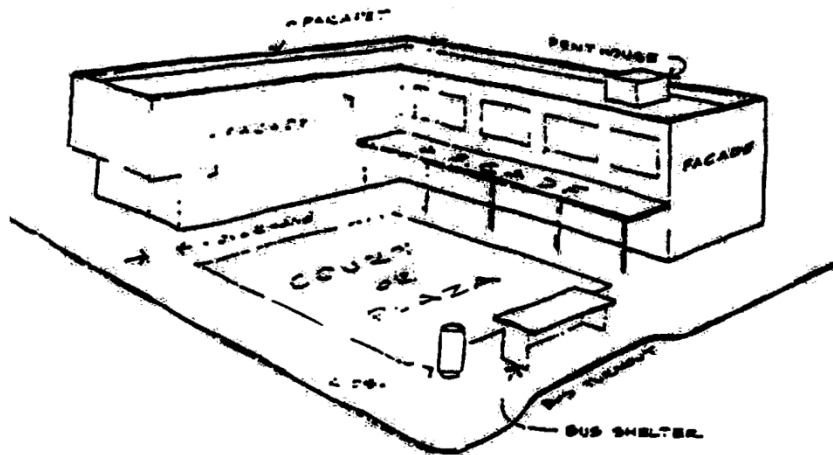
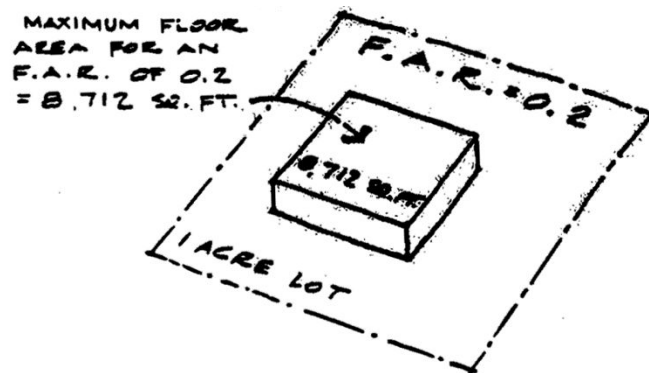


Figure 13



FLOOR AREA RATIO (F.A.R.)

$$\text{F.A.R.} = \frac{\text{TOTAL BUILDING FLOOR AREA}}{\text{TOTAL LOT AREA}}$$

Figure 14

DERBY CODE

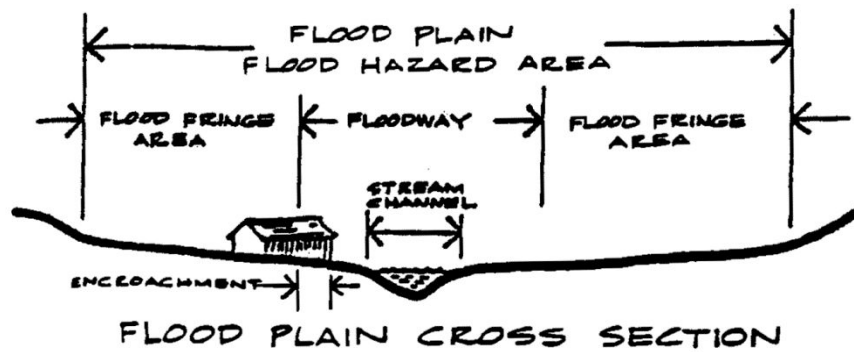


Figure 15

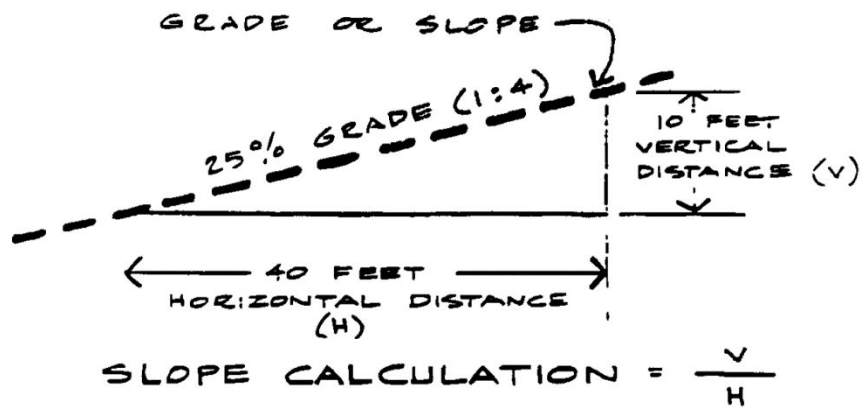
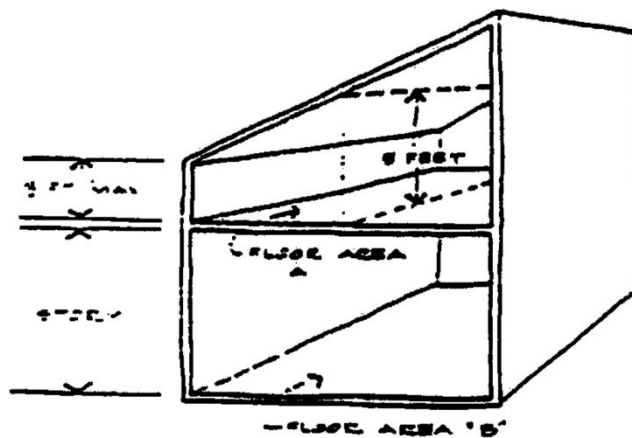


Figure 16



IF FLOOR AREA "A" IS AT LEAST
40% OF FLOOR AREA "B" -
THEN "A" IS A HALF STORY.

Figure 17

ZONING

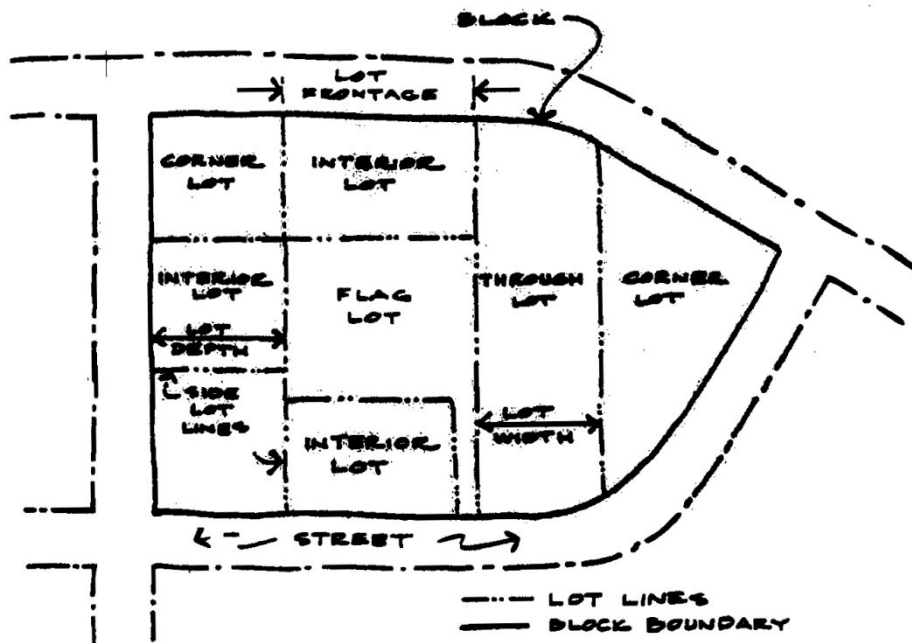
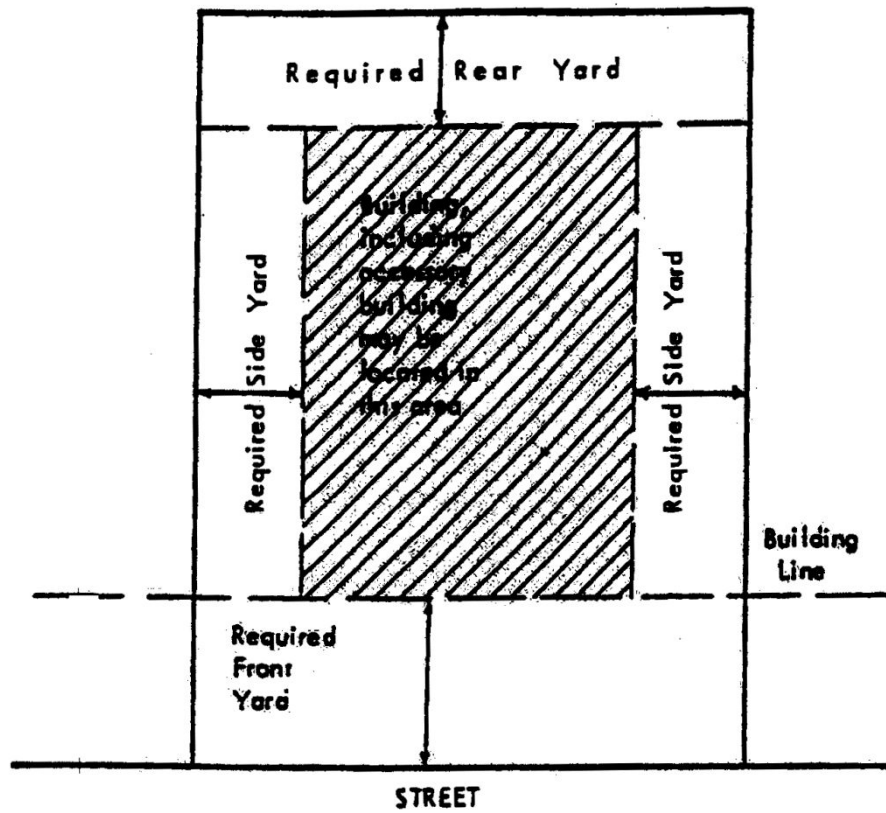


Figure 18

DERBY CODE

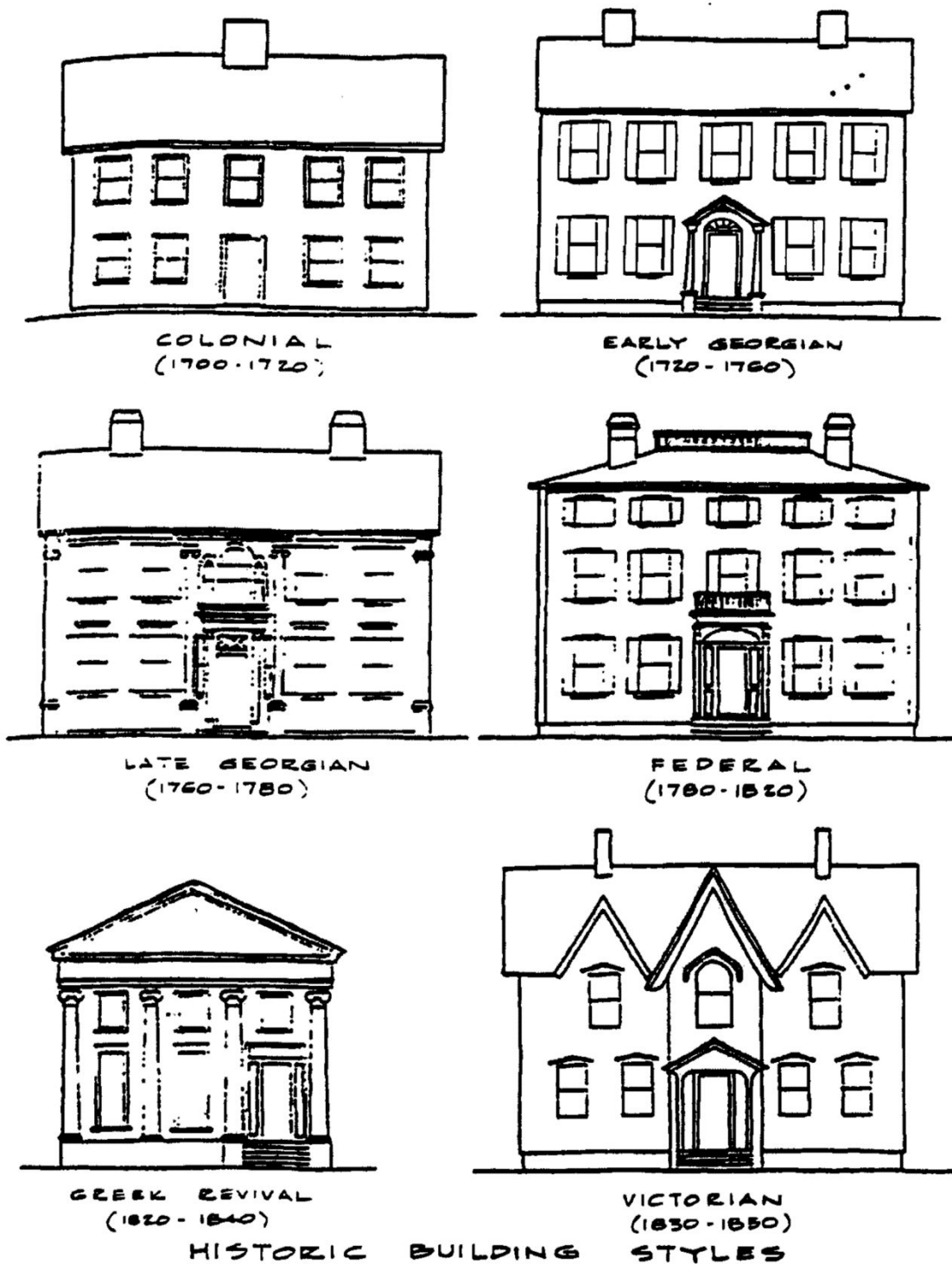


Figure 19

ZONING

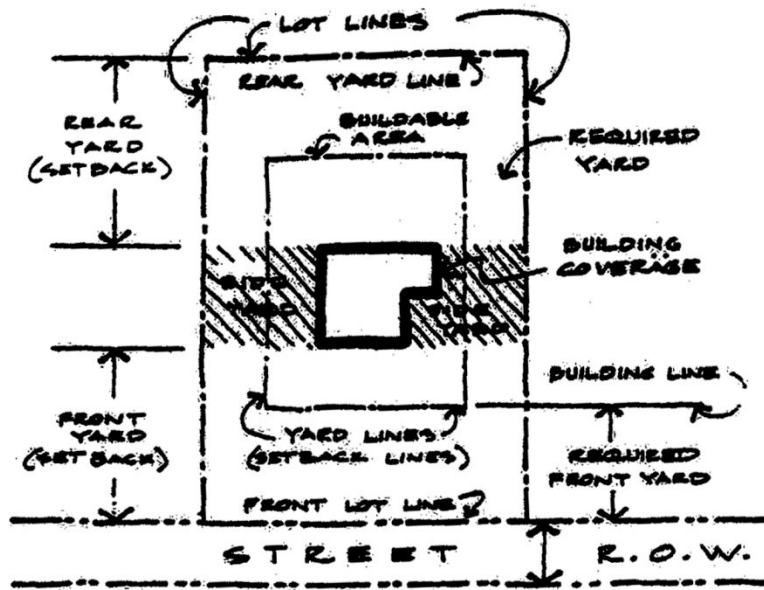


Figure 20

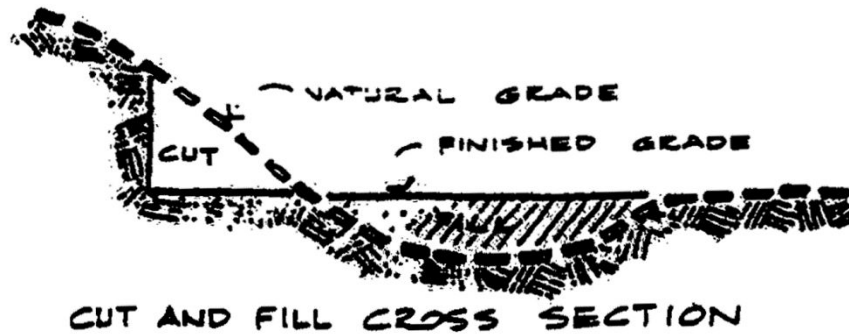


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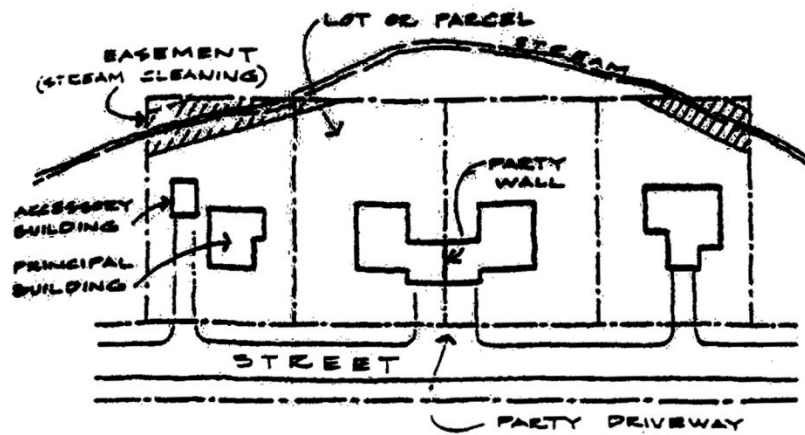


Figure 22

DERBY CODE



Figure 23

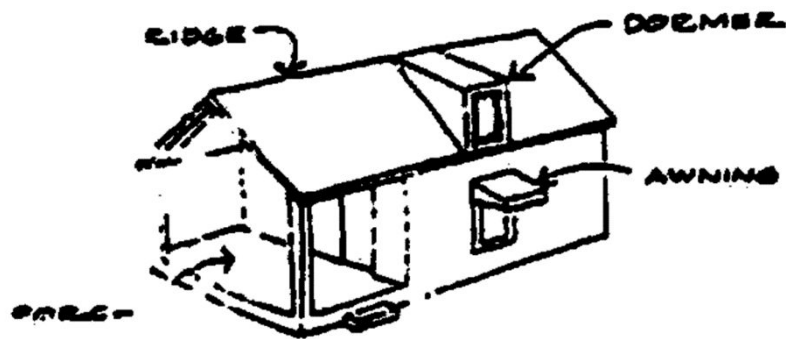


Figure 24

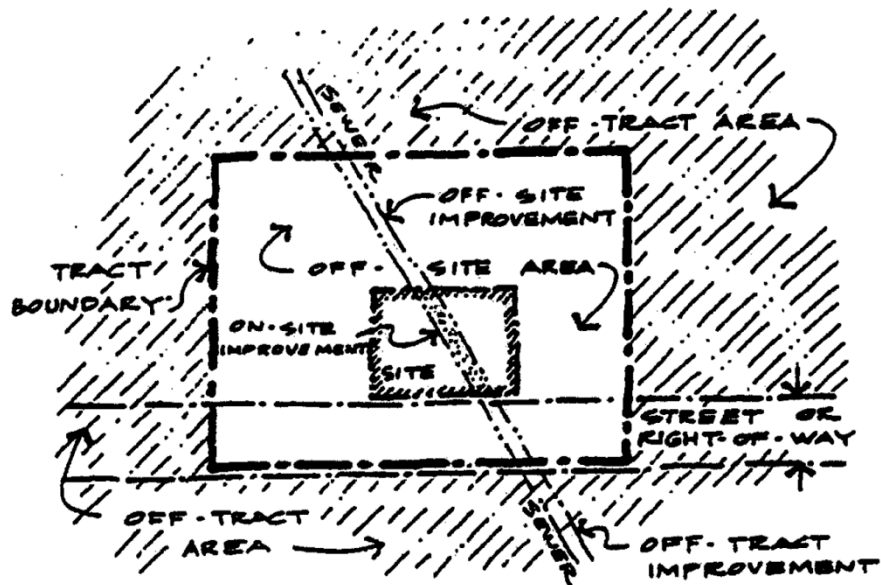


Figure 25

ZONING

ROOF TYPES

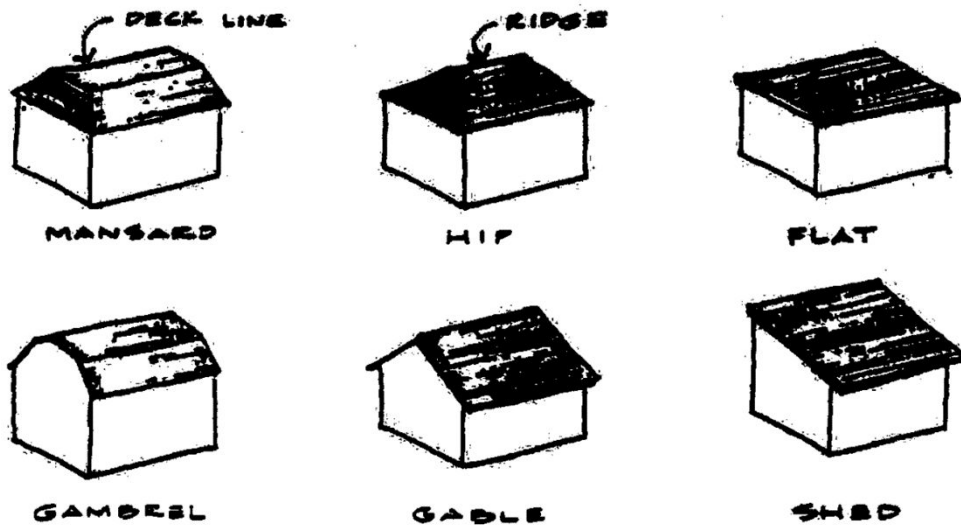
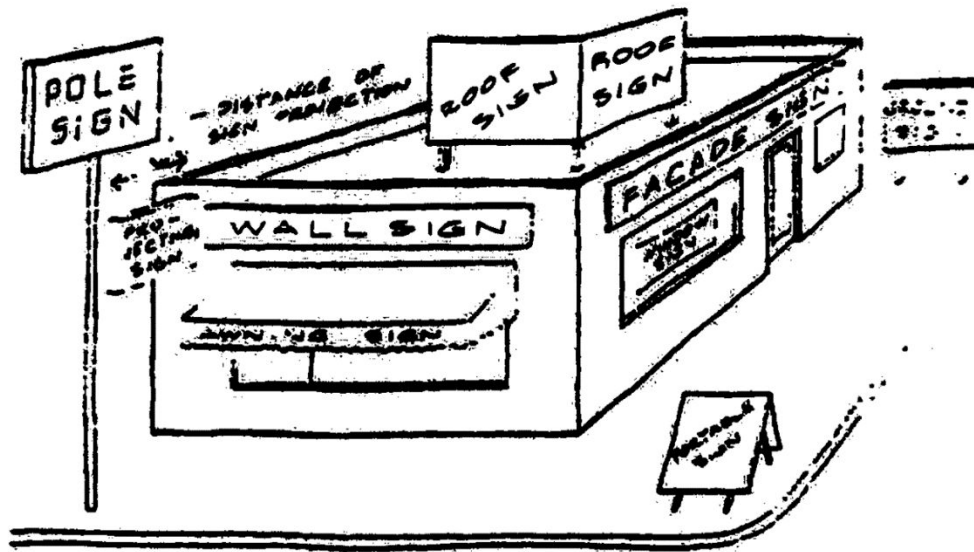


Figure 26



SIGN TYPES

Figure 27

DERBY CODE

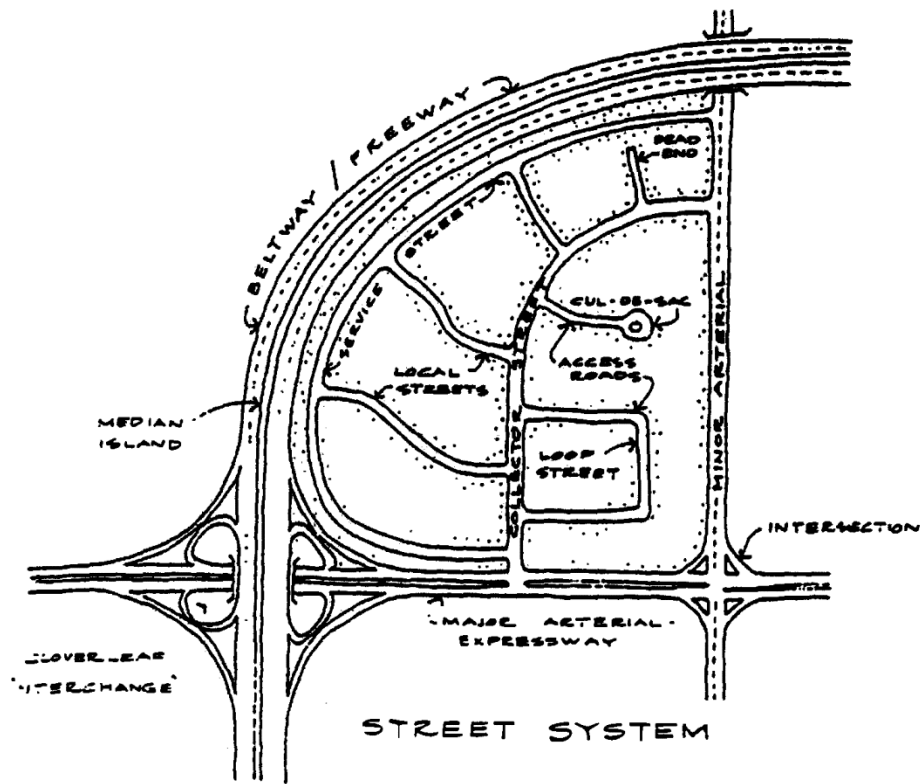


Figure 28

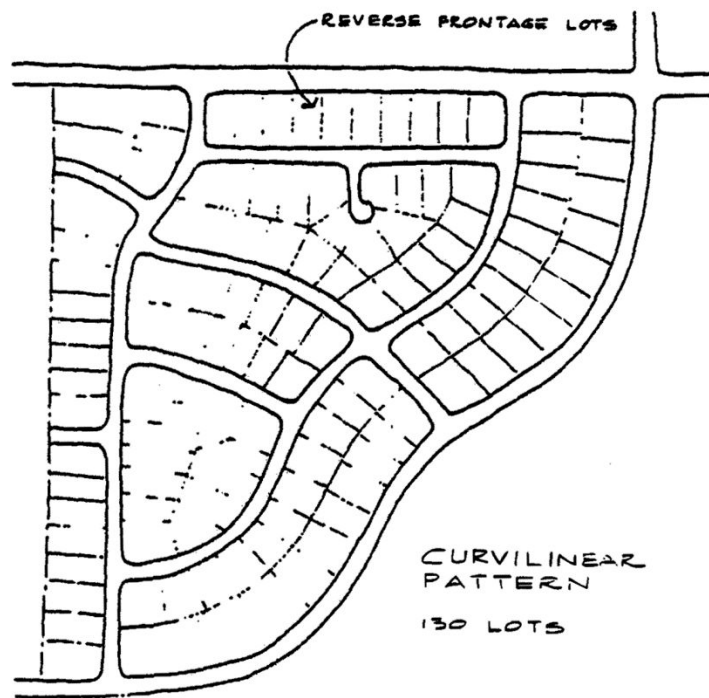


Figure 29

ZONING

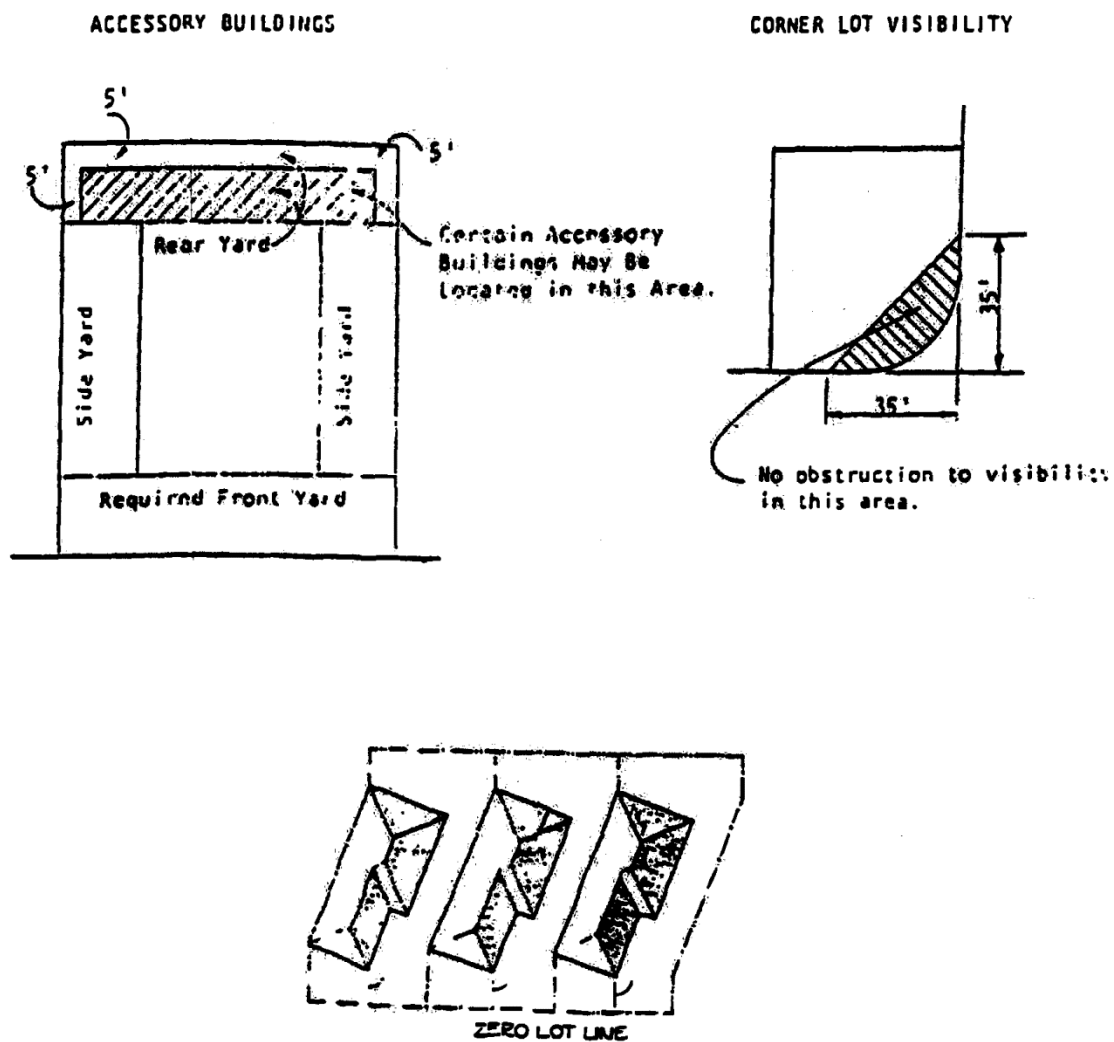
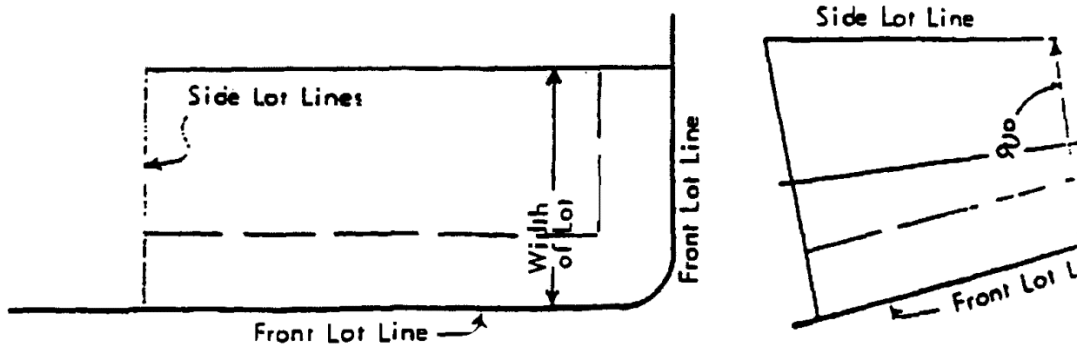
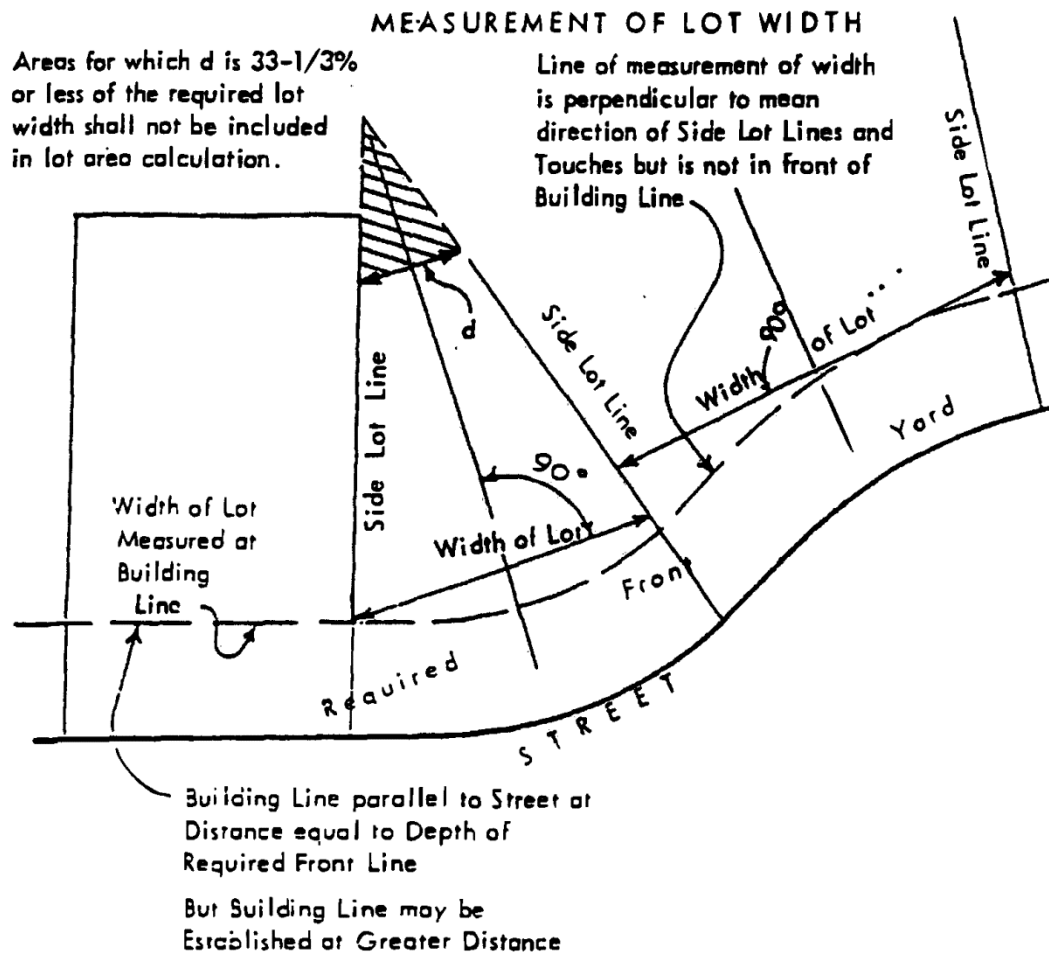


Figure 30

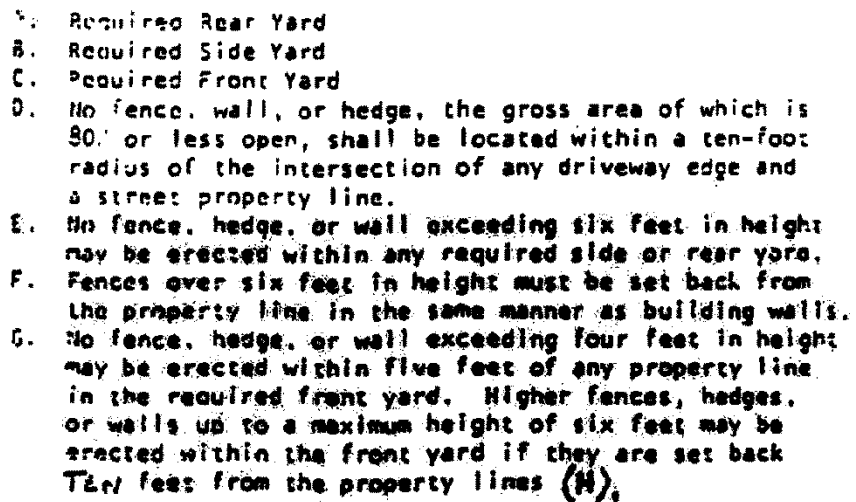
DERBY CODE



Width of Corner Lot is Measured by Taking Longer Front Lot Line as Though a Side Line

Figure 31

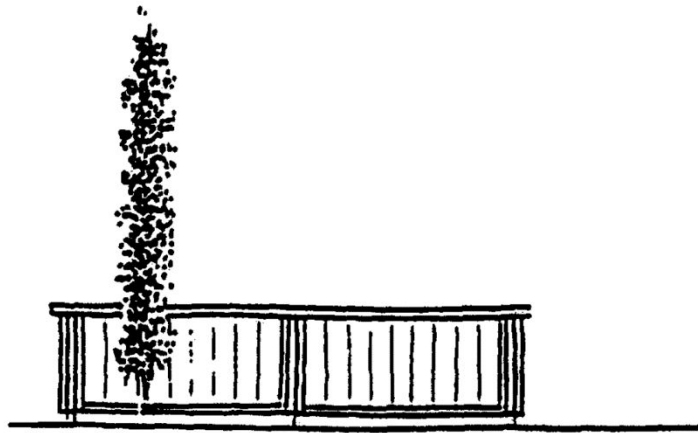
FENCES, FENCE WALLS AND HEDGES IN RESIDENTIAL ZONES



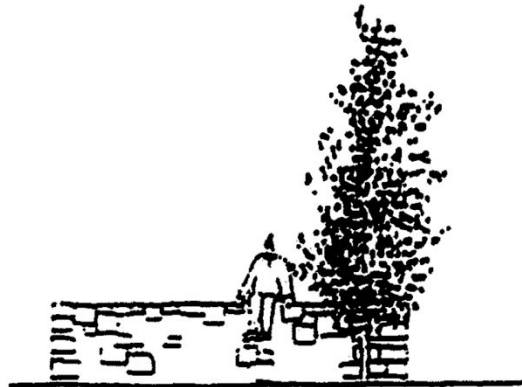
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DERBY CODE

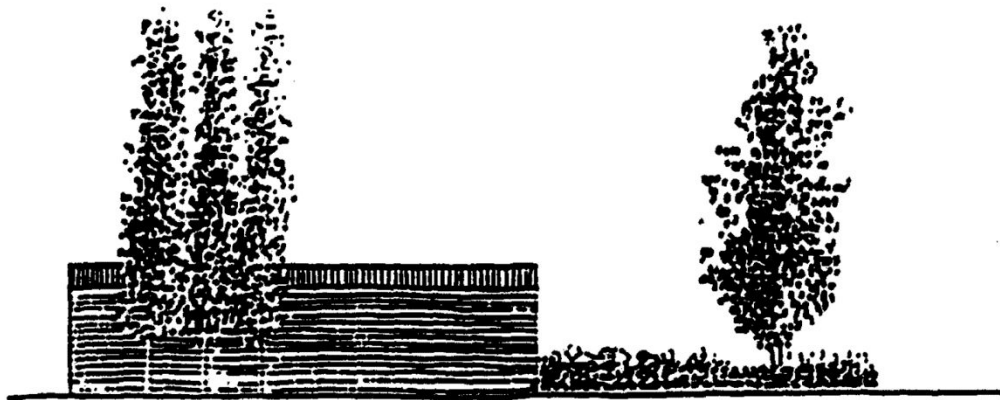
SITE DESIGN DETAILS



wood screen wall



stone screen wall



brick screen wall combined with planting screen

Figure 33A

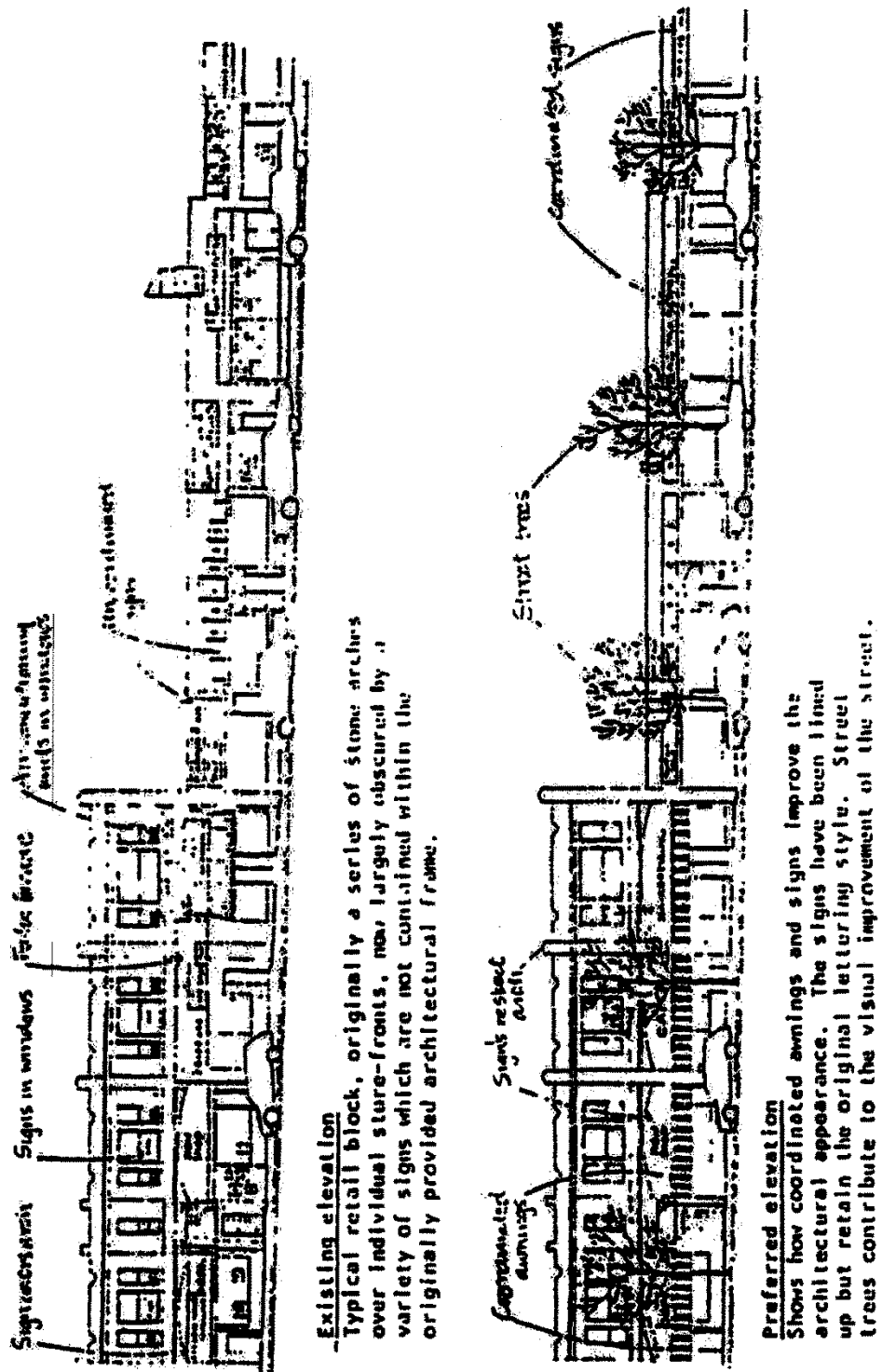


Figure 34

DERBY CODE



THIS



NOT THIS

The sign should serve to define or enhance architectural elements of the building, not obscure or obliterate them.

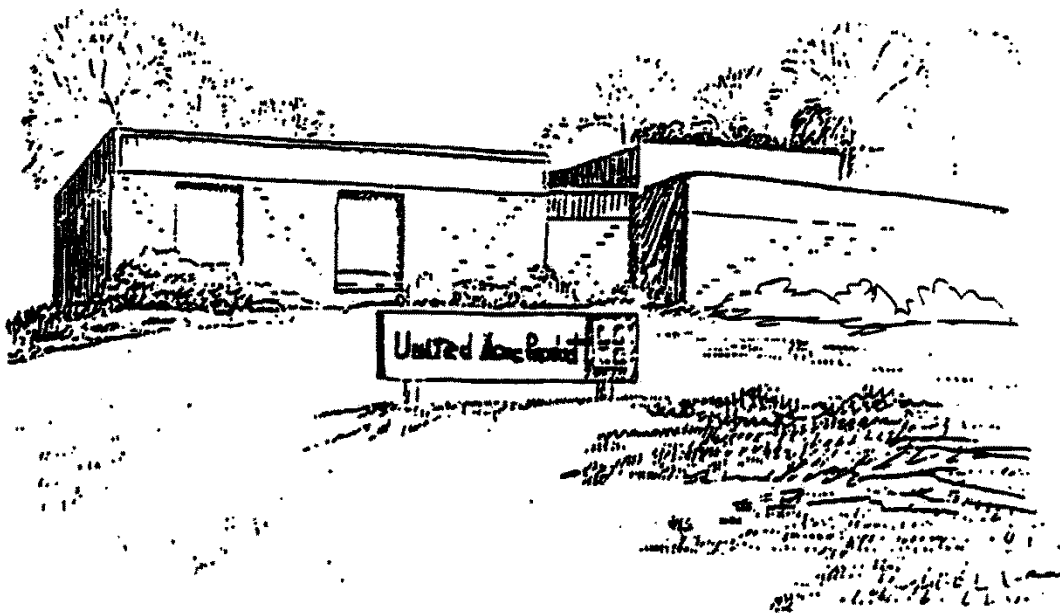


THIS



NOT THIS

The sign should identify the name of the business, not advertise brand names.



Small, tastefully designed industrial sign.

Figure 34A

ZONING

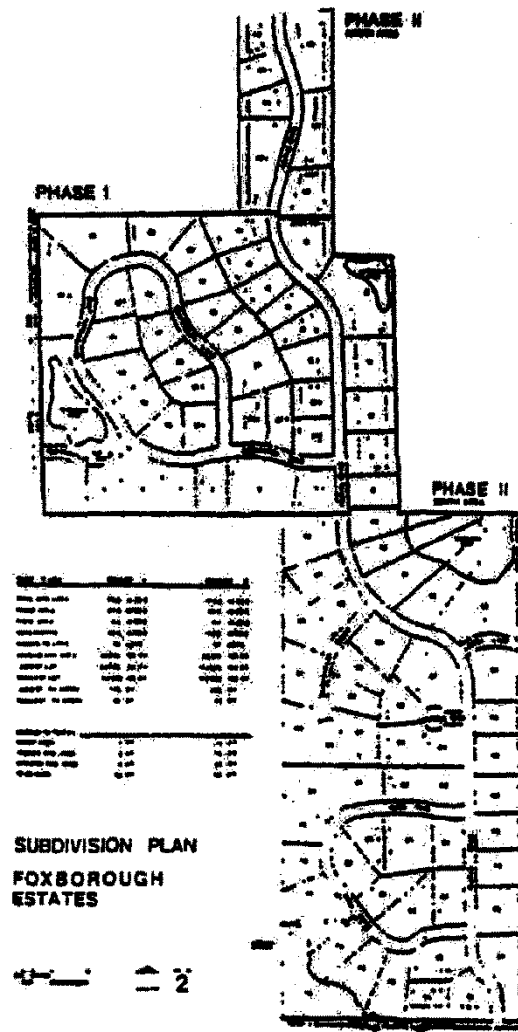


Figure 35

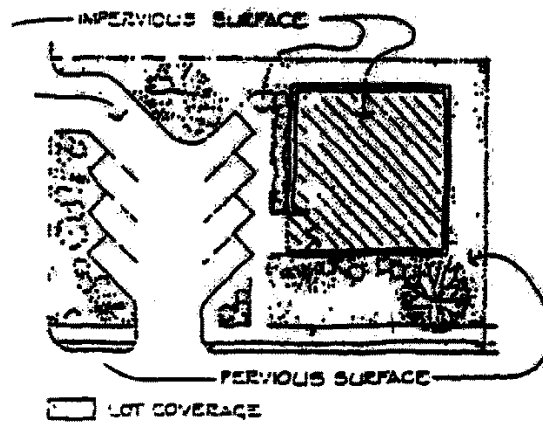


Figure 36