

**BEACON HILL NEIGHBORHOOD CONSERVATION DISTRICT  
DESIGN STANDARDS  
Comparison Matrix**

<b>RESIDENTIAL STANDARDS</b>		
	Current Regulations	Proposed Changes
<b>LOT SIZE/COVERAGE:</b>	Lot sizes can't be reduced or increased greater than 25% per block face; or 40% for corner lots	Minimum lot width for single family remains at 25 foot width (non-conforming lot). Creates a minimum lot width for 3 units and more at 50 feet. Maximum lot width for all lots is 75 feet.
<b>BUILDING SIZE/MASSING</b>	Only address accessory structures. 40% of principal structure size and 80% of height.	Created massing standard that requires 3 units or more to be contained in one structure. Restricts to 80% of height if principal structure is 2 stories. Added footprint max of 50%.
<b>BUILDING HEIGHT/NO. of STORIES:</b>	Single family: 2 1/2 stories and 35 feet. Multifamily: 3 stories.	All residential structures: 2 1/2 stories and 35 feet.
<b>FRONT, SIDE, AND REAR SETBACKS</b>	Front setback: 10% of median. Maximum of 35 feet. Ancillary structures shall be located within the back 35% of the parcel.	Front Setback: 25 feet Minimum. 35 feet maximum. All accessory structures shall be constructed in the rear yard.
<b>PRINCIPAL ELEVATION FEATURES: WALKWAY</b>	36 inches in width for single family; 48 inches in width for duplex and greater.	36 inches in width for single family and duplexes; 48 inches in width for 3 units and greater. No greater than 6 feet in width. Requires minimum distance separation from driveway of 4 feet.
<b>PRINCIPAL ELVATION FEATURES: PORCHES</b>	Residential structures with porches may not be reduced in size but may be enclosed with materials of no less than 80% transparency. New single family structures or structures undergoing substantial rehab shall include a porch that is 8 feet deep and 50% of the width along the street facing facade.	Clarifies that screening may not obscure architectural details. Adds prohibited materials that do not allow the free flow of outside air. Maintains requirements for new construction. Exempts Multi-family structures with 3 or more units.
<b>PRINCIPAL ELEVATION FEATURES: WINDOWS AND DOORS</b>	Windows (with exception of kitchen and bathroom) shall maintain vertical to horizontal dimension ratio of 2:1, and at least a 1-over-1 light division. Casement windows may also be used, provided the vertical dimension is maintained, regardless of the light division. Decorative windows cannot exceed 8 square feet. Requires minimum of 25% of surface area on the front facade to be dedicated to window openings. Replacement or repair of windows requires the original window opening to remain the same. Wood-framed window screens are preferred; however, aluminum, vinyl and other metal screen frames may be used. No standards on doors.	Maintains the 2:1 and 1 over 1 light division. No longer exempts kitchen and bathroom windows. Clarifies that windows must be operable. Prohibits glazing of windows that is reflective, bronzed, colored, tinted, or mirrored. All windows are to be free from film, tint, aluminum foil, and similar coating materials. Glass with embedded tinting is permitted. Shutters, blinds, screens, and awnings are permitted. Maintains standards regarding original window openings and window screen materials. Prohibits use of burglar bars. Now includes standards for doors that permit french doors on any facade but prohibits glass sliding doors on the front facade.
<b>BUILDING MATERIALS: BUILDING FAÇADE</b>	Building materials for primary and ancillary structures (visible from the ROW) shall match the existing structure in scale, proportion, and/or profile.	Replacement siding materials shall match the original siding materials. Acceptable materials are stucco, brick, stone, and wood. Acceptable new construction siding materials are stucco, brick, stone, fiber cement, and wood. Prohibited siding materials include vinyl or similar siding, oriented strand board (OSB), synthetic stone, EIFS, metal, aluminum, reflective or translucent material.
<b>BUILDING MATERIALS: ROOFS</b>	No standards for roofs.	Permitted roofing materials are: composition shingle, metal, clay tile, and wood shingles. tile, and wood shingles. Corrugated metal, corrugated composite material, and corrugated fiberglass are not allowed. Green roofs (roofs with sod) are acceptable. Solar panels are appropriate on roofs. Eaves shall be at least 18 inches from the face of the building. Larger eaves are encouraged to provide protection from the sun.
<b>PAVING: CURB CUTS</b>	Shall not exceed 15 feet in width. Maximum of one curb cut per lot or 75 feet of frontage.	One Driveway curb cut per residential lot and shall not exceed 15 feet in width. Beyond the curb cut, driveways shall not be less than eight feet or more than twelve feet in width.

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<b>PAVING: DRIVEWAYS</b>	Beyond the curb cut shall maintain a maximum width of 12 feet, from the intersection with the street to a point 5 feet behind the primary structure setback. Driveway runway ribbons are preferred at a width of 1'6" and 2'6". If solid surface, maintain a width of 8'-10'. Circular driveways are prohibited.	Driveways may be constructed of either impervious material (concrete, brick, clay tile pavers, or asphalt) or pervious materials. Pervious materials shall be bordered by a durable curb-like material (brick, concrete, etc.) in order to prevent erosion. Driveway runway/ribbons less than 2 ½ feet wide are allowed. Driveways shall be located on only one side of residential structures. Circular driveways and driveways that connect two or more streets are prohibited. Driveways must lead to rear of the property. (25 foot wide single family zoned lots are exempt from this standard.)
<b>PAVING: SIDEWALKS</b>	Infill sidewalks shall maintain the width of the existing adjacent sidewalks. Existing sidewalks may not be removed unless replaced as per the following standards: Replacement of 50% of the entire length shall be constructed at a minimum width of 4 feet and at least 3 feet behind the curb, except at locations where street trees or other existing site obstructions shall prevent sidewalk placement. Transitions in sidewalk width or distance is to occur on the street side.	Infill sidewalks shall maintain the width of the existing adjacent sidewalks. If adjacent sidewalk widths differ from one another, the infill sidewalk width shall match the widest of the two adjacent sidewalks.
<b>ACCESSORY STRUCTURES</b>	Structure shall be located within the back 35% of the parcel.	Clarifies that standards apply to both accessory structures and accessory detached dwelling units. All accessory structures cannot be attached to the principal structure and shall be constructed in the rear yard. Accessory structures shall be constructed or rehabilitated so as not to exceed a) 40% of the primary dwelling structure's building footprint; b) equal height to the principal structure if one story or 80% of the primary building structure's total height if two story.
<b>GARAGES</b>	May only be constructed in the rear yard, or side yard, if corner lot.	Clarifies that a garage cannot be attached to the principal residential structure and may only be constructed in the rear yard.
<b>CARPORTS</b>	Detached carport may be constructed in rear yard, or side yard if corner lot. Can be constructed as an integral part of the primary structure, if it: a) is recessed a minimum of 5' behind the primary structure front facade, and b) is constructed of building materials with the same scale proportion, and/or profile, and c) maintains the same roof line(s) as the primary structure. Temporary carports constructed of canvas or vinyl tent with pole supports are prohibited.	A carport may be constructed as an attached and integral element of the principal structure, if it: a) is recessed a minimum of 5' behind the primary structure front facade, and b) vertical support or structural elements shall match the exterior materials of the primary structure in scale, proportion, placement, and profile, and c) is constructed with a minimum roof pitch of 1.5:12; and d) is constructed with a maximum roof pitch of 4:12; and e) has a roof that meets the primary structure below the primary structure's eaves.  Flat roofs may be used when placed underneath a portion of the second story living spaces or deck.  Temporary carport structures, such as those constructed of canvas or vinyl tent materials with pole supports, cloth, fiberglass, or metal are prohibited.

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<b>FENCES</b>	<p>Are discouraged in the front yard. If they are used, UDC standards apply (now 5 feet if predominately open or 3 feet if solid). Lattice, fencecrete or similar product, or chain link materials are prohibited.</p>	<p>New front yard walls constructed of solid materials shall be no more than two (2) feet in height. New predominately open front yard fences shall not be more than four (4) feet in height. Fencing or gate structures are not permitted across the driveway at any point in the front yard. The height of side yard fencing shall match the front yard fence height (maximum of four (4) feet) to a point ten (10) feet behind the vertical plane of the front façade of the primary residential structure. Beyond these ten (10) feet, the side yard fencing and rear yard fencing shall be no more than six (6) feet in height. For corner lots, new street-facing front and side yard fences shall match each other in construction materials and proportion. Residential properties abutting commercial properties are exempt from the fencing height limitations along the shared property line. Chicken wire or any similar netting-type material, chain link (metal or vinyl-coated), razor or barbed wire, pre-cast concrete systems (e.g. fence-crete), exposed concrete masonry units (CMU) with visible joints, or unfinished concrete (paint is not considered a finished surface) shall be prohibited for new front yard fences or free-standing walls.</p>