

**BUILDING HEIGHT/NO. OF STORIES**

Generally, there is a mix of residential building heights throughout the neighborhood. A maximum building height of 35'-0" will generally maintain the patterns of construction in the neighborhood for single-family and multi-family residences.

**DESIGN STANDARDS**

All residential structures, with the exception of accessory residential structures, shall be not taller than 35' in height as measured from grade to the highest point of the roof. The only architectural element that shall extend above 35 feet is a chimney. Additionally, top plate height should not exceed 28'-0". [CJH(1)]

**LOT SIZE/COVERAGE**

It is the desire of the neighborhood to maintain the scale and form of the existing streetscape. Although a variety of lot sizes exist throughout the neighborhood, the intent of managing lot size and coverage is to provide lot configurations appropriate to existing conditions.

For new development, including potentially large-scale redevelopment, the lot size and coverage design standards are intended to maintain and/or create an appropriately scaled lot layout by respecting the existing neighborhood form and lot arrangement.

**DESIGN STANDARDS**

The size of any parcel shall not be reduced or increased by greater than 25% of the existing parcel size. [CJH(2)]

The minimum width for any parcel with a single-family or duplex residential use shall be twenty-five (25) feet. The minimum width for any parcel for multi-family (tri-plex or greater) use shall be fifty (50) feet.

Structures built over a common lot line are not permitted. [r3][r4]. [CJH(5)]

**FRONT, SIDE, AND REAR SETBACKS**

The residential structures in the neighborhood generally maintain similar setbacks creating a rhythm and continuity along the streetscape.

**DESIGN STANDARDS**

**Front:**

The front setback for any residential structure from the front lot line to the foremost structural element, including but not limited to, cornices, eaves, balconies, windowsills, porches, and stairs) shall be no less than 25 feet and no greater than 35 feet. Ramps are excepted from this standard. [CJH(6)]

The front setback for an accessory residential structure, including but not limited to, granny flats and apartments, shall be located within the rear 35% of the parcel. [CJH(7)]

**Side:**

The side setback for any residential structure from the side property line to the first structural element, including but not limited to, foundations, columns, pilasters, posts, and walls, shall be no less than 5 feet. [CJH(8)]

The side setback for any residential structure from the side property line to the closest edge of the furthest projecting architectural element, including but not limited to, cornices, eaves, balconies, windowsills, porches, and stairs, shall be no less than 2 feet from the side property line. Ramps are excepted from this standard.

**Rear:**

The rear setback from the rear property line to the rearmost structural or architectural element (including but not limited to foundations, columns, pilasters, posts, walls, cornices, eaves, balconies, windowsills, porches, and stairs) of any residential or non-residential structure shall be no less than 5 feet. Ramps are excepted from this standard.[CJH(9)]

**PARCEL SIZE**

The predominant size for a parcel zoned single-family includes fifty feet of street frontage, while the predominant size for a parcel zoned multi-family includes seventy-five feet of street frontage.

Significantly smaller or larger parcels would be considered inconsistent.

**DESIGN STANDARDS**

The minimum width for any parcel with a single-family residential use shall be twenty-five (25) feet.

The minimum width for any parcel with multi-family use (tri-plex or greater) shall be fifty (50) feet.

The size of any re-platted parcel shall not be reduced or increased by greater than 25% of the existing parcel size.[CJH(10)]

**STRUCTURE SIZE**[CJH(11)]

There is a wide range of structure sizes throughout the neighborhood. However, the predominant single-family structure is thirty-five feet (35'-0") wide. This constitutes a structure width of 70% of the predominant fifty (50) foot parcel width. Significantly wider or narrower structures would be inconsistent.

Accessory structures—residential or non-residential—generally are relative to the size of the primary residential structure.

The scale of multi-family structures is limited to remain consistent with adjacent single-family structures.

**DESIGN STANDARDS**[CJH(12)]

Accessory structures on parcels zoned single-family shall be constructed or rehabilitated such that the sum of the footprint areas of all accessory structures is not increased as to exceed 40% of the primary residential structure's footprint area[A13], not including porch area.

The height of any accessory structure on parcels zoned single-family shall not exceed 80% of the primary residential structure's height as measured from grade to the highest point of the roof[r14].

Accessory structures on parcels zoned multi-family shall be constructed or rehabilitated such that the sum of the footprint areas of all accessory structures is not increased as to exceed 40% of the residential structure's footprint area.

The height of any accessory structure on parcels zoned multi-family shall not exceed 80% of the residential structure's height as measured from grade to the highest point of the roof[r15].

**STRUCTURE MASSING**

The predominant single-family structure massing is one residential structure and one accessory structure per parcel.

The predominant multi-family structure massing is one residential structure per parcel.

**DESIGN STANDARDS**

There shall be constructed on a parcel zoned residential (excluding multi-family) no more than one primary residential structure. Any accessory structures must have combined footprint areas not in excess of 50% of the primary residential structure’s footprint area.[CJH(16)]

There shall be constructed on a parcel zoned multi-family no more than one residential structure per 50 feet of street frontage. For corner lots, only one (1) street can be used for street frontage calculations.[CJH(17)]

**PAVING/IMPERVIOUSCOVER**

**DESIGNSTANDARDS**

Impervious cover for all residential parcelscontaining single-family, duplex, triplex, and quadruplex structures must not exceed 65% of the total parcel area.

Impervious cover for all residential parcels containing multi-family residential structures must not exceed 75% of the total parcel area.

Impervious cover includes all non-permeable materials used to construct such elements as driveways, buildings, pools, patios, sheds, and other elements that cover the natural land surface.

**DRIVEWAYS AND CURB CUTS**

Minimal use of impervious cover for driveways and the location of curbs is of major importance to this district. Typical separation of the curb and sidewalk is something that is valued in this district. In addition, single-car width driveways, and the use of driveway ribbons are common throughout the area.

**DESIGN STANDARDS**

Driveways may be constructed of eitherimpervious material (concrete, brick, clay tile pavers, or asphalt) orpervious materials.

Pervious materialsshall be bordered by a durable curb-likematerial (brick, concrete, etc.) in order toprevent erosion.

Driveway curb cuts 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. Driveway runaway/ribbons less than 2 ½ feet wide also are allowed.

Driveways shall extend on only one side of residential structures. Circular driveways and driveways that connect two or more streets are prohibited. Driveway must lead to rear of the property.

There shall be a maximum of one curb cut in each parcel[r18].[CJH(19)]

**SIDEWALKS**

Sidewalks must be constructed no less than four feet wide and a maximum of six feet wide and no less than three feet behind the curb except at locations where existing trees or existing site obstructions prevent this.

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. If removed, sidewalks must be replaced within 120 days of removal. [CJH(20)]

### FRONT WALKWAY

A typical condition in this neighborhood is the existence of a front walkway that leads from the porch of the primary structure to the street and/or sidewalk.

### DESIGN STANDARDS

A mandatory front walkway shall connect the front entry(s) or porch of the residential structure directly to the sidewalk and/or curb. This front walkway shall be separated from the driveway by at least 4 feet.

The width of this walkway must be at least 3 feet for single-family and duplex structures and at least 4 feet for triplex and greater multi-family structures. The walkway for any residential structure can be no greater than 6' in width.

### GARAGES, CARPORTS AND AUTO STORAGE [r21]

The residential structures in this district have detached garages, detached or attached carports, porte-cocheres, or no vehicle storage structure.

### DESIGN STANDARDS

#### GARAGES:

A garage cannot be attached to the primary residential structure. A garage may be constructed only in the rear 35% of the property from the primary facing street, and, if a corner lot, must be set back at least 20 feet from the non-primary facing street. [CJH(22)]

#### CARPORTS:

A detached carport may be constructed in the rear 35% of the property from the primary facing street, and, if a corner lot, must be set back at least 20 feet from the non-primary facing street.

A carport may be constructed as an attached and integral element 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
  - 1) scale,
  - 2) proportion and/or
  - 3) profile as the primary structure, and
- c) is constructed with a minimum roof pitch of 1.5:12; and [r23]
- d) is constructed with a maximum roof pitch of 4:12; and [CJH(24)]
- e) has a roof that meets the primary structure below the primary structure's eaves; and
- f) is open on the three sides not attached to the dwelling; [CJH(25)] and
- g) is accessible by a vehicle from the driveway. [CJH(26)]

**TEMPORARY CARPORT STRUCTURES:**

Temporary carport structures include but are not limited to those constructed of canvas or vinyl tent materials, cloth, fiberglass, or metal.

Temporary carport structures are prohibited.

**PORTE COCHERES:**

Porte Cocheres shall maintain the same roof-pitch[r27] as the principal structure's roof or may be placed underneath a portion of the second story living spaces. Vertical support or structural elements of portecocheres shall match the exterior materials of the primary structure inscale, proportion, placement, and profile.[CJH(28)]

**FENCING / FENCE MATERIALS / RETAINING WALLS****DESIGN STANDARDS**

All fence and wall standards apply to single-family and multifamily residential properties.

*Fencing:*

Fencing in the front yard is a relatively common condition in the neighborhood, though it can inhibit social interaction of people along neighborhood streets. However, it was determined that front yard fencing should be allowed with some material limitations to improve the visual quality of front yards throughout the neighborhood.

Fencing and/or front yard walls are strongly discouraged within the front yard area. However, if front yard fencing/walls are constructed, the following standards shall apply:

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[CJH(29)], or unfinished concrete (paint is not considered a finished surface) shall be prohibited for new front yard fences or free-standing walls.

New front yard walls constructed of solid materials shall be no more than two (2) feet in height and shall be set back from the existing sidewalk by no less than two (2) feet or no less than seven (7) feet from the curb or street edge if no sidewalk exists.[CJH(30)]

New front yard fences shall not be more than four (4) feet in height[CJH(31)] and shall be set back from the existing sidewalk or retaining wall by not less than two (2) feet or not less than seven (7) feet from the curb or street edge if no sidewalk exists. 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. Street-facing side fencing on corner lots shall be set back from the existing sidewalk by not less than two (2) feet or not more than seven (7) feet from the curb or street edge if no sidewalk exists.

In front yard, combination fencing, which is a combination of wall and fence, is limited such that the height includes no more than two (2) feet of solid materials at the base topped by fencing with a fifty percent (50%) transparency ratio. Setback and height requirements are the same as those stated above. [CJH(32)]

Residential properties abutting commercial properties are exempt from the side yard fencing standards.

*Retaining Walls:*

Front yard and side yard retaining walls shall be constructed to at least 6 inches above the highest grade. Railroad ties and similar materials are not permitted. [CJH(33)]

**BUILDING MATERIALS-FACADE, ROOFING**

The dispersion and frequency of the various materials suggests that there was a consistent use of wood clapboard siding at a particular point in the development of this area, however over the course of time a variety of other materials were introduced. This may be attributed to variations of architectural styles and/or introduction of new styles.

Generally, there is a wide variety of roof shapes, pitches, and materials throughout the NCD Area. Therefore, it was determined that it would not be beneficial to require a standard for roof pitches; however, roofing materials are more common than diverse.

**DESIGN STANDARDS**

*Building Facade:*

Replacement siding materials shall match the original siding materials. Acceptable materials are stucco, brick, stone, and wood. [CJH(34)]

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.

*Roofing:*

Permitted roofing materials are: composition shingle, metal, clay tile, and wood shingles, all of which are the common roofing materials found in this neighborhood.

Corrugated metal, corrugated composite material, and corrugated fiberglass are not allowed.

Green roofs (roofs with sod) are acceptable.

Solar panels are appropriate on roofs, but may not be placed free-standing in front yards. [CJH(35)]

Eaves should be at least 18 inches from the face of the building. Larger eaves are encouraged to provide protection from the sun. [CJH(36)]

**PRINCIPAL ELEVATION FEATURES - PORCHES**

Eighty percent of the structures within the neighborhood feature a front porch.

Across the various styles and variations of residential architecture, the front porch remains a common architectural element that defines the entry to residential structures, and promotes social interaction between people along the street.

Transparency percentage refers to the amount of surface area of a porch enclosure (walls or vertical surfaces) that must be constructed of transparent materials compared to the total surface area of the enclosure.

**DESIGN STANDARDS**

For residential structures with existing porches, the porch may not be reduced in size, but may be enclosed with materials such as screens with no less than 80% transparency. However, original architectural details should not be obscured by any screening.

Front porches shall not be enclosed with materials such as glass, plexiglass, or any other solid material preventing the free flow of outside air.

New residential structures shall include a front porch that is at least 8 feet deep and 50% of the primary residential structure width along the front street-facing facade. **New multi-family residential structures with five (5) or more units are exempted from this standard**[CJH(37)]. Accessory structures are also exempted.

**PRINCIPAL ELEVATION FEATURES – WINDOWS AND DOORS**

Facades throughout the neighborhood are articulated with substantial amounts of surface area dedicated to window and door openings with vertically oriented fenestrations.

The vertically oriented window is a very common feature of residential structures throughout the district, the windows may be hung in tandem creating openings that are more square in shape.

**DESIGN STANDARDS - windows**

Windows facing the street on residential structures shall maintain a minimum vertical to horizontal dimension ratio of 2:1 and at least a 1-over-1 light division. Casement windows may be used provided that the vertical to horizontal dimension ratio of 2:1 is maintained, regardless of the light division. Windows need to be operable.

Glazing (glass) should not be 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.

A minimum of 25% of the surface area of each story on the front façade shall be dedicated to window openings.

When repairing/replacing windows, the original window opening size shall be maintained.

Wood-framed window screens are preferred and help increase property value; however, aluminum, vinyl and other metal screen frames may be used.

**Window burglar bars are not allowed.**[CJH(38)]

**DESIGN STANDARDS - doors**

French doors are permitted on any façade.

Glass sliding doors are prohibited on the front façade.