

DRAFT Neighborhood Conservation Overlay District

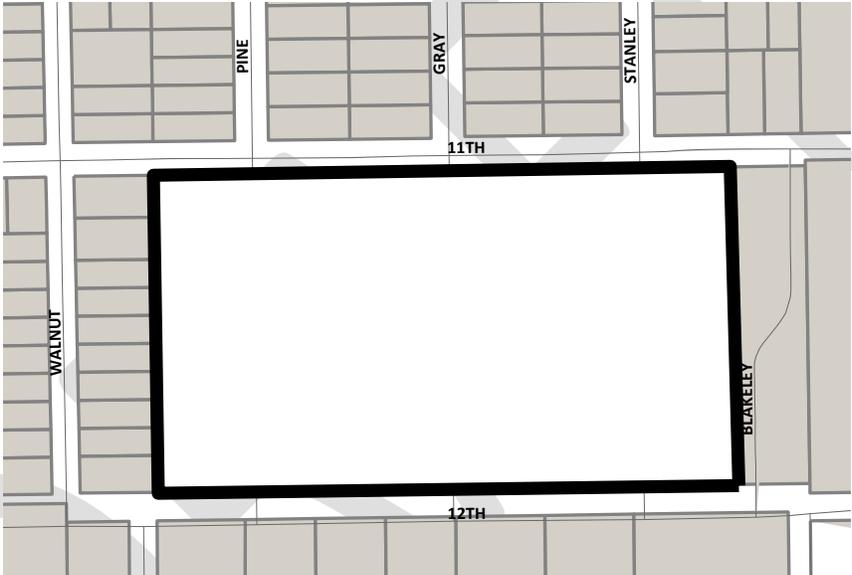
Purpose and Intent

The Neighborhood Conservation Overlay District is established to protect an existing residential neighborhood while guiding redevelopment and infill development to be consistent and integrated with the existing neighborhood.

Legal Description

The Neighborhood Conservation Overlay District is generally described as the following area: Properties fronting on Stanley, Gray, and Pine Streets between 11th Ave and 12th Ave.

Such district is described by the following legal description: Hamilton Addition, Blocks 7 and 8; Hamilton Addition, Third Section, Block 6 and 7; and Arnold Heights Addition, Block 6, Lots 1 – 11.



Overlay District

The terms, requirements, and provisions of the overlay district modify the requirements of the underlying zoning and development requirements in Chapter 23. Requirements which are not specifically modified remain as regulated by Chapter 23. The requirements of the overlay district do not apply to properties which are zoned Public or University.

Permitted Uses

The following uses are permitted as by-right uses within the overlay district:

Conventional detached single-family

Home Occupations when conducted within the business owners' residence

Two-family (duplex) when designed so only one doorway and garage door faces a street

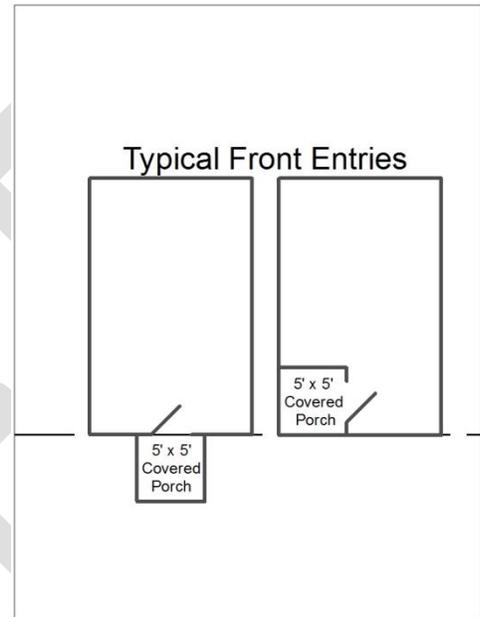
Townhouse when designed so each unit has a door facing a street

Design standards

Buildings must be designed to maintain the neighborhood style and character. All uses must meet the following design standards

Building Front Façade

1. The streetside façade must have an entry door. In the case of corner lots, only one wall must have a door.
2. The street-facing door must be accessed by a sidewalk from the street or street sidewalk.
3. The street-facing door must be sheltered by a covered porch.
4. The front porch may project into the front setback a maximum of 5 feet to the supporting poles or columns and the eaves may project an additional 12 inches.
5. The front porch must project from the building wall a minimum of 3 feet.
6. The front porch must be at least 12 sq. ft. in area.
7. Any façade which faces a street must have at least one window, a minimum of 12 sq. ft. in size.

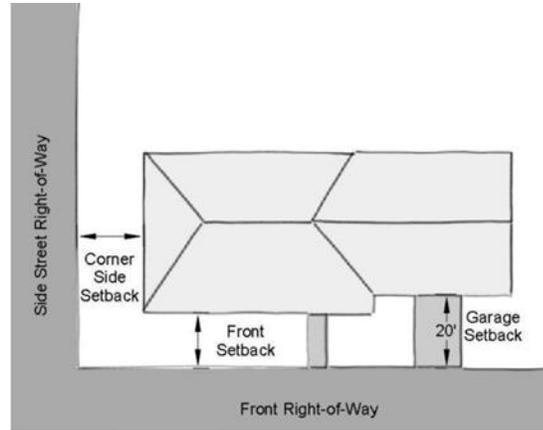
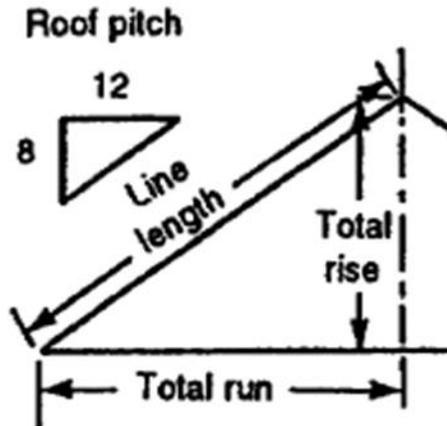


Building Materials

1. Exterior finishes facing a street may be of wood clapboard or equivalent, brick, or stone, or a combination of wood, brick or stone.
2. Exterior accents on a wall facing a street may include architectural metal features, stucco, Exterior Insulation and Finish System (EIFS), wood, brick, or stone.
3. Vinyl and metal siding are not permitted for exterior siding for primary or accessory buildings on walls which face a street. Maintenance and replacement of existing siding is permitted.

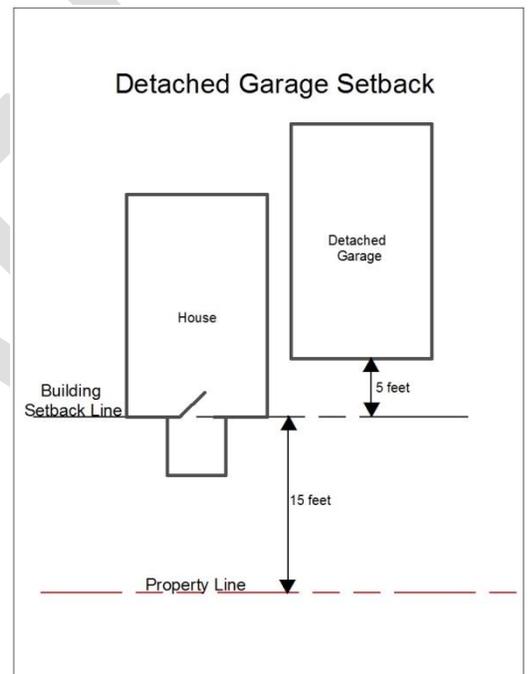
Building Design

1. Flat roof building designs are not permitted.
2. The maximum permitted pitch of a roof is 8:1.
3. The front wall of any attached garage is subject to a 20 foot front setback. Attached garages must be also be set back an additional 5 feet from the streetside building façade.



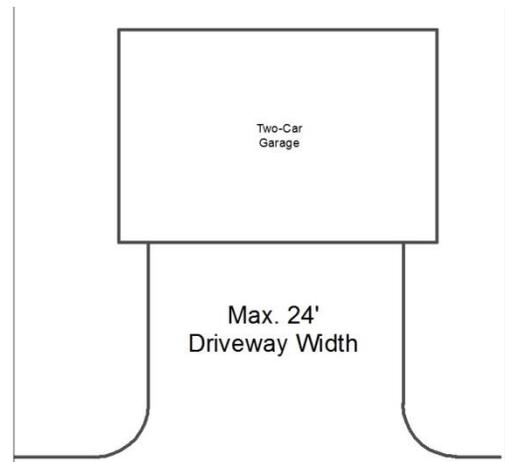
Accessory Buildings

1. Detached garages and carports are permitted behind the front wall of the building, and must be set back an additional 5 feet from the street than the principal structure.
2. Metal carports must be set back an additional 10 feet from the street than the principal structure.



Driveways

1. The total width of all driveways are limited in width to 24 feet per street frontage. No more than two curb cuts are permitted per street frontage.
2. Corner lots which have frontage on a local street and an arterial street are only permitted a driveway accessing the local street.



Lighting

Where exterior lighting is provided, such lighting must be shielded to not permit any light to leave the property.

Landscaping

One tree must be planted and maintained in the front yard for each 50 feet of property frontage.

Parking

Parking is only permitted on an approved surface in the front yard. Parking on the turf is not permitted.

Bulk Standards

All new construction in the overlay district is subject to the following bulk standards:

Front Setback along any street: Buildings may not be any closer to the street than the principal structure on the adjacent lots and may not be set back any further from the street than the principal structure on the adjacent lots. If the adjacent lot(s) have no principal structure, the setback of the underlying zoning district will apply. For corner lots, the adjacent property does not include property located across the street.

Side Setback: 5 feet, plus 3 feet for a two story building

Rear Setback and property lines along an alley: 20 feet

Maximum height: 30 feet measured from the finished floor of the first story to the top of the roof.

Lot Subdivision Requirements

All subdivided lots in the overlay district are subject to the following lot size requirements:

Minimum lot size: No specific minimum

Minimum lot width along a street: 50 feet for interior lots/60 feet for corner lots

Minimum lot depth: No specific minimum

Only one principal structure is permitted per lot.

Townhouse units must be subdivided on separate lots and the minimum lot width does not apply.

All lots must have frontage on a street.