

Development Standards – Old Town Historic (H) Zoning District

| Design Standard | Requirement/Limitation | Existing | Proposed |
|---|---|-----------------|-----------------|
| Lot Area | 5,000 to 8,000 sq ft | | |
| | Where an FAR Density Bonus is granted, no more than 25% of the total number of lots shall be =>6,500 sq ft. | | |
| Principal Structure | | | |
| <i>Front Setback</i> | | | |
| for structures or portions of structures up to 15 ft tall | 10 feet minimum | | |
| for portions of structures 15-18 ft | 15 feet minimum | | |
| for portions of structures over 18 ft | 20 feet minimum | | |
| <i>Side Setback</i> | | | |
| First-story | 5 ft min; total of 13 ft min for both sides | | |
| | If the lot is less than 50 feet wide, then both side setbacks must be a minimum of 5 feet for a total of 10 feet. | | |
| Second-story | 8 ft min for 2 nd level; total of 22 ft min for both sides | | |
| | If the lot is less than 50 feet wide, then 8 foot minimum for the second level, for a total of 16 feet. | | |
| for corner lots | First level: 10 feet minimum Second level: 16 feet minimum | | |
| <i>Rear Setback</i> | | | |
| First story | 15 feet minimum | | |
| Second story | 20 feet minimum | | |
| Building Height | | | |
| <i>Stories</i> | 2 | | |
| One-story | 15 feet to plate/overall to 20 feet max | | |
| Two-story | 20 feet to plate/overall of 28 feet | | |
| Block limit | No more than 50% of the single-family dwelling units in any given block are permitted to be two-story | | |

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| Floor Area Ratio | | | |
| 25% of lot area | For lots greater than 4,000 sq ft. | | |
| | For lots 4,000 sq ft or less, 1,000 sq ft allowed | | |
| <i>Garage/Carport exemption</i> | Lots 5,000 sq ft or greater: a sliding scale exemption of up to 400 sq ft for garages on the rear half of a parcel | | |
| | Lots less than 5,000 sq ft: 200 sq ft | | |
| <i>Second Residential Unit</i> | On single-family parcels of 6,000 sq ft or greater, up to 300 sq ft | | |
| <i>Accessory Buildings exemption (enclosed, located in rear yard, & screened from street view)</i> | Up to 100 sq ft, combined | | |
| <i>Interior staircases</i> | Shall be counted on one floor only | | |
| <i>Basement levels, non-habitable attics, second-floor nonhabitable area that is open to the first floor if under 16 ft in height</i> | Fully exempt | | |
| <i>Architectural features</i> | Fully exempt | | |
| <i>Architectural elements</i> | Fully exempt | | |
| Roof | | | |
| <i>Pitch</i> | 4:12 minimum encouraged; multiple ridges, eaves, dormers and more steeply varied pitches are encouraged | | |
| <i>Materials</i> | Should be wood shingle, wood shake, composition shingle, standing seam metal, or similar style material (common concrete tile, tar and gravel prohibited). | | |
| Porches | Min 72 sq ft/6 feet in depth encouraged | | |
| | No closer than 10 ft to front prop line | | |
| Dominant design feature of front elevation. May be screened but not enclosed w/ more substantial material. | | | |
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| Driveway | | | |
| Single car access | 10-foot width for garages in rear half of lot or for single car garages on the front half of the lot. | | |
| Two car access | 18-foot width for two car garages on the front half of the lot. | | |
| Driveway Paving | Driveways and transition aprons are encouraged to be surfaced with permeable materials, including open-joint or sand-joint unit pavers. Driveways and aprons shall be constructed of the same material and shall conform to roadway edge. | | |
| Shoulders | Shall be surfaced with permeable material such as gravel, decomposed granite, or other aggregate material. | | |
| No more than 50% of d/ws shall be > 10 ft width in a MDP w/ => 5 dwelling units excluding shared d/ws. Shared access for 1-2 lots = 12 ft max width; 3 or more lots = 20 ft max width. | | | |
| Curb Cuts | <i>Width</i> | | |
| Single car access | 12 ft maximum width | | |
| Distance between | 20 ft min except w/ MDP then 10 ft min | | |
| To Parking Lots | Max 24 ft for two-way; 12 ft for one-way | | |
| Limited to the min width necessary; shared access encouraged (easement shall be recorded). Turnouts may be needed for d/ws > 100 ft. | | | |
| Parking | | | |
| Single-Family Dwelling | 1-covered & 1-screened | | |
| Duplex | Two spaces, 1-covered & 1-screened | | |
| Triplex | Four spaces, 2-covered & 2-screened | | |
| Fourplex/Multi-Family 5+* | Six spaces, 3-covered & 3-screened | | |
| *Additional units above four require one covered space per unit and one screened space per each two units. | | | |
| Garage | | | |
| Front Setback | 18 feet minimum | | |
| On front half of lot & visible from street | 12-foot door width maximum | | |
| Double car garages | Permitted if not visible from street or if on rear half of lot | | |
| Detached w/ doors not facing street encouraged. | | | |
| Accessory Buildings | | | |
| Side Setback | | | |
| Buildings up to 15 feet high | 5 feet minimum | | |
| For second story over a garage | 8 feet minimum | | |
| Rear Setback | | | |
| For second story over a garage | 20 feet minimum | | |
| Shall not be located in front yard or street side yard of corner lot. | | | |

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| Fences | | | |
| <i>Rear or side property line</i> | 6 foot height maximum | | |
| <i>Front yard or along side property line within the front yard or setback</i> | 3 foot height maximum | | |
| Chain-link fences in front yards prohibited. Low picket fences at front property line encouraged. | | | |
| Other | | | |
| <i>Exterior Colors</i> | Muted & soft colors, compatible with Old Town encouraged | | |
| <i>Windows</i> | Divided-light windows and doors are encouraged if visible from the street | | |
| | Sliding glass doors or windows are discouraged and the use of large picture window shall be limited when visible from the street | | |
| | Double-hung windows that maintain a 1½:1 height to width ratio or greater are preferred | | |
| <i>Shutters</i> | Must be functional and proportional to window size; decorative shutters are not permitted | | |
| Acceptable materials: wood-frame, vinyl-clad wood windows, metal-framed colored by manufacturer to complement the exterior finish. Prohibited: bare metal, silver-colored aluminum, or screen frames. | | | |
| <i>Landscaping</i> | Street trees required to be planted | | |
| Informal landscaping emphasizing mature, drought tolerant, or native plants encouraged. Landscape plans shall be reviewed at time of design review. | | | |
| <i>Screening</i> | Utilities & trash dumpsters shall be screened from street. | | |
| Open Space | | | |
| <i>Common Usable</i> | Minimum 15 ft dimension in all directions | | |
| | Shall not be screened to restrict the continuity of, or visual access to area | | |
| <i>Private Usable</i> | Minimum 100 sq ft | | |
| | Minimum 5 ft dimension in all directions | | |
| | May not be a passageway | | |
| Decks may be credited as open space. | | | |

See FAR and Yards Exemptions worksheet and, where applicable, Second Residential Units worksheet.

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