

GROUP A, B, C, G

public meeting 10-21-08

(building height, number of stories, massing, size, elevation features, roof line/pitch)

The Design Standards for the Neighborhood Conservation District must include at a minimum (or note the inapplicability), the following elements governing the physical characteristics and features of all property (public or private) within the proposed district:

- A. **building height, number of stories;**
 - B. **building size, massing;**
 - C. **principal elevation features;**
 - D. lot size, coverage;
 - E. front and side yard setbacks;
 - F. off-street parking and loading requirements;
 - G. **roof line and pitch;**
 - H. paving, hardscape covering
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building height, number of stories: standards should provide for the height and/or number of stories permitted for new construction. This can be determined by the use of the property (single family, multi-family, commercial, etc.).

building size, massing: Considerations for this standard may include:

minimum/maximum standards for front façade width;

minimum/maximum distance from adjacent structures (separation from other single family structures, etc.);

principal elevation features: character defining features (front porch, windows, building materials, fencing & walls, etc.)

roof line and pitch: consider roof type, pitch, configuration (gable, hip or flat) and style of the existing structure should be considered. Roof materials can also be considered for new construction, or to match the existing roof.

NOTES/ COMMENTS:

GROUP D & E
(lot size, coverage and front and side yard setbacks)

The Design Standards for the Neighborhood Conservation District must include at a minimum (or note the inapplicability), the following elements governing the physical characteristics and features of all property (public or private) within the proposed district:

- A. building height, number of stories;
- B. building size, massing;
- C. principal elevation features;
- D. lot size, coverage;**
- E. front and side yard setbacks;**
- F. off-street parking and loading requirements;
- G. roof line and pitch;
- H. paving, hardscape covering

Lot size refers to the dimensions of the lot. Lot size standards may include minimum and maximum lot widths. This design criterion helps preserve the typical lot layout of the neighborhood. The intent of this design standard is to address instances in which combining or subdividing lots for new development may significantly change the character and form of the neighborhood.

Lot coverage: The neighborhood may elect to maintain the scale and rhythm of the existing streetscape. The relationship between the building mass and the space between the building (solid/void ratio) informs and guides these standards. Issues to consider:

1. the aggregation of single-family lots into larger lots, whereby a property owner could build a structure of a scale inconsistent with adjacent existing structures;
2. the aggregation and then subdivision of lots into smaller lots, inconsistent with the adjacent structures and existing subdivision pattern.

Setback: the distance which a building or other structure is set back from a street or road, right-of-way, or property line.

NOTES/ COMMENTS:

GROUP F & H

public meeting 10-21-08

(off-street parking and loading requirements/ paving, hardscape covering)

The Design Standards for the Neighborhood Conservation District must include at a minimum (or note the inapplicability), the following elements governing the physical characteristics and features of all property (public or private) within the proposed district:

- A. building height, number of stories;
 - B. building size, massing;
 - C. principal elevation features;
 - D. lot size, coverage;
 - E. front and side yard setbacks;
 - F. off-street parking and loading requirements;**
 - G. roof line and pitch;
 - H. paving, hardscape covering**
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off-street parking and loading requirements: standards should provide for the number of vehicle parking spaces, and consideration for placement and orientation of carports, garages, and other vehicle storage/ accessory structures.

paving, hardscape covering: Considerations for this standard may include:

- driveway material** (concrete, asphalt, brick, clay, pavers, etc.);
- driveway width** (driveway and curb-cut);
- driveway orientation** (circular drives, number of driveways, etc.);
- sidewalks and front walk** requirement for new construction;
- sidewalks and front walk** minimum/maximum widths;
- sidewalks and front walk** location and orientation;
- impervious coverage:** standards can also include the amount of impervious coverage (amount of all hard-scape).

NOTES/ COMMENTS:
