

| District Assets | Current Issues | Design Goals |
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| <ul style="list-style-type: none"> • Tree canopy • Distinct bungalow homes w/ craftsman features • Homes w/front porches and stoops • Detached garages • Open spaces • Group homes/ churches & businesses • Driveways • Exterior appearances • Pocket parks • Jefferson Village • Variety of churches | <ul style="list-style-type: none"> • Walkability (sidewalks) • Traffic (people outside 410 driving through Fredericksburg & Donaldson to get downtown) • Visual pollution (tall inappropriate signage) • Home investors (buying and flipping houses) • Make-shift carports • Garages being converted to living space • Crime • Address graffiti/ vandalism | <ul style="list-style-type: none"> • More front porches • Clear, unencumbered sidewalks • Clear alleyways • Do not allow more than 2 story buildings in residential neighborhood • Do not allow more concrete for additional parking or do not allow concrete to cover the entire front yard • Limit front porch enclosures (converting front porch to closed living space) • Maintain fireplaces in homes w/ existing fireplaces • Maintain original windows • Maintain roof design of existing structures • Carports & garages need to be of same design and material of primary residence • No aluminum window screens • No trash containers to be stored in front yards |

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| | | <ul style="list-style-type: none"> • Parcels shall not be aggregated for the purpose of building structures over two or more parcels • When feasible, place all new or replacement utility service underground • For single and two family dwellings, parking for a minimum of 2 vehicles per dwelling unit shall be accommodated or stored in a parking structure. • New sidewalks shall match distance from curb and green strip configurations of adjacent sidewalks, where they exist • Wood window screens • Replaced windows shall also match the existing window(s) in framing and material as found on existing or adjacent structures on site • No fencing shall be allowed in the front yard • Chain link fencing should be prohibited in this district |

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| | | <ul style="list-style-type: none"> • All alleys shall remain open rights-of-way • No full glazing or solid building materials may be used to enclose the porch • All carports shall be constructed of materials that match the primary structure materials, and in like proportions. • The carport roof pitch must also match that of the primary structure • No metal pole vertical supports for carports • A garage may only be constructed in the rear yard (or side, if corner lot) • No temporary structures, such as greenhouses, portable tool sheds or portable carports or shade structures should be allowed within the district that is viewable from the street • Maintain the lot size standards throughout the district- allow larger lot sizes in areas that have larger lots |

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| | | <ul style="list-style-type: none">• Driveway curb-cuts should be no greater than 15'• No permanent signage allowed in residential yards• New construction shall match majority of existing blockface• A front walk is required to match existing blockface homes• Portable trailer signs are prohibited for district businesses |