

OVERVIEW OF NEW ZONING – WORKING DOCUMENT
NEIGHBORHOOD RESIDENTIAL ZONE (NR)

1. Neighborhood meeting is required for any conditional use permit. (now only CUP's for excavation or land alteration activities require neighborhood meeting)
2. All Conditional Uses must be reviewed through the Type III, Phase II process rather than the shorter Type III, Phase I typically required.
3. District will not allow offices, medical facilities, nursing and personal care uses, funeral homes or agricultural operations that are presently allowed as conditional uses at intersections or fronting major streets.
4. Permit Bed and Breakfast uses as a conditional use. (less restrictive regulation – R-2 zone required for a B&B in the LDM)
5. Only allow a “Granny Flat” or “accessory apartment” as the second floor of a detached garage and not within an existing dwelling.
6. Allow 750 square feet of residential dwelling or office use above a detached garage as part of a home occupation on the lot. (Same space that could be used as an “accessory apartment” in #5).
7. Allow a detached garage to be two stories in height, approximately 30 feet. (less restrictive regulation - garages presently limited to 15 feet in height)
8. Require no minimum lot width for a residence. Reduce minimum lot area for a SFD to 4,000 SF from 6,000; 5,000 SF vs. 7200 SF for a duplex and 2000 SF per unit in a townhouse building with three or more units. Note: Is there a limit in to the maximum number of townhome or row-house units that can be attached in a single row?
9. Prohibit the conversion of an existing single family detached home into a duplex.
10. Allow a 5 foot wide side yard for a dwelling where 6' is the present minimum. Total sum of side-yards is 10' whereas presently a total of 16' is required.
11. Require a “build to line” in the front yard of the dwelling. Along a street require the dwelling be located from between 16 to 24 feet set off the front property depending on the setback of adjacent homes within 20 feet. Presently a 25' setback is a minimum requirement but could be deeper if the owner desired (a “Design Modification” would allow a front yard to match the neighbors setbacks and potentially could be less than 16' if the adjacent homes are already closer to the street).
12. Allow an 11 foot side-street side-yard and 12.5' is normally required.
13. Allow a 16 foot rear setback for a dwelling whereas present setback is 25'. Garage set back of 18' from rear property line.
14. Requires only a minimum of 20% of the lot area kept as landscaped usable open space. Open space shall not include areas occupied by buildings, driveways, drive aisles, off-street parking, paving and sidewalks, except that paved paths no wider

than five (5) feet, and pervious pavement designed for outdoor recreation only may be included as usable open space.

15. Allows a front and rear encroachments of 8 feet and side encroachments of 2 feet with balconies, stoops, porches, bay/bow windows etc. if the part of the building that encroaches has a 50% level of transparency.
16. Sets a maximum footprint for a detached garage at 750 SF and allows any garage to have a second story of no more than 750 SF for a total of 1500 SF. (Present regulations would allow a larger footprint but not a second floor for a garage on a typical lot).
17. Surface parking areas for any dwelling type, not leading to a garage door, can be no closer to a side property line than 6 feet and must also be 6 feet from the rear wall of the dwelling. If the wall of a garage is closer than 6 feet to a side lot line, the parking area in front of the garage door must be screened with a solid fence.
18. If a lot has access to an alley, no new curb cuts will be allowed from the street to the lot. Lots without alley access have no additional restrictions on curb cuts.
19. The section of wall of a dwelling that contains the door(s) of an attached garage that face the street and the front yard must be setback at least 5 feet further from the street property line than the front wall of the dwelling.
20. Fire-escape facilities shall not be attached to the front façade of a dwelling.
21. Require only one parking space per dwelling unit.
22. New projects must provide one shade tree per dwelling unit on the site.
23. Every lot must have at least one boulevard tree per lot frontage. The boulevard tree requirement must be met when a modification or addition to the dwelling is permitted that exceeds 50% of the present county assessor's value of the building. All other boulevard tree requirements would meet present City policies.
24. Planting requirements for multi family developments: evergreens 4 feet tall; deciduous trees 2" caliper; small deciduous trees 1.5" caliper; 12 to 18 inches in height for deciduous shrubs and 7 gallon pot evergreens. And sod is required in yards facing a right of way. (more restrictive because these minimum sizes are all larger than minimum plant sizes in the present ordinance). Note the present code requires a townhome development to have 60% of its site to be landscape area. Landscape area is just area free of buildings or structures so it can just be grass or it could be a courtyard plaza made out of pavers. Landscape area can include driveway area serving the parking spaces (which is not landscape area) for four or fewer residential units.

25. NR District DESIGN REQUIREMENTS

- A) All dwellings must have an entry door on the wall or façade of the dwelling that faces the public street with at a minimum a covered, stoop, porch, patio/landing at least 3' by 3' in size in front of the entry door. The covering roof must be at least four feet wide, extend out from the wall at least three feet, be centered on the stoop/porch/patio-landing and made of similar materials found on the exterior of the home;

Each primary building entrance shall be provided with a step, stoop, or porch which is attached to the building foundation, or provided with a four-inch deep masonry foundation of its own. A stoop or landing shall project at least three (3) feet from the building (not including steps). A porch shall project at least six (6) feet from the building (not including steps).

- B) An enclosed porch must have a minimum depth from the front façade of the dwelling of six feet, the minimum dimension of any visible supporting columns, posts or pillars must be 6 inches and the sidewalls enclosing the porch must be 50% transparent being either clear glazing, screens or a combination thereof between the floor and ceiling. If the porch is enclosed only by a railing, the railing must have a bottom horizontal rail that is at least three inches above and parallel to the porch floor or deck;
- C) A hard surface sidewalk at least 3 feet in width must be provided from the public sidewalk, or from the curb of the street if no sidewalk is present, to the front stoop, porch, patio or landing of the dwelling leading to the front door of the dwelling;
- D) At least 20% of the front façade of a dwelling must be windows or doors and at least 10% of all other walls of the dwelling must be windows or doors. The façade or wall must conform to these minimum standards upon initial construction, whenever there is an addition to the dwelling the wall or façade that is changed must conform or if an existing window or door is removed the minimum standard cannot be reduced;
- E) All Single Family Detached dwellings must have a minimum of 750 square feet of habitable floor area;
- F) The visible, exterior finish of the portion of a wall of a dwelling located more than 3 feet above grade may not be poured concrete, concrete masonry units (flat surface concrete blocks) or rolled asphalt siding or shingles; all wood surfaces must be painted or stained; all exterior doors and windows must be surrounded by trim with a

minimum dimension of at least 2 and one-half inches. Note: a tuck-under or walk out would have to put siding on the walls to within 3 feet of the ground as worded.

- G) Any horizontally oriented lap siding cannot have an exposure width of more than six inches
- H) Fire-escape facilities shall not be attached to the front façade of a dwelling.
- I) All rain downspouts attached to buildings must be exited and directed to a rain barrel or cistern, a rain garden or a non-eroding pervious surface.
- J) Exterior wood finishes shall be painted or stained
- K) Minimum of 2 ½" of trim on exterior windows and doors

Proposed Kutzky Park Zoning

- Main Street
- Urban Residential
- Neighborhood Residential

