

Single-family development regulations as adopted on September 6, 2006.

	EXISTING	ADOPTED
Maximum unit size	1,800 sq. ft. minimum	50% of lot area with the ability to increase to 70% through SFRRP approval
Maximum Building Height	25 feet or 50% of lot width, whichever is greater up to a maximum of 33 ft.	25 feet for lots 60 feet in width or less. Lots greater than 60 feet in width: 30 feet for flat roof structures. 33 feet for sloped roof structures. Height may also be 50% of lot width, to a maximum of 33 feet regardless of lot size or roof type through SFRRP approval
Maximum # of Stories	3	2, above minimum flood elevation determination
<u>Lot Coverage</u>	35% lot coverage	30% maximum lot coverage with the ability to recapture 35% through SFRRP approval.
	<u>One-story structures:</u> 50% lot coverage on lots 10,000 square feet or less	<u>One-story structures:</u> may exceed the 35 percent lot coverage up to a maximum of 50%, regardless of lot size
	<u>Garages:</u> Maximum of 400 square feet of non-airconditioned garage space exempted from lot coverage if garage entrance is not facing the street and is setback 5 feet from the facade.	<u>Garages:</u> Maximum of 500 square feet of air-conditioned, provided it is non-habitable space and is recorded through restrictive covenant, it is one story in height and not covered by any portion of enclosed floor area above.
Single-Family Residential Review Panel (SFRRP)	None	Created by this regulation. <i>SFRRP</i> will be composed of 3 members, two of whom are architects or other registered design professionals, and one is a resident of the City; simple majority can approve any application
Roof-top projections:		Same as existing, and stairwell and elevator bulkheads are to be located to be visually recessive so that they do not become vertical extensions of exterior building elevations located directly along required setback lines.
Setbacks:	<u>Front yards:</u> 20 feet	<u>Front yards:</u> Same; however, 2-story structures or the second floor shall be setback a minimum of 10 additional feet from the required front yard setback line, or recapture through the SFRRP, Historic Preservation Board, Design Review Board approval, as applicable.
	<u>Side yards:</u> 25% sum of the side yards. Interior side yards: minimum of 10% of the lot width or 7'6", whichever is greater. When the renovations are less than 50 percent of the value determination, and has a non-conforming side yard setback of at least five feet, the setback of new construction in connection with the existing building may be allowed to follow the existing building lines.	<u>Interior sides:</u> Same; however, if the home is renovated in excess of 50 percent of the value determination, new construction in connection with the renovation shall meet the setback regulations existing at the time. Two-story side elevations on or close to a side property line shall not exceed 50 percent of the lot depth, or 80 feet, whichever is less, without incorporating additional open space directly adjacent to the required side yard. The intent of this regulation is to break up long expanses of uninterrupted two story volume at or near the required side yard setback line or recapture of original regulations through SFRRP, Historic Preservation Board, or Design Review Board approval, as applicable.
	<u>Side facing a street:</u> no less than 10% of the lot width or 15 feet, whichever is greater	
	<u>Rear:</u> 15 percent of the lot depth, 20 feet minimum.	<u>Rear:</u> No Change

Lot Coverage

Current allowable: 35 percent lot coverage.

Adopted maximum: 30% maximum lot coverage with the ability to recapture 35% through SFRRP approval.

Current: 50% lot coverage for one-story homes on lots 10,000 square feet or less.

Adopted: All one-story structures may exceed the 35 percent lot coverage up to a maximum of 50 percent, regardless of lot size.

Current Garages: Maximum of 400 square of non-airconditioned garage space exempted from lot coverage if garage entrance is not facing the street.

Adopted: The maximum square footage of garage space exempt from the lot coverage calculation is 500 square feet which can be an air-conditioned space, provided its use as non-habitable space is recorded through restrictive covenant.

Single-Family Residential Review Panel (SFRRP)

SFRRP will be composed of 3 members, two of whom are architects or other registered design professionals, and one is a resident of the City; simple majority can approve any application

Roof-top projections:

Adopted: Stairwell and elevator bulkheads are to be located to be visually recessive so that they do not become vertical extensions of exterior building elevations located directly along required setback lines.

Setbacks:

Current:

Front yards: 20 feet

Side yards: 25% sum of the side yards.

Interior side yards: minimum of 10% of the lot width or 7'6", whichever is greater. When the renovations are less than 50 percent of the value determination, and has a non-conforming side yard setback of at least five feet, the setback of new construction in connection with the existing building may be allowed to follow the existing building lines.

Side facing a street: no less than 10% of the lot width or 15 feet, whichever is greater.

Rear: 15 percent of the lot depth, 20 feet minimum

Adopted:

Front yards: Same; however, 2-story structures or the second floor shall be setback a minimum of 10 additional feet from the required front yard setback line, or recapture through the SFRRP, Historic Preservation Board, Design Review Board approval, as applicable.

Interior sides. Same; however, if the home is renovated in excess of 50 percent of the value determination, new construction in connection with the renovation shall meet the setback regulations existing at the time.

Two-story side elevations on or close to a side property line shall not exceed 50 percent of the lot depth, or 80 feet, whichever is less, without incorporating additional open space directly adjacent to the required side yard. The intent of this regulation is to break up long expanses of uninterrupted two story volume at or near the required side yard setback line or recapture of original regulations through SFRRP, Historic Preservation Board, or Design Review Board approval, as applicable.

Rear: Same

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