Proposed R-1 Development Standards
Draft (10/3/05)

Note: Changes to development standards and new development standards are shown in bold font. If a development standard is not being changed it is not in bold font.

1. Height

Dwelling: No change-2 stories, 26 feet in height to midpoint of roof.

Accessory Structures: **1 story, 14 feet or 2 stories, 21 feet with greater setbacks (see setback section); rooftop decks with required guard railings are permitted on single-story accessory structures and on single-story portions of 2-story accessory structures–rooftop deck guard rails must maintain a setback of 10% of lot width + one foot; roof top decks are not permitted on 2-story accessory structures.**

2. Setbacks

A. Front Setbacks

Minimum 22 feet; **Front facing garages must be setback a minimum of 2 additional feet from the first floor building wall unless the building has a porch, veranda, courtyard or deck at least 8 feet in width by 4 feet in depth.**

Combined Front and Rear Setback: No change-30 feet.

Permitted Front Setback Encroachments:
The following encroachments are permitted on the first floor in the front setbacks only:

1) Porches or verandas not fully enclosed on three sides (railings and/or columns permitted) may encroach into the front setback a maximum of six feet in depth and a maximum 50% of the building width not to exceed 30 feet;

2) The first floor front facing exterior wall of a dwelling may encroach up to 2 feet for a width not exceeding 30 feet when a first floor porch or veranda, not fully enclosed on three sides, is also projecting into the front setback. The total amount of encroachment may not exceed six feet in depth combined for both the dwelling and porch or veranda, for a maximum 50% of the building width not to exceed 30 feet in width;

3) Courtyards (with walls not exceeding 42 inches in height within the setback) may encroach into the front setback a maximum of six feet and 50% of the building width not to exceed 20 feet;

4) Raised decks not greater than 24 inches above grade constructed in conjunction with an lattice deck cover not greater than 10 feet above grade may encroach into the front setback a maximum of six feet in depth and 50% of the building width not to exceed 20 feet;

5) Lattice patio covers not greater than 10 feet above grade may encroach into the front setback a maximum of six feet in depth and 50% of the building width not to exceed 20 feet;

6) Architectural elements such as towers or turrets not greater than 8 feet in diameter may encroach into the front setback a maximum of 4 feet into the front setback;

7) Pergolas not greater than 10 feet in height that are attached to the dwelling may encroach into the front setback a maximum of six feet in depth and 50% of the width not to exceed 20 feet in width;

8) An arbor or trellis, not exceeding 8 feet in height may encroach into the front setback.

B. <u>Side Setbacks</u>

Existing=10% of lot width, 3-foot minimum, 5-foot maximum

<u>Proposed Dwelling:</u>

First Floor: 10% of lot width, minimum 3 feet, maximum 6 feet.

Second Floor:

1) A second story not exceeding 500 square feet in area and not exceeding 20 feet in length along the side property line must maintain a setback of 10% of the lot width (a minimum of 3 feet, a maximum of 6 feet).

2) A second story exceeding 500 square feet in area or exceeding 20 feet in length along the side property line, which are located on lots less than 30 feet wide or on lots with buildings less than 60 feet in length, a minimum of 1/2 of the length of the second-floor building wall must be setback a minimum of 2 additional feet from the first floor setback.

3) A second story exceeding 500 square feet in area or 20 feet in length along the side property line, which are located on lots a minimum of 30 feet wide or on lots with buildings over 60 feet in length, a minimum of 2/3 of the length of the second floor building wall must be setback a minimum of 4 additional feet from the first floor setback.

Detached Accessory Structures **and/or Detached Garage**:
Existing=10% of lot width, 3-foot minimum, 5-foot maximum.

Proposed:
First Floor-10% of lot width, 3-foot minimum, 6-foot maximum

Second Floor-10% of lot width + one foot, 4-foot minimum, 7-foot maximum

Detached accessory structures, located in the rear one-third (1/3) of the lot, are allowed zero setback on one interior side lot line. The other side property line must maintain 5 feet minimum.

C. Rear Setbacks

Dwelling:

No change: First Floor-Minimum 5 feet.

No change: Second Floor-Minimum 5 feet.

Detached Accessory Structures and/or Garage:
Existing: 0 feet

Proposed:
No change: First Floor-Minimum 0 feet.

Second Floor-Minimum 5 feet.

3. Placement of Buildings and Structures
No change.

4. Accessory Structures
Eliminate restriction that can only be one floor. A 1/2 bath (sink and toilet) is permitted but a full bathroom is not (same as existing regulations **in ESMC Section 15-4A-6J.3.). Note that ½ baths would be permitted for both single-story and 2-story detached accessory structures (see existing ESMC Section 15-4A-6J.3.).** Accessory structures may not be used for rental purposes.

5. **Lot Coverage**

56% if building does not exceed 18 feet in height, 50% for building over 18 feet in height.

6. **Floor Area Ratio**

New: .7 FAR for lots equal to or less than 8,000 square feet; .4 FAR for any increment above 8,000 square feet.

7. **Building Wall Modulation**

Front: No plane of a building wall greater than 18 feet in height shall exceed 28 feet in length without a 3-foot offset for a minimum length of 6 feet in the wall plane.

Sides and Rear: No plane of a building wall greater than 18 feet in height shall exceed 28 feet in length without a 2-foot offset for a minimum length of 6 feet in the wall plane.

Front porches, verandas and architectural elements such as towers that are permitted encroachments may be used to meet building wall modulation requirements.

8. **Parking**

A. **Number of Spaces**

No Change: 2 spaces in a fully enclosed garage or 3 spaces in a fully enclosed garage if the dwelling exceeds 3,000 square feet in area.

B. **Parking Space Dimensions**

No change: 10 feet wide by 20 feet deep (outside dimensions) per parking space.

C. **Garage Orientation**

Properties with alley access must provide garages (2 or 3-car garages) at the rear of the property.

Three-car garage will not be permitted to face the front property line for lots less than 66 feet in width and without a minimum ½ of the façade of the dwelling used for living space.

For three-car garages that face the front property line where one of the stalls is not tandem, the portion of the building that contains the third stall must be set back 5 additional feet from the front of the portion of the building that contains the other two stalls.

Three-car garages may be constructed as attached or detached structures at the rear of a lot and are encouraged.

Three-car garages facing the side property lines are permitted and encouraged.

Tandem parking for the third fully enclosed parking space is permitted and tandem parking is encouraged.

9. <u>Encroachments</u>
In addition to existing permitted encroachments:

Add porches, verandas, decks, courtyards, towers, turrets in the front yard setback as specified in front setback encroachments listed above.

Add arbors, trellises, pergolas and lattice patio/deck covers in the first floor front yard setback as specified in front setback encroachments listed above.

Add bay windows on the second floor facing the front property line only.

Add fireplaces on the interior side yard setback but the encroachment may not reduce the setback to less than a minimum of 3 feet.

Add shutters, corbels, dentils up to 6 inches in depth to the existing list or architectural elements in ESMC Section 15-2-7A1.

10. Accessory outdoor showers attached to a building wall are permitted. They may not encroach in a setback and may not be roofed. They may be enclosed on 3 sides.

11. <u>Definitions:</u>

Arbor: A shelter of shrubs and branches or of latticework intertwined with plant material usually comprised of climbing vines and flowers.

Courtyard: A court that is open to the sky and is adjacent to or within a building mostly or entirely surrounded by walls and/or buildings on all 4 sides.

Deck: An open, unroofed porch or platform extending from a house or other building.

Lattice: A structure of interwoven, crossed strips arranged to form a regular pattern of open spaces that is usually made of wood or metal.

Pergola: A structure of parallel colonnades supporting an open roof of beams and crossing rafters or trelliswork, over which climbing plants are trained to grow.

Porch: A covered platform that is an exterior appendage to a building, usually having a separate roof from the building, that may have railings and/or supporting columns, which forms a covered entrance or vestibule to a doorway.

Porte-cochere: A porte-cochere is a porch roof projecting over a driveway at or adjacent to the entrance to a building that shelters those getting in and out of vehicles.

Stoop: A raised platform that is approached by steps at the entrance to a building. A stoop may have a roof projecting out from the building wall over the building entrance that does not have any columns supporting it.

Tower: A building or structure, usually round or square in plan and characteristically taller than its diameter, forming a part of a larger building and is often located at a corner of the building.

Turret: A small, slender ornamental tower that begins above ground level that usually projects from a corner of the building to which it is attached.

Trellis: A system of horizontal latticework supported on posts, designed to support growing vines and plants.

Veranda: A large, open porch, usually roofed and partly enclosed, as by a railing, often extending across the front and sides of a house.