

CHAPTER 3 DISTRICTS AND REGULATIONS
ARTICLE 1317 - DISTRICTS

1317.3 NEIGHBORHOOD RESIDENTIAL

1317.3.1 INTENT

The Neighborhood Residential District is coded to preserve the traditional building pattern of mixed residential development, which historically has been integrated to form a vibrant, active, and cohesive neighborhood unit. The architectural guidelines detailed in this section are enumerated to permit the construction of detached, attached, and apartment building types in close proximity to each other. In order to preserve a traditional, pedestrian-friendly streetscape, frontloaded garages are discouraged for smaller lots. Similar building frontages shall face each other. Dissimilar building frontages shall abut to the rear or may be transitioned by block. The street and open space designs in these areas are used to create compatibility along frontages that encourage pedestrian interaction and discourage high automobile speeds. Higher densities within a project shall be designed around or adjacent to a central open space (i.e. square or green).

1317.3.2 USES PERMITTED BY RIGHT; USES PERMITTED WITH CONDITIONS; CONDITIONAL USES (See Chapter 3 Article 1331 for conditions relating to uses permitted with conditions and conditional uses)

Uses Permitted by Right

Single Family Residences
Essential Services, Class 1 & 2

Uses Permitted with Conditions

Home Occupations
Duplexes (Two-Family Homes)
Bed & Breakfast Inns
Cemetery
Churches and other places of worship
Civic Uses
Country Club
Recreational Facilities
Residential Care Home
Libraries, Museums, and Art Galleries

Conditional Uses

Multi Family Residences
Row Houses
Mixed-Use Buildings and Live Work Units

Exclusions

All uses unless otherwise permitted above; Parking Lots, except as an accessory use to a use permitted with conditions or a conditional use and only upon submission, review and approval of a site plan by the Planning Commission.

1317.3.3 LOT SPECIFICATIONS

Refer to Chapter 3, Section 1351 General Zoning Requirements for infill lot development standards.

Civic buildings are exempt from front setback requirements.

Permitted Building Types

*All-yard
Side-yard
Rear-yard
Courtyard
Civic

Lot Dimensions

Minimum Lot Width: 40 ft

Principal Structure Setbacks

Min. Front: 10 ft

Max. Front: 25 ft

Encroachments into Front: 10 ft (Porch Encroachments into right of way permitted on second or third story only)

Maximum front setbacks for Neighborhood Residential buildings fronting main streets, avenues, and boulevards may be varied upon approval of the Planning Department in accordance with the design principles detailed in Chapter 3 Article 1341 Architectural Requirements.

Sides:

- For Uses approved With Conditions or as a Conditional Use, side setbacks for all lots less than 60' will be recommended by the Planning Department based on lot size and structure size, not to be less than 10' total per lot. Final Setbacks are subject to approval by the Planning Commission.
- For all other projects not going through the formal review process, the side setbacks are 8 feet.

Rear: 25 ft

Principal Structure Setback from Alley/Lane

15ft from centerline of alley

Accessory Structure Setbacks

Sides: 5 ft

Rear: 5 ft (Exception: Garages on alleys shall be setback a minimum of 20 feet from the alley's pavement edge.)

1317.3.4 GENERAL PROVISIONS

A. All buildings shall comply with the provisions of Chapter 3 Article 1341 Architectural Requirements.

B. Corner lots shall have two front yards and utilize the minimum front setbacks for each unless otherwise determined by the Planning Department.

C. Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback a maximum of 10 ft. Open decks and patios are permitted to encroach into the rear setback to within 5 feet of the property line.

D. Accessory buildings, pools, and other similar structures shall be constructed in the rear yard only and shall be set back a minimum of 5 ft from the side and rear property lines. The Planning Department may permit the placement of an accessory building in a side yard, if no practical alternative exists, provided the provisions of Chapter 3, Article 1341 Architectural Requirements are met. The following uses are permitted within accessory structures: farm structures, parking, gazebo, pool house, equipment storage, artist studio space, sauna, workshop, satellite dish and conservatory. The aggregate floor area of all accessory structures shall not exceed ½ the total floor area of the principal structure.

E. Satellite dishes may not exceed 2 feet in diameter.

F. Hedges shall be planted at least 3 feet from the property line. Garden walls shall be constructed at least 1 foot from the property line. Fences may be placed on the property line. Front yard fences shall not exceed 4 ft in height and shall be constructed of split rail, wooden picket, chain link in accordance with Chapter 3, Article 1341.6.2(B)(2), or other material as determined by the building inspector which will not present or create a solid visual obstruction. Side, rear and court yard fences shall not exceed 6 feet in height. Fences shall be constructed such that the finished (sheathed) side is oriented towards adjoining lots, streets, or the public right-of-way.

G. Mailboxes, newspaper boxes, walls, fences, birdhouses, flagpoles, and pump covers may be placed in any front, side or rear yard. Doghouses and dog enclosures may be placed in rear yards only.

H. Trash containers, mechanical equipment, loading docks and loading facilities shall be located in the side or rear yard and shall be screened from view. Mechanical equipment for single-family residential uses shall be setback a minimum of 3 feet from the property line.

I. Deed restrictions, plat requirements or other requirements relating to single family lots which contain minimum set back requirements greater than the set back requirements provided in this section shall remain unchanged by this section; provided however, that if no such minimum setback conditions existed per the recorded document, then the setback provisions of this district apply.

J. Any existing residential or accessory structure, or open deck which encroaches into the required setback shall not be permitted to be expanded, covered, or enclosed to otherwise increase its current nonconforming condition.

K. Lots which are less than 60 ft in width shall provide access to on-site parking from the rear alley only. Lots greater than 60 ft in width may provide access to on-site parking from the fronting street. Alley accessed garages should be setback a minimum of 20 ft. from the edge of pavement of the alley to allow for sufficient maneuvering area and the storage of one car outside of the garage without encroaching or blocking alley passage.

L. All off-street parking spaces for multi-family buildings shall be in the rear yard only accessed from a rear lane or alley.

1317.3.5 HEIGHT

Maximum Height

Principal Structure:

2 stories excluding uses which are permitted with conditions, which upon approval of the Planning Commission may be 3 stories.

Accessory Structures:

1 story

1317.3.6 NEIGHBORHOOD DEVELOPMENT STANDARDS

All new neighborhoods greater than 5 acres in size shall comply with the following general design provisions:

- All neighborhoods shall have an identifiable center and edge
- Edge lots are readily accessible to the center
- Housing types are mixed and in close proximity to one another
- Street networks are interconnected and blocks are small
- Civic buildings, churches, if any, are given prominent sites throughout the neighborhood

Additionally:

- Each neighborhood shall contain, as its central focus, at least one square or park no smaller than 10,000 square feet within general walking distance of the geographical center of the neighborhood as determined by the Planning Department.
- No portion of the neighborhood shall be further than 600 ft from a park, square or other formal open space.