

Development Standards – Old Town Historic (H) Zoning District

Design Standard	Requirement/Limitation	Existing	Proposed
Lot Area	5,000 to 8,000 sq ft		
	Where an FAR Density Bonus is granted, no more than 25% of the total number of lots shall be =>6,500 sq ft.		
Principal Structure			
<i>Front Setback</i>			
for structures or portions of structures up to 15 ft tall	10 feet minimum		
for portions of structures 15-18 ft	15 feet minimum		
for portions of structures over 18 ft	20 feet minimum		
<i>Side Setback</i>			
First-story	5 ft min; total of 13 ft min for both sides		
	If the lot is less than 50 feet wide, then both side setbacks must be a minimum of 5 feet for a total of 10 feet.		
Second-story	8 ft min for 2 nd level; total of 22 ft min for both sides		
	If the lot is less than 50 feet wide, then 8 foot minimum for the second level, for a total of 16 feet.		
for corner lots	First level: 10 feet minimum Second level: 16 feet minimum		
<i>Rear Setback</i>			
First story	15 feet minimum		
Second story	20 feet minimum		
Building Height			
<i>Stories</i>	2		
One-story	15 feet to plate/overall to 20 feet max		
Two-story	20 feet to plate/overall of 28 feet		
Block limit	No more than 50% of the single-family dwelling units in any given block are permitted to be two-story		

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Floor Area Ratio			
25% of lot area	For lots greater than 4,000 sq ft.		
	For lots 4,000 sq ft or less, 1,000 sq ft allowed		
<i>Garage/Carport exemption</i>	Lots 5,000 sq ft or greater: a sliding scale exemption of up to 400 sq ft for garages on the rear half of a parcel		
	Lots less than 5,000 sq ft: 200 sq ft		
<i>Second Residential Unit</i>	On single-family parcels of 6,000 sq ft or greater, up to 300 sq ft		
<i>Accessory Buildings exemption (enclosed, located in rear yard, & screened from street view)</i>	Up to 100 sq ft, combined		
<i>Interior staircases</i>	Shall be counted on one floor only		
<i>Basement levels, non-habitable attics, second-floor nonhabitable area that is open to the first floor if under 16 ft in height</i>	Fully exempt		
<i>Architectural features</i>	Fully exempt		
<i>Architectural elements</i>	Fully exempt		
Roof			
<i>Pitch</i>	4:12 minimum encouraged; multiple ridges, eaves, dormers and more steeply varied pitches are encouraged		
<i>Materials</i>	Should be wood shingle, wood shake, composition shingle, standing seam metal, or similar style material (common concrete tile, tar and gravel prohibited).		
Porches	Min 72 sq ft/6 feet in depth encouraged		
	No closer than 10 ft to front prop line		
Dominant design feature of front elevation. May be screened but not enclosed w/ more substantial material.			

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Driveway			
<i>Single car access</i>	10-foot width for garages in rear half of lot or for single car garages on the front half of the lot.		
<i>Two car access</i>	18-foot width for two car garages on the front half of the lot.		
<i>Driveway Paving</i>	Driveways and transition aprons are encouraged to be surfaced with permeable materials, including open-joint or sand-joint unit pavers. Driveways and aprons shall be constructed of the same material and shall conform to roadway edge.		
<i>Shoulders</i>	Shall be surfaced with permeable material such as gravel, decomposed granite, or other aggregate material.		
No more than 50% of d/ws shall be > 10 ft width in a MDP w/ => 5 dwelling units excluding shared d/ws. Shared access for 1-2 lots = 12 ft max width; 3 or more lots = 20 ft max width.			
Curb Cuts	<i>Width</i>		
<i>Single car access</i>	12 ft maximum width		
<i>Distance between</i>	20 ft min except w/ MDP then 10 ft min		
<i>To Parking Lots</i>	Max 24 ft for two-way; 12 ft for one-way		
Limited to the min width necessary; shared access encouraged (easement shall be recorded). Turnouts may be needed for d/ws > 100 ft.			
Parking			
<i>Single-Family Dwelling</i>	1-covered & 1-screened		
<i>Duplex</i>	Two spaces, 1-covered & 1-screened		
<i>Triplex</i>	Four spaces, 2-covered & 2-screened		
<i>Fourplex/Multi-Family 5+*</i>	Six spaces, 3-covered & 3-screened		
*Additional units above four require one covered space per unit and one screened space per each two units.			
Garage			
<i>Front Setback</i>	18 feet minimum		
<i>On front half of lot & visible from street</i>	12-foot door width maximum		
<i>Double car garages</i>	Permitted if not visible from street or if on rear half of lot		
Detached w/ doors not facing street encouraged.			
Accessory Buildings			
<i>Side Setback</i>			
Buildings up to 15 feet high	5 feet minimum		
For second story over a garage	8 feet minimum		
<i>Rear Setback</i>			
For second story over a garage	20 feet minimum		
Shall not be located in front yard or street side yard of corner lot.			

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Fences			
<i>Rear or side property line</i>	6 foot height maximum		
<i>Front yard or along side property line within the front yard or setback</i>	3 foot height maximum		
Chain-link fences in front yards prohibited. Low picket fences at front property line encouraged.			
Other			
<i>Exterior Colors</i>	Muted & soft colors, compatible with Old Town encouraged		
<i>Windows</i>	Divided-light windows and doors are encouraged if visible from the street Sliding glass doors or windows are discouraged and the use of large picture window shall be limited when visible from the street		
	Double-hung windows that maintain a 1½:1 height to width ratio or greater are preferred		
<i>Shutters</i>	Must be functional and proportional to window size; decorative shutters are not permitted		
Acceptable materials: wood-frame, vinyl-clad wood windows, metal-framed colored by manufacturer to complement the exterior finish. Prohibited: bare metal, silver-colored aluminum, or screen frames.			
<i>Landscaping</i>	Street trees required to be planted		
Informal landscaping emphasizing mature, drought tolerant, or native plants encouraged. Landscape plans shall be reviewed at time of design review.			
<i>Screening</i>	Utilities & trash dumpsters shall be screened from street.		
Open Space			
<i>Common Usable</i>	Minimum 15 ft dimension in all directions		
	Shall not be screened to restrict the continuity of, or visual access to area		
<i>Private Usable</i>	Minimum 100 sq ft		
	Minimum 5 ft dimension in all directions		
	May not be a passageway		
Decks may be credited as open space.			

See FAR and Yards Exemptions worksheet and, where applicable, Second Residential Units worksheet.

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