

**ALTA VISTA
NEIGHBORHOOD CONSERVATION DISTRICT**

CATEGORY	ISSUE	NON-RESIDENTIAL STANDARDS
RIGHT-OF -WAY	Pavement Width	Pavement widths shall be maintained within 10% of the existing width.
	Sidewalk Width/ Placement, Greenway	Sidewalks are desired throughout areas along non-residential corridors. Sidewalk construction shall complement the character and placement of existing sidewalks. If sidewalks are placed behind the curb without a greenway, accommodation shall be made to incorporate shading devices along a minimum of 50% of the sidewalk length, preferably, through natural vegetation.
NATURAL VEGETATION	Tree Preservation	In addition to the standards noted in UDC Section 35-523, Significant, Heritage and Historic trees having a trunk size of 20" DBH or larger shall not be removed, unless no other site plan alternative is feasible.
SITE DESIGN	Setbacks	The front setback for a non-residential structure shall be located as close to the property line as possible, but no deeper than the "median" setback along a blockface.
PARKING	Refuse Containers	Loading and refuse pick-up/delivery shall be located at the rear of the structure (outside buffer yards), or completely screened from public view of the streetscape.
	Parking	<p>Minimum parking standards are encouraged. Any parking provided above the minimum required shall be constructed of pervious material (e.g.,crushed granite, gravel, grass pavers, etc.).</p> <p>Parking shall be completely separated from the streetscape, located behind buildings, where possible. Side-yard parking may be incorporated if a) at least 50% of the street frontage is occupied by the building, and b) the parking lot is no greater than 65 feet wide along the streetface.</p>
	Curb Cuts	Curb cuts for parking areas shall not exceed 30 feet in width.
	Lighting	Site lighting for parking areas, buildings, pedestrian routes, design features and public ways shall be shielded so that offsite glare and spillover onto adjacent properties is prevented. Ambient light levels to adjacent residential properties shall not exceed the equivalent lumen output of a 100-watt incandescent light bulb. The height of parking area luminaries shall not exceed 18 feet.
SIGNAGE	Signage	In addition to the requirements of City Code Chapter 28 (Signs and Billboards) the following provisions will apply: For a distance of 200 feet from the center line of N. Flores Street and San Pedro Avenue, off premise advertising and billboards are prohibited; freestanding signage shall be limited to a height of four (4) inches per each foot in building height, up to a maximum of eight (8) feet, and a sign area of thirty-six (36) sq.in. per linear foot of building frontage, up to a maximum of fifty (50) sq.ft. Attached or temporary signs shall not conceal more than 15% of the building facade or a window opening.

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<p style="text-align: center;">MASSING</p>	<p>Structure Size, Height</p>	<p>NON-RES STRUCTURES: The additional height bonus allowed by code due to additional setbacks shall not be applicable. It is encouraged that all structures incorporate housing uses above the first floor.</p> <p>San Pedro Avenue: A maximum height of five (5) stories is allowed.</p> <p>N. Flores Street: (North of Ashby St.) A maximum height of two (2) stories is allowed. (South of Ashby St.) A maximum height of one (1) story is allowed.</p>
<p style="text-align: center;">ELEVATION FEATURES</p>	<p>Front Entry</p>	<p>Front Entry: Entrances doors or alcoves shall be located either along the primary street facade, or at the primary street facade corner. When feasible, utilize original entrance openings. Entrance doors shall be recessed no more than 10% of the depth of the building, up to a maximum of eight (8) ft.</p>
	<p>Shading Device</p>	<p>A shading device shall be incorporated to provide continuous sun protection at the midpoint of the sidewalk width. This may be accomplished through the use of building orientation, minimum 3 ft. deep building canopies or awnings (metal, wood or fabric; no back-lit), street trees.</p>
	<p>Window Openings</p>	<p>It is desired to maintain as much storefront window area as is possible along the primary street facade(s). At minimum, 25% of the first floor primary street facade shall be dedicated to window openings. When present in an existing structure, transom or other original window forms shall be retained and utilized, using transparent glass. When replacing windows, the original profile shall be maintained, although there is no restriction on replacement material. (Note: compliance with the state adopted, 2000 International Energy Conservation Code is required)</p>
	<p>Building Materials</p>	<p>Rehabilitation: Building materials shall match the existing structure in scale, proportion, and/or profile.</p> <p>New construction and/or rehabilitation: The use of natural wood siding (or cement-fiber board), stucco, brick or stone is encouraged. The use of natural wood siding substitute products (vinyl, MDF, plywood, hardboard) is prohibited. New structures may have a maximum of 25% metal siding building material for each facade visible from the public rights-of-way.</p>
	<p>Roof Line/Pitch</p>	<p>Front-end gable or gambrel roofs shall not exceed thirty five (35) feet in length. A hip/gable roof shall maintain a minimum pitch of 5:12.</p>

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SITE DESIGN	Lot Size	The minimum lot width for any parcel with a single-family and two-family residential use shall be twenty-five (25) feet. The minimum width for any parcel to be re-platted for multi-family (3 units or greater) use shall be fifty (50) feet. Maximum lot width for any parcel to be re-platted with a single-family or multi-family use shall be seventy-five (75) feet.
MASSING	Structure Size / Height	<p>PRIMARY STRUCTURE: An additional height bonus for additional setbacks are prohibited in all zones. New construction limited to 2 1/2 story/25 feet max. Existing structures can expand and renovate to the max 2 1/2 story/25 feet max. New construction limited to 1 1/2 story/15 feet max when developing on 25 foot wide lots.</p> <p>Hickman to Ashby Streets: Maximum dwelling size shall be function of existing lot size and required NCD setbacks. No structure shall exceed one story in height.</p> <p>Multiple unit developments (3 units or more) shall be contained in one structure.</p>
	Setbacks	<p>PRIMARY STRUCTURE:</p> <p>Front: The front setback for a primary dwelling structure on a residential lot shall maintain a setback the distance between 5% of the existing “median” setback on the block-face, and 5% of the median setback of the adjacent structure(s), up to a maximum setback of 35 feet (from the property line). To determine the median setback the front building setback shall be measured from the front building facade to the front curb, inside of the sidewalk or property line, whichever is consistent across the block-face.</p>

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PRINCIPAL ELEVATION FEATURES	Walkway	<p>Walkways: Existing walkways may be repaired or replaced in their original footprint and location. A mandatory front walkway shall connect the front entry(s) or porch of the new residential structure directly to the sidewalk and/or curb. This front walkway shall be separated from the driveway by at least 4 feet. The walkway must be at least 3 feet wide for single-family and duplex structures and at least 4 feet wide for triplex and greater multi-family structures.</p>
	Front Entry, Porch	<p>Front Entry: Primary entrance shall be accessed through the front porch along the streetscape façade. New multi-family residential structures with three (3) or more units are exempted from depth and width requirement.</p> <p>Porches: Existing porches may be repaired or rebuilt in the same footprint and location. Porches may not be reduced in size, but may be enclosed. Front porches shall not be enclosed with materials such as glass, plexiglass, or any other solid material preventing the free flow of outside air. However, original architectural details should not be obscured by any screening. New residential structures, or those structures that repairs or renovation costs exceed 50% of the replacement cost, shall include a front porch that is at least 4 feet deep and 30% of the principal dwelling structure width along the street facing façade.</p>
	Window Openings	<p>This section shall apply only to street facing windows. When repairing/replacing original windows, the original window opening size and shape shall be maintained or may be enlarged. Windows for new residential structures facing the street shall maintain a minimum vertical to horizontal dimension ratio of 2:1, and at least a 1-over-1 light division. Casement windows may also be used, provided the vertical dimension is maintained, regardless of the light division. Glass should not be reflective, bronzed, colored, tinted, or mirrored. Stained glass is permitted but not plastic or imitation. All windows are to be free from film, tint, aluminum foil, and similar coating materials. Glass with embedded tinting is permitted. Shutters, blinds, screens, and awnings are permitted. A minimum of 25% of the surface area of each story on the front façade shall be dedicated to window openings. Wood-framed window screens are preferred; however, aluminum, vinyl and other metal screen frames may be used.</p> <p>DESIGN STANDARDS—Doors French doors are permitted on any façade. Glass sliding doors are prohibited on the front façade.</p> <p>Definition: Stained Glass Windows: glass that has been colored, enameled, painted, or stained, especially by having pigments baked onto its surface or by having various metallic oxides fused into it, as used in church windows, decorative lampshades, etc.</p>

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BUILDING AND ROOF MATERIALS AND STANDARDS	Building Materials	BUILDING FACADE: Repairs, renovations or additions shall match the existing scale, proportion and/or profile of the original siding materials. In the case of removal of hazardous siding materials, replacement materials may be wood, stucco, brick, stone, or fiber cement. New construction siding materials for all structures shall be wood, stucco, brick, stone, or fiber cement. Prohibited siding materials for all structures include vinyl or similar siding, oriented strand board (OSB), particle board, synthetic stone, EIFS, metal, aluminum, reflective or translucent material.
	Roof Line/Pitch	Front-end gable or gambrel roofs shall not exceed thirty five (35) feet in length. A hip/gable roof shall maintain a minimum pitch of 5:12. Permitted materials: composition shingle, metal, clay, tile, and wood shingles. Green roofs (roofs with sod) and solar panels are acceptable. Prohibited materials: corrugated metal, corrugated composite material, and corrugated fiberglass. Eaves shall be at least 18 inches from the face of the building. Larger eaves are encouraged to provide protection from the sun.
PAVING	Curb Cuts	Driveway curb cuts shall not exceed 15 feet in width, and a maximum of one curb cut per lot or 75 feet of frontage. Use of asphalt prohibited. Pervious materials shall be bordered by a durable curb-like material in order to prevent erosion.
	Driveway Width	Driveways shall maintain a maximum width of twelve (12) feet (8-10 feet is preferred) on the primary street facade, from the intersection with the street to a point five (5) feet behind the primary structure setback. Driveway "runways/ribbons" are preferred and shall maintain a width between 1'-6" and 2'-6". Use of asphalt is prohibited. Pervious materials shall be bordered by a durable curb-like material in order to prevent erosion.
ACCESSORY STRUCTURES, GARAGES AND CARPORTS	Garages and Carports	<p>Garages: A garage may only be constructed in the rear yard (or side yard, if corner lot). Attached garage are to be set back 25 feet. If attached garage is perpendicular it shall be located not less than thirty-six feet (36'-0") behind the vertical plane of the front façade of the principal dwellings. The roof of an attached or detached garage shall match the primary structure. Existing structures shall replace in kind or match the materials of the primary structure. Detached garages and carports shall be located to the rear of structure.</p> <p>Carports: A carport may be constructed in the rear yard (or side yard, if corner lot). It may also be constructed as an integral element of the primary structure, may be aligned with the primary structure but shall not extend beyond the front building line, constructed of the same building materials and maintains the same roof line(s) as the primary structure. Carport rooflines are not to be located above the existing eave(s) of the primary structure, shall not be enclosed and no garage door shall be added to a carport that faces the street. (Continued on next page)</p>

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ACCESSORY STRUCTURES, GARAGES AND CARPORTS	Garages and Carports	<p>Temporary carport structures: Prohibited. Temporary carport structures, such as those constructed of canvas or vinyl tent materials with pole supports, cloth, fiberglass, or metal are prohibited.</p> <p>DEFINITIONS:</p> <p>Garage: A building or a part thereof accessory to a main building and providing for the storage of automobiles and which no occupation or business for profit is carried on, enclosed on all four sides and pierced only by windows and customary doors.</p> <p>Carport: A space for the housing or storage of motor vehicles and enclosed on not more than two sides.</p> <p>Rear Yard: An area extending the full width of the lot between the rear lot line and the nearest principal structure.</p> <p>Temporary structures: Those structures that do not possess or are not attached to a permanent foundation.</p>
	Accessory Structures and Accessory Dwelling Units	<p>Accessory Structure : Accessory structures that are less than 300 square feet that do not require a building permit are exempt from these standards. Accessory structures cannot be attached to the principal structure and shall be constructed in the rear yard. Accessory structures shall be constructed or rehabilitated so as not to exceed a) 40% of the principal structure’s building footprint; b) up to equal height of the principal structure.</p> <p>Accessory Dwelling Units: Per UDC Section 35-371(a)(6), accessory dwelling units (e.g. granny flats) shall not exceed 40% of the primary dwelling footprint, 800 sq. ft, or the height of the primary structure.</p> <p>DEFINITION:</p> <p>Accessory Structure: A building, structure, or use on the same lot with, and of a nature customarily incidental and subordinate to, the principal building or use. Examples include tool sheds or garden sheds.</p>

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FENCING	Fencing	<p>New front yard walls constructed of solid materials shall be no more than two (2) feet in height. New predominately open front yard fences shall not be more than four (4) feet in height. Fencing or gate structures are not permitted across the driveway at any point in the front yard. The height of side yard fencing shall match the front yard fence height (maximum of four (4) feet) to the front wall/plane of the principal residential structure. For corner lots, new street-facing front and side yard fences shall match each other in construction materials and proportion. Residential properties abutting commercial properties are exempt from the NCD fencing height limitations along the shared property line. Chicken wire or any similar netting-type material, chain link (metal or vinyl-coated), razor or barbed wire, pre-cast concrete systems (e.g. fence-crete), exposed concrete masonry units (cinderblock), or unfinished concrete (paint is not considered a finished surface) shall be prohibited for new front yard fences.</p>
LOADING/TRASH RECEPTACLES (MULTI-FAMILY)	Refuse Containers	<p>Refuse containers (for pick-up/delivery) on multi-family structure parcels, shall be located at the rear of the structure (outside buffer yards), completely screened from public view of the streetscape.</p>
PARKING (MULTI-FAMILY)	Parking	<p>Designated parking areas for multi-family structure parcels shall be located at the rear of the lot. With the exception of any required parking to fulfill ADA requirements and driveway area, no parking areas shall be constructed within the front yard.</p>