

**MONTE VISTA TERRACE NEIGHBORHOOD CONSERVATION DISTRICT
RESIDENTIAL DESIGN STANDARDS**

RESIDENTIAL STANDARDS		
	Taskforce Discussion	Proposed Regulations
LOT SIZE/COVERAGE:	Discussions were held during 09/26/19 and 10/24/2019 meetings about Alta Vista and Beacon Hill NCD standards due to similarities in current lot sizes.	<u>The minimum lot width for any replatted parcel with single-family and two-family residential uses shall be fifty feet (50'). The maximum lot width for any replatted parcel with single-family and two-family residential uses shall be seventy-five feet (75'). The minimum lot width for any parcel with a single-family and two-family residential use shall be twenty-five (25) feet.</u>
BUILDING SIZE/MASSING	On 09/26/19 meeting, discussion regarding attached buildings for multi family uses did not get consensus due concerns with monolithic structures. The subject was revisited during 10/24/19 meeting and tabled to next meeting. On 12/12/19, Taskforce agreed to use Beacon Hill and Alta Vista MF building size language.	<u>Multi-family (3 units or more) uses shall be contained in one structure. Multi-family properties already platted as one (1) acre or more in size are exempt from this standard.</u>
BUILDING HEIGHT/NO. of STORIES:	All residential, including MF, 35 ft height. Accessory structure max height 25 ft. Concensus was reached during the 09/26/19 meeting.	<u>All residential structures shall be no taller than 2 1/2 stories and thirty-five feet (35') in height.</u>
FRONT, SIDE, AND REAR SETBACKS	09/26/19: Front setback will be within 5 feet of medium of block face. Follow Mahncke Park NCD. 10/24/19: Further research and discussion on measurements from Margo and Jim Griffin presented. To be discussed on 12/12/2019. 12/12/19: Staff's recommendation is to use a median setback as the setbacks vary block to block. Taskforce agreed with the following: The front setback shall be within five feet (5'-0") of the median setback of developed lots for the block face and shall be measured from the front building facade to the front curb, inside of the sidewalk or property line, whichever is consistent across the blockface.	<u>The front setback shall be within five feet (5'-0") of the median setback of developed lots for the block face and shall be measured from the front building facade to the front curb, inside of the sidewalk or property line, whichever is consistent across the blockface.</u>
PRINCIPAL ELEVATION FEATURES: WALKWAY	During 09/26 meeting, it was decided this item doesn't need to be addressed.	Not included 09/26/19.
PRINCIPAL ELEVATION FEATURES: PORCHES	12/12/19: Taskforce agreed that various options should be available to have a transition space, similar to the standards within Mahncke Park NCD.	<u>A transition space must be designed or placed as a component of a dwelling's front façade so that front entry is accessed through the "transition space". A transition space may consist of one of the following: porch, stoop, alcove, court or nook. Existing transition spaces may be repaired or rebuilt in the same footprint and location.</u>
PRINCIPAL ELEVATION FEATURES: WINDOWS AND DOORS	12/12/19: Taskforce agreed that these standards did not need to be addressed.	Not included 12/12/19.

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BUILDING MATERIALS: BUILDING FAÇADE	Cannot be regulated as per the State law (HB 2439).	Cannot be regulated as per the State law (HB 2439).
BUILDING MATERIALS: ROOFS	Cannot be regulated as per the State law (HB 2439).	Cannot be regulated as per the State law (HB 2439).
PAVING: CURB CUTS	Discussed on 10/24/19. The participants evaluated and discussed this item with examples from Beacon Hill NCD standards.	<u>One (1) driveway curb cut per residential lot and shall not exceed 15 feet in width.</u>
PAVING: DRIVEWAYS	This item was discussed on 10/24/19 meeting. Multiple existing NCD standards were evaluated.	<u>Driveways shall not be more than twelve (12) feet in width. Driveways may be constructed of either impervious or pervious materials. Pervious materials shall be bordered by a durable curb-like material in order to prevent erosion. Driveway runway/ribbons less than two and a half (2 1/2) feet wide are allowed. Driveways shall be located on only one side of residential structures. Circular driveways and driveways that connect two or more streets are prohibited. Driveways must lead to the rear of the property (25' wide single-family zoned lots are exempt from this standard).</u>
PAVING: SIDEWALKS	No need to address this topic as City code regulates sidewalk width in right-of-way. 9/26/2019	Follow UDC regulations.
ACCESSORY STRUCTURES	This item was discussed mainly on 10/24/19 meeting. Staff proposes following language: "The height of the accessory structure may match the principal structure but shall not exceed 35 feet". Follow up discussion to be held on 12/12/19 meeting. The ADDU can be on the second floor as long as there is a garage at the first floor. The height of the accessory structure may match the principal structure, but shall not exceed 25 feet. 12/12/19	<u>Accessory structures that are less than 300 square feet do not require a building permit and 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 40% of the principal structure's footprint. The accessory structure shall match the principal structure in scale, proportion, placement, and profile. (Accessory detached dwelling units shall include a window on the front facade which complies with the dimension ratio requirements and match the roof pitch of the principal structure.) (The height of the accessory structure may match the principal structure, but shall not exceed 25 feet).</u>
GARAGES	Attached garages shall be recessed 20 feet from the front building line of the house. Detached garages shall be located to the rear of the property. 12/12/19.	<u>Attached garages shall be recessed 20 feet from the front building line of the house. Detached garages shall be located to the rear of the property.</u>
CARPORTS	Attached carports shall be recessed 20 feet from the front building line of the house. Detached garages shall be located to the rear of the property. 12/12/19.	<u>Attached carports shall be recessed 20 feet from the front building line of the house. Detached carportss shall be located to the rear of the property.</u>

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FENCES	Follow current UDC regulations, including prohibited materials. 12/12/19	<u>The maximum height of front yard fence could be 3 feet solid, 5 feet combined or predominantly open. Side and rear yard fences could be up to 6 feet high. 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 finish surface) shall be prohibited for new front yard fences. Residential properties abutting commercial properties are exempt from the NCD fencing height limitations along the shared property line. For corner lots, new street-facing front and side yard fences shall match each other in construction materials and proportion.</u>