

**Compatible Development in Single-Family Neighborhoods**  
**Planning Board Recommendation**  
**July 9, 2009**

**Properties subject to proposed ordinance:**

1. Properties located in the Residential-Low 1 (RL-1) District
2. Properties with annexation agreements are exempt
3. Properties located in a Planned Developments (PD), Planned Residential Developments (PRD), or Planned Unit Developments (PUD), the more restrictive provisions will apply.

*Eliminated from staff recommendation:*

- *All residential uses in the RR-1, RR-2, and RE zone districts.*
- *RL-2 - Only those properties shown on the project map*
- *RMX-1 – All single-family detached uses.*

**Bulk Plane:**

1. Beginning at the property line, 12 feet in height and then one additional foot in height for each additional foot of setback.
2. In the RL-1, standards will not apply to a PD, PRD, or PUD.
3. Exemptions: dormers, gable roofs, solar panels, etc.
4. Grade Level and Parallel Point Method for measurement.
5. Side wall length articulation standards (*not included in staff recommendation*).

**Building Coverage:**

1. Sliding scale approach utilizing 35 percent building coverage on a 7,000 square foot lot (*30 percent coverage recommended by staff*).
2. Exemptions:
  - 300 SF for front porch
  - 80 SF for accessory structure
  - 150 square feet for additional covered porch not in the front yard (*not included in staff recommendation*)

**FAR:**

1. Sliding scale approach utilizing 0.50 on a 7,000 square foot lot (*0.45 recommended by staff*)
2. Partially Exposed Lower Levels:
  - 36-inch exemption
  - Floor area measured based on percentage of exposed wall
  - Measured from finished grade
3. FAR averaging permitted in Site Review

**Landmarked or Historic District Properties:**

1. Eligible to encroach into the bulk plane and building coverage upon approval of a Landmark Alteration Certificate, if historically appropriate.
2. Exempt FAR of contributing historic accessory structures in a historic district or landmarked property (*not included in staff recommendation*).

**Board of Zoning Adjustment:**

1. Variances for:
  - Bulk plane
  - Building coverage
2. Hardship criteria applies

**Support a 60-day implementation period after council legislative action**