

## Development Regulations

1. The subject property shall develop in accordance with 146-106 ("SF5" – Single Family Residential District) of the Zoning Ordinance, and as amended, except as follows:
  - a. Minimum Lot Area: 5,500 square feet
  - b. Minimum Median Lot Size: 6,509 square feet
  - c. Minimum Mean Lot Size: 6,995 square feet
  - d. Maximum Density: 4.90 dwelling units/acre
  - e. Maximum Number of Dwelling Units: 58
  - f. Maximum Height: 38 feet (2 stories)
  - g. Minimum Front Yard Setback: 15 feet (garages shall be set back 20 feet)
  - h. Encroachment Zone: 3-foot zone between the building setback and property line in which porches, footed bay windows, stoops, balconies, and masonry-faced chimneys shall be permitted
2. Accessory dwelling units shall be permitted on lots less than 12,000 square feet.
3. No identical elevation shall be built on adjacent or opposing lots along the same street, or within three (3) consecutive lots along the same street.
4. Each home shall incorporate a minimum of three (3) key features of one of the following architectural styles. Each building's elevations shall be reviewed by the City's Historic Preservation Officer to ensure compliance prior to the issuance of a building permit:
  - a. Victorian
    - i. Asymmetrical Design
    - ii. Prominent covered front porch
    - iii. Wrap-around front porch
    - iv. Varied roof lines
    - v. Dormers
    - vi. Turned or finished wood porch columns
    - vii. Gingerbread porch or gable trim
    - viii. Maximum of three (3) exterior paint colors
    - ix. Multiple roof shingle patterns or metal.
    - x. Multiple siding patterns
    - xi. Divided pane windows

- b. Cottage
  - i. Varying pitched roof
  - ii. Asymmetrical or symmetrical elevation
  - iii. Two-story component
  - iv. Devoid of gingerbread
  - v. Turned wood porch columns or simple square or round columns
  - vi. Lap siding on body of house with stone, stucco or wood elements
  - vii. Small or prominent covered porches
  - viii. Divided pane windows
  
- c. Craftsman
  - i. Low pitched gabled or hipped roof
  - ii. Single or one-and-a-half story
  - iii. Prominent Covered porch
  - iv. Gables or dormers covered in shingles with body of house covered in lap siding
  - v. Exposed rafter tails
  - vi. Tapered square columns with or without masonry pedestals
  - vii. Masonry porch base
  - viii. Divided pane windows
  
- d. Colonial
  - i. Symmetrical Design
  - ii. Round or square box columns
  - iii. Gables on multiple sides
  - iv. Decorative front doorway with or without pediment
  - v. Centered large or small portico/porch with gable or arch
  - vi. Gabled dormers symmetrically arranged on roof
  - vii. Window shutters
  - viii. Singular use of lap siding with or without brick on chimneys, foundation, porch floors, and/or front elevation