

Article 8

GENERAL PROVISIONS

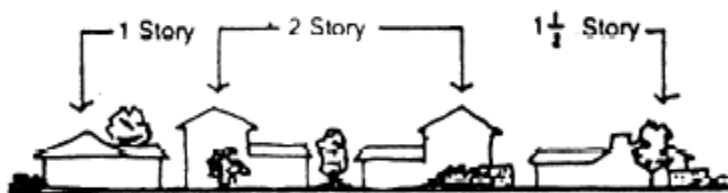
Article 8-1

GENERAL REQUIREMENTS

A. *DESIGN STANDARDS.* General design requirements, as set forth below and/or as may be supplemented by additional considerations promulgated by the City and approved by City Council, shall be addressed:

1. *Residential Design Standards.* Neighborhood or individual **lot** layouts shall consider functional and visually-appealing features that contribute to residential livability and community sustainability appropriate to the **district** classification. Design solutions should address compatibility at the neighborhood, **block** and individual **lot** perspectives.
 - a. *Architectural themes.* Masonry, stucco and horizontal, treated siding materials are preferred, with tile roofs in varied roofline treatments. Porches or deeply-shaded eaves are encouraged.
 - b. *Variety.* Colored elevations shall illustrate that a minimum of three (3) different elevations are provided in each **block** face. Developments of forty (40) **dwelling units** or more should offer a minimum of five (5) different elevations. Two-story homes are discouraged on corner **lots**, on more than three (3) consecutive **lots**, or on **lots** abutting major or minor arterials (unless additional open space is provided).

Figure 16



- c. *Street appearance.* Landscaping plans establish **street** tree themes – recommended minimum two (2) trees, plus shrubs per **lot**. Garage fronts should not predominate; they should be recessed and/or constitute less than fifty (50) percent of the residential facade.

d. *Residential streets.* Designs discourage through traffic, reduced **street** paving widths may be considered where off-street guest parking bays are installed.

2. *Non-Residential Use Design Standards.* **Building** elevations in landscaped settings are expected to project a positive image of the City's commercial, industrial and **institutional** development.

a. *Architectural themes.* Colored elevation drawings shall indicate that **structures** are provided with appropriate surfacing, architectural detailing and roofline treatments from all sides visible from **streets** or residences.

b. *Streetscape.* Landscaping and street furniture complement residential surroundings.

c. *Construction materials.* Appearance compatibility with residential neighborhoods is stressed, discouraging metal-finished **buildings** and highly-reflective glass. Tilt-up slab construction should include vertical architectural elements.

B. No person, firm or corporation shall strip, excavate or otherwise remove topsoil for sale or for use other than on the premises from which the same shall be taken (except in connection with the construction or alteration of a **building** on such premises and excavation or grading incidental thereto).

C. Every dwelling shall be located and maintained on a **lot** as defined herein.

D. No space needed to meet the width, **yard**, area, coverage, parking or other requirements of this Ordinance for a **lot** or **building** may be sold or leased away from such **lot** or **building**.

E. No parcel of land which has less than the minimum width and area requirements for the zone in which it is located may be cut off from a larger parcel of land for the purpose, whether immediate or future, of **building** or development as a **lot**.

F. Every part of a required **yard** shall be open to the sky and unobstructed except for **accessory buildings** in a rear **yard** and except as otherwise permitted herein.

1. The projections of skylights, window sills, belt courses, cornices, chimneys, flues and other ornamental features and open or lattice enclosed fire escapes, fireproof outside stairways and balconies may project into a **yard** not more than five (5) feet except in the case of a side **yard** where it shall not come nearer than three (3) feet to the side **lot line**.

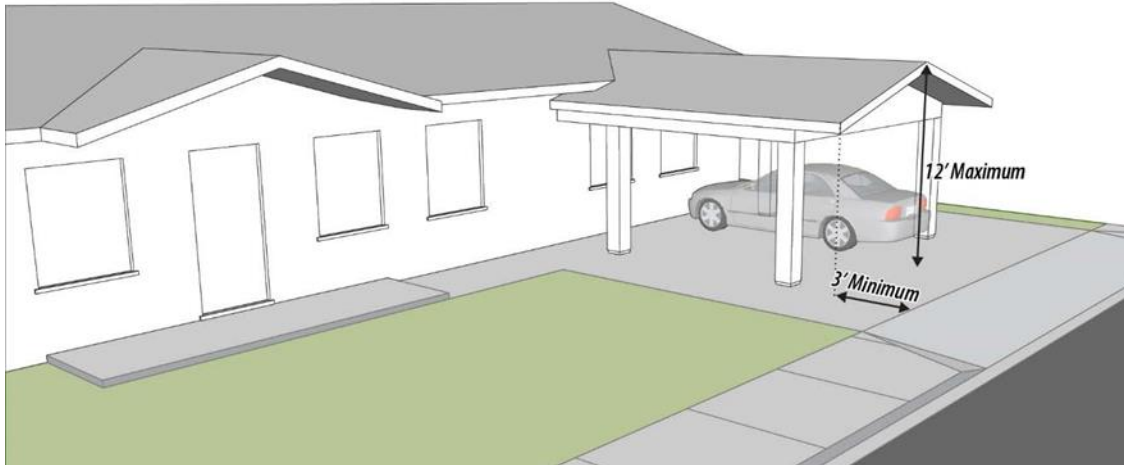
2. Bay windows, including their cornices and eaves, may project into any required **yard** not more than two (2) feet, provided, however, that the sum of such projections on any **wall** does not exceed one third (1/3) the length of said **wall**.

3. There shall be an unobstructed opening or gate not less than three (3) feet wide into the rear **yard** from one side of the house for emergency ingress.

4. **Portals** may project into a side **yard** up to the property line of a defined **lot**. No part of the **portal** structure shall encroach into an **adjacent** property.

5. On residential lots within subdivisions recorded prior to 1975, unenclosed shade structures may project into a required front **yard** setback area, subject to the following development and design standards:

- a. The structure shall be permanently affixed to the ground by anchoring or slab attachment and supported by piers, columns or support elements;
 - b. The structure shall not be enclosed and no **wall** taller than three (3) feet may be constructed between piers, columns or support elements of the structure;
 - c. The style, materials and colors of the structure shall be consistent with the style, materials, and colors of the residential building to which it is connected. The structure shall utilize the same level of finish and detailing as the residential building;
 - d. The structure shall maintain a minimum setback of three (3) feet from any right-of-way line. The structure shall be setback from any side property line a distance equal to the side setback for the primary residential building;
 - e. The structure shall not exceed twelve (12) feet in height, or the maximum height of the primary residential building, whichever is less;
 - f. A **paved** surface shall be provided under the structure except that lots larger than 20,000 square feet in size may provide stabilized surfaces consistent with PM-10 standards and Section 6-2-2.A.10 of the Zoning Ordinance in lieu of a paved surface;
 - g. The structure shall contain a roof of substantial construction, composed of wood, asphalt, composite, or concrete roofing. Lattice roofing with supporting elements are permitted. No fabric, plastic, or other similar temporary materials shall be utilized;
 - h. Driveway widths and the limitations on the percentage of a front **yard** that can be **paved** in Section 6-2 of the Zoning Ordinance shall be adhered to;
 - i. Outdoor storage in the front **yard** and visible from the public rights-of-way is prohibited. Outdoor storage shall be located outside the front **yard** area and screened from view from public rights-of-way by a solid **wall** or fence; and
 - j. The structure shall remain open and never be enclosed as a garage or as living space.
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G. No **lot** shall be divided in such a way that any division of such a **lot** shall contain more **dwelling units** than are permitted by the zoning regulations of the **district** in which such **lot** is situated.

H. On an interior **lot**, in any Residential **District**, having no **access** to an **alley** and where the garage or carport is not attached to the main **building**, required side **yards** shall be maintained.

I. No **building** shall be erected and no existing **building** shall be moved, altered, added to or enlarged, nor shall any land be used, designed, or intended for any purpose, or in any manner other than is included among the uses as permitted in the **district** in which located (provided that any **building** may be moved off any **lot**).

J. No **building** shall be erected, nor shall any required open space be encroached upon or reduced, except in conformity to the **yard, lot areas**, open space, **building** location, and off-street parking regulations designated for the **district** in which it is located.

K. No **yard** or other space on one **lot** shall be considered as providing **yard** or open space for a **building** on any other **lot**.

L. A **mobile home, recreational vehicle**, or similar vehicle shall not be considered a dwelling unit, nor occupied as such, unless located in a **recreational vehicle** or **mobile home park** or **mobile home subdivision**. A **mobile home, recreational vehicle**, or similar vehicle shall be prohibited as a facility for any non residential use permitted in this Ordinance, except as an office when construction is on going on a site.

M. Any enclosed or roofed porch shall be considered a part of the main **building** in the determination of the size of **yard** or **lot** coverage.

N. A portal may encroach into the side **yard** setback and will not be counted as part of the main **building** in the determination of the size of **yard** or **lot** coverage.

O. Where two (2) or more **lots** are used as a **building** site and where main **buildings** cross **lot lines**, then the entire area shall be considered as one (1) **lot**, except that the front of the parcel shall be determined to be the front of the individual **lots** as originally platted or laid out.

P. In all zones which require a front **yard**, no obstruction to view in excess of three (3) feet in height shall be placed on any **corner lot** within a triangular area formed by the **street** property lines and a line connecting them at points thirty three (33) feet from the intersection of the **street** lines, except trees pruned high to permit unobstructed vision for automobile drivers; and pedestal type identification **signs** and pumps at gasoline **service stations**.

Q. Mechanical equipment, including but not limited to heating/cooling equipment, pool pumps, electrical equipment and motors directly related to the primary use of the property, shall be restricted from locating in the front **yard**.
