

## Additional information

Revised Final DOD Committee Proposed Changes

Hillcrest Design Overlay District Options 1 and 2

(Oct. 2nd, 2021)

This document sets for the DOD Committee's majority recommendation (option 2). Substituting the red text below in parentheses for the blue text would yield option 1. The third option is fundamentally different and set forth in a separate document.

Revision Notes:

In this revision of its "final" report, the committee formally endorses including a Preamble in the Design Overlay related to the application of the FAR limitations in the context of variance applications. The purpose of the preamble would be to address the FAR limits, the difficulty of establishing a one size fits all standard, given the diversity of housing scale in the neighborhood, and express the expectation that variances should be allowed where appropriate based upon the scale of the structures in proximity to the property seeking a variance. Proximity being houses on the same block and same side of the street. The committee does not offer precise language at this time, believing that the process would benefit from input from those who have expressed particular concern in this regard.

In addition, the committee has been persuaded that the FAR's for the portion of the neighborhood outside the historic district should have the same limitations as inside. Otherwise the proposals below are the same as previously presented.

In order to better tailor it proposals, the committee recommends adopting two different DOD approaches for the neighborhood; one inside and another outside the historic district. The area outside the historic district is distinct in character, is almost entirely smaller homes, command less market value and lacks some of the special considerations that underly some of the committee's recommendations aimed at preserving the historic district.

Inside the Historic District

Proposal 1

Incorporate Side Yard Setbacks.

- Modify HDOD to include minimum combined side yard setback equal to 28% of the average lot width, with a minimum side yard setback of 10% of lot width per side, minimum requirement not to exceed a total of 17.5'.

Proposal 2

Modify FAR for Reuse of Existing Structures, and Include Height and Width Restrictions for Additions.

- Add definition for "reuse existing structure" as the reuse of the existing front three (3) sides and associated roof framing.

- Modify HDOD to establish FAR for Additions to Existing Structures, as follows:
- Single story - 37% (currently 37%)
- Multistory – 40% (currently 50%)
- Basements and attics located within the reused portion of a structure are not counted against the FAR if the exterior front three (3) sides and associated roof framing of the reused existing structure is not changed.
- Modify HDOD to require (new roof additions to be at least 12" lower than the highest ridge of the existing roof structure) that additions shall not alter the roof line of the existing structure but otherwise are subject only to the existing height restrictions.
- Modify HDOD to require a minimum 12-inch inset or outset where an addition connects to the existing structure.

### Proposal 3

Create Floor to Area Ratio (FAR) for Sites Without Existing Structures, or for Sites where Existing Structure is Not Reused.

- Modify HDOD to establish FAR for New Construction, as 37% (30%), or the size of the immediately preexisting structure, whichever is greater to include all heated and cooled space other than basements.

### Proposal 4

Establish Typical Sidewalk Width and Locations.

- Repair or replace any existing sidewalk as per municipal code 30-48.
- Install a sidewalk if half or more of the block, determined in linear feet, has a sidewalk, the width to be 4' or to match existing walk, whichever is greater.

### Proposal 5

With regard to any non-residential zoned property.

- The HDOD should limit new construction to 2-stories maximum.
- The HDOD should require an entrance facing the street. When a building is located with frontage on two streets, the entrance shall face the street having the higher classification according to the city master street plan. In the instance that development occurs at the intersection of two collectors and one being Kavanaugh Boulevard, the entrance shall face Kavanaugh Boulevard.

### Proposal 6

With regard to the existing DOD ordinance § 36-434.14 (A), it appears there is a drafting error that would allow unlimited floor area for houses on lots larger than 10,000 sq. feet, which was never intended. The committee recommends deleting the last sentence in that section to rectify the problem, which currently reads:

Any lot of record, or any combination of lots creating a zoning lot of record exceeding 10,000 sq. feet in existence at the time of the adoption of this section shall have an FAR as described for lots exceeding 8,000 sq. feet.

Outside the Historic district

### Proposal 1

### Incorporate Side Yard Setbacks.

- Modify HDOD to include minimum combined side yard setback equal to 28% of the average lot width, with a minimum side yard setback of 10% of lot width per side, minimum requirement not to exceed a total of 17.5'.

### Proposal 2

- Modify the FAR for all structures to include all heated and cooled space other than basements as follows:
  - Single story - 37% (currently 37%)
  - Double story – 40% (currently 50%)

### Proposal 3

#### Establish Typical Sidewalk Width and Locations.

- Repair or replace any existing sidewalk as per municipal code 30-48.
- Install a sidewalk if half or more of the block, determined in linear feet, has a sidewalk, the width to be 4' or to match existing walk, whichever is greater.

### Proposal 4

#### With regard to any non-residential zoned property.

- The HDOD should limit new construction to 2-stories maximum.
- The HDOD should require an entrance facing the street. When a building is located with frontage on two streets, the entrance shall face the street having the higher classification according to the city master street plan. In the instance that development occurs at the intersection of two collectors and one being Kavanaugh Boulevard, the entrance shall face Kavanaugh Boulevard.

### Proposal 5

With regard to the existing DOD ordinance § 36-434.14 (A), it appears there is a drafting error that would allow unlimited floor area for houses on lots larger than 10,000 sq. feet, which was never intended. The committee recommends deleting the last sentence in that section to rectify the problem, which currently reads:

Any lot of record, or any combination of lots creating a zoning lot of record exceeding 10,000 sq. feet in existence at the time of the adoption of this section shall have an FAR as described for lots exceeding 8,000 sq. feet.