

Residential Design Standards Comparison Table

MAIN STRUCTURES		
PREVIOUS CODE	NEW CODE (ADOPTED 1-23-12)	COMMENT FROM RDS COMMITTEE
<i>Setbacks</i>		
Front		
“Qualifying” porch encroachment into front setback – 4’	Increase to 6’ but allow any covered porch to qualify, not just “substantial” porches, currently defined as 6’ deep and covering at least 50% of the front facade	Utilitarian features like porches are encouraged.
Qualifying “substantial” porch depth – 6’	Increase min. porch depth to 8’; keep the 50% of the length of the façade requirement	Deeper is better. Still would allow for encroachment of a covered porch of any depth but would require porch to be “substantial” for any “bonuses” referenced later in the table.
Max. front setback – none now	Max. setback of 5’ greater than min., to preserve existing neighborhood character at the street	<u>Note:</u> This will be 35’ in SF-A and 30’ in SF-B.
Side		
6’ min. non-driveway side; 10-15’ min. driveway side (based on lot width)	Same 10’ min. driveway side (regardless of lot width)	Simplifies, where no significant benefit to distinguish by lot size; avoid disparity/hardship when lot sizes are almost identical.
Projection of arch. features (includes roof overhangs) into setback – 2’ allowed	Increase to 4’ allowed (but no closer than 4’ from any property line)	Architectural features encouraged; allows for deeper roof overhangs = energy savings from add’l shade.
Attached garage – corner intersection access – currently 10’	Reduce to 6’	Simplifies to match minimum main structure setback.
Rear		
General setback (based on lot width) < 65’: 30’ > 65’: 35’	30’ (regardless of lot width), generally <u>Exception:</u> 1 story structure may be as close as 20’ to rear setback	W/ height-looming, FAR and lot coverage limitations, 30’ is adequate; the 1 st floor 20’ exception allows for more design flexibility, encourages 1-story structures, but also protects the privacy of the nearest neighbor.
Attached garage – 30-35’	Decrease to 20’ for 1-story structures only	When attached, treat as part of main structure.
<i>Articulation</i>		
3’x 3’ “cutout” required every 30-40’ (based on lot width)	Require every 30’ (regardless of lot width) Allow “cutout” of 2’x 10’ to satisfy Combinations of other architectural, utilitarian features – bay windows, stoops, porches, chimneys, structural window awnings or canopies, roof dormers (each not to exceed 25% of façade)	Interrupts the monotony of a long expanse of blank wall; avoid poor design articulations, encourage architectural, utilitarian features.
<i>Height looming</i>		
Ratio of 1:2	Retain as basic requirement Give bonus on FAR and height for more restrictive height-looming ratio of 1:1.5	This is a main technique to keep appropriate separation between houses, to allow sun and light for all.

ACCESSORY STRUCTURES

EXISTING	PROPOSED CHANGE	COMMENT
<i>Max. Ridge Height</i>		
<p>SF-A: Based on lot widths Up to 50': 24'(1st 15' of bldg) 28'(>15')</p> <p>> 50'-65': 28'(1st 15') 30'(>15')</p> <p>65'-75': 30'(1st 15') 32'(>15')</p> <p>>75': 35' max.</p> <p>SF-B (Cottage District): All Lots 24' (1st 15') and 28' (beyond 15')</p> <p><u>Existing bonus:</u> 2' bonus for using min. 3' pier and beam foundation</p>	<p>For lots up to 65' wide: 28' plus :</p> <ol style="list-style-type: none"> 1' bonus for every foot of lot slope (max 2'), or 2' bonus for using min. 3' pier & beam foundation, or 2' bonus for restricting height looming to 1:1.5 2' bonus for providing <i>substantial</i> (per code definition) front porch <p>Maximum 30'</p> <p>Remove "1st 15' height max" and replace with a 15' height limit for front architectural elements (including stoops and excluding porches and balconies)</p>	<p>Simplifies code requirements; provides design flexibility rather than dictating roof articulation; alleviates grade measurement restrictions; lowers max height for lots > 50' in width; promotes architectural or utilitarian features such as porches.</p> <p>Benefit for encouraged conduct that reduces height scale.</p> <p>Should allow for a more even distribution of building mass from front to rear for 2-story houses.</p>
<p>SF-A: Based on lot widths Up to 50': 24'(1st 15' of bldg) 28'(>15')</p> <p>> 50'-65': 28'(1st 15') 30'(>15')</p> <p>65'-75': 30'(1st 15') 32'(>15')</p> <p>>75': 35' max.</p> <p>SF-B (Cottage District): All Lots 24' (1st 15') and 28' (beyond 15')</p> <p><u>Existing bonus:</u> 2' bonus for using min. 3' pier and beam foundation</p>	<p>For lots greater than 65' in width: 33' plus:</p> <ol style="list-style-type: none"> 1' bonus for every foot of lot slope (max 2'), or 2' bonus for using min. 3' pier & beam foundation, or 2' bonus for restricting height looming to 1:1.5 2' bonus for providing <i>substantial</i> (per code definition) front porch <p>Maximum 35'</p> <p>Remove "1st 15' height max" and replace with a 15' height limit for front architectural elements (including stoops and excluding porches and balconies)</p>	<p>Simplifies code requirements; provide design flexibility rather than dictating roof articulation; alleviate grade height measurement restrictions; lower max height for lots >75' in width; promote architectural or utilitarian features such as porches.</p> <p>Benefit for encouraged conduct that reduces height scale.</p> <p>Should allow for a more even distribution of building mass from front to rear for 2-story houses.</p>
<p>Flat roofs</p>	<p>Measure to top of parapet or handrail (e.g., open deck); max. height of 3' less than max. for sloped roofs</p>	<p>In part, don't want "loophole" for a deck that allows your neighbor to watch you.</p>
<i>Setbacks</i>		
<p>Side, interior: (based on lot widths) Lots < 65': 3' or Lots > 65': 5'</p>	<p>3' (regardless of lot width)</p>	<p>Simplifies code requirements.</p>
<p>Side, street/alley facing: 20'</p>	<p>3'</p>	<p>Add'n of height looming allows reduction of setback; increases more green areas.</p>
<p>Rear, interior: 5'</p>	<p>3'</p>	<p>Height looming should be sufficient.</p>
<p>Rear, street/alley facing: 10'</p>	<p>3'</p>	<p>Encourages street/alley access, more green areas.</p>
<p>Distance between accessory structure and main structures: 10'</p>	<p>4'</p>	<p>Provides greater design flexibility.</p>
<p>Projection of arch. features (includes roof overhangs) – 2' allowed</p>	<p>No closer than 2' from any property line</p>	<p>Prevents rainwater falling on neighbor's property.</p>

EXISTING	PROPOSED CHANGE	COMMENT
Height looming		
None	Ratio of 1:2, for side and rear property lines	Matches that for main structure.
	10' of plate height (typical 1-story) exempt from height looming; above 10' must comply	Allows for typical 1-story structures without height-looming restrictions.
Max. Plate Height		
14'	Remove requirement	Too restrictive, and w/ height looming, unnecessary.
Max. Ridge Height		
20'	Retain 20', In addition: 1. 1' bonus for every foot of lot slope (max 2'), or 2. 2' bonus for restricting height looming to 1:1.5. Maximum 22'	Provides design flexibility; allowing an additional 2' should offset perceived loss of height due to using actual grade measurement instead of average; plus, more room upstairs for HVAC and/or higher ceilings.
OVERALL PROVISIONS		
Pool equipment setback		
5' for side and rear	3' for side and rear	Same as AC equipment; keep the noise a bit away from neighbor.
Height Measurement		
Lot slope \leq 10% - from average grade Lot slope $>$ 10% - from actual or natural grade	All lots, regardless of slope - Actual or natural grade	<u>Average</u> grade is deceptive; providing additional height above max. heights permitted. <u>Actual</u> provides more accuracy and is easier to administer and verify compliance.
Floor-to-Area Ratio (FAR)		
SF-B (Cottage District) and SF-A .53 (no bonuses)	Reduce to .45, but w/ bonuses given for: 1. 1:1.5 height-looming ratio (+.02); and/or 2. substantial front porch (+.02); and/or 3. side street or rear alley access (+.02); and/or 4. front access pervious material driveway (+.02); and/or 5. 1-story garage (+.02); and/or 6. additional pervious parking area beyond required 2 covered (+.02); and/or 7. preservation of 50% of main structure (+.04). Maximum .50	Significant reduction %-wise; but, by doing things considered "desirable," can get back to maximum .50.

EXISTING	PROPOSED CHANGE	COMMENT
<i>Lot Coverage</i>		
Max 35%	Max 40%	Provides design flexibility; in combination with reduced setbacks and FAR, provides opportunity for 1-story structures on smaller lots.
<i>Parking</i>		
Min. of 2 covered spaces	Retain	
<i>Attached Garages</i>		
Permitted on lots > 65' only: <ul style="list-style-type: none"> • Setback beyond the midpoint of the structure for lots 65'-75' • Setback 18' from the front of the structure for lots > 75'. 	Allow garages attached to the rear for all lots that have alley access (regardless of size)	Allows for more flexibility with minimal impact to the street view; does not apply to "Cottage District."
<i>Breezeways</i>		
Max. 6' wide Max 10' height	Increase to max 8' in width and 12' in height	Provides design flexibility.