

Single Family Simplification / Matrix Recommendation

<p><b>Topic</b> <b>Code Section</b></p>  <p>(reference graphics)</p>	<p><b>Existing</b></p>	<p><b>Proposed</b></p>
<p><b>Definition</b> Section 114-1</p>	<p><i>Lot coverage</i> means the percentage of the total area of a lot that, when viewed directly from above, would be covered by all principal and accessory buildings and structures, or portions thereof; provided, however, that exterior private balconies, and awnings shall not be included in determining the building area. <b>**Currently exterior private balconies and areas underneath awnings are not included in lot coverage.</b></p>	<p><i>Lot coverage</i> means the percentage of the lot covered by the ground floor of all principal and accessory buildings, plus all areas covered by the roofs of such buildings including, but not limited to covered porches, covered terraces, and roof overhangs. <b>**All covered roof areas, including covered porches and covered terraces count in lot coverage, unless otherwise excluded elsewhere in the code.</b></p>
<p><b>Fees</b> Sec. 142-105</p>	<p>The current code references an old fee for applications to the DRB for non-architecturally significant homes constructed prior to 1942 and all homes constructed after 1942 shall be \$150.00.</p>	<p>Code updated to reflect current application procedures with references to updated fees.</p>
<p><b>Unit Size</b> Sec. 142-105(b)(4)b.</p> 	<ol style="list-style-type: none"> <li>1. Portions of covered terraces, breezeways and open porches exceeding a depth of 10' count in unit size.</li> <li>2. Covered terraces and porches in the rear yard which exceed 2% of lot area count in unit size.</li> <li>3. Portions of covered balconies exceeding a projection of 6 feet count in unit size.</li> </ol>	<ol style="list-style-type: none"> <li>1. Unenclosed covered terraces, porches and breezeways do not count as unit size, regardless of depth and whether they exceed 2% of the lot area.</li> <li>2. Covered, unenclosed balconies do not count as unit size, regardless of projection.</li> </ol>
<p><b>Second floor requirements</b> Sec. 142-105-1(b)(4) c</p> 	<p>For homes with a lot coverage of 25% or greater, the second floor shall not exceed 70% of the first floor. This may be waived by the DRB.</p>	<p>The 70% limitation is replaced with the requirement for homes with a lot coverage of 25% or greater having at least 35% of the second floor along the front, and 50% of the second floor along the street side, setback a minimum of 5' from the edge of the first floor. This may be waived by the DRB. This requirement may also be waived if the second story is setback 40' from the front property line or 20' from the street facing side yard.</p>
<p><b>Understory Requirements</b> Sec. 142-105-1(b)(4) d&amp;e</p>	<ol style="list-style-type: none"> <li>1. Currently there are two (2) options for understory homes, one requiring DRB approval and one not.</li> <li>2. Max enclosed and air-conditioned building access: <b>(3%)</b> of the lot area.</li> <li>3. Max Driveway approach: <b>15%</b> of the lot width.</li> </ol>	<ol style="list-style-type: none"> <li>1. understory homes no longer require DRB approval, but all understory homes must comply with the stricter design regulations that were previously required for DRB approval.</li> <li>2. Max enclosed and air-conditioned building access: <b>(5%)</b> of the lot area.</li> <li>3. Max Driveway approach: <b>30%</b> of the lot width.</li> </ol>
<p><b>Lot Coverage - Single Story Homes</b> Sec. 142-105(b)(5)b</p>	<p>Max Lot coverage for single-story structures = <b>50%</b></p>	<p>Max Lot coverage for single-story structures: <b>40%</b>. Except single story homes constructed prior to 1965, max: 50%</p>

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EXHIBIT A

<p><b>Lot Coverage Calculations</b> Sec. 142-105b)(5)c&amp;d</p> <p>5 6</p>	<p>1. Internal court yards which are substantially enclosed on <b>3 or more sides</b> count as lot coverage. 2. covered areas attached to the main home with a projection of 10' or less are not counted as lot coverage. 3. Covered areas detached from the main home, with a projection of 10' or less, and not exceeding 2% of the lot area are not counted as lot coverage.</p>	<p>1. Internal court yards which are substantially enclosed on <b>4 or more sides</b> count as lot coverage. 2. Portions of eyebrows, covered porches, terraces and roof overhangs exceeding 5 feet in depth count as lot coverage.</p>
<p><b>Height (Parapet Walls)</b> Sec. 142-105(b)(7)</p>	<p>Parapet wall only allowed when associated with a habitable roof deck.</p>	<p>Parapet walls allowed to screen mechanical equipment, up to the height of the equipment.</p>
<p><b>Front Setbacks</b> Sec. 142-106(a)(1)</p>	<p>1. The minimum front yard setback for 1-story structures is 20'. 2. The minimum front yard setback for 2-story structures is 30'. 3. 1-story structures (i.e. garage) may be located at the 20' setback if they are separated from a 2-story home a minimum distance of 5'.</p>	<p>1. The minimum front yard setback for 1-story structures is 20'. 2. The minimum front yard setback for 2-story structures is 30'. 3. <b>1-story portions of 2-story structures may be located at a 20' setback if the 2-story portion of the structure is setback a minimum distance of 40'</b></p>
<p><b>Side Setbacks</b> Sec. 142-106(a)(2)c</p>	<p>The minimum interior side yard setback for lots <b>greater than 60'</b> in width is 10'</p>	<p>The minimum interior side yard setback for lots <b>greater than 65'</b> in width is 10'</p>
<p><b>Open Space requirements (along 2-story side elevations)</b> Sec. 142-106(a)(2)d</p> <p>7 8</p>	<p>When additional open space is required along an interior side yard, such area: 1. May not exceed the maximum permitted <b>side yard elevation</b>. 2. Shall have at least <b>75%</b> of the open space landscaped. 3. Mechanical equipment <b>is not</b> permitted.</p>	<p>When additional open space is required along an interior side yard, such area: 1. May not exceed elevation of the <b>first habitable floor</b>. 2. Shall have at least <b>50%</b> of the open space landscaped. 3. Mechanical equipment <b>is</b> permitted.</p>
<p><b>Extension of Non-conforming side setbacks</b> Sec. 142-106(a)(2)e</p>	<p>Non-conforming interior side yard setbacks may be extended for a linear <b>ground floor addition or second floor addition, not to exceed the required front and rear setback requirements.</b></p>	<p>Non-conforming interior side yard setbacks may be extended for a <b>linear ground floor addition only</b> not to exceed <b>20 linear feet</b>.</p>
<p><b>Accessory Structures in rear yard</b> Sec. 142-1132(a)(2)</p>	<p>1. lot coverage limited to 25% of required rear yard. 2. Size limited to lesser of 10% of lot area or 1500 SF. 3. second floor cannot exceed 50% of first floor 4. Single story setbacks: = 7.5' (interior and rear), except 50% of required main home setback when facing the water. 5. Two-story setbacks - interior side: = greater of 10' or the required side yard setback. Rear setback: = 15 feet, except when facing the water: = the greater of one-half the required main home setback or 15'</p>	<p>1. Lot coverage limited to 25% of required rear yard. 2. Size limitation removed (lot coverage limitation applies) 3. Second floor requirement removed 4. Structures 12 feet high or less: = 7.5' minimum setback (interior and rear), except 50% of required main home setback when facing the water. 5. If <b>any</b> portion of the structure is above 12 feet (up to 20') - interior side: = greater of 10' or the required side yard setback. Rear setback: = 15 feet, except when facing the water: = the greater of one-half the required main home setback or 15'</p>