

PROPOSED UNIFIED DEVELOPMENT ORDINANCE CHANGES

Section 5.15.8.R. Carports

General: Residential Detached Accessory Structure

Size Range: Maximum 400 SF, however, cannot exceed maximum lot coverage based on principal building type

Maximum Footprint: 400 SF

Height: No taller than the principal structure or 18 feet, whichever is less.

Characteristics:

- A detached or an attached accessory structure.
- Only one carport permitted per lot.
- Placement in rear of lot or at a minimum of 20 feet behind the front plane of the principal structure.
- Must be of same general character as primary structure.
- Solid walls are not permitted. No more than two (2) sides may be enclosed with louvered or horizontal panels or siding.
- Columns, posts and roof material shall be consistent with residential character.
- Roof must have a minimum pitch of 4:12.
- Limited electrical service is permitted. No internal plumbing is permitted.
- Not permitted on commercial or mixed-use lots.

Section 5.15.5.A Neighborhood Core Historic District

Neighborhood Core Building Type Requirements:	Front Build-to Zone	Lot Width Lot Width	Frontage Requirement	Setback (<i>from rear property line</i>)	Side Setback (<i>from side property lines</i>)	Height (<i>in stories</i>)	Maximum Lot Coverage
Main Street Building	10'-20'	50'-100'	70% - 90%	25'	5'	2-3	<u>80%</u>
Commercial Cottage	10'-15'	50'-75'	40% - 70%	25'	8'	1-1.5	<u>80%</u>
Live-Work Sideyard	10'-15'	50'-65'	50% - 75%	25'	5'	2-2.5	<u>80%</u>
Duplex	10'-15'	55'-70'	N/A	25'	5'	2-3	<u>75%</u>
Triplex	10'-15'	70'-100'					<u>75%</u>
Mansion Apartment House	10'-25'	60'-80'	N/A	25'	5'	2-2.5	<u>70%</u>
Civic Building	10'-25'	N/A	N/A	N/A	5'	2.5	<u>80%</u>
Carriage House	See Sec. 5.15.8.F. for placement and other requirements			5'	5'	1-2	
Additional Building Types	10'-25'	50'-100'	TBD by UDO Admin.	25'	5'	2-3	<u>80%</u>

Section 5.15.5.B Neighborhood Center Historic District

Neighborhood Center Building Type Requirements:	Front Build-to Zone	Lot Width	Frontage Requirement	Setback (<i>from rear property line</i>)	Side Setback (<i>from side property lines</i>)	Height (<i>in stories</i>)	Maximum Lot Coverage
Main Street Building	10'-25'	50'-80'	75% - 90%	25'	8'	2-2.5	<u>80%</u>
Commercial Cottage	10'-20'	50'-60'	50% - 70%	25'	8'	1-1.5	<u>80%</u>
Live-Work Sideyard	5'-10'	50'-60'	40% - 75%	25'	8'	1.5-2.5	<u>80%</u>
Duplex	10'-15'	55'-70'	N/A	25'	8'	1.5-2.5	<u>75%</u>
Triplex	10'-15'	70'-100'					<u>75%</u>
Mansion Apartment House	10'-25'	60'-80'	N/A	25'	10'	2-2.5	<u>70%</u>
Main Street Building	10'-25'	50'-80'	75% - 90%	25'	8'	2-2.5	<u>65%</u>
Carriage House	See Sec. 5.15.8.F. for placement and other requirements			5'	5'	1-2	<u>65%</u>
Cottage	10'-15'	50'-60'	N/A	25'	8'	1-1.5	<u>65%</u>
Medium House	5'-15'	50'-60'	N/A	25'	8'	1-2	<u>65%</u>
Village House	10'-15'	50'-60'	N/A	25'	8'	2-2.5	<u>65%</u>
Sideyard House	10'-15'	50'-65'	N/A	25'	8'	2-2.5	<u>65%</u>
Vernacular House	10'-20'	60'-80'	N/A	25'	10'	1.5	<u>65%</u>
Civic Building	10'-25'	N/A	N/A	N/A	8'	2	<u>80%</u>
Additional Building Types	10'-25'	50'-100'	TBD by the UDO Admin	25'	8'	1-2.5	<u>80%</u>

Section 5.15.5.C Neighborhood General Historic District

Neighborhood General Building Type Requirements:	Front Build-to Zone	Lot Width	Frontage Requirem ent	Setback (<i>f rom rear property line</i>)	Side Setback (<i>from side property lines</i>)	Height (<i>in stories</i>)	Maximum Lot Coverage
Carriage House	See Sec. 5.15.8.F. for Placement and other requirements.			5'	5'	1-2	
Live-Work Sideyard	10'-20'	50'-100'	N/A	25'	10'	1-2.5	<u>60%</u>
Commercial Cottage	10'-20'	50'-100'	N/A	25'	10'	1-1.5	<u>60%</u>
Bungalow Court	10'-20'	60'-100'	N/A	25'	15'	1-1.5	<u>65%</u>
Cottage	10'-20'	50'-60'	N/A	25'	10'	1-1.5	<u>60%</u>
Medium House	10'-20'	50'-60'	N/A	25'	10'	1-2	<u>60%</u>
Village House	10'-20'	50'-65'	N/A	30'	15'	2-2.5	<u>60%</u>
Sideyard House	10'-15'	50'-65'	N/A	30'	5'	2	<u>60%</u>
Vernacular House	10'-20'	60'-100'	N/A	30'	15'	1.5	<u>60%</u>
Center Hall House	15'-25'	70'-100'	N/A	30'	15'	2-2.5	<u>60%</u>
Civic Building	10'-35'	N/A	N/A	N/A	10'	2	<u>80%</u>
Additional Building Types	10'-20'	50'-100'	N/A	25'	10'	1-2.5	<u>70%</u>

Section 5.15.5.D Neighborhood Conservation Historic District

Neighborhood Conservation Building Type Requirements:	Front Build-to Zone	Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Maximum Lot Coverage
Carriage House	See. Sec. 5.15.8.F for placement and other requirements			5'	5'	1-2	
Cottage	10'-20'	50'-60'	N/A	30'	10'	1-1.5	<u>60%</u>
Medium House	10'-20'	50'-70'	N/A	30'	10'	1-2	<u>60%</u>
Village House	10'-20'	50'-70'	N/A	30'	10'	2-2.5	<u>60%</u>
Vernacular House	15'-25'	60'-100'	N/A	30'	10'	1.5	<u>60%</u>
Center Hall House	20'-35'	80'-100'	N/A	30'	15'	2-2.5	<u>60%</u>
Civic Building	15'-40'	N/A	N/A	N/A	10'	1.5	<u>80%</u>
Additional Building Types	10'-35'	50'-100'	N/A	30'	10'	1 - 2.5	<u>70%</u>

Section 5.15.5.E Riverfront Edge Historic District

Riverfront Edge Building Type Requirements:	Riverfront Build-to Zone	Lot Width	Frontage Requirement	Setback (from rear property line)	Side Setback (from side property lines)	Height (in stories)	Maximum Lot Coverage
Carriage House	See Sec. 5.15.8.F. for placement and other requirements	N/A	N/A	5'	10	1-2	
Cottage	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥60'	N/A	20'	10'	1-1.5	<u>50%</u>
Vernacular House	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥75'	N/A	20'	20'	1.5	<u>50%</u>
Center Hall House	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥75'	N/A	20'	20'	2-2.5	<u>50%</u>
River House	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥75'	N/A	20'	20'	1.5-2	<u>50%</u>
Civic Building	15'-50'	≥60'	N/A	N/A	15'	1.5	<u>80%</u>
Additional Building Types	≥150' Perpendicular to, and in a horizontal plane from, the OCRM line	≥60'	N/A	20'	20'	1-2.5	<u>50%</u>