

Draft Recommendations for CRCRC Consideration 1/9/2024

Guiding principle: Mitigate impact of new residential structures on established neighborhoods

Setbacks

- Change side yard set-backs to 15ft (currently 10ft and 15ft to ensure a total of 25 ft between houses)
- Reduce street facing corner-lot side yard 20 feet (currently 30ft)
- Explore trading 5 feet of front yard setback for 5 feet of back yard backyard setback

Building Height

- Residential buildings will be no higher than 35 feet at any point
- The method for measuring allowable building height will be revised by subcommittee
- Subcommittee to develop height specifics that will include:
 - A containment envelope, defined by property boundaries and allowable heights, will constrain the permit-able dimensions of a building
 - The containment envelope will include exposed foundations

Exposed Foundation

- Foundation exposure within public view cannot exceed 6'
- Foundation exposure within public view must be screened such that viewable portion does not exceed 2.5 feet (30")

Driveways

- Remove ordinance restricting corner lot connecting driveways

Fences

- Maximum height is 8 feet unless agreed to in writing by adjoining neighbors

Trees

- Tree ordinance to be revised by subcommittee and will include at minimum:
 - Heritage tree definition of 24" diameter at 4' height
 - Heritage tree removal requires City Council approval
 - Recommend that heritage trees be documented by the City

Dark Sky

- Best practice only; web site document to follow

Recommend Against Further Actioning

- Number of stories
- Overall area of top story (to be handled by building envelope)
- Zoning districts
- FAR
- Impervious cover