



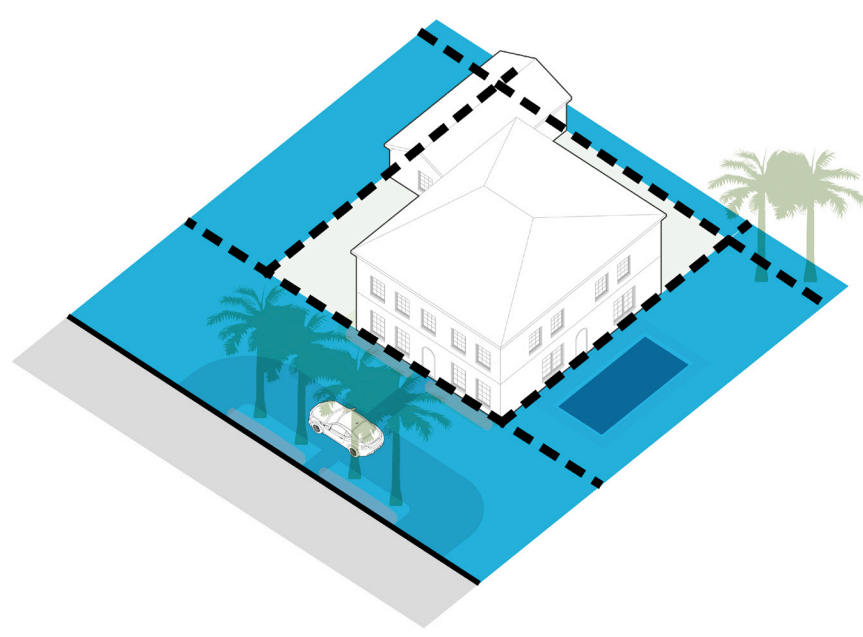
(RESIDENTIAL)

WHAT WE'RE LOOKING AT THIS WEEK

- Place green dots next to concepts with which you agree.
- Place red dots next to concepts you have concerns about.

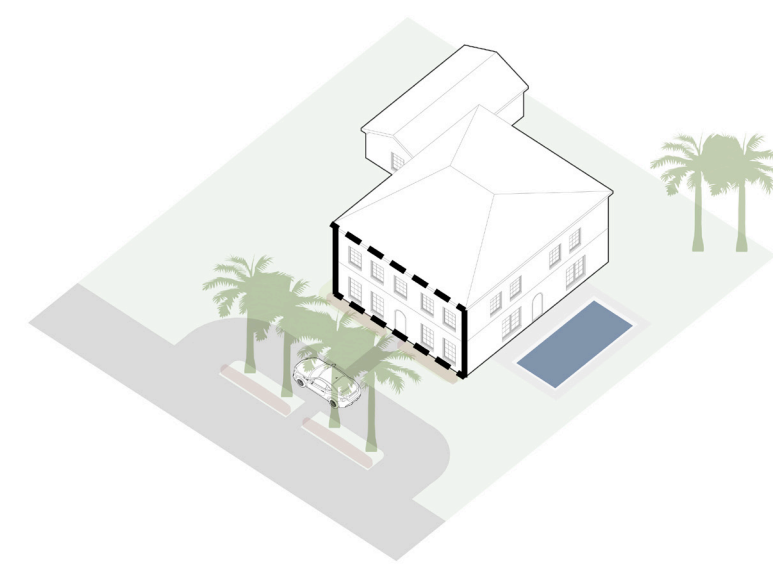
Setbacks

- » Allow for yards and landscape to locate between buildings and streets
- » Transition to similar building locations on either side of new buildings
- » Create minimum side and rear setbacks



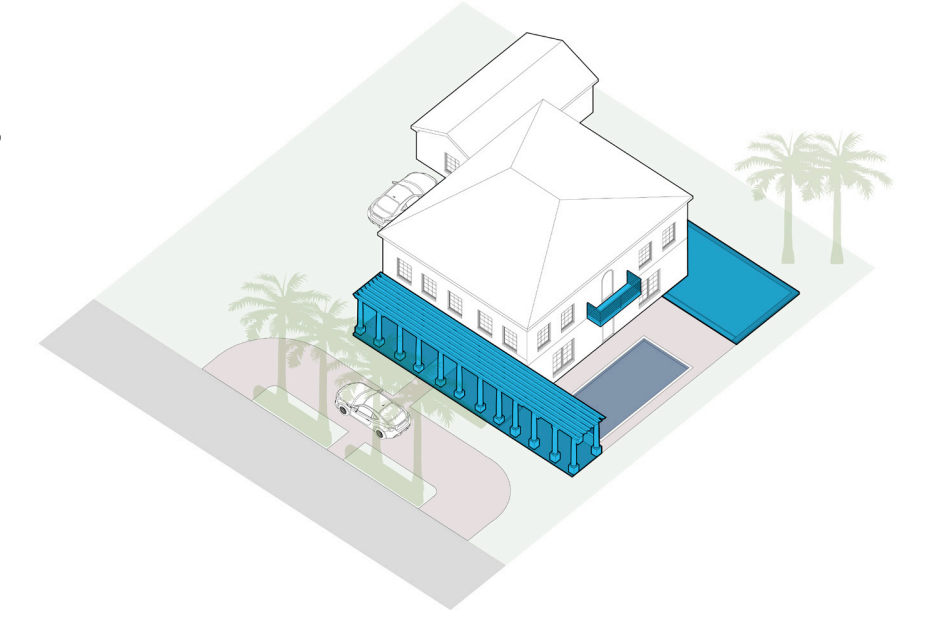
Height

Allow height up to 40 feet to top of parapet or to midpoint of roof slope taken from the average finished grade of site



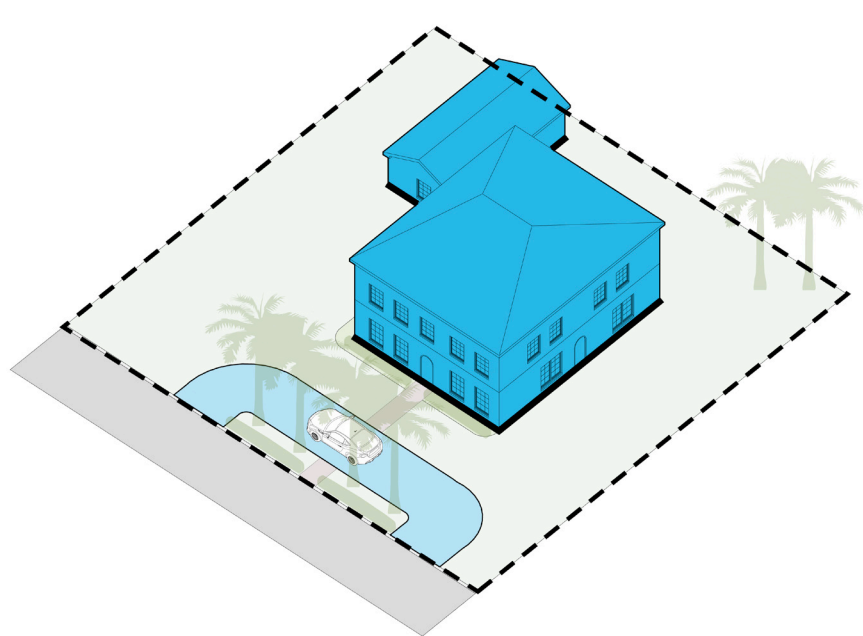
Balconies and terraces

- » Encourage balconies, terraces, trellis, and porches
- » Encourage ground floor terraces that face the street and in side or rear yards



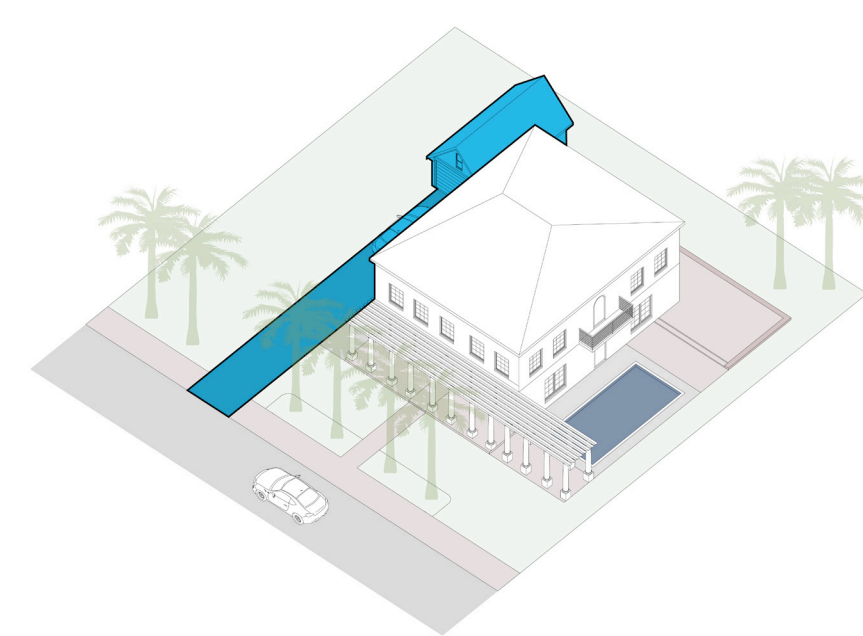
Lot and building coverage

- » Limit building coverage to half the lot
- » Limit paving elsewhere on the lot



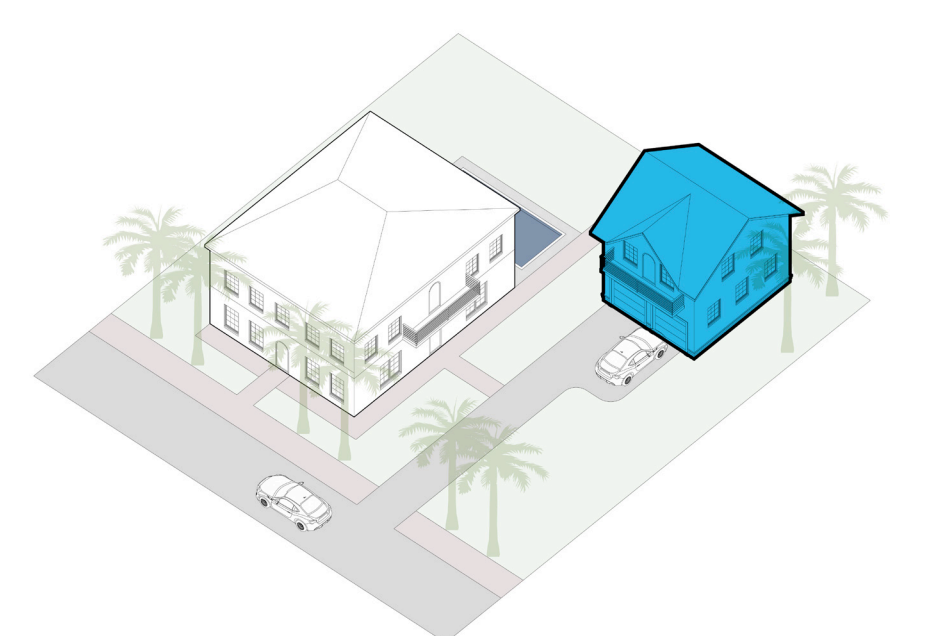
Parking locations and screening

- » Parking to be located to side or rear of buildings
- » Garages may not face the street unless setback from front of building
- » No parking permitted in between building and street
- » Max one driveway per parcel
- » Require one parking space per dwelling unit



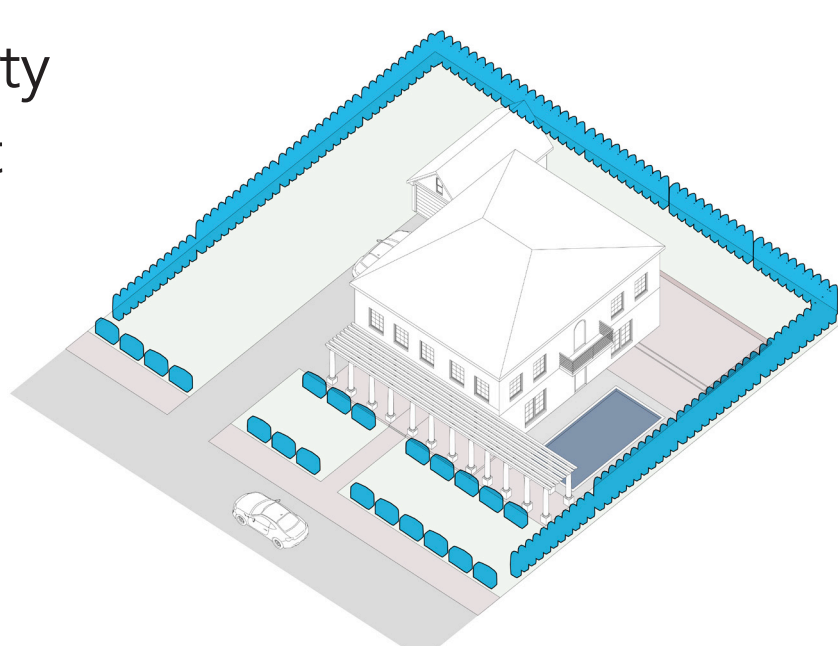
Carriage and pool houses

Encourage detached garages, pool houses, and carriage units that are smaller than the primary building



Landscape and walls

- » Allow medium-height hedges and walls at the front of property
- » Allow taller walls and edges at rear and side of property



Use Mix

- » Allow a range of house types
- » Allow the occasional quiet commercial use

