

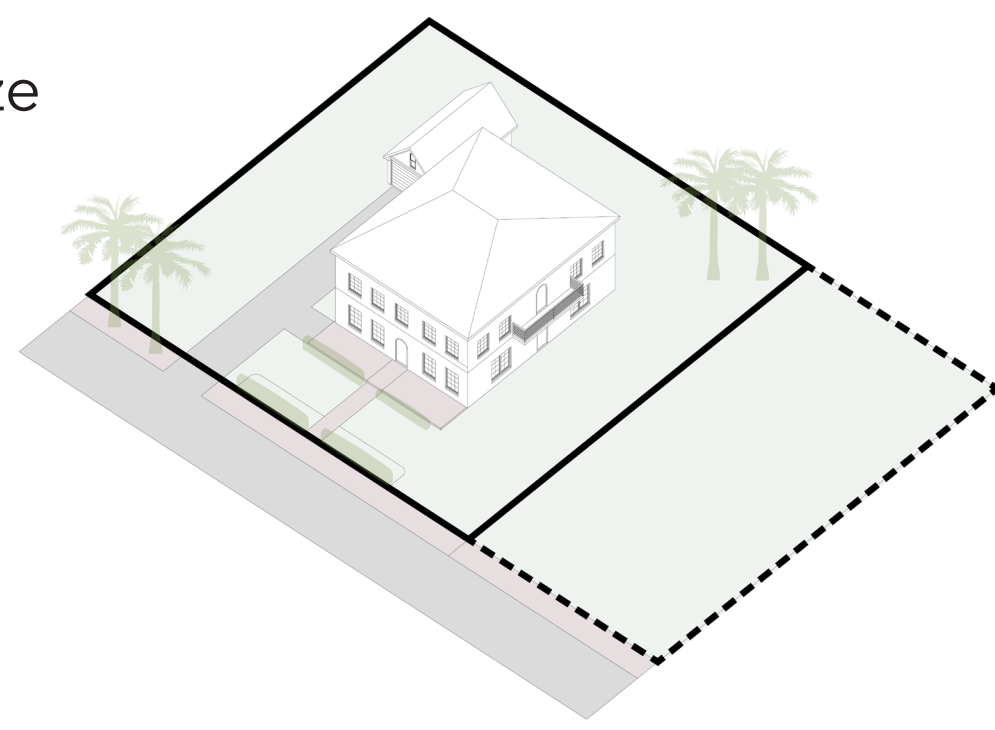


WHAT WE'RE LOOKING AT THIS WEEK

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

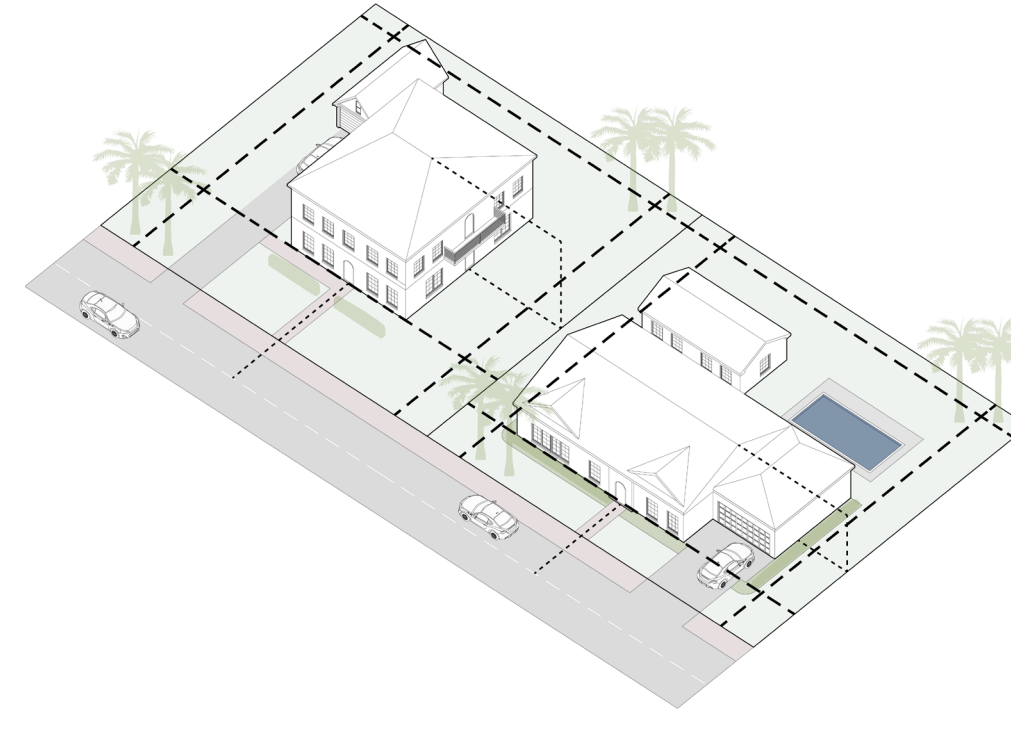
Lot Sizes

Keep the current standard lot size of 10,000 square feet and limit the maximum size of a new lot to 15,000 square feet



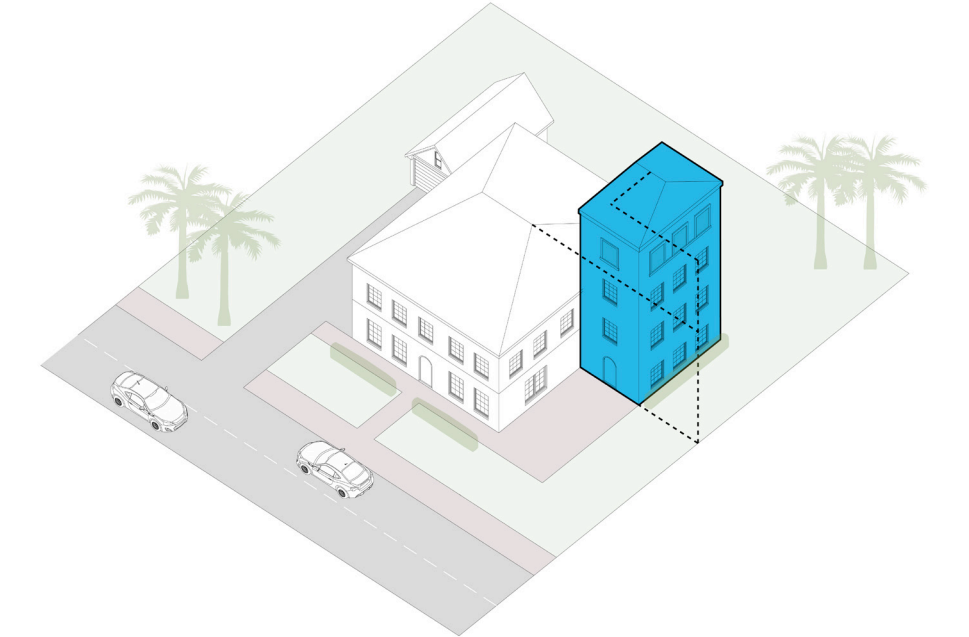
Setbacks and height

- » As buildings get taller, require a deeper front and side yard
- » Limit building height to 2 stories plus a roof (30 feet)



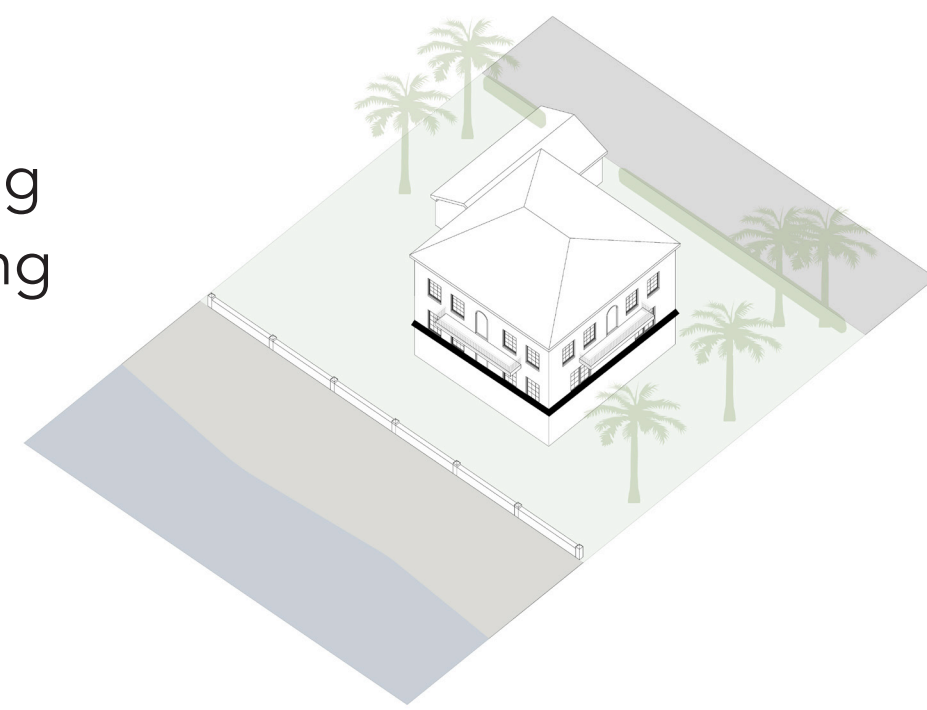
Towers and roof access

- » Allow modest use of towers, rooftop terraces, and rooftop trellises
- » Cap how tall and wide the towers and structures can extend above the roofline



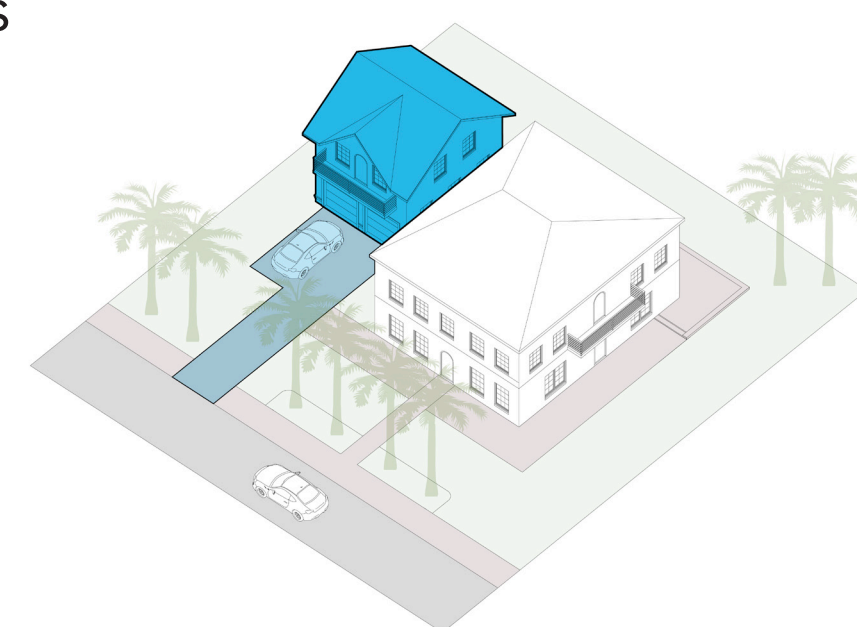
Finished floor elevations

- » Allow for both lifting of lots with earth or basement parking
- » Minimize the use of front-facing stairs and retaining walls
- » Store stormwater on site to minimize new stormwater runoff



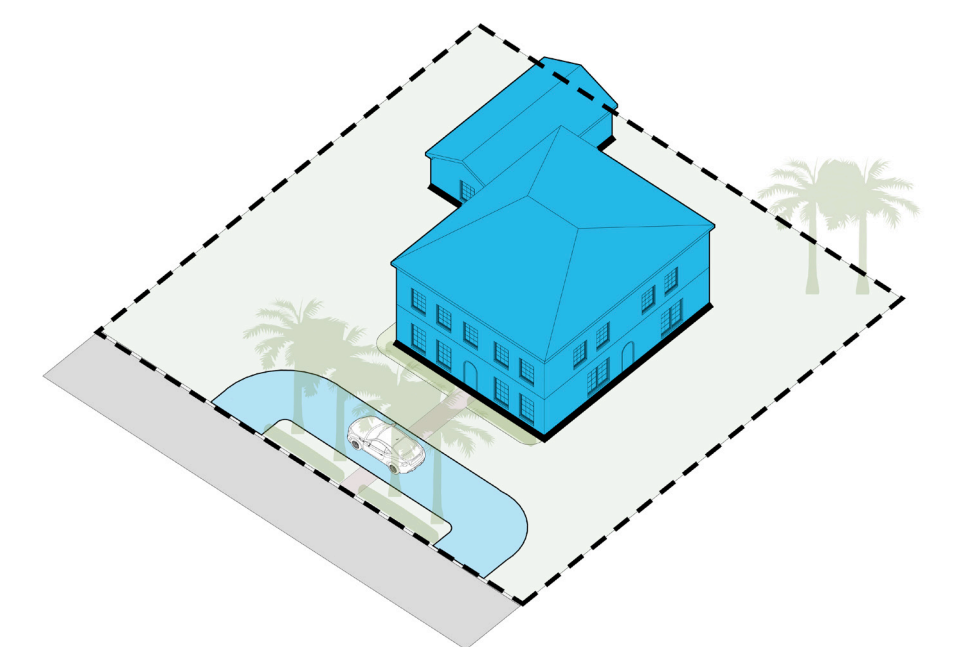
Parking locations and screening

- » Allow but do not require garages
- » Parking to be located to side or rear of buildings
- » Garages may not face the street unless setback from front of building
- » Cap the amount of parking permitted in between building and street
- » Max one driveway per parcel



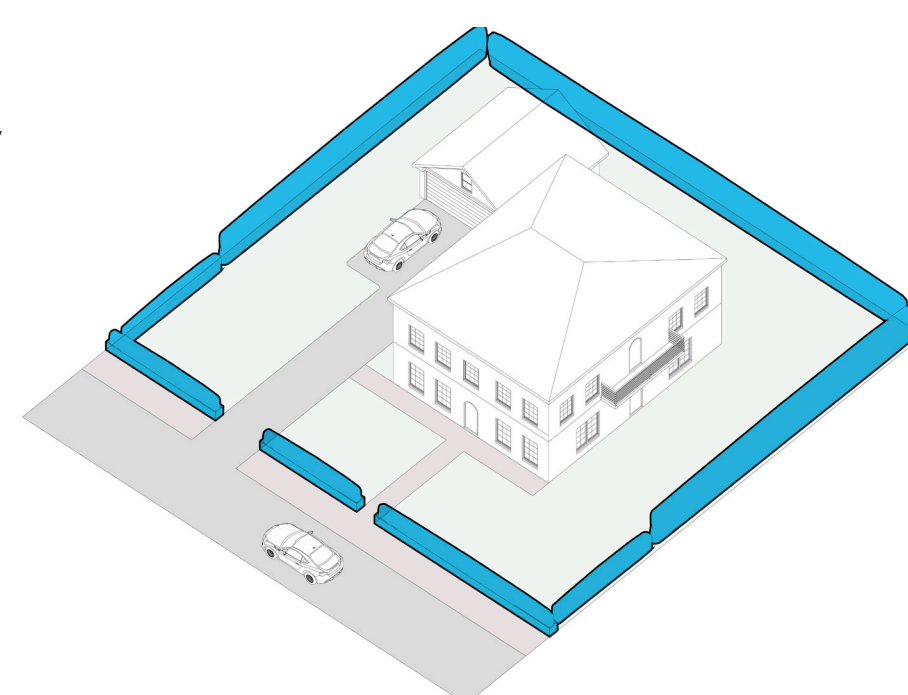
Lot and Building Coverage

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



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



Carriage and pool houses

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

