

FRONT ELEVATION RENDERING - ALTON STREET DUPLEXES



SIDE ELEVATION RENDERING - ALTON STREET DUPLEXES



ADAM BERGER DEVELOPMENT, LLC

Exterior Materials Board - Alton Street Duplexes



Stucco



Board and Batten



Lap Siding



Metal Roofing



Roofing Shingles

ALTON STREET DUPLEXES

TABLE 13.1. ARCHITECTURAL FEATURES

	Windows	3	2	1	Total
1.	Window mullion patterns on 75% of windows			X	
2.	One full height, two-story bay window (for a one-story residential design plan, one full height bay window)	X			
3.	One bay window		X		
4.	One or more roof window dormers		X		
5.	Two or more clerestory windows or windows with transoms above the main window		X		
6.	Front door with one or more sidelights, transom window or double door			X	
7.	Ribbon windows with two or more horizontal rows of windows containing at least three windows each			X	
8.	Decorative shutters on at least two street facing windows			X	
9.	At least two special, decorative window heads or window sills on street facing elevations			X	
10.	Four or more square feet of windows in the garage that are not on the door			X	1
11.	Garage door(s) with windows			X	
	Roofs	3	2	1	Total
12.	Dimensional roof shingles with a 30-year warranty (previously no specified warranty length)			X	1
13.	Clay, or concrete tile, cement, or standing seam metal roof	X			

ALTON STREET DUPLEXES - TABLE 13.1. ARCHITECTURAL FEATURES

14.	Decorative roofing elements (e.g., copper above a bay window)	X			
15.	16-inch roof overhang on all sides	X			
	Architectural Details/Styles	3	2	1	Total
16.	Plan/elevation with 20-29% masonry	X			
17.	Plan/elevation with 30% or greater masonry	X			3
18.	Porte-cochere over driveway	X			
19.	Functioning or simulated chimney	X			
20.	Change in siding style between home and roof gable ends	X			
21.	Decorative material on at least one gable end facing a street (e.g., decorative vents, lentils, etc.)			X	
22.	Garage not visible on front elevation	X			3
23.	Provide wide fascia at least four inches (nominal) - materials around doors, windows and porches			X	1
24.	Ranch plan offered		X		
	Porches, Stoops and Enhancements	3	2	1	Total
25.	Covered porch of at least 50 square feet on the front elevation	X			3
26.	Porch of at least 50 square feet on the front elevation		X		
27.	Wraparound porch, at least six feet deep	X			3
28.	Second story porch (at least 25 square feet)	X			
29.	Walk out back covered patio of at least 50 square feet		X		

ALTON STREET DUPLEXES - TABLE 13.1. ARCHITECTURAL FEATURES

30.	Eight-inch wide columns, as measured at the base of the column, on front or side porch			X	
31.	Porch or balcony railings		X		
32.	Public view - landscape enhancements in yards that face streets, parks, golf courses, or open space	X			3
	Total:				18

Sec. 146-502. - Residential Zone Districts—Development Standards.

Table 5.2 describes standards for the residential zoning districts.

Table 5.2 Residential Zoning Districts — Development Standards														
	Standards	Zoning Districts												
		(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)
		R-A	R-E	R-O	R-1	R-1A	R-2	R-2M	R-3	R-3MH	R-4	R-4H	R-5	P-MH
1.	Minimum site area ¹ (square feet)	43,560 ³ Including ½ of adjacent streets, roads, & ways	21,780	8,400	6,000	7,000	7,000	10,890	7,000	10,890	7,000	10,890	12,000	-
2.	Minimum site area per dwelling unit (square feet)	43,560 ³ Including ½ of adjacent streets, roads, & ways	21,780	8,400	6,000	4,356	3,000	2,178	1,742	1,320	1,089	1,089	750	4,200
3.	Minimum building area (square feet)	-	1,100	1,100	-	-	-	-	-	-	-	-	-	-
4.	Maximum density (units per acre)	-	-	-	-	-	-	-	-	-	-	-	-	7
5.	Maximum building and	35'	35'	35'	35'	35'	35'	35'	40'	50'	60'	60'	60'	20'

	structure height													
6.	Maximum height for common area structures	-	-	-	-	-	-	-	-	-	-	-	-	30'
7.	Minimum lot frontage ²	120'	100'	70'	60'	60'	60'	90'	90'	90'	90'	90'	60'	38'
8.	Minimum frontage for lots on a cul-de-sac or similarly curved frontage	60'	60'	40'	35'	40'	-	-	-	-	-	-	-	
9.	Minimum width at setback	120'	100'	70'	60'	60'	-	-	-	-	-	-	-	-
10.	Minimum lot depth	-	120'	100'	-	-	-	-	-	-	-	-	-	-
11.	Minimum building separation between units ⁷	-	-	-	-	-	-	-	-	-	-	-	-	16'
12.	Front setback ⁸	30'	30'	25'	25'	25'	25'							15'
13.	Rear setback ⁸	25'	25'	20'	20'	25'	25'							8'

14.	Rear setback abutting a street ⁸	25'	25'	20'	20'	25'	25'	See Article 14, Table 14.4 for buffer	15'
16.	Side setback ⁸	10'	10'	10'	5'	6'	6' ¹⁶	requirements	5'
17.	Side setback abutting local street ⁸	25'	15'	15'	12.5'	12.5'	12.5'		15'
18.	Side setback abutting a collector or arterial street ⁸	25'	25' ¹⁴	25' ¹⁴	25'' ⁵	25' ¹⁴	25' ¹⁴		15'
19.	Minimum landscaped area	45% for multi-family dwellings							
20.	Minimum landscaped area	35% for nonresidential uses							
21.	Minimum setback from an oil or gas facility, measured from the lot line of the residential lot	150 feet provided a sign not less than 4 square feet in area is posted at the line of a lot that is within 350 feet of an oil and gas facility that states: "There is an oil and gas facility within 350 feet of this lot."							

¹ R-1 through R-4, inclusive, minimum area of site may be reduced to 6,000 sq. ft. for lots platted prior to August of 1954.

² R-1 through R-5 inclusive, minimum frontage of lots may be reduced to 50 feet in areas that were platted prior to August of 1954.

³ Land with an approved subdivision plat filed and recorded with the City on or before July 18, 1975, shall have a minimum area of site of 21,780 square feet.

⁴ A minimum 15' side yard setback shall be permitted on collector street where a garage is the closest structure to the collector street or where there are no windows or doors on the side of the house facing the collector street.

⁵ A 12.5' side yard setback shall be permitted on collector street where a garage is the closest structure to the collector street or where there are no windows or doors on the side of the house facing the collector street.

⁶ Provided that modifications or additions to existing structures having side yard setbacks of less than 6 feet may be made so long as a side yard setback of not less than 5 feet is maintained.

⁷ Residential buildings, other than single-family detached dwellings, shall not be located closer to an adjacent building than a distance equal to one-half the height of the taller of the two buildings.

⁸ Article 14, Table 14.4 contains buffer requirements for multi-family, single-family, attached, and duplex development that may supersede setback requirements in this table.

(Ord. No. 2001-72, 12-3-2001; Errata of 2-20-2002, 7; Ord. No. 2012-24, § 2, 6-11-2012, eff. 7-21-2012)