

NEW CONSTRUCTION

30-50.3 UDO Design Principles: 1. New construction shall maintain the visual style and character of the surrounding neighborhood; and 2. New construction and additions shall complement the setbacks, building scale, parking, building and garage orientation of the neighborhood.

30-72.1: New buildings should not duplicate older styles of architecture, but must be compatible with the architecture of the district. Scale, placement on lots, and street setback must conform to the scale, placement, and setback of adjacent structures, especially in the context of rows of buildings and streetscapes. Styles of architecture will be controlled only to ensure that their design, materials, and colors are in harmony with neighboring structures.

Additions

Compatible additions that do not compromise the character of the historic building or destroy significant architectural features are appropriate within the historic districts. When planning an addition, efforts should be made to minimize the loss of original materials. For example, try to locate the addition so that existing doors or windows may be used for access.

Recommended

- Additions should be smaller than the original structure.
- New additions should be designed to respect the architectural style, materials, shape, detail, and color of the historic building and its surroundings.
- Additions should be made distinguishable from the original structure by using a subtle change in materials, an offset in the wall planes, or a trim board to define the connection.
- Rooftop, or vertical, additions should respect the original building in mass, scale, shape and materials.
- New dormers should be in scale with historic ones on similar historic structures, and should reflect the roof and slope of the original roofline.
- Older additions that have historic or architectural significance should be preserved.
- Newer additions that are not historically or architecturally significant may be removed.

Recommended:



The scale, placement, and materials of this rear addition respect the original architecture and are appropriate.

Not Recommended:



This modern addition does not respect the architectural style or materials of the original structure and is not appropriate.

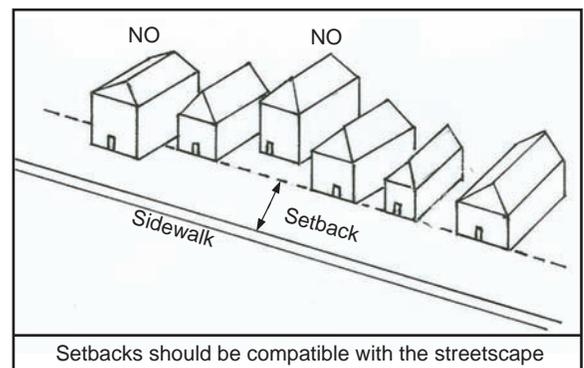
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New construction within a historic district shall be held to the same principles of quality design and appropriateness that are required of all structures and properties within the designated historic districts. New construction should not emulate a historic building, but should reflect the contributing elements and character of the streetscape, neighborhood, and historic district. The intent of these guidelines is not to limit creativity, but to encourage compatible design and construction. New construction shall consider the following guidelines:

- **Orientation:** New buildings shall face the public street. Front entrances shall be oriented to the street and related to the existing pattern of scale, mass, orientation, and size within the streetscape and block.
- **Placement:** The location and spacing of new buildings on a lot shall be consistent with existing patterns in the block. The width of new buildings should respect the pattern within the streetscape. Setbacks for all yards around new buildings should conform to the existing uniform pattern of the streetscape. Where a pattern does not exist or is not feasible, the standard setbacks for the zoning district shall prevail.
- **Porches:** Where front porches are characteristic of houses within the streetscape, new front porches shall be of compatible size, shape, and proportion and shall maintain the pattern already established within the neighborhood.
- **Fenestration:** Windows and doors on new construction shall have proportions and patterns similar to the historic patterns within the streetscape and block. Ranking and window pattern and profile of existing structures within the streetscape shall be respected.

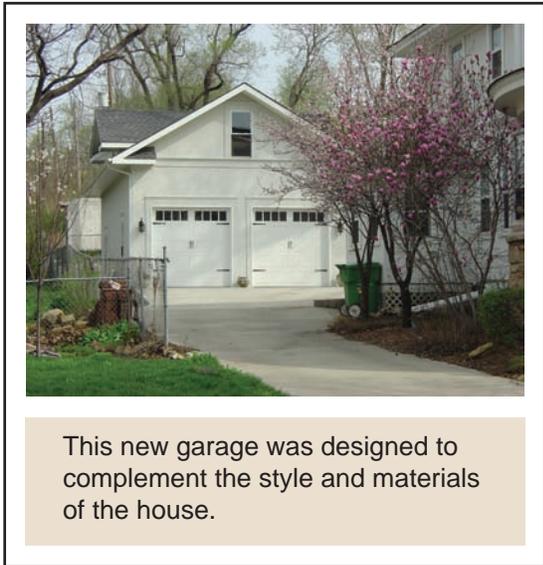


The house on the left has an irregular setback, which disrupts the streetscape.

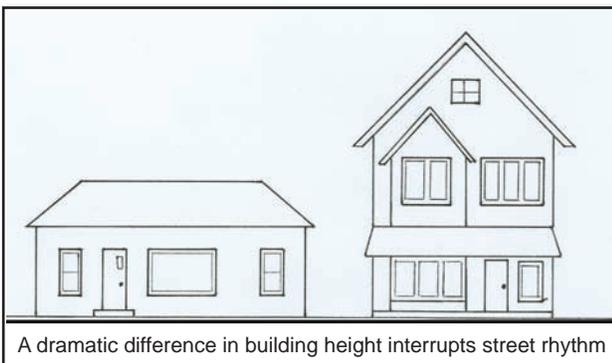


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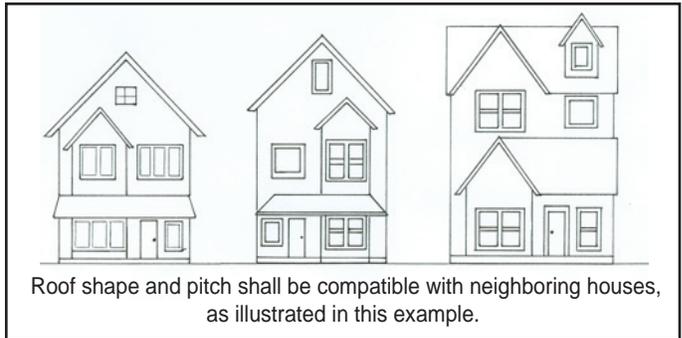
▪ **Accessory structures:** New accessory structures shall complement the architectural style and details of the primary structure and should relate to its function as a secondary structure. The roof form shall match the primary structure whenever possible. Accessory structures shall be located in the rear yard only.



▪ **Building scale:** New buildings shall be constructed with an overall height similar to existing buildings within the streetscape. In addition, the floor-to-floor height, number of stories, and first floor elevation shall also be similar to existing buildings within the streetscape. Vertical and horizontal proportions shall also be maintained.



▪ **Roof form:** Where a dominant roof form exists within the streetscape and district, new construction shall be compatible in form, pitch and shape.



▪ **Architectural details:** Architectural details on new construction shall be compatible in terms of design and scale with details found within the streetscape and district.

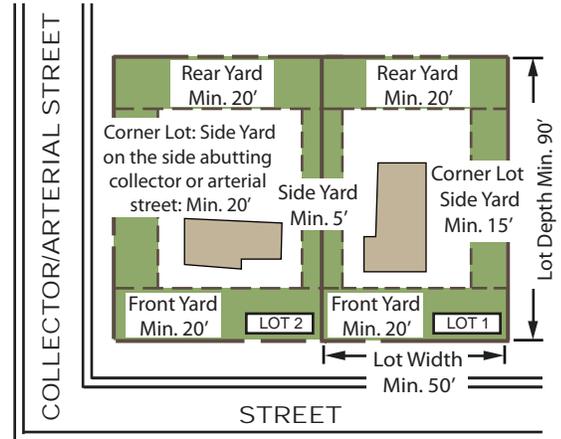
▪ **Materials:** Materials used in new construction shall be consistent in finish, texture, scale, and color with materials historically used within the streetscape and district. Wood, brick, and stone are acceptable materials for the primary facade of a new building. Stucco may be allowed where structures within the streetscape also feature stucco. Aluminum, vinyl, and artificial masonry shall not be allowed.



NEW CONSTRUCTION

UDO Sec. 30-50.2. District RNC, height and area regulations

1. Height: Maximum 35 feet or 2½ stories, except that on lots having a natural slope, a full 3 stories may be exposed above grade on the downhill side.
2. Floor Area (primary dwelling): Minimum 864 square feet
3. Lot Area: Minimum 5,000 square feet per lot
4. Lot Width: Minimum 50 feet at building line
5. Street Frontage: Minimum 40 feet
6. Lot Depth: Minimum 90 feet
7. Yard Requirements:
 - a. Front Yard: Minimum 20 feet
 - b. Rear Yard: Minimum 20 Feet
 - c. Side Yard: Minimum 5 feet each side. Buildings on corner lots shall allow a minimum of 15 feet on the side abutting a local street and 20 feet on the side abutting a collector or arterial street.



The following projects require a CoA:

- ✓ New additions
- ✓ Removal of existing additions
- ✓ New construction of primary or accessory structures, including sheds, garages, and outbuildings

REMEMBER:

New construction of a primary structure in a historic district requires the approval of the HDRC and the City Council.

Application Requirements for New Construction:

- ▶ Signed application form with complete project description
- ▶ Photos of existing conditions
- ▶ List of materials and specifications
- ▶ Scaled Drawings of proposed construction
- ▶ Site plan