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DRAFT

## Ansley Park Historic District

### Introduction

#### Draft Interim Controls

(Effective from date of mailing for up to 180 calendar days)

As a part of the City of Atlanta's nomination/designation process to create a Historic District for Ansley Park, all properties within the proposed Historic District are protected by and regulated by the interim controls below, as well as the requirements of the City's Historic Preservation Ordinance, which is Chapter 20 of the City's Zoning Ordinance. The interim controls, which are a required part of the City of Atlanta's nomination/designation process, provide property owners with regulations for design and construction work that might be needed during the interim period.

They became effective on the date the city sends official notice by post card, they are temporary and only apply for the duration of the nomination/designation process, which is a maximum of 180 calendar days. If a property owner needs to do work to their property during the nomination/designation process, depending on the scope of work, the interim controls may require that it be reviewed/approved by the Office of Design Staff or the Urban Design Commission, the City of Atlanta's historic preservation review board. The NPU review process will not be required unless a property owner has applied for rezoning or a variance/special exception from the existing, non-historic zoning regulations. The purpose/intent of the interim controls is described in Chapter 20 as well.

During the nomination/designation process, the City of Atlanta's Office of Design (which manages the City's historic preservation programs) will work with the property owners and neighbors within the proposed Historic District (the "District") to create a permanent set of design and development requirements that reflect the interests and priorities of the community and the City. These would replace the interim controls listed below if in fact an Ansley Park Historic District is created at the end of the nomination/designation process. The overlay could then become historic district zoning that replaces the underlying existing zoning category to codify the specific zoning and use that meets the goals of the neighborhood and City.

#### Section 1.0: Statement of Intent.

The intent of the interim controls for the Ansley Park Historic District is as follows:

1. To preserve the historic physical pattern and landscape of the District, including curvilinear streets, parks and greenspace that follow the topography of the land, the spatial relationships between buildings, and the spatial relationship between buildings and the street;
2. To preserve the architectural history of the District including its existing variety of styles and housing from the period 1904 to 1966 and to ensure that additions to those structures are consistent with their historic character;

3. To preserve the diversity of housing types that exists within the District and its current mix of single-family houses, small scale multi-family housing and accessory dwelling units;
4. To encourage compatible multi-family uses in size and scale in designated areas;
5. To ensure that new structures are consistent with the size, scale and massing of the historic structures in the District;
6. To ensure that new structures observe the general setbacks and siting of the original as-built patterns of the District from 1904-1966;
7. To encourage the improvement of historic buildings, ensuring their longevity;
8. To preserve the original naturalistic design that includes parks and open space as primary features in the design of Atlanta's earliest garden districts;
9. To ensure that new development that uses contemporary design is spatially compatible with and sensitive to the historic character of the District;
10. To preserve the residential nature of the District and discourage commercial and other non-residential encroachment;
11. To prevent the subdivision, consolidation or re-platting of existing lots within the District that would disrupt the historic platting pattern, lot sizes, and spatial relationships established during the 1904 to 1966 development period, or otherwise detract from the identified historic qualities of the District;
12. To protect, enhance and perpetuate the special character of the District in order to safeguard the historic and cultural heritage of Atlanta that the district represents;
13. To preserve and enhance the historic appearance and architectural landscape of the District and its environmental benefits so as to substantially promote the public health, safety and general welfare.

#### Section 2.0: Scope of the Interim Controls.

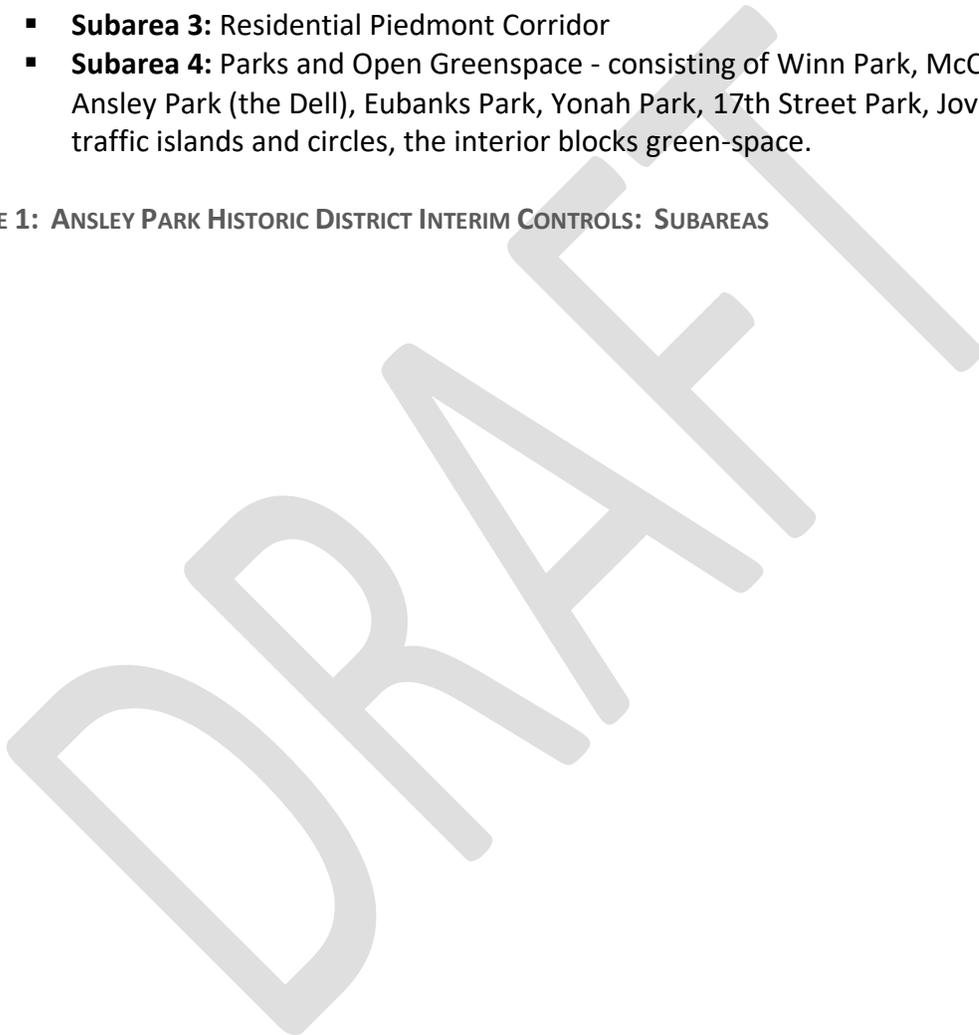
The scope of the interim controls for the Ansley Park Historic District (the "District") is as follows:

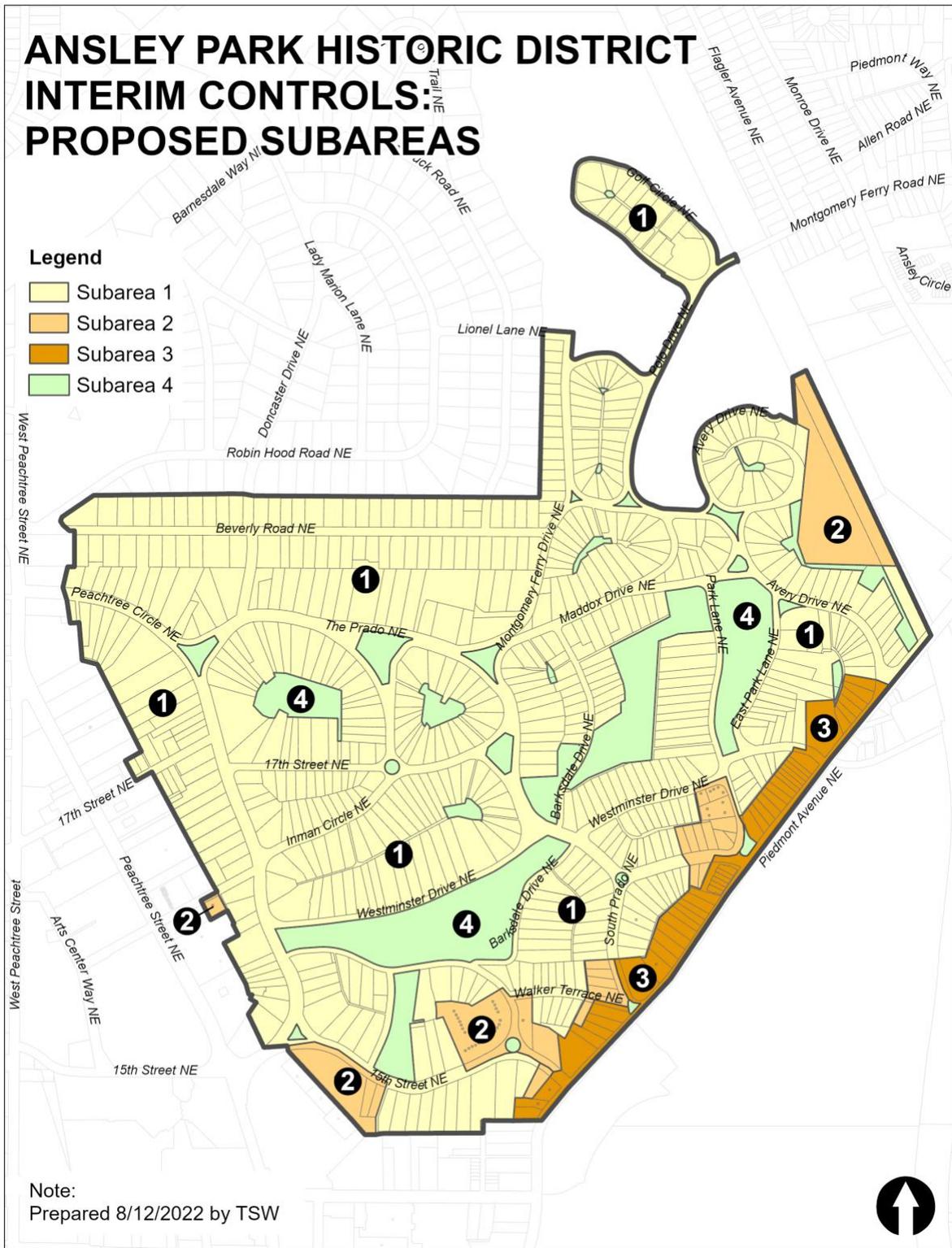
1. All existing City of Atlanta zoning regulations, districts, and overlay zones and all associated procedures and processes (collectively the "existing zoning system") shall remain in place and be in full force and effect.
2. The regulations contained in this document shall be added to the existing zoning system and shall have the same authority as the existing zoning system. Further, the regulations in this document shall modify the existing zoning system when the regulations in this document address the same topic or regulation found in the existing zoning system. In the event of a conflict between the existing zoning system and the interim controls these interim controls shall govern.
3. The provisions of Chapter 20 of the City of Atlanta Zoning Ordinance shall apply to all properties in the District. Whenever the interim controls of the District conflict with Chapter 20 of the City of Atlanta Zoning Ordinance the interim controls of the District shall apply.

Section 3.0: Boundaries and Subareas.

1. The boundaries of the Ansley Park Historic District are as shown in “Figure 1: Ansley Park Historic District interim Controls: Subareas”.
2. The District shall be divided into four subareas as shown in Figure 1
  - **Subarea 1:** Residential Core
  - **Subarea 2:** Residential Transition Areas
  - **Subarea 3:** Residential Piedmont Corridor
  - **Subarea 4:** Parks and Open Greenspace - consisting of Winn Park, McClatchy Park, Ansley Park (the Dell), Eubanks Park, Yonah Park, 17th Street Park, Jove Park, the traffic islands and circles, the interior blocks green-space.

FIGURE 1: ANSLEY PARK HISTORIC DISTRICT INTERIM CONTROLS: SUBAREAS





#### Section 4.0: Definitions for District.

The following definitions shall apply to the District. Only if a term is not defined below shall the definitions in Chapter 20 and 29 of the City of Atlanta Zoning Ordinance apply:

1. **Accessory Dwelling Units (ADUs):** Includes detached, attached or interior dwelling units.
2. **Additions:** Any change to an existing structure that is above grade where the size of the structure is increased by expanding the exterior envelope of the structure.
3. **Alley:** An access way between private properties that is generally open to pedestrians but is not considered a public right-of-way.
4. **Alterations:** Any change to an existing structure that does not add additional floor area to the existing heated space . Examples of alterations include, but are not limited to, window replacement, siding replacement, front porch railing/column replacement, etc.
5. **Architectural elements and ornamentation:** include but are not limited to, chimneys, brackets, decorative trim, corner boards, porch railing, columns, half-timbering and attic vents.
6. **Block:** The platted lots on both sides of the street, including open space, bounded by intersecting streets.
7. **Block Face:** The platted lot, including open space, on same side of the street where the property is located between the two closest intersections.
8. **Certificates of Appropriateness:** City of Atlanta application/permit used to review and approve development and construction activities in districts designated as Historic by the City of Atlanta.
9. **Consistent Architecturally:** That the architectural form or style of and the architectural elements on a front facing addition are a cohesive expression of the identified architectural style or form of that building.
10. **Contributing Building:** A building, also known as a contributing structure, that reinforces the visual integrity or historic interpretability of the District.
11. **Demolition:** Demolitions are the complete removal of a structure, the removal of more than 50% of a structure's volume, or the complete removal of the front facade of the structure.
12. **Demolition, Partial:** Partial demolitions are the removal of up to 50% of an existing structure's volume and that retain the front facade.
13. **District right-of-way, Primary:** street frontage where principal structure is located as defined by the street address.
14. **District right-of-way:** All public rights-of-way within the District not including alleys.
15. **Multi-family dwelling:** A dwelling that consists of 3 or more living units.
16. **Non-contributing Building:** A building, also known as a non-contributing structure, that does not reinforce the visual integrity or historic interpretability of the District.
17. **Original:** Part of the building or structure since its initial construction.
18. **Original District Architectural Styles:** Architectural styles that currently exist in the District and typify the architectural diversity of its built appearance as of 1966. These include; Queen Anne, Beaux Arts, Neoclassical Revival, Colonial Revival, Federal Revival, Dutch Colonial Revival, English Vernacular/Tudor Revival, Mission/Spanish Colonial Revival, French Renaissance, Italian Renaissance, Craftsman Bungalow, Georgian

Cottage, American Foursquare, English Cottage, Gable Wing House or American Small House.

19. **Plate height:** Distance from the sub-floor to the top of the framed wall.
20. **Single-family dwelling:** A dwelling that consists of one to two living units.
21. **Transitional Height Plane:** A geometric plane that steps back the maximum permitted height of a building from an adjacent building, street or alley as specified.

## Section 5.0: General Interim Controls and Procedures.

### 1. **Certificates of Appropriateness.**

- a. Unless otherwise specified below, no certificate of appropriateness shall be required unless, at minimum, the work would otherwise require a building permit
- b. Type I Certificates of Appropriateness for ordinary repairs and maintenance shall not be required in this District. Painting or repainting of any structure or portion thereof does not require a certificate of appropriateness. Unpainted masonry surfaces may be painted with products designed for masonry as detailed in Section 8.0.
- c. **Type II Certificates of Appropriateness** must be obtained from the Director of the Atlanta Urban Design Commission ("Director") for the following activities:
  - i. Dormer and gable additions which are no higher than the ridgeline of the principal structure and at least maintain the setbacks of the principal structure and are consistent with existing architecture;
  - ii. Roof plane extensions that at least maintain the side yard setbacks of the principal structure;
  - iii. Rear additions which are no higher than the ridgeline of the principal structure;
  - iv. Upper story additions which are consistent with the existing architecture of the structure. And on contributing buildings which are set back at least 8' from the front façade;
  - v. New accessory structures or accessory dwelling units;
  - vi. Additions to the side of a principal structure which consistent with existing architecture. And on contributing buildings which are set back at least 8' from the front façade;
  - vii. Porch enclosures and additions on the front or 8' back on the sides that do not remove distinctive original architectural elements from the primary Contributing structure and are within the front and side setbacks;
  - viii. New driveways, walkways, or sidewalks that add impervious surface;

If the proposed activity meets the applicable interim controls, including the developmental controls in Section 8, Table 1, the Director shall issue a Type II certificate within 14 days of submitting the complete application. If the proposed activity does not

meet the applicable interim controls, the Director shall deny the application with notice to the applicant within 14 days of the application. Appeals from a decision of the Director about a Type II certificate of appropriateness by any aggrieved person with cause shall be processed as prescribed in the appeals portion of Section 20.008(a) of the City of Atlanta Zoning Ordinance.

- d. **Type III Certificates of Appropriateness** must be obtained from the Atlanta Urban Design Commission ("Commission") for the following activities:
    - i. All new principal structures;
    - ii. All additions to multifamily structures;
    - iii. Revisions to plans previously approved by the Commission that result in an increase in the floor area ratio, lot coverage, or height; or an expansion of the building footprint;
    - iv. Replats, subdivisions and consolidations.
  - e. **Type IV Certificates of Appropriateness** must be obtained from the Atlanta Urban Design Commission ("Commission") for the following:
    - i. Demolition or moving of any Contributing principal building in Subarea 1 and Subarea 2.
2. **Subarea 4 (Parks and Open Greenspace)** Certificates of Appropriateness are not required in this subarea, but shall comply with the following requirements:
- a. This subarea shall maintain its current use as greenspace, parkland and open space.
  - b. Habitable structures for any potential use and new parking structures of any type are not permitted.
  - c. No new parking areas, lots or similar vehicle-related improvements or the expansion of existing parking areas are permitted.
  - d. Improvements are permitted for islands and circles.
3. **Variances and Special exceptions.**
- a. The Commission shall have the authority to grant or deny variances or special exceptions from the provisions of these interim controls when, due to special conditions, a literal enforcement of its provisions in a particular case will result in unnecessary hardship. The procedures, standards, and criteria for decisions regarding such variances and special exceptions shall be the same as those specified in chapter 25 and 26 of this part 16.
  - b. All variances and special exceptions issued between January 1, 1982 and the effective date of these interim controls, from the City of Atlanta Board of Zoning Adjustment to construct all or a portion of a project within the boundaries of this district, is entitled to construct said project in accordance with the plans included presented in that application.
4. **Financial Hardship Exemptions.**

- a. These regulations set forth a minimum standard of architectural compatibility for the District. However, in order to balance other equally important objectives of neighborhood revitalization and prevention of displacement of residents, the Commission may allow reasonable exemptions from these regulations due to economic hardship to the resident property owner.
- b. The burden of proving economic hardship by a preponderance of the evidence shall be on the applicant.
- c. The Commission shall consider the following factors in determining whether an economic hardship exemption in whole or in part will be granted:
  - i. The present income of the property owner(s) and those occupying the property;
  - ii. The age of the property owner;
  - iii. The length of time the property owner has resided in the neighborhood or in the residence for which the exemption is sought;
  - iv. The availability of other sources of funds to the property owner that are appropriate to the circumstances of the applicant, including loans, grants, and tax abatements;
  - v. The costs to the property owner associated with adherence to these interim controls;
  - vi. The degree of existing architectural significance;
  - vii. The physical structural integrity of the building(s); and
  - viii. The purpose and intent of these interim controls.
- d. The Commission shall consider these factors. If it finds that the property owner's economic hardship outweighs the need for strict adherence to these regulations it shall grant an exemption, in whole or in part, as appropriate.

**5. Subdivisions, Consolidations, and Replatting of Lots.**

- a. The platting pattern of the District is an integral part of the historic character of the District. In Subareas 1 and 2 no subdivision, consolidation, or replat shall be approved unless it can be shown through archival documentation that the proposal is substantially consistent with the original platting pattern with regard to the area of the lot, dimensions, orientation, frontage, and configurations of the subarea as shown in archival Sanborn Fire Insurance Company maps from 1931-1966. In addition to the regulations of the City of Atlanta Subdivision and Zoning Ordinances, including but not limited to Sections 15- 08.002(a)(2) and 15-08.005(d)(6).
- b. The Commission may grant an exemption to shift a lot line between neighbors if less than 10' of frontage and runs with the lot from front to back and is incorporated into a principal lot.
- c. In Subarea 3, a replat to create additional lots or consolidation shall be approved if the Commission finds that the proposed replat or consolidation will result in lots that would allow for future development that meets the District and subarea regulations without the need for variance or special exception. And that the resulting lots are so laid out that buildings that are compatible in design,

proportions, scale and general character of the District may be situated and constructed upon such lots.

**6. Tree Preservation and Replacement.** The provisions of the City of Atlanta Tree Ordinance, Atlanta City Code section 158-26, shall continue to apply to this District.

**7. The Compatibility Rule.**

- a. To permit flexibility and to ensure alterations to existing structures and the design of new structures are sensitive to and sympathetic toward the existing character of the proposed District, some interim controls are made subject to the compatibility rule, which states:
  - i. Where not quantifiable (such as roof form, architectural trim, etc.) the element in question shall match any example of the same original or historic element of the contributing buildings of like use in the district, including the subject property if contributing. If there is not an example of an original or historic element in the district, the element in question shall be internally consistent with the architectural style of the structure.
  - ii. Where quantifiable (such as building height and width as measured at front façade, floor height, lot dimensions, etc.), the element in question shall be no smaller than the smallest or larger than the largest such dimension of the contributing buildings of like use on the same block face."
  - iii. Front setbacks shall be compared differently, they shall not be smaller than the smallest front setback nor larger than the largest setback of the closest two contributing houses on either side of the property.
- b. Those elements that the compatibility rule applies to are specified in the interim controls by reference to "compatibility rule."

**8. Rebuilding of Single-Family and Multi-Family Structures and Features.**

- a. After a partial or complete destruction of an any single-family or multi-family structure or any portion hereof due to fire, tree fall damage, or other unintentional causes, for the purposes of zoning compliance, the previously existing structure or portion of structure may be rebuilt to its previously existing exterior condition in all respects, including but not limited to height, setbacks, location, lot coverage, building components, architectural elements, and general design. If the structure or portions of a structure that are visible from a public right-of-way are not rebuilt to their previously existing exterior condition, all aspects of the new structure or new portions of an existing structure shall meet the District interim controls and all other applicable City of Atlanta Zoning regulations.

**1. Development shall comply with Table 1 “District Development Controls Table”**

Table 1: District Development Controls			
	Subarea 1 Residential Core	Subarea 2 Residential Transition Area	Subarea 3 Residential Piedmont Corridor
Maximum FAR	0.5* (EZ)	0.5*	.69 (EZ)
Maximum Height	35 ft # (EZ)	35 ft #	THP (EZ)
Minimum Lot Area	9,000 sf (EZ)	9,000 sf	(UZ)
Minimum Lot Frontage	70 ft (EZ)	70 ft	(UZ)
Front Yard Setback	CR^	CR^	40 ft (EZ)
Side Yard Setback	7 ft (EZ)	7 ft	7 ft> (EZ)
Half-Depth Front Yard Setback	12 ft (EZ)	12 ft	UZ
Rear Yard Setback	15 ft @ (EZ)	15 ft @	15 ft
Maximum Lot Coverage	50% (EZ)	55%	69% (EZ)
Maximum ADU per Single Family Use	1 (EZ)	2	2
Maximum ADU Height	25 ft (EZ)	25 ft	25 ft
Accessory Dwelling Unit Floor Area	750 sf (EZ)	750 sf	750 sf
Accessory Dwelling Unit Rear Setback	7 ft	7 ft	7 ft
Accessory Structure Height	20 ft (EZ)	20 ft (EZ)	20 ft (EZ)
Single Family Use	Y (EZ)	Y (EZ)	Y (EZ)
Multi-family Use	N (EZ)	Y (EZ)	Y (EZ)

Table Notes:
Abbreviations:
UZ- Underlying Zoning Regulations
EZ – Existing Underlying Zoning Regulations to be codified
CR – Compatibility Rule
THP – Transitional Height Plane
FAR – Floor to Area Ratio
ADU – Accessory Dwelling Unit
Symbols:
* FAR to include ADUs but not accessory structures.
# New Flat-roofed buildings subject to THP and maximum height for Subarea 1 & 2

^ Front setbacks shall compare the two closest Contributing properties on either side.
> Except for interior zero lot line development
@ inclusive of one-half of width of any abutting alley.

**2. Accessory Uses and Structures.**

Shall be customarily accessory and clearly incidental to permitted principal uses and structures. Accessory Dwelling Units are only allowed on lots where the principal use is a single-family dwelling and subject to the following:

- a. **Accessory dwelling units or structures** (detached structures)
  - i. Shall not be constructed until construction of the principal structure has begun and shall not be used or occupied until the principal structure is completed and in use.
  - ii. Shall be placed behind the rear façade of the principal structure.
- b. **Attached accessory dwelling units**; Attached or interior accessory dwelling units shall meet the following:
  - i. Attached to the principal structure by a common wall or constructed within the existing structure’s building envelope.
  - ii. Contain a separate full bath and a kitchen.
  - iii. Direct access to the exterior of the building directly or through a common hallway.

**3. Off-street parking, parking structures, driveways, and curb cuts.**

Off-street parking requirements shall be as specified in the “Table 2” and are subject to the following:

TABLE 2: Off-street Parking Requirements	
	Minimum Parking Requirement
All residential uses	1.0 space per dwelling unit (primary and accessory dwelling units)

- a. Use of shared driveways and/or alleys is permitted;
- b. Off-street parking shall not be permitted in any yard adjacent to a District right-of-way and shall not be permitted between any principal structure and a street;
- c. The driveway shall not exceed a width of 10 feet in any yard adjacent to a District right-of-way, exclusive of the curb flare.
- d. Except in Subarea 3 with properties with more than 100 feet of frontage, no more than one curb cut shall be permitted for each property.

**Section 7.0: Non-contributing Structures: Design Criteria for Additions**

Front facing Additions to non-contributing buildings requiring a Certificate of Appropriateness shall comply with Section 6.0 and one of the following:

- 1. Additions shall be consistent with the architectural style of the existing building; OR

2. Additions shall be representative of a single architectural style when the primary structure is also changed to the same architectural style.

### Section 8.0: Contributing Structures: General Design Standards and Specific Requirements for Alterations and Additions

Shall be applied only to the front facing façades and the first 8' of the side facades with the goal to allow flexibility in design while minimizing changes to the original architectural elements that affect the historic interpretability of the structure.

#### 1. Contributing Structures, General Design Standards

The Commission shall apply the following standards when the standards set forth in this District do not specifically address the proposed work for houses and buildings.

- a. The historic character of a contributing property shall be retained and preserved. The removal of distinctive architectural elements and ornamentation that characterize a property shall be minimized. Windows and doors, however may be changed in material, style and size. And siding and roofing may be changed in material.
  - b. Changes to a property that have acquired historic significance in their own right shall be minimized.
  - c. Distinctive features and construction techniques that characterize a contributing property, shall be minimized.
  - d. Restoration and reconstruction of historic features are allowed.
  - e. Installation of new architectural elements and ornaments where none previously existed is allowed.
  - f. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in appearance when feasible.
  - g. New additions, exterior alterations, or related new construction shall not destroy distinctive historic features, or spatial relationships that characterize the property.
  - h. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- #### 2. Contributing Structures: Specific Requirements for Alterations and Additions
- Shall apply only to front facing facades and the first 8' of the side facades, unless otherwise specified, and shall be cohesive with the existing architecture of the principal structure in terms of roof forms, windows, doors, architectural elements and ornamentation;
- a. **Masonry surfaces:** The coating or painting of uncoated/unpainted masonry surfaces shall be permitted with porous products that do not deteriorate masonry such as limewash or a paint product specified for use on exterior masonry surfaces and with a Steam Diffusion "SD" value less than one (1). The color of any paint used shall not be regulated.
  - b. **Porches:**

- i. May be enclosed with screen or glass if original elements remain intact.
  - ii. New porches may be added if designed in such a way that if removed in the future the essential form and features of the principal structure are unimpaired.
  - iii. Porch roofline may be extended horizontally to create a porte cochere when within required setbacks.
- c. Dormer and gable additions:**
  - i. A dormer addition shall only occupy a portion of an existing roof plane; and a gable addition may occupy an entire roof plane but shall not exceed the highest point of the existing roof plane.
- d. Rear additions:**
  - i. Shall be no higher than the existing ridgeline.
- e. Side additions:**
  - i. Shall be no higher than the existing ridgeline and set back 8 ft. from the front façade.
- f. Roof plane extensions:**
  - i. On properties with a side gabled principal roof, the front roof plane may be extended if the existing roof form and pitch is maintained;
  - ii. The existing eave or cornice lines shall be retained.
- g. Attic Conversion:**
  - i. To obtain habitable space in an attic the roof may be raised up to 3 feet.
  - ii. Shall contain a plate height that does not exceed the plate height of the story beneath.
- h. Upper Story additions:**
  - i. Shall be set back to appear secondary in design to the existing building, but in no case less than 8 feet from the street-level front facade;
  - ii. Shall contain a plate height that does not exceed the plate height of the story beneath the proposed addition;
  - iii. The roof form and pitch shall match the form and pitch of both the principal roof and any secondary gables on the front façade.

### Section 9.0 New Principal Structures; General Design Criteria and Specific Requirements

The construction of new principal structures shall meet all the General Interim Controls and EITHER the regulations for Original District Architectural Forms and Styles OR for Other Architectural Form and Styles but not a combination of both.

#### 1. **New Principal Structures, Specific Requirements:**

- a. Must adhere to Developmental and Design Controls in Section 6 and Table 1.
- b. Maximum lot coverage shall include all accessory structures, walkways, retaining walls, driveways and recreational facilities.
- c. The maximum finished foundation height of the first floor above the surrounding grade shall meet the compatibility rule.

#### 2. **Original District Architectural Forms and Styles:** The following shall apply to those facades which are visible from a primary public right-of-way and shall be an

architectural style that exists in the district and contributes to its unique historic character. All examples within the district may be used as reference.

- a. **Porches** shall be required based the selected architectural style.
  - b. **Windows and Doors:**
    - i. The scale, size, proportion, and location of all window and door openings shall be consistent with the selected style.
  - c. **Roofs:**
    - i. Form, ridge orientation, eaves, and soffit construction shall be consistent with the selected style.
  - d. **Chimneys:**
    - i. When any portion of a chimney is a facade element, the chimney shall originate at grade.
    - ii. Exterior portions of chimneys shall be faced with stone, brick, brick veneer, or true stucco.
  - e. **Decks and Balconies:**
    - i. Decks shall be permitted at the rear of the principal structure and shall not project past the side façade of the principal structure. Decks shall be permitted at any level.
    - ii. Balconies shall be permitted on any façade based on selected architectural style.
- 3. Other Architectural Forms and Styles:** Other Architecture Forms and Styles may be Contemporary or any style that is not listed as Original District Forms and Styles. The following shall apply to facades which are visible from the primary public right-of-way unless otherwise noted.
- a. **Building materials, architectural elements, and ornamentation** shall be consistent with itself.
  - b. **Windows and doors:**
    - i. The scale, size, proportion, and location shall be consistent with itself.
  - c. **Roofs:**
    - i. Form and pitch, as well as ridge, eave, and soffit construction shall be consistent with itself.
  - d. **Porches:**
    - i. Porches shall only be required if there is a majority of front porches on the block face.
  - e. **Chimneys:**
    - i. When any portion of a chimney is a facade element, the chimney shall originate at grade.
    - ii. Exterior portions of chimneys shall be faced with stone, brick, brick veneer, or true stucco.
  - f. **Decks and Balconies:**
    - i. Decks shall be permitted at the rear of the principal structure and at any level.

- ii. Balconies shall be permitted on any façade when consistent with the architectural style.
- g. **Transitional Height Plane** shall be applied to mitigate the effect of massing on flat roofed structures;
  - i. All flat roofed structures in Subarea 1 and Subarea 2 shall be measured beginning 25 feet above the required side setbacks of the property and turn inward at 45 degrees to a 35 foot maximum height. No part of the building may exceed that imaginary plane in height.
  - ii. All new buildings in Subarea 3 shall be measured beginning 35 feet above the required side and rear setbacks of the property and turn inward at 45 degrees to a 45 foot maximum height. No part of the building may exceed that imaginary plane in height.
- h. **Maximum height** measurement will include stairwells, elevator shafts, secondary roofs, parapet walls and mechanical equipment.
- i. **Mechanical equipment** that is located on a roof shall be positioned so not visible from a public right-of-way.

**Section 10.0: All Multifamily Buildings, General Design Criteria and Specific Requirements for Alterations and Additions and New Construction**

1. Must adhere to Developmental and Design Controls in Section 6 and Table 1.
  - a. In this District multi-family buildings are defined as buildings having 3 or more living units.
  - b. Alterations for Contributing buildings shall follow the Interim Controls for Contributing buildings found in Section 8.
  - c. Additions to all multifamily buildings shall:
    - i. Be consistent with the architectural style of the existing building;
    - ii. Be to the side or rear of the existing building
  - d. Alterations and additions to Non-contributing multifamily buildings shall follow the interim controls for Non-contributing buildings in Section 7.
  - e. New multi-family buildings shall follow the interim controls for new principal structures in Section 9.
2. Specific Requirements for Multi-family Egress and Screening on Alleys  
Pedestrian and vehicular safety shall be prioritized.
  - a. A driveway from the public right of way shall be required for the primary access and egress for all vehicles.
  - b. New buildings and parking structures must be screened from adjoining properties or alleys with vegetation of more than 42 inches.