

ATTACHMENT F

**NEIGHBORHOOD OVERLAY ZONE – SUMMARY OF PROPOSED DEVELOPMENT
STANDARDS**

	Existing	Proposed
Floor Area Ratio	<p>Sites less than 12,000 square feet – 30% of lot size plus 500 square feet</p> <p>Sites 12,000 square feet to 24,000 square feet – 20% of lot size plus 500 square feet</p> <p>Sites over 24,000 square feet – 25% of lot size plus 500 square feet</p>	<p>Same for one-story construction; however any portion of a lot with 50% slope or greater shall be deducted when calculating gross floor area.</p> <p>New two-story houses and two-story additions would be limited in size to no more than 10% above the average of houses within 500 feet. This restriction applies regardless of lot size or otherwise-permitted floor area ratio.</p>
Second Story Floor Area	<p>Second stories are limited to 50% of the floor area of the first story, including attached garages</p>	<p>Attached garages no longer counted in floor area calculation.</p> <p>New two-story houses and two-story additions would be limited in size to no more than 10% above the average of houses within 500 feet. This restriction applies regardless of lot size or otherwise-permitted floor area ratio.</p>
Height Limits	<p>Maximum height to top of roof – 26 feet</p> <p>Maximum height to top plate – 20 feet</p> <p>Maximum height to top plate for first floor – 10 feet</p>	No change
Roof Pitch	Maximum 4:12 pitch	No change
Side Yard Encroachment Plane	A 45-degree angle, measured six feet up from the side property line	No change
Front Porches and Entryways	No more than 10 feet high, or height of the existing top plate	No change
Second Story Setbacks	<p>10 additional feet from first-story front wall</p> <p>5 additional feet from first-story side walls</p>	In addition to existing requirements, a new 5 foot setback from the first-story rear walls.
Ranch-Style Architecture	None	Require all new houses and exterior remodels to be consistent with ranch-style architecture
View Protection	None	Require houses to be designed and located to avoid blocking neighbors' views

Privacy	None	<p>Require windows, porches, and decks to be designed and oriented with consideration of neighbors' privacy</p> <p>Projecting balconies, decks, and porches on the second floor are prohibited</p>
Roof Design	None	<p>Require appropriate roof designs, including hipped, dutch-gabled, side-gabled, and cross-gabled</p> <p>First-story roof eaves must be continuous to avoid a flat, two story tall wall.</p>
Appropriate Materials	None	Require appropriate roof and wall materials including asphalt shingles, wood shingles, flat tiles, brick, stucco, board-and-batten, stone.
Appropriate Windows	None	<p>Require appropriate window types, including double-hung, casement, clerestory, and picture windows.</p> <p>Two-story tall windows are prohibited</p>
Prohibited Design Elements	None	Prohibit elements such as faux columns, architectural foam, arched windows, quoins, ornate metal fences and railings.
Neighborhood Development Permit	None	<p>Discretionary permit required for new houses (whether one or two-story), additions to existing two-story houses, or additions visible from the public right of way.</p> <p>Findings specific to two-story houses include findings for view protection, privacy, and a finding of necessity demonstrating that a two-story house is the only reasonable option for construction.</p>