

### **Setbacks/Yards**

- Too close (side): 3' tree save
- 3'-5' S.Y. requires mass grading
- Prevents side façade articulation
- Existing front setback to be a factor (average of neighbor in older neighborhoods or minimum requirement whichever is greater)
- Encourage variety of scale, ht of housing in new subdivisions
- Impervious – lot cvg
- Alley requirements
- 5 ft setback “wobble room” for building footprint for infill
- No more than 50% deviation from the established setback of the adjoining lot
- In averaging the setback (old house vs. new house) new house would be able to get more house
- MF should require bigger yards but don't, required buffers to SF, except for “urban” districts
- Match the setback

### **Building Height**

- Topography needs to be accounted for in bldg height
- Averaged bldg height (façade)
- Walk-out basements (rear) penalized
- Roof pitch should be relative to bldg height
- Extreme roof pitch not desirable
- Establish a maximum bldg height
- Measurements @ street-side most important
- #basement height
- Cap height on SF Res. Based on neighborhood characteristics
- Cap square footage based on lot size
- Use overlay districts more
- If you go over 40 feet height you need to review scale
- Whatever you do, it cannot be subjective
- 2:1 ratio “looming” houses not as steep a formula % increase over existing conserve by neighborhood some not worth it
- General agreement to use percentage based on surrounding homes
- % and range of surrounding homes to be determined
- Possibly maintain max dimensions
- Transitional neighborhoods (mills) – have been invested in regulations in older neighborhoods solution – context with existing development preservation vs. tear down

### **Design Standards by Location-Suburban, Urban**

- Not a Greenfield issue
- Tree preservations issues
- C.o.a not counted into impervious allowances
- Volume is the issue
- Need standards that a permit officer can use can they regulate design

### **Massing**

- Impossible to regulate massing design is subjective
- Massing can be regulated through height and setback req.'s
- Consider adjacent property setback (average)
- You can't dictate taste (but we wish we could)
- Conservation overlay is an option to historic districts
- Neighborhood may be involving the neighbors that have not remodeled (2<sup>nd</sup> story) would be penalized
- How do you regulate taste
- Tax should not be placed on existing house because the value increase due to an adjacent house expansion
- Two types of massing
- How can you qualify outside of historic district unless you specify
- Formula does not lead to good design
- Example not the problem, more trees
- Massing (or scale) % of arch façade? Formulas: design don't work