

The following applies to multi-story homes only. Zoning for one story homes shall remain per current code.

1. Allowable number of stories:

- a. Two
- b. Lofts not allowed above second floor.

2. Allowable height: Per current code

3. Additions to existing structures:

- a. When 49% or less of the existing structure is demolished, second story additions above the remaining structure are exempt from this amendment. All other new construction shall comply.
- b. When 50% or more of the existing structure is demolished, all new construction shall comply with this amendment.
- c. Existing structures 750 SF or less (excluding garage): Second story additions above the existing structure are exempt from this amendment. All other new construction shall comply.

4. Floor area ratio (F.A.R.) shall be 60% of site area

- a. includes
 - i. garage
 - ii. any areas under a roof or floor above
 - iii. fireplaces
 - iv. accessory buildings
- b. excludes
 - i. shafts
 - ii. balconies open to the sky
 - iii. incidental areas under eaves and similar projections

5. Maximum second floor area - 40% of F.A.R. (excludes stairs and shafts)

6. Front-yard set setback

- a. First floor
 - i. minimum per current code
 - ii. minimum average setback – current code plus 4'
- b. Second floor
 - i. minimum – current code plus 4'
 - ii. minimum average – current code plus 8'
- c. Window area is unlimited

7. Side-yard setback

- a. First floor
 - i. not less than 6'
 - ii. minimum average 8'
- b. Second floor
 - i. not less than 6'
 - ii. minimum average setback 10'
- c. Landscape screens
 - i. Side-yards to be configured to accept mature tree growth to screen views of adjacent rear yards.
 - ii. The applicant shall submit a line-of -sight study demonstrating that the proposed plantings will effectively screen views from second story windows, balconies and decks to adjacent rear yards. The study shall include but is not limited to the following:
 - 1. Plot plan drawn to scale indicating proposed structure footprint and planting. It shall also include partial footprints of the structures on the adjacent lots. Indicate property lines.
 - 2. Floor plans indicating exterior windows, doors, decks, balconies and other features that may have line of site access to adjacent rear-yards.
 - 3. Building elevations drawn to scale indicating all items required in line item 2 above. Indicate floor to floor height and overall height.
 - 4. Photos of side and rear-yard conditions for the proposed structure and adjacent lots.
 - iii. Install minimum 24" box trees. Tree species shall have maximum mature canopy diameter that shall not exceed 15'-18'. Tree species shall have root systems that minimize damage to structures, yard walls or fence footings.

- d. Allowable projections into side yard shall be per current code.
- e. Balconies, terraces sleeping porches and rooftop decks may not occur in second floor side-yard wall elevations. This includes setback transition walls.
- f. Area of second floor side-yard windows shall not exceed 25% of the interior area of the wall in which the windows occur.
 - i. the interior area of a wall is defined as the surface area of a wall occurring in one room measured from extent to extent in width and height. This area includes windows, doors and other penetrations occurring in that wall.
 - ii. the wall area does not include floor thickness, ceiling thickness, transition surfaces for pilasters, fireplaces, closets, soffits, setback transitions, or other variations in the wall surface.
 - iii. wall area may include the vertical surface of soffits occurring at that wall.
 - iv. wall area occurring above 10' above finished floor is excluded and may not be used to increase window area.
 - v. windows with sills higher than 6' above finished floors are unlimited.
 - vi. windows occurring in side-yard setback transitions shall be considered side-yard windows and shall be included in this requirement.

8. Rear-yard setback

- a. Minimum 15' for first story
- b. Minimum 25' for second story
- c. Rear-yard balconies and roof-top decks
 - i. may not occur within the 25' rear yard
 - ii. may not occur within 10' of the side yard property lines.
- d. Window area is unlimited