

ARTICLE XXVIII

NORTHSIDE RESIDENTIAL OVERLAY DISTRICT

28.1 Purpose and Applicability.

The Northside Residential Overlay District is intended to help preserve and enhance the unique historic character of the City's northside residential neighborhood and to enhance property values within this district. This district contains a rich mix of architectural styles with certain defining elements. The defining elements of this district include 1) architectural elements such as raised basements, front porches, prominent front entrances, detached garages placed at the rear of lots, wide roof eaves and an abundance of other decorative details and 2) siting characteristics such as dwellings oriented center-front on lots, deep front yard setbacks and wide side yard setbacks.

It is also intended to encourage new construction and, additions or other alterations to existing single family dwellings that reflect these distinct physical characteristics and are compatible with the bulk, scale, and siting of existing development within the district. As such, several incentives are offered as a means of encouraging high quality design that is consistent with the district's historic character.

The Northside Residential Overlay District requirements and/or bonus provisions apply in addition to the underlying zoning district regulations. Where these requirements conflict with the underlying district regulations or other provisions of this ordinance, the requirements of Article XXVIII shall be controlling.

28.2 Bulk Regulations and Related Incentive Provisions.

A. Detached garages

1. Floor area ratio incentive provision. Because it is a defining element of the Northside Residential Overlay District, it is the City's intent to encourage single family dwellings designed with traditional detached garages located to the rear of the principal building. Therefore, within the Northside Residential Overlay District, only detached garages that are located entirely beyond the principal building in the rear yard shall be excluded from the gross floor area calculation for the purposes of calculating floor area ratio. The total floor area of the detached garage shall be excluded, up to 500 square feet. The floor area of detached garages that are not located beyond the principal building in the rear yard shall be counted in the gross floor area calculation for the purposes of calculating floor area ratio. Detached garages shall meet all other setback, height, and bulk regulations of the underlying zoning district.

B. Attached garages

1. Side or rear loaded incentive provision. In an effort to minimize the appearance

of attached garages, a portion of the floor area of attached garages that are side or rear loaded shall be excluded from the gross floor area for the purposes of calculating floor area ratio. The total floor area of the side or rear loaded garage that may be excluded from the gross floor area calculation for the purpose of calculating floor area ratio is 250 square feet. All attached side or rear loaded garages must be located at, or behind the front face of the principal building.

2. Front loading garages. In an effort to minimize the appearance of attached front loaded garages, the total floor area of attached front loaded garages shall be counted towards the gross floor area for the purposes of calculating floor area ratio. All attached front loaded garages must be located at least 5 feet behind the front face of the principal building. On corner lots, an attached front-loaded garage is any garage which faces the same street as the front door of the house.

A front loaded attached garage shall not occupy more than one-third of the front façade of any single family dwelling. This limitation shall not, however, prevent the construction of a front loaded attached garage less than 28.5 feet in width.

- C. Porch, deck and patio incentive provision. In an effort to encourage the construction of front and wrap-around porches in the Northside Residential Overlay District, unenclosed, roofed front porches shall be permitted to encroach up to eight (8) feet into the required front yard and side yard abutting a street.

The combined floor area of any unenclosed, roofed front porch and any other enclosed, roofed porch, deck, and patio not finished for year round use, up to 250 square feet, shall be excluded from the gross floor area calculation for the purpose of calculating Floor Area Ratio.

- D. Raised basement incentive provision. In an effort to encourage the construction of single family dwellings and additions to existing single family dwellings with raised basements in the Northside Residential Overlay District, the height of raised basements less than 3½ feet above existing grade shall not be counted towards the calculation of a building's height.

- E. Permitted extension of nonconforming side or rear walls. To better allow for additions to existing single family dwellings in the Northside Residential Overlay District, nonconforming side or rear walls that do not meet required side or rear yard setback requirements may be extended without a variation, provided that 1) the encroachment does not extend beyond the existing building line into the respective yard (i.e. the degree of nonconformity is not increased) and 2) no other new nonconformities are created or increased.

- F. Volume spaces. In order to encourage the construction of new single family dwellings and additions to existing single family dwellings that better match the size and character of single family dwellings within the Northside Residential Overlay District, when any space has a floor to ceiling height of between 12 and 24 feet, such space shall be counted as two floors for the purposes of calculating the floor area ratio. A space with a floor to ceiling height of more than 24 feet shall be counted as three floors.