ARTICLE 11.
HISTORIC URBAN NEIGHBORHOODS RESIDENTIAL DISTRICTS

PURPOSE OF THE HISTORIC URBAN NEIGHBORHOODS

Historic Urban Neighborhoods are those areas of the city that were developed predominantly in the mid to late 19th century. The development pattern of Historic Urban Neighborhoods is characterized by a higher density and pedestrian scale environment with limited accommodation for the automobile. Within Historic Urban Neighborhoods, many of the residential neighborhoods contain traditional corner stores that serve the immediate residents and are in proximity to commercial clusters of local businesses.

The residential districts of the Historic Urban Neighborhoods contain regulations that create and maintain the established scale and character of these areas, with a higher residential density, acknowledges many of these areas were developed without accommodation for the auto, and respect the variety of setbacks seen in residential neighborhoods.

CHARACTER OF THE HISTORIC URBAN NEIGHBORHOODS

The character of the residential districts of the Historic Urban Neighborhoods is defined by:

- Dense development patterns with minimal setbacks between structures and between structures and the street, with some structures built at the property line

- Neighborhoods typically made up of a particular dwelling type, such as single and double shotguns, American townhouses or the larger single-family homes

- Single-family and two-family homes of one to two stories, with multi-family and townhouse dwellings rising three to four stories

ARTICLE 11. HISTORIC URBAN NEIGHBORHOODS RESIDENTIAL DISTRICTS

11.1 PURPOSE STATEMENTS
11.2 USES
11.3 SITE DESIGN STANDARDS
11.4 GENERAL STANDARDS OF APPLICABILITY

11.1 PURPOSE STATEMENTS

A. Purpose of the HU-RS Single-Family Residential District

The HU-RS Single-Family Residential District is intended to provide for the traditional, pre-World War II single-family residential development. These areas are urban single-family neighborhoods of higher density and smaller setbacks than seen in the post-World War II areas of the City. Limited non-residential uses such as places of worship, historic neighborhood commercial establishments, and recreational facilities that are compatible with surrounding residential neighborhoods may be allowed.

B. Purpose of the HU-RD1 Two-Family Residential District

The HU-RD1 Two-Family Residential District is intended to provide for the creation and maintenance of urban neighborhoods consisting of compact residential areas having a mix of housing types. The district accommodates two-family developments on smaller lots in older, more densely populated sections of the City. Limited non-residential uses such as places of worship, historic neighborhood commercial establishments, and recreational facilities that are compatible with surrounding residential neighborhoods may be allowed.

C. Purpose of the HU-RD2 Two-Family Residential District

The HU-RD2 Two-Family Residential District is intended to provide for two-family development on smaller lots in older, densely populated urban sections of the City mixed with detached single-family dwellings. Limited non-residential uses such as places of worship, historic neighborhood commercial establishments, and recreational facilities that are compatible with surrounding residential neighborhoods may be allowed.

D. Purpose of the HU-RM1 Multi-Family Residential District

The HU-RM1 Multi-Family Residential District is intended to provide for low to medium residential densities appropriate for a variety of housing types such as single-family, two-family, townhouse and lower density multi-family dwellings. The district is intended to maintain a primarily residential environment with a variety of lower density dwelling types therefore the building height is limited to three stories. Limited non-residential uses such as places of worship, historic neighborhood commercial establishments, and recreational facilities that are compatible with surrounding residential neighborhoods may be allowed.

E. Purpose of the HU-RM2 Multi-Family Residential District

The HU-RM2 Multi-Family Residential District is intended to provide for moderate density low-rise multi-family development of up to four stories as well as townhouse developments. This district may serve as a transition zone between single- and two-family neighborhoods and adjacent higher intensity land uses. Limited non-residential uses such as places of worship, historic neighborhood commercial establishments, and recreational facilities that are compatible with surrounding residential neighborhoods may be allowed.

11.2 USES

Only those uses of land listed under Table 11-1: Residential Districts Permitted and Conditional Uses as permitted uses or conditional uses are allowed within the Historic Urban Neighborhood Districts. A "P" indicates that a use is permitted within that zoning district. A "C" indicates that a use is a conditional use in that zoning district and shall obtain a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

TABLE 11-1: PERMITTED AND CONDITIONAL USES

USE[1]	DISTRICTS					USE STANDARDS
	HU-RS	HU-RD1	HU-RD2	HU-RM1	HU-RM2	
RESIDENTIAL USE						
Artist Community			C		P	Section 20.3.F
Bed and Breakfast – Accessory	C	C	C	C	C	Section 20.3.I
Bed and Breakfast - Principal				C	C	Section 20.3.I
Day Care Home, Adult or Child – Small	C	P	P	P	P	Section 20.3.T
Day Care Home, Adult or Child – Large				C	C	Section 20.3.T
Dwelling, Single-Family	P	P	P	P	P	
Dwelling, Two-Family		P	P	P	P	
Dwelling, Townhouse			C	P	P	Section 20.3.X
Dwelling, Multi-Family				P	P	
Dwelling, Established Multi-Family	C	C	C	P	P	Section 20.3.W
Group Home, Small	P	P	P	P	P	Section 20.3.FF
Group Home, Large				P	P	Section 20.3.FF
Group Home, Congregate				C	C	Section 20.3.FF
Permanent Supportive Housing				P	P	Section 20.3.OO
Residential Care Facility		P	P	P	P	Section 20.3.XX
COMMERCIAL USE						
Day Care Center, Adult or Child – Small				P	P	Section 20.3.S
Day Care Center, Adult or Child – Large				C	C	Section 20.3.S
Neighborhood Commercial Establishment	C	C	C	C	C	Section 20.3.MM
Private Residential Recreation Facility (Indoor or Outdoor)				P	P	Section 20.3.RR
Racetrack (Only Those Existing as of Ordinance Effective Date)		C				Section 20.3.UU
INDUSTRIAL USE						
Solar Energy System – Solar Garden Only	C	C	C	C	C	Section 20.3.CCC
INSTITUTIONAL USE						
Community Center	C	C	C	C	C	
Convent and Monastery	P	P	P	P	P	
Cultural Facility	C	C	C	C	C	Section 20.3.R
Educational Facility, Primary	C	C	C	C	C	Section 20.3.Y
Educational Facility, Secondary	C	C	C	C	C	Section 20.3.Y

TABLE 11-1: PERMITTED AND CONDITIONAL USES						
USE[1]	DISTRICTS					USE STANDARDS
	HU-RS	HU-RD1	HU-RD2	HU-RM1	HU-RM2	
Government Offices	P	P	P	P	P	Section 20.3.EE
Hospital					C	
Place of Worship	P	P	P	P	P	
Public Works and Safety Facilities	C	C	C	C	C	
Social Club or Lodge		C	C	C	C	Section 20.3.BBB
OPEN SPACE USE						
Agriculture – No Livestock	P	P	P	P	P	Section 20.3.C
Agriculture – With Livestock	C	C	C	C	C	Section 20.3.C
Parks and Playgrounds	P	P	P	P	P	
Stormwater Management (Principal Use)	C	C	C	C	C	Section 23.12
OTHER						
Planned Development	C	C	C	C	C	Article 5
Public Transit Wait Station	C	C	C	C	C	Section 21.6.BB
Pumping Station	P	P	P	P	P	Section 20.3.TT
Utilities	C	C	C	C	C	Section 20.3.FFF
Wireless Communications Antenna	C,P[2]	C,P[2]	C,P[2]	C,P[2]	C,P[2]	Section 20.3.III
Wireless Communications Facility	C	C	C	C	C	Section 20.3.III
Wireless Communications Tower	C	C	C	C	C	Section 20.3.III

TABLE 11-1 FOOTNOTES

[1] The terms in this column ("Use") are defined in Article 26.

[2] Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.lll are considered permitted uses.

11.3 SITE DESIGN STANDARDS

A. Bulk and Yard Regulations

1. General Regulations

Table 11-2: Bulk and Yard Regulations establishes bulk and yard regulations for the Historic Urban Neighborhoods Districts. (Highlighted letters in Table 11-2 indicate where those bulk and yard regulations are illustrated on the accompanying site diagram.)

2. Front Yard Build-To Line Requirement

a. Within the residential districts of the Historic Urban Neighborhood Districts, the front yard build-to line is established by any one (1) of the following methods. A build-to line is an established setback line at which a structure is required to build. However, in no case may the front yard of a single-family or two-family dwelling exceed twenty (20) feet in the Historic Urban Neighborhood Districts.

i. As of the effective date of this Ordinance, the current front yard of the existing structure may be set as the required front yard build-to line. When a structure is demolished, the demolition permit shall indicate the dimension of the front yard prior to demolition. The required front yard build-to line is that indicated on the demolition permit.

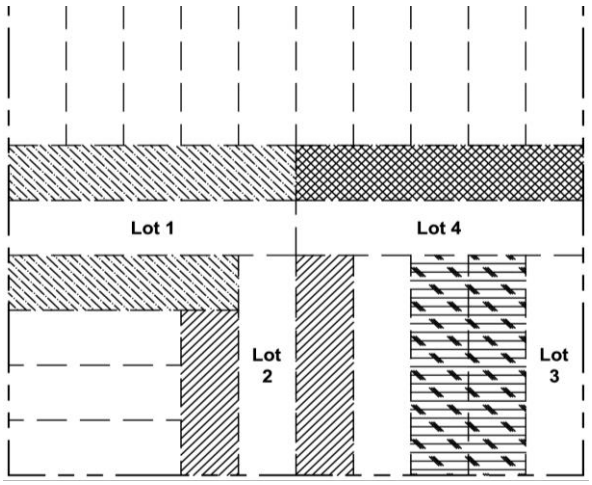
ii. The required front yard build-to line indicated on the most recent survey or Sanborn maps.

iii. The average of the front yard of the adjacent lots on either side may be used to establish the required front yard build-to line. Averaging is based on the two (2) adjacent lots or, in the case of a corner lot, two (2) neighboring lots on the same blockface. In the case of a lot configuration where only one (1) lot is available for averaging, the front yard build-to line is that of the adjacent lot. (See Figure 11-1: Front Yard Averaging)

b. The applicant is permitted a plus or minus three (3) foot variation from a front yard build-to line established by any of the above methods.

c. The required front yard build-to line is measured as the narrowest dimension from the front lot line to the principal structure. The measurement is taken from the building walls of the principal structure and does not include permitted encroachments or architectural features, such as uncovered porches, bay windows, steps, and stoops.

FIGURE 11-1: FRONT YARD AVERAGING



EXAMPLES

Lot 1: Middle lot – average of adjacent lots on both sides

Lot 2: Middle lot – average of adjacent lots on both sides

Lot 3: Corner lot – average of two most adjacent lots on same block

Lot 4: Lot with only one adjacent lot – same build-to line as adjacent lot

3. Corner Side Yard for Single-Family and Two-Family Dwellings

a. For single-family and two-family dwellings within the residential districts of the Historic Urban Neighborhood Districts, the corner side yard is established by any one (1) of the following methods.

i. As of the effective date of this Ordinance, the current corner side yard of the existing structure may be set as the required corner side yard. When a structure is demolished, the demolition permit shall indicate the dimension of the corner side yard prior to demolition. The required corner side yard is that which is indicated on the demolition permit.

ii. The required corner side yard may be that indicated on the most recent survey or Sanborn maps.

iii. A minimum of ten percent (10%) of lot width.

b. The required corner side yard build-to line is measured as the narrowest dimension from the corner side lot line to the principal structure. The measurement is taken from the building walls of the principal structure and does not include permitted

encroachments or architectural features, such as uncovered porches, bay windows, steps, and stoops.

4. Required On-Site Open Space

All townhouse and multi-family dwellings shall provide at least one-hundred twenty (120) square feet of useable on-site open space per dwelling unit. This open space may be either private open space for the dwelling unit or common open space restricted to the use of residents of the townhouse or multi-family dwelling. Such open space shall meet the following requirements:

a. Required open space shall have a minimum dimension of at least seven (7) feet on any side.

b. Required open space shall be located on the same lot as the dwelling unit it serves.

c. Required open space shall be outdoors and designed for outdoor living, recreation, or landscape, including areas located on the ground and areas on decks, balconies, galleries, porches, or roofs. For multi-family dwellings, when open space is above grade, such as a balcony or gallery, it may not be located over on-site surface parking areas.

d. The required open space area may not be contiguous, but each open space area, whether common or private, shall comply with minimum dimensional standards of Table 11-2. Common open space areas shall be accessible to all residents of the subject development.

e. When located at ground level, the required open space area shall be substantially covered with grass, live groundcover, shrubs, plants, trees, or usable outdoor hardscape features or amenities, such as seating areas, patios, or pools.

f. Off-street parking and loading areas, driveways or required landscape for parking lots and screening do not satisfy open space requirements. Bollards, curbs, wheel stops, or other similar features shall be provided to ensure that required open space areas are not used for off-street parking or any other vehicular use.

g. Mechanical equipment, dumpsters, or service areas are prohibited in required open space areas.

h. All required open space areas shall be located and designed to take advantage of sunlight and other climatic advantages of the site.

5. Elevated Dwellings

Property owners who choose to elevate existing dwellings should follow the guidelines of Appendix B (Elevated Dwelling Guidelines).

TABLE 11-2: RESIDENTIAL DISTRICTS BULK & YARD REGULATIONS						
BULK & YARD REGULATIONS		DISTRICTS				
		HU-RS	HU-RD1	HU-RD2	HU-RM1	HU-RM2
BULK REGULATIONS						
	MINIMUM LOT AREA	Residential: 5,000sf/du Non-Residential: 10,000sf	SF: 2,250sf/du 2F: 2,200sf/du MF: 2,000sf/du Non-Residential: 10,000sf	SF: 2,250sf/du 2F: 1,800sf/du Townhouse: 2,000sf/du MF: 2,000sf/du Non-Residential: 10,000sf/du	SF: 3,000sf/du 2F: 1,700sf/du MF: 1,250sf/du Townhouse: 2,000sf/du Non-Residential: 10,000sf	SF: 3,000sf/du 2F: 1,700sf/du MF: 800sf/du Townhouse: 1,800sf/du Non-Residential: 10,000sf
A	MINIMUM LOT WIDTH	50'	SF: 30' 2F: 40' Non-Residential: 50'	SF & 2F: 30' Townhouse: 18' per du Non-Residential: 50'	SF: 30' 2F: 40' MF: 40' Townhouse: 18' per du Non-Residential: 50'	SF: 30' 2F: 40' MF: 50' Townhouse: 18' per du Non-Residential: 50'
	MINIMUM LOT DEPTH	90'	90'	90'	90'	90'
B	MAXIMUM BUILDING HEIGHT	35'	35'	35'	SF & 2F: 35' Townhouse: 40' & no more than 3 stories MF & Non-Residential: 40' & no more than 3 stories	SF & 2F: 35' Townhouse: 40' & no more than 3 stories MF: 48' & no more than 4 stories Non-Residential: 45'
	MAXIMUM LOT COVERAGE	40%	40%	40%	SF & 2F: 40% Townhouse & MF: 70%	SF & 2F: 40% Townhouse & MF: 70%
	MAXIMUM IMPERVIOUS SURFACE IN FRONT YARD	40%	40%	40%	40%	40%
	MAXIMUM IMPERVIOUS SURFACE IN CORNER SIDE YARD	40%	40%	40%	40%	40%
	MAXIMUM NUMBER OF ATTACHED TOWNHOUSE UNITS			6	6	6

TABLE 11-2: RESIDENTIAL DISTRICTS BULK & YARD REGULATIONS						
BULK & YARD REGULATIONS		DISTRICTS				
		HU-RS	HU-RD1	HU-RD2	HU-RM1	HU-RM2
MINIMUM YARD REQUIREMENTS						
C	FRONT YARD	See Section 11.3.A.2	See Section 11.3.A.2	See Section 11.3.A.2	See Section 11.3.A.2	See Section 11.4.3.2
D	INTERIOR SIDE YARD	10% of lot width or 3', whichever is greater	SF & 2F: 3' Non-Residential: 5'	SF & 2F: 3' Townhouse: 2-Story: 3' Over 2-Story: 10' Non-Residential: 5'	SF, 2F & MF – 3-4 Unit: 3' Townhouse: 2-Story: 3' Over 2-Story: 10' MF – 5+ Unit: 10' Non-Residential: 5'	SF, 2F & MF – 3-4 Unit: 3' Townhouse: 2-Story: 3' Over 2-Story: 10' MF – 5+ Unit: 10' Non-Residential: 5'
E	CORNER SIDE YARD	Residential: See Section 11.3.A. Non-Residential: 10'	SF & 2F: See Section 11.3.A.3 Non-Residential: 10'	SF & 2F: See Section 11.3.A.3 Townhouse: 2-Story: 3' Over 2-Story: 10' Non-Residential: 10'	SF & 2F: See Section 11.3.A. Townhouse: 2-Story: 3' Over 2-Story: 10' MF – 3-4 Unit: 10% of lot width but a minimum of 3' MF – 5+ Unit, & Non-Residential: 10'	SF & 2F: See Section 11.3.A.3 Townhouse: 2-Story: 3' Over 2-Story: 10' MF – 3-4 Unit: 10% of lot width but a minimum of 3' MF – 5+ Unit, & Non-Residential: 10'
F	REAR YARD	20% of lot depth or 20', whichever is less	20% of lot depth or 15', whichever is less	20% of lot depth or 15', whichever is less	SF & 2F: 20% of lot depth or 15', whichever is less Townhouse, MF & Non-Residential: 20'	20'

Historic Urban Neighborhoods - Single-Family & Two-Family

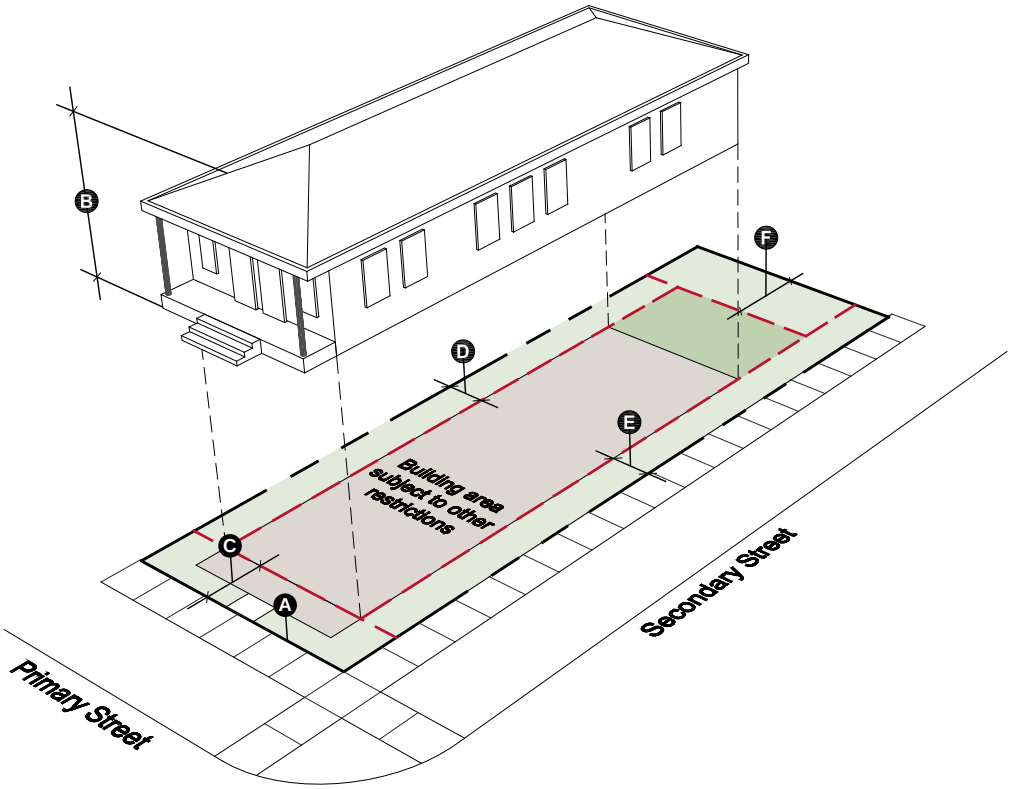


Illustration of site development standards

Range of potential building forms (not all development outcomes represented)

Photographs may be substituted at the discretion of the Executive Director of the City Planning Commission with the approval of the City Planning Commission.

Historic Urban Neighborhoods - Multi-Family (3-6 Units)

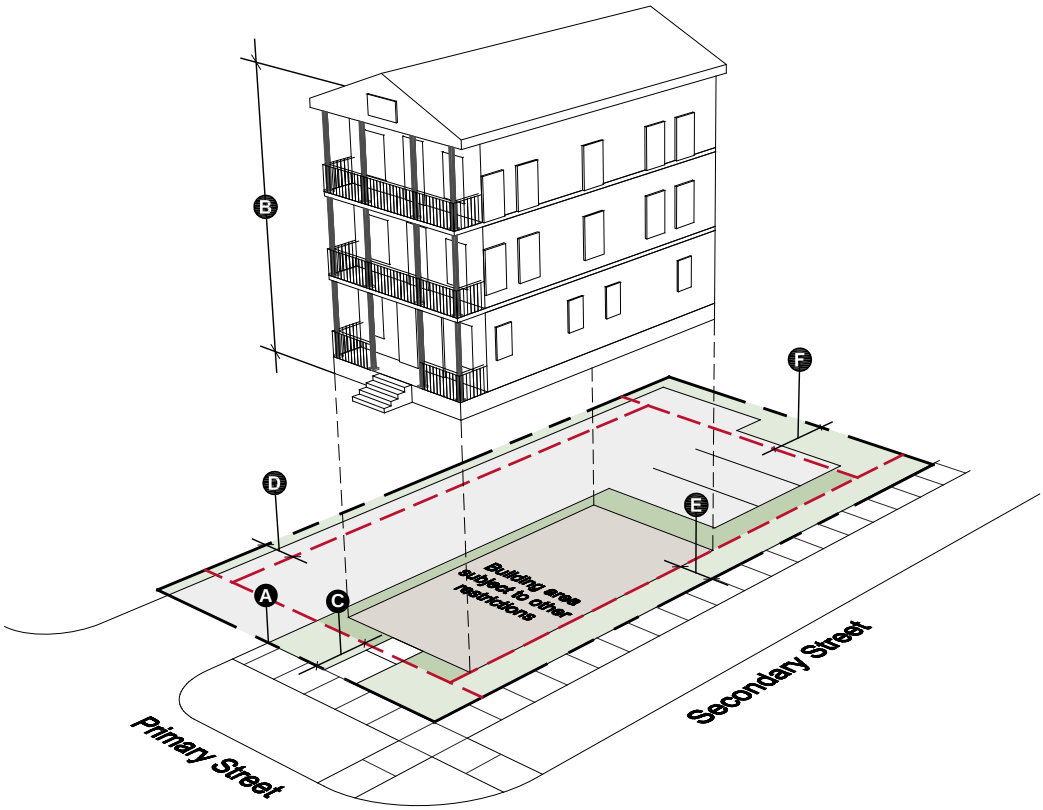


Illustration of site development standards

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Historic Urban Neighborhoods - Multi-Family

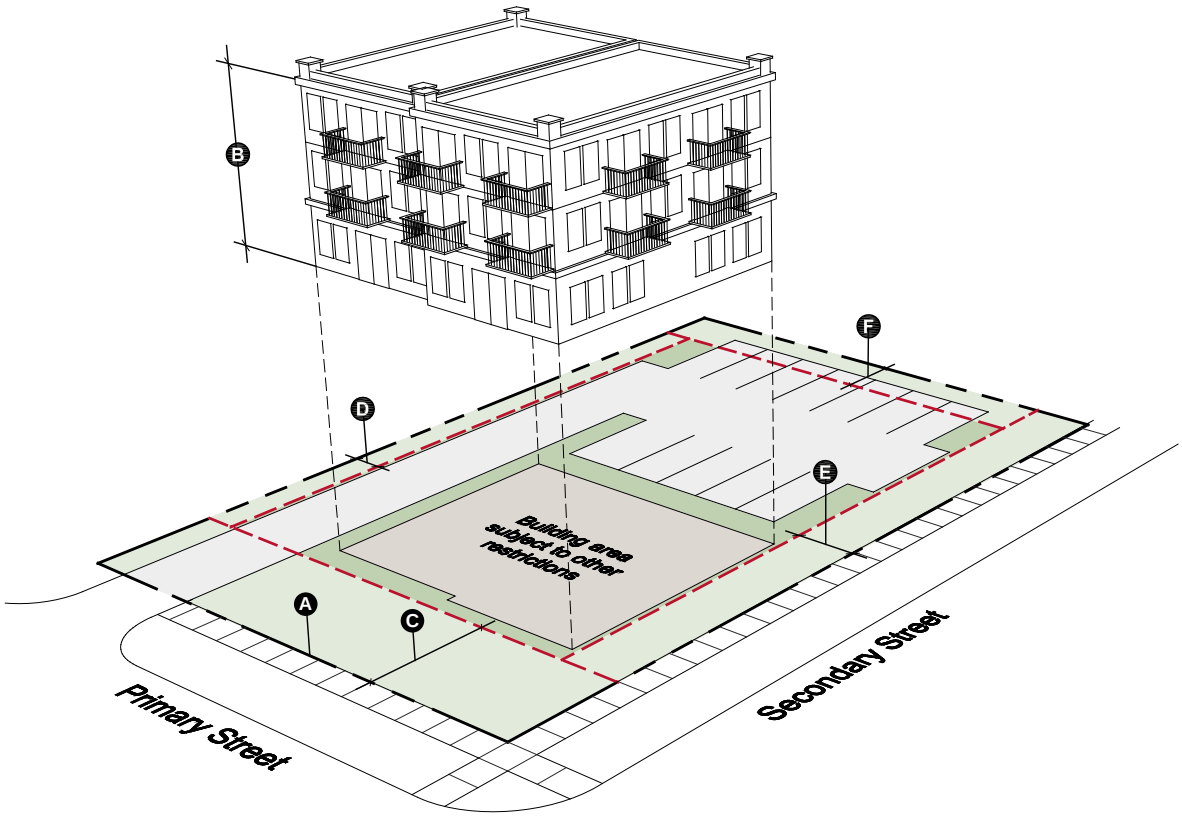

Illustration of site development standards

Range of potential building forms (not all development outcomes represented)

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Historic Urban Neighborhoods - Townhouse

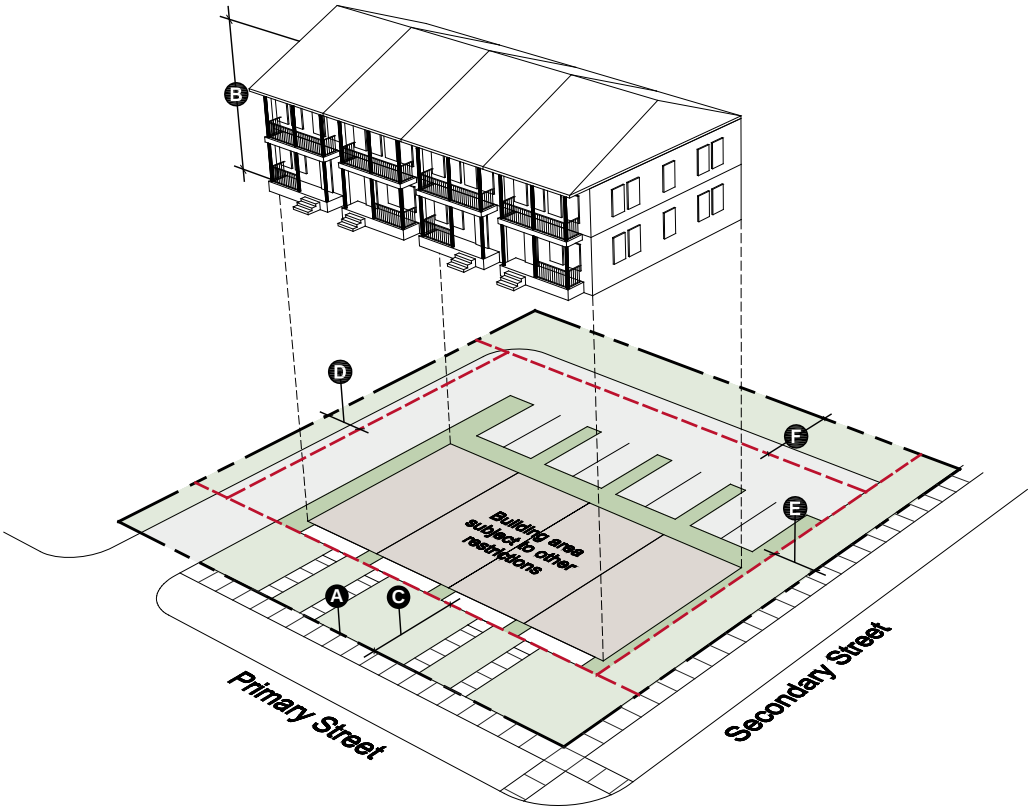

Illustration of site development standards

Range of potential building forms (not all development outcomes represented)

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B. Building Design Standards

1. The following standards shall apply to all sites, except single and two-family residential dwellings:

a. All buildings shall provide a clearly identifiable entry from the public sidewalk at the front (primary street) elevation.

b. All buildings shall be oriented towards a public or private street in terms of architectural interest and building access.

c. To avoid the appearance of blank walls facing the street, when the side walls of a dwelling face a street, building facades shall be designed with multiple windows of a size matching those on the front elevation.

2. The following standards shall apply to all sites that meet the applicability thresholds of Section 4.5 Development Plan and Design Review:

a. Large, flat facades facing the street shall be avoided. Form-giving elements such as, but not limited to galleries, balconies, projected entrances, and overhangs are required on the street-facing façade.

b. Roof planes shall be consistent in slope, material, and detail to those typical in the area.

c. All shutters shall be operational and sized to fit windows.

d. Facades shall be designed to be viewed from multiple directions with consistent materials and treatments that wraps around all facades. There shall be a unifying architectural theme for an entire multi-family or townhouse development, utilizing a common vocabulary of architectural forms, elements, materials, and colors around the entire structure.

3. Parking Areas and Pedestrian Walkways

a. Parking is prohibited in the required front and corner side yards. Parking is prohibited in front of the building line or within five (5) feet of the front property line when located within a corner side yard. The front building line does not include any architectural features of the front façade.

b. Driveways should be consolidated, where possible, in order to reduce curb cuts. Adjacent residential buildings should, where possible, share driveway access.

4. Building Materials

A list of prohibited building materials is included as follows.

a. Prohibited Materials

The following materials are prohibited as the predominant surface finish material in the construction of new multi-family and townhouse developments. However, such materials may be used as part of decorative or detail elements, or as part of the exterior construction, such as a foundation course, that is not used as a predominant surface finish material.

i. Exterior insulation finish systems (EIFS) (e.g."Dryvit")

ii. Stuccato board

iii. Vinyl

11.4 GENERAL STANDARDS OF APPLICABILITY

All Historic Urban Neighborhood Districts are subject to the following standards:

A. Accessory Structures and Uses

See Section 21.6 for standards governing accessory structures and uses.

B. Temporary Uses

See Section 21.8 for standards governing temporary uses.

C. Site Development Standards

See Article 21 for additional site development standards such as exterior lighting, environmental performance standards, and permitted encroachments.

D. Off-Street Parking and Loading

See Article 22 for standards governing off-street parking and loading.

E. Landscape, Stormwater Management, and Screening

See Article 23 for standards governing landscape, stormwater management, and screening.

F. Signs

See Article 24 for standards governing signs.

G. Overlay Districts

See Article 18 for additional overlay district regulations, when applicable.

H. Nonconformities

See Article 25 for regulations governing nonconformities.