

**ALTA VISTA
NEIGHBORHOOD CONSERVATION DISTRICT
Residential Design Standards**

CATEGORY	ISSUE	RESIDENTIAL Design Standards
RIGHT-OF - WAY	Pavement Width, Curbs	Pavement widths shall be maintained within 5% of the existing width.
	Sidewalk Width/ Placement, Greenway	Infill sidewalks shall maintain the existing width of the adjacent sidewalk. If replacing more than 50% of the entire length of the sidewalk behind the property line, sidewalks are to be constructed at a minimum width of 4' and at least 3' behind the curb, when feasible. Transitions in sidewalk width and/or distance from curb shall occur on the street side of the sidewalk and/or at the driveway.
	Curb Cuts	Driveway curb cuts shall not exceed 15 feet in width, and a maximum of one curb cut per lot or 75 feet of frontage.
	Driveway Width	Driveways shall maintain a maximum width of twelve (12) feet (8-10 feet is preferred) on the primary street facade, from the intersection with the street to a point five (5) feet behind the primary structure setback. Driveway "runways/ribbons" are preferred and shall maintain a width between 1'-6" and 2'-6".
	Alleys	All alleys shall remain open rights-of-way.
	Utility Placement	RECOMMENDATION: When feasible, place all new or replacement utility service underground. STANDARD: Placement location of all above-ground utility pedesals will be reviewed by the NCD staff.
NATURAL VEGETATION	Tree Preservation	NEW CONSTRUCTION ON VACANT PARCELS: In addition to the standards noted in UDC Section 35-523, a tree survey (noting tree species and size) is required for all new construction or rehabilitation (if enlarging building footprint), noting location, canopy and caliper of all trees 6" DBH and over. If the proposed area of a new construction necessitates the removal of any Significant, Heritage and Historic trees that are more than 20" DBH, an alternative site plan review will be required. This site plan review, conducted by City staff, will determine and offer suggestions for alternative building areas, and/or satisfaction of mitigation requirements. Significant, Heritage and Historic Trees shall not be removed unless no other site plan alternative is feasible.
SITE DESIGN	Lot Size	LOT SIZE: The lot size of any replatted parcel shall be reduced no greater than 25% of the existing median lot size, per blockface. The lot size of any replatted parcel shall not be increased greater than 25% of the existing median lot size, per blockface, or, if a corner parcel condition, shall not be increased greater than 40% of the existing median lot size, per blockface. The minimum lot width for a single-family parcel shall be twenty-five (25) feet. Note: If an existing lot size exceeds the design standard range, any portion of the lot may be replatted to reduce the size of the original lot, even if the remaining portion of the lot exceeds the standard.
	Setbacks	PRIMARY STRUCTURE: Front: The front setback for a primary dwelling structure on a residential lot shall maintain a setback the distance between 5% of the existing "median" setback on the blockface, and 5% of the median setback of the adjacent structure(s), up to a maximum setback of 35 feet. ANCILLARY (non-dwelling) BLDG : The front setback for an ancillary structure shall be located within the back 35% of the parcel.

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SITE DESIGN	Signage	In addition to the requirements of City Code Chapter 28 (Signs and Billboards) the following provisions will apply for Residential structures used for Non-Residential uses: Off premise advertising and billboards are prohibited; freestanding signage shall be limited to a height of four (4) inches per each foot in building height, up to a maximum of eight (8) feet, and a sign area of thirty-six (36) sq.in. per linear foot of building frontage, up to a maximum of fifty (50) sq.ft. Attached or temporary signs shall not conceal more than 15% of the building facade or a window opening.
PARKING	Refuse Containers	Refuse containers (for pick-up/delivery) on multi-family structure parcels, shall be located at the rear of the structure (outside buffer yards), or completely screened from public view of the streetscape.
	Parking	Designated parking areas for multi-family structure parcels shall be located at the rear of the lot. With the exception of any required parking to fulfill ADA requirements and driveway area, no parking areas shall be constructed within the front yard.
MASSING	Auto Storage Location	<p>Garages: A garage may only be constructed in the rear yard (or side yard, if corner lot).</p> <p>Carports: A carport may be constructed in the rear yard (or side yard, if corner lot). It may also be constructed as an integral element of the primary structure, if recessed a minimum of five (5) feet behind the primary structure front facade, constructed of the same building materials and maintains the same roof line(s) as the primary structure.</p> <p>Temporary carport structures: Prohibited.</p>
	Structure Size, Height	<p>PRIMARY STRUCTURE: An additional height bonus for additional setbacks are prohibited in all zones.</p> <p>Hickman to Ashby Streets: Maximum dwelling size shall be function of existing lot size and required NCD setbacks. No structure shall exceed one story in height.</p> <p>Ashby to Hildebrand Streets: Maximum dwelling size shall be function of existing lot size and required NCD setbacks. Maximum height is dictated by UDC standards. Additions on structures that currently exceed maximum height shall be allowed up to the 2 1/2 story maximum. Accessory</p> <p>Dwelling Units: Per UDC Section 35-371(a)(6), accessory dwelling units (e.g. granny flats) shall not exceed 40% of the primary dwelling footprint, 800 sq. ft, or the height of the primary structure.</p>
ELEVATION FEATURES	Front Entry, Porch, Walkway	<p>Entrance: The primary entrance (location along primary facade where exterior space transitions to interior space) shall be located along the streetscape facade and shall be accessed through a front porch. Porch: The streetscape facade shall contain a front porch that is at least six (6) feet deep, and no less than 1/3 the width of the front facade on a single-family or duplex structure, and no less than 1/4 the width on a multi-family structure. A porch may be enclosed with the use of transparent building materials only. A porch enclosure shall maintain a transparency ratio of at least 80%. Front Walkway: A front walkway of at least 36" in width (48" for two or multi-family structures), shall connect the front door entry space to the sidewalk and/or curb.</p> <p>Note: If the front entry of a structure is rehabilitated, the design standard is required. If the rehabilitation scope does not affect the front entry, the standard is not required.</p>

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ELEVATION FEATURES	Window Openings	Windows visible from the public rights-of-way (with the exception of bathroom or kitchen windows) shall maintain a minimum vertical dimension of 2:1, and at least a 1-over-1 light division. Decorative windows shall not exceed eight (8) sq. ft. A minimum of 25% of the first floor front facade shall be dedicated to window openings. Wood window screens are preferred, however, aluminum and other metal screen frames may be used if the color matches the window trim color.
	Building Materials	Rehabilitation: Building materials shall match the existing structure in scale, proportion, and/or profile. New construction and/or rehabilitation: The use of natural wood siding (or cement-fiber board), stucco, brick or stone is encouraged. The use of natural wood siding substitute products (vinyl, MDF, plywood, hardboard) is prohibited.
	Fencing	Fencing and/or front yard walls are not recommended within the front yard space. If constructed, the front yard wall/fence shall be located parallel to the streetface, aligned with any existing adjacent fence, at a distance no greater than three (3) feet from the right-of-way. No lattice, "fencrete," or similar product, or chain link (cyclone) fencing shall be used within the front yard.
	Mailbox Location	Mailboxes shall be affixed to the front façade of the primary structure, or, if necessary, to a wall/fence at the front property line. Solid pedestal structure enclosures within the front yard area shall not be constructed.
	Roof Line/Pitch	Front-end gable or gambrel roofs shall not exceed thirty five (35) feet in length. A hip/gable roof shall maintain a minimum pitch of 5:12.