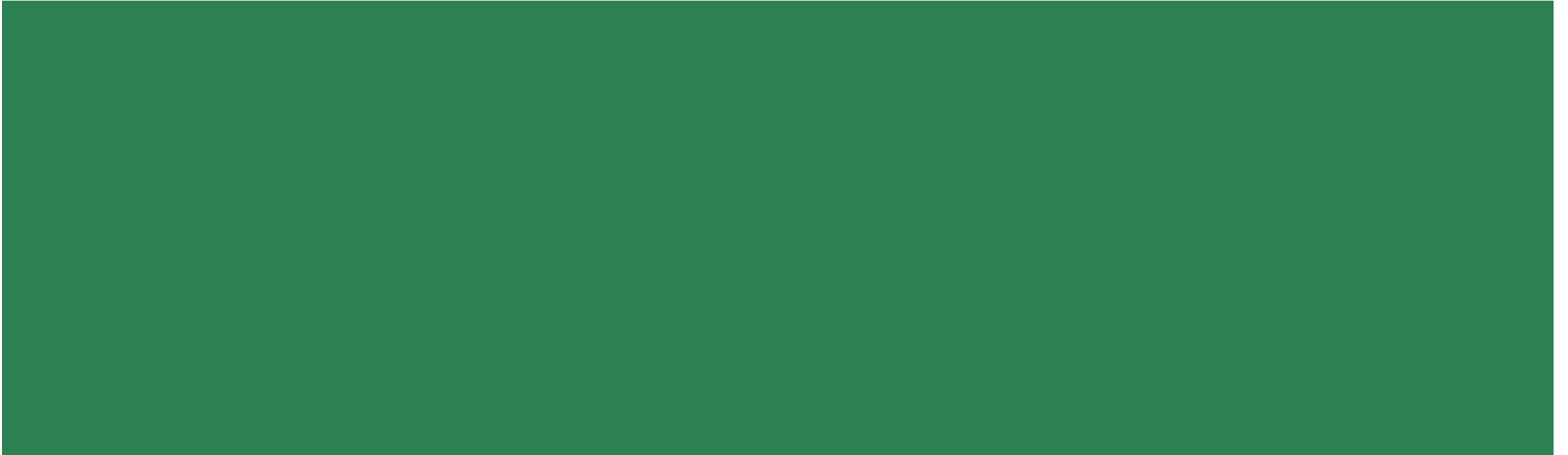




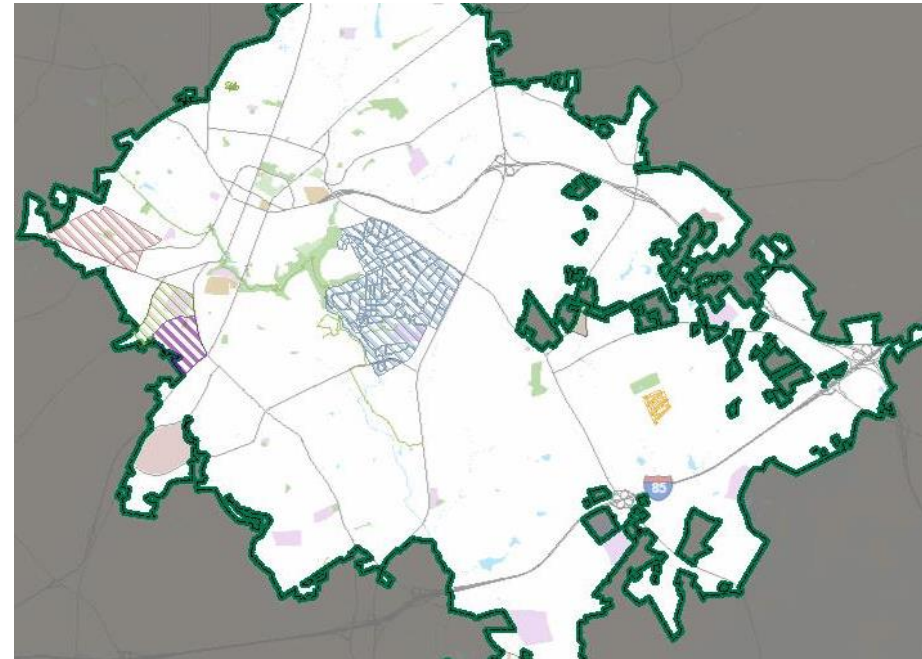
NEIGHBORHOOD REVITALIZATION OVERLAY UPDATE

JANUARY 2020



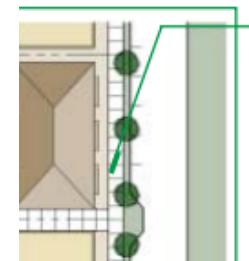
NEIGHBORHOOD REVITALIZATION OVERLAY

- *Purpose.* The purpose of the neighborhood revitalization overlay district (*NRO*) is to enhance the compatibility of new development with design guidelines established for each neighborhood master plan approved by city council.
- *Compliance with approved design guidelines.* No permit for any new construction or expansion of existing structures that results in an **increase in building footprint area of 50 percent or more** on property within the *NRO* district may be issued until the administrator determines that the proposal complies with the design guidelines established for the *NRO* in which the property is located.
- *Design guidelines.* Each *NRO* master plan shall identify the design criteria to be applied to all new construction and expansion of existing structures.



PURPOSE OF UPDATES

- Many NRO design guidelines are written as optional and not enforceable
 - Examples from Nicholtown include “should” and “guide to new development”
- Guidelines conflict with other land development ordinances
 - Examples from Nicholtown-9’ maximum driveway width in guidelines but 10’ minimum in engineering specifications
- Ease of use
 - City staff, residents and developers should have easy to understand, enforceable guidelines
- Standardization
 - Existing guidelines are similar across neighborhoods as many were developed and built during the same time period



Front setbacks of new commercial buildings should be aligned with existing buildings to create a clearly defined edge. In the absence of an existing setback line, front setbacks along non-arterial roads should be no more than 25 ft. away from the curb (i.e. build-to line).

SUMMARY OF CHANGES-LOT STANDARDS

- Recommend removing lot standards from design guidelines
 - Most NRO guidelines do not contain lot standards
 - Inconsistent with existing parts of Nicholtown
 - Subdivisions go through a public review process at Planning Commission

Regulation	Nicholtown	Recommendations
Lot		
Width	50-65 ft. for driveway / 35-50 ft. for alley	None
Depth	85 feet min.	None
Side setbacks	5-15 feet	None
Rear setbacks	25 feet / accessory structures 6 feet	None
Front setbacks	Aligned with adjacent houses / 20 ft. in new development	None

SUMMARY OF CHANGES-BUILDINGS

Regulation	Nicholtown	Recommendations
Building		
Foundation	Finished Floor Height: 30 in. above grade min. (exceptions considered for accessibility reqs.)	Foundations will be elevated a minimum of 16" above finished grade on all elevations and will consist of brick/stone veneer at a minimum height of 16" above finished grade on all elevations.
Building height	2.5 stories and 35 ft. max.	30 feet maximum, as defined in section 19-5.2.9(A).
Building width	18-50 ft.	None
Roof	6/12 to 16/12 with at least one gable or dormer, asphalt shingles	Gable or hipped with pitch at 6/12 to 12/12
Roof overhang	12 inch min.	12 inch min.
Attached Garages	1 opening parallel with street, if 2 openings, must be perpendicular to street or out of view	Must be side or rear loading,
Outbuildings	20 ft. setback from front façade	Must be located in the side or rear yard. Only one structure is permitted with 25 feet maximum height, as defined in section 19-5.2.9(A).
Additions	None	None
Chimneys	Faced in stone, brick, or stucco	Faced in stone, brick, or stucco if visible from street
Porches	At least 12 ft. wide and 6 ft. deep on new houses with at least 2 columns	At least 6 ft. min. depth and 8 ft. min. width, not enclosed, min. 2 columns of at least 6 inches

SUMMARY OF CHANGES-EXTERIOR APPEARANCE

Regulation	Nicholtown	Recommendations
Exterior Appearance		
Driveways	Placed to side, max. 9 ft. unless in rear, must be setback 2 ft.	Shall at no point be wider than 10 feet (except in rear yard or connecting to an alley) and shall only be located to the side and/or rear of a house.
Walkway	4 ft. from porch to sidewalk	3 to 5 ft. wide, from porch to sidewalk or driveway if no sidewalk exists
Exterior walls	Wood, synthetic wood board, stone, brick, or stucco, with horizontal patterns only	No concrete block masonry or metal is permitted. Stucco may be used as an accent.
Trim	4 inch min.	4 inch min.
Fenestration	30% of front	25% minimum of the front façade shall be fenestrated and 10% minimum of each of the side and rear façades shall be fenestrated.
Windows	Vertical, double hung, shutters should match proportions of windows	None
Retaining walls	None	Faced in stone, brick, or stucco if visible from street

NEIGHBORHOOD ENGAGEMENT

West Greenville, Green Avenue, Greater Sullivan, Nicholtown

- Public Meeting- Log Cabin, McPherson Park
- Sterling Neighborhood Assoc. Meeting Presentation
- Greater Sullivan Neighborhood Meeting Presentation
- Nicholtown Neighborhood Assoc. Presentation
- West Greenville Neighborhood Assoc. Presentation
- West End Neighborhood Assoc. Presentation



NRO OVERLAY BOUNDARIES

West Greenville, Green Avenue, Greater Sullivan, Nicholtown