

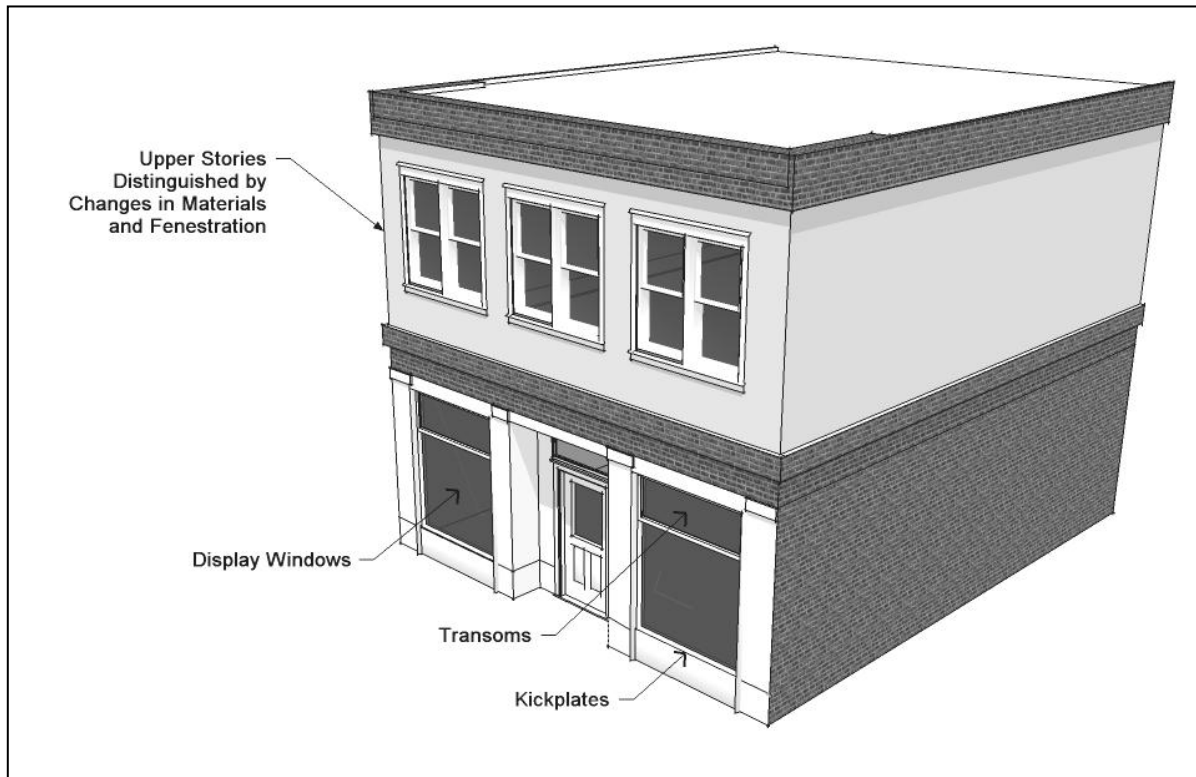


Illustration 5.16: Upper Floor Distinction

5. Parking

Where surface parking is provided, it shall be screened with a masonry wall no more than three feet (3') in height and/or a landscape buffer meeting the requirements of Section 5.2.B.1.b., in order to maintain an attractive pedestrian environment at the street edge. Interior parking lots shall meet the landscape requirements contained in Section 5.2.B.1.c.

D. Downtown Residential Overlay (DRO) District

1. Purpose

The Downtown Residential Overlay District is intended to implement the Downtown Master Plan by protecting and promoting residential neighborhood stability around the downtown while allowing appropriate infill development.

2. Building Design

a. Orientation of Dwellings to the Street

Each residence shall have at least one primary pedestrian doorway for access to the dwelling located on the elevation facing the front lot line of the property, on or within eight feet (8') of the most forward plane of the house, and clearly visible from the street or public area adjacent to the front lot line. On corner lots, the pedestrian doorway may be located facing any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of new lots shall repeat the predominant relationship of buildings to buildings and buildings to street along the same block face or the facing block face.

b. Compatibility

- i. The following standard shall apply to development of a new residential use, or substantial expansion or alteration of an existing residential use, on a site that is adjacent to or across a street from two (2) or more lots with existing structures. For purposes of this subsection only, "substantial expansion or alteration" shall mean construction that is equal to or greater than twenty-five percent (25%) of the principal dwelling structure's original gross floor area (including attached garages, but not including detached garages).
- ii. New development subject to this Section shall be generally compatible in appearance with other existing structures on the block that comply with this Ordinance. This shall be satisfied by constructing the proposed building so that at least three (3) of the following features are substantially similar to the majority of other buildings on the same and facing block:
 - (A) Roof material;
 - (B) Roof overhang;
 - (C) Exterior building material;
 - (D) Shape, size, and alignment of windows and doors;
 - (E) Front porches or porticos; or
 - (F) Exterior building color.

3. Garages

- a. Garage doors facing the street shall comprise no more than fifty percent (50%) of the total length of a dwelling's façade. (See Illustration 5.17.)



Illustration 5.17: Maximum Percentage of Front Facade Comprised of Garage Doors

- b. Garage doors that face the street and comprise more than forty percent (40%) of the façade shall be recessed a minimum of four feet behind either:
 - i. The front wall plane of the house; or
 - ii. The front wall plane of a porch that extends horizontally across at least twenty-five percent (25%) of the house.
- c. The minimum front building setback may be reduced by five feet (5') when there is a detached garage located behind the principal dwelling structure in the rear of the lot, or a rear garage attached to the principal dwelling if the front wall of the garage is located at least twenty feet (20') behind the façade of the house.

4. Location of Parking

Parking is prohibited within the front yard setback, except on paved permitted driveways. Paved parking in the street right-of-way may be allowed with site plan review.

E. Neighborhood Mixed-Use (NM)

1. Ground-Floor

The ground-floor level of all buildings in the NM district shall be limited to retail uses, with the exception of small lobbies to allow access to residential and office uses on upper floors.

2. Drive-Throughs Prohibited

No drive-throughs shall be allowed in the NM district.