

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.)