

DEVELOPMENT AND DESIGN STANDARDS FOR THE BREWERS HILL AND HARAMBEE NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT

Sub Area A (Harambee)			Sub Area B (Brewers Hill)			Standards and Guidelines
New Construction	Expansion	Exterior Renovation	New Construction	Expansion	Exterior Renovation	
X	n/a	n/a	X	X	X	1. Height – 40 feet and 2.5 stories maximum - 30 feet and 1.5 stories minimum
X	n/a	n/a	X	X	X	2. Roof pitch –On new construction, the roof pitch must be between 8:12 and 12:12. (a roof’s pitch is represented by rise and run. An 8:12 pitch is 8 inches of rise for every 12 inches of run, etc.). On expansions, the pitch of the new roof must be consistent with the existing roof pitches
X	n/a	n/a	X			3. Raised Basements -2.5 to 3 feet must be exposed at front
X	n/a	n/a	X	X	X	4. Front Porches – required on all building fronts Minimum Width – 6 feet Minimum Depth – 6 feet Columns - Minimum Dimensions: Square – 6 X 6 inches minimum Round – 8-inch diameter minimum Hand Rails – minimum 3 inches in height Bottom Rails – minimum 1.5 inches in height Baluster spacing – 3.5 inches center to center Skirting – must be composed of “1 by “boards aligned vertically and with a minimum gap of 3/8 inches
X	n/a	n/a	X	X	X	5.Windows – all front facing windows must be oriented vertically and be a minimum of 5.5 feet high except for specialty windows, such as piano windows and gable end windows Windows and/or doors may not be spaced more than 8 feet apart on a horizontal plane Front gable ends must have an attic window
X	n/a	n/a	X			6. Garages – must be located in the rear yard and must use an alley for access if available

Site Features Residential Lots: the maximum width of any new parcel of land shall be 40 feet except if the parcel does not have alley access the maximum width shall be 50 feet.

Exclusions

The limitations on Site Features, and Residential Building Features shall not apply to buildings located in the following commercial zoning districts: Local Business (LB2), Commercial Service (CS) and Neighborhood Shopping (NS2). In addition, General and Detailed Planned Developments (PD and DPD) are excluded from Overlay District standards by ordinance