



A G E N D A
Historic Preservation Board

Tuesday, October 6, 2015 4:00 pm
City Hall Large Planning Conference Room
250 North 5th Street, 1st Floor just inside the revolving door to the right

- 1 Minutes of September 1, 2015 Meeting (attached)
- 2 Update – 7th Street Historic District Survey re: Accessory Structures
- 3 Historic Building Markers
- 4 Downtown Design Guidelines and Standards (excerpts attached)
- 5 Other

Historic Preservation Board Regular Meeting

Minutes – September 1, 2015

Present: Chris Endreson, Scott Wolford, Troy Reynolds, David Bailey, Jon Schler and Jody Motz

Not Present: Jodi Coleman-Niernberg and Kevin Reimer

Also Present: Kristen Ashbeck, City Community Development; Shelly Dackonish, Office of the City Attorney

Public Present: Timothy and Jackie Stoffer, 710 Ouray Avenue; Teddy Jordan, 440 North 7th Street; and Joe Hatfield, 407 North 7th Street

The meeting was called to order at 5:00 pm at City Hall by Chair Endreson.

Minutes of June 2, 2015 Meeting. Jodi Motz made a motion to approve the minutes of the June 2, 2015 meeting as written. The motion passed unanimously (6-0) on a second by Jon Schler.

Public Hearing – Certificate of Appropriateness Application. Kristen presented the application by owners Timothy and Jackie Stouffer to obtain a Certificate of Appropriateness. The request is to build a raised deck over the existing concrete patio that is under the existing pergola and add access to the new deck by converting existing windows to French doors on the west side (facing 7th Street) of the existing house at 710 Ouray Avenue.

Currently, there is a pergola attached to the west-facing façade with an at-grade concrete slab underneath it. There is a band of four, nine-over-one windows on the wall above the concrete slab. The upper sash of each window has a mullion grid that creates the 9 panes. The owner is proposing to construct a wood-composite deck over the existing concrete slab. The deck will be raised to the floor level of the interior of the home (approximately 37 inches from ground level) and have a staircase off the north side of it. The deck and stairs will have a 36-inch railing of materials that match the railing on the existing kitchen porch off the north-facing façade (wooden posts and rail with aluminum bars). Secondly, the owner is proposing to replace the two inner windows in the band with a set of French doors to access the new deck.

Kristen stated that the only section of the Zoning and Development Code regulations that apply to the deck or the window replacement proposal is Section 21.03.040(g) that outlines the bulk standards in the Residential 8 zone district. The required front yard setback of 20 feet from both North 7th Street and Ouray Avenue applies to the deck. The applicants' Site Plan show a setback off 22.5 feet so the proposal meets this requirement of the Zoning and Development Code.

Ms. Ashbeck then discussed the sections of the North Seventh Street Historic Residential Guidelines and Standards that apply to the proposal. The residence at 710 Ouray Avenue is considered a contributing structure in the District.

Section VI.4.a. Landscaping, states that Property owners should maintain and enhance historically appropriate landscaping in front yards and park strips. The applicant has stated that there is an existing hedge on the west side of the proposed deck that will be retained and will screen much of the view of the deck and the proposed new door. Proposal meets this standard provided the hedge remains.

Several standards in Section VII.6. apply to the deck and new entry:

- 2) The ground plane of any new entry platform or stairs shall stand no higher than one-half a story from the base of the structure. The proposed deck height is approximately 37 inches from the ground plane which is less than on-half a story. Proposal meets this standard.
- 4) Buildings entrances shall be maintained in their historical location. The existing historic primary entrance to the home will remain which faces Ouray Avenue. The proposed new door will be a secondary entrance. Proposal meets this standard.
- 5) Doorway materials and design shall be consistent with the architectural style of the building. The applicant is proposing the new French doors to be wood or wood-like and glass with mullions on the upper glass to match the historic window design. If the Board decides the window replacement is acceptable, the doorway materials and design will meet this standard if wooden doors with proposed mullions are specified.
- 6) Door cases shall be designed with depth and visual relief. The proposed door casing will be consistent with the depth and visual relief that is present in the existing band of windows.

Section VII. includes the following standards for windows.

- 1) Window shape, alignment and style shall be protected to preserve the building's historic character.
- 2) Window materials shall be maintained in a historically accurate manner.
- 3) Any alteration of window shall maintain the historic pattern of their vertical and horizontal rhythms.
- 4) Openings shall not be enlarged, closed off or otherwise altered in form.

The historic band of existing windows will be interrupted by putting in a doorway where the two middle windows are. However, the applicant is proposing to retain the two end windows with the intent to maintain as much original material as possible. In addition, the applicant is proposing that the upper part of the door have mullion grids that would match the existing windows and the lower part of the door will be wooden. The existing hedge that is proposed to be retained will screen the view of the lower part of the proposed door. The existing hedge will screen the lower part of the proposed door. Thus, by appearance from the street, the overall window shape, alignment, style, materials and horizontal rhythm style will meet these standards.

Kristen stated that staff finds that the deck proposal meets the requirements of the Zoning and Development Code and the North Seventh Street Historic Residential District Guidelines and Standards and recommends approval of the Certificate of Appropriateness.

Timothy Stouffer, owner of the property at 710 Ouray Avenue addressed the Board concerning their request. He stated that they had purchased the home 2 years ago and have been restoring/upgrading it since then. Their primary objective is to keep the character of the home in its existing Frank Lloyd Wright prairie style bungalow. Mr. Stouffer sees the existing pergola as an architectural extension of the home that brings balance to its front façade that faces Ouray Avenue. The space under the pergola that has an existing concrete slab that is not directly accessible from the house. Through construction of the raised deck and replacing 2 of the windows with French doors that will be constructed in the style of the home, this outdoor space will become a useable part of the home.

David Bailey stated that on several properties in the District, vegetation hides the architecture of the home and asked the applicant what the proposal would look like without the hedge. Mr. Stouffer replied that you would be able to see the deck and stair supports although they would be dark in color and would blend in with the darker paint color that exists around the base of the exterior walls.

Chairman Endreson then opened the hearing to public comment. Teddy Jordan, 440 North 7th Street, stated that the property should then be addressed off of North 7th Street rather than Ouray Avenue.

Chairman Endreson closed the public comment and invited Board comment on the proposal. Jodi Motz noted, and Board members all agreed that the applicant had done extensive work to provide information for review. Jon Schler stated that the proposal was well thought out and was certainly a reversible modification to the home. The intent to provide a useable outdoor space made a lot of sense. David Bailey added that it was nice to have the architectural drawings to clearly illustrate the proposal.

David Bailey made a motion: Mr. Chairman, on item COA-2015-322, an application for a Certificate of Appropriateness for proposed new deck and replacement of windows with French doors at 710 Ouray Avenue, I move we approve the proposal as presented but with the following conditions:

1. The existing hedge on the west side of the pergola be retained and maintained in such a way as to provide maximum screening of the view of the new deck and doorway from 7th Street and Ouray Avenue.
2. The two end windows shall be retained in place and as is in opening size, shape, style and materials.
3. The new doors shall be wooden with the glass in the upper part of the doors matching the height, width and mullion grid as that on the existing end windows to be retained. The lower part of the doors shall also be wooden.

The motion passed unanimously on a second by Jon Schler (6-0).

Discussion and solicitation of comment on proposed Programmatic Agreement. Ms. Ashbeck explained the background and purposed for the Programmatic Agreement. The Agreement has been

made available to the public and several entities noted the advertisement and Kristen provided a copy of it to one interested citizen. The advertisement stated that this meeting of the Board is one opportunity for the public to comment on the agreement.

The City of Grand Junction receives approximately \$375,000 in Federal Community Development Block Grant (CDBG) funding each year. The funding is then granted to community non-profit agencies or the City of Grand Junction for projects and services that benefit low and moderate income persons, families and neighborhoods. Use of these funds to make improvements to buildings or sites, requires that the City comply with Section 106 of the National Historic Preservation Act of 1966. Compliance involves the review of each activity by the Colorado State Historic Preservation Officer (SHPO) in order to ensure that there is no adverse impact on properties included in or eligible for inclusion in the National Register of Historic Places (historic properties).

The City has determined that implementation of the CDBG program often includes activities such as rehabilitation, energy efficiency retrofits, weatherization, emergency home repairs, demolition and new construction. However, many of these activities have limited potential to affect historic properties. Therefore, the City is proposing to execute a Programmatic Agreement between the City and the SHPO in order to streamline the historic review of such activities. The Agreement will essentially exempt certain activities from further consultation with the SHPO, Indian Tribes and the Advisory Council on Historic Preservation. A detailed listing of the activities to be considered exempt is included in the Agreement but Kristen gave a couple of examples of the types of projects where the Programmatic Agreement would help streamline the historic review of the properties such as on modifications to buildings that are less than 50 years old (Community Homeless Shelter) and minor exterior or interior modifications such as replacing swamp coolers or hot water heaters (Housing Resources of Western Colorado emergency repair program) or repairing roofing (Grand Valley Catholic Outreach).

Chair Endreson invited public comment on the proposed Programmatic Agreement. Timothy Stouffer stated that everyone needs to be accountable for actions such as this one regarding historic preservation but there is some limitation when it comes to rubber stamp activities. He suggested that the process is improperly sized for many of the activities discussed – why would anyone in Washington D.C. have concern over the replacement of a swamp cooler on a home in Grand Junction? This agreement provides a way of streamlining bureaucracy.

Jackie Stouffer is presently a director of a non-profit organization and understands the need for streamlining a process in order to get grant funds to the entities in a timely manner.

David Bailey reiterated that when it comes to grants and funding, recipients want the money quickly and on a timely basis and this agreement will provide some of that for these grants.

Jon Schler asked if this was something that could have been taken care of through the Certified Local Government designation. Ms. Ashbeck was not certain but assumed since other communities that are designated Certified Local Governments also have such Programmatic Agreements in place that it is a separate concern since this involves a different Federal Agency (Department of Housing and Urban Development – HUD).

The Board asked for clarification on the process for adoption. Shelly Dackonish, Office of the City Attorney responded that the Board could make a motion regarding its support for the Agreement and that the Mayor would be the appropriate signatory for the document.

Jon Schler made a motion to support the Programmatic Agreement between the City of Grand Junction and the Colorado State Historic Preservation Officer as drafted applicable to the City's use of Department of Housing and Urban Development funding. The motion passed unanimously on a second by David Bailey (6-0).

Letter of Support for First Church of Christ, Scientist Grant Application. Kristen explained that the Church is in the process of writing a grant application to the State Historical Fund to refurbish the windows of the Church. There was some discussion about whether the existing coverings over the windows were Plexiglass or Lexan but it wasn't known for certain, either one describes the material. Jody Motz made a motion to approve the letter as written. The motion passed unanimously on a second by Troy Reynolds (6-0).

Other Business. Scott Wolford asked if anyone else had noticed the new townhomes that had been constructed near 10th Street and Colorado Avenue and wondered why the Board had not been consulted regarding the design. Kristen explained that these types of development projects do not require input from the Board and do not require a public hearing. Property owners within 500 feet are notified of the proposed project. The new townhomes did meet the design standards for the Residential Office (RO) zone district and the Transitional area standards in the Greater Downtown Plan which had been developed over a period of 6-7 years. Shelly Dackonish stated that the Board could request advisory review of some activities within areas of the City or for historic resources. The Board would like to discuss its options at a future meeting. Kristen will provide the Board with excerpts from the Code and the Downtown Plan as some background to the discussion.

Jon Schler asked about the status of the historic jail. The last time Kristen had talked with Mesa County, they were gather estimates for restoration/reuse of the building. Troy Reynolds said that his firm had provided estimates for demolition and, to restore it for some use, ADA access was a problem. Chris Endreson asked staff to follow up with Mesa County to see if there has been any recent activity.

Scott Wolford made a motion to adjourn the meeting which was seconded by Jon Schler. The meeting was adjourned at 6:05 pm.

EXCERPT FROM ZONING AND DEVELOPMENT CODE

21.03.070 Mixed use districts.

(a) **R-O: Residential Office. (property at 10 Colorado Avenue is zoned R-O)**

Primary Uses			
Professional Offices, Detached Single-Family, Two-Family Dwelling, Multifamily, Civic			
See GJMC 21.04.010 , Use Table			
Lot			
Area (min. sq. ft.)	5,000		
Width (min. ft.)	50		
Setback	Principal		Accessory
Front (min. ft.)	20		25
Side (min. ft.)	5		3
Rear (min. ft.)	10		5
Bulk			
Lot Coverage (max.)	70%		
Height (max. ft.)	40		
Height (max. stories)	3		
Density (min.)	4 units/acre		
Density (max.)	No max. residential density		
Building Size (max. sf)	10,000		

(1) Purpose. To provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Development regulations and performance standards are intended to make buildings compatible and complementary in scale and appearance to a residential environment.

(2) Performance Standards. New construction, including additions and rehabilitations, in the R-O district shall be designed with residential architectural elements and shall be consistent with

existing buildings along the street. "Consistent" means the operational, site design and layout, and architectural considerations described in the next subsections.

(3) Site Design, Layout and Operational Considerations.

(i) Parking. Business uses in the R-O district shall be designed and operated not to increase on-street parking in front of dwellings in the neighborhood. On-site parking shall be provided pursuant to the parking rules. On-site parking spaces shall only be located in the side and rear yards; and screened from adjacent dwellings by a solid wall, fence or vegetation having a height of not less than four feet or more than six feet (vegetation may exceed six feet in height). Fences must comply with GJMC [21.04.040\(i\)](#), any design guidelines and other conditions of approval.

(ii) Service Entrances. Service entrances, loading areas and dumpster areas shall be located only in the rear or side yard. Each loading area shall be screened from each adjacent residential use or zone.

(iii) Use of Front Yard. Front yards shall be reserved for landscaping, sidewalks, driveway access to parking areas and signage.

(iv) Hours of Business. No uses in this district shall open earlier than 7:30 a.m. and shall close no later than 8:00 p.m.

(v) Outdoor Storage and Display. Outdoor storage and display areas associated with nonresidential uses are prohibited.

(4) Architectural Considerations.

(i) Building Alignment Along Streets. Every new building and addition shall be located so that it aligns with existing neighborhood buildings in both elevation (e.g., horizontal lines of peaks of roofs, cornices, window sills) and plan (e.g., setbacks from the street and rear property lines and spacing between structures/setbacks from side property lines).

(ii) Building Orientation/Style. Main entrances shall open onto a street and shall align with those of adjacent residential buildings. For example, in many R-O areas, raised foundations and steps that define the main entrance are prevailing residential characteristics. Door styles shall be similar to those found on residential dwellings.

(iii) Building Mass/Scale Proportion. Each new building, its mass in relation to open spaces and its windows, doors, and openings shall be visually compatible. "Visually compatible" means compatible with adjacent and neighboring buildings including mass, shape, window, doors, openings, roof shape, roof pitch and orientation. For example, a large building shall be compatible with surrounding smaller dwellings by dividing its mass

into smaller components to create a building elevation that is more like the size and proportion of the nearby dwellings.

(iv) Height. New buildings shall have the same number of stories and a height which is compatible with those of nearby dwellings. Three stories shall be the maximum subject to maximum height of 40 feet.

(v) Roof Shape. The roofs of new buildings shall be visually compatible with nearby dwellings. Roof pitch shall be at least 4:12.

(vi) Fenestration. Windows and doors shall be visually compatible with surrounding residential structures. Visually compatible includes the relationship of width to height, and the spacing of windows and doors. For example, tall evenly spaced rectangular windows are typical of certain residential styles in R-O district areas.

(vii) Materials. The exterior of all new buildings, additions and alterations shall be similar in size and appearance to nearby dwellings. Sign materials should be visually compatible with materials used on the building facade.

(viii) Signage. See GJMC [21.06.070\(g\)\(2\)](#) for sign standards in the R-O district.

EXCERPT FROM GREATER DOWNTOWN PLAN – ADOPTED 2013

IV. Residential Areas Standards and Guidelines

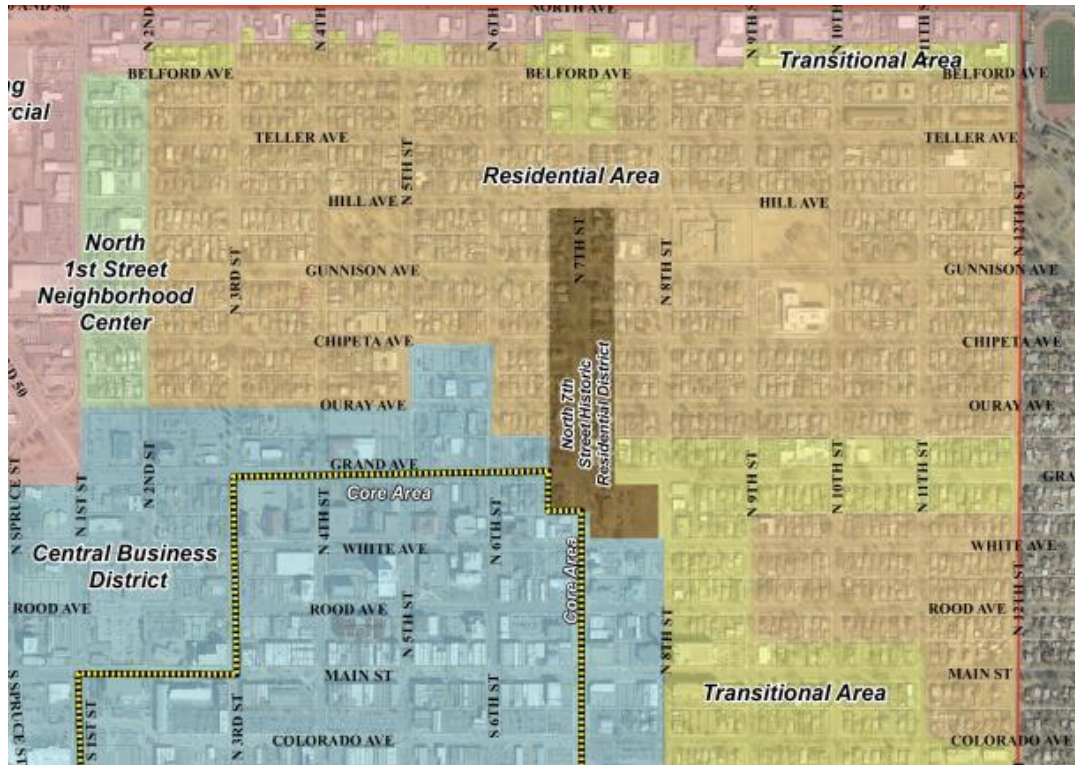
24.12.110 Applicability.

The following standards and guidelines apply to the residential areas shown in Figure 10 (orange areas). The standards and guidelines are intended to apply to new development or substantial redevelopment within the area. Substantial redevelopment is any reconstruction, rehabilitation, addition or other improvements to the existing structure(s) on a site where the value of the improvement exceeds 50 percent of the fair market value of the building(s) before the start of construction.

24.12.120 Policies.

- (a) The existing historic residential neighborhoods within the Downtown District will be stabilized and enhanced.
- (b) The existing historic residential neighborhoods within the Downtown District will be preserved for residential uses, with no further encroachment by nonresidential uses.
- (c) Where existing residential zoning allows, provide a diversity of housing types through development of multifamily housing that is in keeping with the character of the neighborhood (refer to multifamily development, GJMC [24.12.130\(c\)](#)).
- (d) Enhance access to and improvements within existing public open spaces (e.g., parks and school grounds) within the downtown residential core.

Figure 10



(e) Maintain and enhance the historic character of the streetscape with emphasis on the following elements: street trees, landscaping rather than parking or other uses in the park strip between sidewalk and curb, street signs that identify the neighborhoods, lighting and detached sidewalks.



Existing Residential Subarea Streetscape Character

24.12.130 Standards.

(a) **Architectural Considerations.**

(1) Building Style and Character. Maintain the existing character of the house styles within the residential neighborhoods in the Downtown District. New construction and alterations shall be compatible with key architectural characteristics and site elements of the



neighborhood. *Existing Residential Building Alignment*

(2) Accessory Structure Setbacks. The setback for accessory structures is a zero-foot setback from the alley and three feet from neighboring property line(s).

(3) Building Mass/Scale and Proportion. New buildings or additions to existing buildings shall be visually compatible with the area. Visually compatible means compatible with adjacent and

neighboring buildings including mass and scale, shape, windows, doors, openings, roof shape, roof pitch and orientation.

(4) **Roof Shape.** The roofs of new buildings shall be visually compatible with adjacent dwellings. If pitched, the roof pitch shall be at least 4:12.

(5) **Fenestration.** Structures shall be visually compatible with surrounding residential structures. Visually compatible includes the relationship of width to height, and the spacing of windows and doors. For example, tall evenly-spaced rectangular windows are typical of many of the residential



styles in the downtown area.

Example Existing Architectural Character

(6) **Materials.** The exterior materials of all new buildings, additions and alterations shall be similar in size and appearance to adjacent dwellings.

(7) **Setbacks.** On a corner lot, the front yard setback for that part of the yard that extends to and along the side property line on the street side may be reduced to 10 feet on properties within the Downtown District residential subareas.

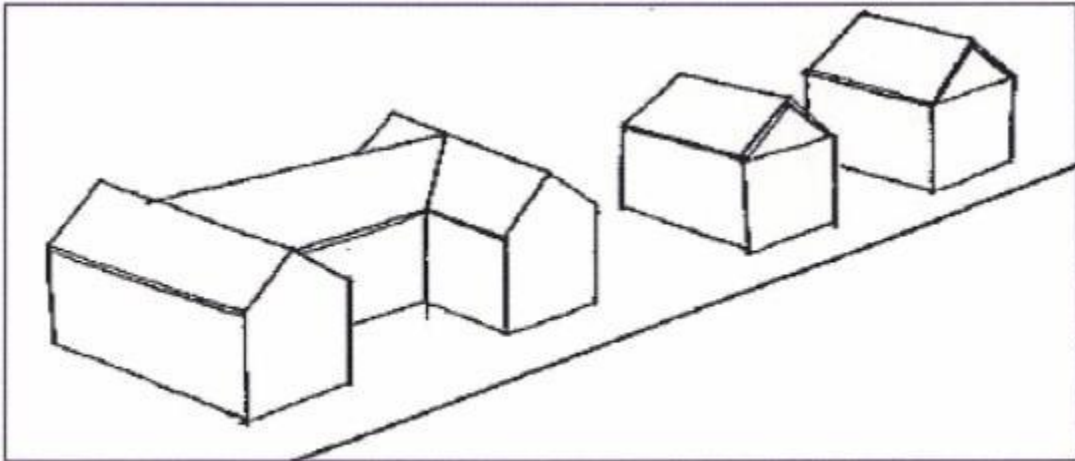
(b) Accessory Structures.

(1) Accessory structures shall be no taller than the highest eave line of the principal structure.

(2) The footprint size of an accessory structure shall be a maximum of 35 percent of the footprint of the principal structure.

(c) Multifamily Development. Infill of new multifamily buildings may occur where zoning allows within the residential neighborhoods of the Downtown District. However, the site design and structures for this type of development must maintain a scale and character compatible with the residential neighborhoods in the Downtown District. In addition to the architectural considerations listed in subsection (a) of this section, multifamily development shall follow the standards below.

- (1) Incorporate forms typical of the single-family residential architecture of the Downtown District including sloping roofs, porches, roof dormers and other architectural details.
- (2) Break up the mass of larger buildings into forms that are similar in scale to the single-family residential character.
- (3) Facades must be composed of smaller sections, similar in scale and material finish to single-family residential structures.



Example – Break Up Facade of Larger Structure to be Compatible with Single-Family Scale

- (4) Off-street parking for multifamily development shall not be located in the front yard setback. Parking shall be in the rear or side yards. If the property abuts an alley, the parking area shall take access from the alley. If the property has more than one street frontage, “behind the building” shall mean on the opposite side of the building from the front door or the main public door entrance to the building.
- (5) Develop pedestrian links between the front sidewalk and building entrances and between parking and rear or side entrances.

(Ord. 4572, 3-20-13)

24.12.140 Guidelines.

- (a) Demolition of existing historic homes in order to construct new residential structures is strongly discouraged.
- (b) Maintain and enhance the pattern of landscaped front yards that gives the residential neighborhoods within the Downtown District a distinctive, friendly appearance.

(c) Each new building and addition should be located so that it aligns with existing neighborhood buildings. “Aligns” means elevation (e.g., horizontal lines of peaks of roofs, cornices and window sills) and plan (e.g., setbacks from the street and rear property lines and spacing between structures/setbacks from side property lines).

(d) Main entrances should open onto a street and should align with those of adjacent residential buildings. For example, on many of the downtown homes, raised foundations and steps that define the main entrance are prevailing characteristics. Door styles should be similar to those found on residential buildings within the area.

(e) New buildings and additions should have the same number of stories and a height which is compatible with buildings within the same block.

(f) Park strips will be landscaped in a traditional style, including street trees, grass, and low plantings or a combination thereof. Park strip landscaping should include some live material – use of all nonliving material such as rock is discouraged. Use of drought-tolerant plants is encouraged.

(Ord. 4572, 3-20-13)



Existing Character of Front Yards and Park Strips

V. Transitional Areas Standards and Guidelines

24.12.150 Applicability.

The following standards and guidelines apply to the Transitional areas shown in Figure 11 (yellow areas). The standards and guidelines are intended to apply to new development or substantial redevelopment within the area. Substantial redevelopment is any reconstruction, rehabilitation, addition or other improvements to the existing structure(s) on site where the value of the improvement exceeds 50 percent of the fair market value of the building(s) before the start of construction.

(Ord. 4572, 3-20-13)

24.12.160 Policy.

The peripheral areas of the CBD provide a mix of established residential uses and low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential uses and neighborhoods. New development or reuse of existing structures will maintain compatibility with residential building scale and appearance.

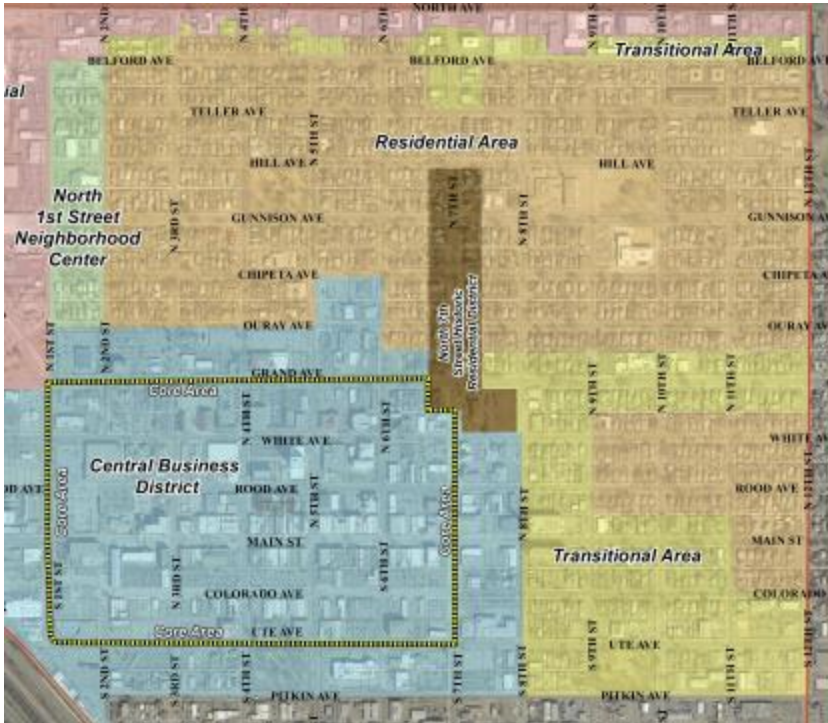


Figure 11

24.12.170 Standards.

(a) Land Use and Development Intensity.

- (1) Any mix of residential and nonresidential uses on the same lot shall be located in the same structure.
- (2) No uses within the transitional subareas shall open earlier than 7:30 a.m. and shall close no later than 8:00 p.m.
- (3) Maximum building size shall not exceed 10,000 square feet unless a conditional use permit is issued.
- (4) Outdoor storage and display areas are prohibited in the transitional subareas.

(b) **Architectural Considerations.** New residential or nonresidential construction, including additions and rehabilitations, in the transitional subareas shall be designed to have a single-family residential character consistent with existing buildings in the area. "Consistent" means the operational, site design and layout, and architectural considerations described below.

(1) Every new principal building shall be located so that it aligns with existing buildings within the same block. "Aligns" means elevation (e.g., horizontal lines of peaks of roofs, cornices, window sills) and plan (e.g., setbacks from the street and rear property lines and spacing between structures/setbacks from side property



Example Infill Development in Transitional Area - 9th Street and Colorado Avenue

lines).

(2) Main entrances shall open onto a street and shall vertically align with those of adjacent residential buildings in the same block. For example, in areas adjacent to the transitional subareas, raised foundations and steps that define the main entrance are prevailing residential characteristics. Door styles shall be similar to those found on residential buildings.

(3) Each new principal building, its mass in relation to open spaces and its windows, doors, and openings shall be visually compatible. Visually compatible means compatible with adjacent and neighboring buildings including mass, shape, window, doors, openings, roof shape, roof pitch and orientation. For example, a large building shall be compatible with surrounding smaller dwellings by dividing its mass into smaller components to create a building elevation that is more like the size and proportion of the nearby single-family homes.

(4) The roofs of new principal buildings or additions to principal buildings shall be visually compatible with buildings within the same block. When pitched, the roof pitch shall be at least 4:12.

(5) Structures shall be visually compatible with surrounding residential structures. Visually compatible includes the relationship of width to height, and the spacing of windows and doors.

For example, tall evenly-spaced rectangular windows are typical of certain residential styles near the transitional subareas.

(c) **Signs.** Development of non-single-family uses in the downtown transitional areas may directly abut existing single-family residential areas. Thus, in order to maintain compatibility, more restrictive sign regulations shall apply.

(1) Flush wall signs and monument signs shall be the only sign type allowed. Only one real estate sign advertising the property for sale or lease shall be allowed and shall not exceed 10 square feet.

(2) Signs shall be located at least 10 feet behind the front property line. Total sign area, excluding real estate signs advertising the property for sale or lease, shall not exceed 25 square feet per street frontage. The sign allowance for one street frontage may be transferred to a side of a building that has no street frontage, but cannot be transferred to another street frontage. Monument signs shall not exceed eight feet in



Example Signs within Transitional Subarea

height.

(3) Signs may only be illuminated between 7:30 a.m. and 8:00 p.m.

(4) Sign enhancement features such as bases, pillars, and other decorative elements as part of monument signs shall not be counted as part of the maximum square footage of the sign, provided such features do not exceed the size of the sign face.

(d) **Parking and Site Development.**

(1) Non-single-family uses in the transitional subareas shall be designed and utilized not to increase on-street parking in front of single-family dwellings in the neighborhood.

- On-site parking shall be provided pursuant to the Zoning and Development Code; and

- On-site parking spaces shall only be located in the side and rear yards. If the property abuts an alley, the parking area shall take access from the alley. If the property has more than one street frontage, side and rear yards shall mean on the opposite side of the building from the front door or the main public door entrance to the building; and
 - On-site parking shall be screened from nearby single-family residential uses by a solid wall, fence or vegetation having a height of not less than four feet nor more than six feet (vegetation may exceed six feet in height).
- (2) Service entrances, loading areas and dumpster areas shall be located only in the rear or side yard. If the property has more than one street frontage, the rear or side shall mean on the opposite side of the building from the front door or the main public door entrance to the building; and each loading area shall be screened from each abutting residential use or zone.
- (3) Front yards shall contain only landscaping, sidewalks, driveway access to parking areas and signage.

(Ord. 4572, 3-20-13)

24.12.180 Guidelines.

- (a) New buildings should have the same number of stories and a height which is compatible with those of nearby single-family residential buildings.
- (b) The exterior of all new buildings, additions and alterations should be similar in size and appearance to nearby dwellings. Sign materials should be visually compatible with materials used on the building facade.