

P99-022 - NORTHBOROUGH AND NORTHPOINTE PARK  
PUD GUIDELINES AMENDMENTS

REQUEST: Entitlements to amend the Planned Unit Development (PUD) Guidelines for the Northpointe Park PUD and the Northborough Neighborhood PUDs. The PUDs include 1,912+ gross acres consisting of six neighborhoods in North Natomas located north of Del Paso Road on both the east and west sides of the East Drain:

- A. Environmental Determination: Exemption Section 15061(b)(3)
- B. PUD Guidelines Amendments to the Northpointe Park PUD, Northborough Neighborhood 7 PUD, Northborough Neighborhood 9 PUD, and Northborough Neighborhood 10 PUD related to minimum driveway length, porch area, setbacks, roof pitch, garage door recess, and street tree size

LOCATION: North of Del Paso Road, both east and west of the East Drain  
APN: 201-0300-036, 054, 055, and 057; 201-0310-001 to 006, 008, 020, 021, and 026; 225-0040-003 to 005, 009, 010, 018, 021, and 025; 201-0310-017, 018, 022, 023; 225-0050-017 to 019; 225-0060-018 to 020  
North Natomas  
Natomas Unified, Grant Joint Union High, and Rio Linda Elementary School Districts  
Council District 1

APPLICANT:	Lennar Communities (Don Barnett) (916)783-3224 2240 Douglas Blvd, Ste 200, Roseville, CA 95661
OWNER:	Lennar Winncrest LLC (916) 783-3224 2240 Douglas Blvd, Ste 200, Roseville, CA 95661
PLANS BY:	N/A
APPLICATION FILED:	February 24, 1999
STAFF CONTACT:	Carol Shearly; 264-5893

**SUMMARY/RECOMMENDATION:** The applicant, Lennar Communities, is requesting a "clean-up" amendment of the PUD Guidelines of the Northpointe Park and Northborough Neighborhood PUDs, known collectively by Lennar as Natomas Park. The amendment is designed to make standards related to minimum driveway length, porch area, setbacks, roof pitch, garage door recess, and street tree size consistent throughout the four PUDs. **Staff recommends approval of the project.** This recommendation is based on its consistency with policies related to quality neighborhood development; housing mixture; quality building design; adequate driveway length; and enhanced landscaping.

**PROJECT INFORMATION:**

General Plan Designation:	Primarily residential uses
North Natomas Community Plan Designation:	Primarily residential uses
Existing Zoning of Site:	R-1-PUD, R-1A-PUD, and various other zones
Existing Land Use of Site:	Subdivision improvements under construction
Property Dimensions:	Irregular
Property Area:	1,912 ± gross acres
Topography:	Flat
Street Improvements:	Under construction
Utilities:	Under construction

**BACKGROUND INFORMATION:**

**General Discussion:** All development in the North Natomas Community Plan (NNCP) area shall be designated as a Planned Unit Development (PUD) and shall include a Schematic Plan and Development Guidelines for each PUD. The Northpointe Park PUD, including neighborhoods #11, #12, and #13 as depicted in the 1994 NNCP, was approved by the City Council on February 4, 1997. The three Northborough Neighborhood PUDs, consisting of neighborhoods #7, #9, and #10, were approved by City Council on August 7, 1997. As adopted, the required development standards within the PUD Guidelines of the Northpointe Park and Northborough Neighborhood PUDs differ a little (see Table 1 below).

Subsequently, Lennar Communities purchased most of the property in the four PUDs and is interested in making consistent specific design standards in the PUDs. AKT Development Company continues to own the northern half of the Northpointe Park PUD and these guidelines amendments will apply to that property as well. When development plans are approved for Lewis Homes, JMA Corporation, and the Meadows property, these areas will be annexed into the applicable Northborough Neighborhood PUDs and the guidelines will apply to these areas, as well.

The table below identifies the existing guidelines in the Northborough and Northpointe Park PUDs and the proposed standard for all four PUDs that the applicant is requesting.

**Table 1**  
Comparison of Proposed Design Standards  
with Existing Northborough and Northpointe Park PUDs

Minimum Design Standard	Existing Northborough Neighborhood PUDs	pg #	Existing Northpointe Park PUD	pg #	Proposed standard for all four PUDs	pg #
Conventional Shape Lot - Front of Bldg Setback	16' (back of walk)	49	17'-6" (back of walk)	51	16' (property line)	7
Conventional Shape Lot-Porch Setback	15' (back of walk) 10' (back of walk)	49	12'-6" (back of walk) 7'-6" (back of walk)	51	14' (property line)	7
Non-conventional Shape Lot-Front of Bldg Setback	10' (back of walk)	50	12'-6" (back of walk)	52	10' (property line)	-
Non-conventional Shape Lot-Porch Setback	10' (back of walk)	50	12'-6" (back of walk)	51	10' (property line)	-
Garage Door Recess	6 inches	56	12 inches	56	6 inches	16
Roof Pitch	5:12	56	6:12	56	5:12	18
Driveway Length	18 feet (back of walk)	49 50	19 feet (back of walk)	51 52	20 feet (property line)	7
Porch Size	4' x 8'	56	5' x 10'	55	5' x 8'	14
Street Tree Size	5 gallon	52	15 gallon	53	15 gallon	32

The proposed changes are relatively minor in nature, are minimum standards, and are requested to make the design standards in the four PUDs more similar. The minimum driveway length is

also proposed to be amended from the approved 18 and 19 foot lengths to 20 feet to comply with the Public Works policy. (Public Works staff recently completed a survey of vehicles that indicates that with the current preference for larger sport utility vehicles, a minimum 20 foot driveway length is appropriate.) Also, the minimum size of street trees in the Northborough Neighborhood PUDs was accidentally established at 5 gallons. The applicant is requesting that the tree size be amended to a 15 gallon minimum, consistent with the Northpointe Park PUD.

Staff recommends approval of the PUD Guidelines Amendment in that: 1) homebuilders throughout Natomas Park and Planning staff will need to be familiar with only one basic set of guidelines; 2) checking the Planning Director's Special Permits for consistency will be easier; 3) variation of housing types and identification of neighborhoods is still encouraged; and 3) the 20 foot driveway length required by City Public Works staff will be provided.

STAFF EVALUATION OF THE APPLICATION: Staff has the following comments:

A. PUD Guidelines Amendments

**Policy Consistency:** The proposed amendments are consistent with numerous goals and policies set forth in the General Plan and the 1994 North Natomas Community Plan. An explanation of how the project meets the goals and policies follows:

General Plan: The PUD Guidelines Amendment meets General Plan policies related to quality of life, quality design in new growth areas, housing for all income groups, and housing variation.

1994 North Natomas Community Plan: The project meets policies of the 1994 NNCP related to quality neighborhood development, variety of housing types, and enhanced landscaping.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The project is exempt from environmental review pursuant to State CEQA Guidelines (Section 15061(b)(3)).

B. Public/Neighborhood/Business Association Comments

This staff report will be distributed to Natomas Community Association (NCA), Valley View Acres Community Association (VVA) and North Natomas Community Association (NNCA). Any written comments received after the report is published will be given to the Planning Commission during the hearing. Public testimony may be presented during the Commission hearing.

C. Summary of Agency Comments

Public Works staff has conducted a survey of motor vehicles that indicates the need for a 20 foot driveway length pursuant to City Code. The applicant has agreed to amend the originally approved PUD Guidelines to provide a 20 foot driveway length. No comments were requested from other City staff on this proposed amendment.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the PUD Guidelines Amendment. The Planning Commission actions may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends approval of the proposed PUD Guidelines Amendment for the following reasons:

- o the project is consistent with the General Plan land use designations;
- o the project is consistent with the 1994 North Natomas Community Plan land use designations; and
- o the project is consistent with policies related to land use, including residential densities, variation of housing sizes and types, and quality residential design.

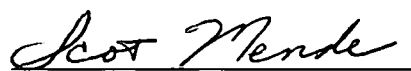
Staff recommends the Planning Commission take the following actions:

- A. Adopt the Notice of Decision approving the Environmental Determination: Exempt Section 15061(b)(3); and
- B. Adopt the attached Notice of Decision approving the PUD Guidelines Amendments (Attachment B).

Report Prepared By,

  
Carol Shearly, Associate Planner

Report Reviewed By,

  
Scot Mende, Senior Planner

Attachments

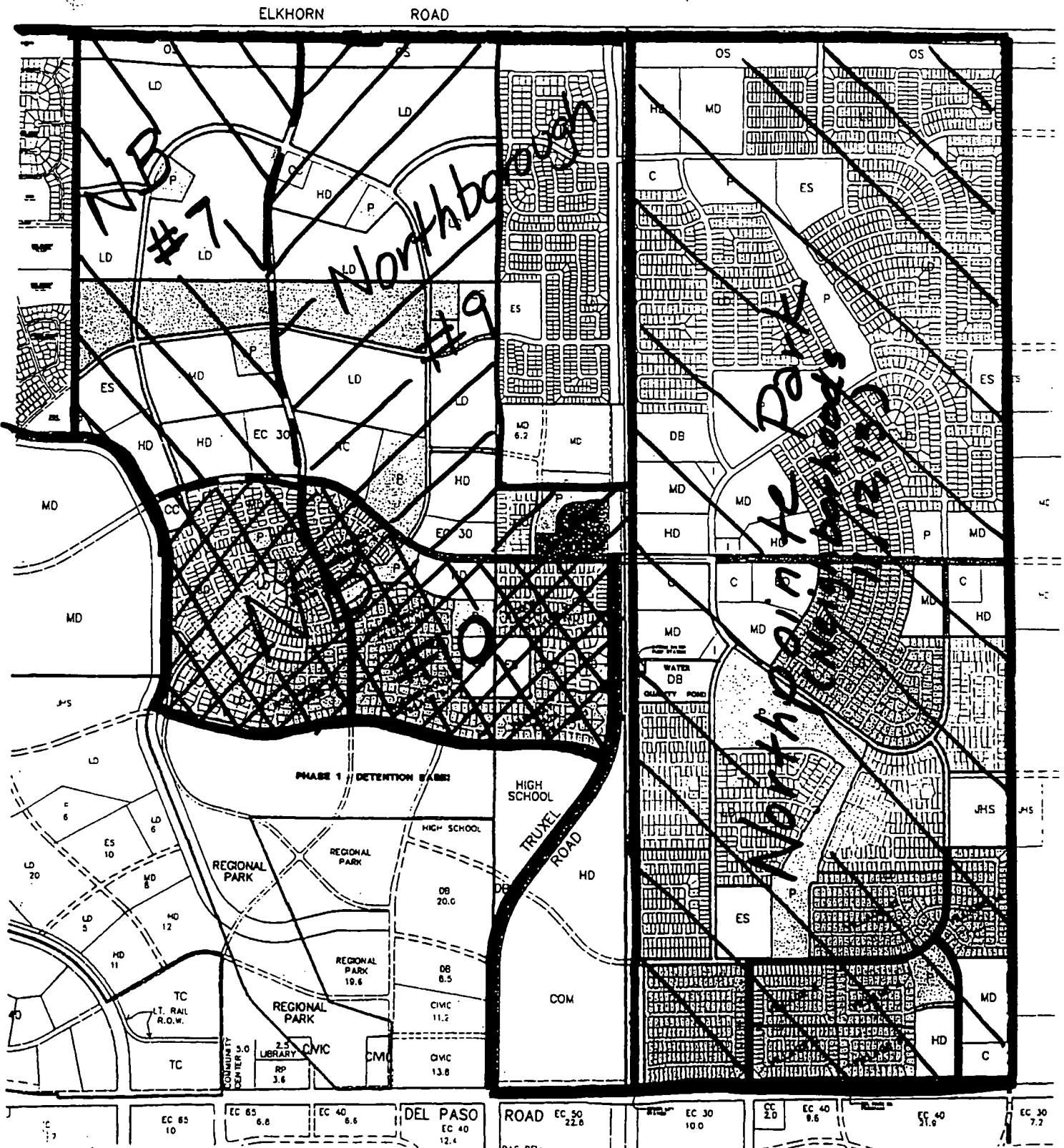
Attachment A  
Attachment B

Vicinity Map  
Notice of Decision Approving the PUD Guidelines Amendments

P99-022.PC1

Vicinity Map

Attachment A



**NOTICE OF DECISION AND FINDINGS OF FACT  
FOR NORTHPOINTE PARK AND NORTHBOROUGH NEIGHBORHOOD  
PUD GUIDELINES AMENDMENTS  
LOCATED NORTH OF DEL PASO ROAD, BOTH EAST AND WEST SIDES  
OF THE EAST DRAIN, SACRAMENTO, CA.**

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(P99-022) (APN: 201-0300-036, 054, 055, and 057; 201-0310-001 to 006, 008, 020, 021, and 026; 225-0040-003 to 005, 009, 010, 018, 021, and 025; 201-0310-017, 018, 022, 023; 225-0050-017 to 019; 225-0060-018 to 020)

At the regular meeting of March 25, 1999, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Approved the Environmental Determination: Exemption (Section 15061 (b)(3));**
- B. **Approved the PUD Guidelines Amendments for the Northpointe Park PUD, Northborough Neighborhood 7 PUD, Northborough Neighborhood 9 PUD, and Northborough Neighborhood 10 PUD related to minimum driveway length, porch area, setbacks, roof pitch, garage door recess, and street tree size.**

These actions were made based upon the following findings of fact:

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**FINDINGS OF FACT**

- A. **Environmental Determination:** The Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.
- B. **PUD Guidelines Amendment:** The PUD Guidelines Amendments related to minimum driveway length, porch area, setbacks, roof pitch, garage door recess, and street tree size is **approved** based upon the following findings of fact:
  - 1. The PUD Guidelines Amendment conforms to the General Plan and the 1994 North Natomas Community Plan;
  - 2. The PUD Guidelines Amendment meets the purposes and criteria stated in the City Zoning Ordinance Sections 8A and 8B in that the PUD facilitates mixed residential uses designed to assure that new development is healthy and of long lasting benefit to the North Natomas community and the City; and

- 3. The PUD Guidelines Amendment will not be injurious to the public welfare, nor to other property in the vicinity of the development, and will be in harmony with the general purposes and intent of the Zoning Ordinance in that the PUD insures that development will be well-designed; and that the proposed uses will not create a negative impact on any nearby sensitive uses.

**Section 1**

Language attached as Exhibit B-1 shall be inserted into the PUD Guidelines for the Northborough Neighborhood PUDs as noted in the exhibit. Language attached as Exhibit B-2 shall be inserted into the PUD Guidelines for the Northpointe Park PUD as noted in the exhibit.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

\_\_\_\_\_  
DATE

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Exhibit	B-1	Proposed PUD Guidelines Amendment Language for Northborough PUDs
Exhibit	B-2	Proposed PUD Guidelines Amendment Language for Northpointe Park PUD



The above goal may be accomplished by a variety of means including but not limited to: garages which are detached or attached at or near the rear of units or lots; garages which are set back equal to or behind the non-garage facade or porch; units with forward garages which also include courtyards, arbors, arches or other similar treatments to enhance the streetscape; or side-turned garages.

It is recognized that there are special circumstances in which it may not be possible or desirable to design units with recessed garages, in which case alternative treatments, including some listed above (i.e., courtyards, side-turned garages) shall be encouraged. It is also recognized that there can be a diversity of designs on a street -- i.e. some with garages recessed, some units with courtyards, some units with porches, and some units with garages forward.

1) Conventional-Shape Lots: The goal is to bring homes closer to the street while maintaining a comfortable street edge. For conventional-size lots (i.e. typical 40' x 100' to 65' x 100'), the following minimum setbacks are required:

a) Porch: On streets without split sidewalk, the recommended porch setback shall be 14' ~~15'~~ minimum from *property line* ~~back of walk~~. On streets with split sidewalk, the setback may be reduced by 5'-0" consistent with the public utility easement, ~~to a minimum of 10'.~~

b) Front of Building: On streets without split sidewalk, the recommended setback to the front of the home, excluding porch, shall be 16' ~~18'~~ minimum from *property line* ~~back of walk~~; on streets with split sidewalk, 12'-6" ~~15'-6"~~ minimum from *property line* ~~back of walk~~.

c) Side Yard: 5'-0" minimum on each side, with the exception of zero-lot line conditions, which shall be 5'-0" and 0". Garages and/or accessory dwelling units which are either detached and/or are recessed a minimum of 50' from the street may have a 0'-0" side yard setback, subject to Building Code. Architectural pop-outs such as bay windows, fireplaces and entertainment centers may encroach into the side yard setback by 2'-0", subject to Building Code. Street side setbacks shall be a minimum of 10'.

d) Rear Yard: The recommended setback is 15' minimum, or zero for detached garages, subject to Building Code.

e) Garage Setbacks: The goal is to reduce the impact of the garage and driveway on the streetscape, while providing adequate off-street parking. For front drives or street side, the ~~recommended~~ minimum setback is

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20'-0" ~~18'-0"~~ or more from *property line* ~~back-of-walk~~.

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f) Accessory Dwelling Units: allowed and encouraged, subject to Building Code and any relevant setbacks listed above.

2) Non-Conventional Shape Lots: In addition to conventionally-shaped lots, it is recognized that we want to encourage innovative designs for higher-density homes in single-family areas. For non-conventional shape lots, the following minimum setbacks are required:

a) Porch: On streets without split sidewalk, the recommended porch setback shall be 10' minimum from *property line* ~~back-of-walk~~. On streets with split sidewalk, the setback may be reduced by 2'-6" consistent with the public utility easement.

b) Front of Building: On streets without split sidewalk, the recommended setback to the front of the home shall be 10'-0" minimum from *property line* ~~back-of-walk~~, to the extent consistent with the public utility easement.

c) Side Yard: 4'-0" on each side, subject to Building Code, with the exception of zero-lot line conditions, which shall be 5'-0" and 0". Garages and/or accessory dwelling units which are either detached and/or are recessed a minimum of 50' from the street may have a 0'-0" side yard setback. Architectural pop-outs such as bay windows, fireplaces and entertainment centers may encroach into the side yard setback by 2'-0". Street side setbacks are a minimum of 10'.

d) Rear Yard: No minimum setback. The recommended setback is 10'-0" minimum, or zero for detached garages, with an average setback of 15'-0" within the individual lot. Subject to Building Code.

e) Garage Setbacks: The goal is to reduce the impact of the garage and driveway on the streetscape, while providing adequate off-street parking. For front drives or street side drives, the ~~recommended~~ minimum setback is 20'-0" ~~18'-0"~~ or more from *property line* ~~back-of-walk~~. When located on an alley, the minimum garage setback is 5'-0" from the alley.

f) Accessory Dwelling Units: allowed and encouraged, subject to Building Code and any relevant setbacks listed above.

2) Landscaping on Private Property

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The goal is to regulate only that landscaping which is visible from streets and from other public areas. It does not include landscaping in private yards. The primary goal is to provide a framework of street trees (see Exhibits 8 and 9), within which individual single-family homeowners can exhibit variety and creativity.

Maintenance of private property landscape materials and irrigation systems are the responsibility of the homeowner and shall meet generally accepted community standards.

The Northborough area shall be defined by its comfortable, tree-lined streets. All single-family residential streets shall be lined with shade trees, planted in a linear pattern along the sidewalk, to provide a cool and comfortable environment for residents. Particularly in the current era of production housing, the consistent use of shade trees, with species pre-selected for each street, will provide a cohesive appearance to the community while improving the aesthetic environment and air quality. Single-family homes will serve as a "backdrop" to the tree-lined streets.

With this intent to provide a shady tree canopy over the sidewalk, the parcel builder shall provide and install an average of two ~~15-gallon~~ 5-gallon size trees per lot frontage, with the trees specified in the Street Tree Matrix in Exhibit 9. These trees shall have an average spacing of 20' to 30' on center, as measured along the entire length of the street.

Street trees shall be located 4'-0" in distance behind the back of the sidewalk, except for streets with split sidewalks (sidewalks not abutting the back of the curb), where they will be planted between the sidewalk and the curb.

Where there are split sidewalks, there shall be a 5'-wide continuous planter, interior dimension, on designated streets between the sidewalk and the curb.

For corner lots, the exposed side yard facing the street shall also be planted with trees planted approximately 20-30' on center, as per the Street Tree Matrix in Exhibit 9.

If spacing is interrupted by street lights or driveways, the trees shall be re-spaced to accommodate required clearances while maintaining the required quantity of trees on average. Under street trees in split sidewalk and non-split sidewalk areas, turf or low-growing groundcover shall be planted. All planting shall conform to City standards for sight line requirements at intersections and

For 50-100 homes, at least three models and three elevations of each model shall be required. For fewer than 50 homes, this may be reduced to two models. For greater than 100 homes, this may be increased to at least four models. The different models should exploit the possibilities of variation of design and material as well as floor plan. It is recognized that for higher-density single-family areas, it may be desirable to have greater design consistency. pg. 4

Elevation variations within villages should include differing porch treatments, window design, exterior wall materials, roofing materials, and bay treatments. Between villages, elevation variations should use different architectural styles, building massings and details, as well as different facade and roof designs.

### 3) Porches and Entries

Porches are encouraged to create a buffer and human-scale layer between the sidewalk and the house, and a social edge to the private dwelling in which people can choose to "see and be seen" along the neighborhood streets.

Setbacks have been adjusted to allow for porches and to encourage variety along the street. The porch should provide space for the primary entrance to the house and be covered by a roof. In order to be fully utilized, the recommended size for porches is 5'-0" 4'-0" deep, and 8'-0" in length. It is recommended that the porch be raised 8"-12" or at least one (1) step above adjacent grade. The porch can be integrated with second floor elements to provide balconies and decks. Various types of roof supports are encouraged.

### 4) Garages and Driveways

It is recommended that garage doors have a 6" minimum recess from the frame, to create a shadow and further architectural interest.

"Hollywood-style" driveways are allowed. For single-car driveways, this consists of two hard paved tire paths, 2'-0" to 3'-0" wide, separated by a landscaped strip at least 2'-6" wide. For double-car driveways, the "Hollywood" drive consists of a landscaped strip at least 2'-6" wide between the two driveways.

### 5) Roofs

The pitch of a roof shall be at least five feet (5') in twelve feet (12'), provided that the DRC may permit a roof with a pitch of less than five in twelve if the roof is harmonious with the overall design of the proposed improvement and is

*Exhibit 18: Alley Section*

1) Conventional-Shape Lots: The goal is to bring homes closer to the street while maintaining a comfortable street edge. For conventional-size lots (i.e. 40' x 105' to 60' x 105'), the following setbacks are allowed:

a) Porch: On streets without split sidewalk, the recommended porch setback shall be ~~14' 12'-6"~~ minimum from *property line* ~~back-of-walk~~. On streets with split sidewalk, the setback may be reduced by 5'-0" consistent with the public utility easement. ~~to a minimum of 7'-6"~~.

b) Front of Building: On streets without split sidewalk, the recommended setback to the front of the home, excluding porch, shall be ~~16' 17'-6"~~ minimum from *property line* ~~back-of-walk~~; on streets with split sidewalk, 12'6" minimum from *property line* ~~back-of-walk~~. Deeper front yard setbacks may be required for cul-de-sac lots.

c) Side Yard: The allowed setback is 5'-0" minimum on each side, with the exception of zero-lot line conditions, which shall be 5'-0" and 0". Detached garages and/or attached garages which are recessed a minimum of 50'-0" from the front property line, may have a 0'-0" side yard setback, and must comply with Building Code.

d) Rear Yard: The recommended setback is 15'-0" minimum, or zero for detached garages and accessory dwelling units ("granny flats"), and must comply with Building Code.

e) Garage Setbacks: The goal is to reduce the impact of the garage and driveway on the streetscape, while providing adequate off-street parking. For front drives, the recommended minimum setback is 20' from *property line*. ~~7'-0" or less from back of curb, or 19'-0" or more from back of walk~~. For alley conditions, the recommended minimum setback is 16'-0" from the center of the alley. See Exhibit 18. Alleys shall be 20' in width.

f) Accessory Structures: Accessory dwelling units, or "granny flats," are encouraged. Subject to Building Code, granny flats may have 5'-0" side yard setbacks and 5'-0" rear yard setbacks, or 0'-0" rear yard setbacks. The goal is to have an attractive design without intruding on neighbors.

2) Non-Conventional Shape Lots: In addition to conventionally-shaped lots, it is recognized that we want to encourage innovative designs for higher-density homes in single-family areas. Non-conventional shape lots will have the following setbacks:

a) Porch: On streets without split sidewalk, the recommended porch setback shall be 10' 12'-6" minimum from ~~property line~~ ~~back of walk~~. On streets with split sidewalk, the setback may be reduced by 5'-0" consistent with the public utility easement.

b) Front of Building: On streets without split sidewalk, the recommended setback to the front of the home shall be 10' 12'-6" minimum from ~~property line~~ ~~back of walk~~; on streets with split sidewalk, 7'6" minimum from back of walk. Deeper front yard setbacks may be required for cul-de-sac lots.

c) Side Yard: No minimum setbacks, subject to Building Code.

d) Rear Yard: No minimum setbacks, subject to Building Code.

e) Garage Setbacks: The goal is to reduce the impact of the garage and driveway on the streetscape, while providing adequate off-street parking. For front drives, the recommended minimum setback is 20' from ~~property line~~ ~~7'-0"~~ ~~or less from back of curb,~~ ~~or 19'-0"~~ ~~or more from back of walk~~. For alley conditions, the recommended minimum setback is 16'-0" from the center of the alley. See Exhibit 18. Alleys shall be 20' in width.

f) Accessory Structures: Accessory dwelling units, or "granny flats," are encouraged. Subject to Building Code, granny flats may have 0'-0" rear yard and side yard setbacks. The goal is to have an attractive design without intruding on neighbors.

**D. Landscaping and Fencing**

**1) General Conditions**

All landscaping and fencing must be maintained according to the *Covenants, Conditions and Restrictions* of Northpointe Park.

**2) Landscaping on Private Property**

The goal is to regulate only that landscaping which is visible from streets and from other public areas. It does not include landscaping in private yards. The primary goal is to provide a framework of street trees (see Exhibits 10 and 11), within which

Generally, all additional structures such as gazebos, arbors, summer houses and storage sheds, shall conform to pertinent City standards and the Northpointe Park Guidelines for setbacks and materials. All structures shall be approved by the NPDRC.

### E. Building Height

Single-family residences shall be limited to two stories in height.

### F. Building Design

#### 1) Architectural Standards

Architectural variety is important and is strongly encouraged. The use of different "styles" and materials is intended to add variety to the buildings just as is most often found in towns that have evolved over time. To balance this diversity, the public design features -- street landscaping, visible fencing, arcades, entries, esplanades, and public buildings -- will be treated with an eye to unity and consistency. These architectural parameters apply to all lots, but are intended to control only those aspects which directly affect the public areas.

#### 2) Model Variations

In order to prevent the appearance of discrete "villages" and promote the sense of a whole community, each home builder must develop as much variety in design as possible within each village. The NPDRC may require a minimum number of models, elevations, and material variations.

For 50-100 homes, three models and three elevations of each model are required. For fewer than 50 homes, this may be reduced to two models and three elevations of each model. For greater than 100 homes, this may be increased to four models and three elevations of each model. The different models should exploit the possibilities of variation of design as well as floor plan. It is recognized that for higher-density single-family areas, it may be desirable to have greater design consistency.

Elevation variations should expand on these differences with differing porch treatments, window design, exterior wall materials, roofing materials, and bay treatments. For example, elevation variation should use different architectural styles, building massings and details, as well as different facade and roof designs.

#### 3) Porches and Entries

Porches are encouraged to create a buffer and human-scale layer between the sidewalk and the house, and a social edge to the private dwelling in which people can choose to "see and be seen" along the neighborhood streets.

Setbacks have been adjusted to allow for porches and to encourage variety along the street. The porch should provide space for the primary entrance to the house and be covered by a roof. In order to be fully utilized, the recommended size for porches is 5'-0" deep, and 8'-0" to 10'-0" in length. It is recommended that the porch be raised 8"-12" or at least one (1)

step above adjacent grade. The porch can be integrated with second floor elements to provide balconies and decks. Various types of roof supports are encouraged.

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#### 4) Garages and Driveways

It is recommended that garage doors have a 6" ±2" minimum recess from the frame, to create a shadow and further architectural interest.

"Hollywood-style" driveways are allowed. For single-car driveways, this consists of two hard paved tire paths, 2'-0" to 3'-0" wide, separated by a landscaped strip at least 2'-6" wide. For double-car driveways, the "Hollywood" drive consists of a landscaped strip at least 2'-6" wide between the two driveways.

For garages accessed via an alley, a minimum 2'-0" landscape strip is recommended between the fence and the alley. Also, light fixtures must be mounted onto garages so as to provide adequate lighting for alleys. An optional accessory dwelling or "granny flat" may be located above the garage, in compliance with the Building Code.

#### 5) Roofs

The pitch of a roof shall be at least *five feet (5')* ~~six feet (6')~~ in twelve feet (12'), provided that the NPDRC may permit a roof with a pitch of less than *five six* in twelve if the roof is harmonious with the overall design of the proposed improvement and is aesthetically pleasing to the NPDRC. The porch should be the same pitch as the house; flat roofs are to be avoided.

#### 6) Projections and Bays

In order to encourage variety and scale in the facades, bays and projections will be permitted to encroach up to 3'-0" into the front yard building setback, and up to 2'-0" into the side yard building setback.

#### 7) Units Backing on Major Streets

Units which back onto or side onto major streets and collector streets, and which are visible, promote some special concerns and considerations. Rear or side elevations visible from major roadways will receive special review by the NPDRC for adequate facade treatment. Window treatments, roof lines and materials should match front facade in appearance and quality.

#### 8) Mechanical

All electric, gas, television, radio and telephone lines shall be placed underground. No heating, cooling, antennas or air conditioning equipment, including fans or similar devices, shall be placed on the building roof. Visible satellite dishes are not permitted. Mechanical equipment shall be installed consistent with the requirements of the Comprehensive Floodplain Management Plan.

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