

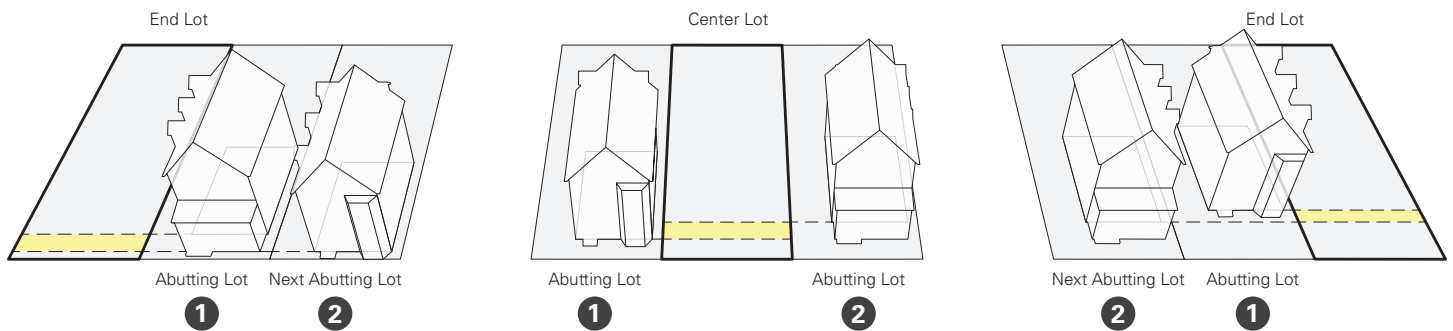
3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

14. Building Design Standards

- a. Contextual Front SETBACKS
 - i. Notwithstanding the minimum and maximum front setbacks specified for each building type, new construction must have a contextual front setback when any three (3) lots within the NR or UR zoning districts abut and have principal buildings oriented toward the same thoroughfare, subject to the following:
 - a). The facade of the principal building on the center lot of a series of three (3) qualifying lots must be built between between the actual front setbacks of the existing principal buildings on the two (2) abutting lots.
 - b). The facade of the principal building on an end lot in a series of three (3) qualifying lots, with qualifying lots to only one side, must be built between the actual front setbacks of the existing principal buildings on the abutting lot and its next abutting lot to the one side of the end lot.
 - c). The maximum front setback specified for each building type is not increased.
- b. Building Orientation
 - i. Notwithstanding the provisions of Section 2.4.2. Massing & Height, principal buildings may have facades that are not parallel to a front lot line for any lot where any side lot line intersects with the front lot line at an acute angle.

Figure 3.1.14 Contextual Front Setback



13. Building Design Standards

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 - c). The maximum front setback specified for each building type is not increased.

14. Architectural Design Guidelines

- a. Residential Privacy
 - i. GROUND STORY DWELLING UNITS should be elevated above the grade of any adjacent sidewalk so that the window sills of the DWELLING UNIT are at or above the eye-level of passing pedestrians. This elevation change maintains privacy for occupants while also encouraging open blinds or curtains to allow natural daylight into the unit.
 - ii. Dormer and sidewall window locations should break the direct line of sight between neighboring properties to every extent practicable. Translucent glass on the bottom half of windows or strategically placed landscape elements should be utilized if it is not practical to off-set windows in such a way as to minimize privacy impacts.
 - iii. Outdoor AMENITY SPACES that are elevated, such as roof DECKS, fully projecting balconies, and UPPER STORY rear porches should, provide sight-obscuring visual screening at the sides to increase privacy, security, and to limit views of ABUTTING properties from elevated vantage points.

Figure 3.2.13 Contextual Front Setback

