

3. RESIDENCE DISTRICTS

Neighborhood Residence (NR)

14. Building Design Standards

a. Contextual Front SETBACKS

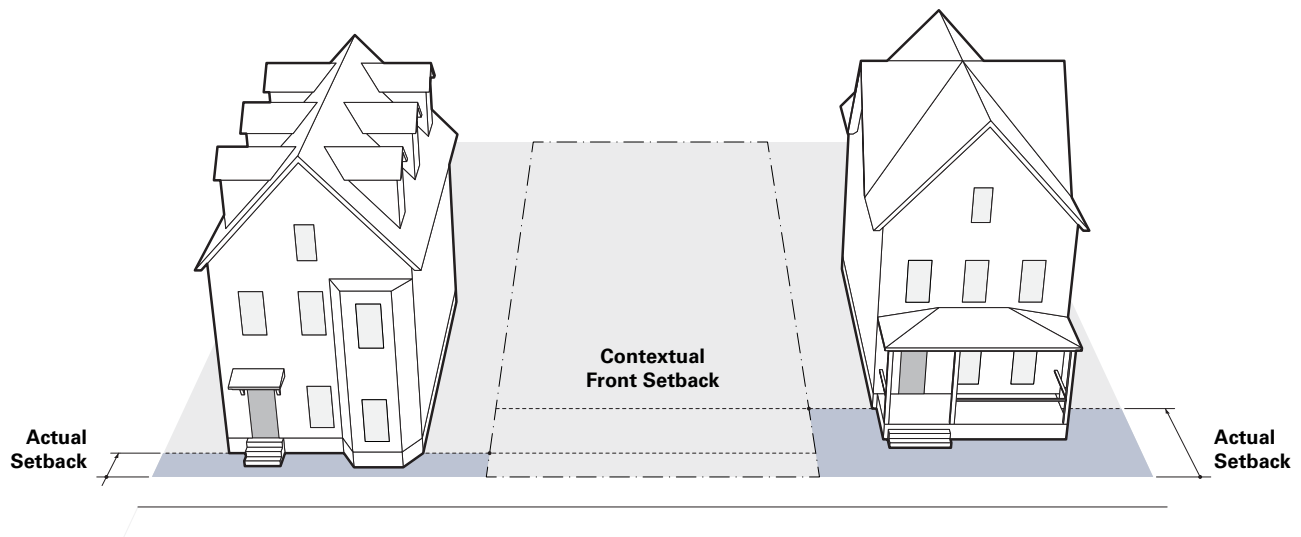
- i. Notwithstanding the front SETBACKS identified for each BUILDING TYPE, new construction must have a contextual front setback as follows: minimum and maximum front SETBACK that is equal to the actual distance that the existing PRINCIPAL BUILDINGS are set back from the FRONT LOT LINE on two (2) reference lots that are oriented toward the same thoroughfare and located within the NR or UR zoning districts. The reference lots may include either the lots abutting either side of the subject lot or the abutting lot and its abutting lot to the right or left of the subject lot.
 - a). ~~If the subject lot is an interior lot or key lot, the minimum and maximum front setbacks are equal to the actual distances that the principal buildings are set back from the front lot line on the two abutting lots of the same block face.~~
 - b). ~~If the subject lot is a corner lot, the minimum front setback is equal to the actual distance that the principal structure building is set back from the front lot line on the abutting lot that is oriented toward the same thoroughfare.~~
 - c). ~~If the lot on either side of the subject lot is vacant, the minimum and maximum front setback identified for each building type governs.~~
- ii. The contextual front SETBACK provision does not exempt any BUILDING from complying with the

maximum front SETBACK required for each BUILDING TYPE.

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). If the lot on either side of the subject lot is vacant, the minimum and maximum front setback identified for each building type governs.
 - ii. The contextual front SETBACK provision does not exempt any BUILDING from complying with the maximum front SETBACK required for each BUILDING TYPE.

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

