

### *Summary of Potential Regulations*

The potential new MUC district regulations would primarily serve the purpose of replacing the Conditional Use Permit (CUP) requirement for all new buildings in the district with standards for approval during a typical building permit review. Under a new system resulting from a detailed analysis of the district and significant public input, new buildings approved at the staff level would be similar to the original buildings in setbacks, height, size and general architectural features. The potential regulations provide flexibility for single-family residential construction, rear additions and accessory structures not affecting the original building.

For unique proposals that do not fit within the proposed standards, a “Site Development Permit” process would be available. This process would involve a public hearing and final approval by the Planning and Zoning Commission.

### *Potential Regulations*

The intent of the regulations is to provide standards for approval at the time of building permit review of new buildings. These standards reflect the scale and in general architectural features of the existing development pattern of the district. The regulations provide flexibility for single-family residential construction and additions to the rear of the original building footprint area as an incentive for preservation of the original buildings in the district.

- (1) A new building may be constructed with a front setback of at least 75 feet or as a rear addition to an existing building if it is for single-family residential use only and otherwise complies with the MUC district regulations.
  - a. If two buildings exist on the site as a result of development under this section, the front building shall be restricted to the permitted commercial uses identified in Section 2-55 Land Use Matrix. Sites developed under this section must meet the definition of *Live/Work Use*. Live/Work use will only be permitted if the occupant of the residence on the site is the primary owner and operator of the business on the site.
  
- (2) In addition to complying with the MUC District Regulations, a new building constructed with a front setback of less than 75 feet, and not as a rear addition to an existing building, for single-family residential or nonresidential purposes, shall:
  - a. Have a maximum front setback of 20 feet.
  - b. Have a maximum height of 1 ½ stories, but not greater than 20 feet from ground level to the peak of the roof, if located to the south of Guenther.
  - c. Comply with Section 2-167 (c) Maximum Height of Structures if located to the north of Guenther.
  - d. Not exceed 1,500 square feet in Floor Area if located to the south of Guenther.
  - e. Not exceed 2,000 square feet in Floor Area if located to the north of Guenther.
  - f. Include a *Front Porch Feature*. A front porch feature with no roof may extend up to an additional 5’ into the required front yard.
  - g. Not include an attached garage.

- h. Include a *Gable Roof Feature*. A gable roof feature shall not slope at a greater angle than 45 degrees relative to the side wall.
  - i. Include a *Partial Hip Roof Feature* if located to the south and inclusive of 318 Brooks St.
- (3) An accessory building may be constructed for an accessory use in accordance with Chapter 2, Article IV if:
- a. It has a front setback of at least 50 feet and
  - b. It does not exceed any other buildings on the property in height.
- (4) Parking in the MUC district shall comply with Chapter 2, Article V. Off-Street Parking and Loading Regulations, except as follows:
- a. For existing buildings used for nonresidential purposes, a one-car garage and the driveway shall each be considered one (1) parking space for the purpose of complying with Section 2-215. Off-Street Parking Schedule. A two-car garage shall be considered two (2) parking spaces.
  - b. For existing buildings used for nonresidential purposes, parking spaces already designated in the Brooks St. right-of-way and adjacent to the site shall be considered parking spaces for the purpose of complying with Section 2-215.
  - c. Any new parking lot shall be constructed to the rear of the principal building.

The Planning and Zoning Commission is authorized to grant a Site Development Permit for proposed construction that does not meet the above regulations, but that does meet Sec. 2-167. District Regulations, if the Commission determines that the proposed construction is compatible with the existing character of the district.

Definitions:

*Front Porch Feature* means a porch constructed along at least 10 percent of the width of the front façade of the building.

*Gable Roof Feature* means a roof which has an overhang of at least one (1) foot, but not greater than two (2) feet, from all sides of the building.

*Partial Hip Roof Feature* means a roof where  $\frac{1}{4}$  to  $\frac{1}{2}$  of the roof, as measured vertically from the top of the roof to the base of the roof, slopes down toward the front façade of the building.

*Live/Work Use* means a site that includes two primary uses: (1) a single-family residential use housed separately to the rear of the front structure and (2) a permitted commercial use housed in the structure nearest to the street frontage of the property.