

	A	B	C	D	E
1	Section of change	Development/Architectural Standard (Per R7.5A)	Previous Draft Language	What's Changed?	Updated Language in Revised DRAFT
2	Definitions	N/A	none	Added definition for DIVIDED LIGHT WINDOW	DIVIDED LIGHT WINDOW means a window assembly in which muntins or grilles create the visual effect of multiple lights within a sash, either by physically separating individual panes or by
3	Definitions	HABITABLE ROOM means a space in a building or structure for living, sleeping, eating, or cooking. Bathrooms, toilet rooms, closets, halls, storage and utility spaces, and other	none	Added definiton for HABITABLE SPACE	HABITABLE SPACE means a conditioned space occupied by one or more persons for living, sleeping, eating, or cooking.

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4	Defintions	<p>HEIGHT means the vertical distance measured from grade to: (A) for a structure with a gable, hip, or gambrel roof, the midpoint of the vertical dimension between the lowest eaves and the highest ridge of the structure;</p> <p>(B) for a structure with a dome roof, the midpoint of the vertical dimension of the dome; and</p> <p>(C) for any other structure, the highest point of the structure.</p>	<p>HEIGHT, for any structure with a roof, means the vertical distance measured from average grade (highest and lowest exterior corners of a structure) to the peak of any roof structure, regardless of its style or form.</p>	<p>Modified definition for HEIGHT</p>	<p>HEIGHT, for any structure with a roof, means the vertical distance measured from the finished floor to the peak of any roof structure, regardless of its style or form.</p>

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5	Accessory structures: Roof Slope	none	Roof slope. If an accessory structure is visible from the street, the slope of the roof must either match the roof slope of the main building or be compatible with the architectural style of the main building.	Added allowance for flat roofs on carports and pergolas	Roof slope. If an accessory structure is visible from the street, the slope of the roof must either match the roof slope of the main building or be compatible with the architectural style of the main building. Flat roofs are permitted on either attached or detached pergolas and carports.
6	Rear yard setback	5' min for single family structures A person need not provide a rear yard setback for a structure accessory to a residential use if: (A) the structure does not exceed 15 feet in height; and (B) the rear yard is not adjacent to an alley	The minimum rear yard for a main building is 20 feet	Modified setback options for lots with less depth	(D)Rear yard. (i)Except as provided in this paragraph, minimum rear yard for a main building is 20 feet. (ii)Minimum rear yard for lots having a depth of 130 feet or less along the shortest side-yard property line is 10 feet.

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7	Height	30' (City code does not measure from the ground to the top of the house. It is measured from the ground to the midpoint between the eave & the highest roof point, so houses can actually be much taller than 30')	Height. Maximum structure height is 26 feet	Modified standard to measure height from finished floor, instead of from grade	Height. Maximum structure height is 26 feet from finished floor.

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8	Stories	No maximum number of stories	<p>Stories.</p> <p>(1) Except as provided in this subsection, maximum number of stories above grade is two. Basements are not counted as a story. A second story must be behind the midpoint of the main building. Midpoint is calculated from the furthest proposed front wall line or omitted wall line of the building (like a porch) to the furthest proposed rear wall or omitted wall line of the building. The result is a straight line through the building as shown in Exhibit C.</p>	Modified allowance for calculation of 2nd story	<p>Stories.</p> <p>(1) Except as provided in this subsection, maximum number of stories above grade is two. Basements are not counted as a story. A second story must be behind the midpoint of the main building. Midpoint is calculated from the furthest proposed front wall line or omitted wall line of the building (like a porch) to the furthest proposed rear wall line or omitted wall line of the second story of the building. Does not include one-story rear porches or garages. The result is a straight line through the building as shown in Exhibit C illustration 13.</p>

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9	Windows - Overall	none	<p>(D)Fixed windows are prohibited, except that fixed divided light windows are allowed in corner windows, dormers or gables located above the eaves.</p> <p>(E)Window muntins and mullions must be expressed by a minimum of one-fourth inch. Grilles are prohibited between the glass. Window assemblies must have a profile depth of at least three inches.</p>	Sections (D) and E, standards for fixed, plate glass and grilles/grid patterns	<p>(D)Plate glass windows in existing main buildings may be retained or replaced in-kind, utilizing documented assurance.</p> <p>(E)Divided lite windows are required. Grilles-between-the-glass (GBG) are permitted.</p>

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10	Windows: Minimal Traditional	none	(2)Windows must have multiple light sashes in either (2/2, 6/6, 9/9, 12/12) light configurations or have divided light casement windows. (3)Windows must be typical of the Minimal Traditional structure style. See Exhibit C.	Removed specific style standards, now located in the conceptual plan	(2)Windows must have divided lites. Minimal Traditional window glazing configurations found in Exhibit C are encouraged.
11	Windows: Ranch	none	(2)Windows must be typical of the Ranch style.	Removed specific style standards	none
12	Windows: Contemporary	none	ii.Plate glass windows are prohibited.	Removed specific style standards	none
13	Various	none			Added illustration numbers where applicable to coincide with Conceptual Plan documentation to provide clarity and ease of use