Neighborhood Stabilization Overlay

City Council Hearing
November 9, 2005
Proposed Ordinance

- **Initiation**
  - Petition and fee – 50% +1 to 74%
  - Petition – 75% or more
  - Authorized hearing
Proposed Ordinance

- **Time period of signature gathering**
  - 1-50 homes – 3 months
  - 51 or more homes – 6 months
  - Clock starts at first neighborhood meeting
Proposed Ordinance

Area

- 50 homes abutting in a compact and contiguous area; or
- An original subdivision.
- Non-residential properties are ineligible
- Boundary should define logical edges
Proposed Ordinance

- Regulations
  - Front yard
  - Side and corner yards
  - Garage placement
  - Height plane
Proposed Ordinance

- Front yard – Menu ranges from existing zoning to median build line

[Diagram showing median setback and underlying zoning setback]
Proposed Ordinance

- Corner yard – Menu ranges from existing zoning to median build line
Proposed Ordinance

- Side yard – Menu ranges from existing zoning to median build line. Each side may be set separately.
Proposed Ordinance

- Garage placement – menu options include location, access and connection
  - In front, to the side, or behind the home
  - Front, side or rear entry
  - Attached or detached
Proposed Ordinance

- **Height plane**
  - Less than 60% on petition – height regulations may not be included in the overlay
  - 60% or more on petition – height plane may be a menu option
Proposed Ordinance

- **Height plane**
  - If median height is less than 20’: Menu choices would include the median height or from 20’ to the maximum height allowed by underlying zoning
  - If median height is greater than 20’: Menu choices would include the median height to the maximum height allowed by underlying zoning
Proposed Ordinance

- **Height plane**

  - Maximum height of underlying zoning [Measured to midpoint]
  - Menu choice [Measured to midpoint]

  **Height Plane Diagram**

  - 6’ above street centerline
  - Front Build Line
Proposed Ordinance

- Ordinance would not become effective until one month after Council action
Finding a Balance

- Distinctive neighborhoods
- Quality of life
- Desirable housing stock
- Encouraging quality infill and redevelopment