

Standards for New Structures	Historic Districts				
	Mansion Hill	Third Lake Ridge	University Heights	Marquette Bungalows	First Settlement
<b>Building Form</b>					
Proportions of width to height in facades	In the street elevation(s) of a structure, the proportion of width to height in the facade(s)				
Proportions and relation of width to height of doors and windows	The proportions and relationships of width to height of the doors and windows in street facade(s).				
Proportion and rhythm of solids to voids	The proportion and rhythm of solids to voids created by openings in the façade	<b>Parcels Zoned for Mixed-Use, Commercial and Residential Uses.</b> Any new structures on parcels zoned for mixed-use and commercial use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways: The proportion and rhythm of solids to voids in the street facade(s)			
Directional Expression	All street facades shall blend with other structures via directional expression. When adjacent structures have a dominant vertical or horizontal expression, this expression should be carried over and reflected	<b>Parcels Zoned for Residential Uses.</b> Any new structures on parcels zoned for mixed-use and commercial use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways: Directional expression			
Compatible Height	Height	<b>Parcels Zoned for Employment, Mixed-Use, Commercial and Residential Uses.</b> Any new structure on parcels zoned for employment use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways: Height	The maximum height in the TR-C2, TR-C3, TR-C4, TR-V1, and TR-V2 Zoning Districts shall be thirty-five (35) feet and shall not exceed two and a half (2-1/2) stories except as provided in the height regulations for the district. The maximum height in the TR-U1, NMX, TSS, and LMX Zoning Districts shall be forty (40) feet. The maximum height in the TR-U2 Zoning District shall be fifty (50) feet. All new structures in all zoning districts within University Heights shall be no less than fifteen (15) feet high.		New principal structures shall be similar in height to the structures directly adjacent to each side. If the structures directly adjacent to each side are different in height, the new structure shall be of a height compatible with the structures within two hundred (200) feet of the proposed structure. New principal structures shall be compatible with the scale, proportion, and rhythm of masses and spaces of structures within two hundred (200) feet of the proposed structure.
Compatible Gross Volume	Gross Volume	<b>Parcels Zoned for Employment, Mixed-Use, Commercial and Residential Uses.</b>			

		Parcels Zoned for Employment Use. Any new structure on parcels zoned for employment use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways: Gross volume			
Rhythm of buildings and masses and spaces		<b>Parcels Zoned for Mixed-Use, Commercial and Residential Uses.</b> Any new structures on parcels zoned for mixed-use and commercial use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways: The rhythm of buildings masses and spaces			
Visual Size			The gross area of the front facade, i.e., all walls facing the street, of a single-family, two-unit or commercial structure shall be no greater than one hundred twenty-five percent (125%) of the average gross area of the front facades of structures within two hundred (200) feet of the subject property. The gross area of the front facade of a multiple family dwelling shall be no more than one hundred twenty-five percent (125%) of the average gross area of the front facades of all structures within two hundred (200) feet of the subject property or variations in the setback shall be designed in the front facade of the structure to repeat the rhythm and proportions of structures to space between them within two hundred (200) feet of the subject property	New principal structures shall match the design of other structures in the district in materials, roof shape, architectural details, the proportion and rhythm of solids to voids, the proportion of widths to heights of doors and windows, the scale, height, setbacks, side yards and other visual features. The intention is to have new structures virtually duplicate the design of other structures in the neighborhood, since all parcels in the district are currently developed and any new construction would be replacing an existing structure	
Scale					
<b>Architecture</b>					
Design of the roof/roof shape		<b>Parcels Zoned for Mixed-Use, Commercial and Residential Uses.</b> Any new structures on parcels zoned for mixed-use and commercial use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways: The design of the roof	<b>Roof Shape.</b> The shapes and pitches of roofs shall be similar to the roof shapes and pitches on existing structures within two hundred (200) feet of the subject property. <b>Roof Materials.</b> Roofing materials shall be similar in appearance to roofing materials used on structures within two hundred (200) feet of the subject property. Modern-style shingles, such as thick wood shakes, Dutch		If a principal structure does not have a flat roof, the pitch of the new roof shall be no less than 4-in-12

			lap, French method and interlock shingles, that are incompatible with the historic character of the district are prohibited. Rolled roofing, tar and gravel and other similar roofing materials are prohibited except that such materials may be used on flat or slightly sloped roofs which are not visible from the ground.		
Materials Used in the Street Facade		<b>Parcels Zoned for Mixed-Use, Commercial and Residential Uses.</b> Any new structures on parcels zoned for mixed-use and commercial use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways: The materials used in the street facade(s).			
Façade Design					Street facades shall be modulated with setbacks incorporated into the design at the first floor level. The entrance shall either be inset or projecting from the plane of the main facade. Porches on main entrances are encouraged. Street facades shall reflect the rhythm and directional expression of pre-1930 structures within two hundred (200) feet of the subject property.
Materials, Patterns and Textures		<b>Parcels Zoned for Residential Uses.</b> Any new structures on parcels zoned for mixed-use and commercial use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways: Materials, patterns and textures	Materials for the exterior walls shall be the same as or similar to materials prevalent in the University Heights Historic District. Permitted materials include brick, narrow gauge horizontal clapboards four or less inches in exposed width, stone, stucco, smooth shingles or combinations of the above provided the combinations occur in a manner and location similar to the materials on existing structures in University Heights (e.g., brick on first floor with clapboard on second floor). Other materials, such as aluminum or vinyl must be visually compatible with structures within two hundred (200) feet of the subject property. The following materials are prohibited: concrete block, asbestos, wide clapboards over four inches in exposed width, diagonal		

			boards, vertical boards, rough sawn wood, rough split shingles, shakes.		
Architectural Details					
Roof Materials					Roofing materials shall be asphalt shingles; fiberglass or other composition shingles similar in appearance to multi-layered architectural shingles or 3-in-1 tab; or Dutch lap, French method or interlock shingles. Sawn wood shingles may also be approved. Thick wood shakes are prohibited. Vents shall be located as inconspicuously as possible and shall be similar in color to the color of the roof. Rolled roofing, tar-and-gravel, rubberized membranes and other similar roofing materials are prohibited except that such materials may be used on flat or slightly sloped roofs that are not visible from the ground
Siding Materials					Narrow gauge clapboards made of wood, composite wood material, or concrete, and/or brick and stone may be permitted. Stucco and split-faced concrete block may be permitted only as trim, rather than the primary siding material. Stucco panels and pebble dash are prohibited. If the first two floors of a proposed structure are masonry, the Landmarks Commission may permit the use of artificial siding (i.e. vinyl or aluminum) on the upper floor or floors. In such circumstances, the artificial siding must conform to the following requirements: 1. The material shall be of the highest grade offered by the manufacturer. 2. The material shall have a minimum gauge of .042. 3. The color and sheen of the siding shall be consistent with those used in the era in which adjacent structures were constructed. 4. The siding shall not have a false wood grain. 5. The width of each apparent clapboard shall not exceed four (4) inches.

					6. The use of visible j-channel trim and other prefabricated elements that differ in appearance from those used on historic structures in the neighborhood is prohibited.
Windows and Doors					The proportion of width to height of doors and windows and the proportion and rhythm of solids to voids in the front and side facade designs shall be similar to pre-1930 structures within two hundred (200) feet of the subject property. Windows trimmed with bead molds similar in design to other pre-1930 window trim in the district and windows and doors shall be inset at least one (1) inch from the exterior trim. The main entrance to the structure shall be on the front facade. Garage doors shall be located on the side or rear facades whenever feasible. If it is not feasible to locate the garage door on the sides or rear facades, one-car garage doors will be permitted on the front facade.
<b>Site</b>					
Landscape Treatment		<b>Parcels Zoned for Residential Uses.</b> Any new structures on parcels zoned for mixed-use and commercial use that are located within two hundred (200) feet of other historic resources shall be visually compatible with those historic resources in the following ways: Landscape treatment			
Parking lots			No new parking lots will be approved unless they are accessory to and on the same zoning lot as a commercial structure or multiple family dwelling		
Fences				Chain link, metal mesh and other rustic style fences, such as rough sawn wood or split-rails, are prohibited in the front yard. Fences in the front yard shall not exceed three (3) feet in height.	
Retaining Walls in Front Yards					
Setbacks, side yards and other visible features					

<b>Accessory Structures</b>					
Accessory Structures			<p>Accessory structures, as defined in Section 28.211, MGO, shall be compatible with the design of the existing structures on the zoning lot, shall not exceed fifteen (15) feet in height and shall be as unobtrusive as possible. No accessory structure shall be erected in any yard except a rear yard. Exterior wall materials shall be the same as those for construction of new principal structures as set forth in Sec. 41.24(4)(a)2.</p>	<p>Accessory structures shall be compatible with the design of the existing structure on the zoning lot, shall not exceed fifteen (15) feet in height and shall be as unobtrusive as possible. Accessory structures shall be erected in the rear yard. If the structure on the lot is sided in wood or stucco, the siding on the accessory structure shall match the appearance of the siding on the structure. Imitation siding materials that approximate the look of the siding on the structure, such as vinyl, aluminum or applied stucco-like surfaces, may be approved. If the siding on the structure is brick, the garage may be sided in brick to match, clapboard, stucco, narrow-gauge vinyl or aluminum or applied stucco-like surfaces. Garage doors shall blend with the historic appearance of the neighborhood. Horizontally paneled doors and flat paneled doors are prohibited. Windows shall be either casements or double-hung units of a similar proportion to the windows on the structure. Alteration of existing accessory structures shall comply with this subdivision (e) and with subdivision (d) above. The roof shape may be a hip or gable of any pitch; single slope roofs are prohibited. The roof material shall match as closely as possible the color and appearance of the roof material on the structure.</p>	
<b>Other</b>					