



Suggested Table of Contents and Example Section

Staff combined the consultant recommendations and the existing ordinance to prepare this document. The suggested Table of Contents shows a possible reorganization of the ordinance sections. The example section shows a suggested outline and possible topics to include in the section, but does not include final language. The example section also shows how district specific exceptions could be addressed.

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EXAMPLE SECTION

I. Standards for New Structures

A. General

1. The design for the new structure in a historic district shall be visually compatible with other historic resources within two hundred (200) feet in the following ways:
 - a. Pattern/Building Placement. New structures shall be designed and located to be compatible with the pattern of buildings in the district and to preserve the historic relationship between the building or buildings and the landscape.
 - b. Setback. New structures shall be located so that they are compatible with the surrounding historic buildings in setbacks—the front elevation of the new building should be in the same plane (i.e., not set back from the adjacent historic buildings) and the façade should be articulated into smaller elements (i.e., may appear as several separate buildings) that are consistent with the adjacent historic building and other surrounding buildings within two hundred (200) feet of the subject property.
 - c. Volume. (Add description here)
 - d. Height. New principal structures shall be no more than one story (one floor height unit) higher than historic buildings within two hundred (200) feet of the subject property. To minimize the additional story's visibility and its negative impact on the historic character of the surrounding buildings, it shall be set back from elevations visible from the street and inconspicuous when viewed from a standing position from across the street.

Exception: Allowing an additional unit of height does not apply in Marquette Bungalows where the character would be negatively affected.
 - e. Gross Area. The gross area of the front elevation, i.e., all walls facing the street, shall be no greater than one hundred twenty-five percent (125%) of the average gross area of the front elevations of structures within two hundred (200) feet of the subject property. , or The front façade shall be modulated with variations in setbacks that reflect or repeat the rhythm of adjacent historic buildings constructed during the period of significance and the spaces between them within two hundred (200) feet of the subject property.
 - f. Proportion of width to height in the facade. (Add description here)
 - g. Directional Expression. (Add description here)
 - h. Rhythm of Solids and Voids/Masses and Spaces. (Add description here)
2. Accessory structures: In addition to the standards above, accessory structures shall only be erected in the rear yard to maintain the predominant pattern of building placement in the district. New construction of accessory structures shall be located far enough away from the adjacent historic buildings, when possible, where it will be minimally visible from the street and will not negatively affect the historic resource's character, the site, or setting. New construction of accessory structures shall be secondary to the primary historic building and to the buildings in the district and shall not detract from its significance. Building materials and building features shall be similar in design, color, scale, architectural appearance, and other visual qualities as the primary historic building on the site and surrounding buildings within two hundred (200) feet of the subject property