

## MEMORANDUM

To: University Heights Zoning Commission

From: Kevin Hochhalter, Zoning Ordinance Revision Intern

Date: May 5, 2008

Re: Regulating Infill/Teardown Development

Teardown/rebuild development is a difficult issue. On one hand, it is a natural result of economic forces—progress, some might say. On the other, it is often labeled a destroyer of community character as smaller traditional homes are replaced with large-box McMansions that tower over their neighbors and make no effort to fit in with existing neighborhood character.

Teardowns most often occur in areas with aging housing stock (especially homes built in the 1940's or earlier) and increasing land values. The natural economic response to increasing land values is to increase the intensity of use of the land by building larger buildings or increasing density of housing. With most teardowns, existing zoning will not allow increased density, so larger buildings are the natural response. Teardowns are also a market response to the way housing preferences have changed over time. Today's homebuyers are predominantly looking for large kitchens, open living spaces, and master suites with walk-in closets. Most older homes do not have these things. Providing these features generally requires a larger home, and often starting from scratch is easier than custom-designing a renovation plan around the existing home.

The most reliable predictors of whether a neighborhood is prone to teardowns are: high land values, aging housing, single-story homes, and lots where the existing home covers less than 60% of the allowable building pad. Such homes are prone to be replaced by new, two- or even three-story homes that fill the allowed building pad. These monster homes stick out like a sore thumb, clashing with the character of the neighborhood. Despite marring the neighborhood in this way, the new homes serve as a sign of the desirability of a community, and land values continue to rise. This leads to potential for more teardowns, especially as neighbors' tax assessments increase, possibly driving them to sell to a developer. Communities are often divided as some residents fight to maintain the character of the old neighborhood, while others seek opportunities to profit and move on to a new home.

### **Community Survey**

The results of the recent community survey indicate that the community seems fairly well united in wanting to maintain its existing character. The City's [Comprehensive Plan](#) recommends a careful increase in commercial uses and residential redevelopment in order to increase the property tax base while not drastically changing the character of the community. The line between "careful increase" in redevelopment and "not drastically changing" community character may be difficult to draw. Residents are not united as to which of the Plan's three scenarios best draws that line.

Residents are united, however, in a desire to adopt development standards that will maintain the existing character of the community. When asked whether the City should regulate the size and/or design of new construction (including teardowns), 93.3% of respondents favored such regulations.

Many favored regulation of both size and design for proposals that would be significantly larger than surrounding homes.

Excerpts from the survey results are attached to this memo. A few key results are worth highlighting:

- While residents are very pleased with the overall quality of life in University Heights, they are least satisfied with the cost of housing, which has been increasing over the past few years. A major driver of this is increasing land values, likely due to increasing pressures of the growth of the University and of the greater Iowa City area. Affordability of housing in University Heights may be an issue worthy of consideration during the process of revising the Zoning Ordinance.
- Over one third of responding residents feel that the quality of life in University Heights has been getting worse. Two thirds of these residents are most concerned with problems related to rental properties. One fourth are most concerned with game-related problems.
- Three-fourths of residents would prefer for the City to increase revenues rather than decreasing services if the budget gets too tight. The possible effects of any Zoning Ordinance changes on City revenues should be considered.
- Residents do not agree on a plan for future land use. A plurality of residents prefer Comprehensive Plan Scenario 1, which maintains land use in the City for the most part as it is today. Some residents favor Scenarios 2 and 3, largely because of the revenue that commercial and mixed use development would bring to the City. Many residents are opposed to all three scenarios, presumably preferring to keep things exactly as they are now. Residents' written comments indicate a strong community preference against multifamily development and rental properties.

## **Data and Methodology**

In order to better understand the character of the community in a way that can be concretely regulated, I collected data on existing housing stock in the City. The full data set is attached to this memo. All data were drawn from the Johnson County Assessor's office and Johnson County GIS. Data for all homes in the City include assessed property value, year built, living area, and building type (a rough description of building mass: one-story, two-story, split level, etc.). I divided the homes into neighborhoods, starting with the original subdivisions as recorded in the assessor's data. I made a few minor adjustments to that original division in order to place each home where it seemed to belong best. The Birkdale and Grandview condos are kept as separate "neighborhoods." I also created a separate neighborhood group for those homes that face Melrose Ave, as that street seemed likely to deserve special treatment in the zoning ordinance. The easternmost lots that access Melrose by private drive didn't fit well in any neighborhood but seemed closest in character to the Melrose Corridor homes. The adjoining map outlines the neighborhood divisions.

*(see next page)*

I drew a random sample of about 20% of the homes (excluding the condos) for further analysis. For this smaller number of homes I was able to collect additional data, including assessed building and land values, lot area, and existing front and side yard measurements. Using rough floor plans from the assessor's office, I created an adjusted floor area measurement for each home. This total floor area includes floor area for all above-ground stories, including garages, attics that could be used as living space, and basements that are at least halfway above ground (as in a split-level home). The total floor area measurement is intended to provide an approximation of the total building mass. Lot area measurements are taken from the assessor's records, which are not always perfectly accurate but do provide a very close approximation. I double-checked irregular shaped lots on Johnson County GIS and adjusted any measurements that were far off.



## Regulatory Tools

Common tools for regulating teardown development are summarized below.

*Setbacks:* Increasing setback (yard) requirements will reduce the size of the allowable building pad. New homes will cover less ground, leaving more space between buildings. Teardowns can compensate by building taller (up to the maximum height limit). Increased setbacks are likely to force many existing homes into nonconforming status.

*Lot Coverage:* Coverage is generally expressed as a percentage of the lot area that can be covered by buildings, though it could also be an absolute measurement. Permitted coverage should be smaller than the building pad defined by current setback requirements, allowing a home to be placed anywhere within the current building pad so long as it only covers the permitted total area. Again, new homes will cover less ground, but builders can compensate by building taller. Since setbacks remain the same as before, there is less danger of creating nonconforming homes with this new regulation.

*Height restrictions:* To prevent new homes from being built unusually tall, maximum height limits could be decreased. Height limits can be expressed in terms of an absolute measurement or in stories.

*Floor Area Ratio (FAR):* FAR incorporates height regulation into lot coverage by measuring the area of each floor. The floor area of each floor of the home is added together (vaulted areas can be counted as floor area on the second floor) and divided by the total area of the lot.

FAR is generally expressed as a percentage. FAR regulation allows builders more flexibility in home design but still limits the overall size of the home to fit with the rest of the neighborhood. Taller homes will have to cover less area, allowing more space between the new home and its existing neighbors. Alternatively, a single-story home will cover more area and be closer to its neighbors, but will not tower over them.

*Staggered setbacks:* Setting different setback requirements based on building height can help make sure that no home will loom over its neighbors. As an example, a single story home may be built to a five foot setback, but a two-story home will require a fifteen foot setback. Such a scheme will ensure that larger homes are farther away from their neighbors, using the open space to mitigate the effect of a large home built next to a smaller one.

*Impervious Surface Coverage:* Part of neighborhood character is in the amount of landscaping vs. paved areas. Impervious surfaces include buildings, driveways, walkways, decks and patios—anything that will not allow water to drain into the ground below it. Limiting the coverage of impervious surfaces is one way to ensure a minimum amount of foliage. It also can help prevent oversized garages or driveways that harm neighborhood character.

*Prohibition on Lot Consolidation:* When limits to the size of new homes are imposed, the threat of lot consolidation increases. Rather than buying one lot and building a small home within the imposed limits, builders may buy two neighboring lots to consolidate into a single home site. This will allow a large home to be built notwithstanding the new regulations. A prohibition of this kind of consolidation will foreclose that opportunity.

*Demolition Permits:* Some communities require a city-issued demolition permit before an existing home can be torn down. If issuance of the permit is conditioned on the planned replacement structure meeting certain requirements, the city can prevent undesirable rebuilds.

*Design Standards:* Basic architectural design standards can be set to ensure that new development fits within the look and feel of the existing neighborhood. Objective standards are safest against legal challenges, but may require city staff with design expertise to administer the standards. More subjective standards are in place in many cities and may allow some leverage in influencing the design of new construction, but can be prone to legal attack.

## **Analysis of Current Housing**

Summary statistics from the full-city data (shown in table below) show a deceptive amount of uniformity across neighborhoods. The average home in the Second Subdivision or Melrose Park neighborhoods is slightly larger and more expensive than that in other parts of the City. Homes in the original neighborhoods (Leamer & Olive and the First and Second Subdivisions) are significantly older than other parts of the City, which is exactly what should be expected given the historical development of the City. Since older homes are more prone to teardown development, we might suspect that these neighborhoods are particularly vulnerable. Leamer & Olive and the First Subdivision also have the largest proportion of single story homes, a housing type prone to teardowns. The key insight we can draw from this table is that the Leamer & Olive neighborhood is entirely composed of single story homes, making it the only neighborhood where a tighter building height restriction prohibiting 2-story homes could ever be appropriate. Other regulatory tools that could be applied city-wide will certainly need to be considered.

| Subdivision                     | Average Assessed Value | Median Assessed Value | Avg Bldg Age | Med. Bldg Age | Average Living Area | Median Living Area | Total # of Homes | 1-story    | Over 1-story |
|---------------------------------|------------------------|-----------------------|--------------|---------------|---------------------|--------------------|------------------|------------|--------------|
| Leamer & Olive                  | \$200,086              | \$198,500             | 64           | 62            | 1,169               | 1,142              | 33               | 33         | 0            |
| First Subdivision               | \$203,836              | \$200,220             | 64           | 67            | 1,264               | 1,196              | 107              | 86         | 21           |
| Second Subdivision              | \$279,288              | \$264,150             | 64           | 65            | 1,879               | 1,650              | 64               | 44         | 20           |
| Melrose Corridor                | \$209,716              | \$189,550             | 48           | 44            | 1,372               | 1,241              | 38               | 23         | 15           |
| Birkdale Condos                 | \$483,317              | \$455,950             | 4            | 4             | 1,927               | 1,923              | 6                | 6          | 0            |
| Melrose Park                    | \$233,130              | \$223,180             | 43           | 44            | 1,730               | 1,666              | 121              | 82         | 39           |
| Grandview Condos                | \$68,146               | \$74,900              | 41           | 56            | 787                 | 628                | 130              | 0          | 130          |
| City-wide                       | \$188,827              | \$196,380             | 51           | 56            | 1,341               | 1,213              | 499              | 274        | 225          |
| <b>City-wide (no Grandview)</b> | <b>\$231,343</b>       | <b>\$213,810</b>      | <b>54</b>    | <b>51</b>     | <b>1,537</b>        | <b>1,406</b>       | <b>369</b>       | <b>274</b> | <b>95</b>    |

Statistics from the random sample are more revealing. The key reason for higher home values in the Second Subdivision is not the value of the dwellings, but the value of the land itself. In contrast, the higher value of Melrose Park homes is due to the value of the dwellings. In considering teardowns, it is the low value of a dwelling in comparison to its land that makes it attractive for rebuilding. To more easily see the potential threat in each neighborhood, I computed a “Land Value Ratio” for each home in the sample. The land value ratio is the percentage of the total value of the property that comes from the land itself. As the land value ratio approaches or exceeds 50% (meaning at least half of the property’s value is in the land, not in the home), the property is in danger of being torn down and redeveloped. From the table below, we see that the average land value ratio of homes in the Second Subdivision is significantly higher than in other neighborhoods, and very close to 50%. Thus, while it may be good to protect the entire City against teardowns, it is most urgent in the Second Subdivision.

| Subdivision        | Average Dwelling Value | Average Land Value | Avg Land Value Ratio (%) of total) | Land Value (\$/sqft) |
|--------------------|------------------------|--------------------|------------------------------------|----------------------|
| Leamer & Olive     | \$121,722              | \$74,376           | 38.27%                             | \$10.66              |
| First Subdivision  | \$145,291              | \$72,829           | 33.73%                             | \$8.77               |
| Second Subdivision | \$142,418              | \$114,781          | 46.91%                             | \$11.02              |
| Melrose Corridor   | \$123,533              | \$68,800           | 37.02%                             | \$7.51               |
| Melrose Park       | \$157,196              | \$69,083           | 31.20%                             | \$5.74               |
| <b>City-wide</b>   | <b>\$144,061</b>       | <b>\$77,847</b>    | <b>35.74%</b>                      | <b>\$8.24</b>        |

Taking a closer look at the potential for teardowns, I calculated the percentage of homes in the sample that are coming close to being in danger of teardowns (where land is at least 40% of total property value), and the percentage already in danger (where land is over 50% of total property value). As shown in the table below, there are homes in every neighborhood that are approaching danger, but only the Second Subdivision has homes that are currently in danger.

| Subdivision        | % homes nearing danger of teardown | % homes currently in danger of teardown |
|--------------------|------------------------------------|---|
| Leamer & Olive     | 22%                                | 0%                                      |
| First Subdivision  | 14%                                | 0%                                      |
| Second Subdivision | 73%                                | 55%                                     |
| Melrose Corridor   | 33%                                | 0%                                      |
| Melrose Park       | 4%                                 | 0%                                      |
| <b>City-wide</b>   | <b>22%</b>                         | <b>8%</b>                               |

It must be remembered, however, that the new home that is to be built on a teardown lot must still be profitable, which means that after rebuild the land should be only 20-30% of total property value. In order to accomplish this, a larger home is required. So if the zoning ordinance sufficiently limits the size of homes that can be built, teardown development will no longer be an option. It will be important at the same time to allow a reasonable amount of expansion of existing homes in order to meet the needs of homeowners. This requires a balancing act in the zoning ordinance to allow some increase in home size, but not so much that teardowns become an attractive option.

### Potential Impact of Current Zoning Ordinance

The current zoning ordinance fails to strike any balance at all. Currently, home size is regulated only by required minimum front, back, and side yards. In most cases, these requirements leave a sizeable allowed building pad. If a builder wants to maximize profits, he or she may choose to build a home that fills the entire building pad. Height requirements in the current zoning ordinance allow for two story homes. If the builder submits plans to fill the building pad with a two-story home, there is nothing in the ordinance to keep those plans from being approved. The resulting home will dwarf its neighbors and has no chance of fitting in with the character of the community. The sample-based table below shows the average home sizes, in total above-ground floor area, that the current zoning ordinance would allow in each neighborhood. In a City with average floor areas under 2,000 square feet, there is no way such homes could fit in.

| Subdivision        | Rebuild Floor Area Under Current Zoning |
|--------------------|---|
| Leamer & Olive     | 6,349                                   |
| First Subdivision  | 8,315                                   |
| Second Subdivision | 10,983                                  |
| Melrose Corridor   | 8,867                                   |
| Melrose Park       | 12,500                                  |
| <b>City-wide</b>   | <b>9,918</b>                            |

## Analysis of Regulatory Options

The simplest regulatory solution is often to take the tools that are currently in place and adjust them in a way that accomplishes the desired goal. In this case that would mean increasing minimum yard sizes, and possibly reducing height restrictions. That would be a simple solution, but it is important to consider the consequences. The current minimum yards are 25' front, 5' side, and 30' rear. The average yards in the City are larger than the minimums. But, as shown in the sample-based table below, even a small increase in the minimum front and side yards, to 30' and 10', respectively, would mean that over half of the homes in the City would not be in compliance with the new requirements. It is usually best, where possible, to avoid creating non-conforming lots, and certainly such a large percentage of the City should never be non-conforming.

| Subdivision        | Avg Front Yard | Avg Side Yard | % non-conforming with 30' front | % non-conforming with 10' side |
|--------------------|----------------|---------------|---------------------------------|--------------------------------|
| Leamer & Olive     | 29             | 8             | 44%                             | 67%                            |
| First Subdivision  | 30             | 6             | 59%                             | 86%                            |
| Second Subdivision | 32             | 11            | 45%                             | 55%                            |
| Melrose Corridor   | 29             | 8             | 80%                             | 80%                            |
| Melrose Park       | 29             | 11            | 54%                             | 33%                            |
| <b>City-wide</b>   | <b>30</b>      | <b>9</b>      | <b>55%</b>                      | <b>61%</b>                     |

Increasing the minimum rear yard is another possibility. However, with historical expansion of many homes, there is still a threat of creating a large number of non-conforming homes. With the variation in lot sizes and shapes that exist in the City, it would be impossible to reach a perfect minimum yard to apply city-wide and achieve the desired results. It may be possible to reach some acceptable numbers if each neighborhood is treated as its own zone with unique yard requirements. Even so, there are enough irregular lots, especially in the First and Second Subdivisions, to allow the threat of monster homes on those lots to continue. A wholesale increase in minimum rear yard requirements would also take away the flexibility that landowners currently have in placing a home or in how they choose to expand their homes.

Lot Coverage or Floor Area Ratio limits would be more flexible tools that are still fairly simple to administer. Since FAR has the added feature of incorporating height considerations by adding up the measurements of each floor, I only calculated the possibilities for FAR and not Lot Coverage, though either tool may be appropriate to the City's needs. FAR has the further advantage of allowing the property owner the flexibility of building the largest allowed home according to his or her own tastes—whether one-story, two-story, or split level makes no difference so long as the total floor area doesn't exceed the allowed FAR. In order to maximize the size of a home under Lot Coverage regulation, the builder is forced to build two stories. Lot Coverage regulation is most effective at guaranteeing a minimum amount of open land, while FAR is better at guaranteeing a maximum home size in relation to the lot.

To set a baseline for consideration of FAR regulation, I calculated the current FAR of all homes in the sample. The table below shows that FARs are fairly consistent across the City, with an average of about 20%.

| Subdivision        | Average      | Average          | Avg Floor        |
|--------------------|--------------|------------------|------------------|
|                    | Lot Area     | Total Floor Area | Area Ratio (FAR) |
| Leamer & Olive     | 6,980        | 1,447            | 20.50%           |
| First Subdivision  | 8,541        | 1,783            | 21.74%           |
| Second Subdivision | 10,705       | 2,032            | 20.10%           |
| Melrose Corridor   | 9,167        | 1,437            | 15.21%           |
| Melrose Park       | 12,146       | 2,357            | 19.68%           |
| <b>City-wide</b>   | <b>9,930</b> | <b>1,942</b>     | <b>20.10%</b>    |

In order to prevent the creation of non-conforming homes and to allow a reasonable amount of room for home expansion in the future, it will be necessary to set the maximum FAR at something higher than 20%. In order to provide some idea of the potential results of different maximum FARs, I calculated the average maximum floor areas that would be allowed in each neighborhood under maximum FARs of 25%, 30%, and 40%, shown in the table below.

| Subdivision        | Rebuild                 | Rebuild                 | Rebuild                 |
|--------------------|-------------------------|-------------------------|-------------------------|
|                    | Floor Area if FAR = 25% | Floor Area if FAR = 30% | Floor Area if FAR = 40% |
| Leamer & Olive     | 2,094                   | 2,443                   | 2,792                   |
| First Subdivision  | 2,562                   | 2,989                   | 3,417                   |
| Second Subdivision | 3,211                   | 3,747                   | 4,282                   |
| Melrose Corridor   | 2,750                   | 3,208                   | 3,667                   |
| Melrose Park       | 3,644                   | 4,251                   | 4,858                   |
| <b>City-wide</b>   | <b>2,979</b>            | <b>3,476</b>            | <b>3,972</b>            |

For comparison, consider the rebuild that was recently completed on Grand Avenue, pictured here. According to the Johnson County Assessor's floor area measurements, it is a 3,762 square foot home, situated on a 65' wide by 125' deep lot (for a total lot size of 8,125 square feet). It is far from the monster that the current zoning ordinance would have allowed, but with a FAR of 46.3%, it is still much larger than nearby homes on similarly sized lots.



Height restrictions will still be important. At the very least, current height restrictions should remain in force to prevent anything higher than two stories. It is possible to increase restrictions in the Leamer & Olive neighborhood to prevent the introduction of any two-story homes, but the Commission and Council should consider whether that is desirable. The proposed development of the Neuzil property consists of single story homes, so a restriction on Leamer & Olive would keep the area consistent. Neighborhood land values may increase with the addition of that upscale development, making the neighborhood increasingly prone to redevelopment.

A number of possible regulatory tools are not likely to work well for University Heights. Staggered setbacks suffer the same limitations as normal setback restrictions, discussed above. Impervious area coverage addresses neighborhood character in terms of open/green space, but will have little impact on building size. It requires much more complicated computations and definitions that may be more than the City can handle with limited staff. Demolition permits may be a useful way to deter teardown development, but it may be prone to failure. The rebuild on Grand, for example, is characterized on the building permit as a “second story and two-story addition,” meaning that the original home, or at least parts of it, are purported to still be in there somewhere. A very large addition of that kind is just as disruptive of community character as a complete rebuild. Since demolition permits will not prevent large additions, they may simply be added administrative work with no real impact.

A prohibition on lot consolidation is worth considering. Floor area ratios will do a good job of keeping homes sized reasonably to their lots. But if two neighboring lots can be combined, a very large home could still be built—it would just need a very large yard. The City should consider whether this is equally disruptive of community character. If it is, a prohibition on consolidating lots would be useful.

## REFERENCES

### *Attached*

- “Out With The Old, In With The New: The Cost Of Teardowns,” *Zoning Practice*, American Planning Association -- considers the causes of teardowns and some possible solutions
- Q and A on Teardown Policy -- Arlington Heights, IL -- discussion of FAR, lot consolidation, demolition permits
- Sample Restrictions -- Deerfield, IL --sample ordinance defining height and FAR, side yard setback plane
- “Why Do Site Plan Review?” *Zoning Practice*, American Planning Association -- discussion of site plan review as part of the development approval process -- important if design standards are being considered
- Provo, UT Zoning Ordinance § 14.34.285 -- sample ordinance with both objective and subjective design standards
- Ft. Collins, CO Compatible Building Standards -- sample ordinance with subjective design standards

### *Online*

- [“What’s Wrong With Teardowns: A Visual Analysis,”](#) National Trust for Historic Preservation – illustrations of effects of teardowns
- [“Teardowns Glossary,”](#) National Trust for Historic Preservation – terms and vocabulary
- [“Too Big, Boring, or Ugly,”](#) Lane Kendig PowerPoint Presentation -- contains numerous photos of good and bad architectural design, mostly applied to new development -- material specific to teardowns at pp. 100-107
- [The Infill and Redevelopment Code Handbook,](#) Oregon Department of Land Conservation and Development -- sample code provisions on many topics appear at PDF pp. 37-71 (original document pp. 29-63) -- see especially “Residential Building Size” at PDF p. 46 (original document p. 38
- [Building Scale Ordinance](#)—Lake Forest, IL -- sample ordinance with detailed floor and lot area definitions, demolition permits
- [Iowa City Zoning Ordinance](#)
- [North Liberty Zoning Ordinance](#)

# OUR TOWN: UNIVERSITY HEIGHTS' CITIZEN SURVEY

## Quality of Life in University Heights

How do you feel about University Heights?

|                              | (Poor)                   |                          |                          |                          |                          | (Great)                  |                          |                          |                          |                          |
|------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
|                              | 1                        | 2                        | 3                        | 4                        | 5                        | 6                        | 7                        | 8                        | 9                        | 10                       |
| Overall quality of life      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| As a place to raise a family | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Cost of housing              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Safe to walk during daytime  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Safe to walk at night        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Safe to bike                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|                              | 1                        | 2                        | 3                        | 4                        | 5                        | 6                        | 7                        | 8                        | 9                        | 10                       |

|                    | Overall quality of life | As a place to raise a family | Cost of housing | Safe to walk during daytime | Safe to walk at night | Safe to bike |
|--------------------|-------------------------|------------------------------|-----------------|-----------------------------|-----------------------|--------------|
| MEAN               | 9                       | 9                            | 7               | 9                           | 8                     | 8            |
| MEDIAN             | 9                       | 9                            | 7               | 10                          | 9                     | 9            |
| Standard Deviation | 1.366344                | 1.646855                     | 1.965161        | 1.508668                    | 1.983264              | 1.980048     |

Is the quality of life in your neighborhood:

- Getting better
- Staying about the same
- Getting worse because of:
  - Game related issues
  - Traffic/Parking issues
  - Rental/Housing issues (specify)\_\_\_\_\_
  - Other issues (specify)\_\_\_\_\_

| Response               | Frequency |
|------------------------|-----------|
| Getting Better         | 11        |
| Staying About The Same | 75        |
| Getting Worsen         | 49        |

| Getting Worse Because of... |           |
|-----------------------------|-----------|
| Response                    | Frequency |
| Game Related Issues         | 14        |
| Traffic/Parking Issues      | 6         |
| Rental/Housing Issues       | 38        |

## City Services

If the cost of existing services were to become greater than can be covered by current revenues, should the City:

- Increase revenue to maintain services
- Reduce services  
(which ones)\_\_\_\_\_
- Eliminate services  
(which ones)\_\_\_\_\_

| Response                              | Frequency |
|---------------------------------------|-----------|
| Increase revenue to maintain services | 76        |
| Reduce services                       | 26        |
| Eliminate services                    | 6         |

## The 2006 University Heights' Comprehensive Plan

Have you heard about the plan?  Yes  No

| Response | Frequency |
|----------|-----------|
| Yes      | 57        |
| No       | 77        |

Did you attend any of the meeting about the plan?

- Yes  No  Didn't know about the meetings
- Could not Attend

| Response                       | Frequency |
|--------------------------------|-----------|
| Yes                            | 22        |
| No                             | 83        |
| Didn't know about the meetings | 30        |
| Could Not Attend               | 28        |

Have you read the plan?  Yes  No  Skimmed  
(you can read it online at <http://www.university-heights.org>)

| Response | Frequency |
|----------|-----------|
| Yes      | 21        |
| No       | 81        |

The plan proposes three scenarios to guide future growth and development in University Heights. **Please refer to the cover page to view maps of the three proposed options.**

Which scenario would you prefer?

- 1    2    3
- No preference, all are fine
- None are acceptable
- No opinion

| Response                    | Frequency |
|-----------------------------|-----------|
| 1                           | 45        |
| 2                           | 12        |
| 3                           | 9         |
| No preference, all are fine | 8         |
| None are acceptable         | 36        |
| No opinion                  | 21        |

### Planning for Our Future

For tear-down/rebuilding and new construction projects, should the City:

- Not regulate the size of houses/buildings
- Adopt design standards to regulate:
  - The size of houses/buildings
  - The design of houses/buildings (architecture, material, color)
  - Only the size and design of structures that are dramatically larger than their surroundings
- No opinion

Comment \_\_\_\_\_

| Response                                  | Frequency |
|---|-----------|
| Not regulate the size of houses/buildings | 9         |
| Adopt design standards to regulate:       | 116       |

| Response  | Frequency |
|---|-----------|
| The size of houses/buildings  | 39        |
| The design of houses/buildings  | 13        |
| Only the size and design of structures that are dramatically larger than their surroundings | 41        |

|                    | Percent Favoring Adoption of Standards | Regulate Size of Houses/ Buildings | Regulate Design of Houses/ Buildings | Only If Dramatically Larger | Percent Favoring Design Standards | Percent Favoring Size Standards |
|--------------------|--|------------------------------------|--------------------------------------|-----------------------------|-----------------------------------|---------------------------------|
| Leamer & Olive     | 90.9%                                  | 3                                  | 3                                    | 5                           | 72.7%                             | 72.7%                           |
| First Subdivision  | 96.8%                                  | 17                                 | 6                                    | 7                           | 43.3%                             | 80.0%                           |
| Second Subdivision | 93.5%                                  | 12                                 | 10                                   | 12                          | 64.7%                             | 70.6%                           |
| Melrose Corridor   | 77.8%                                  | 4                                  | 4                                    | 2                           | 60.0%                             | 60.0%                           |
| Melrose Park       | 94.7%                                  | 15                                 | 6                                    | 14                          | 57.1%                             | 82.9%                           |
| <b>City-wide</b>   | <b>93.3%</b>                           | <b>51</b>                          | <b>29</b>                            | <b>40</b>                   | <b>57.5%</b>                      | <b>75.8%</b>                    |

| Subdivision                     | Average Assessed Value | Median Assessed Value | Average Building Age | Median Building Age | Average Living Area | Median Living Area | Total # of Homes | 1-story    | Over 1-story | % rentals    |
|---------------------------------|------------------------|-----------------------|----------------------|---------------------|---------------------|--------------------|------------------|------------|--------------|--------------|
| Leamer & Olive                  | \$200,086              | \$198,500             | 64                   | 62                  | 1,169               | 1,142              | 33               | 33         | 0            | 33.3%        |
| First Subdivision               | \$203,836              | \$200,220             | 64                   | 67                  | 1,264               | 1,196              | 107              | 86         | 21           | 27.1%        |
| Second Subdivision              | \$279,288              | \$264,150             | 64                   | 65                  | 1,879               | 1,650              | 64               | 44         | 20           | 15.9%        |
| Melrose Corridor                | \$209,716              | \$189,550             | 48                   | 44                  | 1,372               | 1,241              | 38               | 23         | 15           | 55.3%        |
| Birkdale Condos                 | \$483,317              | \$455,950             | 4                    | 4                   | 1,927               | 1,923              | 6                | 6          | 0            | 0.0%         |
| Melrose Park                    | \$233,130              | \$223,180             | 43                   | 44                  | 1,730               | 1,666              | 121              | 82         | 39           | 7.4%         |
| Grandview Condos                | \$68,146               | \$74,900              | 41                   | 56                  | 787                 | 628                | 130              | 0          | 130          | 100.0%       |
| City-wide                       | \$188,827              | \$196,380             | 51                   | 56                  | 1,341               | 1,213              | 499              | 274        | 225          | 41.5%        |
| <b>City-wide (no Grandview)</b> | <b>\$231,343</b>       | <b>\$213,810</b>      | <b>54</b>            | <b>51</b>           | <b>1,537</b>        | <b>1,406</b>       | <b>369</b>       | <b>274</b> | <b>95</b>    | <b>20.9%</b> |

| Parcel ID  | Subdivision        | Dwelling Value | Land Value | Year Built | Living Area | Attic, Garage & Basement Area | Total Floor Area | Lot Width | Lot Depth | Lot Area | Floor Area Ratio (FAR) | Current Bldg Pad Width | Current Bldg Pad Depth | Current Building Pad Area | Rebuild Floor Area | Rebuild FAR | Rebuild Floor Area if FAR = 25% | Rebuild Floor Area if FAR = 30% | Rebuild Floor Area if FAR = 40% | Land Value (\$/sqft) | Land Value Ratio (% of total) | Real Front Setback | Real Side Setback |
|------------|--------------------|----------------|------------|------------|-------------|-------------------------------|------------------|-----------|-----------|----------|------------------------|------------------------|------------------------|---------------------------|--------------------|-------------|---------------------------------|---------------------------------|---------------------------------|----------------------|-------------------------------|--------------------|-------------------|
| 1016206002 | Leamer & Olive     | \$150,400      | \$82,430   | 1955       | 1,640       | 240                           | 1,880            | 64        | 120       | 7680     | 24.5%                  | 54                     | 65                     | 3510                      | 7020               | 91.4%       | 2304                            | 2688                            | 3072                            | \$10.73              | 35.4%                         | 25                 | 6                 |
| 1016207002 | Leamer & Olive     | \$145,900      | \$88,440   | 1955       | 1,356       | 264                           | 1,620            | 67        | 124       | 8308     | 19.5%                  | 57                     | 69                     | 3933                      | 7866               | 94.7%       | 2492                            | 2908                            | 3323                            | \$10.65              | 37.7%                         | 31                 | 5                 |
| 1016208001 | Leamer & Olive     | \$124,800      | \$73,700   | 1954       | 1,504       | 240                           | 1,744            | 56        | 124       | 6944     | 25.1%                  | 46                     | 69                     | 3174                      | 6348               | 91.4%       | 2083                            | 2430                            | 2778                            | \$10.61              | 37.1%                         | 30                 | 5                 |
| 1016208004 | Leamer & Olive     | \$127,900      | \$78,960   | 1955       | 1,184       |                               | 1,184            | 60        | 124       | 7440     | 15.9%                  | 50                     | 69                     | 3450                      | 6900               | 92.7%       | 2232                            | 2604                            | 2976                            | \$10.61              | 38.2%                         | 28                 | 5                 |
| 1016205002 | Leamer & Olive     | \$111,300      | \$67,700   | 1932       | 829         | 310                           | 1,139            | 52        | 122       | 6344     | 18.0%                  | 42                     | 67                     | 2814                      | 5628               | 88.7%       | 1903                            | 2220                            | 2538                            | \$10.67              | 37.8%                         | 26                 | 10                |
| 1016205019 | Leamer & Olive     | \$82,600       | \$65,100   | 1933       | 806         |                               | 806              | 50        | 122       | 6100     | 13.2%                  | 40                     | 67                     | 2680                      | 5360               | 87.9%       | 1830                            | 2135                            | 2440                            | \$10.67              | 44.1%                         | 31                 | 10                |
| 1016205010 | Leamer & Olive     | \$146,400      | \$77,640   | 1973       | 1,236       | 1,152                         | 2,388            | 59        | 124       | 7316     | 32.6%                  | 49                     | 69                     | 3381                      | 6762               | 92.4%       | 2195                            | 2561                            | 2926                            | \$10.61              | 34.7%                         | 23                 | 6                 |
| 1016205015 | Leamer & Olive     | \$94,000       | \$65,100   | 1946       | 764         | 330                           | 1,094            | 50        | 122       | 6100     | 17.9%                  | 40                     | 67                     | 2680                      | 5360               | 87.9%       | 1830                            | 2135                            | 2440                            | \$10.67              | 40.9%                         | 31                 | 6                 |
| 1016205013 | Leamer & Olive     | \$112,200      | \$70,310   | 1927       | 1,172       |                               | 1,172            | 54        | 122       | 6588     | 17.8%                  | 44                     | 67                     | 2948                      | 5896               | 89.5%       | 1976                            | 2306                            | 2635                            | \$10.67              | 38.5%                         | 30                 | 21                |
| 1016226013 | First Subdivision  | \$145,800      | \$74,450   | 1979       | 1,271       | 1,232                         | 2,503            | 66        | 125       | 8250     | 30.3%                  | 56                     | 70                     | 3920                      | 7840               | 95.0%       | 2475                            | 2888                            | 3300                            | \$9.02               | 33.8%                         | 30                 | 5                 |
| 1016226017 | First Subdivision  | \$171,200      | \$61,920   | 1982       | 1,450       | 1,176                         | 2,626            | 60        | 102       | 6120     | 42.9%                  | 50                     | 47                     | 2350                      | 4700               | 76.8%       | 1836                            | 2142                            | 2448                            | \$10.12              | 26.6%                         | 34                 | 5                 |
| 1016231003 | First Subdivision  | \$152,500      | \$60,910   | 1975       | 1,437       | 1,092                         | 2,529            | 54        | 125       | 6750     | 37.5%                  | 44                     | 70                     | 3080                      | 6160               | 91.3%       | 2025                            | 2363                            | 2700                            | \$9.02               | 28.5%                         | 20                 | 5                 |
| 1016232007 | First Subdivision  | \$126,900      | \$56,400   | 1930       | 1,142       |                               | 1,142            | 50        | 125       | 6250     | 18.3%                  | 40                     | 70                     | 2800                      | 5600               | 89.6%       | 1875                            | 2188                            | 2500                            | \$9.02               | 30.8%                         | 33                 | 5                 |
| 1016232008 | First Subdivision  | \$144,100      | \$56,400   | 1929       | 1,396       | 240                           | 1,636            | 50        | 125       | 6250     | 26.2%                  | 40                     | 70                     | 2800                      | 5600               | 89.6%       | 1875                            | 2188                            | 2500                            | \$9.02               | 28.1%                         | 35                 | 5                 |
| 1016231005 | First Subdivision  | \$86,500       | \$48,500   | 1923       | 832         |                               | 832              | 43        | 125       | 5375     | 15.5%                  | 33                     | 70                     | 2310                      | 4620               | 86.0%       | 1613                            | 1881                            | 2150                            | \$9.02               | 35.9%                         | 25                 | 2.5               |
| 1016232031 | First Subdivision  | \$255,100      | \$101,350  | 2000       | 1,722       | 1,542                         | 3,264            | 82        | 165       | 13530    | 24.1%                  | 72                     | 110                    | 7920                      | 15840              | 117.1%      | 4059                            | 4736                            | 5412                            | \$7.49               | 28.4%                         | 28                 | 5                 |
| 1016232032 | First Subdivision  | \$141,200      | \$81,600   | 1928       | 1,296       | 288                           | 1,584            | 68        | 153       | 10404    | 15.2%                  | 58                     | 98                     | 5684                      | 11368              | 109.3%      | 3121                            | 3641                            | 4162                            | \$7.84               | 36.6%                         | 28                 | 10                |
| 1016233021 | First Subdivision  | \$144,300      | \$56,400   | 1917       | 1,708       |                               | 1,708            | 50        | 125       | 6250     | 27.3%                  | 40                     | 70                     | 2800                      | 5600               | 89.6%       | 1875                            | 2188                            | 2500                            | \$9.02               | 28.1%                         | 26                 | 8                 |
| 1016233005 | First Subdivision  | \$112,300      | \$90,240   | 1945       | 1,114       | 396                           | 1,510            | 80        | 125       | 10000    | 15.1%                  | 70                     | 70                     | 4900                      | 9800               | 98.0%       | 3000                            | 3500                            | 4000                            | \$9.02               | 44.6%                         | 35                 | 10                |
| 1016230014 | First Subdivision  | \$128,800      | \$56,400   | 1971       | 988         | 336                           | 1,324            | 50        | 125       | 6250     | 21.2%                  | 40                     | 70                     | 2800                      | 5600               | 89.6%       | 1875                            | 2188                            | 2500                            | \$9.02               | 30.5%                         | 26                 | 4                 |
| 1016226005 | First Subdivision  | \$126,000      | \$75,600   | 1941       | 1,200       | 480                           | 1,680            | 70        | 114       | 7980     | 21.1%                  | 60                     | 59                     | 3540                      | 7080               | 88.7%       | 2394                            | 2793                            | 3192                            | \$9.47               | 37.5%                         | 27                 | 7                 |
| 1016226011 | First Subdivision  | \$162,100      | \$76,140   | 1952       | 1,812       | 354                           | 2,166            | 75        | 125       | 9375     | 23.1%                  | 65                     | 70                     | 4550                      | 9100               | 97.1%       | 2813                            | 3281                            | 3750                            | \$8.12               | 32.0%                         | 26                 | 7                 |
| 1016231016 | First Subdivision  | \$181,500      | \$119,350  | 1962       | 1,612       | 1,020                         | 2,632            | 148       | 133       | 19684    | 13.4%                  | 138                    | 78                     | 10764                     | 21528              | 109.4%      | 5905                            | 6889                            | 7874                            | \$6.06               | 39.7%                         | 52                 | 7                 |
| 1016231015 | First Subdivision  | \$187,400      | \$73,330   | 1929       | 1,756       |                               | 1,756            | 63        | 136       | 8568     | 20.5%                  | 53                     | 81                     | 4293                      | 8586               | 100.2%      | 2570                            | 2999                            | 3427                            | \$8.56               | 28.1%                         | 57                 | 7                 |
| 1016230001 | First Subdivision  | \$221,300      | \$84,600   | 1948       | 1,945       | 528                           | 2,473            | 75        | 125       | 9375     | 26.4%                  | 65                     | 70                     | 4550                      | 9100               | 97.1%       | 2813                            | 3281                            | 3750                            | \$9.02               | 27.7%                         | 25                 | 10                |
| 1016230006 | First Subdivision  | \$130,900      | \$56,400   | 1949       | 1,218       |                               | 1,218            | 50        | 125       | 6250     | 19.5%                  | 40                     | 70                     | 2800                      | 5600               | 89.6%       | 1875                            | 2188                            | 2500                            | \$9.02               | 30.1%                         | 30                 | 7                 |
| 1016229013 | First Subdivision  | \$126,900      | \$73,320   | 1950       | 864         | 264                           | 1,128            | 65        | 125       | 8125     | 13.9%                  | 55                     | 70                     | 3850                      | 7700               | 94.8%       | 2438                            | 2844                            | 3250                            | \$9.02               | 36.6%                         | 30                 | 4                 |
| 1016232025 | First Subdivision  | \$116,300      | \$84,600   | 1957       | 1,288       | 294                           | 1,582            | 75        | 125       | 9375     | 16.9%                  | 65                     | 70                     | 4550                      | 9100               | 97.1%       | 2813                            | 3281                            | 3750                            | \$9.02               | 42.1%                         | 25                 | 6                 |
| 1016233020 | First Subdivision  | \$110,400      | \$73,320   | 1939       | 932         | 382                           | 1,314            | 65        | 125       | 8125     | 16.2%                  | 55                     | 70                     | 3850                      | 7700               | 94.8%       | 2438                            | 2844                            | 3250                            | \$9.02               | 39.9%                         | 25                 | 7                 |
| 1016233018 | First Subdivision  | \$123,500      | \$84,600   | 1933       | 947         | 548                           | 1,495            | 75        | 125       | 9375     | 15.9%                  | 65                     | 70                     | 4550                      | 9100               | 97.1%       | 2813                            | 3281                            | 3750                            | \$9.02               | 40.7%                         | 20                 | 7                 |
| 1016233010 | First Subdivision  | \$101,400      | \$56,400   | 1936       | 1,126       |                               | 1,126            | 50        | 125       | 6250     | 18.0%                  | 40                     | 70                     | 2800                      | 5600               | 89.6%       | 1875                            | 2188                            | 2500                            | \$9.02               | 35.7%                         | 25                 | 5                 |
| 1009352002 | Second Subdivision | \$75,700       | \$84,800   | 1949       | 864         | 256                           | 1,120            | 65        | 150       | 9750     | 11.5%                  | 55                     | 95                     | 5225                      | 10450              | 107.2%      | 2925                            | 3413                            | 3900                            | \$8.70               | 52.8%                         | 45                 | 12                |
| 1009378004 | Second Subdivision | \$108,100      | \$168,000  | 1941       | 1,689       | 896                           | 2,585            | 100       | 175       | 17500    | 14.8%                  | 90                     | 120                    | 10800                     | 21600              | 123.4%      | 6125                            | 7000                            | 8000                            | \$9.60               | 60.8%                         | 30                 | 20                |
| 1009352005 | Second Subdivision | \$90,600       | \$128,590  | 1928       | 2,726       |                               | 2,726            | 100       | 125       | 12500    | 21.8%                  | 90                     | 70                     | 6300                      | 12600              | 100.8%      | 3750                            | 4375                            | 5000                            | \$10.29              | 58.7%                         | 32                 | 15                |
| 1009351007 | Second Subdivision | \$171,800      | \$191,760  | 1957       | 1,806       | 598                           | 2,404            | 150       | 125       | 18750    | 12.8%                  | 140                    | 70                     | 9800                      | 19600              | 104.5%      | 6625                            | 7500                            | 8500                            | \$10.23              | 52.7%                         | 47                 | 25                |
| 1009353021 | Second Subdivision | \$108,100      | \$90,240   | 1959       | 1,225       | 392                           | 1,617            | 60        | 125       | 7500     | 21.6%                  | 50                     | 70                     | 3500                      | 7000               | 93.3%       | 2250                            | 2625                            | 3000                            | \$12.03              | 45.5%                         | 27                 | 7                 |
| 1009354008 | Second Subdivision | \$249,400      | \$75,200   | 1950       | 2,104       |                               | 2,104            | 50        | 125       | 6250     | 33.7%                  | 40                     | 70                     | 2800                      | 5600               | 89.6%       | 1875                            | 2188                            | 2500                            | \$12.03              | 23.2%                         | 20                 | 5                 |
| 1009354009 | Second Subdivision | \$163,900      | \$82,720   | 1930       | 1,615       |                               | 1,615            | 55        | 125       | 6875     | 23.5%                  | 45                     | 70                     | 3150                      | 6300               | 91.6%       | 2063                            | 2406                            | 2750                            | \$12.03              | 33.5%                         | 27                 | 8                 |
| 1009354010 | Second Subdivision | \$266,300      | \$105,280  | 1948       | 2,360       | 273                           | 2,633            | 70        | 125       | 8750     | 30.1%                  | 60                     | 70                     | 4200                      | 8400               | 96.0%       | 2625                            | 3063                            | 3500                            | \$12.03              | 28.3%                         | 27                 | 6                 |
| 1009353014 | Second Subdivision | \$74,400       | \$90,240   | 1927       | 1,024       |                               | 1,024            | 60        | 125       | 7500     | 13.7%                  | 50                     | 70                     | 3500                      | 7000               | 93.3%       | 2250                            | 2625                            | 3000                            | \$12.03              | 54.8%                         | 30                 | 8                 |
| 1009353006 | Second Subdivision | \$59,400       | \$112,800  | 1950       | 990         |                               | 990              | 75        | 125       | 9375     | 10.6%                  | 65                     | 70                     | 4550                      | 9100               | 97.1%       | 2813                            | 3281                            | 3750                            | \$12.03              | 65.5%                         | 27                 | 10                |
| 1009351013 | Second Subdivision | \$198,900      | \$132,960  | 1935       | 3,001       | 528                           | 3,529            | 104       | 125       | 13000    | 27.1%                  | 94                     | 70                     | 6580                      | 13160              | 101.2%      | 3900                            | 4550                            | 5200                            | \$10.23              | 40.1%                         | 35                 | 6                 |
| 1009354014 | Melrose Corridor   | \$121,900      | \$65,800   | 1967       | 1,254       |                               | 1,254            | 70        | 125       | 8750     | 14.3%                  | 60                     | 70                     | 4200                      | 8400               | 96.0%       | 2625                            | 3063                            | 3500                            | \$7.52               | 35.1%                         | 31                 | 8                 |
| 1016229002 | Melrose Corridor   | \$101,900      | \$69,700   | 1956       | 1,080       |                               | 1,080            | 75        | 125       | 9375     | 11.5%                  | 65                     | 70                     | 4550                      | 9100               | 97.1%       | 2813                            | 3281                            | 3750                            | \$7.43               | 40.6%                         | 28                 | 12                |
| 1016229003 | Melrose Corridor   | \$90,000       | \$70,500   | 1955       | 1,040       |                               | 1,040            | 75        | 125       | 9375     | 11.1%                  | 65                     | 70                     | 4550                      | 9100               | 97.1%       | 2813                            | 3281                            | 3750                            | \$7.52               | 43.9%                         | 28                 | 8                 |
| 1016229004 | Melrose Corridor   | \$98,900       | \$56,400   | 1954       | 960         |                               | 960              | 60        | 125       | 7500     | 12.8%                  | 50                     | 70                     | 3500                      | 7000               | 93.3%       | 2250                            | 2625                            | 3000                            | \$7.52               | 36.3%                         | 28                 | 5                 |
| 1016229005 | Melrose Corridor   | \$93,400       | \$56,400   | 1956       | 1,040       | 312                           | 1,352            | 60        | 125       | 7500     | 18.0%                  | 50                     | 70                     | 3500                      | 7000               | 93.3%       | 2250                            | 2625                            | 3000                            | \$7.52               | 37.7%                         | 28                 | 5                 |
| 1016227017 | Melrose Corridor   | \$235,100      | \$94,000   | 1972       | 2,472       | 462                           | 2,934            | 100       | 125       | 12500    | 23.5%                  | 90                     | 70                     | 6300                      | 12600              | 100.8%      | 3750                            | 4375                            | 5000                            | \$7.52               | 28.6%                         | x                  | x                 |
| 1017107007 | Melrose Park       | \$284,500      | \$97,160   | 1964       | 2,430       | 1,764                         | 4,194            | 152       | 125       | 19000    | 22.1%                  | 142                    | 70                     | 9940                      | 19880              | 104.6%      | 5700                            | 6650                            | 7600                            | \$5.11               | 25.5%                         | 33                 | 21                |
| 1017108002 | Melrose Park       | \$247,300      | \$87,580   | 1964       | 3,538       | 576                           | 4,114            | 140       | 119       | 16660    | 24.7%                  | 130                    | 64                     | 8320                      | 16640              | 99.9%       | 4998                            | 5831                            | 6664                            | \$5.26               | 26.2%                         | 32                 | 15                |
| 1017104002 | Melrose Park       | \$148,900      | \$76,030   | 1960       | 1,484       | 336                           | 1,820            | 110       | 131       | 14410    | 12.6%                  | 100                    | 76                     | 7600                      | 15200              | 105.5%      | 4323                            | 5044                            | 5764                            | \$5.28               | 34.1%                         | 30                 | 10                |
| 1017105002 | Melrose Park       | \$174,600      | \$70,690   | 1965       | 1,792       | 440                           | 2,232            | 94        | 125       | 11750    | 19.0%                  | 84                     | 70                     | 5880                      | 11760              | 100.1%      | 3525                            | 4113                            | 4700                            | \$6.02               | 28.8%                         | 31                 | 15                |
| 1017105005 | Melrose Park       | \$100,800      | \$69,180   | 1958       | 1,320       | 336                           | 1,656            | 92        | 125       | 11500    | 14.4%                  | 82                     | 70                     | 5740                      | 11480              | 99.8%       | 3450                            | 4025                            | 4600                            | \$6.02               | 40.7%                         | 29                 | 10                |
| 1017103003 | Melrose Park       | \$148,900      | \$61,440   | 1965       | 1,914       | 728                           | 2,642            | 80        | 130       | 10400    | 25.4%                  | 70                     | 75                     | 5250                      | 10500              | 101.0%      | 3120                            | 3640                            | 4160                            | \$5.91               | 29.2%                         | 27                 | 10                |
| 1017103011 | Melrose Park       | \$152,000      | \$76,800   | 1967       | 1,666       | 528                           | 2,194            | 100       | 130       | 13000    | 16.9%                  | 90                     | 75                     | 6750                      | 13500              | 10          |                                 |                                 |                                 |                      |                               |                    |                   |

| Subdivision        | Average Dwelling Value | Average Land Value | Avg Land Value Ratio (% of total) | Land Value (\$/sqft) | Average Lot Area | Average Total Floor Area | Avg Floor Area Ratio (FAR) | Average Front Setback | Average Side Setback |
|--------------------|------------------------|--------------------|-----------------------------------|----------------------|------------------|--------------------------|----------------------------|-----------------------|----------------------|
| Leamer & Olive     | \$121,722              | \$74,376           | 38.27%                            | \$10.66              | 6,980            | 1,447                    | 20.50%                     | 29                    | 8                    |
| First Subdivision  | \$145,291              | \$72,829           | 33.73%                            | \$8.77               | 8,541            | 1,783                    | 21.74%                     | 30                    | 6                    |
| Second Subdivision | \$142,418              | \$114,781          | 46.91%                            | \$11.02              | 10,705           | 2,032                    | 20.10%                     | 32                    | 11                   |
| Melrose Corridor   | \$123,533              | \$68,800           | 37.02%                            | \$7.51               | 9,167            | 1,437                    | 15.21%                     | 29                    | 8                    |
| Melrose Park       | \$157,196              | \$69,083           | 31.20%                            | \$5.74               | 12,146           | 2,357                    | 19.68%                     | 29                    | 11                   |
| <b>City-wide</b>   | <b>\$144,061</b>       | <b>\$77,847</b>    | <b>35.74%</b>                     | <b>\$8.24</b>        | <b>9,930</b>     | <b>1,942</b>             | <b>20.10%</b>              | <b>30</b>             | <b>9</b>             |

| Subdivision        | % homes nearing danger of teardown | % homes currently in danger of teardown | Rebuild Floor Area if FAR = 25% | Rebuild Floor Area if FAR = 30% | Rebuild Floor Area if FAR = 40% | Rebuild Floor Area (current zoning) | % non-conforming with 30' front | % non-conforming with 10' side |
|--------------------|------------------------------------|---|---------------------------------|---------------------------------|---------------------------------|-------------------------------------|---------------------------------|--------------------------------|
| Leamer & Olive     | 22%                                | 0%                                      | 2,094                           | 2,443                           | 2,792                           | 6,349                               | 44%                             | 67%                            |
| First Subdivision  | 14%                                | 0%                                      | 2,562                           | 2,989                           | 3,417                           | 8,315                               | 59%                             | 86%                            |
| Second Subdivision | 73%                                | 55%                                     | 3,211                           | 3,747                           | 4,282                           | 10,983                              | 45%                             | 55%                            |
| Melrose Corridor   | 33%                                | 0%                                      | 2,750                           | 3,208                           | 3,667                           | 8,867                               | 80%                             | 80%                            |
| Melrose Park       | 4%                                 | 0%                                      | 3,644                           | 4,251                           | 4,858                           | 12,500                              | 54%                             | 33%                            |
| <b>City-wide</b>   | <b>22%</b>                         | <b>8%</b>                               | <b>2,979</b>                    | <b>3,476</b>                    | <b>3,972</b>                    | <b>9,918</b>                        | <b>55%</b>                      | <b>61%</b>                     |



## Q & A on Teardown Policy

---

The Village of Arlington Heights

Prepared by the Department of Planning & Community Development

May 14, 2003

*Revised September 9, 2003*

# *Q & A on Teardown Policy*

*Prepared by the Department of Planning & Community Development*

---

## *What is a teardown policy?*

Under the direction of the Village Board, an Ordinance Review Committee (ORC) Taskforce on Teardowns was formed to explore the issues of teardowns occurring in the Village of Arlington Heights. The Taskforce is comprised of members from the Plan Commission, Design Commission, Zoning Board of Appeals, and Housing Commission. The Taskforce began in October with workshops, such as a bus tour of the village to look at recent teardowns, additions, and new sub-divisions. The bus tour correlated with a Visual Preference Survey, asking questions about the design, bulk, massing and neighborhood characteristics. The Taskforce met in November to discuss issues such as Bulk Regulations, Impervious Surface Coverage, Design & Community Character, Affordable Housing, Tree Preservation and Historic Preservation. Because of the number of issues, the Taskforce prioritized the issues into phases.

## *What are the phases the taskforce prioritized?*

Phase I investigates the following issues:

- FAR modification
- Impervious Surface Coverage
- Demolition of Structure Restriction
- Lot Consolidation

Phase II may investigate:

- Tree Preservation
- Design Characteristics
- Historic Preservation
- Affordable Housing

## *What are the issues in Phase I?*

**FAR Modification:** Looks at the bulk of a structure, and its proportions to a lot and the neighborhood. Because Arlington Heights is a built-up community, most houses that are now being constructed are in established neighborhoods. Older homes do not carry the amenities that a modern lifestyle warrants, such as a three-car garage or a home office. Although the sizes of the lots are the same, the house structure is larger. A newer two story home with a larger square footage may not always fit in with the existing neighborhood.

The taskforce discerned that there was a problem with the current zoning code, allowing too large a home in the smaller lots in the R-3 zoning district.

**Impervious Surface Coverage:** Newer homes with a larger square footage, tend to have a larger building footprint, driveways, and patios. Thus all the impervious surfaces combined have an impact on the lot and the neighborhood. Currently, a homeowner can pave over 100% of the lot.



***How will it affect the current R-1 lots?***

The formula will apply the following:

| LOT AREA | CURRENT | SF Current | PROPOSED | SF Proposed |
|----------|---------|------------|----------|-------------|
| 6,250    | .30     | 1,875      | .35      | 2,188       |
| 8,750    | .30     | 2,625      | .35      | 3,063       |
| 9,900    | .30     | 2,970      | .34      | 3,361       |
| 10,000   | .30     | 3,000      | .34      | 3,387       |
| 20,000   | .30     | 6,000      | .30      | 5,987       |

***How will garages count towards the FAR?***

Currently, garages are not included in the FAR. It is proposed that the FAR definition apply a 400 sf credit for garages, which means that any square footage in excess of 400 sf will count towards the FAR. For detached garages, a credit for the entire square footage of a garage may be given if the detached garage is within the character of the neighborhood. The FAR only includes basements, which are 50% above grade, which is the current definition. Based upon the chart above a good size home can still be built in Arlington Heights.

***How many substandard lots are in the Village? Is there a breakdown of lot numbers by zoning district?***

In the R-3 zoning district, 3.8% of the total lots are 6,250 sf or less, 14.9% of the total lots are 6,250 sf to 7,500 sf, and 21.4% of the lots are between 7,500 sf and 8,750 sf.

In the R-1 zoning district, 8.6% of the total lots are 6,250 sf or less, 3.5% of the total lots are 6,250 sf to 7,500 sf, and 2.3% of the total lots are between 7,500 sf and 8,750 sf.

The majority of the R-3 lots in the Village range between 7,500 sf - 8,750 sf and 8,750 sf-9,900 sf. The proposed changes will have more of an impact on the lots within these ranges. It should be noted that the FAR modifications proposed by staff for an R-3 lot that is 7,500 sf would still allow a 3,375 sf home.

***How does the FAR apply to two-story volume spaces?***

Under the current definition, vaulted areas that are over 7'-10", have the potential to be converted into usable floor space, therefore it is counted as part of the FAR. Staff has revised the definition to 7'-0" rather than 7'-10". This will still allow for a large two-story volume space when combined with the first floor, but removes the potential for the space to be converted into usable space at a later time.

***How does the proposed FAR changes compare with other communities?***

Numerous communities were surveyed. Included in the survey were: Downers Grove, Elmhurst, Glenview, Glen Ellyn, Highland Park, Hinsdale, LaGrange, Lake Forest, Mount Prospect, Palatine, Park Ridge, and Wheeling. The average comparable FAR for an R-3 size lot was .43 for those communities which do not include garages in the FAR, and .39 for those communities which apply a credit for garages for the FAR.

## ***IMPERVIOUS SURFACE COVERAGE***

---

### ***What is Impervious Surface Coverage?***

Impervious Surface Coverage by definition is any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to buildings, patios, paved parking and driveway areas, walkways, sidewalks, and paved recreation areas (e.g. basketball court, tennis court, swimming pools).

### ***What is the current Village policy on Impervious Surface Coverage?***

Currently, a lot is regulated by the maximum building coverage and FAR regulations only. However, there is no impervious surface coverage maximum. In theory, a homeowner could pave 100% of their lot.

### ***What is the proposed Impervious Surface Coverage regulation?***

For single-family residential lots, the proposed Impervious Surface Coverage for lots greater than 6,600 is a total lot maximum of 50%, with no more than 50% of the front yard, plus, if it is a corner lot, the exterior side yard being impervious surface. For lots, which are 6,600 sf or less, a total lot maximum of 55%, with no more than 50% of the front yard, plus, if it is a corner lot, the exterior side yard being impervious surface.

The percentage was tested on recent homes submitted for Design Commission review. Of those 33 tested with lots less than 8,750, 30 would comply with the new standard. In addition, 15 homes on lots ranging between 8,750 and 14999 were tested. Of those 15 tested, 15 would comply with the new standard.

### ***What if there is a current non-conforming lot? For example a replacement for an existing driveway, which does not meet or exceeds the proposed 50%?***

There is an Existing Impervious Surface Exception for existing non-conforming residential lots needing to repair or replace essential elements only, such as driveways, walkways to home and patios may receive an administrative exception from the Director of Building and Zoning from the lot coverage maximum. Administrative exception shall be permitted only for:

- a) replacement of deteriorated essential elements the exact same dimension as existed at the adoption of this ordinance
- b) modification in areas is not practical or feasible
- c) such approval shall not be detrimental to public, health, safety and welfare

## ***DEMOLITION OF STRUCTURE RESTRICTION***

---

### ***What is the Demolition of Structure Restriction?***

Currently, in the Village, there is no review of structures, which are in the B-5 (downtown) or Residential Districts prior to a demolition. The proposed policy establishes that a Design Commission Review be required of all structures in the B-5 and residential districts prior to a demolition permit being issued.

***What criteria will the Design Commission evaluate prior to a demolition permit being issued?***

1. A development plan
2. An estimated time frame for demolition and subsequent redevelopment plan and timeline

The review will evaluate that the proposed development is in character with the neighborhood, meets the criteria in the design guidelines, and will not adversely affect the neighborhood.

***What if the structure is unsafe?***

If it is determined by the Director of the Building Department that a structure is unsafe, uninhabitable and or dangerous to the Village, then a demolition permit may be issued without Design Commission review.

***Does the policy mean a structure cannot be torn-down?***

The criteria and Design Commission Review is designed to investigate alternatives, impacts on the neighborhood and a replacement plan. The policy affords time for a review by Village staff and Professional Architects prior to a demolition.

## ***LOT CONSOLIDATION***

---

***What does Lot Consolidation mean?***

Lot Consolidation is a process in which two or more lots or portions of two or more lots are combined into a lesser number of lots for the purposes of creating a single unified development. For example, if a developer seeks to purchase two lots that are adjacent to one another for the purposes of developing one house on the property, the developer would be required to get the Village's approval of the consolidation through a public hearing process, prior to building on the property.

***I have owned my property for years; do I have to go through the Lot Consolidation process to build an addition?***

Lot Consolidations are applicable to residentially zoned lots that come under common ownership *after* adoption of the proposed amendments to the Arlington Heights Municipal Code. However, if someone owned two adjacent lots *prior* to the passage of the proposed amendments to the Arlington Heights Municipal Code, they would be permitted to build over the common lot line between the two lots.

***What are the criteria to get a partial waiver from the Lot Consolidation requirements?***

An application to waive the preliminary plat requirement of the Subdivision Control Regulations can be applied for if the proposed lot consolidation meets all of the following criteria:

- a. The entire area does not exceed one acre.
- b. The proposal does not require any variations from Chapters 28 or 29 of this Code.
- c. The proposal does not require any public improvements pursuant to Article V of this Chapter.

- d. The proposed area of each lot is no more than 20% greater or 10% less than the average zoning lot area on that same frontage.
- e. The proposed lot width of each lot is no more than 20% greater or 10% less than the average zoning lot width on that same frontage.

The applicant would be required to go through the final plat process as outlined in the Subdivision Control Regulations.

### ***GENERAL DISCUSSION***

---

#### ***When will the proposed changes go into effect?***

The Village Board has moved an implementation date of November 1, 2003 for the proposed modifications.

#### ***When is the public hearing on the teardown policy?***

On July 23, 2003 the policy was presented at the Plan Commission hearing, which is a public hearing, and will be presented to the Village Board on September 2, 2003.

#### ***How can I obtain more information?***

Visit the Village website, or contact the Planning & Community Development Department at 847-368-5200 for more information.

VILLAGE OF DEERFIELD  
LAKE AND COOK COUNTIES, ILLINOIS

---

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE VILLAGE OF DEERFIELD TO MODIFY THE WAY IN  
WHICH THE MAXIMUM HEIGHT OF HOUSES IS DETERMINED,  
TO INSTITUTE A FLOOR AREA RATIO (FAR) REGULATION,  
AND TO REDUCE THE MAXIMUM HEIGHT OF HOUSES  
AT THE SIDE YARD SETBACK LINE

---

WHEREAS, the Deerfield Residential Redevelopment Task Force (the “RRTF”) was formed, among other things, to examine the recent trend to redevelop the Village’s existing single family residential housing stock with larger, taller houses and home additions, to address concerns that such new houses and additions being built in the Village are not compatible with the character of established neighborhoods in the Village and with the building size, height and setbacks of existing houses in such neighborhoods, and to recommend any changes to the Zoning Ordinance of the Village of Deerfield that may necessary or appropriate to protect the public health, safety and welfare of the residents of Deerfield by discouraging house sizes that may pose negative impacts on abutting properties or that are incompatible with the nature and character of established neighborhoods; and,

WHEREAS, the RRTF has recommended that certain bulk zoning regulations of the Zoning Ordinance Village of Deerfield be amended and adopted as provided herein to control the permitted bulk of new construction in the residential zoning districts of the Village of Deerfield by redefining the manner in which the maximum height of a house is determined, by establishing a maximum floor area ratio building size, and by restricting the bulk of houses at the side yard set back line; and,

WHEREAS, the Plan Commission of the Village of Deerfield held a public hearing pursuant to public notice to consider said proposed amendments, said hearing and notice conforming in all respects, in both manner and form, with the requirements of the statutes of the State of Illinois and the Zoning Ordinance of the Village of Deerfield, as amended; and,

WHEREAS, the Plan Commission has submitted its report and recommendation that the zoning amendments proposed by the RRTF **BE DENIED**; and,

WHEREAS, the President and Board of Trustees of the Village of Deerfield have considered the report and recommendation of the Plan Commission and the report and recommendation of the RRTF, and have determined that the public health, safety, comfort and welfare of the Village will be served by amending the Zoning Ordinance of the Village of Deerfield as recommended by the RRTF;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: That the definition of “*Height*” contained in Article 14.02, Definitions, of the Zoning Ordinance of the Village of Deerfield, as amended, be and the same is hereby amended to read as follows:

HEIGHT: The vertical distance, as measured from the predevelopment grade for a property, to the highest point of the coping of a mansard roof or a flat roof, to the highest point of a hipped roof, to the highest gable of a pitched roof, or to the ridge of the gable or hip roof, whichever point is higher. If no pre-development grade is available, the grade to be used as the base point shall be determined by the Director of Community Development and the Village Engineer. Chimneys and stack pipes are excluded in determining the height of a building. The “height” of a fence or the “height” of a structure that is not a building is the vertical distance from grade at the base of the fence or other structure to the highest point of such fence or other structure.

SECTION 2: That Article 14.02, Definitions, of the Zoning Ordinance of the Village of Deerfield, as amended, be and the same is hereby further amended to add the following as defined terms:

PRE-DEVELOPMENT GRADE: The vertical elevation of a property prior to any demolition of buildings on the property, prior to the construction of any buildings on the property, or prior to any construction which increases the footprint of a building on the property, determined as provided in this Ordinance, which serves as the base point for measuring the allowable height of a building.

The pre-development grade is whichever of the following base points is at the highest elevation:

- (i) the average pre-development grade of the property at the front face of the building;
- (ii) the average pre-development grade of the property at the corner side face of the building; or,
- (iii) the average pre-development grade of the property at the front or rear face of the building on a thru-lot.

The pre-development grade for a property shall be established by a topographic survey. The topographic survey must show the topography of the property prior to any demolition of buildings on the property and/or prior to any construction which increases the footprint of the building on a property. If no pre-development grades are available, then the grade to be used as the base point shall be determined by the Director of Community Development and the Village Engineer. Where there is a grade change along the front of the building, the pre-development grade is the average of the elevations at the two front corners of the building.

FRONT FACE OF THE BUILDING: The front of a building is that portion of the building facing the front lot line.

FLOOR AREA RATIO (FAR): The ratio, expressed as a decimal, of the amount of floor area of structure against the area of the lot.

SIDE YARD SETBACK PLANE: An imaginary plane that commences from a line at a vertical distance above grade as prescribed by this Ordinance, above and parallel to each side yard lot line on a lot, or at the established side wall of an existing house, and which then extends at a 45 degree angle towards the center of the lot until it reaches the maximum building height permitted on the lot, within which plane no building, accessory structure or other addition may be built or project into, except for such encroachments as are permitted by the applicable bulk regulations of this Ordinance.

**SECTION 3:** That Section 4.01-F, “Bulk Regulations,” of Article 4.01, “R-1 Single Family Residence District,” of the Zoning Ordinance of the Village of Deerfield, as amended, be and the same is hereby further amended to add the following as Paragraph 6 thereof.

6. Maximum Building Size. No building, accessory structure, or addition thereto shall be constructed on a lot which will result in the aggregate size of the principal building with its accessory structures exceeding a gross floor area of 3,500 square feet, or a floor area ratio of 0.40, whichever is greater. The maximum building size shall be subject to the following inclusions and exclusions:

(a) The floor area of attached garages and garage attics over 7 feet, 8 inches in height is included in determining maximum building size.

(b) The floor area of house attic space over 7 feet, 8 inches in height is included in determining the maximum building size.

(c) The potential floor area of second floor cathedral ceiling space over 14 feet in height is included in determining maximum building size.

(d) The floor area of outdoor decks, terraces, tennis courts and roofed porches (not enclosed) is excluded in determining maximum building size.

(e) The floor area of detached garages, chimneys, bay windows, balconies, under-bay areas and under-eave areas is excluded in determining maximum building size.

(f) The floor area of basements or portions of basements which are exposed to a height of less than 3.5 feet is excluded in determining the maximum building size.

**SECTION 4:** That Section 4.02-F, “Bulk Regulations,” of Article 4.02-F, “R-2 Single Family Residence District,” of the Zoning Ordinance of the Village of Deerfield, as amended, be and the same is hereby further amended to add the following as Paragraph 6 thereof:

6. Maximum Building Size. No building, accessory structure, or addition thereto shall be constructed on a lot which will result in the aggregate size of the principal building with its accessory structures exceeding a gross floor area of 3,500 square feet, or a floor area ratio of 0.40, whichever is greater. The maximum building size shall be subject to the following inclusions and exclusions:

(a) The floor area of attached garages and garage attics over 7 feet, 8 inches in height is included in determining maximum building size.

(b) The floor area of house attic space over 7 feet, 8 inches in height is included in determining the maximum building size.

(c) The potential floor area of second floor cathedral ceiling space over 14 feet in height is included in determining maximum building size.

(d) The floor area of outdoor decks, terraces, tennis courts and roofed porches (not enclosed) is excluded in determining maximum building size.

(e) The floor area of detached garages, chimneys, bay windows, balconies, under-bay areas and under-eave areas is excluded in determining maximum building size.

(f) The floor area of basements or portions of basements which are exposed to a height of less than 3.5 feet is excluded in determining the maximum building size.

SECTION 5: That Section 4.03-F, "Bulk Regulations," of Article 14.03, "R-3 Single Family Residence District," of the Zoning Ordinance of the Village of Deerfield, as amended, be and the same is hereby further amended to add the following as Paragraph 6 thereof.

6. Maximum Building Size. No building, accessory structure, or addition thereto shall be constructed on a lot which will result in the aggregate size of the principal building with its accessory structures exceeding a gross floor area of 3,500 square feet, or a floor area ratio of 0.40, whichever is greater. The maximum building size shall be subject to the following inclusions and exclusions:

(a) The floor area of attached garages and garage attics over 7 feet, 8 inches in height is included in determining maximum building size.

(b) The floor area of house attic space over 7 feet, 8 inches in height is included in determining the maximum building size.

(c) The potential floor area of second floor cathedral ceiling space over 14 feet in height is included in determining maximum building size.

(d) The floor area of outdoor decks, terraces, tennis courts and roofed porches (not enclosed) is excluded in determining maximum building size.

(e) The floor area of detached garages, chimneys, bay windows, balconies, under-bay areas and under-eave areas is excluded in determining maximum building size.

(f) The floor area of basements or portions of basements which are exposed to a height of less than 3.5 feet is excluded in determining the maximum building size.

**SECTION 6:** That Section 4.04-F, “Bulk Regulations,” of Article 14.04, “R-4 Single Family and Two-Family Residence District,” of the Zoning Ordinance of the Village of Deerfield, as amended, be and the same is hereby further amended to add the following as Paragraph 6 thereof:

6. Maximum Building Size. No building, accessory structure, or addition thereto shall be constructed on a lot which will result in the aggregate size of the principal building with its accessory structures exceeding a gross floor area of 3,500 square feet, or a floor area ratio of 0.40, whichever is greater. The maximum building size shall be subject to the following inclusions and exclusions:

(a) The floor area of attached garages and garage attics over 7 feet, 8 inches in height is included in determining maximum building size.

(b) The floor area of house attic space over 7 feet, 8 inches in height is included in determining the maximum building size.

(c) The potential floor area of second floor cathedral ceiling space over 14 feet in height is included in determining maximum building size.

(d) The floor area of outdoor decks, terraces, tennis courts and roofed porches (not enclosed) is excluded in determining maximum building size.

(e) The floor area of detached garages, chimneys, bay windows, balconies, under-bay areas and under-eave areas is excluded in determining maximum building size.

(f) The floor area of basements or portions of basements which are exposed to a height of less than 3.5 feet is excluded in determining the maximum building size.

SECTION 7: That Section 4.01-F,3, “Minimum Yards,” of Article 4.01, “R-1 Single Family Residence District,” of the Zoning Ordinance of the Village of Deerfield, be and the same is hereby amended to add the following entitled “Side Yard Setback Plane”:

E. Side Yard Setback Plane.

(1) Except for permitted encroachments, no building, accessory structure or addition thereto shall be constructed which will intercept or project above the side yard setback plane which begins at the point 14 feet above the pre-development grade of the property at the side yard lot line. Beginning at said place and height, the side yard setback plane is established at 45° angle extended toward the interior of the lot.

(2) Except for permitted encroachments, no addition to any building in existence on the enactment of this Ordinance shall be constructed which will intercept or project above the side yard setback plane which shall begin: (i) at the point 14 feet above the pre development grade of the property at the side yard lot line, if the side yard adjacent to such lot line is not less than 8 feet in width; or (ii) at the point 22 feet above the established grade of the property at the existing side wall of the house, if the side yard abutting such existing side wall is less than 8 feet in width. Beginning at said height, the side yard setback plane is established at 45° angle extended toward the interior of the lot.

(3) The following structures, appurtenances and features are permitted encroachments into the side yard setback plane:

- i. chimneys
- ii. stack pipes
- iii. dormers, gable roof ends, hip roof ends, shed roof ends, and the upper segments of gambrel roof ends, provided, however, that roof ends may not extend through the side yard setback plane more than 20 feet in length.

**SECTION 8:** That Section 4.02-F,3, “Minimum Yards,” of Article 4.02, “R-2 Single Family Residence District,” of the Zoning Ordinance of the Village of Deerfield, be and the same is hereby amended to add the following entitled “Side Yard Setback Plane”:

E. Side Yard Setback Plane.

(1) Except for permitted encroachments, no building, accessory structure or addition thereto shall be constructed which will intercept or project above the side yard setback plane which begins at the point 14 feet above the pre-development grade of the property at the side yard lot line. Beginning at said place and height, the side yard setback plane is established at 45° angle extended toward the interior of the lot.

(2) Except for permitted encroachments, no addition to any building in existence on the enactment of this Ordinance shall be constructed which will intercept or project above the side yard setback plane which shall begin: (i) at the point 14 feet above the pre development grade of the property at the side yard lot line, if the side yard adjacent to such lot line is not less than 8 feet in width; or (ii) at the point 22 feet above the established grade of the property at the existing side wall of the house, if the side yard abutting such existing side wall is less than 8 feet in width. Beginning at said height, the side yard setback plane is established at 45° angle extended toward the interior of the lot.

(3) The following structures, appurtenances and features are permitted encroachments into the side yard setback plane:

- i. chimneys
- ii. stack pipes
- iii. dormers, gable roof ends, hip roof ends, shed roof ends, and the upper segments of gambrel roof ends, provided, however, that roof ends may not extend through the side yard setback plane more than 20 feet in length.

**SECTION 9:** That Section 4.03-F,3, “Minimum Yards,” of Article 4.03, “R-3 Single Family Residence District,” of the Zoning Ordinance of the Village of Deerfield, be and the same is hereby amended to add the following entitled Side Yard Setback Plane:

E. Side Yard Setback Plane.

(1) Except for permitted encroachments, no building, accessory structure or addition thereto shall be constructed which will intercept or project above the side yard setback plane which begins at the point 14 feet above the pre-development grade of the property at the side yard lot line. Beginning at said place and height, the side yard setback plane is established at 45° angle extended toward the interior of the lot.

(2) Except for permitted encroachments, no addition to any building in existence on the enactment of this Ordinance shall be constructed which will intercept or project above the side yard setback plane which shall begin: (i) at the point 14 feet above the predevelopment grade of the property at the side yard lot line, if the side yard adjacent to such lot line is not less than 8 feet in width; or (ii) at the point 22 feet above the established grade of the property at the existing side wall of the house, if the side yard abutting such existing side wall is less than 8 feet in width. Beginning at said height, the side yard setback plane is established at 45° angle extended toward the interior of the lot.

(3) The following structures, appurtenances and features are permitted encroachments into the side yard setback plane:

- i. chimneys
- ii. stack pipes
- iii. dormers, gable roof ends, hip roof ends, shed roof ends, and the upper segments of gambrel roof ends, provided, however, that roof ends may not extend through the side yard setback plane more than 20 feet in length.

**SECTION 10:** That Section 4.04-F, 3, “Minimum Yards,” of Article 4.04, “R-4 Single Family and Two-Family Residence District,” of the Zoning Ordinance of the Village of Deerfield, be and the same is hereby amended to add the following entitled Side Yard Setback Plane:

E. Side Yard Setback Plane.

(1) Except for permitted encroachments, no building, accessory structure or addition thereto shall be constructed which will intercept or project above the side yard setback plane which begins at the point 14 feet above the pre-development grade of the property at the side yard lot line. Beginning at said place and height, the side yard setback plane is established at 45° angle extended toward the interior of the lot.

(2) Except for permitted encroachments, no addition to any building in existence on the enactment of this Ordinance shall be constructed which will intercept or project above the side yard setback plane which shall begin: (i) at the point 14 feet above the predevelopment grade of the property at the side yard lot line, if the side yard adjacent to such lot line is not less than 8 feet in width; or (ii) at the point 22 feet above the established grade of the property at the existing side wall of the house, if the side yard abutting such existing side wall is less than 8 feet in width. Beginning at said height, the side yard setback plane is established at 45° angle extended toward the interior of the lot.

(3) The following structures, appurtenances and features are permitted encroachments into the side yard setback plane:

- i. chimneys
- ii. stack pipes
- iii. dormers, gable roof ends, hip roof ends, shed roof ends, and the upper segments of gambrel roof ends, provided, however, that roof ends may not extend through the side yard setback plane more than 20 feet in length.

**SECTION 11:** That this Ordinance, and each of its terms, shall be the effective legislative act of a home rule municipality without regard to whether such Ordinance should: (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law; or, (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the Village of Deerfield that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

**SECTION 12:** That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

ATTEST:

---

Village Clerk

**14.34.285 Residential Design Standards and Guidelines.**

(1) Purpose and Intent. This section establishes two kinds of residential design criteria: design standards and design guidelines. They are intended to improve the quality and compatibility of new development in established residential neighborhoods.

(a) Design standards are required in addition to other requirements set forth in this Title and are indicated by the verb “shall”.

(b) Design guidelines indicate additional actions that may be taken to enhance development design and achieve greater compatibility with adjacent land uses. Guidelines thus use the verb “should” or may (rather than “shall”) signifying that the guidelines are desirable objectives but are not required to be achieved.

(c) These standards and guidelines deal with streetscape design, open space design, building location and orientation, driveway and parking design, landscape design, building mass and scale, building

forms, building materials, and compatible additions. They are intended to provide design guidance for project applicants, staff, the Design Review Committee and the general public.

(2) Applicability. The design standards and guidelines set forth in this section shall apply to all new residential buildings and uses located in the area shown on the Residential Design Standards and Guidelines Applicability Map, except where the requirements of this section are expressly superceded by another provision of this Title. In approving a project plan, the approving authority may impose reasonable conditions consistent with the purpose and intent of the purpose of this section. The requirements of this section shall apply in addition to other applicable requirements of this Title. This section shall not be interpreted to supercede other requirements of the Provo City Code which may impose more restrictive requirements than this section.

(3) Streetscape Design.

(a) Sidewalks shall be separated from curbs by a turf landscaped planting strip.

(i) Existing detached sidewalks and planting strips shall be retained and preserved.

(ii) New sidewalks shall be detached from the curb, similar to existing, with planter strips planted with compatible street trees.

(b) Vegetation in planting strips shall be protected and maintained.

(i) Replacing planted material with hard or impervious surfaces shall be prohibited.

(ii) Established vegetation shall be protected during construction to avoid damage.

(iii) Turf should be a low water use type.

(c) The pattern of street trees in a block shall be continued.

(i) Existing street trees shall be preserved whenever possible.

(ii) Damaged or diseased trees shall be replaced with a species similar in character and growth habit to the predominant existing tree species consistent with the City forester's list.

(iii) Street tree installation or replacements shall be required with new development.

(iv) New street trees should have a minimum caliper size of two (2) inches in diameter.

(4) Open Space Design.

(a) Front yards should be similar in character to neighboring properties.

(i) There shall be a logical hard surface pedestrian connection between the street and the front entry.

(ii) The front yard shall be predominantly landscaped with a combination of turf and plants. Hard surfaces for driveways, parking or patios shall be minimized.

(iii) Multi-family housing shall be oriented to the street with an entryway creating the appearance of traditional one-family housing facing the street.

(iv) Parking shall not be allowed in the front yard setback other than in the driveway.

(b) Fences or hedges may be used to define the yard.

(i) A fence within the front yard should be short and transparent with a maximum height of forty eight (48) inches except for corner lots where the height limit at the corner shall not exceed thirty six (36) inches for visibility purposes.

(ii) Masonry and solid fences shall reflect the architectural character of the project.

(iii) Chain link fences shall be prohibited in front yards.

(iv) Contemporary interpretations of traditional fences should be compatible with those found in the neighborhood.

(v) Landscaping along the fence edge should soften and define the property line.

(c) The sense of open space in the front, sides and rear yards should be preserved.

(i) New structures shall be sited consistent with the existing front setbacks of adjoining properties to maintain neighborhood compatibility.

(ii) Building side and rear yard setbacks beyond zoning minimums may be provided to maintain an adequate sense of privacy for adjoining properties.

(5) Building Location.

(a) The primary entry of the building shall be oriented to the street.

(i) All structures shall have one primary entry that faces the street.

(ii) Additional entrances may be located to the side or rear.

(iii) Multi-unit structures shall be street-oriented with the entry facing the street.

(b) The primary entrance shall be clearly defined by use of a raised porch or other similar entry feature.

(i) The front porch or entry feature shall be oriented to the street.

(ii) The minimum dimensions of the porch should be compatible with the scale of the building facade.

(iii) The porch floor height should be consistent with adjoining property.

(c) The majority of new multi-family buildings should be sited along a block face rather than the interior of the block.

(i) The development of large multi-family complexes on the interior of a block with little development out to the street should be discouraged.

(ii) Interior lots should comprise not more than twenty five (25) percent of a project's area.

(6) Driveways and Parking.

(a) The pattern of a single driveway per property should minimize the impact of paving and on-site circulation.

(i) New development shall provide no more than the minimum amount of driveway access required in order to preserve a residential feel.

(ii) Driveway placement should be toward the side property line to avoid dividing a building by a single central driveway to subterranean parking.

(iii) Alley access for properties should be encouraged to reduce the impact of parking and traffic circulation on the front property line.

(iv) Parking and interior access should be designed to minimize the number of curb cuts.

(v) Driveways serving five (5) or less parking spaces shall have a minimum width of twelve (12) feet. Driveways serving six (6) or more spaces shall have a minimum width of twelve (12) feet for one way traffic and sixteen (16) feet for two way traffic.

(b) Required parking shall not be placed in the required front yard and should be minimized in the required rear yard.

(i) New development shall not have any required parking in front of any front face of a residential building.

(ii) Rear surface parking areas should be buffered from neighboring properties by appropriate plant materials.

(iii) Building and driveway lighting should not extend beyond the boundaries of the subject property.

(iv) Entrances to underground parking should occur from driveways along the sides of properties not from a front facing underground garage entry.

(7) Landscape Design.

(a) The design and siting of impervious surfaces should consider existing trees and other significant vegetation.

(i) Property owners shall comply with the tree protection ordinance prohibiting damage or removal of trees in the public right-of-way.

(ii) The design of underground parking structures shall avoid the removal of significant canopy trees within 5 feet of side and rear property lines.

(b) New landscaping with the public and semi-public view areas of the property should be consistent with existing neighborhood vegetation or approved by the City's urban forester.

- (i) The species, size and placement of new front yard landscaping should be considered in the design review process.
  - (ii) New planting designs should consider xeriscape principles and seek to minimize landscape water use.
  - (iii) Subterranean parking structures shall be designed in a way that allows planting and growth of mature trees in the front yard.
  - (c) Landscaping should be used, where feasible, to reduce the impact of larger buildings on neighboring properties.
  - (i) The perimeter landscaping of new multi-family housing should soften views of such housing from adjoining property.
  - (ii) Front yard landscaping for multi-story buildings should be selected and placed to balance and soften the architecture of the building from the street.
- (8) Building Mass and Scale.
- (a) Building front elevations shall be similar in scale to those seen traditionally on the block where the building is located.
    - (i) New multi-family structures should not overwhelm the visual character created by adjoining or nearby one family homes.
    - (ii) Each segment of the front facade of new buildings should be within ten (10) percent of the average width of existing residential structures in the neighborhood. If the building facade has a greater width the facade should be articulated into different planes to reduce the apparent mass of the building.
  - (b) The perceived scale of a building should be minimized.
    - (i) The front wall of a building should generally not exceed two (2) stories in height.
    - (ii) Wall heights of one (1) to one and a half (1 ½) stories should be provided along the street.
    - (iii) A one story porch or similar element, which defines the front door and entrance to the building shall be provided.
  - (c) Doors, windows and balconies of new housing should be located to the extent feasible to respect the privacy of adjoining neighboring properties.
    - (i) Where possible, windows, doors and balconies should not be located on elevations that are directly adjacent to a neighboring property.
    - (ii) Where windows overlook an adjoining property means to preserve privacy should be utilized, such as locating windows above the typical eye level, use of an opaque or glazed glass or appropriately placed landscaping.
- (9) Building Forms.
- (a) Building forms should be similar to those traditionally seen in the neighborhood.
    - (i) Simple rectangular building forms may be appropriate if found in the neighborhood.
    - (ii) Foundations should be raised. Finished first floor height should be within the range typically found in the neighborhood.
    - (iii) Exotic building and roof forms, which detract from visual continuity shall be prohibited.
  - (b) Roof forms should be similar to those traditionally seen in the residential neighborhood.
    - (i) Sloping roofs such as gable and hipped should be used as the primary roof form.
    - (ii) Shed roofs may be appropriate for some additions.
  - (c) Window and doorway forms should be similar to those traditionally seen in the residential neighborhood.
    - (i) Historic window and door forms should be used to create harmony with historic neighborhood forms.
- (10) Building Materials.
- (a) Brick, stucco and painted wood shall be used as primary building materials.
    - (i) Painted wood lap siding and other forms of wood siding should be used predominately.
    - (ii) Stucco may be considered when it is detailed with wood trim around windows and doors. A shadow line around windows should be created by recessing windows.
  - (iii) A range of secondary and trim materials may be used as long as they are not dominant.
  - (b) Roof materials should appear similar in scale and texture to those traditionally found in the neighborhood.
    - (i) Wood, slate, tiles and high-quality composition shingles and shakes should be used for roofing materials.
- (11) Building Additions.
- (a) Existing buildings should be adapted to new uses.
  - (b) An addition should not strongly alter the perceived character of an original building.
    - (i) Windows, materials and doors should be compatible with those of the original building.
    - (ii) Roof forms shall be compatible with the primary structure.
- (New 2002-02)

# Fort Collins, Colorado

## DIVISION 3.5 BUILDING STANDARDS

Sections:

3.5.1 Building and Project Compatibility

3.5.2 Residential Building Standards

3.5.3 Mixed-Use, Institutional and Commercial Building

3.5.4 Large Retail Establishments

3.5.5 Convenience Shopping Center

These building standards should be read in conjunction with the zone district standards contained in Article 4 of this Land Use Code.

### 3.5.1 Building and Project Compatibility

(A) **Purpose.** The purpose of this Section is to ensure that the physical and operational characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area. They should be read in conjunction with the more specific building standards contained in this Division 3.5 and the zone district standards contained in Article 4.

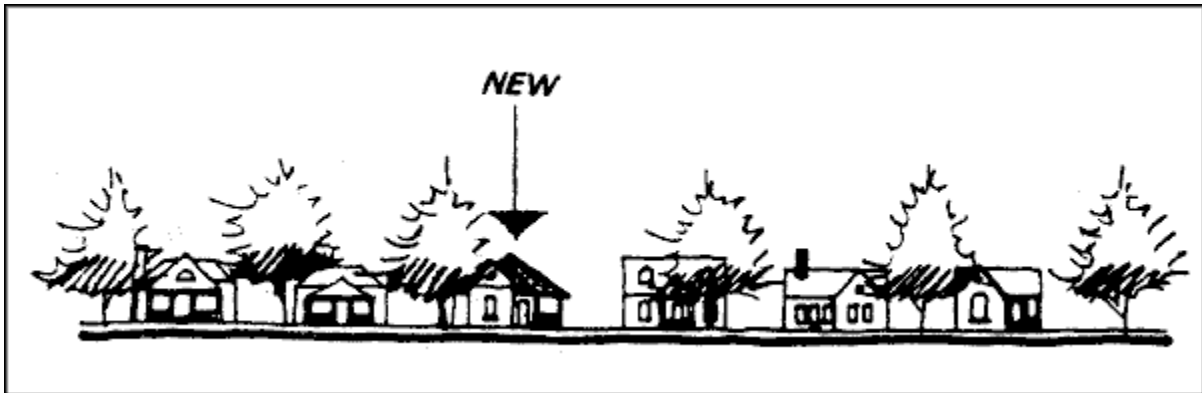
(B) **Architectural Character.** New developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a design that is complementary. In areas where the existing architectural character is not definitively established, or is not consistent with the purposes of this Land Use Code, the architecture of new development shall set an enhanced standard of quality for future projects or redevelopment in the area. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns, and/or the use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed infill development. Brick and stone masonry shall be considered compatible with wood framing and other materials.

(C) **Building Size, Height, Bulk, Mass, Scale.** Buildings shall either be similar in size and height, or, if larger, be articulated and subdivided into massing that is proportional to the mass and scale of other structures on the same

block, or if no buildings exist thereon, then on adjoining blocks. (See Figure 7.)

Figure 7

Infill Buildings



New buildings in historic districts should reflect the historic character of the neighborhood through repetition of roof lines, patterns of door and window placement, and the use of characteristic entry features.

(D) **Privacy Considerations.** Elements of the development plan shall be arranged to maximize the opportunity for privacy by the residents of the project and minimize infringement on the privacy of adjoining land uses. Additionally, the development plan shall create opportunities for interactions among neighbors without sacrificing privacy or security. (See Figure 8.)

(E) **Building Materials.**

(1) **General.** Building materials shall either be similar to the materials already being used in the neighborhood or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure that enough similarity exists for the building to be compatible, despite the differences in materials.

(2) **Glare.** Building materials shall not create excessive glare. If highly reflective building materials are proposed, such as aluminum, unpainted metal and reflective glass, the potential for glare from such materials will be evaluated to determine whether or not the glare would create a significant adverse impact on the adjacent property owners, neighborhood or community in terms of vehicular safety,

outdoor activities and enjoyment of views. If so, such materials shall not be permitted.

(3) *Windows.*

(a) Mirror glass with a reflectivity or opacity of greater than sixty (60) percent is prohibited.

(b) Clear glass shall be used for commercial storefront display windows and doors.

(c) Windows shall be individually defined with detail elements such as frames, sills and lintels, and placed to visually establish and define the building stories and establish human scale and proportion.

(F) ***Building Color.*** Color shades shall be used to facilitate blending into the neighborhood and unifying the development. The color shades of building materials shall draw from the range of color shades that already exist on the block or in the adjacent neighborhood.