



Neighborhood Stabilization Overlay

City Council Hearing
November 9, 2005

Proposed Ordinance

■ Initiation

- ◆ Petition and fee – 50% +1 to 74%
- ◆ Petition – 75% or more
- ◆ Authorized hearing

Proposed Ordinance

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

Proposed Ordinance

■ Area

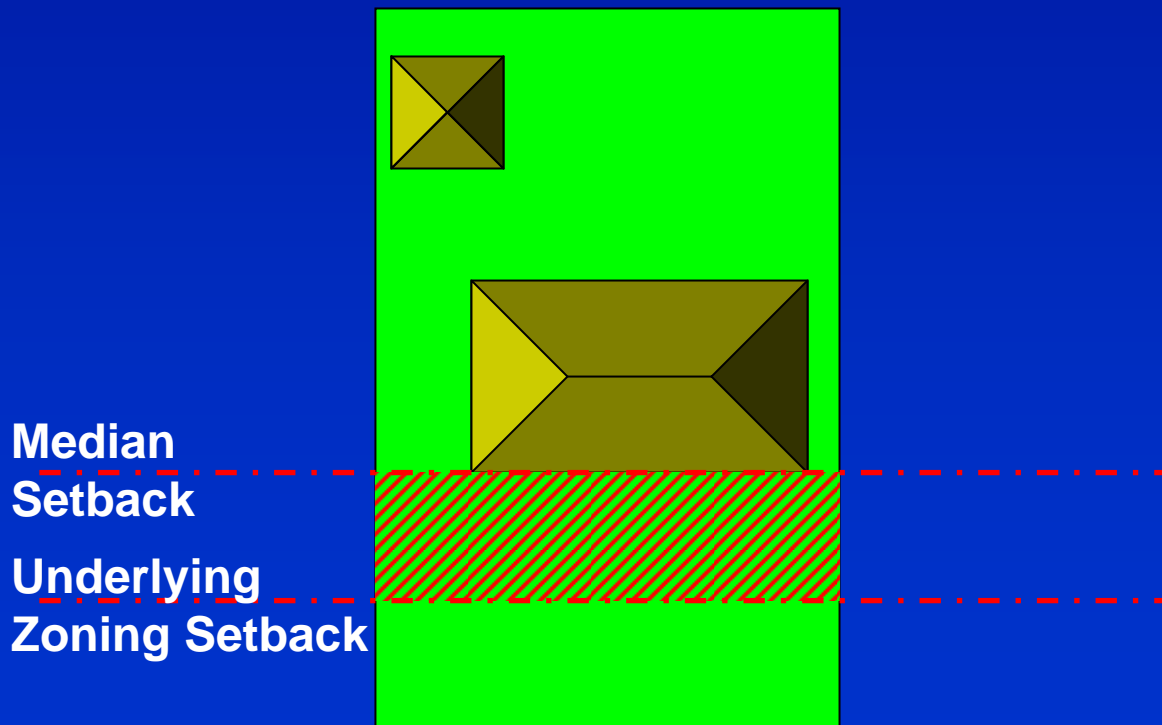
- ◆ 50 homes abutting in a compact and contiguous area; or
- ◆ An original subdivision.
- ◆ Non-residential properties are ineligible
- ◆ Boundary should define logical edges

Proposed Ordinance

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

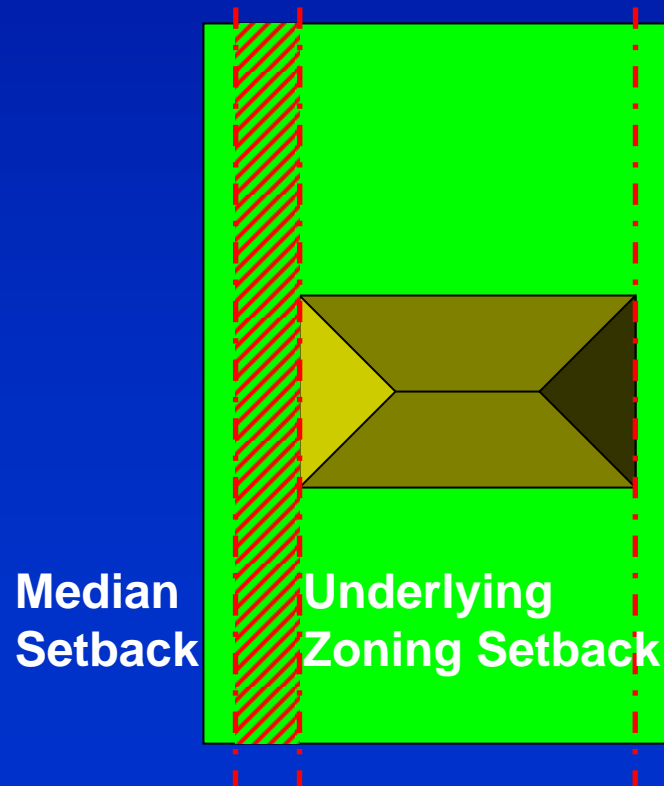
Proposed Ordinance

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



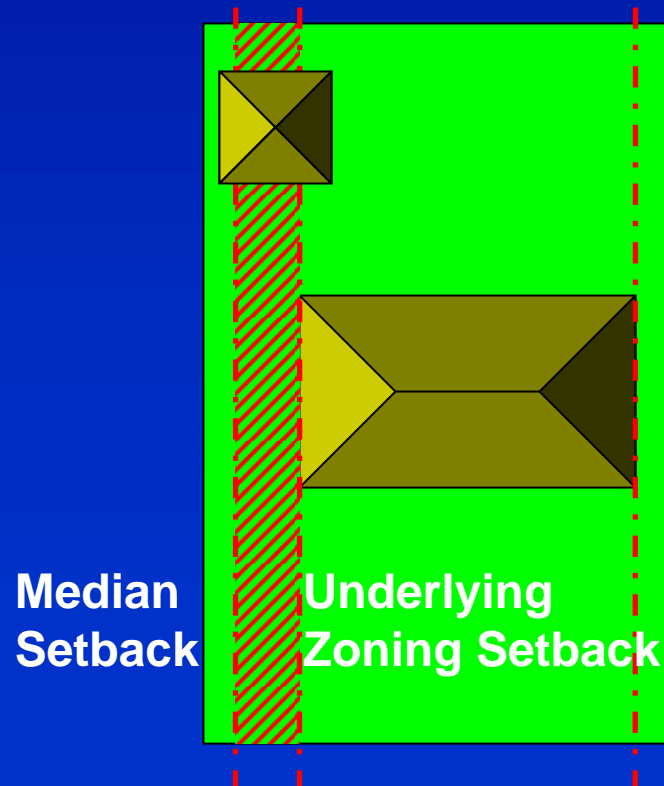
Proposed Ordinance

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



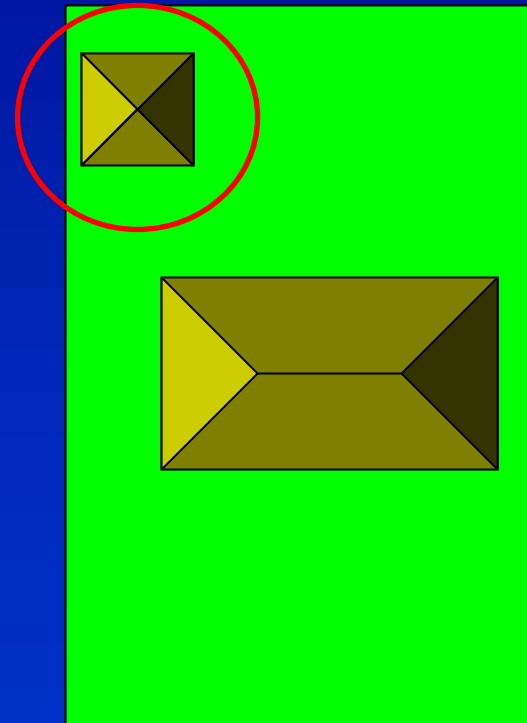
Proposed Ordinance

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



Proposed Ordinance

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



Proposed Ordinance

■ Height plane

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

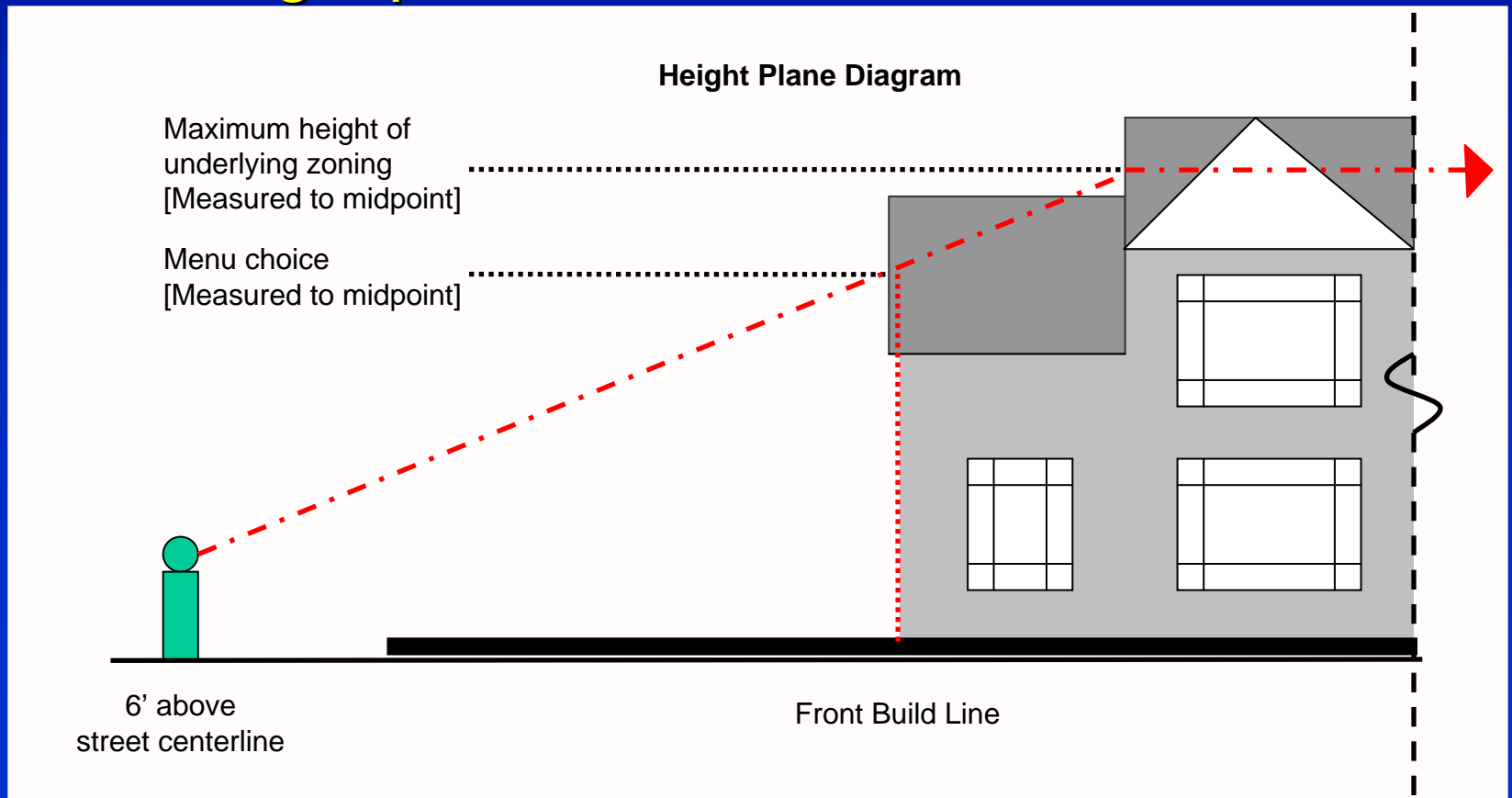
Proposed Ordinance

■ Height plane

- ◆ If median height is less than 20': Menu choices would include the median height or from 20' to the maximum height allowed by underlying zoning
- ◆ If median height is greater than 20': Menu choices would include the median height to the maximum height allowed by underlying zoning

Proposed Ordinance

■ Height plane



Proposed Ordinance

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

Finding a Balance

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