

## **Proposed Butchers Hill Neighborhood Development Standards**

These standards are established to preserve the historic architectural character of Butchers Hill. All proposed construction must first be compared with its adjoining buildings for compatibility with height, scale and character of architecture. No construction should be permitted to alter our historic streetscape.

- 1. Building height** should be no greater than the buildings adjoining it.
  - A. Some flexibility should be considered for
    1. Open yard space provided.
    2. Number of off-street parking spaces provided.
- 2. Front additions** to set-back houses should not be permitted.
- 3. Rear additions and additions on top of existing additions** should be no greater in height or dimension than additions on adjoining buildings.
  - A. Flexibility will be considered only if agreeable to adjoining neighbors.
  - B. On lots less than 100' deep, flexibility may be considered for off-street parking spaces provided.
- 4. No new dwelling units** should be added without provisions for off-street parking spaces:
  - A. One off-street parking space per efficiency or one-bedroom dwelling.
  - B. Two off-street parking spaces per dwelling with two or more bedrooms.
- 5. Non-conforming business uses** should be neighborhood based:
  - A. Examples: general variety stores, coffee shops, dry cleaners, book shops, small offices for professionals living in the neighborhood (maximum 3 employees).
  - B. Business should not add to the neighborhood parking problem.
  - C. Business should base its subsistence on neighborhood walk-in customers.
- 6. Existing precedent does not apply** Existing construction not in accordance with these Neighborhood Development Standards will not be considered as precedent for proposed construction.
- 7. Submit an impact statement** including:
  - A. Submit drawings of new construction to Butchers Hill Association:
    - a. Submit at least 45 days in advance of a zoning appeal.
    - b. Submit scale drawings of proposed plans and elevations.
  - B. Submit a statement as to what market segment the project will be focusing on.
- 8. Roof decks** and their access structures should be set back from the front wall of the building so they are not visible by a person standing on the sidewalk directly across the street.
  - A. Access structures should be no more than 75 square feet in size.
- 9. Exterior building materials** should be historically compatible on walls facing named streets.
- 10. New curb cuts** will be opposed on all streets with on-street public parking.
- 11. Building Demolition** should be by last resort only.
  - A. Reasons for demolition should be submitted to the Butchers Hill association for review and approval.
  - B. Saving and preserving buildings using historic tax credits are encouraged.