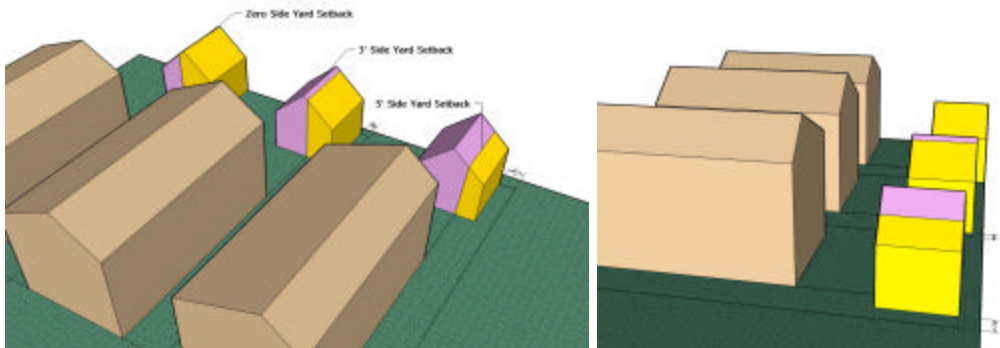
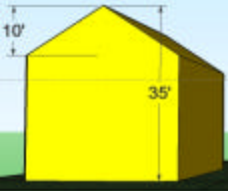

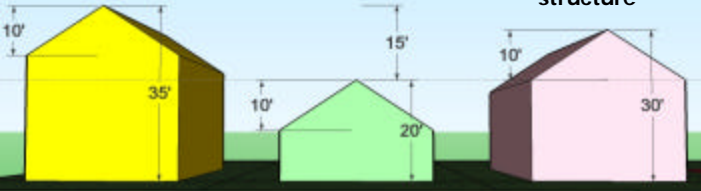
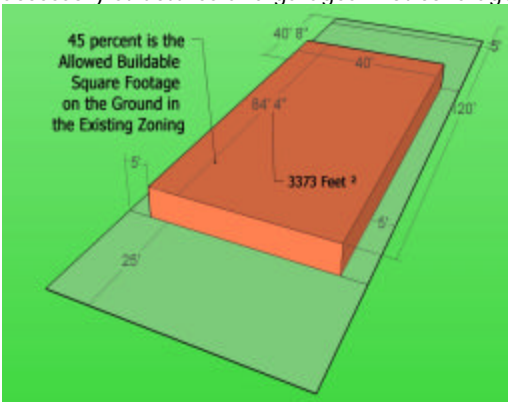
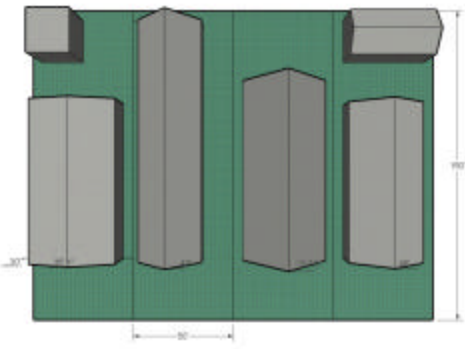



# Explanation of Items

## What Conservation Districts Can Regulate

Please remember, the proposed conservation district ordinance may address AS MANY OR AS FEW of the items mentioned in this packet as you see fit. The ordinance is based on the NEIGHBORHOOD'S comments. It is up to the neighborhood to determine what items need to be conserved, preserved and prohibited in order to maintain the context of the neighborhood.

	Explanation																																			
<b>Accessory Structures</b>	<p>Accessory structures regulations can include: location, access, style and materials, roof slope, or setbacks.</p>  <p style="text-align: center;">View from the sky of varying side yard setbacks and rear yard setbacks for accessory structures</p>																																			
<b>Building Materials</b>	Materials that may be addressed include: Aluminum siding, Brick, EIFS, Fiber Cement, Hardiplank, Plywood, Steel, Stone, Stucco, Vinyl, Wood, Wood Shingles.																																			
<b>Demolition</b>	Establishes the criteria under which structures can or cannot be demolished.																																			
<b>Density</b>	The ratio of dwelling units to the lot area.																																			
<b>Doors and Windows</b>	Can refer to the materials, size, type of glass, configurations or style of windows and doors allowed in a structure. This also can address screen/storm windows and doors.																																			
<b>Driveways and Parking</b>	This can refer to driveway materials, location, width, or the number of parking spaces																																			
<b>Enclosures</b>	Addresses if or when it is appropriate to enclose existing porches, porte cocheres or carports.																																			
<b>Fences, Walls, and Retaining Walls</b>	Location, materials, and heights of fences, walls and retaining walls.																																			
<b>Floor Area Ratio (FAR)</b>	<p>FAR is the ratio of floor area of structures to the total lot area. FAR regulations are intended to allow the construction of houses that are sized in proportion to the lots on which they are built, while reasonably accommodating the demands of today's housing market.</p> <p>FAR includes the <u>total</u> square footage of the house, whereas lot coverage <u>JUST</u> regulates the footprint on the ground.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;">Example</th> <th style="text-align: center;">Square feet</th> <th style="text-align: center;">Lot square feet</th> <th style="text-align: center;">FAR</th> <th></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Main House</td> <td style="text-align: center;">1,500*</td> <td style="text-align: center;">10,000</td> <td style="text-align: center;">1,500 / 10,000 =</td> <td style="text-align: center;">.15 FAR</td> </tr> <tr> <td style="text-align: center;">Accessory Structure</td> <td style="text-align: center;">500*</td> <td style="text-align: center;">10,000</td> <td style="text-align: center;">500 / 10,000 =</td> <td style="text-align: center;">.05 FAR</td> </tr> <tr> <td colspan="3"></td> <td style="text-align: center;"><b>Total Lot FAR =</b></td> <td style="text-align: center;"><b>.20</b></td> </tr> <tr> <td style="text-align: center;">Main House</td> <td style="text-align: center;">7,500 *</td> <td style="text-align: center;">20,000</td> <td style="text-align: center;">7,500 / 20,000 =</td> <td style="text-align: center;">.375 FAR</td> </tr> <tr> <td style="text-align: center;">Accessory Structure</td> <td style="text-align: center;">2,500 *</td> <td style="text-align: center;">20,000</td> <td style="text-align: center;">2,500 / 20,000 =</td> <td style="text-align: center;">.125 FAR</td> </tr> <tr> <td colspan="3"></td> <td style="text-align: center;"><b>Total Lot FAR =</b></td> <td style="text-align: center;"><b>.50</b></td> </tr> </tbody> </table>	Example	Square feet	Lot square feet	FAR		Main House	1,500*	10,000	1,500 / 10,000 =	.15 FAR	Accessory Structure	500*	10,000	500 / 10,000 =	.05 FAR				<b>Total Lot FAR =</b>	<b>.20</b>	Main House	7,500 *	20,000	7,500 / 20,000 =	.375 FAR	Accessory Structure	2,500 *	20,000	2,500 / 20,000 =	.125 FAR				<b>Total Lot FAR =</b>	<b>.50</b>
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<b>Front Yard, Parkway, &amp; Sidewalks</b>	The parkway is the area between the street and the sidewalk that is considered to be public right of way. Sidewalks can include orientation and materials.																																			
<b>Glass Types</b>	The types of glass that can be used in windows. Types of window glass to be addressed: flat glass, tinted glass, stained glass, leaded glass, reflective glass, mirror, insulating glass, tempered glass, and others.																																			

	Explanation	
<p><b>Height</b></p>	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><b>The roof measured to the midpoint of the roof</b></p>  </div> <div style="width: 45%;"> <p><b>The roof measured to the peak of a structure</b></p>  </div> </div> <p style="text-align: center;"><b>Typical height of the existing homes</b></p> 	
<p><b>Land Uses</b></p>	<p>Allowed uses in a zoning district such as: single family, duplex, multi family, townhouse, office, retail, industrial, commercial, etc.</p>	
<p><b>Landscaping</b></p>	<p>Landscaping provisions can address trees, green space, hedgerows, or front yard landscaping</p>	
<p><b>Lot Coverage</b></p>	<p>The percentage of lot that is covered by a roof, floor or structure , which includes porte cocheres, accessory structures and garages. Lot coverage only regulates the size of the building on the ground.</p> <div style="display: flex; justify-content: space-around;"> <div style="width: 45%;">  </div> <div style="width: 45%;">  </div> </div> <p>Examples of 45 percent lot coverage which is the maximum allowed lot coverage in most single family districts</p>	
<p><b>Lot Size and Width</b></p>	<p>Lot size is the minimum or maximum square footage for a lot.</p> <p>Lot width is the distance between the side lot lines. This can be implemented to ensure lots are not larger or smaller than the established lots in the district.</p>	
<p><b>Non-Conforming Uses</b></p>	<p>Means a use that does not conform to the use regulations but was lawfully constructed under the regulations in place at the beginning of operation and has been in regular operation use since that time. For example, if a lot was zoned multi-family but the conservation district only allowed single family, it would be a legal non-conforming structure, because it was legal prior to the zoning change.</p>	
<p><b>Paving</b></p>	<p>This addresses impervious surface in the front yard. How much of the lot can be paved or hardscaped (any paved surface such as asphalt, bricks, concrete, stone or tile). It can also address allowed or prohibited paving materials.</p>	
<p><b>Roof Materials and Form</b></p>	<p>Legal roofing materials include: asphalt shingles, clay tile, composition shingles, concrete, corrugated plastic, membrane, rolled roofing, slate tiles, synthetic materials, standing seam metal, tar-and-gravel, terra cotta tiles, and wood shingles. Roof form is meant to address either the shape of the roof (gable, cross gable, hipped, etc) and the roof pitch (the slope of the roof, i.e. 20 degrees, 40 degrees etc)</p>	

	Explanation
<b>Setbacks Front, Side &amp; Rear Yards</b>	<p>The minimum distance a building may be erected from a street, alley, or lot line</p>  <p>Front yard setbacks in a row      Front yard setbacks not in a row      Side yard setbacks</p>
<b>Structure Width</b>	<p>The maximum and / or minimum width the front of a house.</p>
<b>Style</b>	<p>This refers to the style of architecture.</p> <p>Some districts have wanted to regulate the appearance of new construction and additions in order to encourage construction that is compatible with the existing building stock.</p>
<b>Wrought Iron and Metal Elements</b>	<p>Iron railings and metal columns.</p>