

**DESIGN REVIEW CRITERIA - SINGLE-FAMILY RESIDENTIAL  
ORDINANCE NO. 2005 AMENDMENTS  
(Eff. November 19, 2002)**

To address the issue of oversize homes and additions to single-family homes, the following sections of the Zoning Ordinance were amended: Title 10 Planning and Zoning, Chapter 2, Zoning, Part 1, Article 3; Definitions, Part II, Article 1; Single Family Residential Districts, Part III, Article 3; Nonconforming Uses and Structures, Part IV; and, Article 12, Design Review.

In summary, modifications included a new requirement for design review approval in the R-8, R-8.5 and R-10 zoning districts where:

1. New single family residences or additions which result in such structure exceeding a Floor Area Ratio (FAR) of 0.42 (including garage and all other buildings on site) - **(0.42 FAR threshold)**; or
2. New single family residences or additions which would result in more than 40 percent of the total floor area of the principle structure (including garage) being located on the second floor - **(40/60 split threshold)**; or,
3. The second story is set back less than 10 feet from a side property line - **(10-foot 2nd floor step-back threshold)**.

Design review is required in all single family residential zoning districts where:

4. An addition would result in a floor area increase of 50 percent or more of the original home size (including garage and all other buildings on site), except where the addition results in a total FAR of less than 0.30 for homes in the R-8, R-8.5 and R-10 districts, or an FAR of less than 0.22 for homes in the R-12, R-15, R-20 and R-40 districts - **(Additions of 50 percent or more)**; or
5. A new residence is constructed following the demolition (tear-down) of an existing residence, except where the addition results in a total FAR of less than 0.30 for homes in the R-8, R-8.5 and R-10 districts or an FAR of less than 0.22 for homes in the R-12, R-15, R-20 and R-40 districts - **(Tear-downs)**; or
6. The floor area of any new single family residence or addition thereto (including garage and all other buildings on site), exceeds 4,500 square feet - **(4,500 sq.ft. threshold)**; or,
7. In any instance, at the discretion of the Planning Manager, where a proposal is inconsistent with already adopted design guidelines for single-family residences.

Code modifications also included:

8. An increase in the minimum rear yard setback from 10 feet to 15 feet in the R-8, R-8.5, and R-10 zoning districts;
9. An expanded definition of “gross floor area” to address doubling the floor area of those spaces which have ceiling heights of 15 feet or more; and,
10. An exemption from the rear yard setback requirements for the purposes of reconstruction for those existing single-family residences with rear yards of less than 15 feet.