

# SILVER HILL RESIDENTIAL STUDY

## RECOMMENDATIONS

20 February 2009

### AREA 1

- A. **Apply the Historic Overlay Zone to all lots in the Silver Hill Historic District between Yale and Sycamore SE** (see Area 1 on enclosed map of Silver Hill Neighborhood Study Area with Proposed Designations)

Purposes:

- Protect historic buildings from unnecessary demolition.
- Ensure that alteration of existing buildings and sites, and the design of new construction, the historic district is treated appropriately and not irreversibly harmed.
- Allow a range of appropriate alterations to existing buildings and grounds that serve as many owner needs as possible, including water and energy management.

- B. **Rescind the Silver Avenue Residential Design Enhancement Area**. This area currently covers the SU-2 Single Family Zone and certain lots zoned SU-2 R-3 Residential and SU-2 Residential Townhouse Duplex, all within the Silver Hill Historic District.

Purpose: Eliminate current regulations and guidelines that will be supplanted if the Silver Hill Historic Overlay Zone is adopted.

- C. **Amend the SU-2 Single Family Residential Zone to allow a second dwelling unit in an accessory building of 650 sq. ft., maximum, under a conditional use permit** (see Silver Hill Zoning Map for SU-2 SF Zone).

Purpose: Allow appropriate and limited infill construction on a street segment (Silver Avenue SE) characterized historically by a mix of single family houses and duplexes.

## AREA 2

Adopt a **Silver Hill Design Enhancement Area** to cover the Silver Hill neighborhood's residential zones outside the Silver Hill Historic District (see attached map of Proposed Designations).

Purposes: Reinforce the area's pedestrian orientation, pattern of small buildings near streets on similar-size lots, and design quality. Protect public improvements and existing topography.

The proposed Silver Hill Design Enhancement Area will apply the following **Design Regulations**, in addition to regulations of the underlying zoning:

- There shall be a maximum front-yard setback of 25 feet.
- In the next 10 feet behind the front yard setback; the highest point of the roof shall not exceed 18 feet in height.
- Existing retaining walls that abut streets, and the ground they retain, shall be maintained in place. If a retaining wall is proposed for replacement or repair, it shall be replaced or repaired in the same position, and the ground it retains shall remain unaltered or be restored when the wall is replaced.
- Facades shall be related to human scale by the use of windows, doors, and entry porches. For buildings constructed on more than one lot, or on any lot wider than fifty feet, major façades shall reinforce the prevailing pattern of building masses, setbacks, and spaces between buildings.
- Where off-street parking will be accessed from a local street (not an arterial or collector), up to two parking spaces per 50 feet of frontage may be located in the front-yard setback, and no on-site turn-around space for this parking is required.
- New curb cuts, if proposed, shall be subject to approval by the Planning Director or a designee of the director, and shall not result in removing street trees, adversely affecting irrigation equipment that serves street trees, or placing more than one curb cut per lot.