

APPENDIX E RIVER ROAD OVERLAY DISTRICT

Section 1.1 Area Description and Boundaries

- A. The River Road Overlay District is comprised of residential and commercial properties in the southern portion of the Baring Cross neighborhood.
- B. The established boundaries of the district are as follows: An area bounded by Pike Avenue and the Baring Cross Bridge on the east, West 9th Street on the north, property adjacent to Vestal, Frank and Division Streets on the west, and the Arkansas River on the south.

Section 1.2 Purpose and Intent

The purpose and intent of the River Road Overlay is to ensure that infill residential developments are compatible in building and structural orientation, height, lot dimensional requirements and other site spatial relationships to the precedent within the established neighborhood.

Section 1.3 Compliance

Every application for new residential dwellings shall comply with all applicable overlay district and underlying zoning district standards. In cases of conflict, the more restrictive standards shall apply. These are the minimum requirements that must be met in order to obtain approval.

Section 1.4 Review procedures

Final compliance with all building design and site standards will be determined during the permit review process.

Section 1.5 Residential building standards

- A. Orientation. The front façade of all new residential structures shall be oriented towards the front of the lot so that access is readily apparent from the adjoining street.
- B. Façade.
 - 1. Residences shall maintain a minimal dimension such that no façade is less than 20 feet in width.
 - 2. All facades shall include windows, doors, or other openings.
- C. Foundation and floor elevation.
 - 1. The foundation of residences shall be solid and continuous around the perimeter of the primary structure.

2. Floor height: The finished floor height of all new principal structures shall be a minimum of eighteen 18 inches above the finish grade at the front building face and must meet all applicable storm water requirements.

D. Front Porch.

1. Covered porches shall be encouraged; a minimum of 6 feet in depth and may encroach the front setback line to within 7 feet of the front property line.
2. Porches must be at least 40 percent of the width of the front of the house.

E. Roofs.

1. The minimum roof pitch for new principal structures shall be a minimum 6:12 pitch. Open porches and dormers are excluded from this requirement.
2. Roofs of residences shall have a minimum 12 inch eave, excluding gutters. The eave is measured from the structure wall to the outside drip edge.
3. Height of residential buildings is limited to 35 feet.

F. Materials. Below are recommendations for approved materials. In no instance will materials in conflict with the guidelines of Section 12.20 be allowed. Material List for All Styles:

1. Shutters. Vinyl and Hardwood
2. Siding. The siding of residences shall be of customary design and materials, including exterior grade plywood panel, hardboard, lumber, cedar shingles, other wood, vinyl, aluminum, steel, stone, stucco, brick or masonry siding materials to be consistent with the character of existing neighborhoods. Vertical ribbed or corrugated steel siding shall not be allowed.
3. Roofing. Asphalt, fiberglass, stone, clay, or wood shingles, standing seam metal roofs, zinc coated.
4. Windows. Energy efficient vinyl, aluminum, wood.
5. Foundations. Common brick, concrete block, or stucco is acceptable. The foundation of residences shall be solid and continuous around the perimeter of the primary structure.
6. Chimneys. Common brick, stone, or stucco.

Section 1.6 Residential site requirements

- A. Setbacks. Front yard setback lines for residential property shall be 15 feet from the property line for enclosed rooms of the residence. Front yard covered porches shall be allowed within 7 feet of the front property line. The underlying zoning district shall define all other setback requirements.
- B. Accessory structures. See Section 12.2
- C. Attached garages.
 - 1. On residential lots with alleys, the attached garage shall be oriented to the alley.
 - 2. Where no alley exists, the attached garage shall not exceed 1/3 of the front of the dwelling and the structural edge of the vehicular entrance to the garage shall be constructed no closer to the street than 2 feet behind the front wall of the principal structure.
- D. Fencing. All residential provisions of Section 12.15 shall apply.
- E. Alley access. If an existing lot is adjacent to an open and used public alley, vehicular access to the site from the alley is required as the primary access point.
- F. Parking. Where alleys are present, parking is to be oriented from the alley. No driveway shall be constructed from the road to the front yard face of the principal structure unless providing vehicular access to an attached garage or carport.
- G. Landscaping.
 - 1. Landscaping should be irrigated properly, and maintained to include weeding, pruning, mulching, and mowing.
 - 2. Front yards may be grass lawns, landscaped gardens, or a balance of both, similar in depth to neighboring houses.
 - 3. Planting beds should be located at the building foundation and/or in isolated locations in the front and side yards that are visible from the public way.
 - 4. Street trees, planting beds and shrubs are recommended to incorporate a sense of semi-public space.
 - 5. No more than 50 percent of the front yard shall be impervious or paved surfaces.

Section 1.7 Variance Requests

Variance requests will be directed to the Board of Adjustment, Section 19.1.