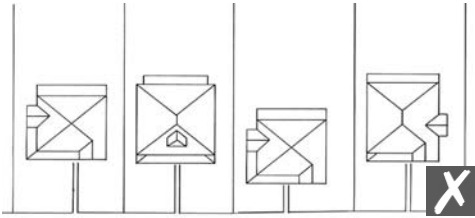


8.11 Location and Site Design



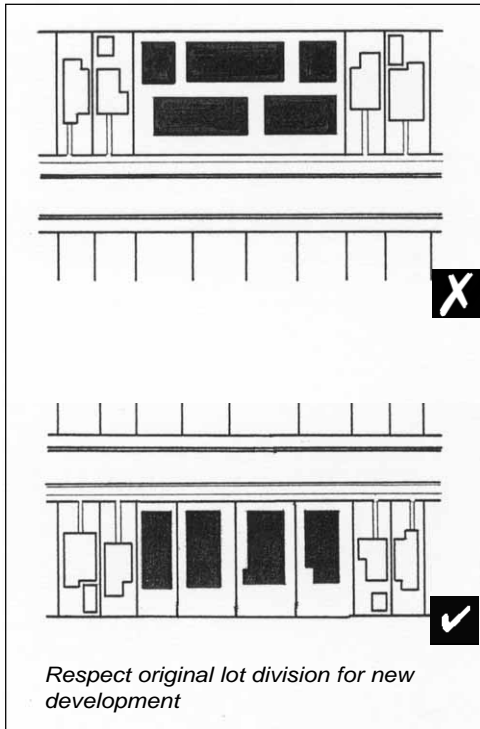
This design does not maintain the consistent setback of structures on the block.

PURPOSE AND INTENT

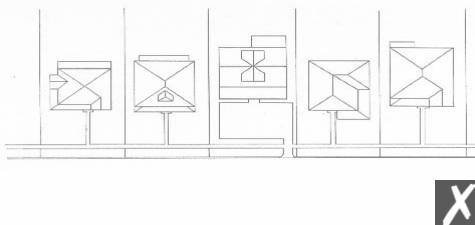
The spacing and location of historic structures within a historic neighborhood usually establish a rhythm that is essential to the character of the neighborhood. This vocabulary of front yards and side yards should be maintained by new construction within historic neighborhoods so that the character of these neighborhoods is not lost.

GUIDELINES

1. New residential structures should be placed on their lots to harmonize with the existing historic setbacks of the block on which they are located.
2. Front and side yard areas should be largely dedicated to planting areas. Large expanses of concrete and parking areas in the front and side yards are inappropriate.
3. Paving and parking areas should be located to the rear of new residential structures whenever possible.
4. Attached garages that face the street are inappropriate in new construction, unless topography dictates design.
5. Respect original lot division for new development (there is an exception for relocating historic structures, see guideline #6)
6. For larger lots or two contiguous lots, the side yard area and the overall massing of the structure should be consistent with historic development patterns.
7. Parking required for infill construction should be designed in a manner appropriate with the historic character of the neighborhood.



Respect original lot division for new development



Large expanses of concrete and parking areas in the front and side yards are inappropriate.