

## ORDINANCE NO. \_\_\_\_\_

An ordinance changing the zoning classification on the following described property, to wit:

An area generally being bounded by the lots on both sides of Llano Avenue on the north, the centerline of Skillman Street on the east, the lots on both sides of Belmont Avenue on the south (excluding the south side of Belmont, the 5700 block, between Greenville Avenue and Matilda Street), and the centerline of Greenville Avenue on the west,

from an R-7.5(A) Single Family District and an R-7.5(A)-MD-1 Single Family District with Modified Delta Overlay No. 1 to Conservation District No. 12 (the Belmont Addition Conservation District) with retention of Modified Delta Overlay No. 1; approving the conceptual plan; providing procedures and regulations for this conservation district; providing for preservation of overlay zoning districts; providing a purpose statement; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council of the City of Dallas find that the property described in Section 2 of this ordinance is an area of cultural and architectural importance and significance to the citizens of the city; and

WHEREAS, the city plan commission and the city council, in accordance with the provisions of the Charter of the City of Dallas, the state law, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property hereinafter described; and

WHEREAS, the city council finds that it is in the public interest to establish this conservation district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. Approval of the conceptual plan. That the conceptual plan for the Belmont Addition Conservation District, attached to this ordinance as Exhibit B, is approved.

SECTION 2. Creation of the conservation district. That the zoning ordinances of the City of Dallas, as amended, are amended by changing the zoning classification from an R-7.5(A) Single Family

District and an R-7.5(A)-MD-1 Single Family District with Modified Delta Overlay No. 1 to Conservation District No. 12 (the Belmont Addition Conservation District) with retention of Modified Delta Overlay No. 1 on the following described property, to wit:

BEGINNING on Greenville Avenue at the point of intersection of the centerline of the alley between Llano Avenue and Vickery Boulevard;

THENCE, in an easterly direction, along the centerline of the alley between Llano Avenue and Vickery Boulevard to the point of intersection with the centerline of Skillman Street, to a point for corner;

THENCE, in a southerly direction along the centerline of Skillman Street to the point of intersection with the centerline of the alley between Belmont Avenue and Richmond Avenue;

THENCE, in a westerly direction, along the centerline of the alley between Belmont Avenue and Richmond Avenue, to the point of intersection with the centerline of Matilda Street;

THENCE, in a northerly direction along the centerline of Matilda Street, to a point of intersection with the centerline of Belmont Avenue;

THENCE, in a westerly direction along the centerline of Belmont Avenue, to a point of intersection with the centerline of Greenville Avenue;

THENCE, in a northerly direction along the centerline of Greenville Avenue to the point of intersection with the centerline of the alley between Llano Avenue and Vickery Boulevard, the PLACE OF BEGINNING.

SECTION 3. Preservation of overlay zoning districts. That any existing overlay zoning districts within the Belmont Addition Conservation District shall remain in full force and effect.

SECTION 4. Purpose. That this conservation district is established to conserve the Belmont Addition neighborhood and to protect and enhance its significant architectural and cultural attributes. The conservation district regulations are attached to this ordinance as Exhibit A. The conservation district regulations ensure that new construction and remodeling is done in a manner that is compatible with the original architectural styles found in the conservation district.

SECTION 5. Zoning district maps. That the director of the department of development services shall correct Zoning District Map Number H-8 and I-8 in the offices of the city secretary, the building official, and the department of development services to reflect the changes in zoning made by this ordinance.

SECTION 6. Penalty clause. That a person who violates a provision of this ordinance is guilty of a separate offense for each day or portion of a day during which the violation is committed, continued, or permitted, and each offense is punishable by a fine not to exceed \$2,000.

SECTION 7. Saving clause. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. Severability clause. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 9. Effective date. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

MADELEINE B. JOHNSON, City Attorney

By \_\_\_\_\_

Assistant City Attorney

Passed \_\_\_\_\_

## EXHIBIT A

### BELMONT ADDITION CONSERVATION DISTRICT REGULATIONS

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EXHIBIT B: Belmont Addition Conservation District Conceptual Plan

(a) Interpretations and definitions.

- (1) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51A.
- (2) Unless otherwise stated, the definitions in Chapter 51A apply to this ordinance. In this ordinance:
- (A) COLONIAL REVIVAL means colonial revival architectural style as shown in Exhibit B.
- (B) COMPATIBLE means consistent with the architecture found within the district, including architectural style, scale, massing, setbacks, colors, and materials.
- (C) CONTRIBUTING means a structure listed as Colonial Revival, Craftsman, Prairie, or Tudor structure in Exhibit B.
- (D) CORNER LOT means a lot that has frontage on two different streets.
- (E) CORNERSIDE FACADE means a main building facade facing a side street.
- (F) CORNERSIDE LOT LINE means the lot line on a side street.
- (G) CORNERSIDE YARD means a side yard that abuts a street.
- (H) CRAFTSMAN means craftsman architectural style as shown in Exhibit B.
- (I) DIRECTOR means the director of the department of development services or the director's representative.
- (J) DISTRICT means the Belmont Addition Conservation District.
- (K) EXISTING means a structure or status that existed as of March 24, 2004, the date of creation of this conservation district.
- (L) FRONT FACADE means the building elevation facing the front street.
- (M) FRONT STREET means Llano Avenue, Velasco Avenue, Palo Pinto Avenue, Goliad Avenue, and Belmont Avenue.
- (N) HARDSCAPE means any non-plant landscape materials such as boulders, cobbles, decorative concrete, gravel, mulch, pavers, or stones.
- (O) HEIGHT, for any structure with a roof, means the vertical distance measured from grade to the peak of any roof structure, regardless of its style or form.
- (P) MAIN STRUCTURE means the building on a lot intended for occupancy by the main use.
- (Q) NONCONTRIBUTING means a structure not listed as contributing in Exhibit B.
- (R) ONE-AND-ONE-HALF STORIES means that the space within the roof structure of a main structure has been converted to livable space.
- (S) ORIGINAL means a main structure that occurred on a lot as of December 31, 1945. An "original architectural style" is the architectural style of the original main structure for that lot only.
- (T) PARKWAY means that area between the sidewalk and the curb, or that area between the sidewalk and the street pavement if there is no curb.
- (U) PRAIRIE means prairie architectural style as shown in Exhibit B.
- (V) REAR YARD means:
- (i) on an interior lot, the portion of the lot between the side lot lines that extends across the width of the lot between a main building and lines parallel to and extending outward from the rear facade of a main building and the rear lot line; and
  - (ii) on a corner lot, the portion of the lot that extends between the interior side lot line and a line parallel to and extending outward from the rear corner of the cornerside facade, and between the rear

lot line and a main building and a line parallel to and extending outward from the interior side corner of the rear facade.

(W) REMODEL means improvements or repairs that change the exterior materials or appearance of the front facade or wrap-around of the main structure.

(X) RETAINING WALL means a wall used to prevent the erosion of land.

(Y) SIDE STREET means Greenville Avenue, Matilda Street, Delmar Avenue, Concho Street, and Skillman Street.

(Z) SIDE YARD means any portion of a lot not occupied by a main building that is not a front yard or rear yard. "Side yard" includes "cornerside yard."

(AA) TUDOR means tudor architectural style as shown in Exhibit B.

(BB) WRAP-AROUND means the area to the midpoint of each side facade.

(b) Conceptual plan. The Belmont Addition Conservation District Conceptual Plan is attached to and made a part of this ordinance as Exhibit B. In the event of a conflict between Exhibit A, the district regulations, and Exhibit B, the conceptual plan, Exhibit A controls.

(c) Nonconforming structures. Section 51A-4.704(c), "Nonconforming Structures," applies, except:

- (1) as otherwise provided in these regulations, or
- (2) if the degree of nonconformity is voluntarily reduced, all rights to the previous degree of nonconformity are lost.

(d) Development standards. Except as otherwise provided, the development standards of the R-7.5(A) Single Family District apply. Except as provided in the architectural standards for specific styles, the following development standards apply to the entire lot.

(1) Use.

(A) Except for existing duplex uses and existing multifamily uses, the only use allowed is single-family.

(B) Existing duplex uses and existing multifamily uses are legal nonconforming uses. Existing duplex uses and existing multifamily uses are identified in Exhibit B.

(2) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(3) Front yard.

(A) Minimum front yard is the average of the front yard of the contributing main structures on the block face as listed in Exhibit B.

(B) No more than 30 percent of the front yard may be paved or covered with hardscape.

(C) The parkway may not be paved or hardscaped except for curb cuts and

sidewalk extensions.

(4) Side yard. Minimum side yard for main structures is five feet on the one side and 10 feet on the other side.

(5) Rear yard. Minimum rear yard for main structures is 20 feet on Llano Avenue, 30 feet on Velasco Avenue, 40 feet on Palo Pinto Avenue and Goliad Avenue, and 50 feet on Belmont Avenue.

(6) Density.

(A) The number of dwelling units on a lot may not be increased.

(B) If an existing duplex use is converted to a single family use, the only use allowed thereafter is single-family.

(C) If the number of dwelling units in an existing multifamily use is reduced, the number of dwelling units may not thereafter be increased.

(7) Floor area ratio. No maximum floor area ratio.

(8) Height. Except where a lesser height is provided in this exhibit (for example, fences), maximum height for all structures is 30 feet.

(9) Lot coverage. Maximum lot coverage is 40 percent for new construction and non-original structures. Maximum lot coverage is 45 percent for original (1945 or earlier) structures. See Exhibit B.

(10) Lot size. Minimum lot size is 7,500 square feet.

(11) Stories.

(A) Maximum number of stories above grade is two stories for Colonial Revival, Craftsman, and Prairie structures. Maximum number of stories above grade is one-and-one-half stories for Tudor structures. Maximum number of stories above grade is two stories for noncontributing structures. See Exhibit B.

(B) The second story of Craftsman structures must be setback a minimum of five feet from the main plane of the front facade, and may not be more than 70 percent of the floor area of the first story.

(12) Off-street parking and loading.

(A) Consult the use regulations in Division 51A-4.200 for the specific off-street parking/loading requirements for each use.

(B) Porte cocheres may not be enclosed.

(13) Environmental performance standards. See Article VI, "Environmental Performance Standards".

(14) Landscaping. See Article X, "Landscape and Tree Preservation Regulations".

(15) Signs. See Article VII, "Sign Regulations." This district is considered to be a non-business zoning district for purposes of sign regulations.

(16) Accessory structures.

(A) Location.

- (i) Accessory structures must be located to the rear of the main structure.
- (ii) Garages, whether attached or detached, must be located to the rear of the main structure.
- (iii) The following properties, where the existing main structure is located toward the rear of the lot, may have accessory structures in front of the main structure, provided required setbacks are met, and provided that the accessory structures may only be built or remodeled in the Colonial Revival, Craftsman, Prairie, or Tudor style in compliance with the architectural standards for that style, or in its original (1945 or earlier) architectural style:

5919 Llano  
5714 Velasco  
5947 Velasco  
6001 Velasco  
6009 Velasco

If the existing main structure on these properties is demolished, any new construction must comply with the development standards in (d), "development standards," above, with any accessory structures located to the rear of the main structure.

(B) Style and materials. The color, style, design, and materials of accessory structures that are visible from a street must be compatible with the main structure.

(C) Roof slope. If an accessory structure is visible from a street, the slope of the roof must either match the roof slope of the main structure or comply with the architectural standard for the roof slope for the style of the main structure.

(D) Side yard setback.

- (i) Except as provided in this subsection, accessory structures over 15 feet in height must have a minimum three-foot side yard setback.
- (ii) Except as provided in this subsection, there is no required side yard setback for accessory structures 15 feet or less in height.
- (iii) On corner lots, accessory structures may not be located closer to the cornerside lot line than the main structure.
- (iv) No part of an accessory structure may overhang adjacent property.
- (v) The minimum side yard setback for garages that enter from a

side street is 20 feet.

(E) Rear yard setback.

(i) Except as provided in this subsection, accessory structures over 15 feet in height must have a minimum five-foot rear yard setback.

(ii) Except as provided in this subsection, accessory structures 15 feet or less in height must have at a minimum three-foot rear yard setback.

(iii) The minimum rear yard setback for all garages, except car ports, that enter from the alley is 20 feet.

(iv) A replacement accessory structure may be built in the rear yard in the same location as an existing accessory structure, even if it does not comply with the rear yard setback requirements of this subsection, provided it does not project into the public right-of-way.

(F) Existing accessory structures. Existing accessory structures that are not located to the rear of the main structure may be repaired or maintained, but may not be altered, enlarged, or replaced.

(17) Drainage. No lot-to-lot drainage is allowed.

(18) Driveways and curbing.

(A) An interior lot may have driveway access from either the front street or alley, but not both. A corner lot may have driveway access from either the front street or a side street, but not both.

(B) Driveways must be constructed of brick, concrete, stone, or similar materials.

(C) Ribbon driveways are allowed.

(D) Circular driveways are not allowed.

(E) The driveway entry must be between eight and 10 feet wide.

(F) On corner lots, a driveway entry on the side street may be up to 24 feet wide if it is located behind the rearmost corner of the main structure and provides access to a garage.

(19) Fences.

(A) Fences are not allowed in the front yard.

(B) Fences in the side yard must be set back at least five feet from the main plane of the front facade.

(C) Fences may be constructed of brick, chain link, stone, wood, wrought iron, or a combination of these materials.

(D) Fences in side yards may not exceed six feet in height.

(E) Fences in cornerside yards abutting Greenville Avenue, Matilda Street, or Skillman Street may not exceed nine feet in height.

(F) Fences in rear yards may not exceed nine feet in height.

(20) Front facade.

(A) The facade of a main structure containing the main entrance may not face a side street.

(B) Satellite dishes may not be mounted on the front facade.

(21) Foundations. Foundations must be raised at least 12 inches above grade.

(22) Porches. Porches must have a minimum depth of eight feet.

(23) Retaining walls.

(A) Retaining walls may not be more than six inches above the soil being retained.

(B) Retaining walls must be constructed of reinforced masonry.

(24) Roofing materials.

(A) Corrugated plastic roofing is not allowed.

(B) Except as provided in the architectural standards for specific styles, built-up, membrane, rolled, and tar-and-gravel roofing is allowed only on roofs with a slope of 10 degrees or less.

(25) Slope.

(A) The existing slope of a lot must be maintained. This provision does not prevent minor grading as necessary to allow construction, prevent lot-to-lot drainage, or match the slope of contiguous lots.

(B) A driveway with retaining walls may be cut into the slope of a lot provided that the driveway is straight.

(C) For purposes of this subsection, "slope" means any change in elevation from the front lot line to the rear lot line or from a side lot line to the other side lot line.

(26) Steps. Existing rolling or waterfall steps leading from the sidewalk to the main structure must be retained, except that when existing rolling or waterfall steps are damaged and must be replaced, the replacement must match the rolling or waterfall steps.

(27) Walkways.

(A) Walkways must be constructed of concrete, brick, stone, or a similar material.

(B) Walkways must lead to the front porch or front entrance.

(C) Walkways may be straight or curved.

(28) Windows. The following applies to the front facade and cornerside facade.

(A) Only transparent glass, stained glass, or leaded glass is allowed in

windows.

(B) Non-wood (metal or vinyl) window frames must have a finish that is indistinguishable from the finish on wood windows.

(C) Glass block may not be used on front facades. On the cornerside facade, glass block may be used only in bathroom windows or sidelights.

(D) Windows must be typical of the style of the structure. See Exhibit B.

(e) Architectural standards for new construction.

(1) The front facade and wrap-around of new construction may only be built in the Colonial Revival, Craftsman, Prairie, or Tudor style in compliance with the architectural standards for that style, or in its original (1945 or earlier) architectural style. See Exhibit B.

(2) New construction that is built after the date of creation of this conservation district that is built in the Colonial Revival, Craftsman, Prairie, or Tudor style, or in an original architectural style, will be treated as a contributing structure.

(3) These architectural standards for new construction apply only to the front facade and wrap-around.

(f) Architectural standards for remodeling.

(1) If a contributing structure is remodeled, the remodeling must comply with the standards for its architectural style for that element of the structure being remodeled. See Exhibit B for a list of contributing structures.

(2) If an original (1945 or earlier) noncontributing structure is remodeled, the remodeling must be compatible with its original (1945 or earlier) architectural style. See Exhibit B for a list of original noncontributing structures.

(3) If a non-original (after 1945) noncontributing structure is remodeled, the remodeling must comply with the standards for the Colonial Revival, Craftsman, Prairie, or Tudor style for that element of the structure being remodeled. See Exhibit B for a list of non-original noncontributing structures. All subsequent remodeling must be in the same architectural style as the first remodeling.

(4) The architectural standards for remodeling apply only to the front facade and wrap-around.

(g) Architectural standards for Colonial Revival structures.

(1) Applicability.

(A) Contributing Colonial Revival structures are identified in Exhibit B.

(B) New construction structures that are built in the Colonial Revival style must comply with the following standards.

(C) Colonial Revival structures that are remodeled must comply with the applicable standards for that portion of the structure being remodeled.

(D) These architectural standards apply only to the front facade and wrap-around.

(2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Colonial Revival style must incorporate at least six of these features. See Exhibit B.

- (A) Centered front gable.
- (B) Decorative cornices.
- (C) Double-hung windows grouped in pairs and with multiple lights in one or both of the sashes.
- (D) Front entry feature with decorative (crown) pediment supported by pilasters or extended forward and supported by slender columns.
- (E) Pair of carriage lights flanking the front main entrance.
- (F) Sidelights or fanlight around the main entrance.
- (G) Slender chimney with simple design.
- (H) Symmetrical fenestration on the front facade with a centered front main entrance.
- (I) Symmetrical dormers on the front facade roof.
- (J) Wooden shutters.

(3) Materials.

- (A) Colonial Revival structures must be clad in brick, stone, stucco, wood or material that looks like wood, or a combination of these materials.
- (B) Any materials used for remodeling must be appropriate to the Colonial Revival style in type, color, coursing, joint detailing, mortaring, size, and texture.

(4) Roofs.

- (A) Colonial Revival structures must have a cross-gabled or side-gabled roof with a low to moderate roof slope between 20 degrees and 45 degrees.
- (B) The maximum roof overhang is 24 inches.
- (C) Hipped roofs are not allowed.
- (D) The following roofing materials are allowed: clay tiles, composition shingles, slate tiles, synthetic clay tiles, synthetic wood shingles, terra-cotta tiles, and wood shingles. The following roofing materials are not allowed: built-up, metal, and membrane.

(5) Windows.

- (A) Windows must be double-hung with multiple-light upper sashes.
- (B) Windows on the front facade must be a vertical rectangle.
- (C) Glass in windows and doors on the front facade must be clear or leaded.
- (D) Muntins and mullions must be expressed (have a profile).
- (E) Windows must be typical of the Colonial Revival style. See Exhibit B.

(h) Architectural standards for Craftsman structures.

(1) Applicability.

- (A) Contributing Craftsman structures are identified in Exhibit B.
- (B) New construction structures that are built in the Craftsman style must comply with the following standards.
- (C) Craftsman structures that are remodeled must comply with the applicable

standards for that portion of the structure being remodeled.

(D) These architectural standards apply only to the front facade and wrap-around.

(2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Craftsman style must incorporate at least six of these features. See Exhibit B.

(A) Brick or stone exterior chimney.

(B) Decorative beams or braces under the gables.

(C) Gabled dormers.

(D) Half-timbering detail on gables.

(E) Porte cochere.

(F) Separate front porch roof structure with a separate front gable.

(G) Small, high windows on each side of an exterior chimney.

(H) Small window on gable.

(I) Solid balustrade of brick or wood on the front porch.

(J) Ventilation louvers on gable.

(K) Window boxes.

(3) Front porches.

(A) The front porch must be a minimum of 50 percent of the width of the front facade.

(B) The front porch roof must be supported by square or tapered columns with a brick or stone base.

(C) The front porch may be surrounded by a balustrade or railing of wood or materials matching the front facade.

(D) Front porches must be open-air.

(E) The front entryway must have a Craftsman style wood door.

(4) Materials.

(A) Craftsman structures must be clad in brick, wood or material that looks like wood, or a combination of these materials. Stone accents are allowed. Stucco is allowed only in gables.

(B) Any materials used for remodeling must be appropriate to the Craftsman style in type, color, coursing, joint detailing, mortaring, size, and texture.

(5) Porte cocheres. Porte cochere columns must match the porch columns.

(6) Roofs.

(A) Craftsman structures must have a cross-gabled, front-gabled, or side-gabled roof with a shallow roof slope between 20 degrees and 30 degrees.

(B) The minimum roof overhang is 24 inches.

(C) Dormers may be gabled or shed.

(D) Roofs must have exposed roof rafter tails.

(E) Beadboard must be used under eaves.

(F) The following roofing materials are allowed: clay tiles, composition

shingles, slate tiles, standing seam metal, synthetic clay tiles, synthetic wood shingles, terra-cotta tiles, and wood shingles. The following roofing materials are not allowed: built-up and membrane.

(7) Windows.

- (A) Windows must be casement, double-hung with 1-over-1 lights, double-hung with multiple lights, or mission-styled. See Exhibit B.
- (B) Windows must be grouped in clusters of two or three.
- (C) Windows may have stained glass.
- (D) Muntins and mullions must be expressed (have a profile).
- (E) Windows must be typical of the Craftsman style. See Exhibit B.

(i) Architectural standards for Prairie structures.

(1) Applicability.

- (A) Contributing Prairie structures are identified in Exhibit B.
- (B) New construction structures that are built in the Prairie style must comply with the following standards.
- (C) Prairie structures that are remodeled must comply with the applicable standards for that portion of the structure being remodeled.
- (D) These architectural standards apply only to the front facade and wrap-around.

(2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Prairie style must incorporate at least six of these features. See Exhibit B.

- (A) Broad, short interior chimney.
- (B) Contrasting caps on porches, piers, balcony railings, and chimneys.
- (C) Contrasting wood trim between stories.
- (D) Decorative casement windows.
- (E) Decorative trim under enclosed eaves that emphasizes horizontal lines.
- (F) Dormer centered on the front facade.
- (G) Flattened pedestal urns at front entrance.
- (H) Hipped dormer.
- (I) Massive square masonry porch supports.
- (J) Tiled roof.
- (K) Window boxes.

(3) Front porches.

- (A) A front porch is required.
- (B) The front porch must be a minimum of 50 percent of the width of the front facade.
- (C) Front porches must be open-air.

(4) Materials.

- (A) Prairie structures must be clad in brick, stone, wood or material that looks like wood, or a combination of these materials.
- (B) Any materials used for remodeling must be appropriate to the Prairie style in type, color, coursing, joint detailing, mortaring, size, and texture.

(5) Roofs.

- (A) Prairie structures must have a hipped or side-gabled roof with low to moderate roof slope between 20 degrees and 40 degrees.
- (B) The minimum roof overhang is 24 inches.
- (C) The following roofing materials are allowed: clay tiles, composition shingles, slate tiles, standing seam metal, synthetic wood shingles, synthetic clay tiles, terra-cotta tiles, and wood shingles. The following roofing materials are not allowed: built-up and membrane.

(6) Windows.

- (A) Windows must be casement or double-hung and may have multi-pane upper sashes.
- (B) Muntins and mullions must be expressed (have a profile).
- (C) Windows must be typical of the Prairie style. See Exhibit B.

(j) Architectural standards for Tudor structures.

(1) Applicability.

- (A) Contributing Tudor structures are identified in Exhibit B.
- (B) New construction structures that are built in the Tudor style must comply with the following standards.
- (C) Tudor structures that are remodeled must comply with the applicable standards for that portion of the structure being remodeled.
- (D) These architectural standards apply only to the front facade and wrap-around.

(2) Architectural features. The following architectural features must be maintained or duplicated. New construction structures that are built in the Tudor style must incorporate at least five of these features. See Exhibit B.

- (A) Arched front doorway.
- (B) Chimney on the front facade with decorative patterns, twin flues, or chimney pots.
- (C) Dormers with stained or leaded glass.
- (D) Front porch with multiple round arches supported by columns.
- (E) Overlapping steeply pitched cross gables with decorative half-timbering or verge board.
- (F) Tall, narrow windows clustered in groups of three or more with stained glass, leaded glass, or multiple lights.
- (G) Turned cast-stone front porch columns.

(H) Stone accents on porch columns, around doors and windows, or on the corners of the structure.

(I) Wooden front door.

(3) Chimney. Tudor structures must have a massive exterior chimney of at least five feet in width on the front facade or wrap-around. See Exhibit B.

(4) Front porches.

(A) Front porches must be open-air.

(B) Front porches must be at least 25 percent and no more than 50 percent of the width of the front facade.

(5) Materials.

(A) Tudor structures must be clad in brick. Stone accents are allowed. Brick, stucco with wooden half-timbering, wood shingles, and wood siding are allowed in gables.

(B) Any materials used for remodeling must be appropriate to the Tudor style in type, color, coursing, joint detailing, mortaring, size, and texture.

(6) Roofs.

(A) Tudor structures must have a side-gabled roof with a steep roof slope between 45 degrees and 70 degrees.

(B) The maximum roof overhang is 12 inches.

(C) Tudor structures must have at least one front-facing gable.

(D) The following roofing materials are allowed: clay tiles, composition shingles, slate tiles, synthetic wood shingles, synthetic clay tiles, terra-cotta tiles, and wood shingles. The following roofing materials are not allowed: built-up, membrane, and standing seam metal.

(E) Copper roofing accents are allowed only on dormers and eyebrows of Tudor style structures.

(7) Windows.

(A) Windows must be double-hung or casement. Stained glass windows may be any type of fixed window.

(B) Windows must have multiple lights.

(C) Windows must be clear, stained glass, or leaded glass.

(D) Muntins and mullions must be expressed (have a profile).

(E) Windows must be typical of the Tudor style. See Exhibit B.

(k) Procedures.

(1) Review form applications. A review form application must be submitted to the Director for any exterior alteration of a front facade or wrap-around and for new construction.

(2) Work requiring a building permit.

(A) Upon receipt of a review form application for work requiring a building permit, the building official shall refer the review form application to the Director to determine whether the new construction or remodeling meets the standards of this ordinance. The review of the review form application by the Director must be completed within 30 days after submission of a complete review form application.

(B) If the Director determines that the new construction or remodeling complies with the standards of this ordinance, the Director shall approve the review form application, and forward it to the building official, who shall issue the building permit if all requirements of the construction codes and other applicable ordinances have been met.

(C) If the Director determines that the new construction or remodeling does not comply with the standards of this ordinance, the Director shall state in writing the specific requirements to be met before issuance of a building permit, deny the review form application, and forward it to the building official, who shall deny the building permit. The Director shall give written notice to the applicant stating the reasons for denial of the review form application. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address shown on the review form application.

(3) Work not requiring a building permit.

(A) For work not requiring a building permit, the applicant must submit a review form application. The Director shall determine whether the proposed new construction or remodeling meets the standards of this ordinance. The review of the review form application by the Director must be completed within 10 days after submission of the review form application.

(B) If the Director determines that the new construction or remodeling complies with the standards of this ordinance, the Director shall approve the review form application and give written notice to the applicant.

(C) If the Director determines that the new construction or remodeling does not comply with the standards of this ordinance, the Director shall state in writing the specific requirements to be met before an approval can be granted. The Director shall give written notice to the applicant stating the reasons for denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. Notice to the applicant must be sent to the address shown on the review form application.

(4) Appeals.

(A) An applicant may appeal any decision made by the Director to the board of adjustment. See Section 51A-4.703, "Board of Adjustment Hearing Procedures".

(B) In considering the appeal, the sole issue before the board of adjustment is whether the Director erred in the decision. The board of adjustment shall consider the same standards that were required to be considered by the Director.

(C) Appeal to the board of adjustment is the final administrative remedy.

