

Residential Façade Ratio – Adopted Zoning
Docket #28-25 (#84-24 and #41-24)

These amendments will go into effect on March 1, 2026, and shall apply to all building permits and special permits issued, and all comprehensive permit applications submitted, on or after the effective date.

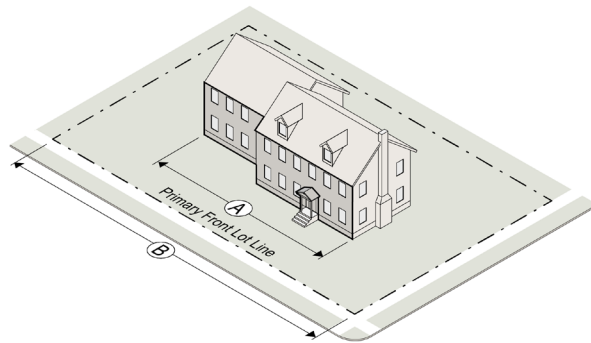
1.5.7. Residential Façade Build Out Ratio

A. Applicability. This regulation applies to all Single-Family, Detached and Two-Family, Detached building types.

B. Definitions.

1. **Residential Façade Build Out Ratio.** The ratio of the width of the entire residential front elevation of the building to the lot frontage along the primary front lot line.
2. **Residential Front Elevation.** Any exterior wall of a building oriented in whole or in part toward the primary front lot line. The residential front elevation does not include any exterior wall of a building more than 20 feet behind the frontmost exterior wall oriented in whole or in part toward the primary front lot line.

C. Standards.



Facade Buildout Ratio = A ÷ B

Dimensions	
Residential Façade Build Out Ratio (max.)	60%
A Building Front Elevation	--
B Lot Frontage	--

D. Exemptions.

1. Buildings on lots with a frontage of fifty (50) feet or less are exempt from the residential façade build out ratio standards (Sec. 1.5.7.C).
2. Buildings, or any portion thereof, that are no more than 1 ½ stories, with a sloping roof and a maximum height of 22 feet, or with a flat roof and a maximum height of 18 feet, are exempt from the residential façade build out ratio standards (Sec. 1.5.7.C).

E. Special Permit.

1. The City Council may grant a special permit to increase the Residential Front Elevation with a Residential Façade Buildout Ratio in excess of the maximum set out above.

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3.1.3. Single-Family, Detached

	SR1	SR2	SR3
Residential Façade Build Out Ratio (max.)			
	60%, See Sec. 1.5.7.		

3.2.3. Single-Family, Detached or Two-Family, Detached.

	MR1	MR2	MR3	MR4
Residential Façade Build Out Ratio (max.)				
	60%, See Sec. 1.5.7.			

7.8.2.B.2. De Minimis Relief.

2. In accordance with Sec. 7.8.2.B.1, the following de minimis alterations are allowed:
 - k. Alterations and additions increasing the Residential Front Elevation width by no more than ten percent (10%) of the width, where the Residential Façade Buildout Ratio is nonconforming.