



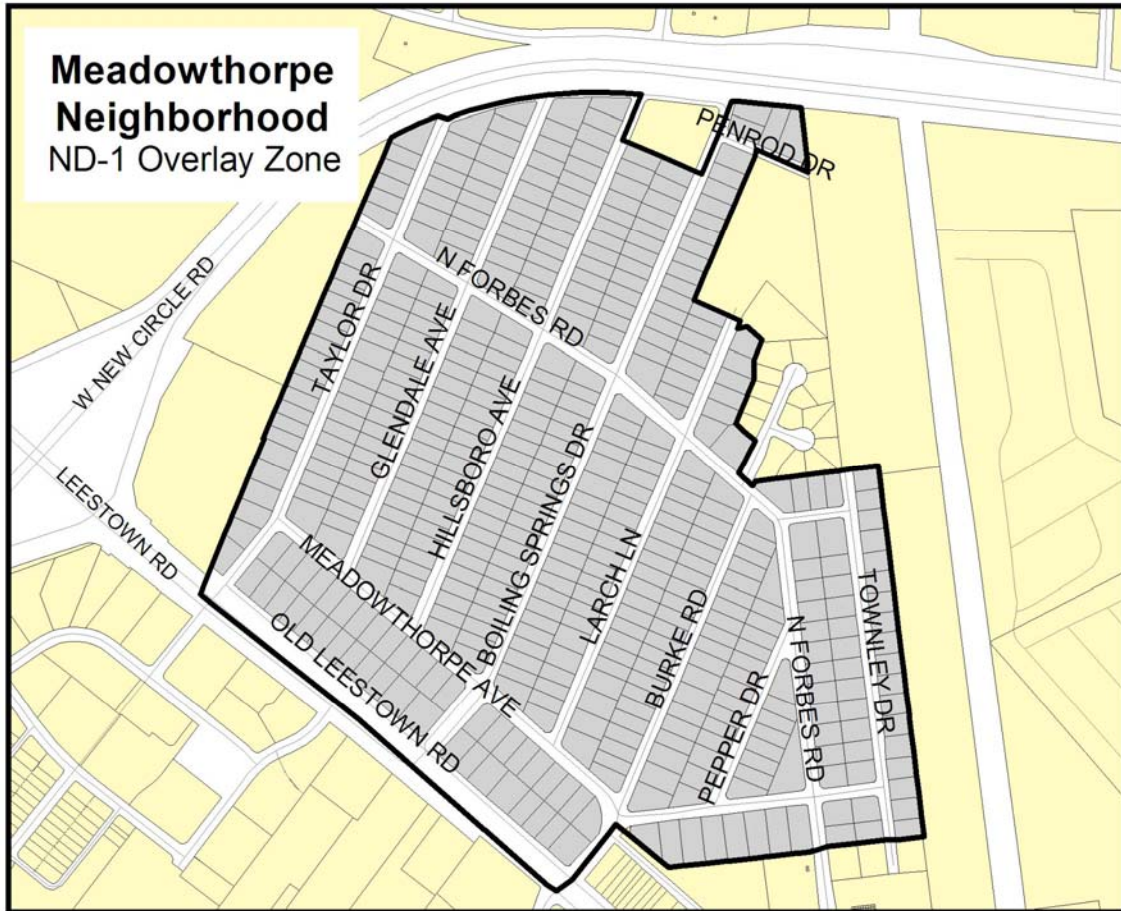
Ordinance 44-2012 Meadowthorpe Neighborhood Design Standards

Effective April 26, 2012

- 1. Exterior Building Materials (applicable to single-family detached, duplexes and multi-family)**
 - a. Exterior wall coverings of the primary structure, including attached garages and chimneys, but with the exception of dormers and porch coverings, are to consist of laid brick or laid natural stone. Brick is defined as brick made of kiln-dried clay or ground shale, and recognized by the Brick Industry Association as such. Exterior wall coverings of additions to the primary structure, other than those behind the rear wall plane of the existing primary structure, shall be of brick or stone. Exterior wall coverings of additions to the primary structure, behind the rear wall plane of the existing structure, may be of any material approved by local building codes.
- 2. Floor Area Ratio (applicable to single-family detached)**
 - a. The floor area ratio, excluding basements, shall not exceed 0.25.
- 3. Building Heights (applicable to single-family detached and duplexes)**
 - a. Maximum of 30 feet to highest ridge.
- 4. Rear Yard Setbacks (applicable to single-family detached and duplexes)**
 - a. Setback shall be measured 60 feet from the front building plane (excluding porches) or 10 feet from the rear property line, whichever is greater.
- 5. Accessory Structures (applicable to single-family detached, duplexes and multi-family)**
 - a. Maximum footprint of 800 square feet for all accessory structures per lot for single-family detached and duplexes. Maximum of 250 square feet per unit for multi-family. Maximum 22-foot height to roof ridge; maximum 12-foot height to eave (aka gutter line). Maximum 12-foot height for accessory structures with flat or shed roofs. Dormers shall be prohibited on accessory structures.
- 6. Minimum Wall Openings (applicable to single-family detached, duplexes and multi-family)**
 - a. Minimum of 10 percent (10%) of the wall plane (surface) on each elevation (front, side and rear) of new construction to have windows, doors, and/or vented openings, unless such openings violate Building Code for fire protection. (Excludes any new construction with a wall plane area of less than 150 square feet, chimneys, and side walls of dormers).
- 7. Parking**
 - a. **Parking for Multi-family Dwellings:** No parking areas between the street and the front building plane of the principal structure on the lot. All parking areas are to be located to the rear and/or side of the principal structure on the lot.
 - b. **Parking for Single-Family Detached and Duplexes:** No driveways or parking areas directly between the front façade of the primary structure and the street unless it is a driveway directly in front of garage. Loop or circular driveways shall also be prohibited.



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Addresses Included in the Meadowthorpe ND-1 Overlay Zone:

200-368 Boiling Springs Drive
207-291 Burke Road
1443-1602 N. Forbes Road
216-352 Glendale Avenue
212-353, 357 & 361 Hillsboro Avenue
212-329 Larch Lane
1519-1649 Old Leestown Road (odd addresses only)
310-331 Leona Drive
1456-1650 Meadowthorpe Avenue
1541 & 1545 Penrod Drive
215-267 Pepper Drive
209-340 Taylor Drive
1442-1509 Townley Drive