

PART 6

[Amendments to existing neighborhood protection overlay (NPO) standards]

Sec. 4.6 Neighborhood Protection Overlay (-P)

[Paragraphs not listed remain unchanged]

4.6.5 Tuscaloosa – Lakewood Neighborhood Protection Overlay

C. General Standards

~~2. Lot Design~~

~~No flag lots shall be permitted.~~

~~32. Building Height~~

The maximum height of a new building shall be 35 feet, unless a lower height is required by another Ordinance requirement.

~~D. Single Family Residential Structures and Duplexes~~

~~1. Site Design~~

~~a. The minimum lot width shall be 50 feet.~~

~~b. Driveways shall have a maximum width of 12 feet within the required street yard and at all points in front of the rear building line of the primary structure.~~

~~2. Housing Types~~

~~Duplexes shall not be permitted within the RU-5(2) zoning district.~~

~~ED. Multiple Family Residential~~

Commentary: North Carolina Session Law SL2015-86 limits the ability to place design or aesthetic regulations upon single-family and two-family residential structures.

1. Building Design

a. New primary structures shall maintain a single-family detached residential appearance and scale. Residential appearance and scale shall expressly include details from residential uses within the context area as defined in paragraph ~~6.8.4A~~6.8.2A.1, Context Area. Review and approval of elevations and other design details through site plan review pursuant to Sec. 3.7, Site Plan Review, or architectural review pursuant to Sec. 3.23, Architectural Review, as applicable, shall be required prior to the issuance of a building permit or site plan approval as applicable. Such details shall include the following features:

- (1) Roof type, including extent of eaves and eave ornamentation, if any;
- (2) Porches or other similar articulation of the front façade, including typical porch details associated with specific architectural styles found in the context area;
- (3) Façade materials; and
- (4) Size, pattern, style, and location of windows and doors.

b. If no more than two primary structures exist within the context area, then the context area for determining the above criteria shall be extended to include the nearest block faces within the neighborhood protection overlay, in all directions, with at least than two structures.

2. Housing Types

~~Multi-family structures~~Multifamily housing types shall be limited to multiplexes and townhouses, as allowed by the base zoning.

3. Driveways

For single-family and two-family lots, driveways shall have a maximum width of 12 feet within the required street yard and at all points in front of the rear building line of the primary structure.¹

FE. Non-Residential Uses and Structures

2. Building Design

- a. Any reconstruction, additions and/or renovations to structures originally designed for residential use but converted to non-residential use, shall maintain a single-family detached residential appearance. Residential appearance shall expressly include details from residential structures, or former residential structures, within the context area as defined in paragraph ~~6.8.4A~~6.8.2A.1, Context Area. Review and approval of elevations and other design details through site plan review pursuant to Sec. 3.7, Site Plan Review, or architectural review per Sec. 3.23, Architectural Review, as applicable, shall be required prior to the issuance of a building permit or site plan approval as applicable. Such details shall include the following features:
 - (1) Roof type, including extent of eaves and eave ornamentation, if any;
 - (2) Porches or other similar articulation of the front façade including typical porch details associated with specific architectural styles found in the context area;
 - (3) Façade materials; and
 - (4) Size, pattern, style, and location of windows and doors.

4.6.6 Old West Durham Neighborhood Protection Overlay

C. General Standards

3. Lot Dimensions

- ~~a. The maximum lot area shall be 12,000 square feet.~~
- ~~b. The minimum lot width shall be 50 feet.~~
- ~~c. Flag lots shall be prohibited.~~

¹ Existing text, just relocated.