

9.4.3.12 **Sunnyside Conservation Overlay District (CO-7)**

A. Creation

There is hereby created a Conservation Overlay District designated as the Sunnyside Conservation Overlay District (CO-7).

B. Intent

To promote conservation of the mass, scale and other design characteristics of residential neighborhoods within single unit (SU) or two unit (TU) Underlying Zone Districts in the Sunnyside neighborhood, including:

1. To encourage development that is context-sensitive in scale and mass, and incorporates compatible roof forms through the application of Building Height Standards and Design Elements Standards.
2. To ensure a rhythm of Unenclosed Porches along the street is maintained and that a required Unenclosed Porch along the Primary Street provides a scale transition from the primary building mass to the street through the application of Supplemental Design Standards.

C. Applicability

This Sunnyside Conservation Overlay District shall apply only to those areas designated as CO-7 on the Official Zone Map.

D. Primary Building Form Standards Applicable to All Allowed Building Forms

The district-specific standards of the Underlying Zone District for all allowed Primary Building Forms shall be modified as set forth in the following table.

HEIGHT	CO-7 Overlay District	
<u>See Underlying Zone District for Additional Applicable Height Standards Not Listed Below</u>		
	Urban House and Duplex Building Forms	Tandem House Building Form
<u>Stories, front 65% / rear 35% of Zone Lot depth for a portion of a building with a Pitched Roof (max)</u>	<u>2.5/1</u>	<u>2.5/2.5</u>
<u>Stories, front 65% / rear 35% of Zone Lot depth for a portion of a building with a Low-Slope Roof (max)</u>	<u>2/1</u>	<u>2/2</u>
<u>Feet, front 65% / rear 35% of Zone Lot depth for a portion of a building with a Pitched Roof (max)</u>	<u>30'/17'</u>	<u>30'/24'</u>
<u>Feet, front 65% / rear 35% of Zone Lot depth for a portion of a building with a Low-Slope Roof (max)</u>	<u>22'/17'</u>	<u>22'/22'</u>
<u>Feet, front 65% of Zone Lot depth, permitted height increase</u>	<u>Not Permitted</u>	
<u>Feet, rear 35% of Zone Lot depth, permitted height increase</u>	<u>Not Permitted</u>	
<u>Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot line in front 65% / rear 35% of Zone Lot depth</u> (does not apply to a portion of a building with a Low-Slope Roof)	<u>14'/10'</u>	

DESIGN ELEMENTS	CO-7 Overlay District	
See Underlying Zone District for Additional Applicable Design Elements Standards Not Listed Below		
GROSS FLOOR AREA BY ZONE LOT SIZE	Zone Lot Area 7,500 sf or Less	Zone Lot Area greater than 7,500 sf
Gross Floor Area Located Above the Front Base Plane (max) for Urban House Building Form	3,000 sf	3,000 sf plus 40 sf for every 100 sf increase in Zone Lot Size above 7,500 sf
Gross Floor Area Located Above the Front Base Plane (max) for Duplex and Tandem House Building Forms	NA	NA
STREET LEVEL ACTIVATION		
Pedestrian Access, Primary Street	See Section 9.4.3.12.E.1	

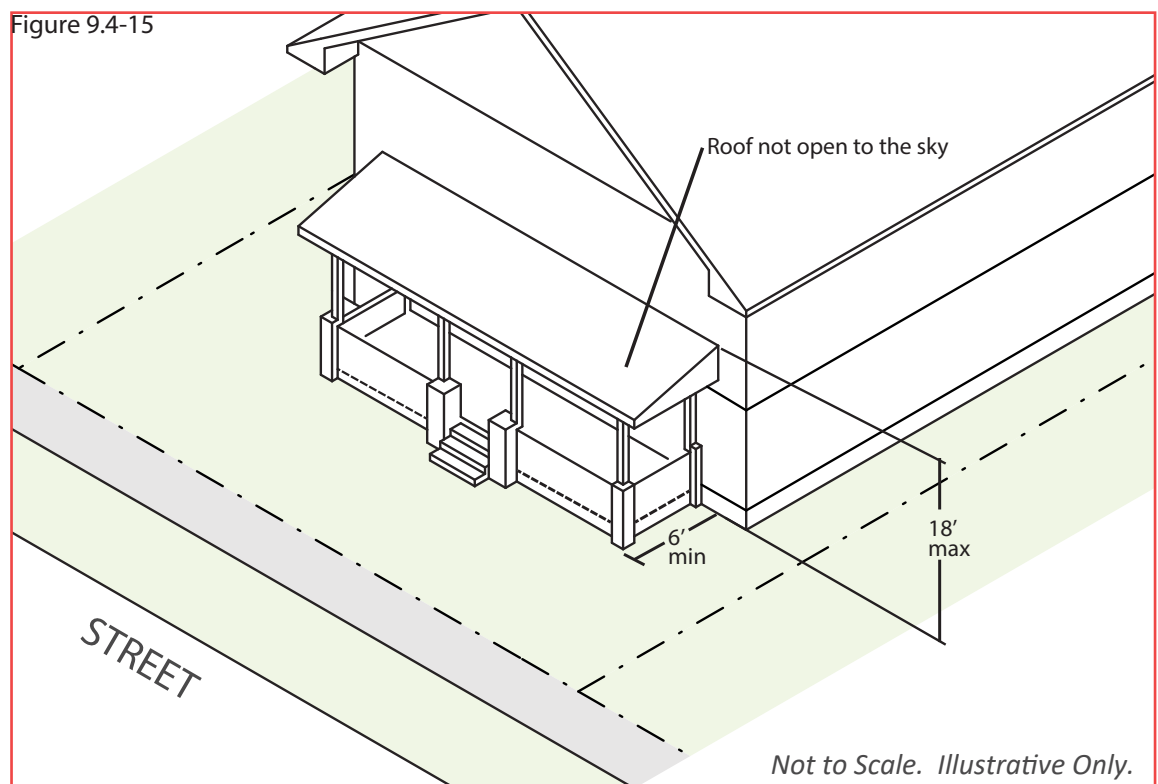
USES	CO-7 Overlay District
<u>See Underlying Zone District for All Applicable Uses Standards</u>	
<u>See Underlying Zone District and Sections 9.4.3.12.E and 9.4.3.12.F for Supplemental Design Standards and Design Standard Exceptions.</u>	

E. Supplemental Design Standards for the CO-7 Overlay Zone District

The district-specific standards of the Underlying Zone District for all allowed Primary Building Forms shall be modified as set forth in the Supplemental Design Standards below. The Supplemental Design Standards in this section are in addition to Supplemental Design Standards in the underlying zone district.

1. Pedestrian Access, Primary Street

- a. One Unenclosed Porch is required.
- b. At least one Unenclosed Porch or a portion of an Unenclosed Porch shall:
 - i. Be located between the Primary Street Zone Lot Line and the Primary Street-facing façade of the Primary Structure;
 - ii. Have an upper walking surface with a minimum area of 48 square feet, including posts, railings, walls or other structural features, but excluding any above grade stairways at the Street Level connected to an Unenclosed Porch;
 - iii. Have an upper walking surface with a minimum depth of 6 feet as measured perpendicular to the Primary Street Zone Lot Line from the exterior face of the Primary Street-facing façade to the furthest edge of the Unenclosed Porch including posts, railings, walls and other structural features, but excluding the depth of any above grade stairways at the Street Level connected to an Unenclosed Porch (See Figure 9.4-15);
 - iv. Not be located below a Story;
 - v. Have a maximum height of 18 feet as measured from the Front Base Plane to the highest point of the Unenclosed Porch. (See Figure 9.4-15);
 - vi. Have an upper walking surface entirely covered by a Roof that is not open to the sky (See Figure 9.4-15); and
 - vii. Not abut more than two Exterior Walls.



F. Design Standard Exceptions for the CO-7 Overlay Zone District

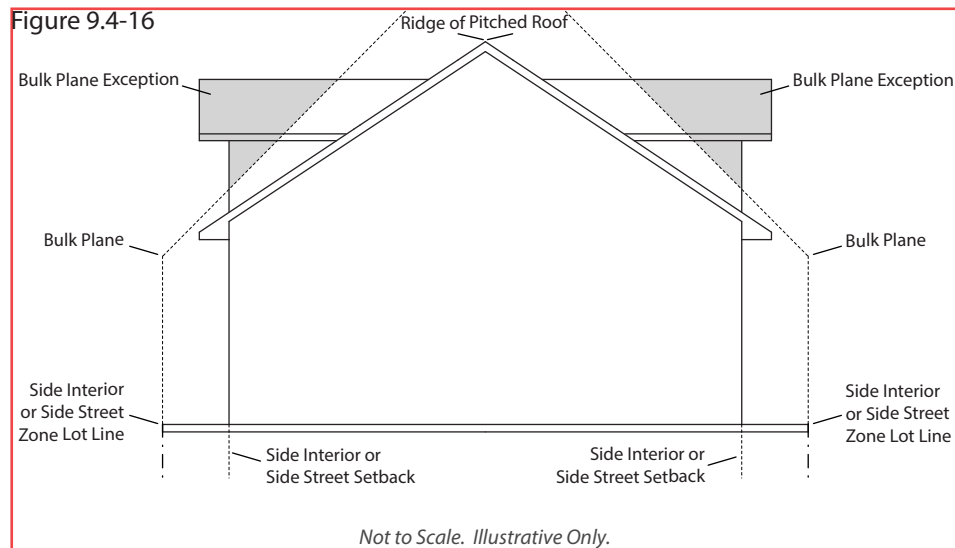
1. Bulk Plane Exception for Low-Slope Roof

Bulk Plane shall not apply to a portion of a building with a Low-Slope Roof.

2. Bulk Plane Exceptions for Dormers in the Front 65% of Zone Lot Depth

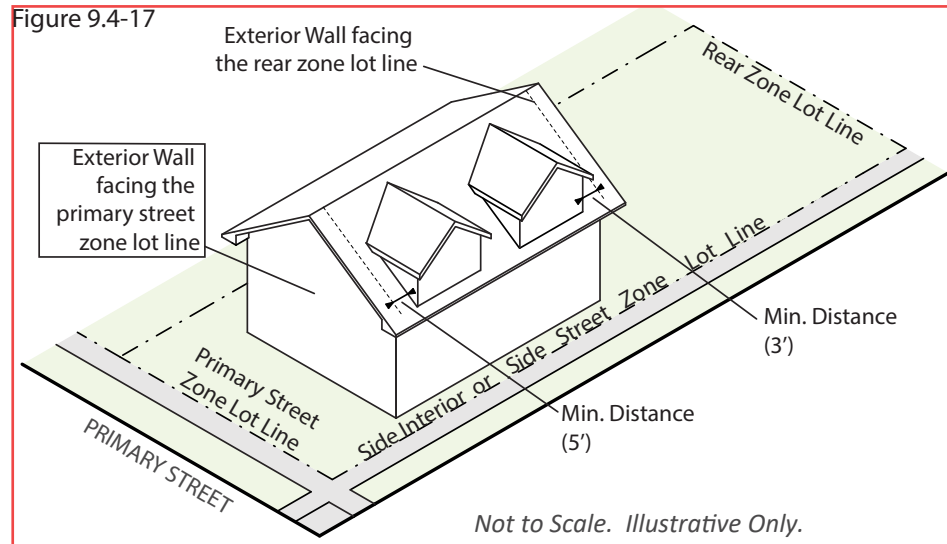
A Dormer may project beyond the bulk plane as specified in the applicable Building Form table in the front 65% of Zone Lot depth provided the projecting Dormer meets all of the following conditions:

- a. The highest point of the Dormer shall not exceed the height of the ridge of the Pitched Roof. (See Figure 9.4-16)

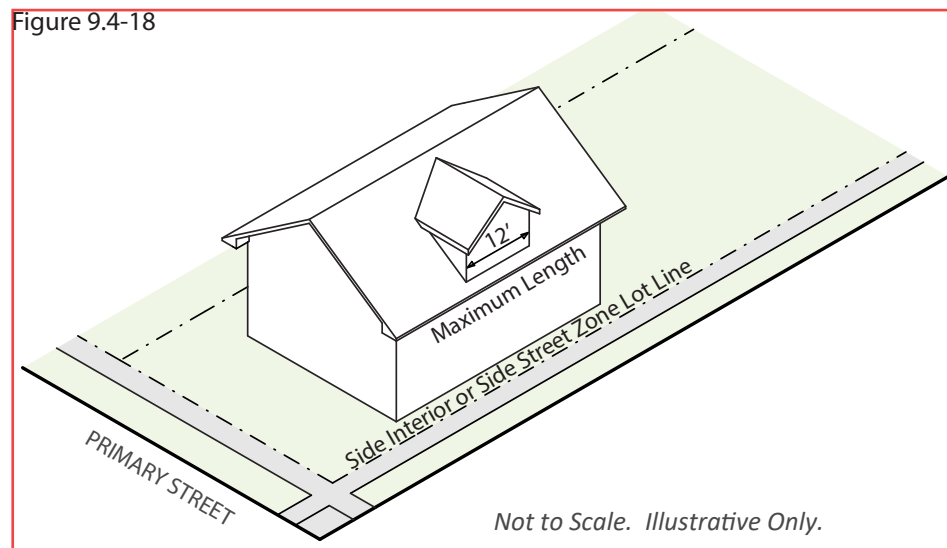


- b. The Dormer shall contain at least one window that faces a Side Interior or Side Street Zone Lot Line.
- c. The Dormer shall have a Pitched Roof.
- d. The Dormer's roof overhangs shall not exceed 3 feet, measured perpendicular from the Exterior Wall of the Dormer to the edge of the roof overhang.
- e. The Dormer shall have a minimum distance of 5 feet from the Exterior Wall located between the Dormer and the primary street zone lot line, measured perpendicular from the Dormer to the Exterior Wall. Roof overhangs may encroach into this minimum distance. (See Figure 9.4-17)

- f. The Dormer shall have a minimum distance of 3 feet from the Exterior Wall located between the Dormer and the rear zone lot line, measured perpendicular from the Dormer to the Exterior Wall. Roof overhangs may encroach into the minimum distance. (See Figure 9.4-17)

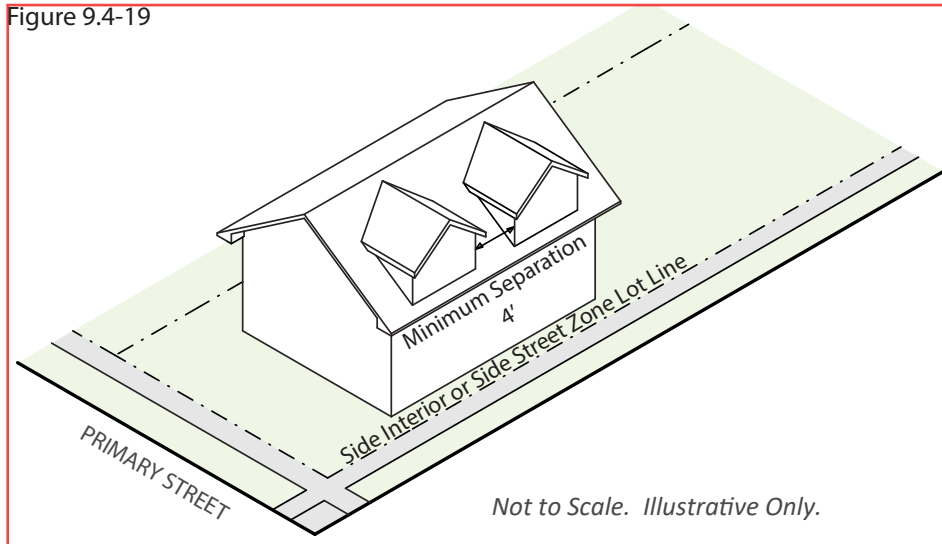


- g. The maximum length of an individual projecting Dormer shall be 12 feet (length is measured from the Exterior Wall surface), measured parallel to the Exterior Wall facing the side interior or side street zone lot line. Roof overhangs shall be excluded from the calculation of maximum length. (See Figure 9.4-18)



- h. The minimum separation between projecting Dormers shall be 4 feet (separation is measured from the Exterior Wall surface), measured parallel to the Exterior Wall facing the side interior or side street zone lot line. The Roof overhangs shall be excluded from the calculation of minimum separation. (See Figure 9.4-19)

Figure 9.4-19



- i. The maximum cumulative length of all projecting Dormers shall not exceed 50% of the Overall Structure Length facing the side interior or side street zone lot line within the front 65% of zone lot depth. The maximum cumulative length shall be calculated using the sum of the length of all projecting Dormers divided by the Overall Structure Length (see Article 13 for rule of measurement) in the front 65% of zone lot depth facing the side interior or side street zone lot line. (See Figure 9.4-20)

Figure 9.4-20

