



## **Preserving Communities in the Face of Mansionization**

Neighborhood Conservation Districts

City of Annapolis Zoning Code

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# Eastport's Character



# Before Design Review



# Site Design Plan Review

- Where new buildings, structures, structural alterations or structural rehabilitations, enlargements or reductions are proposed, their design shall be compatible with the historic character and design of the area and shall promote the existing spatial and visual qualities in the R2-NC area, including height and scale of buildings, orientation, spacing, site coverage, and exterior features such as porches, roof pitch and direction and landscaping.
- All buildings shall observe the established, historic front setbacks and building heights for the block on which they are proposed.
- All new structures or buildings, enlargement of existing structures or buildings and all substantial rehabilitation, reduction and/or alteration of existing structures or buildings shall have bulk, massing and scale similar to the structures on the block face.
- The proposed alterations or new construction shall preserve and enhance the vernacular streetscape of the neighborhood.
- Exterior structural alterations to historic and contributing structures along the street frontage shall be kept to a minimum.
- Design for new construction and enlargements to all existing buildings or structures in the R2-NC area shall conform to the guidelines for the relation of proposed structures to adjacent developments and shall be compatible with the distinguishing, contributing characteristics of the majority of surrounding properties on the block face.
- In cases where approval of an application is dependent upon preserving all or part of an existing structure, and its structural integrity is in question, the Director of Planning and Zoning may require a structural analysis of a building, by a registered structural engineer, to determine if it is sound and not a threat to public health and safety before site design approval is granted.

# Height



# Building Behind the Ridgeline



# Yard Setbacks





## Compatibility of New Houses





# Other New Houses



# Design is Key



# Commercial Preservation/Re-use



# Bulk and Mass



# Garage Placement



# Demolition Review Criteria

- Loss of the structure or building would not be adverse to the R2-NC district or the public interest by virtue of the structure's uniqueness or contribution to the significance of the district;
- The proposed demolition would not have an adverse effect on the design and historic character of the structure and surrounding environment of the R2-NC district;
- Demolition is not for the purposes of assembling properties for the construction of a large-scale structure, if such assemblage is determined to be incompatible with the purposes and intent of the R2-NC district;
- The replacement structure or parts of the structure is designed and sited in a fashion that reflects the compatibility objectives of this chapter;
- The proposed partial demolition will not impact the stability or structural integrity of the remaining portions of the structure and appropriate measures are proposed to stabilize the building during demolition and construction. In the case of total demolition a structural analysis and evaluation has been conducted and determined the building to be unsound and is a threat to the public health and safety. The department of planning and zoning may require that such an evaluation be prepared by a certified structural engineer at the applicant's cost;
- In order to approve any demolition request, the Director of Planning and Zoning may require a structural analysis of a structure or building, by a registered structural engineer, to determine if it is sound and not a threat to public health and safety before a demolition is authorized.

# Demolition



Before



After





# Demolition



# Single House on a Double Lot



# Additions



# Tools for Managing House Size

- FAR = Floor area ratio determines the maximum floor area allowable for a building in direct ratio to the gross area of a building lot.
  - Example: A FAR of .40 means that the maximum house size cannot exceed 40% of the lot area. A lot size of 8,000 square feet would allow a house size of  $.40 \times 8,000 = 3,200$  square feet.
- SFR = Square footage ratio. This is similar to the FAR except that instead of setting a fixed ratio for all lots in a neighborhood this ratio increases incrementally with the size of the lot. This option attempts to avoid being too restrictive on the smaller lots and a little more restrictive with the larger lots.
- Create a maximum house size cap. Based on the predominant house sizes in the neighborhood a maximum house size is established. In Annapolis a recent ordinance amendment caps house sizes at 3,250 square feet in the Eastport neighborhood. Anyone wishing to go beyond that size would have the right to do so but would have to seek approval, via a public hearing, from the Planning Commission.

## Square Footage Ratio Increments (SFR)

Lot Size (sq. ft)	House Size (SFR) 1,500 base + 250/1000 sq. ft.
1,000	1,500
2,000	1,500 base house size
3,000	1,750
4,000	2,000
5,000	2,250
6,000	2,500
7,000	2,750
8,000	3,000
9,000	3,250
10,000	3,500
11,000	3,750
12,000	4,000
13,000	4,250
14,000	4,500
15,000	4,750

# Summary

## Zoning Tools for Managing House Size:

- Create Design or Conservation Zoning or New Zoning Districts that address the issues of Bulk, Mass and Demolition.
- Establish Height Limits
- Establish Setbacks tailored to the Community
- Establish Design Standards that address Bulk, Mass & local Character

