

CLAYTON AVENUE

urban design overlay

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ACKNOWLEDGEMENTS

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EXISTING CONDITIONS

Clayton Avenue is a residential street in the 12 South neighborhood, north of Interstate 440. Most homes along Clayton Avenue were constructed Post WWII and are of similar character, generally 1 1/2 stories tall, with single width driveways leading to parking areas, carports and garages behind or beside the house.

Setbacks have evolved over time to a consistent state. The neighborhood is currently zoned R10, and many of the standards of R10 zoning permit development that is out of character with the scale of the original homes.

This Urban Design Overlay (UDO) has been created to require new development to reflect the scale and placement of the existing homes. The UDO is not intended to dictate style or require new construction to exactly replicate the existing homes. The standards of the UDO focus primarily on the front of the house and yard - through the standards for height, setbacks and driveways/ garages.



APPLICATION

COMPLIANCE PROVISIONS

1. Full compliance with the Development Standards shall be required when:

- Property is redeveloped or vacant property is developed
- The building square footage is being expanded, the expansion shall be in compliance with all applicable Development Standards
- When a new structure is built on a lot with multiple structures, the new structure shall be in compliance with all Development Standards.

2. Notwithstanding the above, the parking and driveways standards shall apply as of the effective date of the enacting ordinance of the Clayton Avenue UDO.

APPLICABILITY

Base zoning district standards that are not varied by the provisions set forth in the Clayton Avenue Urban Design Overlay shall apply as applicable to all property within the UDO boundary.

PROCESS

Prior to applying for a building permit, applicants shall submit to the Planning Department, complete sets of final construction documents for review and approval prior to the issuance of permits.

Applicants are encouraged to work with Metro Planning Staff early in the design and development process. Where obvious physical constraints exist on a site within the UDO, Planning staff will review alternate design solutions that achieve the intent of the UDO for that subdistrict. Existing nonconforming structures can be modified or remodeled as long as the new construction does not allow the structure to become more noncompliant.

MODIFICATIONS

The natural landscape and man-made environment may present difficulties in compliance with some standards of the Clayton Avenue UDO. Based on site-specific issues, modifications to the standards may be necessary. Modifications may be permitted because of the exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of a property. The condition shall be unique to the subject property and generally not prevalent to other properties in the general area, and shall not have been created by the previous actions of any person having an interest in the property after the effective date of this ordinance.

Any standard within the UDO may be modified, insofar as the intent of the standard is being met; the modification results in better urban design for the neighborhood as a whole; and the modification does not impede or burden existing or future development of adjacent properties.

Modifications may be approved by Planning Commission or Planning Department staff as follows. Minor modifications – deviations of 20 percent or less – **may** be approved by the Planning Department staff. Should the property owner or developer disagree with any determination made by the Planning staff, the property owner or developer may request that the modification request be considered by the Planning Commission. Such a request must be submitted by the property owner or developer within seven business days of receipt of the Planning staff's determination. Major modifications – deviations of 21 percent or more – shall be considered by the Planning Commission.

DEVELOPMENT STANDARDS

BULK STANDARDS

Maximum Building Height

30' and 2 stories total from top of raised foundation

Foundation on Front Facade

18" Minimum raised foundation
4' Maximum raised foundation

Garage Location / Setback

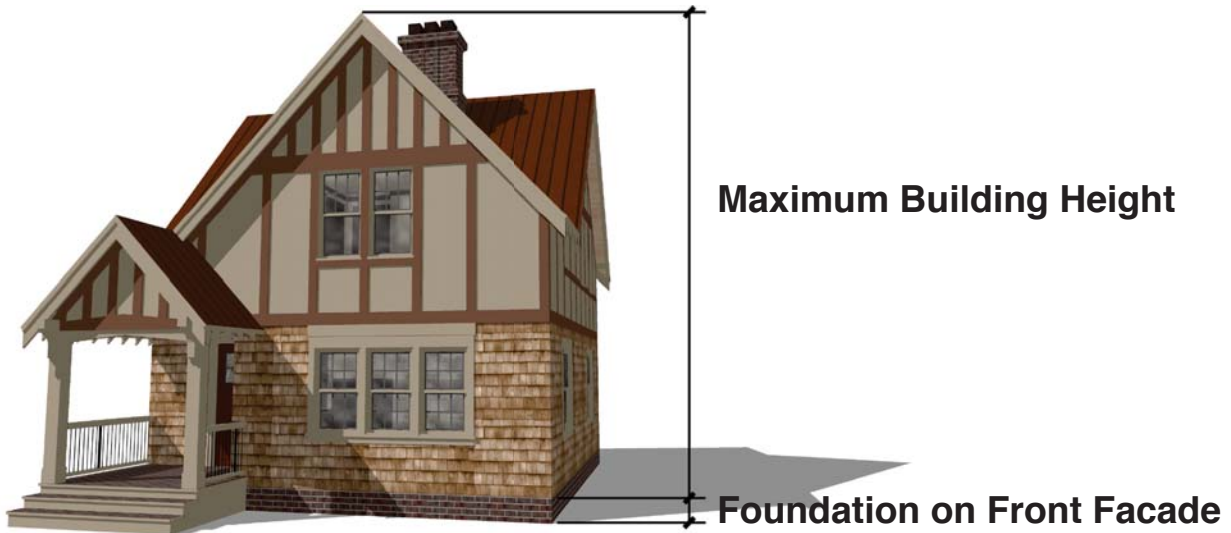
- Garages are to be detached and located behind the principal structure, or attached and accessed from the side or rear of the principal structure, behind the front facade.
- Garages cannot be placed in the side and rear setbacks unless they are 700 sq. ft. or less, in which case they may be located up to two feet from the rear or side property line.

Accessory Dwelling Units

- Where accessory dwelling units are permitted, unit must be complimentary to the primary structure.
- Accessory dwelling unit must be less than 50% of the total square footage of the primary structure

Driveways and Parking

- 1 Driveway permitted per unit.
- Driveways must be setback 2' from side property lines
- 8' Minimum and 12' Maximum within the street setbacks
- One 18' x 18' (324 sq. ft.) parking pad is permitted per unit contiguous with the driveway in the front setback area.
- Parking pads must be screened from the public right-of-way with a mixture of landscaping and/or knee-walls



DEVELOPMENT STANDARDS

SETBACKS

Clayton Avenue
Setback/Build-to
Line

All properties must be built to within 5' behind their build-to line.

- Subdistrict 1: 75'
- Subdistrict 2: 65'
- Subdistrict 3: 45'

(Subdistricts can be found on following page)

Side Setback

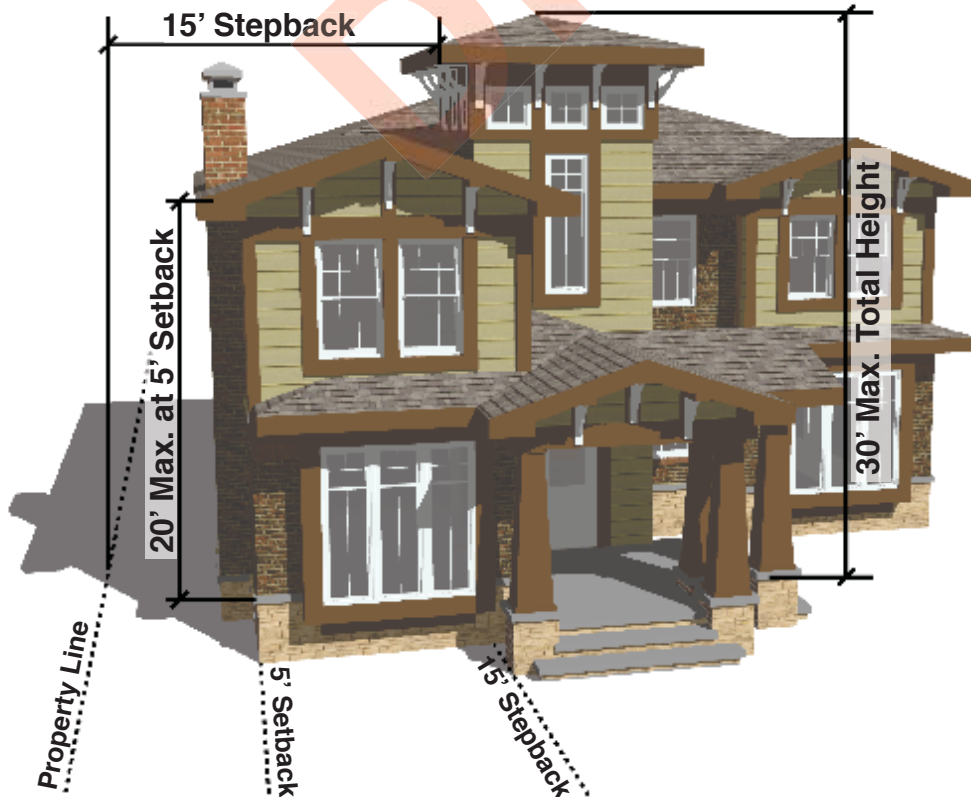
5' minimum

Side
Setback Height
Restriction

- 20' Maximum height from top of foundation at 5' setback.
- Additional height to 30' from top of foundation allowed at a slope of 1:1 or with a 15' setback from the side property line

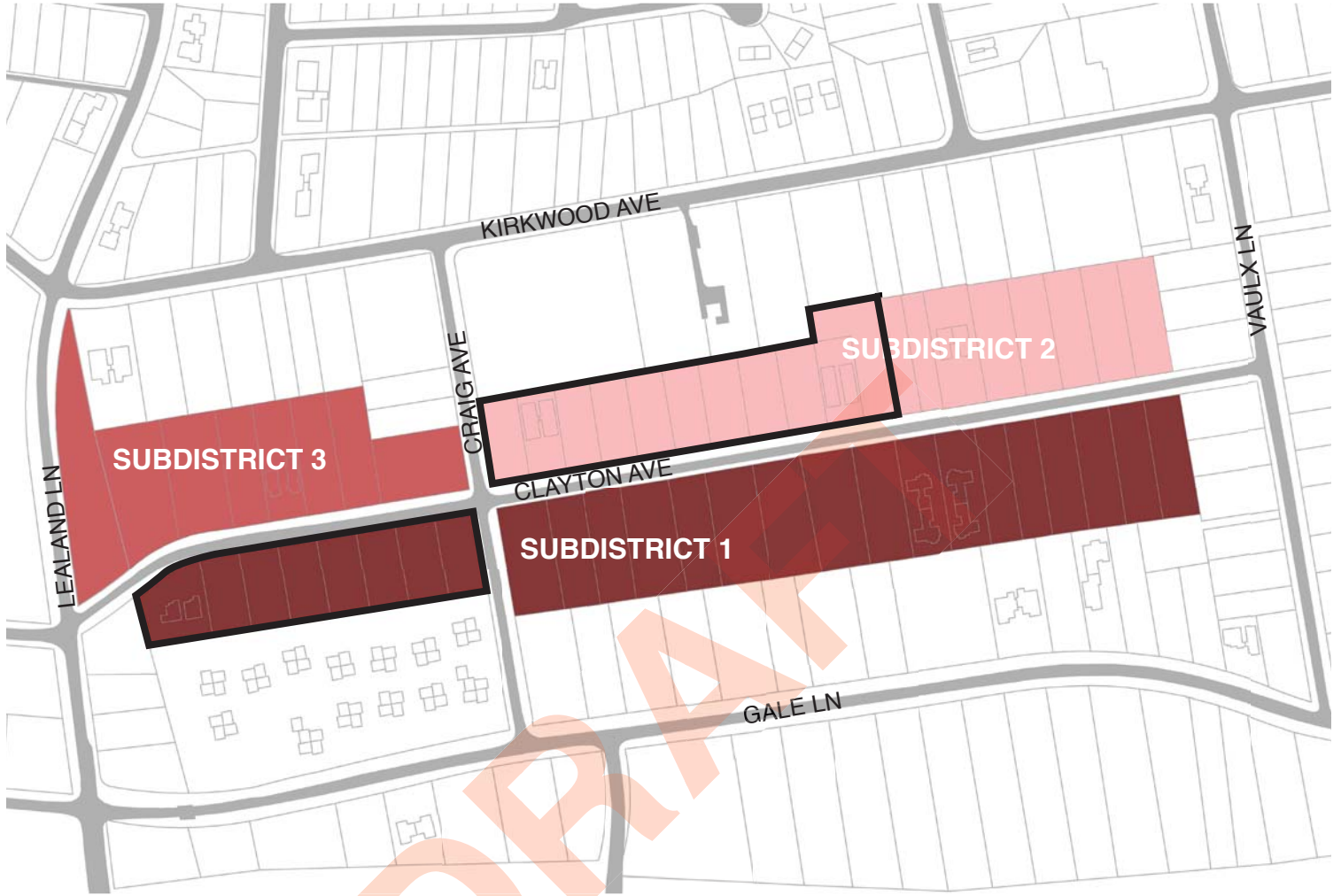
Rear Setback

10' Minimum rear setback in outlined lots in Subdistricts 1 & 2



DEVELOPMENT STANDARDS

SUBDISTRICTS



PRECEDENTS