

BATTELMONT: A SUBURBAN NEIGHBORHOOD (outside URBAN ZONING DISTRICT)	Current Base Zoning	With a Neighborhood Conservation Overlay (NCZO)	Two New ZONING options BL2025-1005	
			Passed 12/04/25, effective 4/01/26	
Battlemont:	RS10 (some R10)	RS10 (some R10)	RN1	RL1
	Single Family / Duplexes	Single Family / Duplexes	Houses, Townhouses (no specific #)	Houses, Townhouses, small apartment
Percent of lot SF may build on	40%	40%	40%	60%
Lot size required	N/A	<< (Base zoning)	6,000 sf min	5,000 sf
Width			60' min	50' min
Depth			90' min	90' min
Massing & Scale	N/A	"compatible, by not contrasting greatly, with surrounding (contributing) buildings" Cannot exceed double original structure footprint	N/A	N/A
Setback: General	Height can be no more than 1.5 x width	"established by adjacent contributing buildings - maintain dominant rhythm"	N/A	N/A
Setback: Front (Build-ToZone)	20' min / avg of 4 nearest	<< (Base zoning)	20' min, 30' max	10' min, 25' max
Setback: Side Street	40'	<< (Base zoning)	15' min, 25' max	10' min, 25' max
Setback: Side	5' min	<< (Base zoning)	5' min	5' min
Setback: Rear - from main building			15' min	10' min
Setback: Rear - from back lot line	20' min	Combined base zoning and appropriately-scaled for NCZO	5' min	5' min
Facade Zone - Front Built-to Zone	45% min or 25' w	<< (Base zoning)	50% min	60% min
Facade Zone - Side St Built-To Zone		N/A	30% min	40% min
Encroachments into Setbacks		N/A	3' into setbacks	5' into setbacks
Landscape Buffer: SF, 2 family	N/A	N/A	N/A	N/A
Landscape Buffer: Townhouse/Manor	N/A	N/A	Yes if shared side/rear with R & RS	Yes if shared side/rear with R & RS
Building Type	N/A	"Consistent with types in immediate vicinity"	Amendment (approved): new "zoning districts complement established character"	
Accessory Buildings: massing / form (General)	< 750 SF / 10K SF, max 2,500 SF	< 750 SF, unless lot > 10K SF, then 1,000 SF.	see below	see below
Accessory Bldg setback: from primary	N/A	20' minimum	15' min	10' min
Building: Height - main building	3 max (45') This goes down to 2.5 stories, 35' with Ordinance BL2025-1006 on agenda 12/16/25	2.5 max (35')	2.5 max (35')	2.5 max
Stories		"compatible with surrounding"	set by bldg type	set by bldg type
Highest Roof Line			set by bldg type	set by bldg type
Highest Eve			set by bldg type	set by bldg type
Building: Accessory Structures	2 max, 24', at setback 16'	"compatible with surrounding"	2 max	2 max
Stories			30' max	30' max
Highest Roof Line			24' max	24' max
Highest Eve	shall not exceed primary	Ridge height < 25'		
Height - Floor-to-Floor - Ground Floor			9' min	9' min

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Height - Floor-to-Floor - Upper Floors			8' min	8' min
Ground Floor Res or Active Space - Depth			20' min depth	20' min depth
Parking Setback - Front			10' behind façade	10' behind façade
Parking Setback - Side Street			10' behind façade	10' behind façade
Parking Setback - Side			3' min	3' min
Parking Setback - Rear			3' min	3' min
Driveway Curb Cuts	12' max	<< (Base zoning)	12' max	12' max
Preserve and Protect the value of buildings / structures	N/A	A purpose of NCZO	N/A	N/A
Regulate exterior design, arrangement, texture and materials for compatibility	N/A	A purpose of NCZO	N/A	N/A
To create an aesthetic appearance which complements existing (contributing) buildings / structures	N/A	A purpose of NCZO	N/A	N/A
To foster civic beauty	N/A	A purpose of NCZO	N/A	N/A
To strengthen local economy	N/A	A purpose of NCZO	N/A	N/A
To promote NCZO's for education, pleasure, and welfare of present and future citizens	N/A	A purpose of NCZO	N/A	N/A
A property will be used as it was historically, or be given a new use that requires minimal change to distinctive materials, features, spaces and spatial relationships	N/A	An NCZO standard	N/A	N/A
Historic character will be retained and preserved.	N/A	An NCZO standard	N/A	N/A
Deteriorated historic features will be repaired rather than replaced.	N/A	An NCZO standard	N/A	N/A
New additions, exterior alterations will not destroy historic materials, features and spatial relationships that characterize the property.	N/A	An NCZO standard	N/A	N/A
Design Guidelines apply to Exteriors, New Construction (in whole or in part,) Demolition, or Moving a building.	N/A	An NCZO principle	N/A	N/A
DOES NOT APPLY TO: unattached fences and walls, structures without a roof, uncovered patios, yard art, plants, in ground pools, resurfacing	N/A	An NCZO principle	N/A	N/A

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DOES NOT APPLY TO: Accessory buildings less than 100 SF, screened in porches, uncovered rear/side decks, front facing window/door replacements that maintains historic casings / dimensions / locations, awnings*, replacement roofing, paint colors, replacement railings / posts, roof colors	N/A	An NCZO principle	N/A	N/A
New Buildings should be similar to historic forms and massings found in NCZO. New buildings inspired by historic styles and forms, but identifiable as new construction, are appropriate.	N/A	An NCZO principle	N/A	N/A
New Buildings size and mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding (contributing) buildings.	N/A	An NCZO principle	N/A	N/A
Reconstruction is appropriate when it accurately reproduces a no-longer existing building on its original site, if it contributes to the character of the area, and is compatible in style, height, scale, massing, and materials	N/A	An NCZO principle. Cannot exceed double original structure footprint.	N/A	N/A
Demolition: prevents, if a contributing building (to DG)	N/A	An NCZO principle	N/A	N/A
1. Exceptions to Demolition: non-contributing buildings, or if partial-demolition will bring existing building closer to DG / character of neighborhood.	N/A	An NCZO principle	N/A	N/A
2. Exceptions to Demolition: if denial of demo will result in economic hardship such as: a) Cost of demo/redev vs. cost of compliance b) Lack of structural soundness, c) Hardship not self-imposed, d) a determination that yields a reasonable return to owners, e) (others) See Codes 17.40.420	N/A	An NCZO principle	N/A	N/A
Partial demolition, appropriate if character-defining features of historic building are retained.	N/A	An NCZO principle	N/A	N/A
Roof forms / slope - similar to contributing homes on block face / district (often 6/12 or 12/12)	N/A	An NCZO principle	N/A	N/A