

# DEVELOPMENT STANDARDS AND PRESERVATION CRITERIA FOR THE HIGHLAND PARK - BINGHAM PARK HISTORIC RESIDENTIAL OVERLAY DISTRICT

## A. DEVELOPMENT STANDARDS.

(a) **In general.** The Development Standards for this Historic Overlay District control in the event of a conflict with the requirements for the underlying zoning district.

(b) **Height requirements.** The maximum permitted heights for buildings and structures are:

- (1) 25 feet for a main building; and
- (2) 20 feet for an accessory building or structure.

(c) **Lot size requirements.** Lots must conform to the following standards:

- (1) Each lot must have a minimum area of 7,200 square feet and a minimum depth of 150 feet.
- (2) Each lot must have a width no less than 50 percent of the average width of all lots in both the same and the opposite blockface.

(d) **Maximum lot coverage.** The maximum permitted lot coverage for all buildings and structures combined is 40 percent.

(e) **Minimum front yard.**

- (1) All buildings and structures must have a minimum front yard set back of 25 feet.
- (2) The main building on an interior lot must have a front yard setback that is:
  - (A) equal to that of the closest main building on either side of the lot in the same blockface; or
  - (B) between those of the closest main buildings on either side of the lot in the same blockface.
- (3) The main building on a corner lot must have a front yard setback that is within five percent of that of the closest main building in the same blockface.

(f) **Minimum rear yard.** The minimum permitted rear yard setbacks for buildings and structures are:

- (1) 10 feet for a main building if the lot is 230 feet or less in depth;
- (2) 20 feet for a main building if the lot is over 230 but less than or equal to 250 feet in depth;
- (3) 30 feet for a main building if the lot is over 250 feet in depth; and
- (4) 5 feet for an accessory building or structure.

(g) Minimum side yards.

- (1) All buildings and structures must have:
  - (A) on interior lots, a minimum side yard the greater of 5; and
  - (B) on corner lots, a minimum corner side yard the greater of 15 feet or 80 percent of the average corner side yard of the other corner lots at the same intersection
- (2) Except as otherwise provided in this section, no balcony, porch, or any portion of a building may extend into the required side yard. Roof eaves may project up to three feet into the required side yard.

(h) Off-street parking requirements. **Residential** uses must provide at least two off-street parking spaces behind the front yard for each dwelling unit **when alley is accessible.**

(i) Signs. Signs of any character shall be not larger than 4 square foot. (ex. 2'x 2')

B. PRESERVATION CRITERIA. The following preservation criteria apply to all property in the Bingham Park Historic District:

(a) Building placement, form, and treatment.

(1) Accessory buildings. Accessory buildings:

- (A) are only permitted in the rear yard no closer than 15 feet to a main building; and
- (B) must be compatible with the scale, shape, roof form, materials, detailing, and color of a main building.

(2) Additions. All additions to a building must be compatible with the dominant horizontal or vertical characteristics, scale, shape, roof form, materials, detailing, and color of the building.

(3) Architectural detail. Materials, colors, structural and decorative elements, and the manner in which they are used, applied, or joined together must be typical of the style and period of a main building and compatible with the other buildings on the blockface.

(4) Awnings.

**(A) All awnings on the front and side facades of a main building must be typical of its style and period and complement its color scheme.**

**(B) Wood, metal, and plastic awnings are not permitted unless they:**

- (i) are on an accessory building or the rear façade of a main building;**
- (ii) complement the color scheme of the building to which they are attached; and**
- (iii) are totally screened.**

(5) Building placement. All buildings must be placed so as not to adversely affect the rhythm of spaces between buildings on the blockface.

(6) Building widths. The minimum permitted width for a main building is 80 percent of the average width of the existing main buildings in the blockface.

(7) Chimneys. All chimneys must be compatible with the style and period of a main building. Chimneys on the front 50 percent of a main building or on a corner side façade must be:

- (A) constructed of brick, stucco, stone, or other materials that look typical of the style and period of a main building; and
- (B) of a style and proportion that is typical of the style and period of a main building.

(8) Color.

(A) Brick and stone surfaces. Brick and stone surfaces not previously painted must not be painted unless the applicant establishes that:

(i) painting is the only method by which the brick or stone may be restored or preserved; or

(ii) the color and texture of replacement brick or stone cannot be matched with that of the existing brick or stone surface and the paint color matches that of the existing brick or stone surface.

(B) Certain colors prohibited. Fluorescent and metallic colors are not permitted on the exterior of any structure in this district.

(C) Dominant and trim colors. All structures must have a dominant color and no more than three trim colors. The colors of a structure must be complementary of each other and the overall character of this district.

(D) Gutters and downspouts. Gutters and downspouts must be painted or colored to match or complement the color scheme of the structure to which they are attached.

(E) Roof colors. Roof colors must complement the style and overall color scheme of the structure.

(F) Stain. The use and color of stain must be typical of the style and period of the building on which the stain is applied.

(9) Columns.

(A) Function. Columns are only permitted as vertical supports near the front entrance of a main building, or as vertical supports for porches.

(B) Materials. Columns must be constructed of brick, wood, cut stone, or other materials that look typical of the style and period of a main building. No pipe or wrought iron columns are permitted.

(C) Style. Columns must be of a style typical of the style and period of a main building.

(D) Width dimensions.

(i) The width of a one-story column shaft at its widest point must be at least one-eighth the height of the column.

(ii) The width of a two-story column shaft at its widest point must be at least one-eighth the height of the column.

(10) Façade materials.

(A) In general. The only permitted façade materials are brick, wood siding, stone, and stucco. All façade treatments and materials must be typical of the style and period of a main building.

(B) Brick. All exposed brick on facades must be fired brick as defined by the American Standard Testing Materials Designation C-126-75A. Type Grade FBS-SW.

(C) Wood facades. Existing wood facades must be preserved as wood facades. Wood shingles are not permitted as a primary façade material, but may be used in roof

**gables and on foundation skirts in a manner that is typical of the style and period of a main building.**

(11) Front entrances and porches.

(A) Detailing. Railings, moldings, tile work, carvings, and other detailing and architectural decorations on front entrances and porches must be typical of the style and period of a main building.

(B) Enclosures. A front entrance or porch may not be enclosed with any material, including iron bars, glass, or mesh screening.

(C) Façade openings. Porches must not obscure or conceal any façade openings in a main building.

(D) Floor coverings. Carpeting is not permitted as a porch floor or step covering.

(E) Location. An entrance treatment, including door transoms, sidelights, stained glass, trim, and hardware, must be retained in its original location.

(F) Style. The main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building.

(12) Height to width ratio. The relationship between the height and width of the front façade of a main building, including side projections, must be compatible with those of the other main buildings in the blockface.

(13) Porte cocheres. Except as otherwise provided in this subsection, porte cocheres must be preserved as architectural features and not be enclosed on any side by fences, gates, or any other materials. A wrought iron gate is permitted across the rear opening of a porte cochere if it has a screening factor of less than 50 percent and is compatible with the style and scale of a main building.

(14) Roof forms.

(A) Eaves and soffits. The height of eaves and soffits on a main building must be within 10 percent of the height of eaves and soffits on the closest main building in this district of a similar style and having the same number of stories.

(B) Materials and colors. Roof materials and colors must complement the style and overall color scheme of the building or structure. Tar and gravel (built-up) is only permitted as a roof material on covered porches and porte cocheres with flat roofs.

(C) Overhang. The roof overhang on a building must be compatible with the style and scale of the building. A replacement roof on an existing building must have an overhang that is equal to or greater than the overhang of the roof it replaces.

(D) Patterns. Roof patterns of a main building must be typical of the style and period of the architecture of the building and include separate substructure roofs.

(E) Skylights and solar panels. Skylights and solar panels are only permitted on:

- (i) the rear 50 percent of the roof of a main building on an interior lot;
- (ii) the rear inside quadrant of the roof of a main building on a corner lot; and
- (iii) the roof of an accessory building in the rear yard.

(F) Slope and pitch. The degree and direction of roof slope and pitch must be typical of the style and period of a main building and compatible with existing building forms in this district. Flat or Mansard roof designs are not permitted on main or accessory buildings or structures, except that a covered porch or porte cochere may have a flat roof that is typical of the style and period of a main building.

(15) Stairs. Second story exterior staircases are only permitted on accessory buildings and the rear 50 percent of a main building, except that they are not permitted on a corner side façade.

(16) Window and doors.

(A) Front façade openings. The total number of window and door openings (combined) in the front façade of a main building must be equal to or greater than the total number of original window and door openings (combined) in that façade. The number of door openings in the front façade of a main building may not be increased.

(B) Glass. Clear, decorative stained, and clear leaded glass typical of the style and period of the building may be permitted in any window opening. Reflective, tinted, opaque, and mirrored glass and plastic are not permitted in any opening. Translucent glass is not permitted except in a bathroom window.

(C) Screens, storm doors, and storm windows. Screens, storm doors, and storm windows may be permitted if:

(i) their frames are painted or colored to match or complement the color scheme of a main building;

(ii) they do not obscure significant features of the window and doors they cover;  
and

(iii) the screen mesh is 18 by 16 gauge.

(D) Security and ornamental bars. Security and ornamental bars are only permitted on an accessory building or on the rear or side facades of a main building.

(E) Shutters. Shutters must be typical of the style and period of the building and appear to be installed in a manner to perform their intended function.

(F) Style.

(i) All windows and doors in the front façade of a main building must be proportionally balanced in a manner typical of the style and period of the building.

(ii) No single, fixed plate glass is allowed except as part of an original period design. The size and proportion of window and door openings located on the front and side facades of a main building must be typical of the style and period of the building.

(iii) All windows, doors, and lights in the front and side facades of a main building must be typical of the style and period of the building and compatible with the windows, doors, and lights in the front and side facades of the other main buildings in the blockface. Windows must contain at least two lights (window panes). Sidelights must be compatible in style and materials with the door.

(iv) The frames of windows must be trimmed in a manner typical of the style and period of the building.

**(b) Landscaping**

(1) Fences.

(A) Definitions. The following definitions apply to terms used in these fence regulations:

(i) FINISHED SIDE means the side of a fence that does not reveal the structural components.

(ii) STRUCTURAL COMPONENT means a post, column, or other vertical or horizontal member providing support and strength for a fence.

(B) Form. **Fences must be constructed and maintained in a vertical position.**

(C) Height. The maximum permitted height for a fence is eight feet.

(D) Location.

(i) Fences are not permitted in the front yard.

(ii) A fence in an interior side yard must be located in the rear 50 percent of the side yard and behind the rearmost side projection of a main building, except that the commission may allow a fence to be located in the rear 75 percent of the side yard if it determines that the fence does not screen any portion of a significant architectural feature of a main building on the same or an adjacent lot.

**(iii) A fence in the corner side yard must not be directly in front of the corner side façade, however, if a fence covers no more than 50 percent of the corner side façade, it may be permitted if:**

(aa) more screening is necessary to insure privacy due to unusually high pedestrian or vehicular traffic; and

(bb) the fence does not screen all or any portion of a significant architectural feature of a main building.

(iv) A fence in the corner side yard must be set back a minimum of two feet from a public sidewalk.

(v) A fence must run either parallel or perpendicular to a building wall or lot line.

(vi) A fence on a vacant lot must be set back a distance that is equal to or greater than the setback of the closest main building in the same blockface. In the case of a single interior vacant lot, the setback of the fence must be equal to or greater than the setback of a main building on the adjacent lot with the greater setback.

(E) Materials. A fence must be constructed of one or more of the following materials: wrought iron, wood, brick, or stucco. Exposed concrete blocks are not permitted. Chain link fencing is permissible if it is not visible from public right-of-way.

(F) Masonry fences.

(i) The color, texture, pattern, and dimensions of masonry and the color, width, type, and elevation of mortar joints in a fence column or base must match the masonry and mortar joints of a main building as nearly as practicable.

(ii) All exposed brick in a fence must be fired brick as defined by the American Standard Testing Materials Designation C-126-75A. Type Grade FBS-SW.

(G) Metal fences.

(i) Wrought iron fences must be compatible with the style and period of a main building.

(ii) If a wrought iron is painted or colored, it must compliment the style and overall color scheme of the structure.

(H) Wooden fences.

(i) All wooden structural posts must be a least four inches in diameter (nominal size).

(ii) The side of a wooden fence facing a public street must be the finished side.

(iii) Wooden fences may be painted or stained a color that is complementary to a main building.

**(2) Certain items prohibited in front and corner side yards. The following items are not permitted in the front and corner side yards:**

**(A) Berms higher than 2 feet.**

**(B) Pylons and similar structures.**

**(C) Rock or sculpture gardens.**

**(D) Permanent cooking or BBQ grills.**

**(E) Upholstered furniture. This prohibition includes porch areas.**

- (F) Satellite Dishes and **Antennas**. If reception requires such placement, then a satellite dish will be allowed if screened from public view by landscaping or building materials similar to those used on the façade of the main building.
- (G) Basketball goals and playground equipment will not be permitted in the front or corner side yard.**

(3) Outdoor lighting. Outdoor light fixtures on the front façade of a main building and on poles in the front yard must be compatible with the style and period of a main building and not obscure or conflict with significant architectural details. Overhead and exposed wiring and conduit for outdoor lighting is not permitted. However, temporary holiday lighting displays are permitted from November through January.

**(4) Pavement, filler, and edging materials. If the landscape beds collectively comprise more than 25 percent of the combined areas of the front and corner side yards, the landscape plan must reviewed and approved by the commission. No more than 25 percent of the front yard of a residential use may be covered by pavement or filler materials.**

(5) Planter boxes. Planter boxes must be:

- (A) an integral part of and typical of the style and period of a main building;
- (B) 18 inches or less in height;
- (C) 36 inches or less in depth; and
- (D) constructed of brick, stone, or smooth-finish concrete that matches or is compatible in texture, color, and style with a main building.

(6) Retaining walls. Retaining walls are not permitted in the front and side yards except to preserve a natural or existing slope or to make slope similar to that of an adjacent lot. The height of a retaining wall must not exceed the height of the slope it retains. A retaining wall must be constructed of unpainted stone, brick, stucco, or smooth-finished concrete that is compatible in texture, color, and style with a main building.

(7) Sidewalks, driveways, and curbing.

(A) Materials.

**(i) Asphaltic or artificially colored concrete or epoxy resin is permitted as a sidewalk, driveway, or curbing material.**

**(ii) All public sidewalks and curbing must be constructed of brush finish concrete.**

**(iii) All private sidewalks and driveways must be constructed of brush finish concrete, brick, tile, slate, or exposed aggregate. Gravel is allowed in the center strip of a ribbon driveway.**

(B) Width, style, and spacing.

(i) The maximum permitted width of a driveway in the front yard is 10 feet. The driveway width may be expanded to 20 feet at any point behind the front façade.

(ii) Ribbon driveways are only permitted if the owner establishes that a ribbon driveway was an original architectural element of the site. If a ribbon driveway is permitted, the ribbons must be at least one foot wide.

(iii) Circular driveways are not permitted in the front yard.

(iv) A driveway constructed in the front yard adjacent to an existing driveway on an adjacent lot must be spaced a minimum of one foot from the existing driveway on the adjacent lot.

(C) Parking on driveways. No vehicles shall be parked on the lawn area of a property.

# THE HIGHLAND PARK – BINGHAM PARK OVERLAY DISTRICT

DISTRICT BOUNDARY   
 CONTRIBUTING ELEMENT   
 NON-CONTRIBUTING ELEMENT   
 STREET ADDRESS 1111

