

Butchers Hill Neighborhood Development Guidelines

These guidelines are established to preserve the historic architectural character of Butchers Hill. All proposed construction must first be compared with its surrounding buildings for compatibility with height, scale and character of architecture. No construction should be permitted to alter our historic streetscape.

1. **Building height** should be no greater than the buildings surrounding it.
 - A. Some flexibility should be considered for
 1. Open yard space provided.
 2. Number of off-street parking spaces provided.
2. **Front additions** to set-back houses should not be permitted.
3. **Rear additions and additions on top of existing additions** should be no greater in height or dimension than additions on surrounding buildings.
 - A. Flexibility will be considered only if agreeable to surrounding neighbors.
 - B. On lots less than 100' deep, flexibility may be considered for off-street parking spaces provided.
4. No **new dwelling units** should be added without provisions for off-street parking spaces:
 - A. One off-street parking space per efficiency or one-bedroom dwelling.
 - B. Two off-street parking spaces per dwelling with two or more bedrooms.
5. Non-conforming **business uses** should be neighborhood-based and should not add to the neighborhood parking problem.
6. **Existing precedent does not apply.** Existing construction not in accordance with these Neighborhood Development Guidelines will not be considered as precedent for proposed construction.
7. **Submit an impact statement** including:
 - A. Submit drawings of new construction to Butchers Hill Association:
 - a. Submit at least 45 days in advance of a zoning appeal.
 - b. Submit scale drawings of proposed plans and elevations.
 - B. Submit a statement as to what market segment the project will be focusing on.
8. **Roof decks** and their access structures should be set back from the front wall of the building so they are not visible by a person standing on the sidewalk directly across the street.
 - A. Access structures should be no more than 75 square feet in size.
 - B. Roof top decks should be built without access structures where possible, and only when necessary.
9. Exterior **building materials** should be historically compatible on walls visible from named streets.
10. **Building Demolition** should be by last resort only.
 - A. Reasons for demolition should be submitted to the Butchers Hill association for review and approval.
 - B. Saving and preserving buildings using historic tax credits are encouraged.