

Pre-Legislative Review:
Proposed Mount Rainier Neighborhood Conservation Overlay Zone (NCOZ) Standards
April 15, 2020

The Mount Rainier Neighborhood Conservation Overlay (NCO) Zone

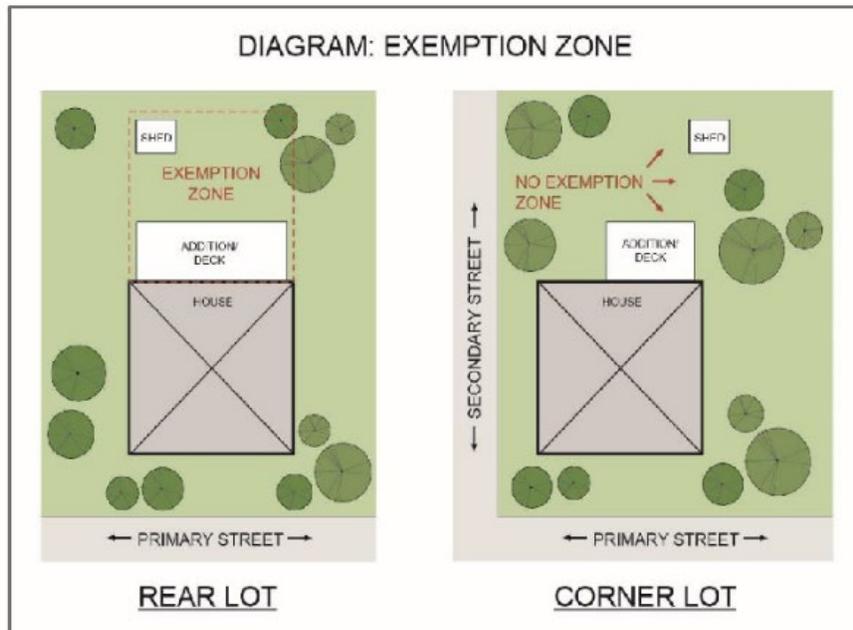
Purpose

- i. The purpose of the Mount Rainier NCO Zone is to aid in preserving the character of Mount Rainier's existing residential neighborhoods and buildings. This is accomplished by establishing standards for form, massing and composition, lot area, height, fenestration, porches, materials, and accessory structures associated with the following principal use types: dwelling, single-family detached; dwelling, three-family; dwelling, townhouse; and dwelling, two-family, within the incorporated City of Mount Rainier to ensure building patterns that are consistent and compatible with existing development.
- ii. The boundaries of the Mount Rainier NCO Zone are identified on the Official Zoning Map.

Applicability

- (A) The following development is prohibited:
 - (1) Enclosure of existing front porches or wraparound porches by any method other than screening, and carports.
- (B) The following development shall be exempt from the standards of the Mount Rainier NCO Zone:
 - (1) Development on property listed as a Historic Site, Historic Resource or Historic District under Subtitle 29: Historic Preservation Ordinance, of the County Code;
 - (2) Nonresidential development otherwise permitted in the underlying zones;
 - (3) Routine repair and maintenance as defined under Sec. 27-2500;
 - (4) Any alteration of or renovation to a residential principal structure that (i) does not increase the height of the structure or expand the footprint of the structure; and (ii) complies with the side and rear setback standards of Subsection (b)(iv)(C) of the Mount Rainier Neighborhood Conservation Overlay Zone Standards;
 - (5) Any alteration of or renovation to an existing residential accessory structure that (i) is located on a parcel of land that does not abut two intersecting roads; and (ii) is completely within the area of the rear yard that does not extend beyond the sides of the principal dwelling; and (iii) complies with the side and rear setback standards of Subsection (b)(iv)(C) of the Mount Rainier Neighborhood Conservation Overlay Zone Standards; and

- (6) Construction of a new accessory structure that (i) is located on a parcel of land that does not abut two intersecting roads; and (ii) is completely within the area of the rear yard that does not extend beyond the sides of the principal dwelling; and (iii) complies with the side and rear setback standards of Subsection (b)(iv)(C) of the Mount Rainier Neighborhood Conservation Overlay Zone Standards. See Diagram: Exemption Zone.



- iii. The following principal use types are subject to the Mount Rainier NCO Zone and shall comply with the standards in this subsection:
- (a) dwelling, single-family detached;
 - (b) dwelling, three-family;
 - (c) dwelling, townhouse.

Standards

(A) *Siting, Massing, and Composition*

- (1) New street-facing attached garages are prohibited.
- (2) Front setbacks for all new dwellings shall be located in accordance with Sec.27-2202.(b), Reduction of Minimum Front Setbacks to Block Face Average.
- (3) The maximum area of impervious surface in the front yard shall not exceed 20 percent of the front yard area. Under no circumstances may impervious or pervious surfaces intended for vehicle parking be located between the front façade of the dwelling and the street.

- (4) Maximum driveway width shall not exceed 12 feet.
- (5) Lead walks providing access from the sidewalk or street to the front door of a dwelling shall not exceed four feet in width.
- (6) Additions must be subordinate to the dwelling in massing and height.
- (7) Front additions that increase the gross floor area of the dwelling are not allowed, except for the addition of an open, covered front porch, in accordance with the standards for porches as set forth in these Mount Rainier Neighborhood Conservation Overlay Zone Standards.
- (8) Additions shall not exceed the height of the existing dwelling. Any addition located on the side of an existing dwelling shall be set back a minimum of two feet from the plane of the front façade.

(B) Design

(1) Roofs and Dormers

- a. The pitch of roofs visible from a public right-of-way must be within a range of 6:12 and 12:12.
- b. Expansion of existing an existing dormer or construction of a new dormer visible from a public right-of-way shall have a combined face of no more than 30 percent of the first story of the front façade, measured from the sill plate to the roof ridge.
- c. Distinctive roof and eave elements such as brackets or finials shall be maintained or reconstructed in kind.
- d. The existing main roof ridgeline may be raised to permit additional habitable space, provided that, except on the rear of the structure, the original main roof's eave height is retained. Except for shed-style dormers, the roof pitch of dormers on the roof above the front façade must be within a range of 6:12 and 12:12.
- e. Gabled dormers must have roof slopes within a range of 6:12 and 12:12.
- f. Dormers shall not exceed the height of the main roof ridgeline.

(2) Cladding

- a. Original sidewall treatments shall be retained or renewed. For example, original shingles shall not be covered with siding or vice-versa.
- b. Formstone, manufactured brick-veneer, tile veneer, asphalt shingles, tar paper, and plywood siding are prohibited as cladding materials.

(3) Height

Notwithstanding the height regulations of Part 4: Zones and Zone Regulations of the Zoning Ordinance, the height of additions or new structures shall be compatible with other structures on the same block but shall not exceed 35 feet.

(4) Windows and Doors

- a. Each level of the front façade of new dwellings must have at least two windows, except the first level, where an entry door may be paired with a single window, and the roof, where there may be a single dormer window.
- b. Altering the style of, changing the type of, reducing the size of, or removing any windows on the front façade is prohibited, unless the original features or style of the building is being restored or maintained.
- c. Distinctive stylistic elements such as window and door casings common to original housing types in the zone shall be retained or reconstructed.
- d. Notwithstanding standards (B)(4)(b) and (B)(4)(c) windows on the front façade may be altered or removed to accommodate their enlargement or the construction of dormers.

(5) Porches

- a. Existing front porches shall be retained. In addition, the style and design of an existing front porch shall be retained and preserved, which includes the style and design of railings, posts, stairs, piers, and any decorative details, unless an alteration to the style and design of the existing front porch will restore the porch's original style and design. (For example, the restoration of an enclosed front porch to its original open configuration is allowed under this standard.)
- b. Flooring of existing open porches visible from a public right-of-way shall be repaired or replaced in like materials and style, or in materials and style that can be demonstrated to be consistent with the original construction. Tongue-and-groove flooring shall be used for new or replacement porches.
- c. Enclosure of rear porches is permitted.
- d. Porches shall only be screened with metal or vinyl-coated fiberglass screens. Screening must be installed so as not to obscure the character-defining features of the porch, including the railings, balusters, and columns.
- e. A front porch is prohibited in the front yard setback, unless it would be compatible with the front façade setback of the existing blockface or the original front porch is being reconstructed in that location.

(6) Sidewalks

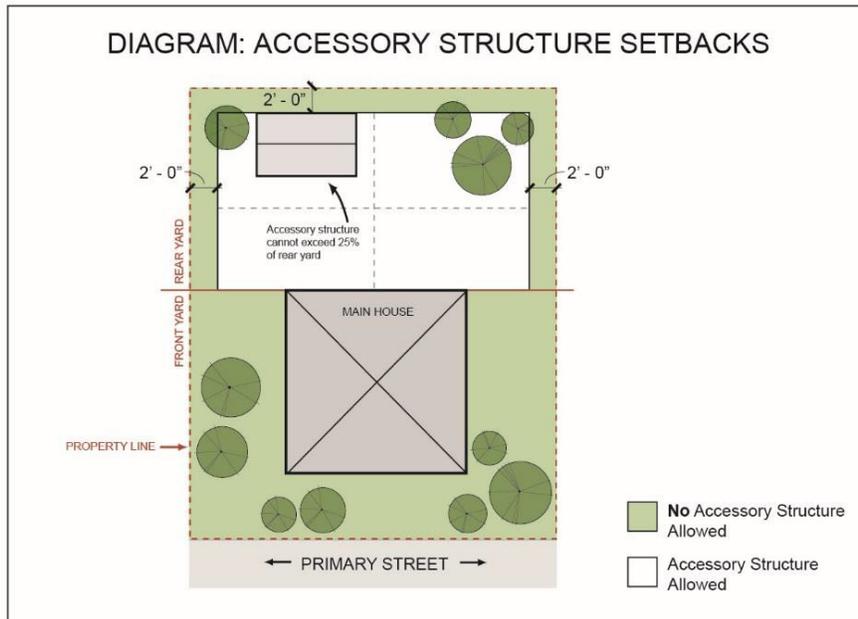
Sidewalks, including lead walks between street sidewalks and the entrances of dwellings shall not be paved with asphalt surfacing.

(7) Retaining walls

Retaining walls higher than two feet and visible from the public right-of-way shall not be constructed with pressure-treated lumber or bare concrete masonry units (*e.g.*, cinderblock).

(C) *Accessory Structures*

- (1) General setbacks for accessory structures shall comply with the following:
 - a. Side yard: two feet minimum on each side.
 - b. Rear yard: two feet minimum from the rear property line.
- (2) The sum of all accessory structures on a lot shall not cover more than 25 percent of the rear yard. See Diagram: Accessory Structure Setbacks.



- (3) Under no circumstance shall an accessory building exceed the size or height of the principal building on the lot.
- (4) The roof pitch of accessory structures shall not exceed 12:12 pitch