

PROPOSED STRAWBERRY MANSION ZONING AND DESIGN STANDARDS

Strawberry Mansion is a neighborhood with mostly two-story and three-story brick rowhomes. Many of these were built in the late 1800s and early 1900s. A coalition of neighborhood associations wants to make sure that new buildings fit in with the old. They've asked the City to create design and zoning standards to do this. This is a summary of those standards.

You will have to follow these standards if

- (1) You're building a new home or apartment building, or
- (2) You're repairing the outside of your home, and whatever side you're working on can be seen from a public street.

A map on page three shows the area where these requirements will apply.

Zoning Standards

- Roof decks: No one will be allowed to build a roof deck.
- Porches: If your property is next to a house with a porch, and you're building a new house, then you'll have to build a porch that matches the width and depth of the porch next door.
- Height limits:

On streets 50 feet to 75 feet wide: 35 feet (3 stories)

Streets like 29th Street, 30th Street, Oxford Street and Susquehanna Avenue

On streets less than 50 feet wide: 25 feet (2 stories)

Streets like Douglas Street, Arizona Street Hollywood Street and Myrtlewood Street

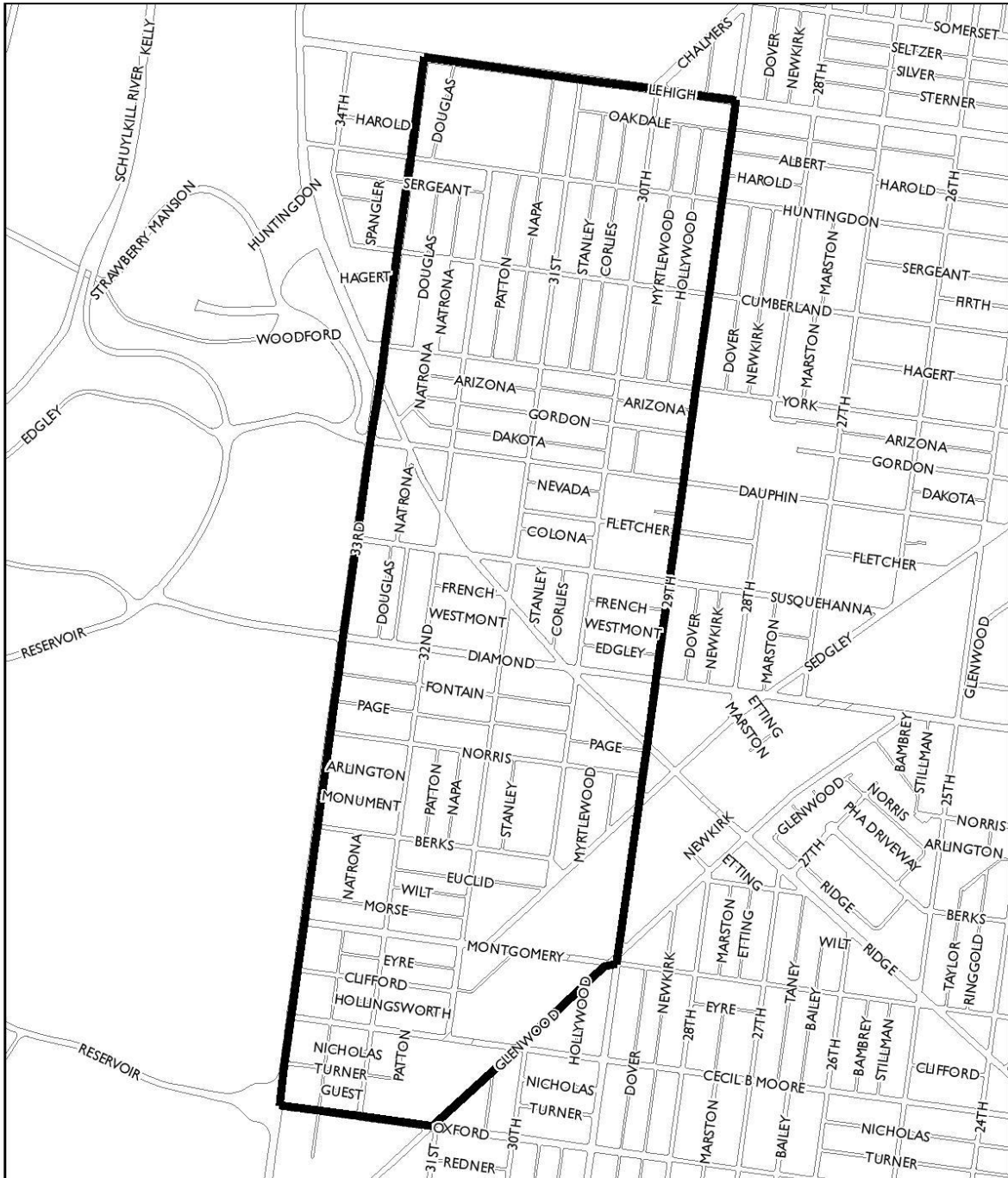
Design Standards

- Materials used on the outside of your house: You can't use vinyl, stucco, horizontal aluminum, exterior insulation finishing system (EIFS), or concrete masonry units (CMU).
 - If you have a corner lot, then you must put the same materials on each side of the building that you used on the front.
 - If you have a street-to-street lot (a front street to a back street), you have to put the same materials on the back of the building that you used on the front.

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- Fences and fence walls: You can't build these using unfinished wood, vinyl, chain link, or concrete masonry units.
- Retaining walls and garden walls: You can't build these using CMUs unless you cover them with stone, cultured stone, stucco, or brick.
- Porches:
 - If you build a porch in your front yard, you can't use unpainted, pressure treated wood or CMUs.
 - You can still close in your front porch. But if you do, then it must have lots of glass so people walking by can still see into it.
- Electric meters, gas meters, heating and air conditioning units and trash containers: These will have to be screened so people can't see them from the street.

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Proposed Strawberry Mansion Zoning Overlay C

0 500 1,000 2,000 Feet

