

Category	Florence Park Proposed Infill & Character Overlay	Renaissance Character Overlay	Final Recommendations from NCO Workgroup
Maximum Building Width	40 feet	40 feet	No changes
Driveway Width	Max 12 feet total within ROW & setback	Max 18 feet total	Max 12 feet total within ROW and setback. No front motor court or circle drives.
Garage Setback	Garage doors must be set back 18 feet behind front of façade; side street setback 20 feet	Must be 36 feet from ROW and not closer than front façade; side street setback 20 feet	Garage and/or carport placement must be in rear of property and at rear of house, either attached or detached.
Roof Pitch	12 inches of vertical lift per 12 inches of horizontal distance	None	12 inches of vertical lift per 12 inches of horizontal distance.
Front Porch or Stoop Requirement	Mandatory porch or stoop on street-facing side. Porch is covered & extends >5 feet; stoop has steps	None	No changes
Building Orientation	Primary entrance must face the street and connect to porch/stoop; corner lots must face street with least frontage	None	Primary entrance must face the street and connect to porch/stoop; corner lots must face street with least frontage.
Front Setback Range	At least 50% of façade must be within 35 feet of front property line; no part of building may be located closer than 25 feet of property line	None	Façade setback must be within 35 feet of front property line, but façade setback cannot be any less than abutting neighbors.

Category	Florence Park Proposed Character Overlay	Renaissance Character Overlay	Notes From 11/30/25 Meeting for Edits to NCO
ADUs	Maximum allowable coverage of rear setback by ADU is 50%	Maximum height is 25 feet, max of 2 stories. Total aggregate floor area not to exceed 750 sq ft or 40% of floor area of principle structure.	Maximum height is 25 feet, max of 2 stories. Total aggregate area floor area should not exceed 750 sq ft or 40% of floor area of the principal structure. Roof pitch no less or equal to 8:12 pitch with gable ends facing side of yards.
Applicability	Applies to newly permitted residential buildings and additions that require a building permit within the boundaries of the NCO-2 district.	Newly permitted detached houses, duplexes, & accessory buildings and building alterations & site modifications for detached houses, duplexes or accessory buildings requiring permit.	Recommend adopting FP wording. See complete Applicability section in the NCO-2, Neighborhood Character Overlay 2.
Additional Items to Consider			
Overall lot open area to be 50% minimum, with 50% of front yard, including street ROW to be lawn or permeable material, to reduce rain runoff.		Yes, include this in edit to RNA NCO	
Restrict combining two adjoining lots to make an oversized lot, to prevent building larger home.		Include "Building restrictions apply to double or oversized lots".	