

Veterans District Phase I
Zoning, Design Guidelines, and Property Taxes
Lots 1 – 34

Summary of the Zoning Rules

The 34 lots in Phase I of the Veterans District are zoned for Planned Unit Development (PUD) with R-2 guidelines.

While we expect that the overwhelming majority of lots will be sold for single family homes, the zoning does allow for duplexes on 60' wide lots and three-unit row houses on 100' wide lots. Duplex and row house buildings can also be subdivided into individual units for sale.

The Veterans District provides paved lanes (i.e., alleys) behind each of the lots. The PUD zoning requires that all parking, garages, and driveways be located in back connecting to the lanes. The City will clear the lanes of snow in the winter.

Accessing parking from the lanes means that there will be lawns in front of the homes uninterrupted by driveways. It also means that there will be an uninterrupted row of parallel street parking in front of the homes.

Other PUD Zoning rules include:

Minimum Front Yard	20 feet
Minimum Side Yard	7 feet
Minimum Rear Yard	30 feet, except where a garage is located in back and then it is 10 feet
Maximum Bldg. Height	2 ½ Storey, 35 feet
Parking	2 spaces per unit
Trees	1 deciduous tree per unit, planted in the front yard

Design Guidelines

Please also refer to the following design guidelines when planning to build your home in the Veterans District.

Commitment to Build

Lot purchasers are expected to commence construction of the dwelling within 12 months of the closing date. The City, as seller, will retain an option to acquire the lot at purchase price less than 10% if construction has not commenced within that time period. Construction commencement is defining as putting in a basement or floor slab if no basement is to be built. Lot purchasers may as the City for an extension of the 12-month deadline due to extenuating circumstances.

Building Plans

Buyers are asked to provide drawings showing the home that they wish to build prior to the purchase of the property and the expected completion date. The drawings will be reviewed by the Joint Development Committee prior to accepting an offer to purchase the lot.

Minimum Unit Sizes, Excluding Garages

Single Detached Dwelling	1,200 SF
Duplex Dwelling Unit	900 SF
Row House Dwelling Unit	700 SF

Front Façade Materials

A wide variety of façade materials are expected to be used in the Veterans District. This may include stone, brick or brick veneer, fiber-cement planking, various forms of manufactured wood planking, EIFS or stucco. Often the front facades of homes use more than one material. For example, stone or brick wainscoting can be used to enhance the appearance of the front façade. This is recommended on homes that use fiber board, manufactured wood planking, EIFS or stucco as the primary front façade material.

Front Porches

Front porches are an important feature in homes as they identify the entry to the building, provide visual relief to the front façade, and offer a place for homeowners to enjoy the view of the street.

Front porches are generally raised requiring steps, but with no-step entry homes it is possible to provide a porch-like feature by building a concrete pad in front of the entry and either surrounding it with a railing or covering with an extension of the roof.

Sidewalks

When building their home, the property owner must construct the front sidewalk, which meets City standards, within the public right of way along the front width of the lot. The property owner must also construct a sidewalk connecting the public sidewalk and the front entrance to their home.

Parking Areas and Driveways

The PUD zoning requires the provision of two parking spaces. All parking spaces and driveways must be paved.

Tree Selection

The PUD zoning requires the planting of one deciduous tree in the front yard of each unit. The tree should be planted a minimum of 7 feet from the front property line.

The reduced front yard depth (20 feet) and lot width (e.g., 50 feet) suggests the need to plant trees with smaller spreads.

Please note that many types of trees have varieties with smaller spreads. Please check the details when buying trees for front yard planting.

These are some examples of smaller spreading trees:

<i>Common Name</i>	<i>Height In Feet</i>	<i>Spread In Feet</i>
Amur Maple	20	20
Columnar Sugar Maples	35	10
Eastern Redbud	25	20
Flowering Trees*	25	20
Hawthorn**	20	15
Hornbeam	25	20
Japanese Tree Maple	20	20
Japanese Tree Lilac	15	10
Pagoda Dogwood	20	15
White Fringe Tree	15	15

*There are many varieties of flowering trees that are smaller with narrow spreads. Most of these are fruit bearing; some are not. Examples include crabapples, cherries, and serviceberries.

**Hawthorns are beautiful trees but have, as the name implies, thorns on them. Pruning them to maintain a certain clearance for pedestrians is advisable.

Property Taxes

The demolition of the former VA Buildings and the construction of new VA District infrastructure (i.e., the streets and paved alleys, the water retention area, and the water, sanitary, storm sewer, and electric distribution systems) is being paid for with Tax Increment Financing.

Essentially, the property taxes for your new home will be redirected to pay for the debt incurred for that demolition and new infrastructure. For this reason, the standard residential property tax abatement program is not available to homeowners in the Veterans District.