Contextual Overlay – Fact Sheet
BL2014-771 (established the contextual overlay district)

- Base zoning remains
- Generally – Includes appropriate design standards necessary to maintain and reinforce established form or character of residential development in a particular area

- **Setback**
  - Minimum required setback shall be average of the setback of the 2 developed lots abutting each side of the lot
  - Example – abutting lots have setbacks of 50 feet, 55 feet, 40 feet, and 42 feet; average 47 feet, required minimum

- **Height**
  - Maximum height, including foundation, shall not be greater than 35 feet or 125% of the structures on the two lots abutting each side, whichever is less
  - If 125% of the average is less than 27 feet, a maximum height of 1.5 stories in 27 feet is allowed
  - Example – average is 24 feet; max allowed height is 30 feet

- **Coverage**
  - Maximum coverage shall be 150% of the average of the coverage of the two abutting lots on each side
  - Does not include detached garages or accessory buildings
  - Example – average coverage of abutting lots is 2,100 square feet; max coverage of 3,150 allowed

- **Access, Garages, Parking**
  - If there is an alley, access shall be from the alley
  - On corner lots, access shall be within 30 feet of rear property line
  - Driveways are limited to 1 per public street frontage
  - Parking, driveways, and all other impervious surfaces in the required setback shall not exceed 12 feet in width
  - The front of any detached garage shall be located behind the rear of the primary structure
  - The garage door of any attached garage shall face the side or rear property line