

Hyde Park Neighborhood Conservation District Plan

Hyde Park is a turn-of-the-century streetcar suburb that is characterized by low-density residential development in a range of styles along broad tree-lined streets with lawns that create a park like setting. Hyde Park is unique in that it contains the single largest concentration of large-lot single-family housing at very low densities, characteristically found in suburban residential districts.

Lots in Hyde Park are often spacious and open feeling, with generous front yards and wide side yards. Although the predominant neighborhood character features single-family homes, Hyde Park also features numerous complementary multi-family dwellings adjacent to the former streetcar routes, which dwellings are often individually built, richly detailed, and grander in scale.

The development standards set forth below are designed to protect the relative contextual character of Hyde Park by ensuring that replacement principal structures resulting from demolitions are compatible in size, height, massing, and configuration within the appropriate neighborhood setting.

Minimum Development Standards

1. Demolition of Principal Structures

Demolition of principal structures is permitted when the demolition occurs in connection with the construction of a new principal structure that meets the guidelines set forth in sections two and three below. Demolition of principal structures not meeting these guidelines must be approved by the Zoning Hearing Examiner pursuant to the criteria for demolition set forth in Chapter 1436, Neighborhood Conservation Districts.

2. Demolition Replacement - Maximum Building Envelope: Building Size, Height and Massing

The maximum building envelope for a new principal structure that replaces an existing principal structure shall be calculated as follows:

- a. The width of the principal structure may be no more than 10% greater than the maximum width of the existing principal structure on the lot.
- b. The depth of the principal structure may be no more than 25% greater than the maximum depth of the existing principal structure on the lot.
- c. The height of the principal structure may be no more than 10% less or 10% greater than the height of the existing principal structure on the lot.
- d. If the width, depth, or height of the existing principal structure on the lot is nonconforming with existing zoning standards, the new principal structure may maintain the same width, depth, or height but the degree of their nonconformity may not be increased notwithstanding subsections a-c above.

3. Demolition Replacement - Lot Configuration

The placement of a new principal structure that replaces an existing principal structure shall be established as follows:

- a. The front yard setback of the principal structure may be no more than 10% less or 10% greater than the front yard setback of the existing principal structure on the lot.
- b. The side yard setbacks of the principal structure may be no more than 10% greater than the front yard setback and side yard setbacks of the existing principal structure on the lot.
- c. The rear yard setback of the principal structure may be no more than 25% greater than the rear yard setback of the existing principal structure on the lot.
- d. If the setbacks of the existing principal structure on the lot are nonconforming with existing zoning standards, the new principal structure may maintain the same setbacks, but the degree of their nonconformity may not be increased notwithstanding subsections a-c above.