

## RESIDENTIAL DESIGN STANDARDS

### **Detached Single Family Residential**

#### **Purpose**

The purpose of these standards is to establish requirements for sustainable residential development throughout the city, increase the value of the City's housing stock, and ensure that homes are attractive and of high quality. Specifically, the goals for single family detached development are as follows:

- Construct new neighborhoods that age gracefully and become established over time. Utilize sustainable design principles so that residences do not deteriorate.
- Promote the development of attractive streetscapes, which increase curb appeal, create a 'sense of place', and enhance the City's image.
- Provide flexibility for variety. The intent of these standards is to prohibit certain design elements that have a negative impact on communities, while simultaneously allowing developers a great deal of latitude to create interesting, attractive developments.

#### **Applicability**

These standards are applicable only to new subdivisions with at least 20 residential lots of less than an acre, planned for single family detached structures. Subdivision with at least 20 residential lots of less than an acre that have been platted prior to the adoption of the Residential Design Standards will be subject to only the Building Design and Front Yard Landscaping requirements. These standards will be applicable only after two years of plat approval or the date the City accepts the subdivision improvements offered for public dedication through the final plat process whichever is later.

#### **Approval**

The Design Standards are crafted carefully to allow enough flexibility for creative building solutions. They are not intended to favor one type of architecture over another. Yet, for an architectural style or site constraint that conflicts with these requirements, the builder/developer will be able to apply for a variance approved by the Planning Commission serving as the Board of Adjustment.

## Development Standards

Development standards are divided into three categories: **building design, lot design and neighborhood design.**

1. Building Design – the building design standards are intended to create unique neighborhoods by utilizing a wide array of architectural elements and design techniques. The purpose of these requirements is not to dictate how residences are designed; rather, it is to ensure that neighborhoods possess a distinct character and are desirable places to live for many years to come. Compliance with the requirements listed below shall be reviewed with each building permit application.
  - a. Orientation of Main Entrance – the placement of the primary entrance is an important element because it provides a feeling of openness and warmth, whereas homes with no discernible front entry feel uninviting.
    - i. Requirements – the main entrance (or a courtyard leading to the entrance) of each primary structure must be located on the front façade.
    - ii. On corner lots, the main entrance shall face either of the streets or be oriented to the corner.
  - b. Entry Feature – the emphasis of the primary entrance, scaled appropriately to the individual dwelling to function as a protective covering from rain or sun, is also important to create a pedestrian oriented environment.
    - i. Requirements – a dwelling must include a covered front porch, a stoop, or a front courtyard at main entrances. For zero-lot-line developments, side courtyards with wrought iron fencing may also serve as an entry feature.
    - ii. The minimum area of a porch, stoop landing or courtyard shall be 15 square feet.
    - iii. The main entry feature shall be scaled appropriately for the individual dwelling. On two-story homes the roof eave of the entry feature shall not extend up to or above the highest roof eave of the structure. The roof ridge of the entry feature shall not extend up to or above the highest roof ridge of the structure.
    - iv. In order to increase the entry's prominence, the entry shall have sidelights, a glass transom, or decorative glazing/detailing on the front door.
  - c. Garage Location – although they are a necessary and highly used component of a residence, incorrectly placed garages can severely detract from a home's appearance. Garages must be situated so that they are not the predominant design feature of the dwelling.

- i. Requirements – front loading, front facing garages must not project out from the front façade of the building.
  - ii. Front loading, front facing garages shall not constitute more than 45 percent of the total width of the dwelling.
  - iii. All front loading, front facing garages shall incorporate at least two different architectural elements. However, if the garage is recessed less than seven feet from the front façade or flush with the front façade, it is required to incorporate four different architectural elements.
  - iv. Architectural elements may include balconies or other decorative overhangs above doors, columns flanking doors, decorative banding or moldings, multiple panel door designs or other architectural detailing with larger decorative brackets, windows/openings on garage doors, arches, decorative vent covers on gable just above garage, sconce lighting, etc.
  - v. No more than two garage doors may be continuous. If a third garage door is provided, it must be separated from the other doors by at least a masonry column.
  
- d. 360 Degree Architecture – a building is more than a pretty façade. Too often, all of the architectural elements and expensive materials are used only on the front of a home, while the sides and rear walls are left blank. Well designed homes featuring consistent materials and detailing on all facades are more sustainable than others and contribute to the longevity of the neighborhood.
  - i. Requirements – similar materials and detailing shall be continued on all sides of the house.
  - ii. Roof eaves must extend from the building wall at least 12-inches measured horizontally, on all facades.
  - iii. Windows are required on all elevations. On public facing facades (streets, parks), windows and doors shall cover a minimum of 20 percent of the elevation.
  - iv. Window and door openings must be articulated on all elevations of the building through the use of shutters, projecting enhanced flat or arched lintels and sills of a different material than the primary material, overhangs, or surrounds (trims) – using sustainable materials.
  
- e. Front Elevation – Additional Architectural Design Feature – variation in front elevations adds character and interest to communities. In order to avoid monotony, different floor plans and façade treatments should be utilized to give residences their own identity. While some common elements may be shared, aspects such as color, material, detailing and landscaping can be used to differentiate homes.

- i. Requirements – In addition to the enhanced front door, entry feature, window and door articulations, and garage detailing, each front elevation shall incorporate one more architectural feature such as, but not limited to bay windows, box-outs, balconies, faux balconettes, and dormer windows, roof eaves projecting more than 12-inches with supporting rafter beams, window overhangs, and secondary sustainable materials.
- f. Building Foundations – attention should be given to the foundations of residences to enhance the visual aesthetic and maintain a consistent appearance with the rest of the structure.
  - i. Requirements – foundations of walls or piers exposed more than six inches from the adjacent ground level shall be clad in face brick,
  - ii. Stone, stucco or the other principal exterior building material, or stained to complement primary exterior building material.
- g. Exterior Finish Materials – exterior finish materials shall be durable and consistent with the architectural style of the neighborhood.
  - i. Acceptable Materials – traditional masonry building materials such as stone, brick, and stucco are highly encouraged as exterior finish materials. Cementitious fiberboard, painted or exposed aggregate concrete, split face CMU or an equivalent, permanent architecturally finished material is also acceptable.
  - ii. Prohibited Materials – plain concrete block, plain concrete, corrugated metal, vinyl, aluminum siding, wood siding, plywood, sheet pressboard, and Exterior Insulation and Finish Systems (EIFS) are prohibited exterior finish materials.
  - iii. Requirements – 100% of the primary residential structure shall consist of materials listed as “Acceptable Materials”. This coverage calculation does not include doors, windows, trim, chimneys, dormers, window box-outs, bay windows that do not extend to the foundation, or any exterior wall that does not bear on the foundation. Approved materials for such non-structural architectural details include cementitious fiberboard, seamless steel siding, stucco, EIFS and vinyl siding. Prohibited materials include wood, medium density fiberboard, particle board, or masonite.
  - iv. The Planning Director has the authority to allow any other material, not listed as “Prohibited Materials”, with a minimum 30-year warranty period.
- h. Roof Design – a minimum roof pitch of 6:12 applies to gable, hip, or shed roofs. Portions of a roof that are separate from the structure’s primary roof must meet minimum slope requirements for the roofing material covering

them as required by the currently adopted Residential Building Code. A parapet wall shall be used to screen a flat roof.

## 2. Lot Design

- a. Driveway – cars parked on driveways should not encroach into the sidewalks, making it difficult for pedestrians to walk.
- b. Equipment Location/Screening – equipment such as transformers and meters is unsightly and detracts from a neighborhood's appearance. When it is necessary to locate these facilities within residential lots or public spaces, they shall be screened to reduce their negative visual impact.
  - i. Requirements – within residential lots, equipment shall be located behind the building line of the house and screened from view by a wall, fence, or landscaping. In the event this is not possible, equipment shall be at least screened with landscaping.
  - ii. Equipment located in public spaces shall also be screened with walls, landscaping, or a combination of the two.
- c. Front yard landscaping – landscaping should enhance the front yards of residences and soften the effect of the built environment. Vegetation should vary between residences in order to avoid a feeling of monotony.
  - i. Requirements – 20 percent of the front yard must be landscaped with vegetative cover other than turf grass.
  - ii. It is recommended that at least one shade tree is provided for each 50 feet of lot width. For lot widths greater than 50 feet, at least one shade tree and one ornamental tree may be provided. In addition, one 24 inch tall shrub is recommended for every five feet of street frontage.

## 3. Neighborhood Design

- a. Streetscape – the intent of this requirement is to provide appealing and comfortable pedestrian street environments in order to promote pedestrian activity, which in turn promotes public health through increased physical activity. An attractive streetscape is a significant neighborhood asset, and is often cited by homebuyers as an important neighborhood amenity. Homes designed in relation to the streetscape become part of the neighborhood, rather than a solitary residence. Features such as porches and rear-loaded garages facilitate this intent; however, not every home needs these elements because the entire streetscape works together to form a larger composition.

- i. Requirements – for internal residential streets within the development, the following zones are required starting from the back of the curb: a landscaped buffer area at least five feet in width separating the street from the sidewalk; a continuous sidewalk at least five feet in width must be provided along both sides of the street. Meandering sidewalks are recommended.
- ii. Within the buffer area, street trees shall be located at intervals of no greater than 40 feet. They shall be centered at a minimum distance of four feet from the back of the curb.
- iii. All required street trees shall have a minimum caliper of three inches, be at least 10 feet in height at the time of installation, and must be irrigated per Chapter 56 Landscaping.
- iv. Street lampposts as well as mailboxes shall be located in this buffer area.
- v. Street trees shall not be located closer than 15 feet to a lamppost.
- vi. Trees shall be selected from the list of approved species.
- vii. A root barrier at least 18-inches in depth must be provided for all street trees.
- viii. Streets exceeding  $\frac{1}{4}$  mile in length must possess a curvilinear design or traffic calming devices. Curvilinear streets must undulate by at least 15 degrees over a quarter mile.
- ix. Separate walkways, at least three feet wide, that connect the front doorway or porch to the sidewalk and to the driveway is recommended.

b. Open Space – open space fosters physical activity and provides opportunities for socialization among residents.

- i. Requirements -- If there is an existing natural area or a preserve, interior to the neighborhood, it shall be preserved and enhanced. Sidewalks or bike trails shall be built to access the space. Publicly accessible places to sit shall be provided. They may be formal or informal seating including park benches, garden walls, and/or landscape elements such as boulders, fountain edges, and sculpture pieces.
- ii. A neighborhood adjacent and/or contiguous with public park property must provide sidewalks or bike trails in their property to access the space from their neighborhood. Their portion of the trail system shall be constructed per adopted trail standards.
- iii. It is recommended that lots do not back up to such spaces so that it is made accessible to all in the neighborhood.
- iv. Fencing of adjacent and/or contiguous properties shall consist of a combination of masonry columns and wrought iron.