



# ARCHITECTURAL & SITE DESIGN STANDARDS DISCUSSION

DS-23-083

August 15, 2023

# Background

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- On April 26, 2022, the City Council adopted the Architectural and Site Design Standards affecting residential and non-residential structures via Ordinance No. 22-027.
- Since that time, staff has identified several key areas of the ordinance that are recommended to be updated.
- The recommended changes are intended to make it easier for applicants and developers to comply with the standards by providing more clarity, options, and guidance.

# Proposed Changes

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- Staff is proposing the following changes to the Architectural and Site Design Standards:
  - ▣ Allow the Executive Director to render interpretations of the standards.
  - ▣ Allow unique designs meeting the intent of the standards to be approved by the Executive Director.
  - ▣ Provide an exemption to the standard for properties zoned “M-1” or “M-2” and accessory buildings.

# Proposed Changes – Residential

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- Staff is proposing the following changes to the Architectural and Site Design Standards for single-family and two-family:
  - ▣ Modify the repetition standard to make it easier to meet.
  - ▣ Combine the list of architectural standards options into one category instead of two.
  - ▣ Add more options to the list, including enhanced front doors and ribbon driveways.
  - ▣ Increase the minimum size of a covered front porch from sixty (60) to eighty (80) sq. ft.

# Proposed Changes – Non-Residential

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- Staff is proposing the following changes to the Architectural and Site Design Standards for non-residential development:
  - ▣ Combine the list of non-residential architectural standards options into one category instead of two.
  - ▣ Add more options to the list, including arched entries or windows, building location, and pedestrian space.
  - ▣ Reduce the required parapet height from 36 in. to 24 in.
  - ▣ Reduce the minimum horizontal articulation depth from 18 in. to 12 in.

# Proposed Changes – Non-Residential

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- Reduce the minimum transparency requirement from 75% to 50% on the first floor, and from 25% to 20% on all other street facing elevations.
- Allow mosaics and other sculptural artwork, or false windows, to count toward the transparency requirement when the internal arrangement of a building makes it impractical to provide transparency.
- Encourage buildings to be located close to the sidewalk to encourage more urban character.
- Encourage pedestrian-oriented spaces and amenities.

# Repetition Standard

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- During the stakeholder input process, the primary topic of discussion was about the repetition standard.
- Staff is seeking direction regarding if and how to change the repetition standard in order to make it easier to meet, while still maintaining a meaningful standard.

# Repetition Standard

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# Repetition Standard

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# Repetition Standard

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# Repetition Standard

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# Repetition Standard

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# Repetition Standard

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# Repetition Standard

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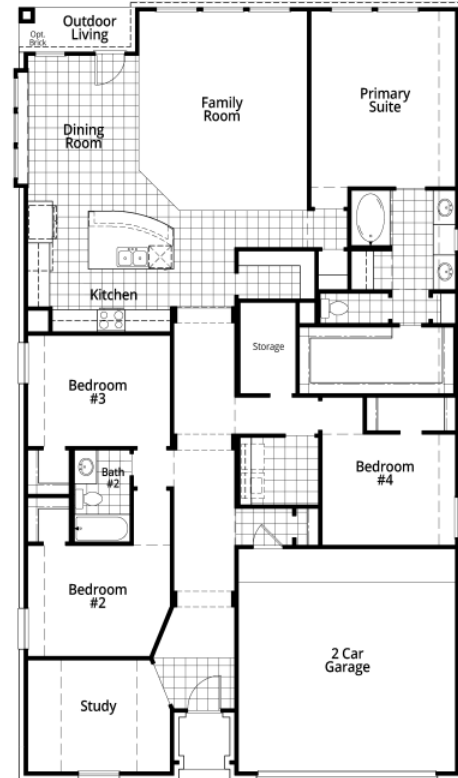
# Repetition Standard

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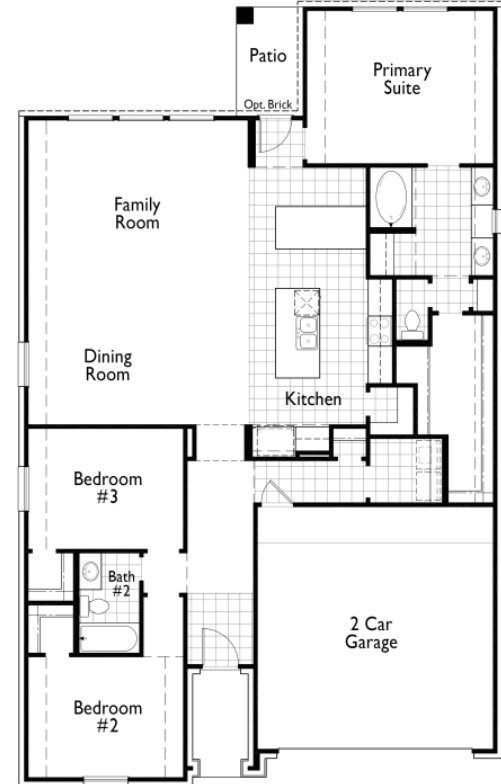
# Repetition Standard

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# Repetition Standard

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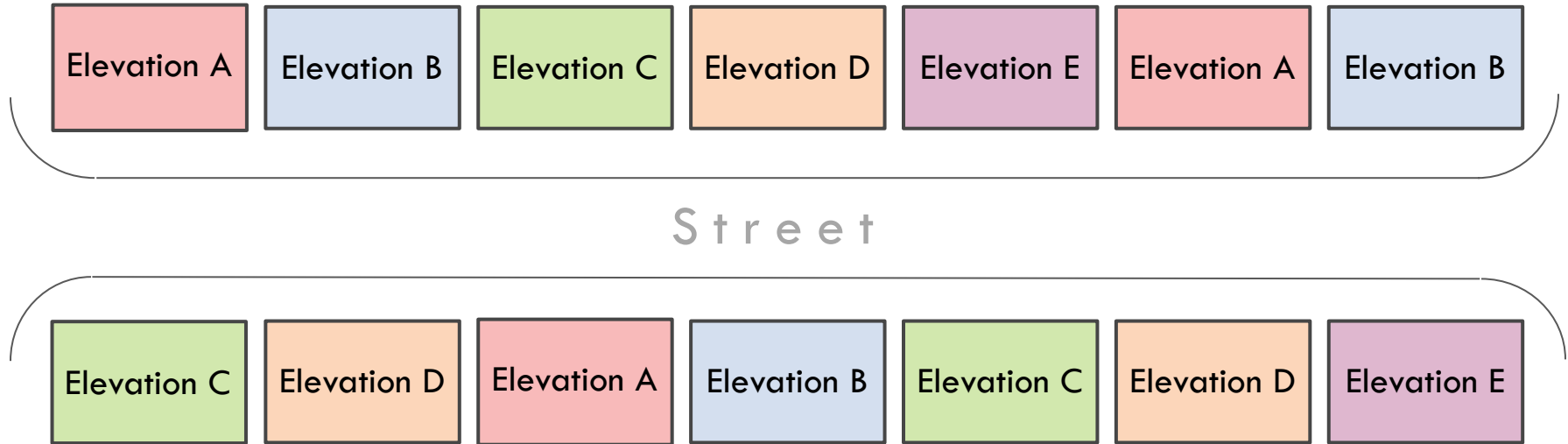
# Repetition Standard – Current

## **Sec. 31-902. Repetition.**

No elevation shall be repeated within four (4) residential lots on the same side of the street, or within two (2) residential lots on the opposite side of the street. For purposes of this section, elevations shall be substantially different in terms of shape, massing, and form. The same elevation with different materials, different architectural features, or different fenestration shall not be considered a different elevation for purposes of this section.

# Repetition Standard – Current

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\* Five (5) unique elevations are needed

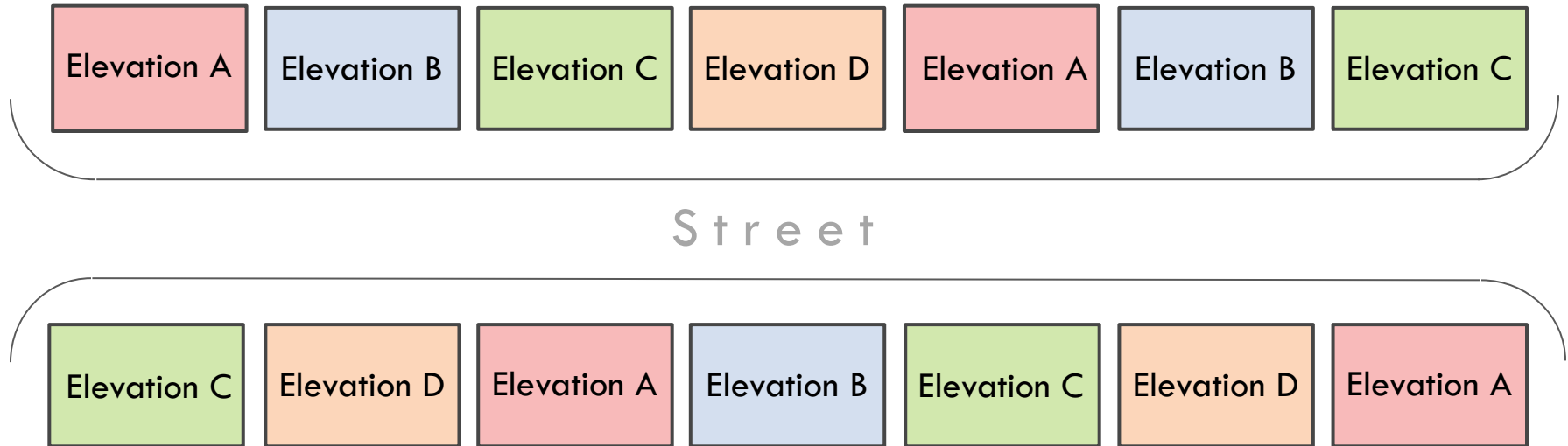
# Repetition Standard – Alternative 1

## **Sec. 31-902. Repetition.**

Houses of the same elevation shall not be placed within three (3) lots on the same side of the street, directly across the street from each other, or diagonally across the street from each other. For purposes of this section, elevations shall be substantially different in terms of shape, massing, and form. The same elevation with different materials, different architectural features, or different fenestration shall not be considered a different elevation for purposes of this section.

# Repetition Standard – Alternative 1

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\* Four (4) unique elevations are needed

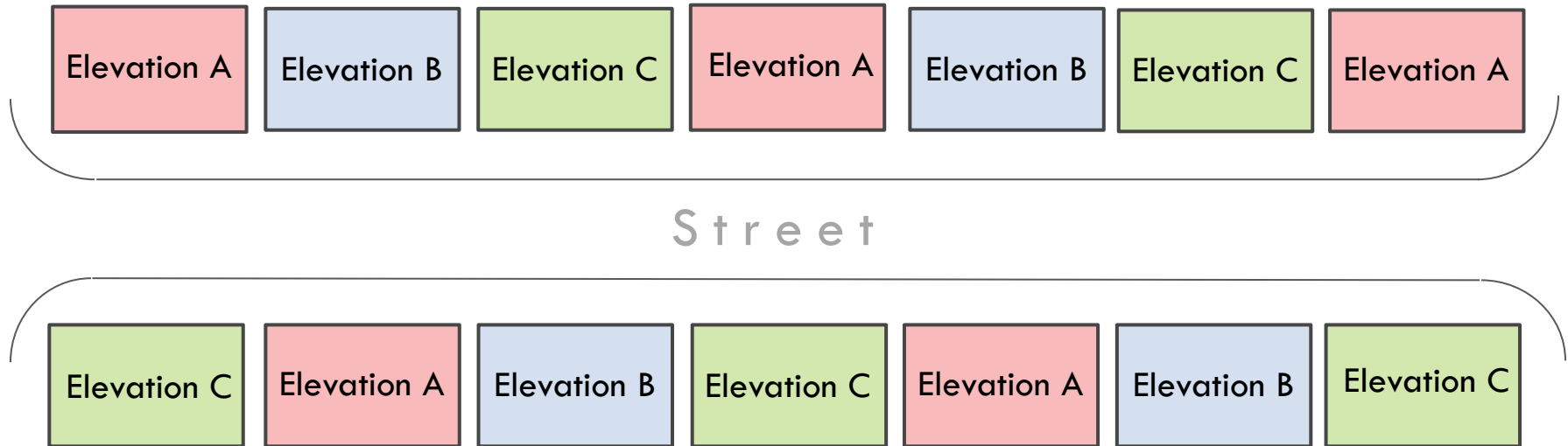
# Repetition Standard – Alternative 2

## **Sec. 31-902. Repetition.**

Houses of the same elevation shall not be placed within two (2) lots on the same side of the street, or directly across the street from each other. For purposes of this section, elevations shall be substantially different in terms of shape, massing, and form. The same elevation with different materials, different architectural features, or different fenestration shall not be considered a different elevation for purposes of this section.

# Repetition Standard – Alternative 2

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\* Three (3) unique elevations are needed

# Discussion

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- Regarding the repetition standard, staff is seeking direction from City Council regarding the following questions:
  - ▣ How many different elevations should be needed to comply with the repetition standard?
  - ▣ What constitutes a substantial difference in elevation? For example, do minor changes to the roofline meet the intent of the repetition standard? Does a mirrored elevation meet the intent?

# Discussion

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# Discussion

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