



ARCHITECTURAL & SITE DESIGN STANDARDS DISCUSSION

DS-23-099

October 17, 2023

Background

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- On August 15, 2023, staff presented Council with proposed changes to the Architectural and Site Design Standards.
- During that meeting, Council directed staff to hold stakeholder meetings and reach a consensus regarding the proposed amendments.
- Stakeholder meetings were held on September 11th, September 19th, and October 5th.

Recommended Changes – Appeals

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- As a result of those stakeholder meetings, the following changes have been made to the ordinance:
- **Appeal process** – Based on input from the stakeholders, the appeal process has been revised to allow staff to approve special exceptions administratively, only if a proposed building meets the intent, if not the letter, of the standards. The applicant may appeal staff's determination to the Zoning Board of Adjustment through the Special Exception process.

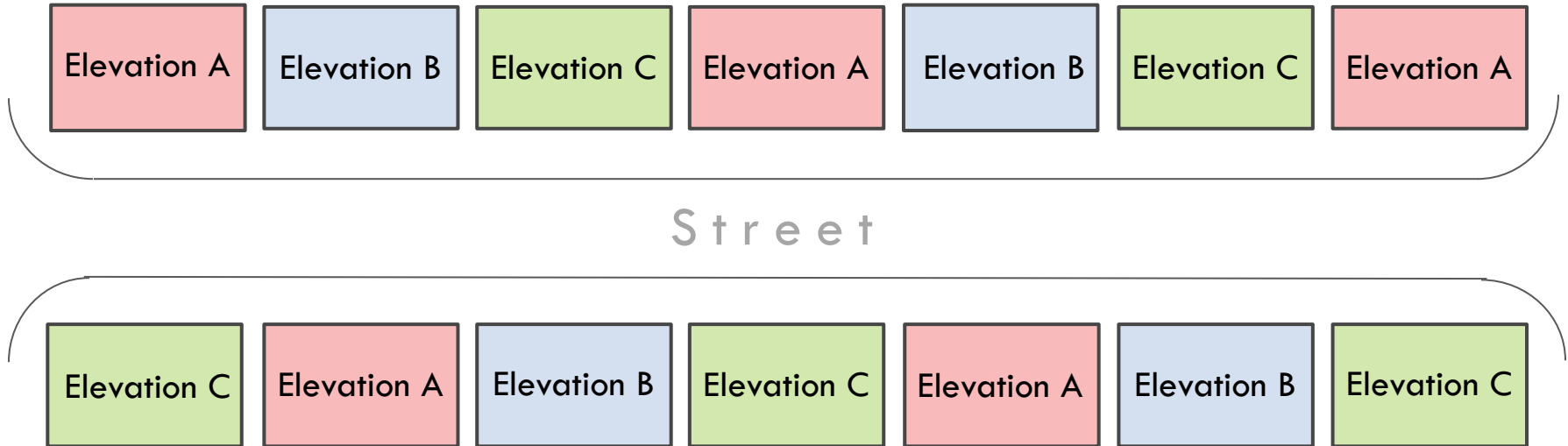
Recommended Changes – Repetition

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- **Repetition Standard** – The proposed repetition standard now provides separated standards single-family and two-family homes, as follows:
 - a) Single-family homes 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 one another.
 - b) Two-family homes 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 one another.

Repetition Standard

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* Three (3) unique elevations are needed

Repetition Standard

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- Sec. 31-902 currently states the following:

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.

- This language is not proposed to change.

Repetition Standard

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Significantly Different Elevations:



Repetition Standard

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NOT Significantly Different Elevations:



Repetition Standard

9

Significantly Different Elevations:



Repetition Standard

10

NOT Significantly Different Elevations:



Repetition Standard

11

Significantly Different Elevations:



Repetition Standard

12

NOT Significantly Different Elevations:



Repetition Standard

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Significantly Different Elevations:



Repetition Standard

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NOT Significantly Different Elevations:



Recommended Changes – Repetition

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- **Repetition Standard** – Staff recommends adding the following clarifying language to the repetition standard in Sec. 31-902:
 - Homes of the same floorplan may be repeated, but only if the rooflines and elevations are noticeably different.
 - Mirrored elevations are not considered different elevations for purposes of this section.
 - A developer or homebuilder may seek pre-approval of proposed elevations prior to submitting permit applications.

Recommended Changes – Residential

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- **Garages** – Language was added allowing three-car garages to comprise up to 60% of the front elevation if the third-car garage is setback at least twelve (12) inches.
- **Architectural Elements** – Multiple changes were made to Sec. 31-904 to make the standard easier to meet:
 - Separate requirements for duplexes and single-family structures
 - Language was added to allow duplicate credit if multiple architectural features are provided.

Recommended Changes – Residential

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- Separate options were created for “covered front entry” and “covered front porch”. The minimum size for a covered front entry was reduced to forty (40) sq. ft.
- Language was added to the “covered front porch” allowing it to count as two (2) options (double credit).
- Incorporation of an eyebrow roof over a window or garage door was added to the menu of options.
- Separate options were created for garage doors with windows, and garage doors with decorative hardware.

Recommended Changes – Residential

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- ▣ **Front Setbacks** – Staff recommends that the front building setback in “R-1” and “SF-2” (Single-Family Residential) be reduced from twenty-five (25) feet to twenty (20) feet.
- ▣ **Side Setbacks in “R-1”** – Staff recommends that the side yard setback in “R-1” (Single-Family Residential) be reduced from seven (7) feet to five (5) feet.

Recommended Changes – Non-Residential

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- **Roof Pitch** – The minimum slope for a flat roof to require a parapet wall was reduced from 3:12 to 2:12 on the front and side elevations, only.
- **Mechanical Equipment** – Language was added requiring only mechanical equipment located on a street-facing elevation to be screened.
- **Architectural Elements** – The number of required architectural elements for non-residential buildings was reduced from four (4) to three (3).

Recommended Changes – Non-Residential

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- ▣ **Horizontal Articulation** – The maximum uninterrupted length was reduced from thirty (30) to twenty (20) feet, and the minimum depth of offsets was reduced from eighteen (18) inches to six (6) inches. Language was added allowing canopies to count as articulation.
- ▣ **Articulated parapet** – Language was added requiring a parapet wall on the front and side elevations, only.

Recommended Changes – Non-Residential

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- ▣ **Transparency** – Language was added clarifying that the percentage of transparency is based on the horizontal length of the building, not on the area.

Staff Findings

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- The proposed changes will make it easier for applicants and developers to comply with the standards by making the requirements less stringent and by providing additional options.
- Staff is seeking direction regarding the proposed amendments before bringing the amended ordinance back to Council for a vote.