



PROPOSED ARCHITECTURAL & SITE DESIGN STANDARDS

DS-22-001

January 4, 2022

Background

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- ❑ At your meeting on November 10th, the City Council directed staff to bring back the different variations of key sections within the proposed ordinance that have been discussed with the Planning and Zoning Commission and homebuilders over the past year.
- ❑ The following slides include alternative language for several key sections of the proposed ordinance. The language in red indicates the standards that were recommended by the Planning and Zoning Commission.

Single-Family & Two-Family Design Standards

Garages – Option 1: (both/and)

If a garage is provided, one of the following standards shall be met:

- a) A garage door facing the street shall not comprise more than fifty (50) percent of the horizontal length of the front elevation. This standard is applicable only to the width of the garage door, not the entirety of the garage; and
- b) The exterior wall on either side of the garage door shall not protrude further than any other horizontal building plane on the front elevation.

Single-Family & Two-Family Design Standards

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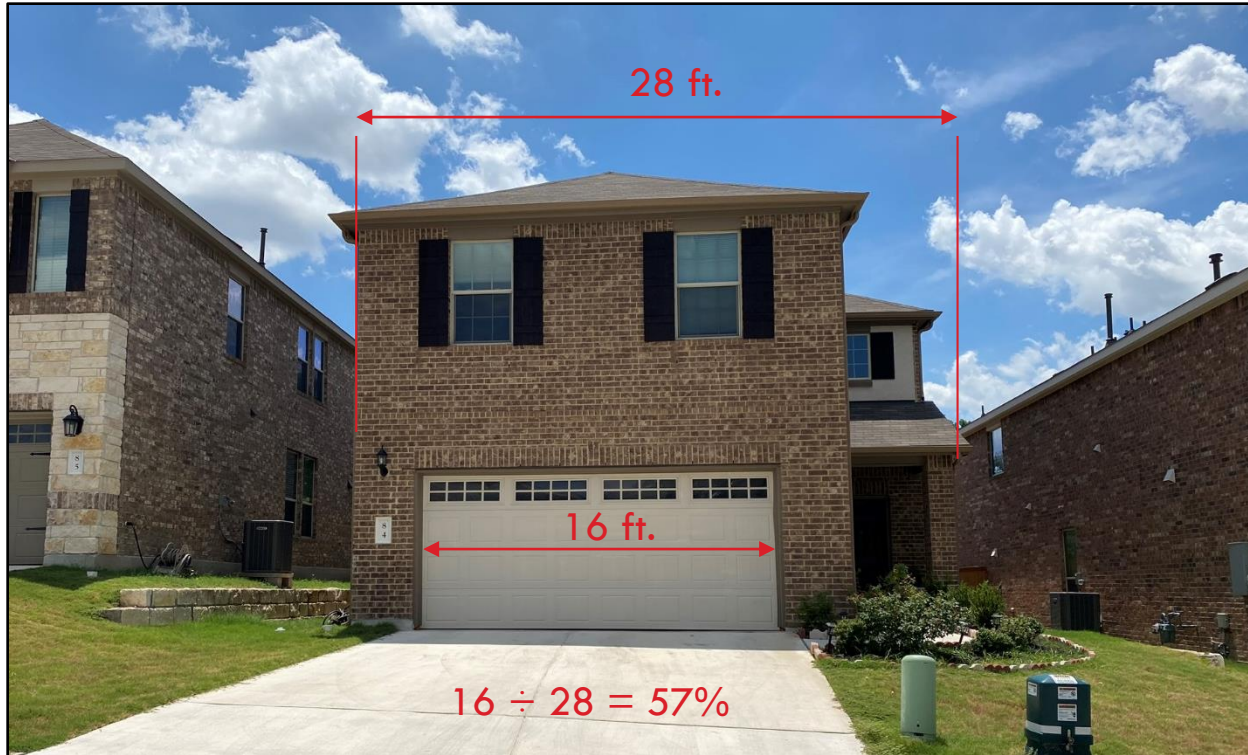
Garages – Option 2: (either/or)

If a garage is provided, one of the following standards shall be met:

- a) A garage door facing the street shall not comprise more than fifty (50) percent of the horizontal length of the front elevation; or
- b) The exterior wall on either side of the garage door shall not protrude further than any other horizontal building plane on the front elevation.
- c) This standard is applicable only to the width of the garage door, not the entirety of the garage.

Single-Family & Two-Family Design Standards

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Single-Family & Two-Family Design Standards

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Vertical articulation.

- b) A minimum of three (3) wall planes shall be provided on the front elevation, with offsets being at least [**twelve (12)**/eighteen (18)] inches deep.

Covered front porch.

- c) A covered front porch of at least [**sixty (60)**/eighty (80)] square feet shall be provided on a single-family home, or at least [**forty (40)**/sixty (60)] square feet per unit on a two-family dwelling.

Multi-Family Design Standards

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Site design standards.

- a) Side and rear elevations of buildings [visible from/**facing**] a public roadway shall incorporate architectural features consistent with the front façade.

Nonresidential Design Standards

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Site design standards.

- a) Side and rear elevations of buildings [visible from/**facing**] a public roadway shall incorporate architectural features consistent with the front façade.

Vertical articulation.

- b) Exterior walls shall not have an uninterrupted length greater than thirty (30) feet in length, with offsets being at least [eighteen (18)/**thirty-six (36)**] inches deep.

Alternatives

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- ❑ The City Council has three (3) alternatives. The Council may:
 - ❑ Disapprove the ordinance;
 - ❑ Approve the ordinance with modifications or amendments; or
 - ❑ Approve the ordinance as presented.

Recommendation

- Staff recommends that the City Council consider approval of the ordinance adopting Architectural and Site Design Standards as presented.
- At their regular meeting on December 6, 2021, the Planning and Zoning Commission recommended approval of the ordinance by a vote of 5 to 1 with Commissioner Gukeisen in opposition. Commissioner Gukeisen noted his opposition to placing restrictions on the design of residential homes.