



ARCHITECTURAL & SITE DESIGN STANDARDS

PH-22-029

April 26, 2022

Sec. 31-901. – Applicability.

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- b) Unique commercial buildings or custom homes having a modern or contemporary architectural aesthetic, which do not conform to the provisions in this article, may be approved at the discretion of the Executive Director of Development Services or his/her designee.

Possible appeals processes:

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1. **Staff:**

- Executive Director of Development Services; or
- City Manager.

2. **Appeals Board:**

Establish a “special exception” process to be reviewed by:

- The Planning & Zoning Commission; or
- Zoning Board of Adjustment.

Sec. 31-903. – Garages.

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

1. A garage door facing the street shall not comprise more than fifty (50) percent of the horizontal length of the front elevation ~~;~~ or
 2. The exterior wall on either side of the garage door shall not protrude further than any other horizontal building plane on the front elevation.
- ❖ Staff recommends approval of the proposed standard without the changes shown in red.

Permitted Elevations

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Permitted Elevations

6



Permitted Elevation

7



Permitted Elevation

8



Permitted Elevation

9



Prohibited Elevation

10



Prohibited Elevations

11



Prohibited Elevation

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Sec. 31-904. – Architectural Standards.

All new single-family and two-family structures shall include the following:

- a) *Enhanced windows* – Windows on the front elevation shall incorporate use of transoms, bay windows, shutters, dormers, or other similar window enhancements.
- h) *Architectural details* – The front elevation shall incorporate enhanced architectural details including corbels, quoining, louvered vents, keystones, decorative railings, coach lights, or other architectural features as approved by the Executive Director of Development Services or his/her designee.
- i) *Variable roof design* – At least two (2) different roof types (e.g. hip and gable) or two (2) different roof planes of varying height, direction, or pitch shall be provided.

Sec. 31-904. – Architectural Standards.

All new single-family and two-family structures shall also include at least three (3) of the following:

- a) *Side or rear entry garage* – No garage doors shall face the street on the primary elevation. This provision includes homes with side-entry, J-swing, detached, or rear-entry garages.
- b) *Recessed garage* – The exterior wall on either side of the garage door facing the street shall be recessed at least five (5) feet behind any other horizontal building plane on the front elevation.
- c) *Vertical articulation* – A minimum of three (3) wall planes shall be provided on the front elevation, with offsets being at least twelve (12) inches deep.

Sec. 31-904. – Architectural Standards.

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- d) *Covered front porch* – A covered front porch at least sixty (60) square feet shall be provided on a single-family home; or at least forty (40) square feet per unit on a two-family dwelling. Such porch shall measure not less than five (5) feet in any direction.
- e) *Enclosed patio* – A patio or outdoor seating area enclosed on at least three (3) sides by a fence or wall at least thirty-six (36) inches in height.
- f) *Enhanced garage doors* – Garage doors shall have accent windows and decorative hardware.

Sec. 31-907. – Site Design Standards.

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- a) Side and rear elevations ~~visible from~~ facing a public roadway shall incorporate architectural features consistent with the front façade.
- ❖ Staff recommends approval of the proposed standard without the changes shown in red.

Sec. 31-908. – Architectural Standards.

All new multi-family structures shall include the following:

- a) *Vertical articulation* – Exterior walls shall not have an uninterrupted length greater than thirty (30) feet in length, with offsets being at least thirty-six (36) inches deep.
- b) *Balconies* – At least fifty (50) percent of units shall have a balcony at least fifty (50) square feet in size.
- c) *Enhanced windows* – Windows shall incorporate use of awnings, canopies, bay windows, shutters, dormers, or other similar window enhancements.

Sec. 31-911. – Site Design Standards.

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- a) Side and rear elevations ~~visible from~~ facing a public roadway shall incorporate architectural features consistent with the front façade.
- ❖ Staff recommends approval of the proposed standard without the changes shown in red.

Sec. 31-912. – Architectural Standards.

All new non-residential developments shall include one (1) of the following:

- a) *Vertical articulation.* Exterior walls shall not have an uninterrupted length greater than thirty (30) feet in length, with offsets being at least eighteen (18) inches deep.
- d) *Tripartite design.* Buildings shall have an identifiable base, middle, and top.
- e) *Articulated parapet.* A parapet wall shall not have an uninterrupted length greater than fifty (50) feet, with articulations being at least thirty-six (36) inches in height. Parapet walls shall require cornice detailing.

Sec. 31-912. – Architectural Standards.

All new non-residential developments shall also include at least two (2) of the following:

- a) Sheltered entry.* Primary entrances shall be covered with a portico, canopy, awning, arcade, porte-cochère, architectural recess, or other similar feature that provides shelter from the elements.
- b) Transparency.* A minimum of seventy-five (75) percent of the first floor of the primary elevation and twenty-five (25) percent of all other street-facing elevations shall be comprised of, transparent, non-reflective windows that provide views into occupied spaces.
- c) Pitched roof.* The primary roof shall have a pitch of not less than six (6) over twelve (12).

Alternatives

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- ❑ The City Council has three (3) alternatives. The Council may:
 - ❑ Disapprove the ordinance;
 - ❑ Approve the ordinance with additional/amended conditions;
or
 - ❑ Approve the ordinance as presented.

Staff Recommendation

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- Staff recommends approval of the ordinance as presented.