

Attachment B

RESOLUTION XX-XX

Single Family Residential Design Guidelines

A. Two-Story Dwellings.

1. Two-story houses shall have a single-story element closest to the front of the house and/or next to the street. If through architectural diversity a housing series creates neighborhood variety, the requirement for the first story element may be waived by the Zoning Administrator. Such architectural diversity may include varying front setbacks due to locating the garage to the rear of the lot, adding useable courtyard area, and/or using building placement to create private outdoor spaces.
2. Corner lots may have a mix of single-story and one- and two-story homes provided the two-story portions of the home do not encompass more than 75 percent of the building footprint, and the two-story portion of the dwelling generally is oriented away from the street.
3. Two-story dwellings located on corner lots shall include windows on the facade facing the side street. No second-story street-facing wall should run in a continuous plane of more than 20 feet without a window or a projection, offset, or recess of the building wall at least one foot in depth.

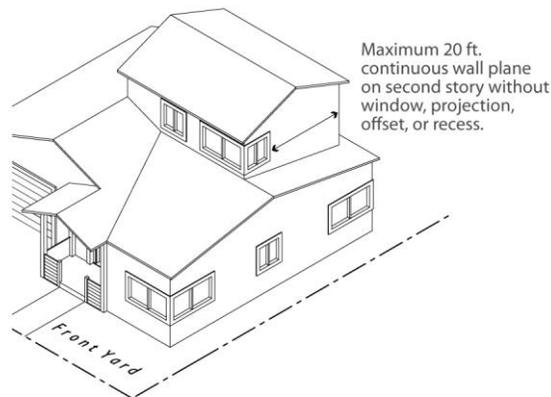


FIGURE 202.03.C: TWO-STORY DWELLING ON CORNER

- B. **Front Yard Staggered Setbacks.** On lots with widths less than or equal to 69 feet, the subdivision plan shall vary the relationship of dwellings to the street by staggering front setbacks a minimum of five feet for 25 percent of block face or by providing curvilinear or angled street. Lots greater than 69 feet in width are exempt from this requirement.

C. **Reduced Street Side Setback.** Along local streets only, the street side setback may be reduced to five feet from the lot line if a landscaped tract or easement of 10 feet is provided.

D. ***Garages and Driveways.***

1. Garages shall be designed and located to reduce the visual impact of garage doors along street frontages. A mix of garage orientations (i.e. significantly recessed front facing, side-entry, tandem) shall be provided.
2. On lots with forward-facing garage plans, the garage portion of the dwelling shall not extend forward of the livable portion(s) of the dwelling by more than six feet. If a front-facing garage projects out from the porch or livable areas of the dwelling, the applicant shall provide portals, low courtyard walls with pilasters, or other de-emphasizing techniques for approval by the City, that extend forward of the garage face. All plans should incorporate coachlights on the streetside elevation.
3. Dwellings with three-car garages shall be designed so that the third car garage is architecturally separated and offset a minimum of two feet farther from the other garage door. The intent of this standard is to soften the garage dominance and provide for horizontal articulation.
4. Driveways for three or more cars serving forward-facing garages shall incorporate alternative paving design elements including but not limited to stamped concrete, concrete engraving, concrete stains, concrete pavers, and colored concrete to soften the appearance of large impervious surfaces.
5. A minimum distance of 18 feet between the garage door and the sidewalk shall be provided to accommodate adequate off-street parking. “Carriage-style” and other non-conventional sectional garage door styles will be approved to provide additional diversity and to better enhance the architectural themes.
6. Side-loaded garages shall provide windows or other architectural details that mimic the features of the living portion of the dwelling on the side of the garage facing the street.
7. No more than 60 percent of dwellings on a block face shall have a garage forward of livable or covered porch.
8. Detached garages shall be located in the rear half of the lot. The Zoning Administrator may approve a detached garage in the front half of the lot subject to the front setback requirements of the District where the size, shape, location, surroundings, or existing structures make it infeasible to locate the garage in the rear half of the lot.

E. **Covered Patios.** Covered patios shall be incorporated into home architecture. Patio columns and roofs must be constructed of same materials as the rest of the home, including the type of tile and roof slope. Rear outdoor shaded living areas are encouraged. In the event a rear patio cover is not provided, the homebuilder should position the home on the lot in a manner that could allow a minimum eight-foot deep patio cover for a future addition.

F. **Residential Diversity.**

1. ***Variation in Building Elevations, Roof Plans and Floor Plans.*** New residential development shall provide a variety of building and roof forms and ridgelines. Elevations shall be structurally different, with different roof types facing the street. The specific design submittal requirements vary by subdivision size as follows:
 - a. *10-49 lots.* The minimum requirements are two different roof types, with different materials and colors, two standard floor plans, and three different elevations per floor plan.
 - b. *50-99 lots.* The minimum requirements are two different roof types with different materials and colors, three floor plans, and three elevations per floor plan.
 - c. *100-199 lots.* The minimum requirements are two different roof types, with different materials and colors, four floor plans, and a minimum of three elevations per floor plan.
 - d. *200 or more lots.* The minimum requirements are two different roof styles, with different roof materials and colors, five floor plans, and a minimum of three elevations per floor plan.
 - e. *Adjacent Lots Varying Elevations.* The same front elevation cannot be used on adjoining dwellings or dwellings that face each other or across the street; no more than three single-story plans shall be built in a row, and no more than three two-story plans shall be built in a row. No more than 25 percent of lots backing onto an arterial road should be built with two-story homes. If proposed, the two-story dwellings should provide additional articulation and staggered setbacks to create visual interest from the roadway. Two-story homes backing on State Routes should be avoided.
2. ***Variation in Building Materials.*** As a standard feature, stone, brick, or accent facade material shall be provided on at least one elevation for each floor plan.
3. ***Visibility of Front Doors.*** On all lots 55 feet or less in width, the front doors shall be visible from the front or street side lot line.
4. ***Architectural Features. All home model designs shall provide a similar level of architectural detailing on all sides.***
 - a. Minimum 35 percent of the dwellings on a block face shall have a useable front porch, courtyard or a combination of front/streetside/interior side yard outdoor living space, which may include lot lines abutting open space tracts of land.
 - b. The design of front porches and building additions must match the scale and architectural detail of the dwelling.
 - c. Courtyard walls shall not exceed three and a half feet in height in the front or street side yard adjacent to the driveways to create useable gathering areas.
 - d. Deep-set, pop-out, or distinct windows and doors along with other architectural projections and recesses shall be used to provide individuality of units.

- e. Front porch covers may encroach up to 25 percent of the front yard or street-side setback line.