

# **Department of Planning + Urban Design**

Unified Government of Wyandotte County • Kansas City, Kansas

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# Narrow Lot Design Guidelines Explainer

The Narrow Lot Design Guideline Review is performed to accommodate a variety of development types on existing, non-conforming lots and ensure that development in older neighborhoods, traditionally east of Interstate 635, developed before World War II, maintain the character and vision of these existing communities, through application of traditional architectural and modern landscaping standards.

The Narrow Lot Design Guidelines is an administrative review performed by Planning and Urban Design Staff on proposed developments on residential lots that meet ANY the following criteria:

- 1. A lot with less than 50 feet of frontage;
- 2. A lot that is less than the required area for it's zoning designation;
- 3. A lot within the Northeast Area Master Plan designated Lower-Medium Density Residential; and,
- 4. A lot anywhere east of I-635.

#### Please view the following resources below:

Narrow Lot Design Guidelines (Including Amendments made in 2014): <u>https://www.wycokck.org/files/assets/public/planning-amp-urban-</u> <u>design/documents/narrowlotguidelines.pdf</u>

Narrow Lot Design Guidelines Director's Interpretation: https://www.wycokck.org/files/assets/public/planning-amp-urbandesign/documents/directors-interpretations/narrow-lot-design-guidelines.pdf

Narrow Lot Design Guidelines Applications:

English: https://www.wycokck.org/files/assets/public/planning-amp-urbandesign/documents/applications/2023-applications/2023-narrow-lotapplication.pdf

Español: <u>https://www.wycokck.org/files/assets/public/planning-amp-urban-design/documents/applications/2023-applications/2023-narrow-lot-application-spanish.pdf</u>

#### 110010

(Published <u>3-6-14</u>)

ORDINANCE NO. 0-18-14

AN ORDINANCE relating to zoning, Narrow Lot Design Guidelines; generally to allow the use of the Narrow Lot Design Guidelines in all residential zoning district, amending section 27-454(d)(3)b. and c. of Chapter 27 of the 2008 Code of Ordinances, City of Kansas City, Kansas, as follows:

BE IT ORDAINED BY THE COMMISSION OF THE UNIFIED GOVERNMENT

OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

**Section 1.** That Chapter 27 of the 1988 Code of Ordinances, City of Kansas City, Kansas, is hereby amended in section 27-454(d)(3)b. and c. as follows:

#### Sec. 27-454(d)(3)b. and c

- b. Lot area: Not less than 7,150 square feet per dwelling unit; provided, however, this provision shall not prohibit the use of any lot for the erection of a residence west of I-635, if such lot contains less than 7,150 square feet and was owned as a separate lot on May 20, 1969, and is not and has not been a part of a larger ownership since that date. Residences east of I-635 shall be in accordance with The Narrow Lot Design Guidelines incorporated herein by reference dated February 18, 2008.
- c. The Narrow Lot Design Guidelines dated February 18, 2008, are modified as follows:
  - 1. <u>A residence built on a narrow lot may match elevations of adjacent residences</u> within that street without a raised porch, except as may be required by the building code.
  - 2. If the residence is constructed utilizing state or federal tax credits and the regulations relating to those tax credits have requirements for ADA accessibility, exceptions to the raised front entry requirements of the Narrow Lot Design Guidelines may be granted by the director of planning.
  - 3. The raised front entry height is reduced from 30 inches to 14 inches.

- 4. If the narrow lot has a rise from front to rear of more than seven feet, the lot is eligible for a front loaded garage.
- 5. Alley and garage standards.
  - a. If the narrow lot is on an unimproved or severely deteriorated alley, exceptions may be granted by the director of planning to the alley entrance requirements.
  - <u>b.</u> Garages in the rear yard shall be located to allow a sufficient turning radius to enter and exit the garage from the alley.
     <u>Existing garage placement requirements should be utilized as guidelines.</u>

#### 6. Siding standards.

a. <u>Any siding with a 50-year warranty will be allowed</u>. This specifically replaces the cement board siding requirement.

**Section 2.** That section 27-613 of Chapter 27 of the 2008 Code of Ordinances, City of Kansas City, Kansas concerning the Narrow Lot Design Guidelines, is hereby amended.

Section 3. This ordinance shall take effect and be in full force after its passage, approval, and publication in *The Wyandotte Echo*.

PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED

GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

THIS 27th DAY OF February, 2014.

Mark Holland, Mayor/CEO

Attest: Unified Government

Approved as to Form:

Jody Boeding Chief Counsel



# Urban Planning and Land Use

UNIFIED BOARD OF COMMISSIONERS

701 North 7 <sup>th</sup> Street, Ro Kansas City, Kansas 66 Email: <u>planninginfo@v</u>	JAN 1 0 2013	Phone: (913) 573-5750 Fax: (913) 573-5796 www.wycokck.org/planning
То:	Unified Government Board of Comm	nissioners
From:	City Staff	

Date: January 10, 2013

Re: Proposed Code Amendment concerning the Narrow Lot Design Guideline; generally to allow the use of the Narrow Lot Design Guideline in all residential zoning districts (110010)

#### **GENERAL INFORMATION**

Staff have had request over the years to modify the zoning code to allow for the Narrow Lot Design Guidelines to be used in all residential districts. On February 28, 2008 the Board of Commissioners approved Narrow Lot Design Guidelines in an effort to encourage single family redevelopment in the older parts of our city.

#### PROPOSAL

Staff is proposing to amend Section 27-454(d)(3)b. and c. The changes are as follows:

#### Sec. 27-454(d)(3)b. and c

- b. Lot area: Not less than 7,150 square feet per dwelling unit; provided, however, this provision shall not prohibit the use of any lot for the erection of a residence west of I-635, if such lot contains less than 7,150 square feet and was owned as a separate lot on May 20, 1969, and is not and has not been a part of a larger ownership since that date. Residences east of I-635 shall be in accordance with The Narrow Lot Design Guidelines incorporated herein by reference dated February 18, 2008.
- c. <u>The Narrow Lot Design Guidelines dated February 18, 2008, are modified as</u> follows:



- 1. <u>A residence built on a narrow lot may match elevations of adjacent</u> residences within that street without a raised porch, except as may be required by the building code.
- 2. If the residence is constructed utilizing state or federal tax credits and the regulations relating to those tax credits have requirements for ADA accessibility, exceptions to the raised front entry requirements of the Narrow Lot Design Guidelines may be granted by the director of planning.
- 3. The raised front entry height is reduced from 30 inches to 14 inches.
- 4. If the narrow lot has a rise from front to rear of more than seven feet, the lot is eligible for a front loaded garage.
- 5. Alley and garage standards.
  - a. If the narrow lot is on an unimproved or severely deteriorated alley, exceptions may be granted by the director of planning to the alley entrance requirements.
  - b. <u>Garages in the rear yard shall be located to allow a sufficient</u> <u>turning radius to enter and exit the garage from the alley.</u> <u>Existing garage placement requirements should be utilized as</u> <u>guidelines.</u>
- 6. Siding standards.
  - a. <u>Any siding with a 50-year warranty will be allowed. This specifically</u> replaces the cement board siding requirement.

## PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of this ordinance amendment.

## STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

## **REVIEW OF INFORMATION AND SCHEDULE**

ActionPlanning CommissionUnified Government CommissionPublic HearingDecember 10, 2012January 10, 2013VacationApprovalJanuary 10, 2013

STAFF CONTACT:

J. Bradley Munford

Jbmunford@wycokck.org

January 10, 2013

#### MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** this ordinance amendment as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:



#### OR

I move the Unified Government Board of Commissioners **DENY** this ordinance amendment as they are not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

#### DECEMBER 10, 2012 CITY PLANNING COMMISSION MINUTES:

**110010 ORDINANCE AMENDMENT - SYNOPSIS:** Certain amendment to Chapter 27, Planning and Development of the Kansas City, Kansas Code of Ordinances, generally to allow the use of the Narrow Lot Design Guidelines in all residential zoning district

Planning Director Richardson appeared in support of this ordinance amendment. He stated that the Narrow Lot Design Guidelines have generally been well accepted and have been used around the city. The staff has found a few items that are issues; that is the reason for this ordinance amendment. The staff has worked with City Vision Ministries (CVM), Community Housing of Wyandotte County (CHWC) and Argentine Neighborhood Association (ANDA) in coming up with alternatives for the issues that they had that made it difficult for them to use the standards. The houses are great; there is good architecture. He further stated that the staff does not want to make it so difficult that they cannot use the guidelines. A type of siding was specified and there are lots of people that make 50 year siding, etc.

No one appeared in opposition to this ordinance amendment.

On motion by Dr. Serda, seconded by Ms. Huey, the Planning Commission voted asfollows to recommend APPROVAL of this Ordinance Amendment:CarsonNot PresentDercherNot PresentEllisonAyeErnstAyeEscobarAyeHueyAye

HurrelbrinkChairmanSchwartzmanAyeSerdaAyeWaldenNot PresentWalkerAyeMotion to recommend APPROVAL Passed: 7 to 0







# February 18, 2008

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# **BUILDING TYPES**

A variety of building types are permitted using the standards outlined in these design guidelines. Paired Houses (Duplex), Flat over Flats (Duplex), and Rowhouses may only be built where at least 50% of the block length or block width are under one ownership and the lots are developed at the same time.



Building Type	Number of Dwelling Units per Building	Allowed on all Lots	Allowed where at least 50% of the block length or block width are under one ownership and the lots are developed at the same time.
Single Family Detached House	1	Х	Х
Accessory Unit	1	Х	Х
Paired House (Duplex)	2		Х
Flat Over Flat (Duplex)	2		Х
Rowhouse	3		Х
Small Civic Building	0	Х	Х

## **Single Family Detached House**



• One dwelling unit on its own lot, detached from other adjoining lots.

## **Accessory Unit**



• A dwelling unit (sometimes known as Granny Flat) that is located over a garage on the same lot or premises as the main structure. Such units can be attached or detached from the main structure, and are located towards the rear of the lot. All accessory units shall have a maximum square footage equal to 50 percent of the main structure's finished space excluding garages and basements. Accessory units must maintain existing parking requirements.

# **BUILDING TYPES**

## **Paired House (Duplex)**



• A structure with two dwelling units placed one beside the other, sharing a common wall. It may additionally have an Accessory Unit to the rear of the property

# Flat Over Flat (Duplex)



• A structure with two dwelling units placed one above the other. It may additional have an Accessory Unit to the rear of the property.

# THE REAL PROPERTY OF THE REAL

• A structure with three dwelling units placed one beside the other, sharing common walls. A Rowhouse is typically a "for sale" unit, from ground to roof, with no units above or below.

# **Small Civic Building**



• A building specifically designed for a civic function.

# Rowhouse



# FRONTAGE TYPES

Frontage type refers to how a building "faces" the street and what occurs between the front facade of a building and the street right-of-way. A variety of frontage types are permitted and are regulated by building type.

	Allowed Frontage Type					
Building Type	Front Yard	Side Yard	Dooryard			
Single Family Detached House	Х	Х				
Paired House (Duplex)	Х	Х	Х			
Flat Over Flat (Duplex)	Х	Х	Х			
Row House	Х		Х			
Small Civic	Х	Х	Х			
Accessory Unit	Constraints dependent on Principal Structure					





# **Front Yard Frontage**

A frontage where the facade is set back from the frontage line. Open-air porches, stoops, balconies, and stairs are allowed to encroach into the front setback. The front door is located on the street-facing building facade.



# FRONTAGE TYPES



# **Side Yard Frontage**

A frontage where the building sits close to one side of the lot and leaves a larger side yard along the other side of the lot. A side yard house has a minimal front setback and a side porch or stoop that provides access to the front door. Open-air porches, stoops, balconies, and stairs are allowed to encroach into the front setback. The front door is located on the street-facing or side-yard building facade.





# **Dooryard Frontage**

A frontage where the facade is set back from the frontage line by an at-grade courtyard. This frontage type has a fence, wall, or hedge at the front lot line that surrounds the courtyard. Open-air porches, stoops, balconies, and stairs are allowed to encroach into the front setback. The front door is located on the street-facing building facade.



# SITE DESIGN REFERENCE PAGE

Site design guidelines ensure that the building is sited properly on the lot. Proper building placement and landscaping ensures that new buildings reinforce and enhance the existing streetscape and character of the neighborhood.





#### URBANDESIGN + Architecture

#### NARROW LOT DESIGN GUIDELINES

# Setbacks & Encroachments



Front Setback = Adjacent Maximum or Adjacent Minimum + 10'

# Adjacent Minimums & Adjacent Maximums

SITE DESIGN GUIDELINES

#### INTENT:

Setbacks determine where buildings may be built on any given piece of property. Standards ensure that new buildings are placed in locations that reinforce the existing character of the streetscape and neighborhood. Maximum front setbacks ensure that building facades consistently line the street and adequately provide screening for the private backyard.

Encroachments allow open-air porches, stoops, and balconies to encroach into street-facing setbacks to provide a transition from the public realm of the street to the private realm of the building.

## STANDARD:

Setbacks are regulated by frontage type and existing adjacent structures.

If a primary structure exists on either adjacent lot, the setback of the facade of the closest building to the street R.O.W. is considered the minimum front setback. For this situation, the maximum front setback shall be the adjacent minimum plus 10 feet or the adjacent maximum, whichever is closest to the street R.O.W. The adjacent maximum is defined as the setback of the adjacent primary structure that is located the furthest from the street.

Open-air porches, stoops, or balconies are allowed to encroach a maximum of ten (10) feet into street-facing front or side setbacks.

#### **S**ETBACKS

#### SETBACK DIMENSIONS

		Front Setback					
	Frontago	with a	n adj. structi	with no adj. structure			
Building Type	Туре	Min.	Max.: choose the lesser of		Min.	Max.	
All Building	Front Yard Door Yard	Adj. Min.	Adj. Min. + 10"	Adj. Max.	10'	25'	
Types	Side Yard	Adj. Min.	Adj. Min. + 10"	Adj. Max.	0'	25'	

			Side Setback			
	Frontage	Building	Non Street-Facing		Street-Facing	
Building Type	Туре	Side*	Min.	Max.	Min.	Max.
Powbouco	Front Yard	Side 1	Side 1 is attached to another unit		Rowhouses are not	
Rownouse	Door Yard	Side 2	3'	3' 15' permitted on corn		n corner lots
	Front Yard Door Yard	Side 1 Side 2	3'	15'	5'	10'
All other Building Types	Side Yard	Side 1	3'	5'	5'	10'
		Side 2	10'	20'	Side 2 shall not face a street	

\*Refer to Frontage Type Diagrams (pages 4 & 5) for Building Side Locations

		Rear Setback
Building Type	Frontage Type	Min.
All Building Types	All Frontage Types	5'





SITE DESIGN GUIDELINES

**CORNER LOTS** 

## STANDARD:

Buildings located on corner lots shall use windows, porches, stoops, sun rooms, bay windows, or entrances on both sides. On corner lots, street facing facades shall contain a maximum of one main entry.

#### INTENT:

Buildings located on street corners should have facades that relate to both streets. Buildings should use porches, sun rooms, bay windows, additional entries, and other elements typically used only on front facades on both street-facing facades.



#### **CORNER LOTS**

#### Don't Do This



The side-street facade has no windows. The side street facade should be detailed like the front facade,



The side street facade has a bay window, but no 2nd story windows. The side street facade should be detailed like the front facade.



Front porch wraps the corner; windows are located on both street-facing facades. Both Facades are detailed the same.



Front porch wraps the corner; windows are located on both street-facing facades. Both facades are detailed the same.



Side porch is located on side street-facing facade. Both facades are detailed the same.





Windows consistently located on both street facing facades. Both facades are detailed the same.

Do This

#### URBANDESIGN + A rchitecture

#### NARROW LOT DESIGN GUIDELINES

# PARKING WITH ALLEYS

#### STANDARD:

Lots with concrete, asphalt, or gravel alleys consisting of ten (10) feet minimum of clear and drivable width shall use the alleys to provide vehicular access to garages and off-street parking. Garage doors shall not face the street. SITE DESIGN GUIDELINES

#### INTENT:

Alleys should be used to access garages and private parking for a specific lot. This ensures that garage doors do not face streets. Using alleys reduces curb cuts, the area of paved driveway, and allows for a more consistent public streetscape dominated by porches, street trees, and landscaping instead of garage doors and driveways.



*Note: Not all lot dimensions may work for all parking, driveway, and garage configurations.* 

Street

## PARKING WITH ALLEYS

Don't Do This



The garage door faces the street, but it should face the alley.



These garages are accessed from an alley, but the drives are far too long; valuable space for private backyards is lost





A garage with tandem parking accessed from an alley.



A parking spot beside an alley-accessed garage.



Parking accessed from an alley.



Garages accessed from an alley.

ANDESIGN HArchitecture

SITE DESIGN GUIDELINES

# PARKING WITHOUT ALLEYS

#### STANDARD:

Lots without alleys shall locate driveways and garages to the side and rear of the building. Attached garages with a street-facing garage door shall be no more than 1/3 the total width of the building and shall be located a minimum of 15 feet behind the facade of the structure. Corner lots shall locate the garage at the rear of the lot. Unless the side street is an arterial or a collector, vehicular access to the garage shall be provided off of the side street. This vehicular access shall not violate the curb cut ordinance. If a garage door faces the side street on a corner lot, the garage shall be set back at least 5 feet from the building facade. Lots with shared driveways must submit an agreement between properties concerning maintenance and use of the shared driveway.

#### INTENT:

Ideally, garage doors should not directly face onto streets. For lots without access to an alley, garages should be located to the rear of the lot and behind the facade of the building. This ensures that the public streetscape is dominated by pedestrian-scaled structures like porches, stoops, and landscaping.



## PARKING WITHOUT ALLEYS

#### Don't Do This

Do This



The garage occupies more than 1/3 of the front facade. The garage is not recessed 15' from the front facade.



The parking is located in the front yard of the house; the parking should be located to the side and rear of the building.



The driveway and parking are located to the side of the building.



The garage is located to the rear of the building.



The garage is located to the rear of the building.



The attached garage takes up less than 1/3 of front facade and is recessed 15' feet from the front facade.

# **PARKING WITH DIFFUCULT** TOPOGRAPHY

#### STANDARD:

Lots with a back lot line at least fifteen (15) feet higher than the front lot line may locate the garage in the basement of a street facing facade of a building. The garage door shall be no wider than nine (9) feet wide and shall be located in the basement wall under the first floor street-facing building facade or front porch; in no circumstance shall the garage extend beyond the front porch or stoop. The garage door shall be located to one side of the street-facing facade. No more than one garage door may face the street for a given unit. For attached units, a garage door or driveway for one unit shall not be paired with a garage door or driveway for another unit.

The front yard shall be graded to achieve a maximum slope of 5%. The yard shall be raised above the sidewalk and driveway through the use of retaining walls and stairs. If the front yard is not raised above the sidewalk, the garage door shall be located at least four (4) feet lower than the sidewalk. The driveway to the garage shall be no wider than twelve (12) feet and shall be bounded by retaining walls and stairs. The front door shall be located on the first floor of the building; in no circumstance shall the front door be located on the same level as the garage door. No split level facades are allowed on street-facing facades.

SITE DESIGN GUIDELINES

#### INTENT:

Ideally, garage doors should not directly face onto streets. However, narrow lots with a back yard significantly higher than the front yard make it difficult to locate garages in the back of the building. In this situation. a garage that is located in the basement or under the front porch may have a street-facing garage door as long as the garage door and driveway are narrow and are at a different elevation from the front yard. Standards ensure that the garage is not given too much prominence.





Garage located below the Sidewalk

#### PARKING WITH DIFFICULT TOPOGRAPHY

#### DON'T DO THIS



The garage is not located in the basement; the garage extends out past the front porch or stoop; the front yard is not raised.



The front door is not located on the first floor; the garage doors and driveways are paired; there is no raised front yard with 5% max. slope; the driveway is not bounded by retaining walls.



The garage is located in the basement under the front porch; there is one garage door with a driveway bounded by retaining walls; the front yard is raised; the front door is on the first floor.



The garage is not located in the basement; the garage doors and driveways are paired; there is no front yard and it is not raised; there is no visible front door.



The front facade is a split level; there are two garage doors; the driveway is wider than 12'; there is no raised front yard with 5% max. slope; the driveway is not bounded by retaining walls.



The garage is located in the basement under the first floor; there is one garage door with a driveway bounded by retaining walls; the front yard is raised; the front door is on the first floor.



# PUBLIC AND PRIVATE SPACE

#### STANDARD:

The public realm of street and sidewalk shall be transitioned to the private space of the home and private yard through the use of transition elements. At least two transition elements shall be used. Transition elements are regulated by frontage type. A porch or stoop is required at the front entry. SITE DESIGN GUIDELINES

#### INTENT:

The area in front of a building should provide a transition from the public realm of the street and sidewalk to the private realm of the building and backyard. This transition ensures that residents enjoy a limited amount of privacy within a physically-defined zone that overlooks the public realm. This also ensures that the visitor perceives the limits of the public streetscape.



Transition Flomont	Location	Frontage Type			
Transition Element	LUCATION	Front Yard	Door Yard	Side Yard	
<ul> <li>Stone, Brick, or</li> <li>Stucco Wall</li> <li>Fence</li> <li>Hedge</li> </ul>	Between Sidewalk and Yard	Allowed	Required	Allowed	
<ul> <li>Raised Lawn</li> </ul>	Between Sidewalk and Porch/ Stoop	Allowed	Allowed	Allowed	
<ul> <li>Turf, Stone, Brick, or Concrete Courtyard</li> </ul>	Between Wall, Fence, or Hedge and House	Not Allowed	Required	Not Allowed	
<ul> <li>Porch or Stoop</li> </ul>	Between Yard and House	Required	Required	Required	
• Steps	Between Sidewalk and Yard or Yard and Porch/Stoop	Required	Required	Required	

## PUBLIC AND PRIVATE SPACE

#### Don't Do This



This building uses no transitions.



Two transition elements are used, but are incorrectly built; refer to the landscaping standards.





The stairs, raised lawn, and porch provide a transition.



The hedge, steps, and stoop provide the necessary transition.



The wall and hedge provide a good transition.



A courtyard with a fence provides the necessary transition.

# RAISED PORCHES, STOOPS, AND LAWNS

#### STANDARD:

Porches and stoops shall be raised a minimum of 30 inches above the grade of the sidewalk. If an adjacent front yard is raised above the height of the sidewalk, then the front yard shall have a raised lawn. The height above the sidewalk of this raised lawn shall be the same as the height above the sidewalk of the adjacent front yard. SITE DESIGN GUIDELINES

#### INTENT:

The eye level of a person sitting on a front porch, stoop, or yard should be higher than or equal to the eye level of someone walking down the sidewalk. This ensures that there is a visual separation between the public realm of streetscape to the more private realm of the front yard, porch, or stoop.



# RAISED PORCHES, STOOPS, AND LAWNS

#### Don't Do This



The porch is not raised 30" above the sidewalk.



Since the new house on the right was built next to an existing house with a raised lawn, the new house should also have a raised lawn.





The porches and lawns are raised above the sidewalk.



A slope and stairs raise the lawn above the sidewalk.



The porches are raised above the sidewalk.



A retaining wall raised the lawn above the sidewalk.



Alley

LANDSCAPING

#### NARROW LOT DESIGN GUIDELINES

SITE DESIGN GUIDELINES

#### INTENT:

Landscaping in the transition zone should help provide a transition from the public realm of the sidewalk and street to the private realm of the house and backyard. This landscaping, however, should not substantially block a visitor's view of the building. Landscaping in the private zone should ensure privacy for the resident.



#### Mid-Block Lot



#### STANDARD:

Landscape standards are regulated by location within one of two zones: the transition zone and the private zone. The transition zone shall begin at the street R.O.W and extend to the private zone. The private zone shall begin at 15 feet behind the street facing building facade. For corner lots, the private zone shall begin at 5' behind the building facade that faces the side-street.

	Frontage Type	Transition Zone	Private Zone	
Fence, Wall, or Hedge Height	All	30" max	30" min	
Fence or Wall Materials	All	Chain Link Not Allowed	Chain Link Not Allowed	
Minimum Plantings	All	4 Shrubs; 2 Trees, Shade or Ornamental	No Standard	
Minimum Foundation Plantings	All	1 Shrub or Ornamental Tree every 36" along Street-Facing Foundation Walls		
Primary Walk to Front Door Materials	All	Concrete Brick Stone	No Standard	
Courtyard Materials	Door Yard	Turf Concrete Brick Stone	No Standard	
Driveway Materials	All	Concrete Brick Asphalt Stone	No Standard	

#### LANDSCAPING

#### Don't Do This



Chain-link fencing is used.



This 5' high fence is too tall to be used in the transition zone.

#### Do This



Foundation plantings are used along street-facing foundations.



This dooryard frontage has a wall, fence, and plantings.



This dooryard frontage has a concrete walk and a turf courtyard surrounded by a fence.



The fence is no greater than 30" in the transition zone.



UTILITIES

## STANDARD:

Above ground utility boxes, utility pedestals, and mechanical equipment shall be located within zones along the side or rear of the house and garage that do not face a street. SITE DESIGN GUIDELINES

#### INTENT:

Utilities should not dominate the front yard of a building. When possible, utilities should be located in areas that are hidden from the public streetscape by the sides and rears of buildings.



Street

## UTILITIES

#### Don't Do This



Utility boxes and pedestals are located in the front yard.



Utility boxes, air conditioners, and pedestals are located in the front yard.



Utilities are located to the rear of the garage along the alley.



Because there is no side yard, the air conditioner and utilities are located at the rear of the building.



Utilities are located to the rear of garage along the alley.



Utilities are located to the rear of the garage along the alley.



# BUILDING HEIGHT

## STANDARD:

Height is regulated by stories; for purposes of measuring structures other than buildings, a story shall be equal to twelve (12) feet.

Maximum building height is limited to one (1) story higher than the lowest adjacent primary structure. Minimum building height is limited to one (1) story lower than the tallest adjacent primary structure. Building height shall be at least one (1) story and no more than three (3) stories.

#### ARCHITECTURAL DESIGN GUIDELINES

#### INTENT:

Infill structures should not be significantly shorter or taller than adjacent buildings. This ensures that the height of new buildings reinforces and enhances the existing character of the streetscape and neighborhood.



## **BUILDING HEIGHT**

## Don't Do This



This new three story building should not be located next to the existing one story building.

## Do This



A one story building located next to a two story building.



A two story building located next to a two story building.

BANDESIGN + A rchitecture

# BUILDING MATERIALS

## STANDARD:

No more than two wall materials shall be visible on any exterior facade, not counting foundation walls, columns, chimneys, and trim. If two wall materials are used, heavier-weighted materials shall be located below a horizontal joint. Vertical changes in material shall not occur within two (2) feet of an exterior corner.

Masonry materials of stone, brick, stucco, or cement board siding are required on all building types except accessory units.

#### Architectural Design Guidelines

#### INTENT:

Exterior wall materials should be used simply and with respect to their weight and characteristics. Masonry veneer should be treated as a loadbearing material and should not be used above siding or stucco. Vertical changes in material should occur at interior corners

Numerous wall materials complicate and inflate the cost of construction. They also tend to highlight an apparent need to decorate the building to compensate for a lack of a simple, pleasing design.

					_	
		Requir	red Masonry (	Options		
N N	/lasonry /laterial	Option 1	Option 2	Option 3		
Sto	one		100% of all visible foundation walls: min			
Bri	ck		30" average height above grade	25% of all building facades		
Stı	oco					Interior Corner
Ce Bo Sic	ement ard ding	100% of all building facades, excluding trim				Exterior Corner
				A \A/	-	
	HEAVY WEIGHT MATERIALS		ERIALS N	MEDIUM WEIGHT MATERIALS		LIGHT WEIGHT MATERIALS
	Stone			STUCCO HORIZONTAL SIDING		Horizontal Siding
		BRICK				Vertical Siding
						Shingle Siding

## **BUILDING MATERIALS**

#### Don't Do This



A vertical change of material occurs within 2 feet of an exterior corner.



More than two materials are used.





Shingle siding is located above stucco.



Horizontal siding is located above brick.



100% stone masonry foundation wall.



Vertical change of material occurs at an interior corner.

# **USING BRICK AND STONE**

## STANDARD:

Stone and Brick used on exterior walls shall not terminate at exterior corners. A vertical change of materials from stone or brick to another material shall not occur within 2 feet of an exterior corner. Openings in a brick or stone facade shall have a stone lintel, a stone or brick arch, or a brick soldier course. Horizontal changes of material from brick or stone to another material shall include a stone cap or a brick sill. In all other cases, the material above the brick or stone shall extend over the top edge of the masonry with trim or siding. Horizontal changes of material using a stone cap or brick sill shall not have the cap or sill interrupted by window openings.

ARCHITECTURAL DESIGN GUIDELINES

#### INTENT:

Brick, stone, or other types of masonry or masonry veneer should be detailed as masonry bearing walls, especially at openings. This ensures that the building appears structurally sound.



## USING BRICK AND STONE

#### Don't Do This



The brick sill interrupted by a window.



A vertical change in material occurs within 2 feet of an exterior corner.







No lintel, arch, or soldier course above a window opening



No lintel, arch, or soldier course above a window opening



A horizontal change of materials with flared siding and trim.



The brick sill is uninterrupted by wall openings.



A stone lintel above a window opening.



A soldier course above a window opening.



A jack arch above a window opening.



A segmented arch above a window opening.



Architectural Design Guidelines

#### INTENT:

## STANDARD:

Roofs shall be simple gable-end or hip configurations. Overlapping gables shall only be used on simple gable projections that incorporate smaller projections such as a 1st floor entry or porch with a larger projection from the main body of the house.

ROOFS

Pitched roofs should be simple gable-end and hip configurations that are easy to construct, minimize cost, and allow for simple shedding of rainwater. Multiple competing and overlapping gables are complicated to build, inflate costs, and highlight an apparent need to decorate a building due to the lack of a simple pleasing design.



#### Roofs

#### Don't Do This



There are too many overlapping gables; use a simpler roof form.





This house has simple overlapping gables that incorporates a front entry.



A simple gable roof.



This roof is needlessly complicated and has too many overlapping gables; use a simpler roof form.



A simple gable roof with a dormer.



A simple hip roof.



PARAPETS

ARCHITECTURAL DESIGN GUIDELINES

#### INTENT:

In order to visually terminate an exterior wall on a flat-roofed building, a cornice on a parapet wall should be used. This cornice provides a minimal amount of protection to masonry, siding, and windows that a pitched roof overhang would normally provide.

## STANDARD:

Flat roofs shall incorporate a cornice into streetfacing facades. The cornice shall wrap a minimum of 2 feet around exterior corners. Simple parapets with a stone or brick cap are allowed on rear and side elevations. Flat roofs projecting from a street-facing facade shall include a cornice around the entire projection.

Flat-Roofed Building Flat-Roofed Building Street Flat-Roofed Building Projection Street Street Street **Two Street-Facing** Street-Facing Building **One Street-Facing** Facades: **Projection:** Facade: wrap cornice 2' around wrap cornice around wrap cornice 2' around around exterior corners entire projection around exterior corners



Simple parapet with Stone or Brick Cap



#### PARAPETS

## Don't Do This



This street-facing projection has no cornice.

#### Do This



This street-facing cornice does not wrap the corner.



A street-facing building projection with a cornice that wraps the entire projection.



A street-facing parapet with cornice.



This cornice wraps an exterior corner.



# FRONT PORCHES



ARCHITECTURAL DESIGN GUIDELINES

#### INTENT:

A front porch provides a graceful transition from the public realm of the streetscape to the private realm of the building. Porches also provide an ideal outdoor room on the front of a house.

The porch should have a depth of six feet or more to allow for the use of tables and chairs. Porch beams should be visible to show the structural support that is holding up the porch roof. Porch and beam width should correspond to highlight their compatibility. Columns and piers should be evenly spaced to minimize cost and emphasize their structural nature. Due to their lack of visual strength, narrow columns and piers should be closely spaced to produce square or vertical porch bays.

STANDARD:

Front porches shall be a minimum of six (6) feet deep. Porch beams shall be visible. Porch column width shall match the width of the porch beam. If possible, columns and piers should be evenly spaced.

Masonry and stucco columns and piers shall be a minimum of 16 inches in diameter or width and shall extend to the ground. Columns or piers less than 16 inches in diameter or width shall be spaced no greater than 10 feet apart. Paired columns no less than 8 inches in diameter or width may substitute for a 16 inch column or pier. Porches closer than 10 feet to the sidewalk shall include a railing.

Accessibility issues shall be handled in an architecturally sensitive manner. Handicapped ramps used in conjunction with a front porch must be constructed of masonry or concrete and shall be not be located on a street-facing side of the porch.



Correct Beam Width



Beam too Thin





Beam too Wide

Don't

No Visible Beam

Do

# **FRONT PORCHES**

#### Don't Do This



This porch is too narrow to comfortably accommodate furniture.



This porch is missing a column and a visible porch beam.

Do This



This porch is wide enough for furniture and can be used as an outdoor room.



The porch beam depth is deep enough to be perceived as a real beam; the beam matches column width.



The wide porch beam matches the width of the wide porch column.

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NARROW LOT DESIGN GUIDELINES

ARCHITECTURAL DESIGN GUIDELINES

#### INTENT:

Stoops are either covered or not covered and are generally much smaller than porches. Because stoops are a formal entry to a building, they are constructed of a permanent-looking, heavy-weight material such as concrete, brick, or stone. Stoops should be large enough to accommodate a graceful transition from the exterior to the interior of the building. A covered stoop wider than 8 feet is really a porch and should be detailed as a porch. Stoops should be accessed by stairs to provide a transition from the front yard or sidewalk.

To promote privacy and a proper transition, stoops located within 10 feet of the sidewalk should include a railing.



#### STANDARD:

Stoops and covered stoops shall be constructed of stone, brick, or concrete and shall be a minimum of 3 feet deep and minimum of 5 feet wide. A covered stoop greater than 8 feet wide shall be considered a porch.

Covered stoops shall have a visible means of support for the roof consisting of beams and columns, piers, or brackets. Column or pier width shall match the width of the beam. Columns and piers shall have the same width and spacing requirements as columns and piers for porches. Stoops and covered stoops shall be accessed by stairs. Stoops and covered stoops closer than 10 feet to the sidewalk shall include a railing.

Accessibility issues shall be handled in an architecturally sensitive manner. Handicapped ramps used in conjunction with a front stoop must be constructed of masonry or concrete and shall be not be located on a street-facing side of the stoop.

## STOOPS

#### Don't Do This



This covered stoop has no visible means of support



This stoop has no stairs.

#### Do This



A Brick and concrete covered stoop has stairs with appropriately-sized columns and beams.



A concrete stoop with an entry surround and steps.



A concrete stoop with an entry surround and steps.

# BALCONIES

## STANDARD:

Balconies shall not occur on the first floor of a street-facing facade. Balconies may extend up to 3 feet beyond the building wall without the use of brackets, hangers, piers, or columns. Balconies that extend from 3 to 5 feet from the building wall shall incorporate the use of brackets, hangers, columns, or piers as a visible means of support. A balcony that extends beyond 5 feet from the building wall must use columns or piers as a visible means of support.

ARCHITECTURAL DESIGN GUIDELINES

#### INTENT:

Balconies are generally small porches that are not roofed. Due to their light-weight character, balconies should only occur above the first story of a building. Balconies that overhang a building more than 3 feet without a visible means of support of brackets or columns tend to appear that they are falling off the side of the building. Balconies with depths greater than 5 feet need columns or piers to ovoid this condition.



#### **B**ALCONIES

## Don't Do This



This cantilevered balcony greater than 3 feet has no visible support.

Do This



Balcony with bracket support.



3' deep cantilevered balcony.



Balcony with hanger support.



Balcony with column support.

# **BAY WINDOWS**

## STANDARD:

Bay windows projecting more than 18 inches from the building face shall have a visible means of support. Brackets or foundation walls may be used as a visible means of support for projections of 30 inches or less. Foundation walls shall be used as a visible means of support for bays projecting more than 30 inches from the building face and for bays that extend vertically for two stories or more.

Canted bay windows shall have windows on three sides. Jamb window casing shall be continuous between windows and corners. ARCHITECTURAL DESIGN GUIDELINES

#### INTENT:

Bay windows project from the exterior walls of a structure and provide an opportunity to bring an extraordinary amount of light into the interior of a building. Canted bay windows should have windows on three sides. Bay windows that project more than 18 inches need a visible means of support to avoid appearing structurally weak. Bay windows that project more than 30 inches from the building face or extend vertically two stories or more need foundation support to avoid this condition.

Bay Windows should generally appear as purely structural members; jamb window casing should be continuous between windows and corners.



## **BAY WINDOWS**

#### Don't Do This



A bay window cantilevered more than 18 inches with no visible support.

#### Do This



A boxed bay window with bracket support and jamb casing that extend to the corners.



A bay window with jamb window casing that does not extend to the corners. Jamb window casing is the window trim along the side of the window.



A two story canted bay window with foundation support that extend to the corners



# CHIMNEYS

## STANDARD:

Chimneys and chimney boxes shall not extend past the exterior wall plane unless they are constructed or finished in brick, stone, or stucco and the chimney extends up past the roof line. Chimneys shall not be cantilevered and shall extend to the ground. Interior chimneys that extend above the roof line shall be finished in brick, stone, or stucco. Internal fireplaces with metal flues that extend through the roof need not be framed within a chimney box. NARROW LOT DESIGN GUIDELINES

ARCHITECTURAL DESIGN GUIDELINES

#### INTENT:

Chimneys are traditionally heavy-weight constructions of masonry that extend to the ground. Even if a chimney is not a true masonry construction, it should appear as such: it should extend to the ground and be finished in stone, brick, or stucco. To minimize construction costs, non-masonry fireplaces should not protrude from an exterior wall and should use a simple metal flue that exits directly through the roof. Fireplaces with simple vents that exit directly through an exterior wall should not have fireboxes that protrude from the building wall.

Don't





Internal fireplace with metal flue and no portruding chimney box.



Cantilevered Chimney

Cantilevered fireplace with no chimney.

#### CHIMNEYS

## Don't Do This



Cantilevelerd chimney with no masonry.



Cantilevered masonry chimney.



Chimney not sided with masonry.



Cantilevered fireplace box not sided with masonry.

#### Do This



Stone chimney extends to the ground.



Brick chimney extends to the ground.



Brick chimney with stone base that extends to the ground.



Internal fireplace with metal fireplace flue.



# FRONT DOOR

#### STANDARD:

Front doors shall be the obvious formal entry to the building. Front door location is regulated by frontage type. All front doors shall be accessed by a porch or stoop. Entry surrounds may contain a transom and sidelights. The entry surround or roof over the front door shall not create a covered vertical space higher than one story. Architectural Design Guidelines

#### INTENT:

The front door should be the obvious main entry to the building. This entry should be of an intimate scale and should be accessed by a front porch or stoop. This provides a comfortable transition from the public realm to the private realm.

Entry surrounds should be simply and correctly detailed. Front entries that extend up past the first story are ill-proportioned, costly to build, intimidate guests, and should be avoided.



## FRONT DOOR

## Don't Do This



This entry space is greater than one story.



This entry has no front porch or stoop.



Obvious front door off a front porch.







Front door with simple side lights.

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# WINDOW PROPORTION



	Width (w)	Height (h)
Single and Double Hung	W	1.5 <i>w</i> min.
Casement	W	2w min.
Awning	2' max	2' max
Fixed	2' max	2' max

Architectural Design Guidelines

#### INTENT:

Windows should be vertically proportioned. This allows the window to be more pleasing to the eye because the window opening appears to be structurally-supported. Vertically-proportioned windows also help to exaggerate the height of the building and more evenly distribute light to the interior of the structure.

## STANDARD:

Windows located on the front or the street-facing facade of residences shall be double-hung, single hung, casement, awning, or fixed windows. A maximum of two window types is allowed. The height of the window unit shall be at least one and half (1.5) times the width of the window unit for single-hung, double-hung, or casement windows. Awning and fixed windows are limited to a maximum height and width of 2 feet. Window muntins and grill patterns, if used, shall be vertically proportioned.

# WINDOW PROPORTION

Don't Do This





Due to their horizontal proportions, sliding windows are not allowed.

This double-hung window is not vertically proportioned.

#### Do This







Properly-sized casement window.

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# EXTERIOR WINDOW CASING

ARCHITECTURAL DESIGN GUIDELINES

#### INTENT:

#### STANDARD:

18

Exterior windows with siding and stucco walls shall be cased. This casing, at a minimum, shall include head casing, jamb casing, and a sill. Jamb and head casing shall be a minimum of 3 1/2 inches. A sill shall extend the length of the bottom of the window unit and the jamb casing. Exterior windows shall not be "picture framed". Exterior window casing should highlight the structural qualities of the wall opening. Head casing represents a lintel or header for the opening and should have a height approximately 1/6 of the window width. Jamb casing represents the column or posts on either side of the opening and should have a minimum thickness of 3 1/2 inches. The sill protects the siding underneath the window opening from rain and snow and should not be omitted.



## EXTERIOR WINDOW CASING

## Don't Do This





False keystone and jamb casing that does not extend to a sill.

Window casing does not contain a sill.

Do This



Correct head and jamb casing with a sill and cap.

# RAILINGS

## STANDARD:

Porch Railings shall run between columns or piers and shall include a cap. Spindles shall not attach to or extend below the floor of the porch. If possible, railing height shall be a maximum of 30 inches from the floor. Porches, balconies, and stoops within 10 feet of the sidewalk shall include a railing.

Non-masonry railings shall include a top and bottom rail with balusters centered on the rail; the bottom rail shall clear the floor. Masonry and stucco railings shall not visibly rest on floors or slabs and shall extend to the ground. ARCHITECTURAL DESIGN GUIDELINES

#### INTENT:

Railings for porches, balconies, and stoops should not be seen as structural members. Their primary purpose is to serve as a visual and physical barrier between the porch, balcony, or stoop and the yard. To promote privacy and a proper transition, porches, balconies, and stoops within 10 feet of the sidewalk should include a railing. When possible, the railing height should not correspond with the eye level of a person seated on the porch, balcony, or stoop.

Due to their exterior nature, all railings, excluding masonry and stucco, should not be attached to or touch the floor. Doing so increases the retention of moisture and increases the likelihood of rot and decay. All railings, excluding masonry and stucco, should include a top and bottom rail with balusters centered on the rails. The bottom rail should clear the floor. The balusters should be trimmed-out on both sides to give a finished look to the railing. Since masonry and stucco railings are heavy-weight materials, they should not visibly rest on a wood floor, concrete slab, or foundation; masonry and stucco railings should extend to the ground.



#### RAILINGS

#### Don't Do This



The spindles extend below floor and rail does not run between columns or piers.

#### Do This



The spindles should include exterior trim at top and bottom of the spindles.



Masonry rail extend to the ground.



Porch rails runs between columns and includes a top and bottom rail with spindles centered on the rail.



Porch rails runs between columns and includes a top and bottom rail with spindles centered on the rail.

## DESIGN GUIDELINE CHECKLIST

pplicant :			_	Address :	
ate :					
Building Type	House	🗖 Flat	over Flat		Frontage Type
<ul><li>Accessory Unit</li><li>Paired House</li></ul>		Row	/house all Civic Bi	uilding	<ul><li>Side Yard</li><li>Dooryard</li></ul>
Site Design	Conforms	Does Not Conform	N/A		Comments:
Setbacks & Encroachments					
Corner Lot					
Parking with Alleys					
Parking without Alleys					
Parking with Difficult Topography					
Transition Elements					
Raised Porch					
Raised Stoop					
Raised Lawn					
Landscaping					
Utilities					
	1	Does Not		[	

Architectural Design	Conforms	Conform	N/A	Comments:
Building Height				
Building Materials				
Use of Brick				
Use of Stone				
Roof				
Parapet				
Porch				
Stoop				
Balconies				
Bay Windows				
Chimneys				
Front Door				
Window Proportion				
Exterior Window Casting				
Railings				

#### Comments:

## **DESIGN GUIDELINE CHECKLIST**

Applicant :	Address :			
Date :				
Building Type	Frontage Type			
Single Family Detached House Accessory Unit	<ul> <li>Flat over Flat</li> <li>Rowhouse</li> </ul>	Front Yard Side Yard		
Paired House	Small Civic Building	Dooryard		
Site Design Guidelines	Architectural Design Guidelines			
<pre>contorns vert contorn contorns vert vert vert vert vert vert vert vert</pre>	$\begin{array}{c} c_{0} t_{0} t_{0}$	contornis Nuccontorn Contornis Nuccontorn 20. Balconies 21. Bay Windows 22. Chimneys 23. Front Door 24. Window Proportion 25. Exterior Window Casing 26. Railings		

Comments: