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## 19.18.080 RESIDENTIAL DESIGN SUBMITTALS

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### Site Design

- Homes backing onto East/West roads provide a landscape buffer.
- Where alleys are provided, vehicular access is from the alley.
- No block exceeds 600' in length; and blocks >400' long provide mid-block pedestrian connection.
- Cul-de-sacs have landscaping at the center; dead end streets provide pedestrian connections.
- 5-foot min. width sidewalk provided from street through parks and open space
- Pedestrian access easements are a minimum of 15' wide with a 5' wide sidewalk.

### Garage Location

#### Alley

- Alley garages shall be set back from the ROW: 21-feet with parking, or 1- 4 feet without parking stall

#### Front Facing Garage

- Garages facing the street shall be set back 21-feet from ROW
- Garages facing the street shall be set back a minimum of 4-feet from the front façade of the home.
- The garage width must not be more than 40% of the front façade of the home.

#### Shared Garage

- Shared, detached garages are allowed in RM-PC zones, if they are within 150' of the units they serve.
- Shared, detached garages have a maximum of 4 parking stalls, and are 44'-0" max. width.

#### Open Space

- Private open space in RM-PC zones is 250 sf per unit, min. with a minimum dimension of 10 feet. (may include patios and porches).
- Common open space in RM-PC zones and Senior Overlay zones is 7.5% of the parcel size and a minimum dimension of 20 feet.
- Homes shall front or side on common open space.
- Linear pedestrian access space must be have a minimum dimension of 15'.
- Common open space tracts shall be highly-visible and easily-accessible via walkways from the public ROW.

### Architecture

#### Elevations

- Architectural elevations show no more than 3 of the same designs fronting a block or common open space
- No more than 3 of the same color schemes fronting a block or common open space
- No more than 3 of the same color schemes fronting a block or common open space

## **Massing and Articulation**

- Primary porch roof forms shall be one story
- Architectural elevations should have at least one articulation (porch or bay window) on all elevations of a building facing the ROW or a common green. Articulation shall be offset a minimum of 24”.
- Homes must have a porch or stoop that faces a street or common open space.

## **Materials**

- A minimum of two materials on each home
- Trim provided on all windows and doors
- Primary roof pitch is a minimum of 4:12
- Minimum roof overhang shall be 12”
- Door shall be paneled or have a window

## **Porches / Stoops**

- Each home must have a porch or stoop that faces a street or common open space.
- Porch must be a minimum of 48 square feet and a minimum dimension of 6 feet.
- Stoop must be a minimum of 16 square feet and a minimum dimension of 4 feet.

## **Landscape Design**

### **Private Yards**

- One Street tree provided per 30 lineal feet on all streets.
- One 2” caliper ornamental tree required in front yard
- Lawn or shrubs provided in front yard.
- Shrubs provide along foundation of home and in the alley.
- Fence in front and side yards set back a minimum of 3’ from public sidewalks.

### **Common Open Space**

- Common open space tracts are 70% lawn area, and contain at least one 2.5” cal. tree per 1000 sf.
- Green Streets and Pedestrian Access ways are shown with at least one 2.0” cal. ornamental tree per 30 lineal feet.
- Green Streets and Pedestrian Access provide a 5-foot minimum walkway connecting front doors to a neighborhood street.

### **Lighting**

- Lights provided on garage in the alley no higher than 8 feet high.
- Light provided at entry to home.

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## 19.18.090 COMMERCIAL DESIGN SUBMITTALS

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### Site Plan

- Building should occupy 50% or more of lot frontage.
- Plans show sidewalk lighting.
- Parking is encouraged to be located under, behind or on the sides of buildings.
- Trees and shrub plantings are shown providing a visual buffer between parking areas and roadways.
- Loading and service areas are screened from the public ROW; loading docks and trash storage areas are provided sufficient overhead protection to meet storm water standards.
- Pedestrian connections provided between building entrances and adjacent public walkways, avoiding conflicts between the movement of vehicles and people.

### Architecture

- Both lighting and weather protection are provided at building entries.
- Canopies, awnings and other weather protection features at 12' height, max.
- Roof-mounted mechanical equipment is sufficiently screened from adjacent street or property views; equipment or screen matches color of roof or screened.
- Architectural elevations show proposed building signage.
- Architectural elevations show clear vision glass on at least 60% of the area between 2- and 12-feet above grade on all ground floor building facades visible from the public ROW.
- Buildings are 2-story maximum height.

### Landscaping

- Trees are located in the parking lot as required
- Parking areas are screened from the public ROW.