Urban Residential Design Standards
Ordinance Review Committee

November 29, 2007
City Plan 2025 Goals

Goal 1
We will make appropriate infill and revitalization our highest priorities.

Goal 2
We will discourage suburban sprawl.

Goal 3
We will make traditional town form the standard.

Goal 4
We will grow a livable transportation network.

Goal 5
We will assemble an enduring green network.

Goal 6
We will create attainable housing.

Modify regulations to increase the supply and quality of attainable housing.

<table>
<thead>
<tr>
<th>Year</th>
<th>City Staff</th>
<th>Planning Commission/City Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fall 2006 – Summer 2007</td>
<td>Draft a residential rental registration and inspection policy.</td>
<td>Allow accessory dwelling units as-of-right.</td>
</tr>
<tr>
<td>Fall 2007 – Summer 2008</td>
<td>Draft urban residential design standards. Establish density bonuses for developers in the first complete neighborhood plan.</td>
<td>Amend and approve rental registration and inspection policy with corresponding staff and fiscal needs. Amend and approve urban residential design standards.</td>
</tr>
</tbody>
</table>
Applicability

- 2-Family Dwellings
- 3-Family Dwellings
- Multi-family Dwellings

* Urban Residential refers to all of the above.
Site Development Standards

- Building Siting: Buildings shall be designed to have a front facade that faces onto the public street unless it is located more than 50 feet from the public right-of-way.
Site Development Standards

• Vehicular Access
  – Garage entries shall be located behind the build-to zone
  – On-street parallel parking shall be provided along one side of the street and count toward total required spaces
Site Development Standards

- Pedestrian Circulation: All ground floor entrances facing the street shall have a walkway that connects to the sidewalk
Site Development Standards

• Screening for Services: Screening would be required for all trash areas and mechanical and utility equipment visible from the public right-of-way
Site Development Standards

• Fencing:
  – Razor and barbed wire fences are prohibited.
  – Fences in the front yard area shall have a max. height of 42 in.
Architectural Design Standards

• Urban residential developments containing more than 3 residential structures must differentiate one building from another.
Architectural Design Standards

• The principal façade shall be articulated through two or more of the following:
  – Balconies
  – Bays or bay windows
  – Porches
  – Dormers
  – Porticoes
  – Turrets
  – Insets or other relief in the wall place
Non-compliant
Screen utilities from the public right-of-way.
Add porches

Add entry

Connect entry to the sidewalk

Add entry
Compliant

Add bay windows
Non-compliant
Compliant

Add a balcony
Before

After
# Peer City Comparison

<table>
<thead>
<tr>
<th>City</th>
<th>Design Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ames, IA</td>
<td>Yes</td>
</tr>
<tr>
<td>Champaign, IL</td>
<td>No</td>
</tr>
<tr>
<td>Columbia, MO</td>
<td>No</td>
</tr>
<tr>
<td>Denton, TX</td>
<td>Yes</td>
</tr>
<tr>
<td>Iowa City, IA</td>
<td>Yes</td>
</tr>
<tr>
<td>Lawrence, KS</td>
<td>No</td>
</tr>
<tr>
<td>Urbana, IL</td>
<td>Yes (only in Historic Districts)</td>
</tr>
<tr>
<td>Peer Cities</td>
<td>Ames, IA</td>
</tr>
<tr>
<td>-------------</td>
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</tr>
<tr>
<td><strong>Where Applies</strong></td>
<td>Historic and Overlay Districts</td>
</tr>
<tr>
<td>Buildings front onto a street</td>
<td>✓</td>
</tr>
<tr>
<td>Parking located behind build-to zone</td>
<td>✓</td>
</tr>
<tr>
<td>Utility Screening</td>
<td>✗</td>
</tr>
<tr>
<td>Height Limits</td>
<td>✓</td>
</tr>
<tr>
<td>Material requirements</td>
<td>✓</td>
</tr>
<tr>
<td>Variation in Building Design</td>
<td>✗</td>
</tr>
<tr>
<td>Articulation of facades</td>
<td>✓</td>
</tr>
<tr>
<td>Fencing Requirements</td>
<td>✗</td>
</tr>
</tbody>
</table>