

Sec. 9.02 – RESIDENTIAL DESIGN STANDARDS FOR PLANNED UNIT DEVELOPMENTS (PUD)

All new Planned Unit Developments established after the adoption of this ordinance, shall include the following minimum design standards.

- 1) Utility Standards.
 - a) Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in *Sec. 7.09 – Fences, Walls, and Hedges*, provided they are compatible with the principal structure.
 - b) When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
 - c) Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the Department of Community Development shall be provided by the developer, subject to site plan and design review in new development.
 - d) All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.
 - e) Trees shall not be planted directly above storm drains. Trees shall not be planted in the public right-of-way.
- 2) Parking and Traffic Standards.
 - a) One-family detached dwellings and two-family dwellings shall meet the following requirements:
 - i) Driveways shall have a minimum width of nine feet and a maximum width of fifteen (15) feet.
 - ii) Circular drives are permitted.
 - iii) A grass strip in the middle of driveways is encouraged.
 - b) All other buildings shall meet the following requirements:
 - i) Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
 - ii) Driveways shall have a maximum width of twelve (12) feet for one-way and twenty-four (24) feet for two-way.
 - iii) Two curb cuts serving two one-way driveways shall be counted as one curb cut.
 - iv) Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
 - v) New public streets shall not count as curb cuts.
 - c) Carports are only permitted subject to the following requirements:

- i) Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way. The Community Development Director may approve an exemption where the enforcement of this provision is impractical due to environmental factors.
 - ii) Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
 - iii) The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three (3) feet above grade.
 - d) On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.
 - e) Garage access on single-family lots shall be prohibited in the front yard of the home.
- 3) Roof and Chimney Standards.
- a) Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
 - b) Roof shingles shall be slate, cedar, or asphalt.
 - c) Roof tiles shall be clay, terra cotta or concrete.
 - d) Metal roofs are:
 - i) Permitted on one-family and two-family detached dwellings if approved by the design review committee; and
 - ii) Permitted on multifamily and townhouse dwellings only when screened from the adjacent street by a parapet wall.
 - e) Gutters shall be copper, aluminum or galvanized steel.
 - f) Downspouts shall match gutters in material and finish.
 - g) Roof forms shall be based on architectural style.
 - h) All roofs, excluding dormers, shall overhang a minimum of twelve (12) inches beyond the facade.
 - i) Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
 - j) Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
 - k) Chimneys on exterior building walls shall begin at grade.
 - l) Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.
- 4) Street Facing Facade and Style Standards.
- a) Exterior facade materials shall be limited to:
 - i) Full-depth brick;
 - ii) Natural or cast stone;
 - iii) Smooth natural-wood siding and/or cement-based siding;
 - iv) Shake siding;
 - v) Painted fish-scale style shingles, but only when used in front gables;
 - vi) True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.

- b) Exterior building materials shall not be:
 - i) Simulated brick veneer, such as Z-Brick;
 - ii) Exterior insulation and finish systems (EIFS);
 - iii) Exposed concrete block;
 - iv) Metal siding or other metal exterior treatment;
 - v) Glass curtain walls;
 - vi) T-1-11 siding;
- c) Facade materials shall be combined horizontally, with the heavier below the lighter.
- d) Blank, windowless walls are prohibited along all facades.
- e) Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.
- f) All exterior stair risers visible from a street shall be enclosed.
- g) Porches, stoops, and balconies may be located in the front or side yard.
- h) Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.
- i) Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.
- j) Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two elements. The upper element shall measure two [inches] by six inches and the lower element shall measure two [inches] by four inches. The bottom railing shall measure two [inches] by four inches.
- k) Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.
- l) Porch and stoop foundations shall be enclosed.
- m) Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.
- n) Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as fifty (50) percent open or more. The total combined length of the open or partially open sides shall exceed fifty (50) percent of the total balcony perimeter.
- o) Stoops and porch[es] shall be a minimum of two feet and a maximum of four feet from grade to the top of the stairs, unless existing topography is greater.
- p) Stoops shall provide a minimum top landing of four feet by four feet.
- q) Stoop stairs and landings shall be of similar width.
- r) Stoops may be covered or uncovered.
- s) When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
- t) Front porch widths shall be between eighty (80%) percent and one-hundred (100%) percent of the adjacent facade.
- u) Side porch widths (including wraparound porches) shall be between twenty-five (25%) percent and one-hundred (100%) percent of the adjacent facade.

- v) Enfronting porches may have multistory verandas, living space, or balconies above.
 - w) Porch columns shall be spaced a maximum distance of eight feet on center.
 - x) Front porch columns shall have foundation piers extending to grade.
 - y) All porches shall be covered.
 - z) Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
 - aa) Enfronting balconies shall have a minimum clear depth of four feet.
 - bb) Enfronting balcony widths shall be between twenty-five (25%) percent and one-hundred (100%) percent of the adjacent facade.
 - cc) Balconies may be covered or uncovered.
- 5) Door and Window Standards.
- a) The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
 - b) The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
 - c) Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
 - d) Doors that operate as sliders are prohibited along enfronting facades.
 - e) Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
 - f) Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
 - g) Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter inch or greater.
 - h) Where used, window shutters shall match one-half the width of the window opening, and mounted with shutter hinge and anchor hardware; not mounted directly to the surface of the adjoining façade.
 - i) Painted window or door glass is prohibited.
 - j) Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
 - k) Windows shall be provided for a minimum of thirty (30%) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
 - l) Street-facing window units shall not exceed twenty-eight (28) square feet with minimum height of three feet, with the exception of transoms and fan lights.
 - m) Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
 - n) Sills shall be of masonry, wood, stone, cast stone, or terra cotta.