

D#71 MISCELLANEOUS DESIGN AND RESIDENTIAL STANDARDS

SUPPLEMENTAL STAFF REPORT

SUMMARY: This Supplemental Staff Report is to add two additional items to this docket item. The first regards the requirements for color and materials and the second regards the requirement for provision of private yards.

General Description

The residential design and open space standards have established requirements for new residential development in the City. The standards have been in place for approximately a year and a half. As staff and the public have been working with the requirements, a few small changes have been identified that would help to clarify the requirement and are in line with the intent of the provisions.

The code currently requires abutting homes to be different colors. The intent of this requirement, and several others such as façade modulation, is to ensure that neighborhoods are not visually monotonous. In application, there have been circumstances where this requirement seems unreasonable. With infill situations where only one house is being built in an established neighborhood, it seems unreasonable to mandate this as a requirement. The City does not regulate what happens after the initial paint color has been applied by a builder and is then purchased by an individual. A home owner is free to paint their home the same color as their neighbor; this is not something the City regulates. A single new home being constructed in an established neighborhood is more akin to a home owner not being restricted in the color they choose to paint their home, than to a subdivision of many homes being built and constructed by a developer. Therefore, it is recommended that the code be clarified to state that the construction of one single family home in established neighborhoods is exempt from this requirement.

The open space requirements for the R-10 and R-14 zones currently state that “each individual lot shall have a private yard that is at least two hundred fifty (250) square feet”. It is intended that this standard apply to any development that occurs in these zones. Flats are allowed as attached dwellings in the R-14 zone, but would develop with one lot for multiple units. This standard should be amended to state that the requirement is per unit, not lot.