

Residential Design Amendments

Discussion Draft, February 1, 2016

This Discussion Draft includes potential changes to the current zoning standards for the R-1A and R-1B zoning districts, as well as new standards to address the scale and mass of buildings. It has been drafted through initial input by a task force of city staff, architects, developers/contractors, and Planning Commissioners who are stakeholders in the community. It is intended for public discussion, which will then be used to make formal recommendations on proposed amendments to the City Council and Planning Commission. Any recommended changes will also be reviewed through the required public meetings and hearings.

The Discussion Draft is organized into two main sections – Zoning Changes, which are changes to the City's current standards; and Neighborhood Design Standards, which are new topics of potential regulation.

1. Zoning Changes

The zoning changes are shown in "strike-through" version for a comparison against current standards.

R-1A

19.06.020 Height.

No building or structure shall exceed thirty-five (35) feet in height, measured ~~as set out in Section 19.02.100 from the top of the foundation to the highest ridgeline of the roof~~; nor shall it contain more than two and one half stories as set out in Section 19.02.435.

19.06.025 Front Yard.

~~A front yard of not less than thirty feet shall be provided.~~

19.06.030 Side Yard.

~~A. A side yard shall be provided on each side of the lot. Such side yard on interior lots shall not be less than five (5) feet and there shall not be less than fourteen (14) feet between a dwelling on said lot and the dwelling located on adjacent property except that existing dwellings built prior to August 1, 1995 that are closer than fourteen (14) feet apart, shall be considered as conforming structures provided they are at least five (5) feet from the side property line and they may be expanded along the existing side building line as long as they maintain the minimum five (5) foot side yard setback. (Ord. 1988, Sec. 1, 2000)~~

~~B. Side yards on the street side of corner lots shall be not less than fifteen (15) feet or not less than one half of the depth of the front yard on any adjacent lot which faces on the same street, whichever provides the greater setback.~~

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~~19.06.035 Rear Yard.~~

~~A rear yard of not less than twenty five (25) feet shall be provided.~~

Convert the above text to the following tables for ease of interpretation, and make the changes indicated.

19.08.025 Setbacks.

The following minimum setback standards manage the relationship of adjacent buildings, and avoid placing larger masses close to lot lines.

<u>Front Setback</u>	<ul style="list-style-type: none"> ▪ <u>30'</u>
<u>Interior Side Setbacks</u>	<ul style="list-style-type: none"> ▪ <u>5'</u> ▪ <u>In addition all lots shall have a minimum side setback of 20% of the lot width measured at the front building line, which may be allocated between the two side setbacks but results in no more than 80% of the lot width occupied by structures.</u>
<u>Street Side Setback</u>	<ul style="list-style-type: none"> ▪ <u>15' or ½ depth of front yard of any adjacent lot that faces the same street, whichever is greater.</u>
<u>Rear Setback</u>	<ul style="list-style-type: none"> ▪ <u>25'</u> ▪ <u>In addition all lots shall have a minimum rear setback of 25% of the lot depth, up to a maximum required setback of 35'.</u>

R-1B

19.08.015 Height.

No building or structure shall exceed ~~thirty five (35) feet in height measured as set out in Section 19.02.100~~ twenty nine (29) feet in height, measured from the top of foundation to the highest ridgeline of the roof; nor shall it contain more than two ~~and one half~~ stories as set out in Section 19.02.435.

~~19.08.020 Front Yard.~~

~~A front yard of not less than thirty (30) feet shall be provided.~~

~~19.08.025 Side Yard.~~

~~A. A side yard shall be provided on each side of the lot. Such side yard on interior lots shall not be less than four (4) feet and there shall not be less than twelve (12) feet between a dwelling on said lot and the dwelling located on adjacent property except that existing dwellings built prior to August 1, 1995 that are closer than twelve (12) feet apart, shall be considered as conforming structures provided they are at least four (4) feet from the side property line and they may be expanded along the existing side building line as long as they maintain the minimum four (4) foot side yard setback. (Ord. 1989, Sec. 1, 2000)~~

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~~B. Side yards on the street side of corner lots shall be not less than fifteen (15) feet or not less than one half of the depth of the front yard on any adjacent lot which faces on the same street, whichever provides the greater setback.~~

~~**19.08.030 Rear Yard.**~~

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2. Neighborhood Design Standards

The following design standards deal with the scale and mass of structures in relation to the lot, the streetscape, and adjacent buildings. These would be new standards and would go in Sections 19.06.030 and 19.08.025 respectively for the R-1A and R-1B zoning districts.

[19.06.030 / 19.08.025] Neighborhood Design Standards.

- A. *Intent.* The intent of the Neighborhood Design Standards is to:
1. Maintain and enhance the unique character of Prairie Village neighborhoods.
 2. Reinforce the existing scale and patterns of buildings in neighborhoods for new construction.
 3. Promote building and site design that enhances neighborhood streetscapes.

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4. Manage the relationship of adjacent buildings to ensure privacy and promote compatible transitions.
 5. Enhance the quality, aesthetic character and visual interest within neighborhoods by breaking down larger masses and incorporating human scale details and ornamentation.
 6. Utilize the following elements to achieve compatibility between new homes and additions and the character and patterns of existing homes. While exact consistency is not required, the more of these elements that are the same or similar to existing homes in the area, the more new investments will be compatible with the character of the neighborhood.
 - Front yard setbacks, fencing and landscape.
 - Garage location, size and treatment, including the extent of curb-cuts and paving in the front setback area.
 - Roof types, orientation, slopes, eave heights and overhangs.
 - Second floor size and placement, including height and setback of upper story walls.
 - Entry treatment, scale, and orientation.
 - Exterior wall mass and complexity.
 - Window types, size and proportions
 - Exterior material quality and character.
 - Decorative elements and architectural details.
- B. *Applicability.* These Neighborhood Design Standards shall be applicable to the following situations:
1. Construction activity that adds more than 200 square feet of building footprint to an existing structure.
 2. Construction activity that alters or expands more than 30% of the habitable space of an existing structure, adds a partial story or otherwise alters a roof structure,
 3. Any new structure.
- C. *Massing.* The following massing standards breakdown the volume of the buildable area and height into smaller scale masses to improve the relationship of the building to the lot, to adjacent buildings and to the streetscape, and shall apply in addition to the basic setback and height standards.
1. *Side Setbacks:* Wall planes along the side setback shall have varied massing by:
 - a. No wall plane shall be greater than 800 square feet without at least a 4' additional setback for any portion over 800 square feet.
 - b. Wall planes between 600 and 800 square feet shall have architectural details such as projecting windows, bays or other offsets of a minimum of 1-foot

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creating at least one distinct mass of 25% to 50% of the total wall plane and differentiated from the main mass.

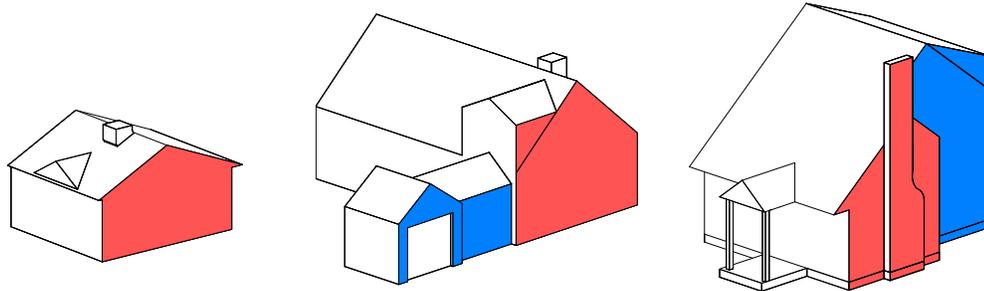


Figure 1: Wall planes less than 600 square feet may be flush; wall planes between 601 and 800 square feet shall require differentiated massing; wall planes larger than 800 square feet shall require additional setbacks.

2. **Top of foundation.** The top of foundation shall be between 6" to 2' above the prevailing grade plane average of the front elevation. The prevailing grade plane shall be measured prior to grading or demolition of any replacement of existing homes. Grading property to increase the potential height or elevation of structures shall be prohibited. The top of foundation may be increased to up to 3' if all setbacks are increased by 5' for each additional 6" of elevation.
3. **Front Façade Massing Elements.** In R-1B, Front facades shall have 1-story or 1.5 story massing elements to reduce the scale of the building and façade, using one of the following options for the height of eave lines and roof elements, measured from the top of foundation:
 - a. 1-story design: All eave lines at 11' or less and no ridgeline of any gable higher than 24'.
 - b. 1.5 story – dormers: Up to 40% of eave lines between 15' and 19'; 100% other eave lines at 11' or less; and no ridgeline of any gable or dormer higher than 24'.
 - c. 1.5 story – gable: Up to 40% of the eave lines at 15' or less; at least 60% of eave lines at 11' or less; and no ridgeline of any gable higher than 24'.
 - d. For any portion of a structure with a flat roof, the maximum height shall be 2' above the required eave line height.

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1-story Elements

- 100% at 11' or less from top of foundation



1.5-story Elements - Dormers

- 100% at 11' or less from top of foundation
- Up to 40% at 21' or less from top of foundation



1.5-story Elements - Gable

- 60% + at 11' or less from top of foundation
- Up to 40% at 15' or less from top of foundation



Figure 2. All structures, regardless of the total height or stories, shall include front façade details and massing to emphasize 1-story or 1-5 stories from the front elevation.

D. **Building Fenestration.** The following fenestration standards break down the scale of façades, and reinforce the prevailing neighborhood- and human-scale relationship between the building and the streetscape.

1. **Windows.** All facades shall have window and door openings covering at least
 - a. 15% on all front facades; and
 - b. 10% on all side facades; and
 - c. 15% on all rear facades.

Any molding or architectural details integrated with the window or door opening may count for up to 3% of this percentage requirement.

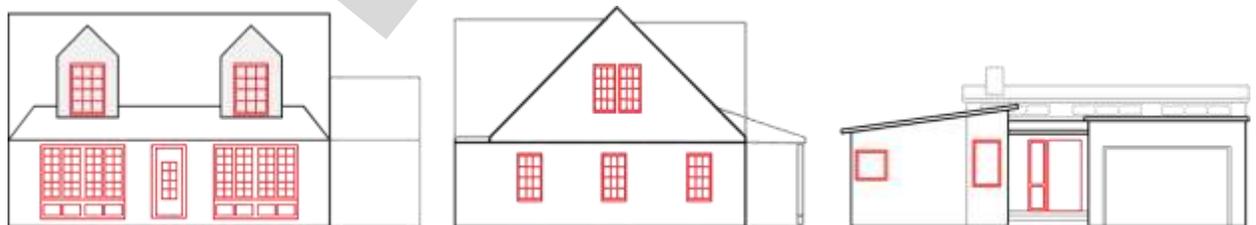


Figure 3. Required window openings, molding or architectural details break up blank walls and add scale and depth to the building elevations.

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2. *Entrance Features.* All front facades shall have 1-story a front-entry feature oriented towards the streetscape. This may include a porch, stoop, or ornamental portico or canopy associated with the front entrance, with eave lines and roof structures aligned with 1-story features.

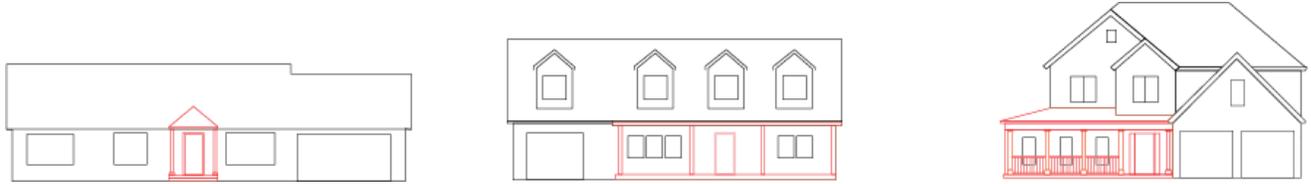


Figure 4. Single-story front entry features create human-scale relationships with the streetscape, and bring down the scale of front façade.

- E. *Garage Limits.* The following garage door standards maintain a human scale for front facades, create a relationship between the façade and the streetscape, and limit the expression of the garage as the primary feature at the building frontage.
1. Front loaded garages shall be limited to no more than 4' in front of the forward most habitable space or structural element of the front entry feature.
 2. Garages shall be limited to no more than 45% front façade. In R-1B, if the garage is expressed as a distinct mass on the building it shall be no wider than 24' on the building frontage.
 3. Garage doors shall not exceed more than 9' wide for single bays, or 18' wide for double bays.
 4. Garage doors shall not exceed 8' high.
 5. No more than 2 bays (2-single or 1 double) shall be permitted on a single plane, without an off-set of at least 2 feet.

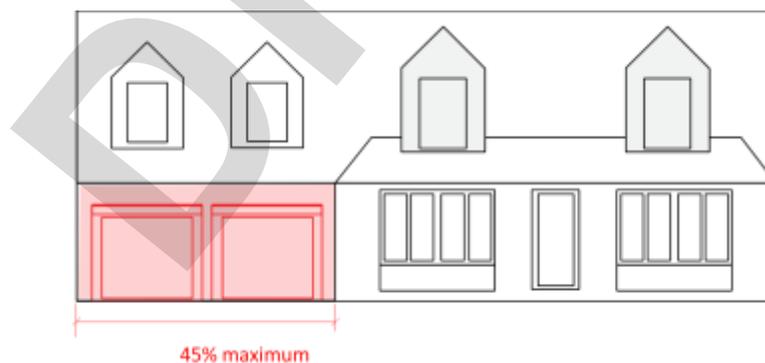


Figure 5. Limiting the extent, placement or configurations of front-loaded garages on the front elevation creates human-scale relationships with the streetscape and prevents garages from becoming the predominant feature on structures..

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- F. *Drainage.* Drainage shall be coordinated with the Public Works drainage permit review and requirements, with the following submittal requirements:
1. Under 200 square feet additions:
 - a. A drainage permit only, with plans submitted to public works
 2. Over 200 square feet, but less than a 30% increase above the existing impervious surface for the entire lot:
 - a. A grading plan for the property, and at least 25' beyond the property lines at 2' contours.
 3. Over 200 square feet additions, and 30% or more increase above the existing impervious surface for the entire lot:
 - a. A grading plan for the property, and at least 25' beyond the property lines at 1' contours, signed by a professional engineer or land surveyor licensed by the State of Kansas.
 - b. A storm water study sealed by a professional engineer licensed by the State of Kansas.
 4. Any new structure:
 - a. A grading plan for the property, and at least 25' beyond the property lines at 1' contours, signed by a professional engineer or land surveyor licensed by the State of Kansas.
 - b. A storm water study sealed by a professional engineer licensed by the State of Kansas.
 - c. A final grading permit certified after grading by a professional engineer or land surveyor licensed by the State of Kansas.
 5. For the purposes of this Section F. impervious surface shall include building footprints, patios, driveways and other similar surfaces that impact drainage.
- G. *Exceptions.* The Planning Commission may grant exceptions to the Neighborhood Design Standards in this section through the site plan review process, based upon the following criteria:
1. The exception shall only apply to the design standards in this section, and not be granted to allow something that is specifically prohibited in other regulations;

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2. Any exception dealing with the placement of the building is consistent with sound planning, urban design and engineering practices when considering the site and its context within the neighborhood.
 3. Any exception affecting the design and massing of the building is consistent with the common characteristics of the architectural style selected for the building,
 4. The requested exception improves the quality design of the building and site beyond what could be achieved by meeting the standards – primarily considering the character and building styles of the neighborhood and surrounding properties, the integrity of the architectural style of the building, and the relationship of the internal function of the building to the site, streetscape and adjacent property.
 5. The exception will equally or better serve the intent statements for this section and the particular standards being altered.

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