

Date: October 21, 2019
Section/Topic: 19.06.025.D.2 and 19.08.025.D.2 - Wall Planes

Issued By: Chris Brewster, Contract City Planner
Endorsed By: [PC/BZA, and date, if at all]

Summary of Requirement

The neighborhood design standards address building massing as an element of compatible design. Some standards are based on the relationship of wall planes to adjacent property, to the building and lot, and to design features on the wall plane. This requires a determination of what constitutes the "wall plane" for measuring these standards.

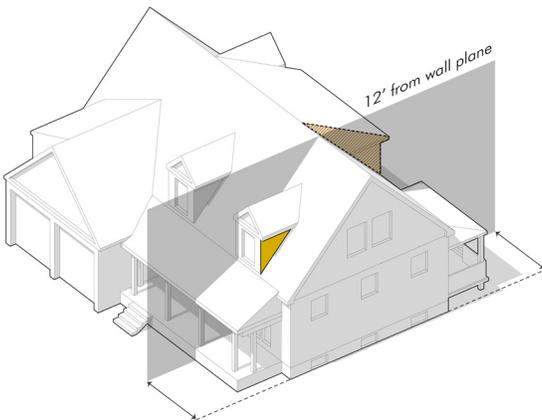
Interpretation

The wall plane for standards addressing the side elevation includes the basic mass nearest the side property line. It may exclude the following: any wall plane more than 12' from the facade closest to the property line; any portion of an exposed foundation; portions of pitched roofs; fascia, sill plates or other ornamental trim; unenclosed projections such as porches and patios, provided wall planes associated with roof or low walls would count, and any enclosure of the projection whether screen, window or wall would count.

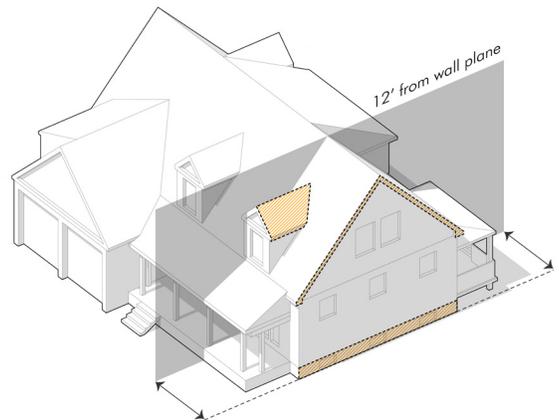
Rationale

The wall plane establishes the basis for applying other standards that break down the volume of the building. Portions of an elevation far removed from the side lot line (i.e. 12' is far enough to create a wing or secondary mass of a room addition), unenclosed projections or elements associated with the foundation, roofs, and associated trim, are components that are furthering this goal of breaking down the volume of the building and should not count to the wall plane basis, despite appearing in an elevation. Only components that contribute to the appearance or perception of the overall mass along the side lot line should count.

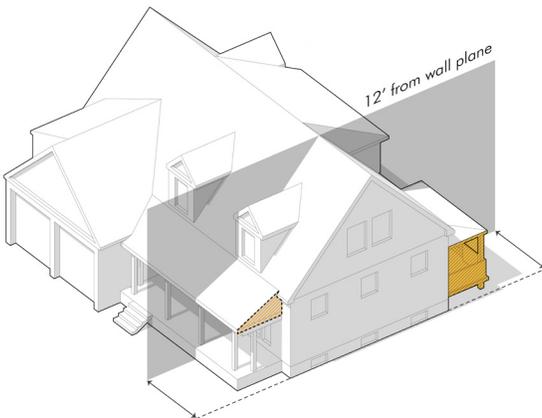
Images/Diagrams



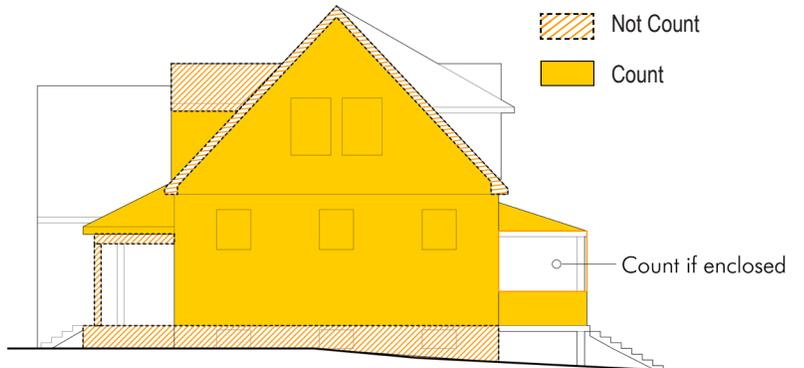
Dormers, side of eaves or other projections **count** if within 12' of forward most part of a side elevation.



Foundation and sill plate **do not count** unless the siding is carried down the foundation and is the same material as the wall; Fascia or sloped roofs that appear in the elevation do not count.



Wall planes of unenclosed projections **count**;
The entire projection **may count** if enclosed by window, screens or other walls.



Side Elevation Within 12' of Building Edge.

Date: October 21, 2019
Section/Topic: 19.06.025.D.1 and 19.08.025.D.1 - Windows and Entrances

Issued By: Chris Brewster, Contract City Planner
Endorsed By: [PC/BZA, and date, if at all]

Summary of Requirement

The neighborhood design standards require building elevations to be broken down into smaller components with massing and details. The standards require at least 8% window openings on side elevations (and 15% of front and rear).

Interpretation

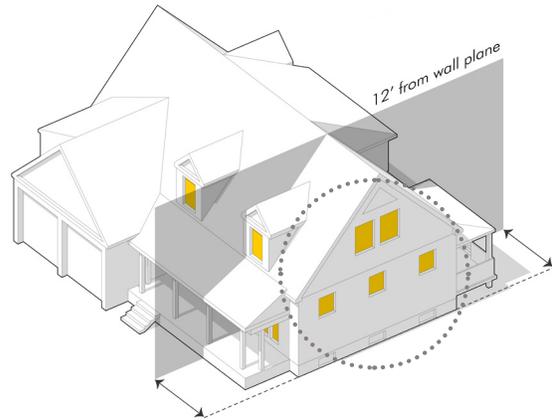
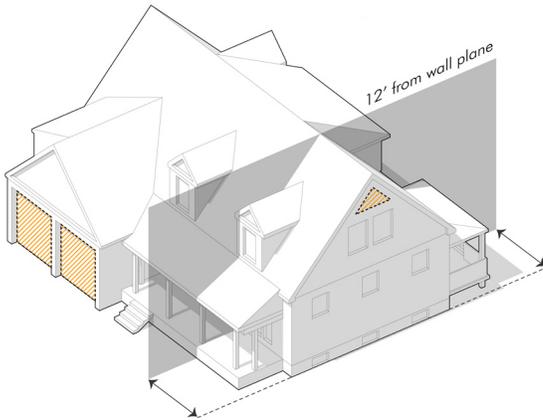
The 8% applies to the wall plane closest to the side lot line, which includes all of the wall plane elements within 12' of that wall plane nearest the side lot line. [See Wall Plane interpretation]. Additionally, up to 3% of the total of this requirement may include ornamental features such as trim or ornamental details grouping openings together. Faux openings and garage doors do not count.

Rationale

The intent of the window and door opening standard is to eliminate large expanses of blank walls and improve the human-scale relationship between buildings and other lots – particularly those nearest frontages and side lot lines. Portions of elevations removed from this elevation should not count to the basis of this standard. However, larger wall planes that are a significant part of the overall elevation even though 12' or more feet back (such as a side wing or room addition), should meet this percentage independently for that component of the building. Garage doors or features purely for decoration do not meet the intent and do not count towards the requirement.

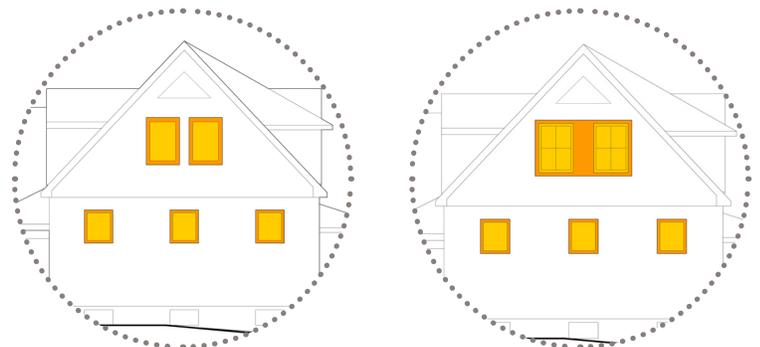
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 Does not count  Counts  Counts up to 3%



Garage doors **do not count**;
Faux windows, doors or gable vents that are architectural elements but not openings **do not count**.

Actual windows and door openings **count**.



 At least 8%  Up to 3% may count

Molding around windows and doors and ornamental framing that groups windows into an architectural element **count** up to 3% of the 8% requirement.

 At least 8%  Wall plane area

Side Elevation -- At least 8% of wall plane area.

Date: October 21, 2019
Section/Topic: 19.06.025.D.2.b and 19.08.025.D.2.b - Wall Planes; Additional Setback

Issued By: Chris Brewster, Contract City Planner
Endorsed By: [PC/BZA, and date, if at all]

Summary of Requirement

The neighborhood design standards address building massing as an element of compatible design. Wall planes that are greater than 800 square feet require at least 25% of that wall plane to be setback an additional 4' beyond the required side setback.

Interpretation

The additional setback in D.2.b. is different than projections or offsets in D.2.a. "Additional setback" is a measure that applies to the relationship to the side lot line, based on the overall massing and volume of the building. "Projections" and "offsets" are measures that apply to a wall plane based on its size, regardless of how near or far it is from the lot line. Therefore D.2.b has the following effect:

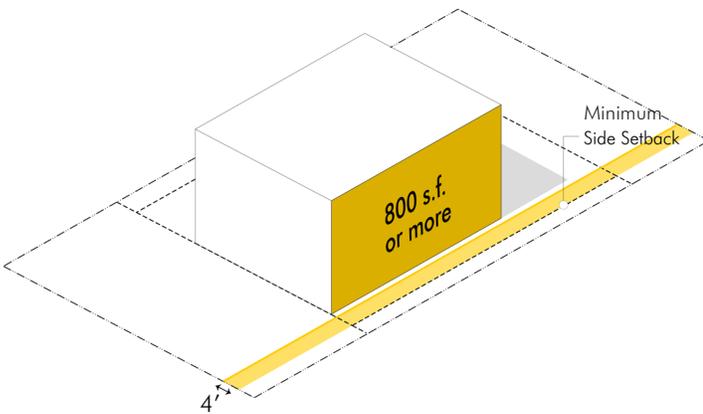
- 100% of any elevation may be established at 4' beyond the minimum side setback, regardless of size.
- 100% of any elevation with a wall plane less than 800 s.f. may be established at any place behind the minimum side setback.
- For wall planes larger than 800 square feet, 75% of the wall plan can be placed at the minimum side setback or within 4 feet beyond the required side setback, but the remaining 25% must be setback an additional 4 feet beyond the minimum setback.

All portions of wall planes, regardless of their location, must still be broken into smaller components with architectural details if they exceed 500 square feet (i.e. windows and entrances; projections; off-sets, etc.) [See Wall Plane interpretation; see Side Setback interpretation; see Architectural Details interpretation]

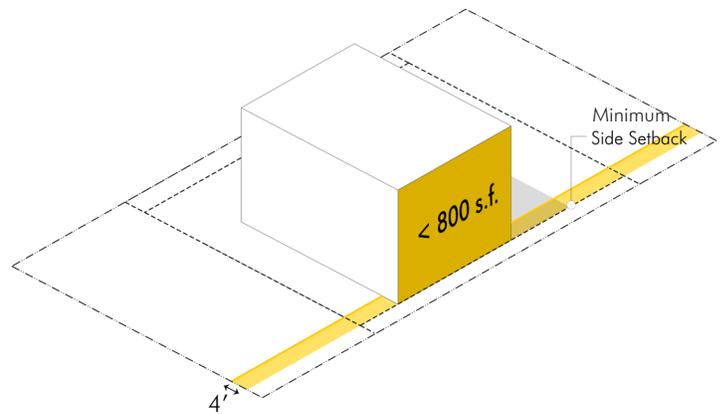
Rationale

The intent of the building massing standards is to improve the relationships of buildings to adjacent lots – particularly for portions closest to the lot. The additional setback implements this intent by requiring any building masses that appear larger than typical homes to have an additional 4' required setback. This has the effect of a "3 dimensional" setback, where only smaller structures or smaller portions of larger structures can be at or within 4' of the required setback.

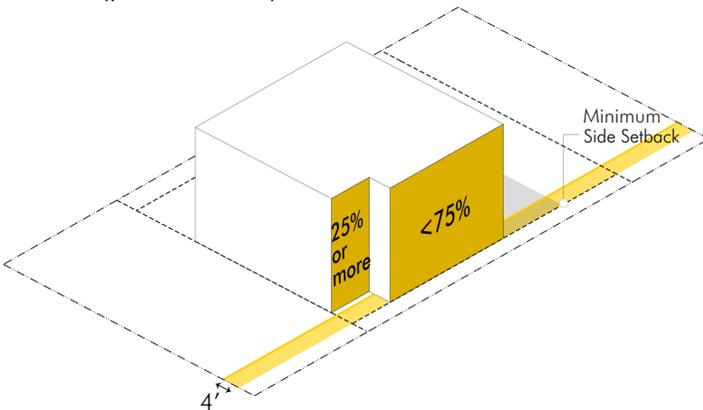
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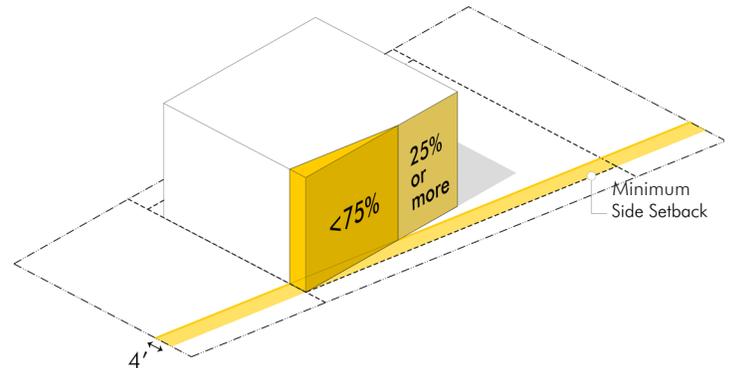
Any elevation that is more than 4' behind the minimum side setback is not affected by this standard and no additional setback is required, even if the elevation is greater than 800 square feet.



100% of any elevation under 800 s.f. may be placed at, or any place behind the minimum side setback.



Only 75% of any elevation 800 s.f. or more may be placed at or within 4' behind the minimum side setback.



This orientation meets the requirement; if the wall plane is over 800 s.f., at least 25% of the wall plane is set back an additional 4' due to the skew of the lot.

Date: October 21, 2019
Section/Topic: 19.06.025.D.2.a and 19.08.025.D.2.a - Wall Planes; Architectural Details

Issued By: Chris Brewster, Contract City Planner
Endorsed By: [PC/BZA, and date, if at all]

Summary of Requirement

The neighborhood design standards require building elevations to be broken down into smaller components with massing and details. The standards require wall planes larger than 500 square feet to have architectural details that break up the massing. These may include projecting features (bay windows or ornamental details at least 1.5' deep), offsets or step-backs in the wall plane (at least 2'), or other permitted projections (porches, entry features, secondary masses).

Interpretation

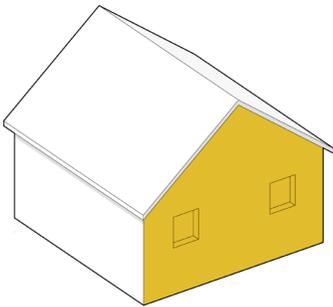
Projections and offsets are measures that apply to a wall plane based on its size, regardless of how near or far it is to the lot line. Therefore D.2.a has the following effect:

- Wall planes that are 500 square feet or less require no features (other than the % of windows and doors).
- Wall planes over 500 square feet must be broken into distinct masses of at least 20% of total wall plane. (projections, offsets, bay windows and other architectural elements that provide at least 1.5' projecting and 2' offset of differentiation in the wall plane).

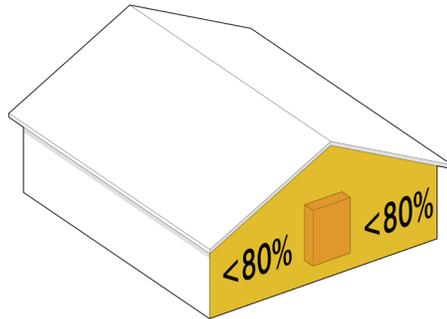
Rationale

The intent of the building massing standards is to break down the perceived scale of buildings, particularly for larger buildings. Using massing and architectural features to break walls into smaller components makes buildings more human scale (sizes and proportions relatable to people) and creates better relationships to adjacent lots and structures, which may be smaller.

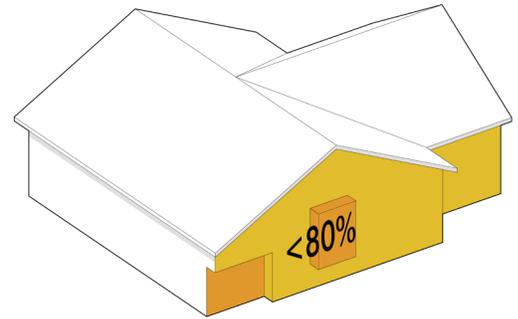
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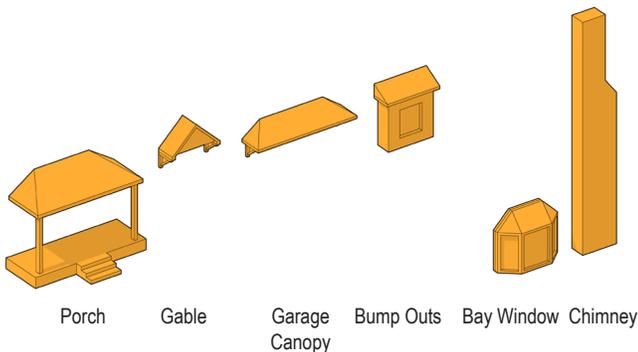
Wall planes that are 500 square feet or less require no features (other than the required % of windows and doors)



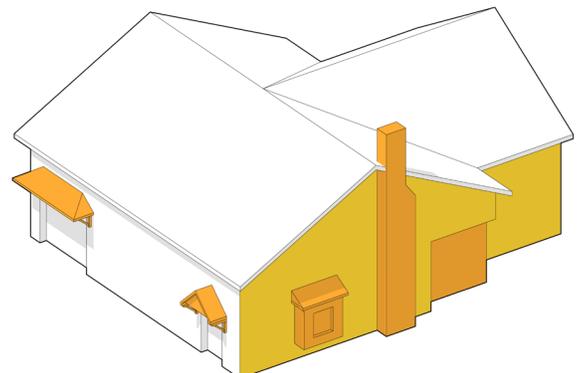
Wall planes over 500 s.f. should have no portion of more than 80% without breaking it up with architectural details and massing projections or offsets.



Very large elevations should use more complex massing and offsets to ensure that no component of a wall plane is more than 80% of the elevation without being broken up by details, or massing.



Architectural details breaking up wall planes.



Wall planes with architectural details.

Date: October 21, 2019
Section/Topic: 19. 06. 08. 015.A Side Setback

Issued By: Chris Brewster, Contract City Planner
Endorsed By: [PC/BZA, and date, if at all]

Summary of Requirement

The side setbacks determine the extent of the buildable areas of lots by defining the closest a structure may be to a side lot line. In R-1A that distance is 7' and in R-1B that distance is 6'. Each district has an additional requirement of at least 20% of the lot width between each side. Buildings also need to be separated from any existing building by at least 14' in R-1A and 12' in R-1B.

Interpretation

The setback requirements have the following effect:

- All buildings shall meet the minimum required width setback on both sides.
- Where lots are wider than the minimum, the required setback is greater based on 20% of the lot width.
- The width is measured at the front setback line (or platted front building line, if applicable).
- The required setback, to the extent a lot requires more than the minimum, may be apportioned in any way so that the cumulative side setback is 20% between both sides.

Rationale

The intent of the side setback standard is to establish a minimum separation possible between adjacent buildings (the minimum side setback applied to each adjacent lot) and includes a sliding scale that apportions the setback to the width of the lot (20% of width between both). While this intent is best met by placing buildings in the center of lots (equal distance from potential buildings on each side), the standard was intended flexibility to apportion any required additional setback to address different circumstances among different lots, blocks and adjacent buildings. Further, measuring the width (and basis for the 20% requirement) at the front building line ties this standard most closely to the buildable area and the relationship between adjacent buildings.

Images/Diagrams

R-1B

Required Side Setback: 6'
Lot Width: 80'
20% Requirement: 16'

A	B
6'	10'
7'	9'
8'	8'
...	...

any combination of 16', with a minimum of 6' on each side, and as long as the minimum building separation is maintained.

