

**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:** Planning Commission, 11/5/19

## 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.

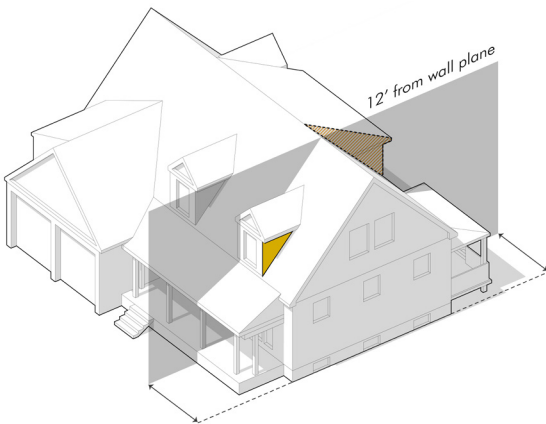
## Interpretation

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.

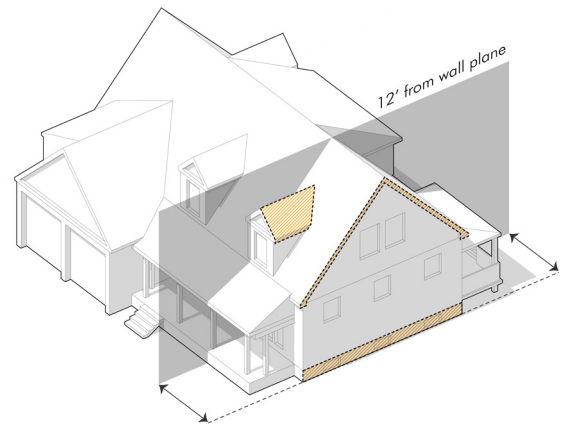
## Rationale

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.

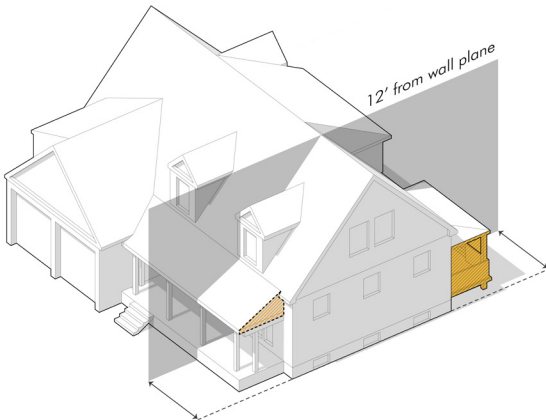
## Images/Diagrams



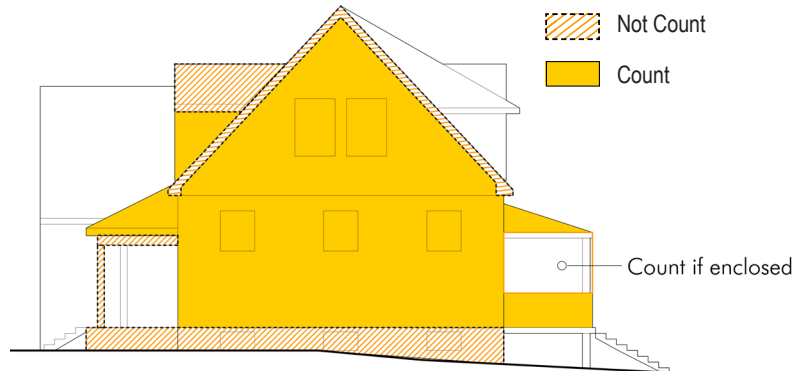
Dormers, side of eaves or other projections **count** if within 12' of forward most part of a side elevation.



Foundation and still 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:** Planning Commission, 11/5/19

## 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

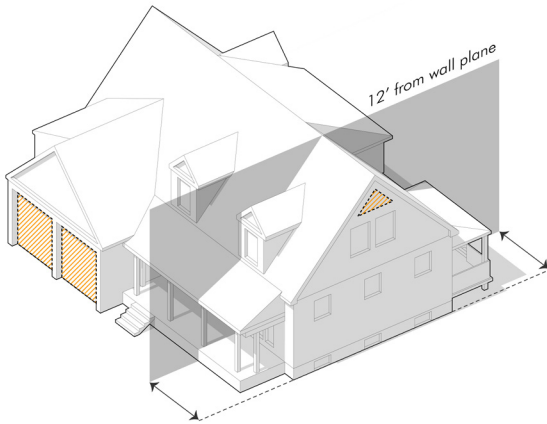
The 8% applies to the wall plane closest to the side lot line, which includes all of the wall plane elements within 12' of that wall plane nearest the side lot line. [See Wall Plane interpretation]. Additionally, up to 3% of the total of this requirement may include ornamental features such as trim or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

## Rationale

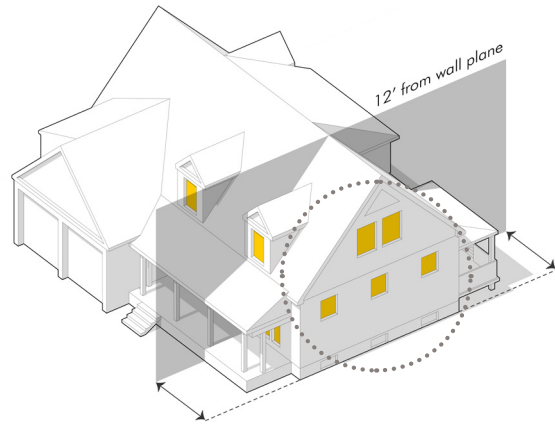
The intent of the window and door opening standard is to eliminate large expanses of blank walls and improve the human-scale relationship between buildings and other lots – particularly those nearest frontages and side lot lines. Portions of elevations removed from this elevation should not count to 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.

## Images/Diagrams

 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**.

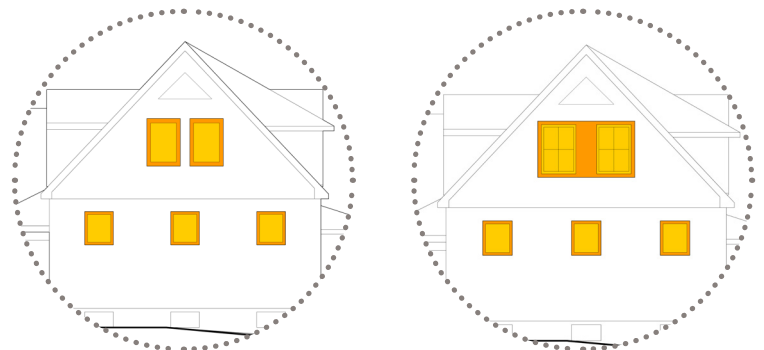


Actual windows and door openings **count**.



 At least 8%     Wall plane area

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



 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.

**Date:** November 17, 2020  
**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:** Planning Commission, 12/1/20

## 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

Wall planes of 500 square feet or less are small enough that they have a human scale when perceived as a single mass. Wall planes over 500 square feet can have a human scale, particularly if facade details break up the plane and are arranged in a manner that breaks the wall plane into a series of smaller components. When these features make up at least 20% of the overall elevation, the wall plane is sufficiently interrupted.

## 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.

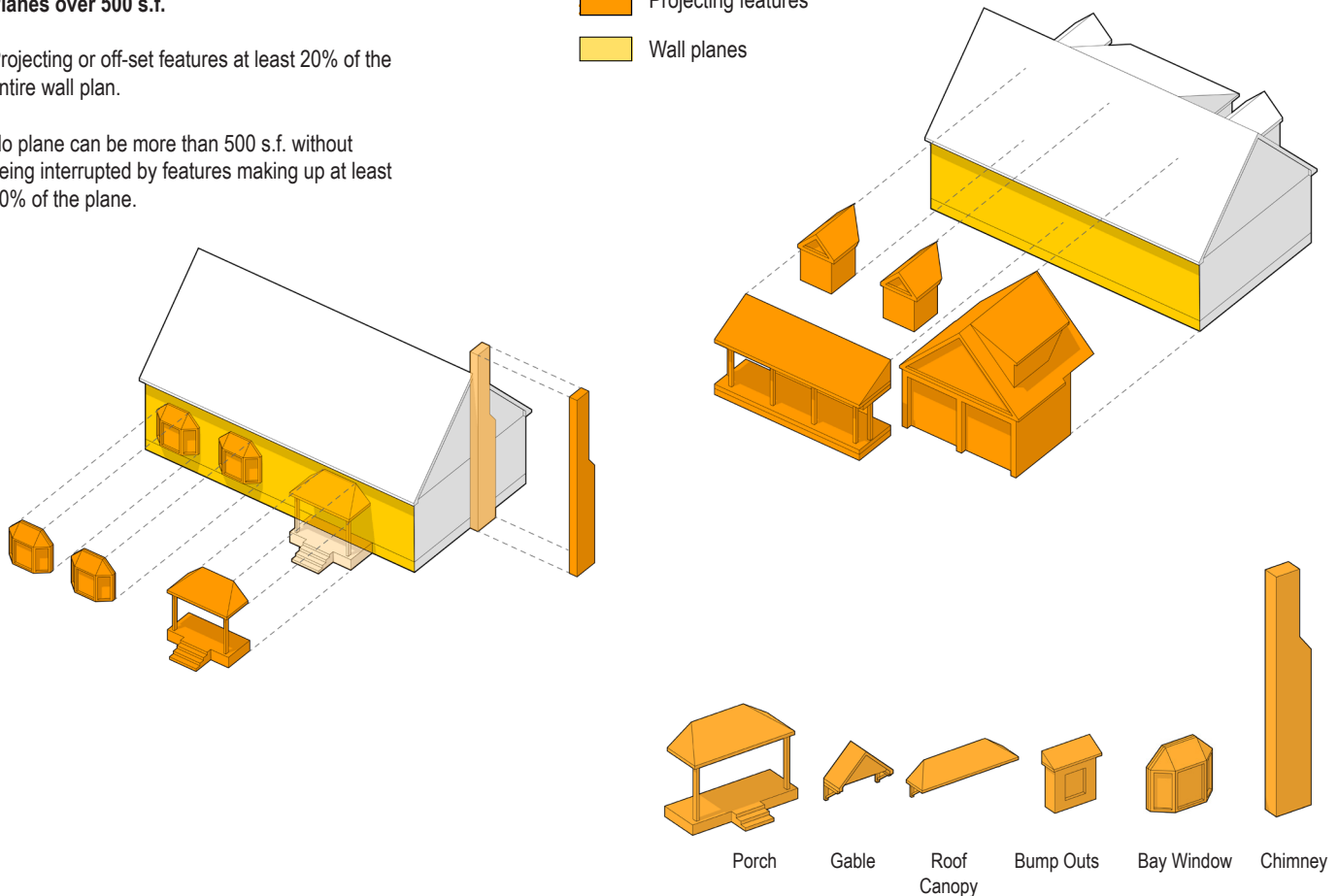
## Images/Diagrams

### Planes over 500 s.f.

Projecting or off-set features at least 20% of the entire wall plan.

No plane can be more than 500 s.f. without being interrupted by features making up at least 20% of the plane.

 Projecting features  
 Wall planes



Architectural details breaking up wall planes.

**Date:** November 17, 2020  
**Section/Topic:** 19.06.025.D.2.a and 19.08.025.D.2.a - Wall Planes;

**Issued By:** Chris Brewster, Contract City Planner  
**Endorsed By:** Planning Commission, 12/1/20

## Summary of Requirement

The neighborhood design standards require that the side elevations of buildings located at or near the side setback be limited to no more than 800 square feet. If an elevation along the side is greater than 800 square feet, at least 25% of that elevation needs to be setback an additional 4'.

## Interpretation

This standard can be met in 3 different ways:

1. Elevations under 800 square feet may be built at or near the side setback.
2. Elevations over 800 square feet can have up to 75% of the elevation at or near the side setback, but at least 25% set back an additional 4'.
3. Elevations over 800 square feet can have the entire elevation set back an additional 4 feet from the property line.
4. Note: Elevations or wall planes over 500 square feet are still subject to massing standards that break up the wall plane.

## Rationale

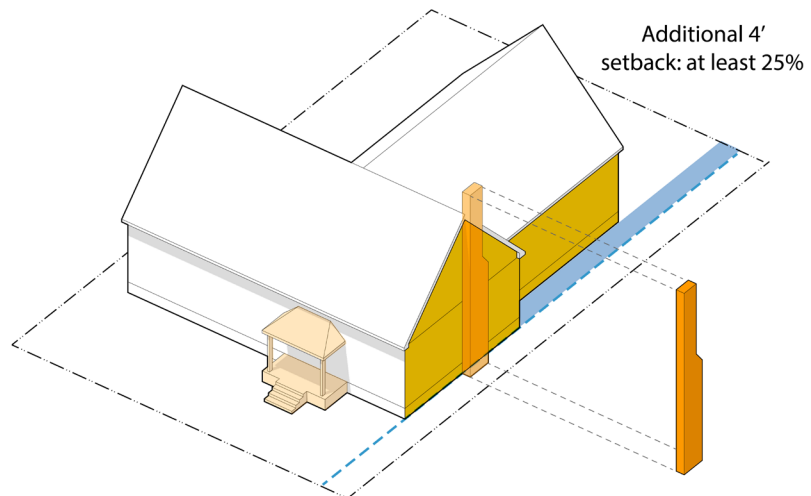
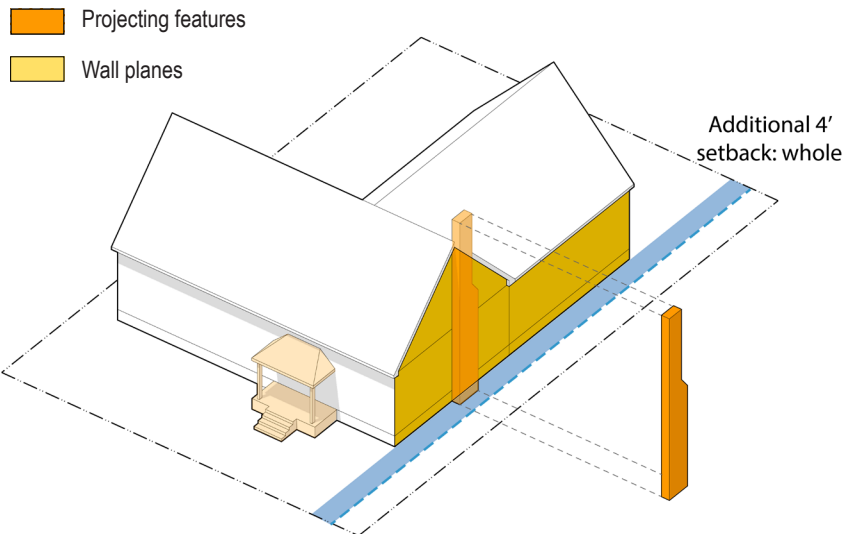
The intent of the building massing standards is to prohibit large building elevations close to the property line. Additional setbacks or a step back in a portion of the elevation limits the mass allowed to be built at or near the setback.

## Images/Diagrams

### Planes Over 800 s.f.

Wall planes along side lot lines may not exceed 800 square feet, without an additional 4' setback on at least 25% of the elevation.

Each portion need to meet the 500 s.f. requirements.



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

Issued By: Chris Brewster, Contract City Planner  
Endorsed By: Planning Commission, 11/5/19

## 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.

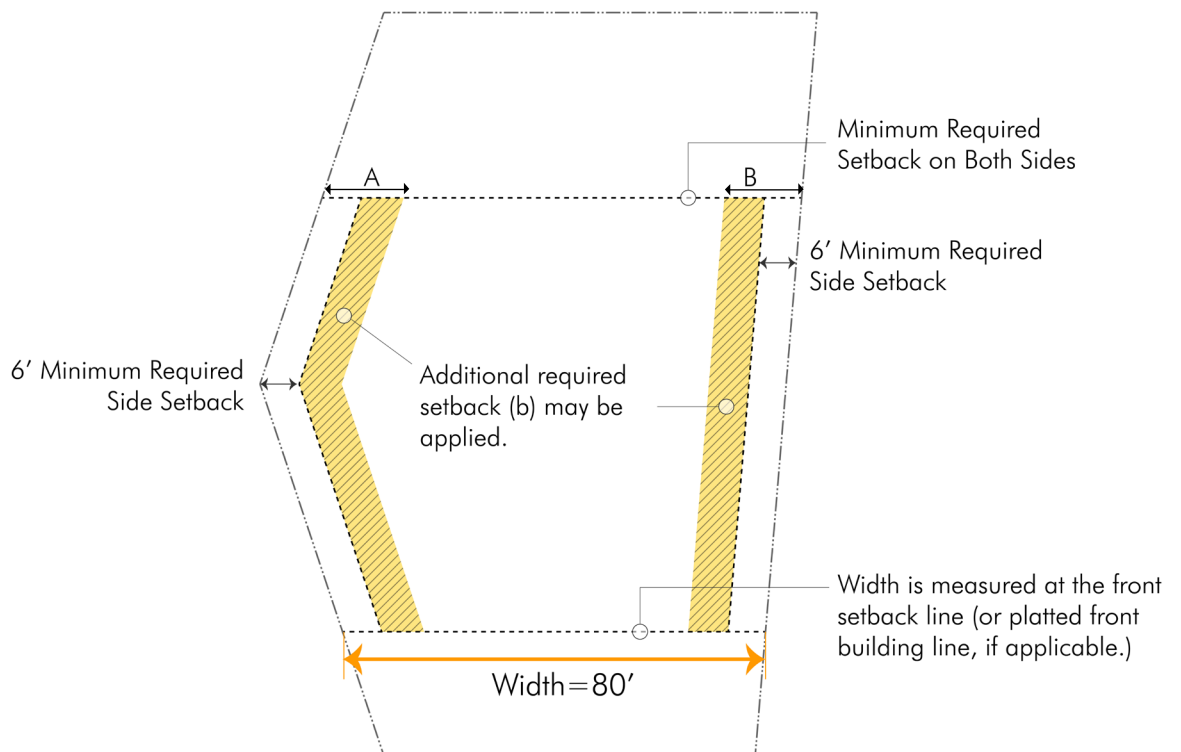
## Images/Diagrams

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.



**Date:** November 17, 2020  
**Section/Topic:** 19.06.025.D.2.b and 19.08.025.D.2.b Garage Limits / Widths

**Issued By:** Chris Brewster, Contract City Planner  
**Endorsed By:** Planning Commission, 12/1/20

## Summary of Requirement

The neighborhood design standards limit the width of a front-loaded garage mass based on the width of the front facade.

| Front Facade Width | Width of Garage Mass |
|--------------------|----------------------|
| Width <48'         | 50% of elevation     |
| Width 48-60'       | 24'                  |
| Width >60'         | 40% of elevation     |

## Interpretation

Front facade width includes any foundation element of the mass that is within 12' of the forward-most portion of the building. Elements that appear in the front elevation but are non-foundational projections, or are more than 12' from the forward most part of the mass, are not included in total facade width and cannot be counted to the basis for increasing the garage width.

## Rationale

The intent of the standard is to balance the proportion of human-scale and livable space with the "dead space" of a garage along the building frontage. This furthers the design objective of relating buildings and sites to the streetscape. Elements that appear in the elevation but that are not significant components of the livable space, or that are far removed from the building frontage, do not contribute to a balanced proportion. Counting these elements to facade width would serve to increase to potential width of the garage at the frontage without contributing to livable space along the building frontage and streetscape.

## Images/Diagrams



**Date:** November 17, 2020  
**Section/Topic:** 19.06.025.D.3.d and 19.08.025.D.3.d. Garage Limits / Massing

**Issued By:** Chris Brewster, Contract City Planner  
**Endorsed By:** Planning Commission, 12/1/20

## Summary of Requirement

The neighborhood design standards limit the massing of front-loaded garages, depending on how much it projects from the main mass. The further the projecting, the more limited the mass is.

- 0' - 4': 360's.f. garage mass.
- 4' - 12': 360' s.f. total mass; 216' s.f. garage door mass
- 12'+: prohibited; requires side facing with 360' wall mass limit
- flush or behind main mass - subject to the same massing as the main building.

## Interpretation

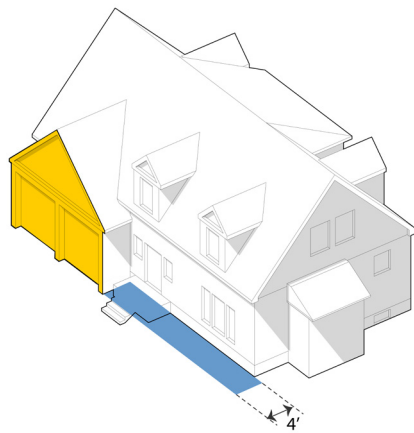
Front-loaded garages that project between 4' and 12' from the main mass of the building must meet 3 requirements:

1. The overall mass cannot be greater than 360 s.f.
2. The mass of the wall the garage doors are on is limited to 216 s.f. This is sufficient for a 2-car garage, but requires any upper story elements to be incorporated into a roof-structure or otherwise broken up to reduce the perceived scale of the garage.
3. A front-entry feature element shall be brought to within at least 4' of the garage entry, and cover at least 12' of the remainder of the facade.



## Rationale

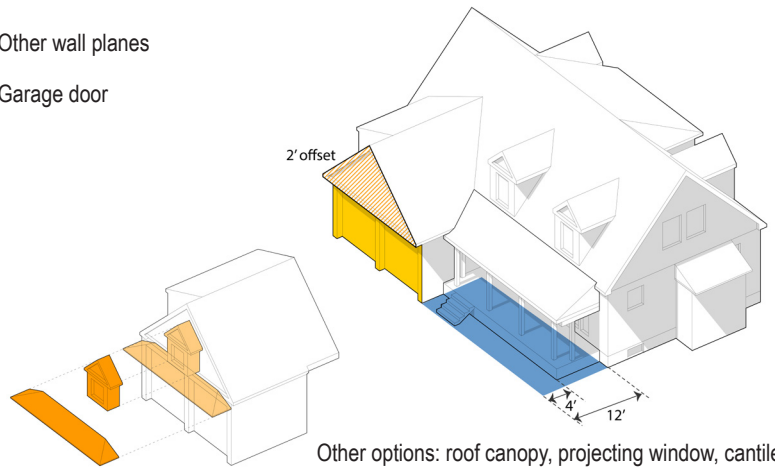
The more a garage projects from the main mass the more prominent the "dead space" of the garage appears, and the greater the negative impact on the streetscape. Techniques to break down the perceived mass of the garage and to better integrate it into the main mass of the structure reduces these negative impacts.

## Images/Diagrams



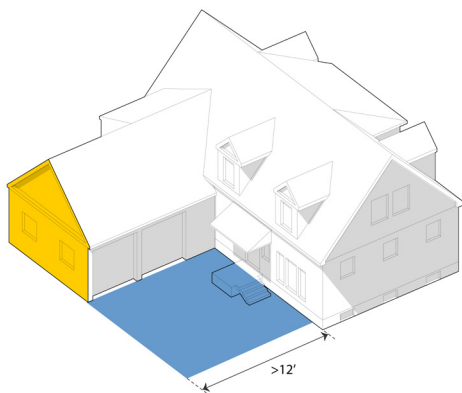
Up to 4' in front of building face: 360 s.f.

 Other wall planes  
 Garage door

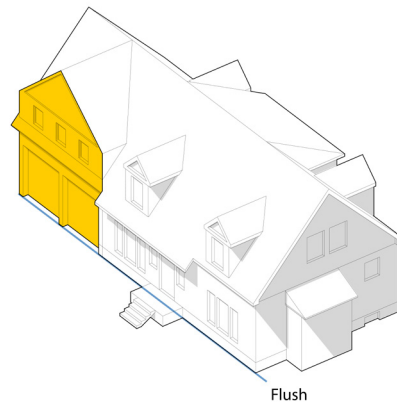


Other options: roof canopy, projecting window, cantilever, front-pitched roof with dormer.

4' - 12' in front of building face: 216 s.f., plus 144 s.f. other wall planes; Garage may not be more than 4' in front of the entry feature.



More than 12' in front of building face: wall plane limit of 360 s.f. max.; requires side entry



Set back from, or flush with, building face: 500s.f. max

**Date:** November 17, 2020  
**Section/Topic:** 19.06.025.D.2.a and 19.08.025.D.2.a - Wall Planes; Architectural Details

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**Endorsed By:** Planning Commission, 12/1/20

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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.

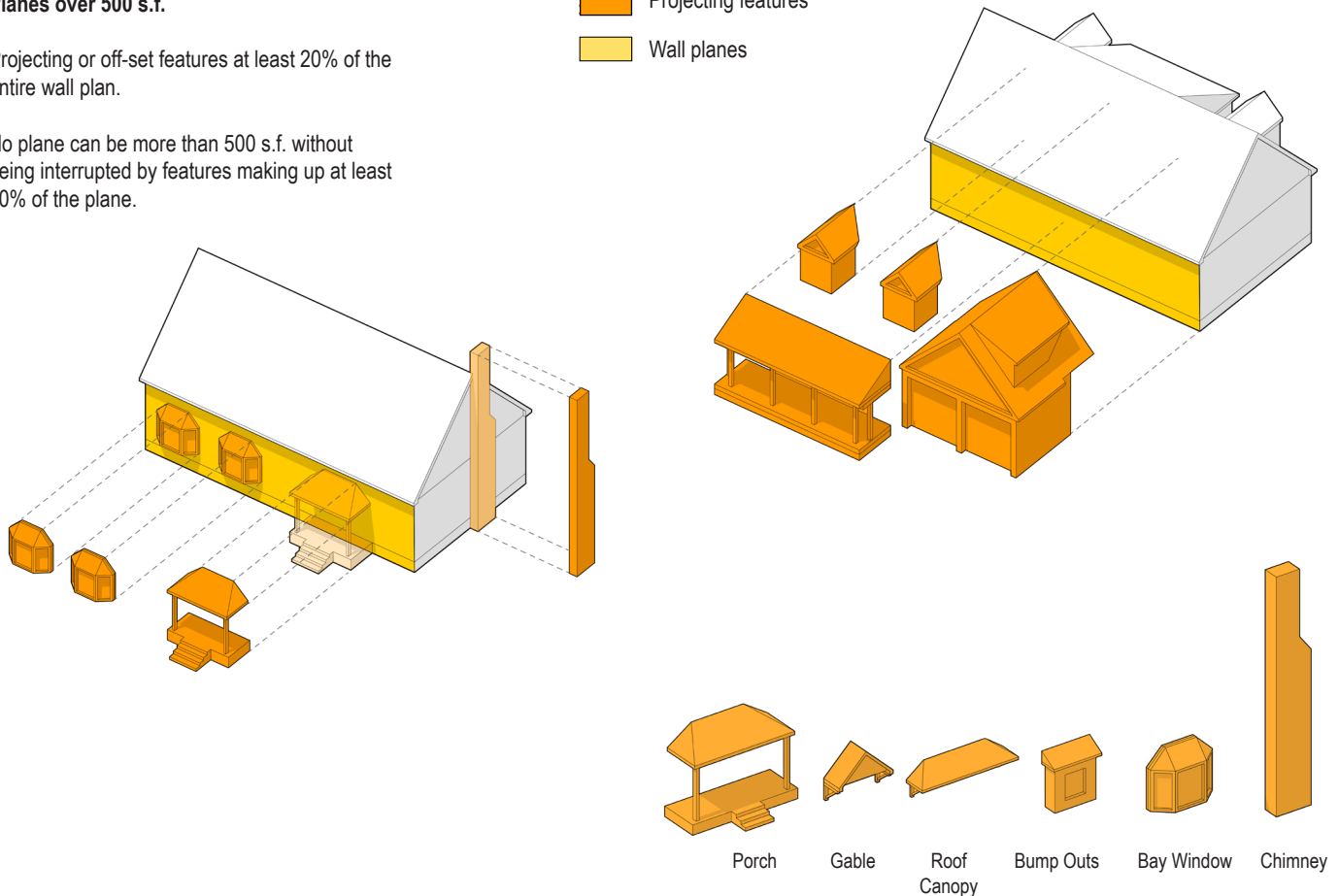
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Projecting features  
 Wall planes



Architectural details breaking up wall planes.



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4. Note: Elevations or wall planes over 500 square feet are still subject to massing standards that break up the wall plane.

## Rationale

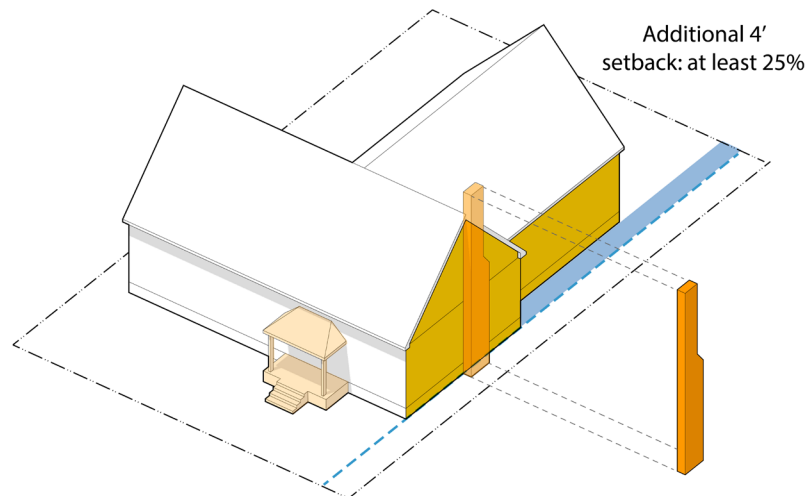
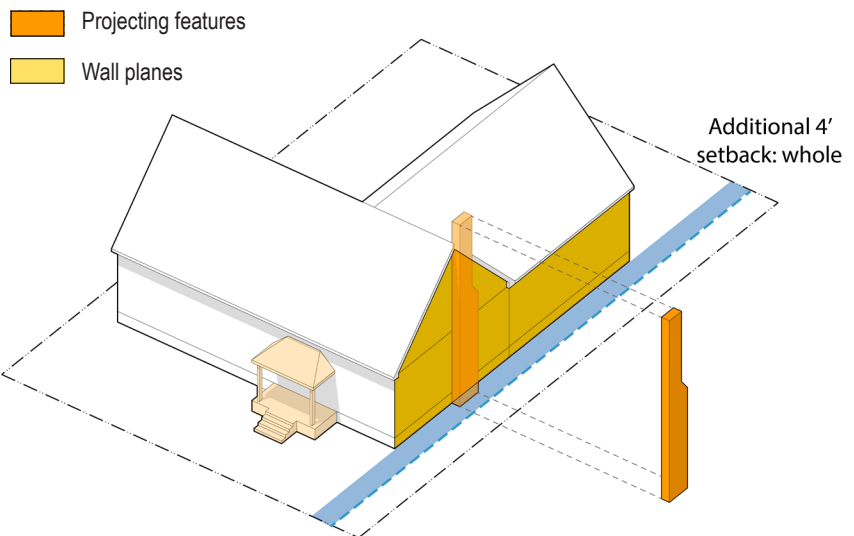
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## Images/Diagrams

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Each portion need to meet the 500 s.f. requirements.



**Date:** November 23, 2020  
**Section/Topic:** 19.06.025.D.2.a and 19.08.025.D.2.a - Building and Impervious Surface Coverage;

**Issued By:** Chris Brewster, Contract City Planner  
**Endorsed By:** Planning Commission, 12/1/20

## Summary of Requirement

Building coverage addresses the overall volume of 3-dimensional structures permitted on a lot. It is aimed at regulating scale and massing. Impervious surface coverage addresses the extent of lot covered with surfaces that cannot infiltrate water. It is aimed at regulating stormwater runoff.

## Interpretation

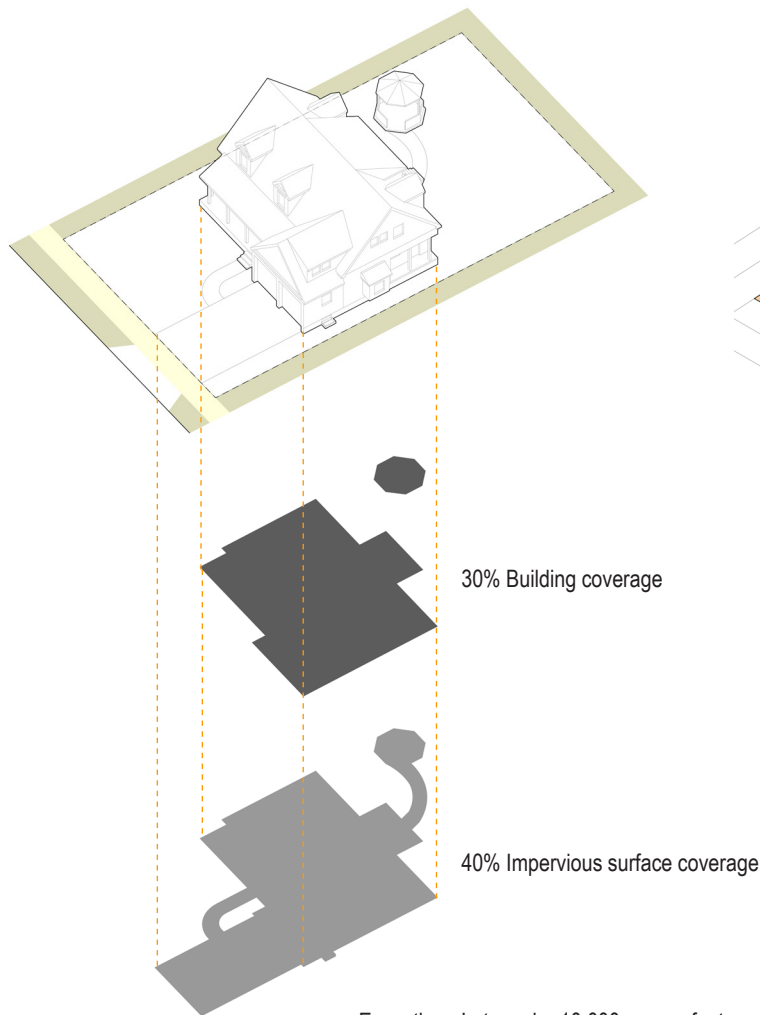
Building Area – 30% (includes any structures over 30" above grade, except non-foundational projections)




Impervious Surface – 40% (includes driveways, sidewalks, patios, decks, pergolas, window wells, and all parts of the building footprint and foundation)

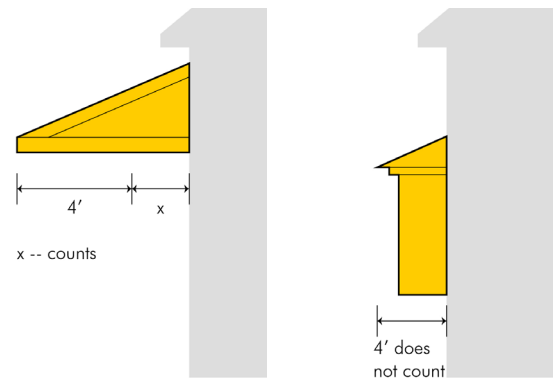
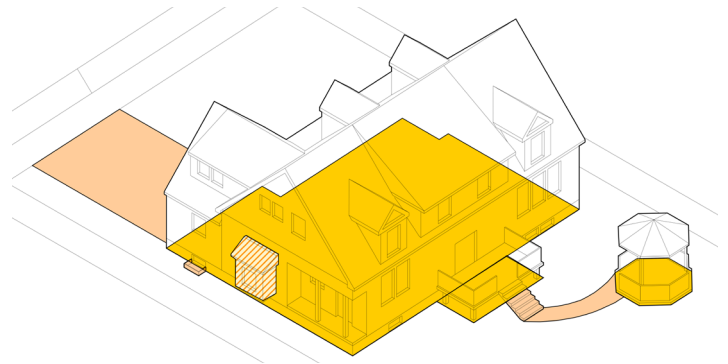
## Rationale

Lot coverage standards address three different goals - limiting the massing of structures in relation to the lot size, requiring open and landscaped areas for aesthetic purposes, and addressing stormwater by limiting runoff and ensuring sufficient areas to infiltrate stormwater. Although often interrelated, these different goals can be served by different design strategies.

## Images/Diagrams



-  Impervious coverage (but not building coverage): window well, sidewalk, steps - if under 30"
-  Impervious coverage & Building coverage: building, deck - if over 30", and gazebo
-  Does not count to either: projecting bay window



Exception: Lots under 10,000 square feet may have an exception to the 40% rule for an open and uncovered deck or patio of up to 300 square feet. If this is over 30" high it will still count to the building coverage.

The first 4 feet of overhangs may be excluded from the building coverage. Overhangs may not count to the impervious surface coverage provided the areas under them can infiltrate ground water as demonstrated in a drainage study or subject to other public works criteria.