

Proposed Amendments to Residential Zoning

Draft – Revised 06/27/2018

[Add the following new section to R-1A and R-1B (as 19.06.030 and 19.08.0925 respectively)]

[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. Promote building and site design that enhances neighborhood streetscapes.
 3. Reinforce the existing scale and patterns of buildings in neighborhoods for new construction.
 4. Manage the relationship of adjacent buildings 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. Locate and orient buildings to maintain the existing grade of the street, block, and lot frontages, and design them in a manner that reduces the perceived massing from the streetscape and abutting lots.
- B. **Applicability.** These Neighborhood Design Standards shall be applicable to the following situations:
1. Any new structure.
 2. Construction activity that adds more than 200 square feet of building footprint to an existing structure.
 3. Construction activity that alters the form or massing of the front elevation or roof structure.
- With the exception of the street tree standards, the neighborhood design standards shall only apply to the extent of the proposed construction activity, and any portion of a building or site that does not conform to these standards but is existing and not part of the application, may remain.
- C. **Landscape and Frontage Design.** The following landscape and frontage design standards promote the character and quality of streetscapes, improve the relationship of lots and buildings to the streetscape, and provide natural elements and green space to compliment development.
1. **Street Trees.** All lots shall have at least one street tree. Lots with over 80 feet of street frontage shall have two trees to maintain an average spacing between 30 and 50 feet along the streetscape.
 - a. Existing trees count to this requirement provided the tree is healthy, and is protected from any damage during construction activity.
 - b. Street trees shall be selected from the latest version of Great Trees from the Kansas City Region, large street tree list, or other list officially adopted by the Tree Board.

- c. Street trees shall be at least 2.5-inch caliper at planting.
- d. Street trees shall be located in line with other trees along the block to create a rhythm along the streetscape and enclosure of the tree canopy. In the absence of a clearly established line along the block, the following locations, where applicable and in order of priority.
 - (1) On center between the sidewalk and curb where at least 6 feet of landscape area exists;
 - (2) 4 feet from the back of curb where no sidewalk exists; or
 - (3) Within the first 5 feet of the front lot line where any constraints on the lot or in the right-of-way would prevent other preferred locations.

2. **Green Space.** Lots shall maintain the following area as permeable area, planted with vegetation.

- a. Lots 10,000 square feet or less – at least 65% of the total lot.
- b. Lots more than 10,000 square feet – 65% for any portions of lot area 10,000 square feet or less, and 70% for any portions of lot area exceeding 10,000 square feet.
- c. Exception - any lot 10,000 square feet or less may have an unenclosed and uncovered deck or patio encroach up to 225 square feet into the required green space.
- d. In addition to the total lot greenspace requirements, all lots shall maintain frontage greenspace between the front building line and the front lot line as follows:
 - (1) Generally, all lots – at least 60% of the frontage;
 - (2) Exception – lots less than 70' wide and fronting on a collector or arterial street as designated in Section 13-203 of the City Code may reduce the frontage greenspace to 50% to allow for safe access and parking, provided the overall lot greenspace above be maintained.

D. **Building 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. **Wall Planes and Side Setbacks:** Wall planes along the side setback shall have varied massing by:
 - a. Wall planes over 500 square feet shall have architectural details that break the plane into distinct masses of at least 20% of the wall plane. Architectural details may include:
 - (1) Projecting windows, bays or other ornamental architectural details with offsets of a minimum of 1.5 feet;

- (2) Off-sets of the building mass such as step backs or cantilevers of at least 2 feet;
 - (3) No projections shall exceed the setback encroachment limits of D.2 or D.3. below.
 - b. No elevation along the side lot line shall be greater than 800 square feet without at least 4 feet additional setback on at least 25% of the elevation.
- 2. *Front Entry Encroachments. [part of a current standard 18.44.020.C. to be located here for better formatting, ease of interpretation, and clarification and improvement of the design standards associated with the exception, and eliminate car ports from the exception.]* Structures associated with the front entrance to the principal building, such as porches, stoops or porticos, may encroach up to 12 feet into the front setback, and up to 10 feet into any street side setback, provided:
 - a. Any roof structure shall be single story, establishing an eave line between 7 feet and 9 feet above the top of foundation, and no gable or other part of the structure shall exceed 14 feet.
 - b. The entry feature shall remain unenclosed on all sides encroaching into the setback, except for railings or walls up to 3 feet above the surface.
 - c. The entry feature shall be integrated with the design of the principle structure including materials, roof form and pitch, and architectural style and details.
- 3. *Other Massing and Encroachments. [the remaining part current standard 18.44.020.C. to be located here for better formatting, ease of interpretation, and clarification and improvement of the design standards associated with the exception.]*Other portions of buildings may encroach into setbacks as follows:
 - a. Bay, bow, oriel, dormer or other projecting windows may project into the required side setback up to 2 feet, and the required front or rear setback up to 4 feet, provided they are no more than 200 square feet per elevation.
 - b. Architectural features including eaves, cornices, sills, belt courses, spouting, chimneys, brackets trellises and similar projections for ornamental purposes, and below grade window wells may project into the required yard up to 4 feet, but never more than 50% of the required setback.
 - c. Unenclosed and uncovered structures such as porches, decks, or patios may encroach into the setbacks, but no closer than 3 feet to any property line provided all portions of the structure are below 36 inches, and provided the lot maintains all green space requirements. *[clarification and revision to the current 18.44.020.C.6.]*
- 4. *Windows and Entrances.* All facades shall have window and door openings covering at least
 - a. 15% on all front facades or any street facing side facade; and
 - b. 8% on all other 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.

5. **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.
 - a. Garage doors shall not exceed more than 9 feet wide for single bays, or 18 feet wide for double bays, and 8 feet high.
 - b. Garages expressed, as a separate mass on the front elevation shall be limited to no wider than 24 feet or 40% of the elevation, whichever is greater. In no case shall the garage be greater mass than 50% of the elevation.
 - c. Any lot or building configuration that permits more than two front garage entries shall require at least one of them to be off-set by at least 2 feet, or require side orientation of the entrances.
 - d. Garage massing shall be limited based on its position in relation to the main mass as follows

Placement in relation to main mass	Mass / wall plane limits
<i>In front up to 4'</i>	Front wall plane for the garage mass shall be limited to 360 s.f. max.
<i>More than 4' but less than 12' in front</i>	Overall wall planes for the garage mass shall be limited to 360 s.f.; The wall planes with the garage door shall be limited to 216 s.f. max.; Any upper level gables, dormers or other wall planes shall cantilever or be offset at least 2' from the garage door plane; A front entry feature shall be established along at least 12' of the front elevation, and in front of or no more than 4' behind the garage entry.
<i>12' or more in front</i>	Prohibited, side oriented doors. Then subject to a wall plane limit of no more than 360 square feet.
<i>All others (flush or setback from the main mass)</i>	Limited to same standards as main mass om Section D.1. (i.e. 500 s.f. max elevations)

- e. *[this is a current standard from 19.34.020.A. relocated here for better formatting and interpretation.]* On corner lots, an attached garage constructed as an integral part of the principle structure may have a minimum rear setback of 18 feet, provided the driveway entrance is off the side street and the garage is setback at least 25 feet from the side lot line and the footprint of the garage is no more than 576 square feet.

E. Building Foundations. *[this is the current standard in 19.44.030, to be relocated here for better formatting and interpretation.]*

1. New residential structure shall establish the top of foundation between 6 inches and 24 inches above the finished grade along the front facade. The top of foundation measurement shall be limited to 6 inches above the highest point of the finished grade in situations where there is a significant grade change along the

- front facade (i.e. slope or hill) that results in more than 24 inches of foundation exposure at any point.
2. New residential structures or additions may raise the top of foundation an additional 6 inches for every additional 5 feet over the minimum side setback that the building sets back from both side property lines, up to 36 inches above the finished grade along the front facade.
 3. New residential structures or additions not meeting paragraphs 1. or 2. above shall be submitted to the Planning Commission for review. The planning Commission may grant an exception based on the following criteria:
 - a. The design of the building elevations, and specifically any design details that reduce the scale and massing of the building compared to what could otherwise be built under the zoning standards.
 - b. The relationship of the proposed dwelling to existing structures, and whether their grading, elevation, and design is appropriate for the context.
 - c. Any special considerations of the lot with respect to existing grades, proposed appropriate grades and the drainage patterns in relation to adjacent properties and the proposed structure.

F. **Accessory Structures.** *[a collection of existing standards in various other sections, located here for better formatting, organization and interpretation. Some modifications made to clear up current issues and conflicts. Need to confirm and coordinate revisions with related provisions in other sections throughout the zoning ordinance]* All lots used for residential buildings may have the following accessory buildings.

1. One minor accessory storage building not exceeding 120 square feet and no taller than 10 feet high. The building shall be setback at least 3 feet from the side and rear lot line, and located behind the principal building.
2. One major accessory building not exceeding 576 square feet and subject to the following design standards:
 - a. The height shall be no more than 20 feet, or no taller than the principal structure, whichever is less.
 - b. The building shall be designed compatible with the principal structure, including materials, windows and doors, roof form and pitch, and architectural style and details.
 - c. The building shall be setback at least 60 feet from the front lot line, and at least 20 feet from any street side lot line.
 - d. The building shall be setback at least 3 feet from the side and rear property line, except that any portion of the structure above 10 feet shall be set back a distance of at least 1/3 the height. For a pitched roof structure, portions of the structure may be up to 3 feet from the property, provided they are under 10 feet high, however any portion between 10 feet and 20 feet must be stepped back at least 1/3 the height.
4. Non-residential uses permitted in residential districts shall be allowed one accessory building for each 1 acre of lot area, up to a maximum of four structures. These buildings shall be limited to 300 square feet and 16 feet tall, provided they meet all principal building setbacks and are not visible or screened from the right of way by landscape. All other buildings shall be considered primary buildings and designed and approved subject to primary building standards.
5. All accessory buildings and structures over 36 inches high shall count towards the overall 30% lot coverage limit.

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;
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. The placement and orientation of the main mass, accessory elements, garages and driveways considers the high points and low points of the grade and locates them in such a way to minimize the perceived massing of the building from the streetscape and abutting lots.
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.

DRAFT