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SECTION 10 RESIDENTIAL

These standards apply to residential areas that are not located within MUNs.

10.1 PURPOSE

Residential neighborhoods included in the GDP are intended to promote variety and visual interest in areas predominantly characterized by residential development. Performance Standards included in this section apply to all areas designated on the GDP as residential neighborhoods, and only to these areas. Any conflicting non-residential standards included in Section 6, 7, 8 and 9 do not apply to residential neighborhoods.

10.2 PRIMARY GOALS

The primary goals of these residential neighborhoods is to:

- A. Meet a wide range of everyday needs;
- B. Include a variety of housing choices;
- C. Invite walking to gathering places, services and conveniences; and
- D. Provide convenient links to the larger community.

10.3 NEIGHBORHOOD PLANNING PRINCIPLES

This GDP is intended to facilitate the creation of distinct residential neighborhoods, within the context of an overall community identity that will complement existing neighborhoods in the City while establishing their own unique environment and character. These residential neighborhoods are to comprise a variety of dwellings to serve a diverse population. Residential neighborhoods will have definable edges, walks and trails, Open Spaces, and will respect views and vistas. This will help to create a sense of place where land uses, landform, and community identity will be integrated.

Planning principles to be used in the design of residential neighborhoods in the GDP will emphasize the following:

10.3.1 Pedestrian Orientation

Arterial and collector streets will feature detached walks with formal tree lawns except where site conditions or special design needs indicate the need for an alternative.

10.3.2 Linkages

A trail system will be integrated with other public walkways to link housing areas, Open Spaces, and non-residential uses.

Efficient and convenient vehicular and pedestrian links will connect residents with commercial areas and to other non-residential areas in the GDP that provide services to these residential neighborhoods.

10.4 INTENDED USES

As listed in detail in Sections 1, a variety of housing types, parks and recreational facilities, community facilities, accessory uses are permitted as Uses-by Right or Special Review Uses in the residential neighborhoods included in this GDP.

10.5 DENSITY AND INTENSITY

Residential development in designated residential neighborhoods shall have a density range of between two (2) and thirty (30) Dwelling Units per gross acre of land. Refer to Table 10-1 for the maximum density for each housing type.

10.6 LOT PATTERN / BUILDING LAYOUT PATTERN

The Lot size and layout pattern for residential neighborhoods shall be designed to allow Buildings to face streets or to face landscaped areas with connecting walkways. Lots on the same

block face shall orient to the adjacent street or connecting walkway in a manner that will establish a compatible pattern of Building and entry orientation (a block face should not arbitrarily combine fronts, backs, and sides of homes).

10.7 ACCESS AND CIRCULATION

Refer to Section 7 for access and circulation standards.

10.8 STREET FRONTAGES

For Single Family Detached Dwellings, a minimum 2 foot staggered Setback, Alleys or architectural features - such as porches, bay windows, or other forms of Architectural Articulation - that provide variety and interest along residential streetscapes shall be utilized.

For Single Family Attached Dwellings, a minimum 4 foot staggered Setback or architectural features - such as porches, bay windows, or other forms of Architectural Articulation - that provide variety and interest along residential streetscapes shall be utilized.

For Multi-Family Dwellings, Buildings shall be sited in such a way as to provide staggering and variety in overall massing and to avoid the creation of a “tunnel effect”.

The methods used to achieve streetscape variety and interest shall be approved by the Director and noted on each Preliminary Plat.

Single Family Detached Dwellings with garages protruding in front of a porch or the main living area of the house shall not dominate the streetscape of any block. The intent is to minimize the visual impacts of garages and emphasize the front entries, porches and living areas of the houses.

On any given block face, no more than 1 of every 4 residential Lots, which are served by an Alley, shall be permitted street loaded access to a garage.

10.9 OPEN SPACES

In addition to meeting the definitions of Private Open Space and Common Open Space in Section 13, Open Spaces shall have the function of providing aesthetic and/or recreational focus for the neighborhood.

At least 15% of the areas of each residential neighborhood in the GDP will be included in Common Open Space. Refer to Table 10-1 for minimum open space requirement for the various housing types.

At least one acre per 100 Dwelling Units shall be provided as Open Space comprising multi-use turf play fields, community gardens, dog parks, common accessible lakefront areas, trail corridors, plazas, pavilions, picnic areas, benches, or other features for residents to enjoy. Location of Open Space shall be easily accessible to all residents to the greatest extent possible.

Facilities for the conveyance, detention, and water quality treatment of storm water may be integrated into Open Spaces and natural areas. The design of such facilities shall not result in slopes or structural features that conflict with the intended recreational and/or civic purposes of the Open Space area.

Each residential neighborhood in the GDP shall include Open Play Areas as described in ‘A’ below, and shall include or have direct access (i.e. adjacent to or easily accessible via a trail, path or sidewalk) to at least two other open space types (as described in “B” through “E” below).

- A. *Open Play Areas:* Play areas typically including a reasonably flat, open area of at least 80’ x 100’. Planted and sloped areas may present additional or alternative recreational opportunities.
- B. *Recreational Facilities:* Play structures, picnic facilities, sport courts, pools, or other constructed amenities may be appropriate, depending on the site opportunities and social/economic characteristics of the residents.



- C. *Natural Areas*: Where pre-existing on a site, Open Spaces with a more natural character can have value as wildlife habitat as well as forms of outdoor recreation.
- D. *Pedestrian Corridors*: Narrow Open Spaces can have considerable value when they provide convenient pedestrian routes to nearby destinations, or provide links for jogging or other recreational pursuits.
- E. *Greenbelts/Common Open Space*: Unprogrammed green spaces or corridors not having pedestrian trails.

10.10 SEPARATION (BUFFERYARDS)

In some cases mitigation of the impacts of adjacent uses or activities may be needed. Refer to Section 15, Appendix A for bufferyard requirements.

10.11 LANDSCAPING

Residential Lots shall have a minimum of 1 deciduous tree within the front yard, two trees for corner lots. Street trees may be used to satisfy this requirement.

Refer to Section 6.15 for additional landscaping requirements.

10.12 STANDARDS FOR HOUSING TYPES

The following pages include basic architectural standards, height and Setback limitations, parking requirements, and other Performance Standards for the various housing types within the GDP. (See Tables 10-1 and 10-2.)

Table 10-1
Open Space Requirements, Building Heights, Density and Building Coverage

Land Use	Minimum Open Space Required *, +	Maximum Height of Buildings and Structures **	Maximum Units per Gross Acre	Max. Building Coverage (coverage of individual lots, not entire platted area)
Multi-Family Dwelling	20%	60 feet	20 ++ +++	50%
Single Family Attached Dwelling	20%	40 feet	16	80%
Patio Homes, Zero Lot Line Homes	20%	35 feet	8	65%
Single Family Detached Dwellings	20%	35 feet	6	60%
Group Homes	25%	40 feet	16	40%
Notes:				
* See Section 10.9 for details regarding various types of neighborhood Open Spaces.				
** Certain architectural elements may exceed the Height maximums listed here. See “Building Height“ definition in Section 13.				
+ The Open Space and coverage percentages and densities listed may be adjusted administratively by up to 10%, as long as the intent and total number of units allowed in the GDP is respected.				
++ 25 units/acre will be allowed for Senior Housing of a Residential Nature. A minimum of 30% open space is required for these projects.				
+++ Maximum density for Multi-Family Dwellings in certain Subparcels is 30 units/acre. See Section 11, Maps 4 through 7 for specific Subparcels where this maximum is allowed.				



Table 10-2
Building and Parking Setbacks

<u>Land Use</u>	<u>MINIMUM SETBACKS FROM</u>							
	<u>Side or Back Property Line</u>	<u>I-25 & US 34 ROW</u>	<u>Arterial Street ROW</u>	<u>Collector Street ROW</u>	<u>Local Street ROW or Private Road</u>	<u>Alley ROW</u>	<u>Primary Structure to Accessory Structure</u>	<u>Common Open Space</u>
Ancillary Dwelling Units and Detached Garages	Same as primary structure or as separately designated below.							
Multi-Family Dwellings ***, +	Side-0', Corner Side-14', Rear-20',	80'	40'	30'	Public - 30', Private - 20'	Structure - 6' Garage- < 3' or > 18'	6' measured between eaves	0'+++
Single Family Attached Dwellings	* Side-0', Corner Side-14', Rear-20',	80'	40'	Front-14' Garage door - 20'++	Front-14' Garage door - 18'++	Structure - 6' Garage- < 3' or > 18'	6' measured between eaves	0'+++
Single Family Detached Dwellings	Side-5' min., Corner Side-14', Rear-15',	80'	40'	Front -14' Garage door - 20'++	Front -14' Garage door - 18'++	Structure - 6' Garage- < 3' or > 18'	6' measured between eaves	0'+++
Patio Homes, Zero Lot Line Homes	** Side-0', Corner Side-14', Rear-15',	80'	40'	Front -14' Garage door - 20'++	Front -14' Garage door - 18'++	Structure - 6' Garage- < 3' or > 18'	6' measured between eaves	0'+++
Other Housing Types	** Side 5' min., Corner Side-14', Rear-10',	80'	40'	Front -14' Garage door - 20'++	Front -14' Garage door - 18'++	Structure - 6' Garage- < 3' or > 18'	6' measured between eaves	0'+++
Please See Footnotes on Next Page								

Table 10-2 Footnotes:

- * 0' Setbacks apply to Patio Homes, Single Family Attached Dwellings with common walls and detached "Zero Lot Line" Homes and are to be considered in conjunction required separation from "Other Buildings" as noted in this table. Assured distances between Buildings shall result in an "assumed" property line meeting Building Code requirements for Building separation and allow non-rated construction accordingly.

- ** The side yard Setback may be provided on both sides of each lot or, in the case of Zero Lot Line Homes, the total width of both side yard Setbacks may be provided on one side of each Lot. If a zero foot side yard Setback is proposed, adequate utility, maintenance and access easements shall be provided on the Lot adjacent to the zero foot Setback. The minimum separation between adjacent residential buildings (excluding Multi-Family Dwellings) shall be 6 feet between eaves.

- + Refer to Table 6-1 in Section 6 for Multi-Family Dwelling Setbacks in Mixed Use Village Centers.

- ++ Setbacks to garage doors facing public streets (except Alleys) shall be 20' minimum from back of walk.

- +++ A 0' Setback is allowed when the setback and bufferyards are provided in the abutting Tract, Outlot or similar.



10.13 ENCROACHMENTS PERMITTED INTO THE MINIMUM SETBACKS

The following features shall be allowed within the minimum required Setbacks subject to the requirements of Section 7.13 Sight Triangles:

- A. Landscaping and irrigation including trees and shrubs and other features of natural growth subject to planting offsets from utility lines as required by the City.
- B. Fences or walls subject to height and other restrictions stated in this GDP and, if applicable, the City code.
- C. Driveways and sidewalks.
- D. Utilities
 - 1. Underground Utilities including service lines
 - 2. Aboveground Utilities including meters, ground mounted air conditioning units, satellite dishes and similar appurtenances as long as they are located so as to minimize visual intrusion and front yard lamp post fixtures.
- E. Architectural features that do not extend more than two feet into a minimum required setback, including but not limited to cornices, canopies, awnings, eaves, gutters and downspouts. The total linear distance of these projections shall not exceed 50% of the length of the applicable side of the building.
- F. Architectural design embellishments that do not extend more than two feet into a minimum required setback, including but not limited to bay windows, balconies and similar sized cantilever floor areas. The total linear distance of these projections shall not exceed 50% of the length of the applicable side of the building.
- G. Chimneys, flues and residential ventilating ducts that do not extend more than two feet into a minimum required setback. The total linear distance of these projections shall not exceed 50%

of the length of the applicable side of the building.

- H. Open outside stairways, necessary landings together with railings that do not extend more than five feet into a required front or rear setback and/or not more than two feet into a minimum required side setback.
- I. Covered porches, covered or uncovered decks, terraces and patios attached to a dwelling that do not extend more than five feet into a minimum required rear setback.
- J. Window wells that do not extend more than three feet into a minimum required setback and/or private side yard drainage easement. In side yard locations the encroachment is allowed as long as there is sufficient space to accommodate the drainage flows between the abutting lots.
- K. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, (provided the floor area does not exceed 80 square feet) shall be allowed to encroach in a REAR YARD SETBACK so long as the accessory structure is a minimum of 5' from the rear property line and does not encroach in the minimum side yard setbacks.

10.14 PARKING RATIOS

Group Homes/Group Care Facilities solely for the elderly or for handicapped persons: 0.5 (1/2) spaces per dwelling unit.

Group Homes/Group Care Facilities not solely for the elderly or for handicapped persons: Parking Ratios will be based on housing type listed below.

Multi-Family Dwellings: Minimum off-street parking (excludes on-site private drives where on-street parking may be counted to satisfy the requirement) provided shall be:

1. 2.0 spaces per Dwelling Unit with three or more bedrooms.
2. 2.0 spaces per Dwelling Unit with two bedrooms plus loft
3. 1.5 spaces per Dwelling Unit with two bedrooms.
4. 1.5 spaces per Dwelling Unit with one bedroom plus loft.
5. 1.0 space per Dwelling Unit with one bedroom.
6. 1.0 space per efficiency/studio Dwelling Unit.
7. .25 guest space per Dwelling Unit (on-street in public ROW, on-street on-site private drive or off-street parking on the same block shall be allowed to meet this criteria).

Single Family Detached Dwellings: Two (2) off-street spaces per primary Dwelling Unit; One (1) off-street space per Ancillary Dwelling Unit where applicable.

Single Family Attached Dwellings: Two (2) off-street spaces per primary Dwelling Unit; One (1) off-street space per Ancillary Dwelling Unit where applicable.

Senior Housing of a Residential Nature: See Section 7.

10.15 FACADES

- A. Facades fronting on public streets or open space areas shall be articulated using at least two of the following elements (See Figure 10-1):
1. Porches;
 2. Balconies;
 3. Bays;
 4. Walled courtyards;
 5. Other off-sets, recesses and projections in the plane of the façade;
 6. Other similar design elements.

Home or Building entries may be formal and elevated (porches) or low and understated.



Figure 10-1 – Front Facade

- B. Single family detached dwellings less than 39' feet in width having two story facades with garage doors fronting on public streets shall be articulated using one of the following design treatments:
1. Incorporate a roof feature or trellis above the garage door to visually separate the garage from the story above it.
 2. Step back the face of the wall on the story above the garage to vary the massing.
 3. Incorporate a projecting box bay window above the garage door to add articulation.
 4. Other similar design elements as approved by the DRC and the City.

10.16 ROOFS

- A. Roofs shall be gabled, hipped, gambrel or other sloping form. Minimum roof pitch for the major roof mass shall be 5:12; sloped roofs over porches, dormers, and/or other smaller architectural elements may have a lesser slope. Flat or lesser slope roof elements shall be permitted only on 30% or less of the roof area. Multiple roof lines shall be incorporated in the design of the front elevation. See Figure 10-2.

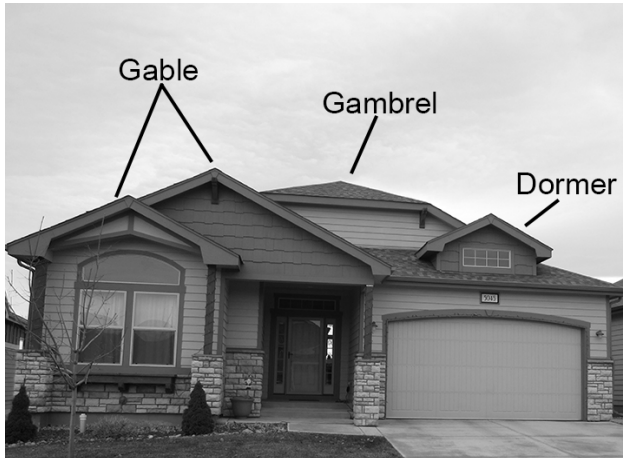


Figure 10.2 – Sloping Roof Forms



Figure 10-3 - Garage Recessed Behind the Front Facade

10.17 GARAGES

Garages and driveways, if applicable:

- A. Garages for Multi-Family Dwellings may be served from parking lot circulation drives, public streets, or Alleys.
- B. Tandem garages and driveways are permitted for Multi-Family Dwellings, Single Family Attached Dwellings, and Single Family Detached Dwellings.
- C. Garages may be served from Alleys, front loaded from adjacent streets or side loaded.
- D. No more than 25% of the residential Lots which are served by an Alley may be permitted street loaded access to the garage.
- E. On Single Family Detached lots less than 65' in width the following criteria shall apply:
 - 1. Homes with garage doors that are visible from a public street as part of the front building face shall have garages that meet one of the following three conditions:
 - a) A garage door shall be recessed from the front façade of the living portion of the house a minimum of 4' (See Figure 10-3) or,
 - b) A garage door shall be recessed from the front of a covered porch a minimum of 4' (See Figure 10-4) or,



Figure 10-4 - Garage Recessed Behind Front Porch

- c) A garage door may extend forward of either the living portion of the house or the front of a covered porch a maximum of 4' provided the front elevation of the house includes a front porch that is a minimum of 6' wide (See Figure 10-5).



Figure 10-5 – Third Car Garage

2. Homes with three car garages where the garage doors for the three stalls face a public street shall off set the garage door for the third car stall a minimum of 2' from the adjacent garage front façade. (See Figure 10-5). In addition, the garage doors shall not comprise more than 48% of one of the ground floor elevations facing a public street. Garages fronting on alleys (both public and private) are exempt from this condition.
3. Homes with two car garages – the garage doors shall not comprise more than 47% of one of the ground floor elevations facing a public street. Garages fronting on alleys are exempt from this condition.
4. Garage doors shall be painted the same color as the body of the house or a similar, complementary color. Bright accent colors drawing attention to the garage doors are prohibited.
5. Home elevations that face a public street with a second story living area constructed above the garage and the front façade of the living area is on the same vertical plane as the garage below it shall use an architectural roof element to separate the garage from the second floor. Elevations that face an alley (both public and private) are exempt from this condition.
6. Homes located on adjacent lots where both homes have garages extending forward of a front porch or living area shall:
 - a) Have distinctively different architectural elevations (meaning different rooflines, massing, detailing, etc.) and
 - b) Provide a 2-foot front yard setback differential

10.18 REAR WALLS OF MULTI FAMILY GARAGES

To add visual interest and avoid the effect of a long blank wall with no relation to human size, accessibility needs or internal divisions within the Build-

ing, the following standards for minimum wall articulation shall apply:

A. Perimeter Garages

1. Length. Any garage located with its rear wall along the perimeter of a development and within sixty-five (65) feet of a public right-of-way or the property line of the development site shall not exceed eighty-five (85) feet in length. A minimum of seven (7) feet landscaping must be provided between any two (2) such perimeter garages.
2. Articulation. No rear garage wall that faces a street or adjacent development shall exceed thirty (30) feet in length without including at least one (1) of the following in at least two (2) locations:
 - a. Change in wall plane of at least six (6) inches,
 - b. Change in material or masonry pattern,
 - c. Change in roof plane,
 - d. Windows,
 - e. Doorways,
 - f. Thicker walls, ledges or sills,
 - g. An equivalent element that subdivides the wall into proportions related to human scale and/or the internal divisions within the Building. (See Figure 10-6).



Figure 10-6 – Multi Family Garages



10.19 EXTERIOR FINISHES AND MATERIALS

- A. Exterior finish materials shall be primarily masonry (such as brick, stone, or higher quality textured concrete masonry units) or composition (or similar) lap siding. T111 vertical siding is discouraged in single family residential areas. Exterior materials within each neighborhood shall be similar and compatible, while allowing visual interest and variety. Multiple siding types (lap, shake, vertical board and batten) are encouraged to be used on different architectural elements of the house.
- B. Authentic use of trim and architectural accents in keeping with the overall design style of the house is required including window style and trim, belly bands defining floors and gable areas, corner trim boards, integrated designs for columns and railings, brackets, trusses, garage door detailing and windows. See Figure 10-7.



Figure 10-7 – Architectural Elements

10.20 COLORS

A palette of colors shall be provided for each neighborhood and utilized within that area. Color palettes should be rich in medium hues with a minimum of three colors per house for the body, trim and accent. All rooftop vents and stacks shall be painted to match the color of the roof. The Centerra DRC and Director may approve additional colors or substitute colors at later dates.

10.21 FENCES

Unless a neighborhood fencing standard guideline is approved administratively by the Director, the following criteria shall apply.

- A. Picket fences, or other low (30” to 42”), “open” fencing may be used in private entry yards, subject to sight distance requirements along roadways.
- B. In rear yards, side yards (behind the front yard setback), and other areas where privacy and noise mitigation are desirable, fences up to 6’-3” in height will be allowed.
- C. 6’-3” fences located on the property line of individual residential Lots will be limited to 40% of the total perimeter of the side and rear yard (excludes perimeter of side yards adjacent to front yard). Fences with a maximum height of 4’ (4’-3” to top of posts) will be allowed for the remaining portions of the perimeter of the side and rear yard.

10.22 MULTI FAMILY SITE PLANNING CRITERIA

- A. All multi family projects must comply with the Site Planning Criteria listed in Sections 6.8 through 6.28 of this GDP.

10.23 ADDITIONAL DESIGN CRITERIA FOR MULTI FAMILY DWELLINGS OVER 25 DU/AC

A. Site Planning

1. Avoid large expanses of parking lots and lining the perimeter of the site with surface parking and /or garages. Utilize smaller internal parking areas that relate directly to the buildings they are serving. Incorporate landscape islands with trees into parking areas and around garages.
2. Organize buildings around central green spaces and amenities.

3. Maximize pedestrian connections to surrounding trails and public sidewalks and provide internal circulation to amenities and central green spaces.
4. Orient buildings to present an architectural front door to surrounding public streets.

B. Architecture

1. Avoid large monolithic building massing. Create diversity using a variety of building forms and roof forms.
2. Celebrate identifiable building entries.
3. Provide useable private outdoor spaces for residents in the form of balconies, decks, patios, courtyards, etc.
4. Garage architecture shall be of the same quality and design as the primary structures.
5. Provide screening of air conditioning units and meters for apartment units and club house with screen walls and plant materials. Walls should utilize materials and colors from primary structures and shall not exceed five feet in height.