



## **Draft Land Development Regulations**

### **Category: Stand-Alone Amendments**

### **Spotlight on Residential Design**

*Summary:* Proposed amendments would extend basic residential building design standards currently applicable in the Southeast Quadrant Zoning District city-wide.

*What's in the Current Regulations:* In the Southeast Quadrant Zoning District, new residential buildings approved following a subdivision and planned unit development must meet certain basic design standards: building must be oriented to the street, garages must not dominate the front façade, and windows should favor southern exposures. Citywide, all new housing except single- and two-family homes must have parking areas only to the side or rear of the building.

*What's in the Proposed Changes:* The proposed regulations would extend applicability to new residential development citywide from their currently applicability only in the Southeast Quadrant, with certain exceptions for large lots and accommodations for water-oriented lots. The proposed regulations continue to require that buildings are designed with a focus on sun-facing windows, and replace the minimum percentage of all windows facing south with a design standard of orientation of living space; continue to require front-facing garages to be set back from the principal façade of the building; establish a maximum of 40% of the front of the building to be garage doors, replacing a minimum "non-garage" façade requirement for two-family homes; and continue to require a variety of styles of homes in subdivisions.

**Note:** Within a Traditional Neighborhood Development PUD, the proposed Building Types included in Article 11.C would supersede these standards.

#### *What is the purpose of this change?*

The proposed amendments are intended support the Comprehensive Plan's objective to "Build and reinforce diverse, walkable neighborhoods that offer a good quality of life by designing and locating new and renovated housing in a context-sensitive manner that will facilitate development of a high-density, City Center, mixed used transit corridors, and compact residential neighborhoods."

#### *Where can I find the proposed changes?*

Section 13.17 of the draft Land Development [Regulations](#)

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