

# RESIDENTIAL DESIGN GUIDELINES AND UNIVERSAL DESIGN PRINCIPALS

## *PRELIMINARY RECOMMENDATIONS*

Roeland Park Comprehensive Plan Update  
Joint City Council / Planning Commission Workshop

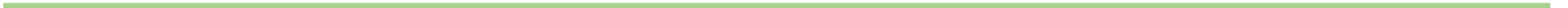
**February 18, 2020**

CONFLUENCE



# RESIDENTIAL DESIGN GUIDELINES

## *ZONING CODE UPDATE OPTIONS*



# APPLICATION

## **Applies to:**

New single-family homes

- Includes the replacement of a demolished home

Reconstruction / replacement / 50% or more of the original structure square footage

- Including successive projects

All additions must comply with the design regulations.

- Additions greater than 2,000 sq. ft. in gross floor area, including successive projects, require entire structure be brought into compliance
-

# EXCEPTIONS AND BUILDING MAINTENANCE

## **Does not apply to:**

Building façade maintenance and repair including:

- Repainting of existing painted surfaces
- Window or siding material replacement with identical or similar materials
- Roof replacement with identical or similar materials

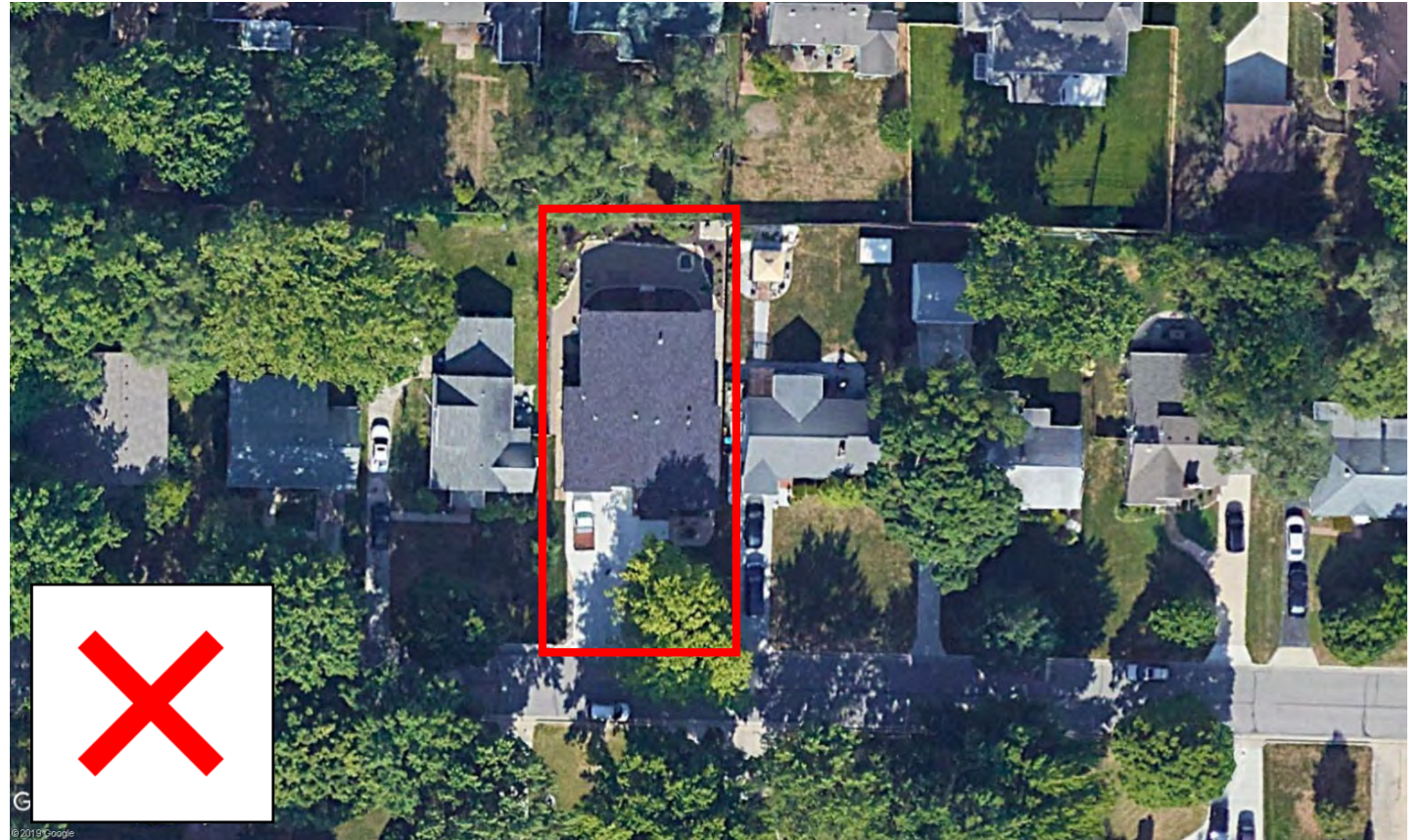
*Building Official may grant deviations to ensure the building addition is aesthetically compatible with the existing building design and appearance*

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# BULK REGULATIONS

Keep bulk standards the same but eliminate the increased height exception

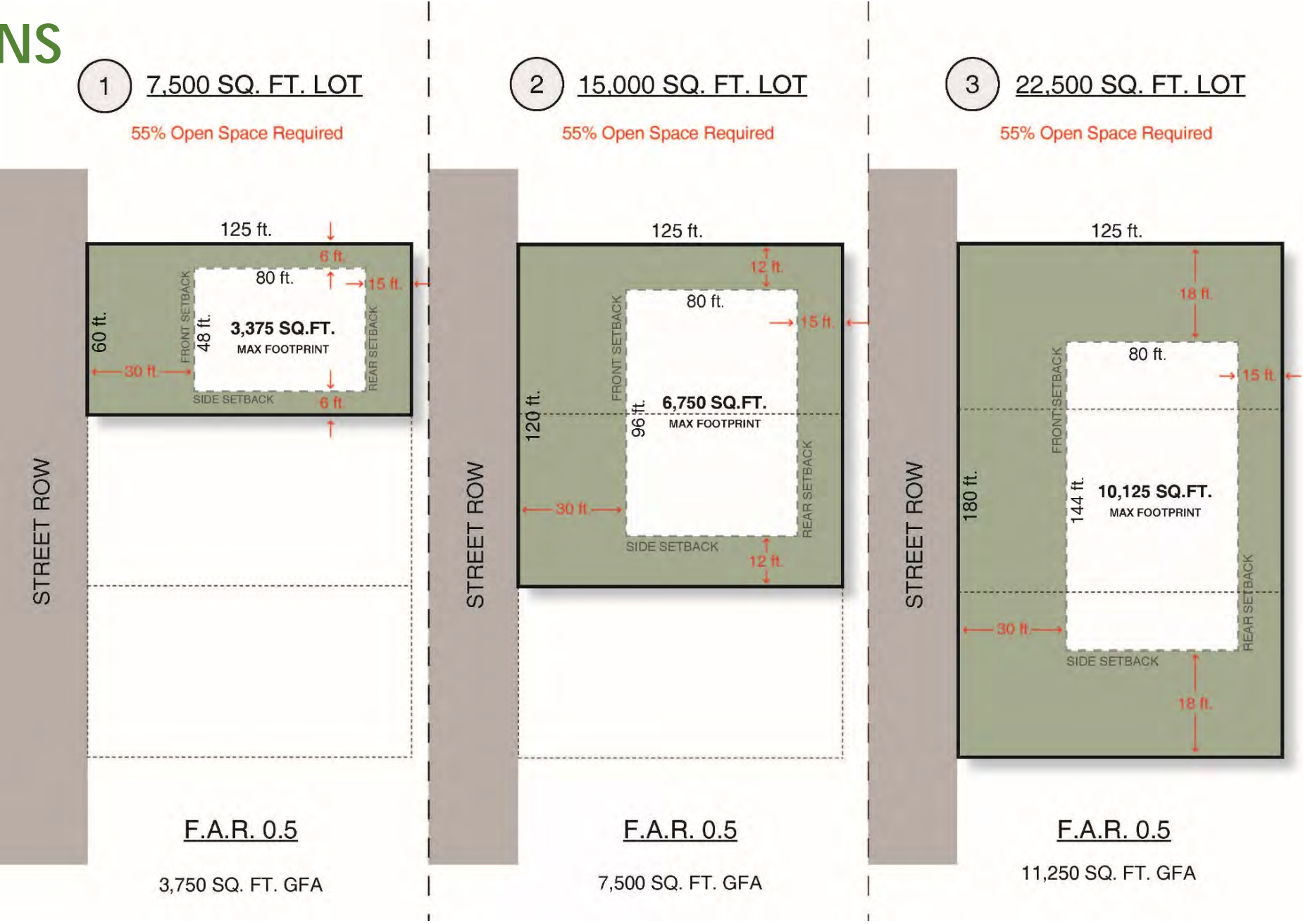
- Front yard setback: 30 – 35 ft
- Rear yard setback: 15 ft
- Side yard setback: 5 ft (building limited to max 80% of lot width)
- Height limit: 35 ft
- Open space required: 55%





# BULK REGULATIONS

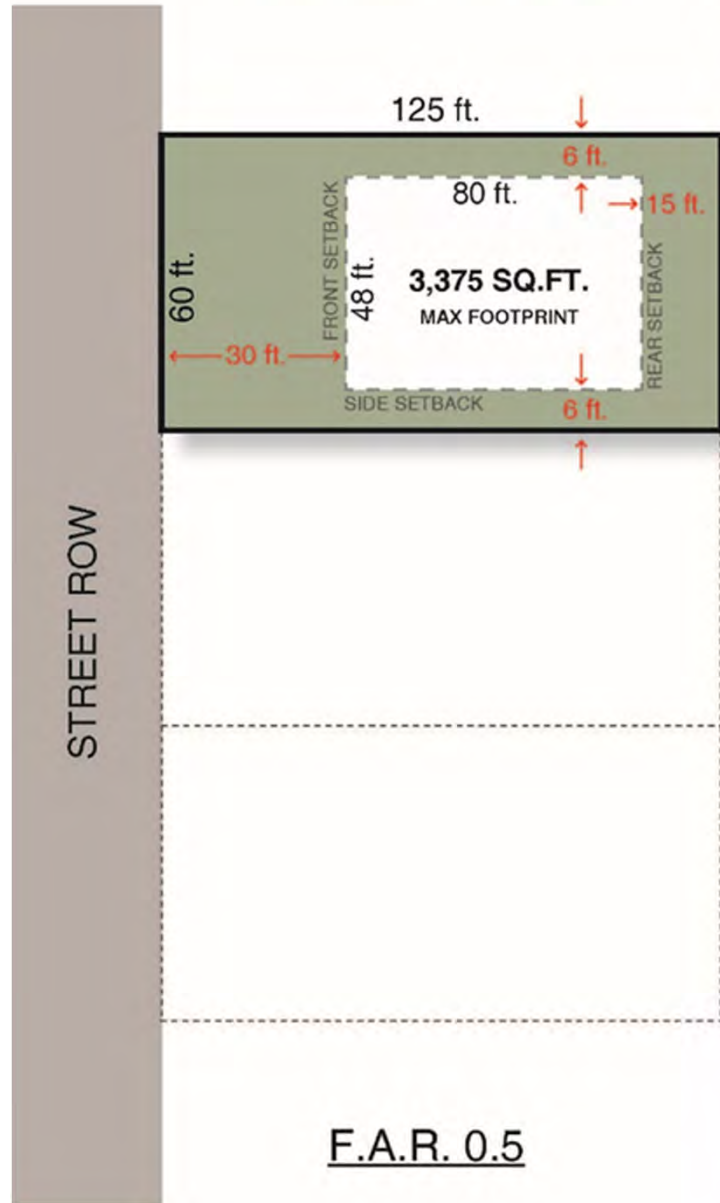
Add a Floor Area Ratio (FAR) requirement of 0.5 to further limit the bulk of a new home on a large lot



1

7,500 SQ. FT. LOT

55% Open Space Required

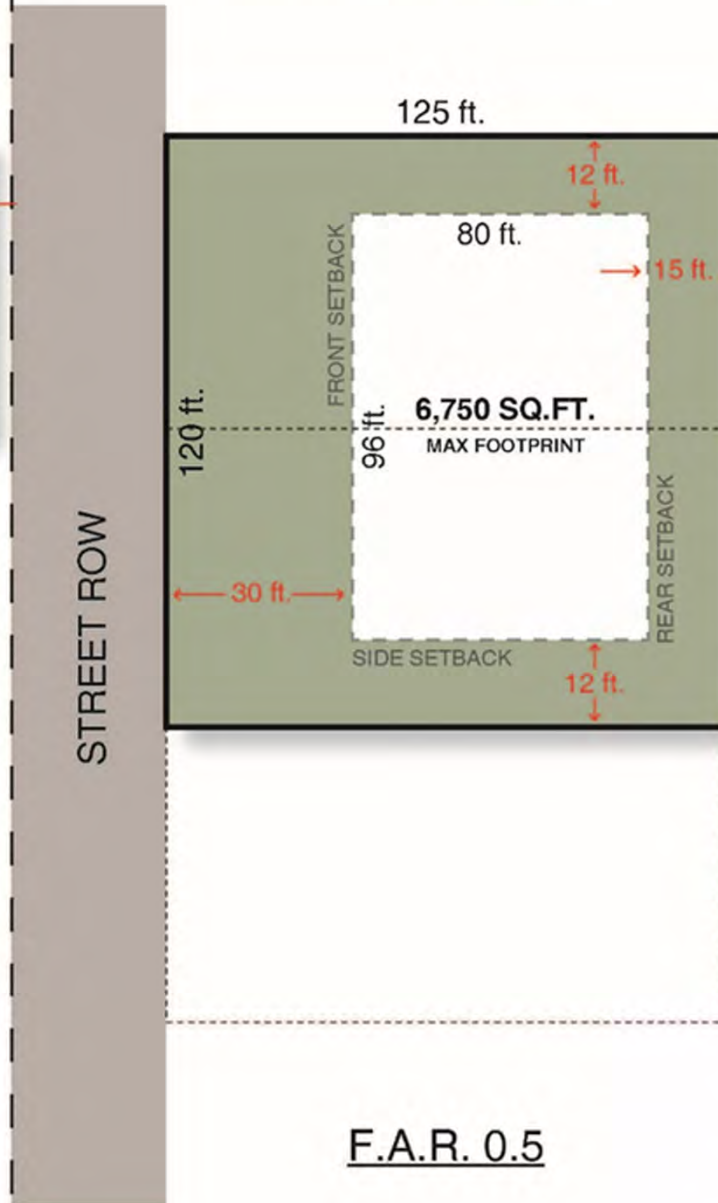


F.A.R. 0.5  
3,750 SQ. FT. GFA

2

15,000 SQ. FT. LOT

55% Open Space Required

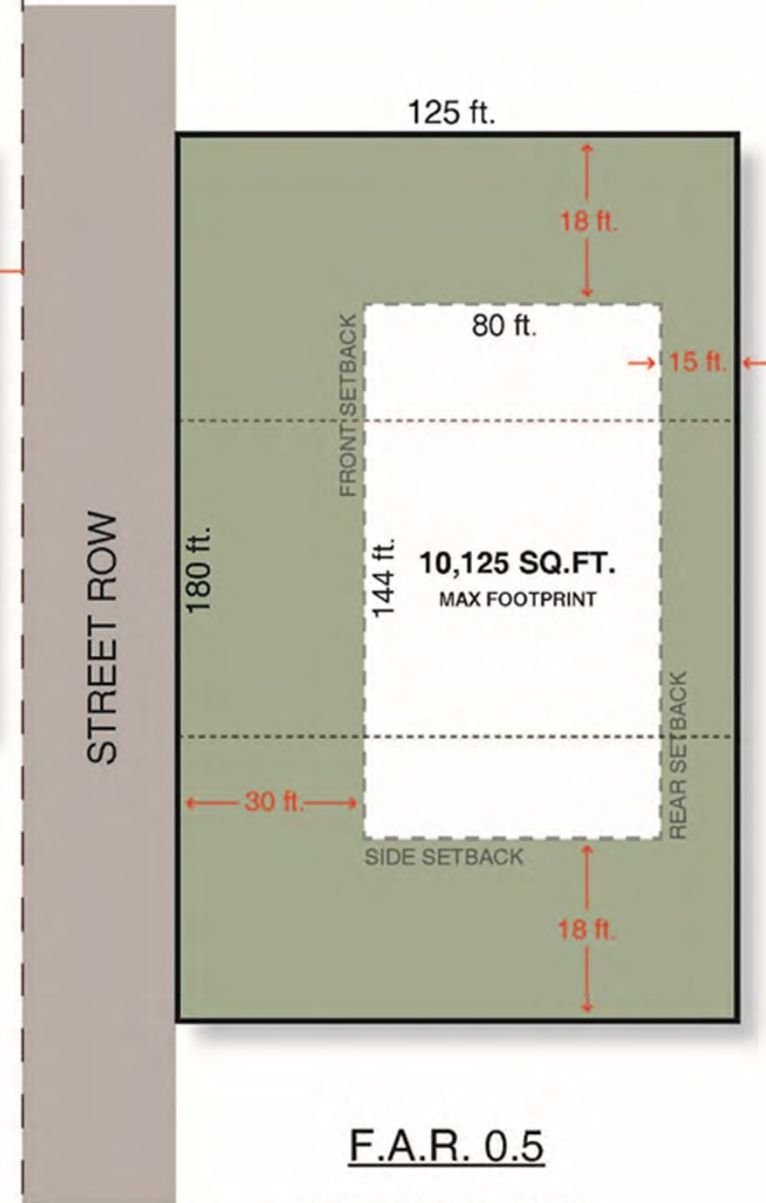


F.A.R. 0.5  
7,500 SQ. FT. GFA

3

22,500 SQ. FT. LOT

55% Open Space Required



F.A.R. 0.5  
11,250 SQ. FT. GFA



# ARCHITECTURAL DESIGN

Require:

- Homes be designed and constructed to be compatible with the surrounding neighborhood and be built of quality materials
- Must be residential in character





# ARCHITECTURAL DESIGN

Require:

- Recognized architectural styles and design principals
- Homes be designed with a top, middle, and base





# ARCHITECTURAL DESIGN

Require:

- Roofs, windows, doorways, porches, columns, and other building elements be proportional and in scale
- Building materials be applied in a manner that reflects the material's purpose, weight, and typical use



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# TRIM AND ROOF OVERHANGS

Require:

- Appropriately scaled trim of a least 3-inches in width required around all window and door openings, building corners, and roof lines along all street facing facades – except when architecturally unsuitable





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# TRIM AND ROOF OVERHANGS

Require:

- Building soffits, overhangs, and cornices in scale with a typical projection of 6-inches, except when architecturally unsuitable
- Roofed, open-air front porch or a recessed front entryway - minimum width of 8-feet and depth of 4-feet



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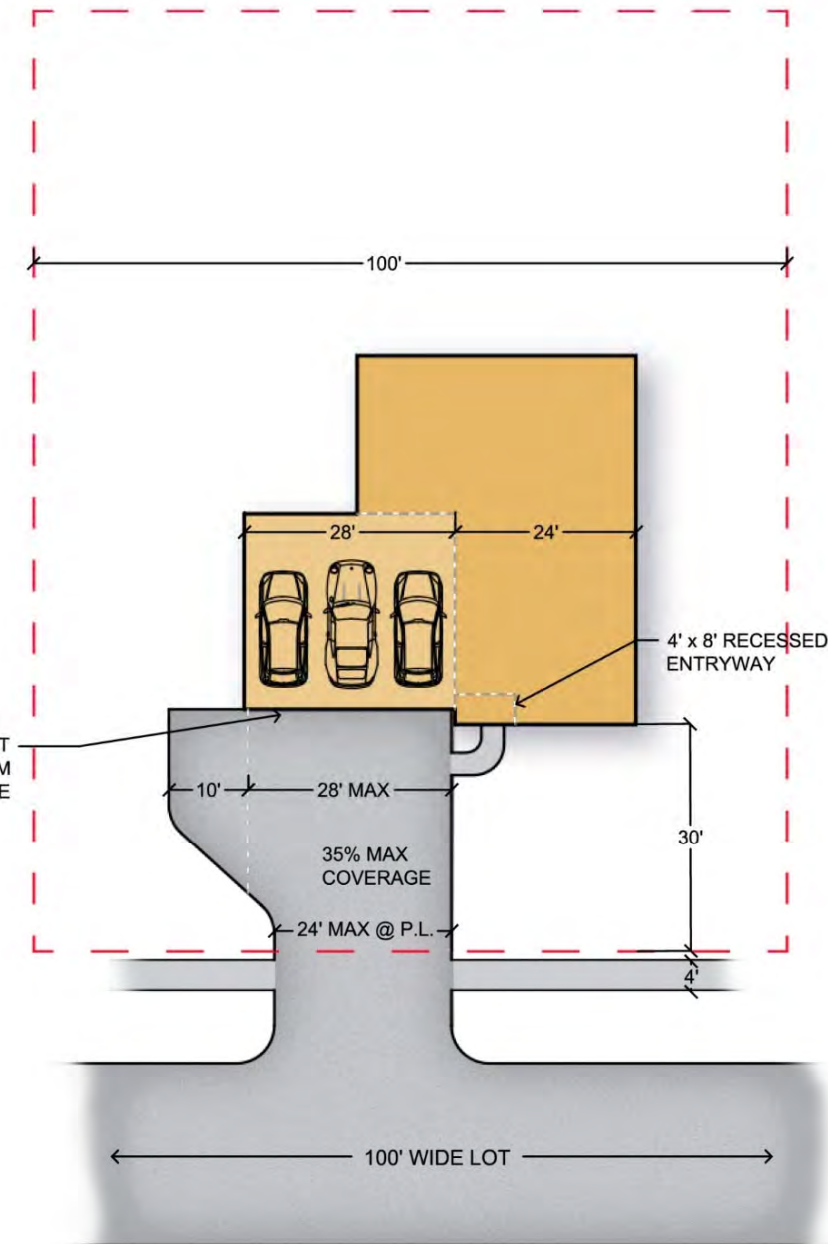
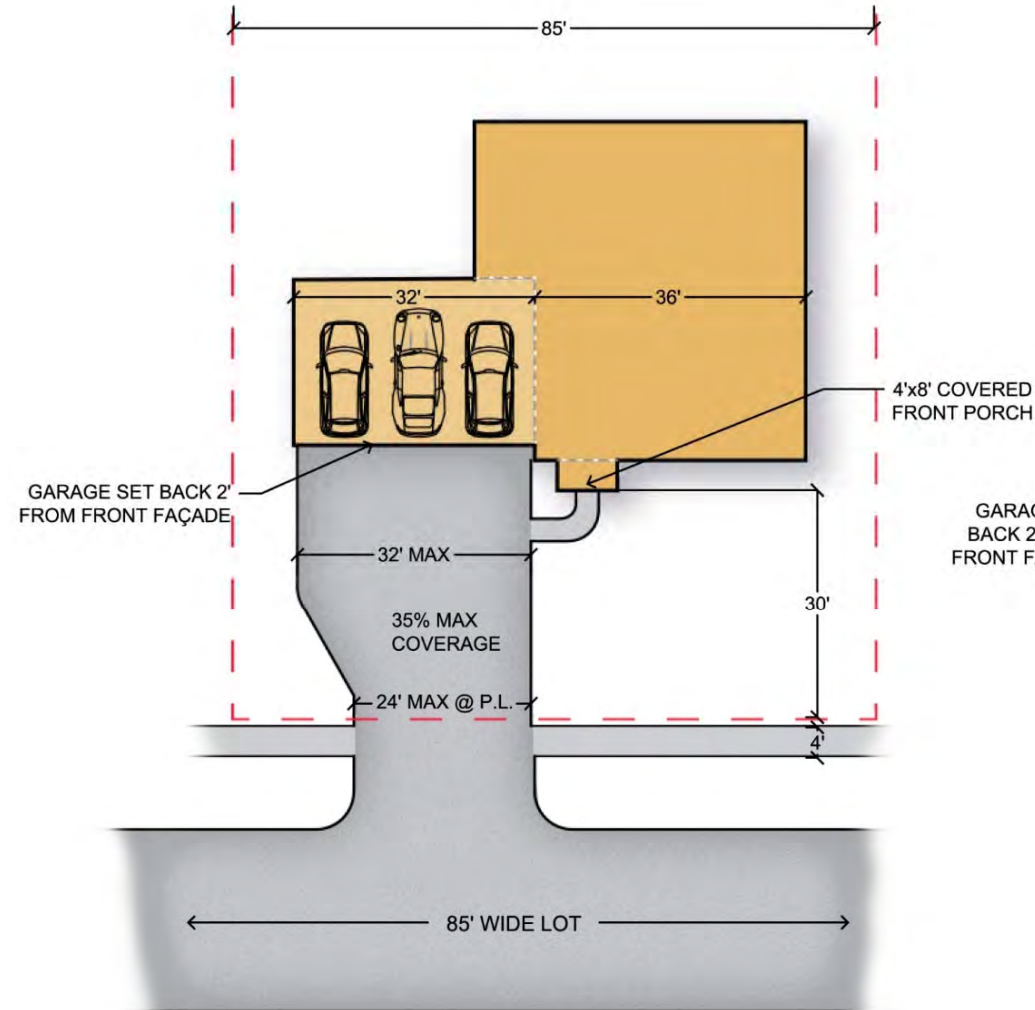


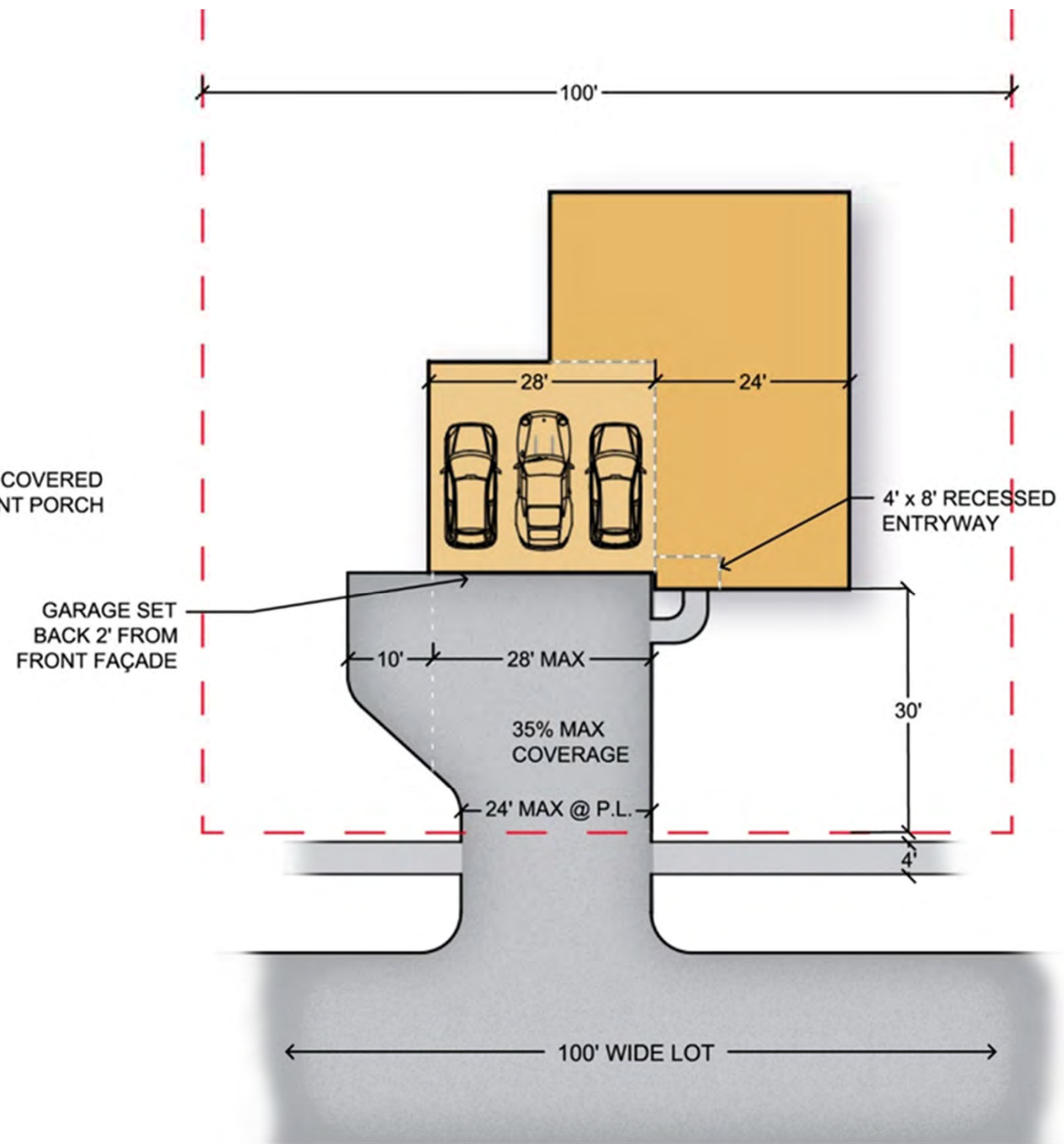
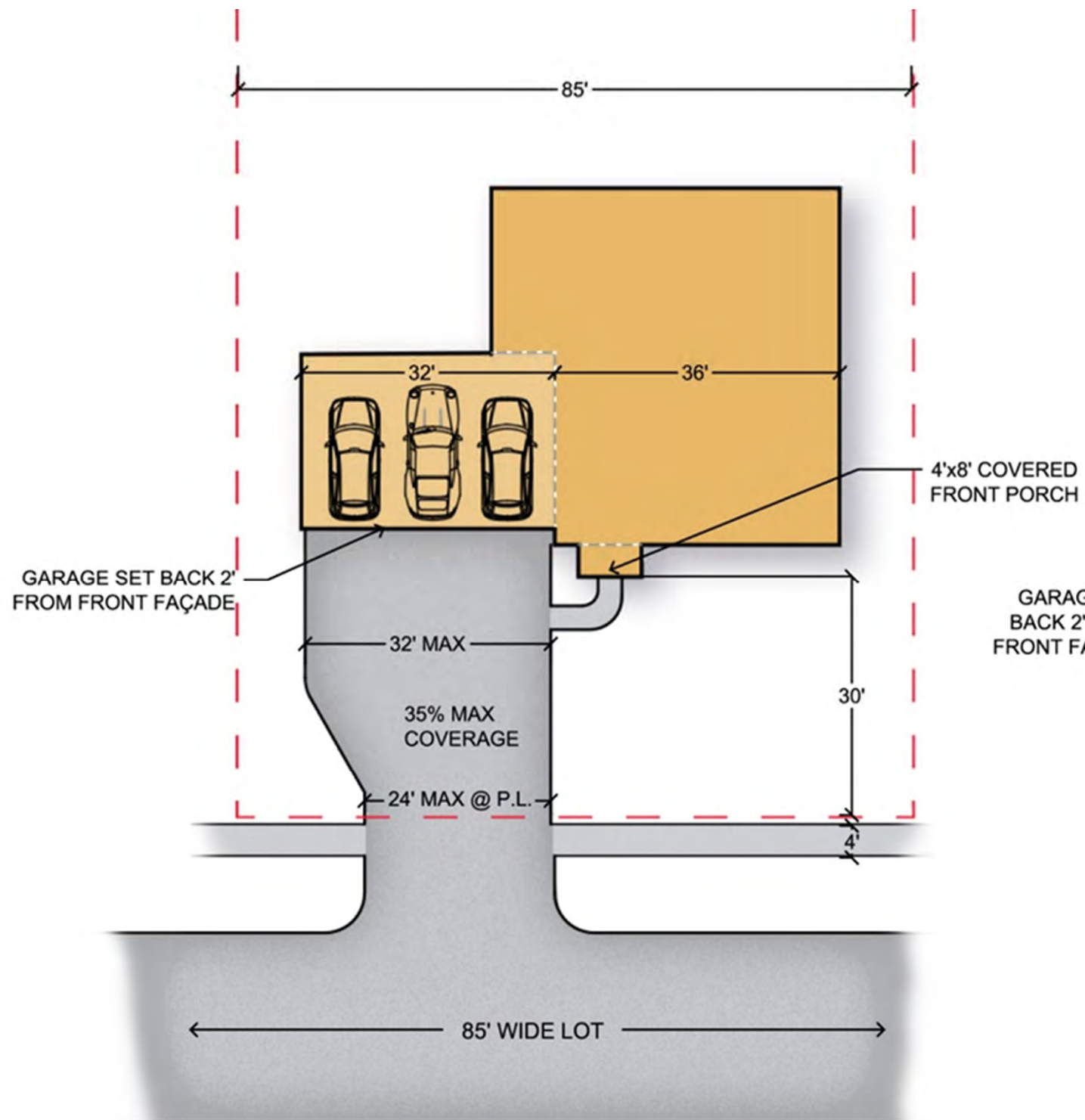


# STREET-FACING GARAGE DOOR STANDARDS

Require:

- Street-facing garage doors that either exceed 50% of the width of the street-facing façade or have a combined total width of 30 ft. shall be architecturally treated and setback a minimum of 2 ft. from the front façade of the house



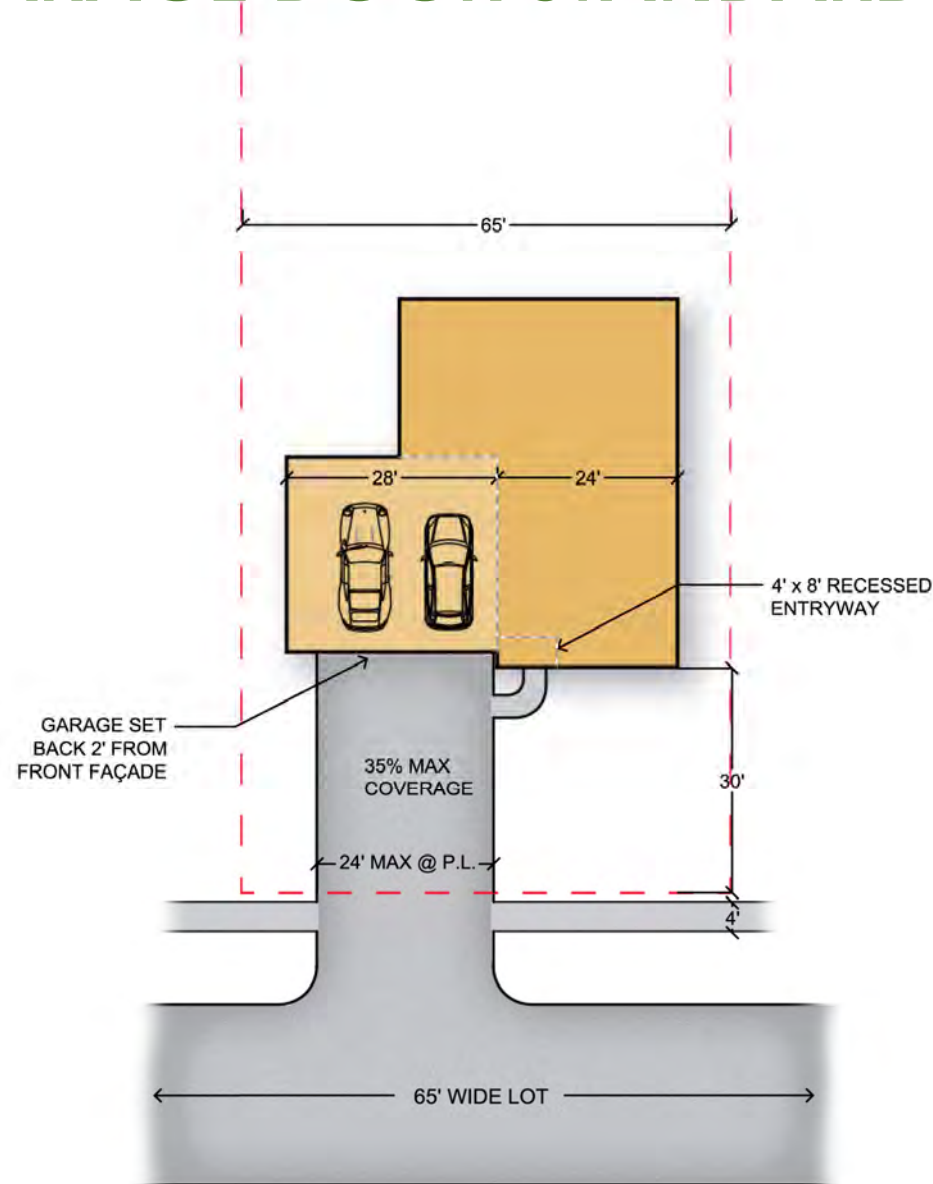


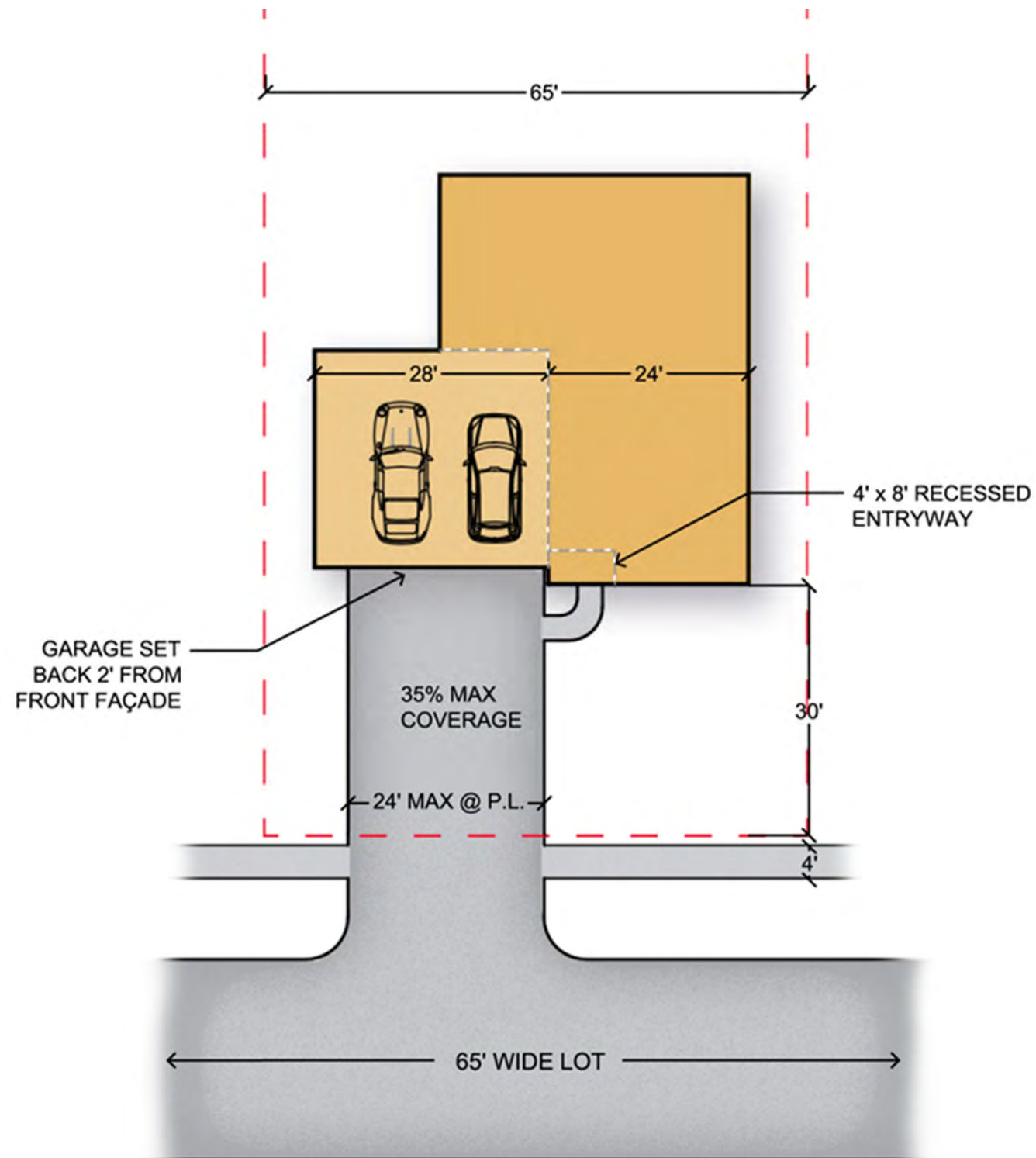


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# EXTERIOR BUILDING MATERIALS

Exterior grade material required:

- Brick and stone veneer
- Stucco - traditional Portland based
- Wood - panels, siding and trim
- Cement fiberboard and composite wood - panels, siding and trim
- Vinyl and metal siding and trim
- Exterior Insulation and Finish System (EIFS) - water managed
- Glass windows and doors, and glass block
- Concrete block and cast-in-place concrete - foundation walls only





# WALL ARTICULATION

No street-facing building wall shall exceed 30 ft. in width without a change or articulation in the wall plan by means of a horizontal offset of at least 2 ft





# ROOF ARTICULATION

No street-facing roof shall exceed 24 ft. in width without a change in the roof direction, articulation of the roof plane by means of an offset of at least 2 ft., or other significant change to the roof form





# WINDOWS

Require:

- All street-facing facades shall include window openings that comprise at least 10% of the façade area





# DRIVEWAY COVERAGE

Maintain 35% yard-area coverage  
limit for driveways and parking and  
2 ft. setback requirement



# DRIVEWAY WIDTHS

Add limit that driveways shall be no greater than 24-feet wide or the width of a garage door opening that faces the street and shall taper to no greater than 24-feet in width at the street right-of-way line

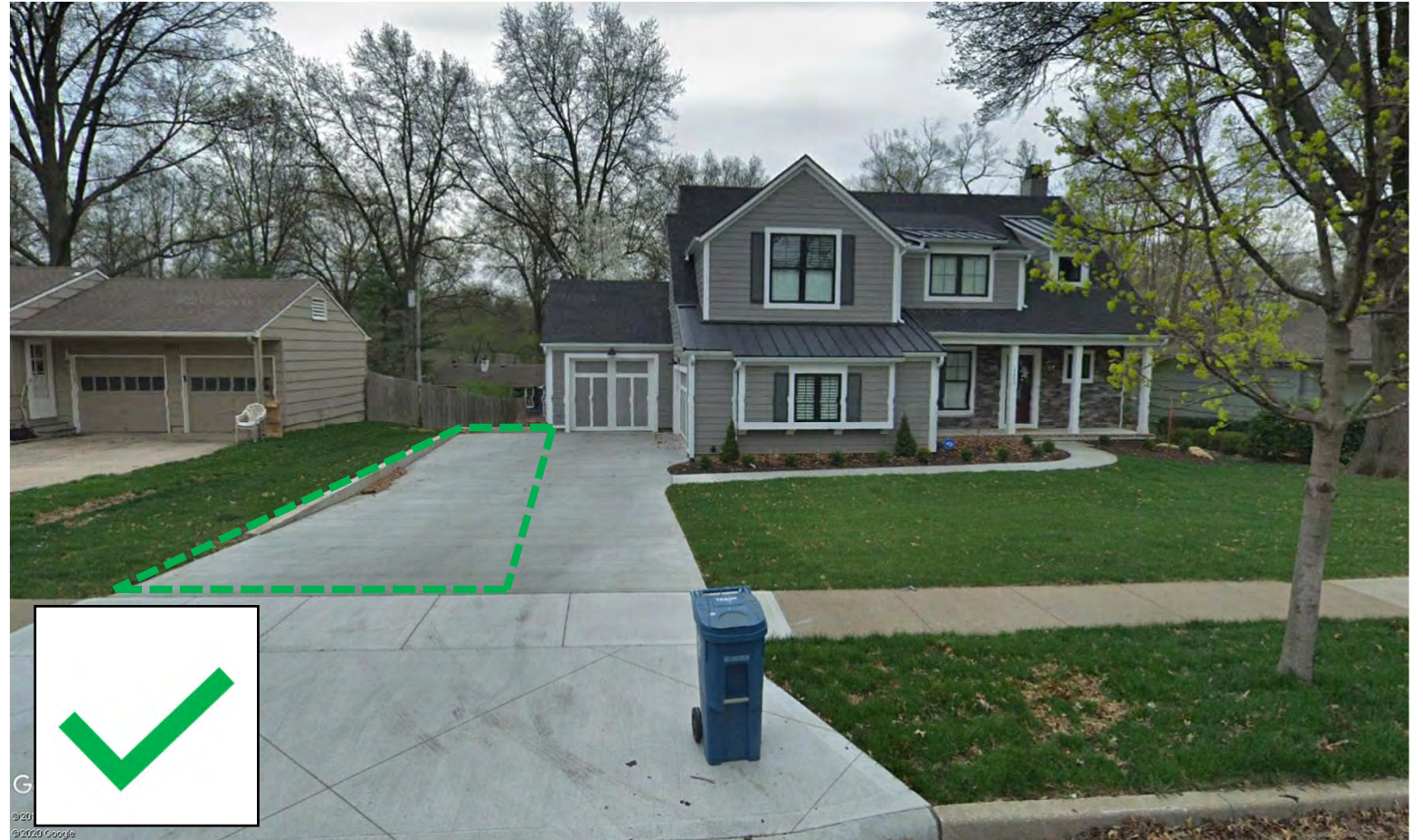


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# DRIVEWAY WIDTHS

Additional parking of vehicles may be permitted on a surfaced area off to one side of a driveway. This auxiliary parking area shall be no more than 10-feet in width and shall not encroach into the right-of-way



UNIVERSAL DESIGN PRINCIPALS

*ACTION PLAN RECOMMENDATIONS*



# UNIVERSAL DESIGN (UD) PRINCIPALS RECOMMENDATIONS

**Don't require but provide information and incentives - carrot versus stick approach**

Educate:

- Develop an awareness campaign (website/mailers/social media posts)
- Create handout material and website reference/resource links geared towards homeowners, remodelers, builders and developers
- Coordinate separate informational/instructional classes for homeowners and builders

Incentivize:

- Offer forgivable loans or grants for homeowners making UD improvements
  - Consider density bonuses or reduction in permit fees to builders utilizing UD principals
  - Tie city incentives to inclusion of UD principals
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