

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

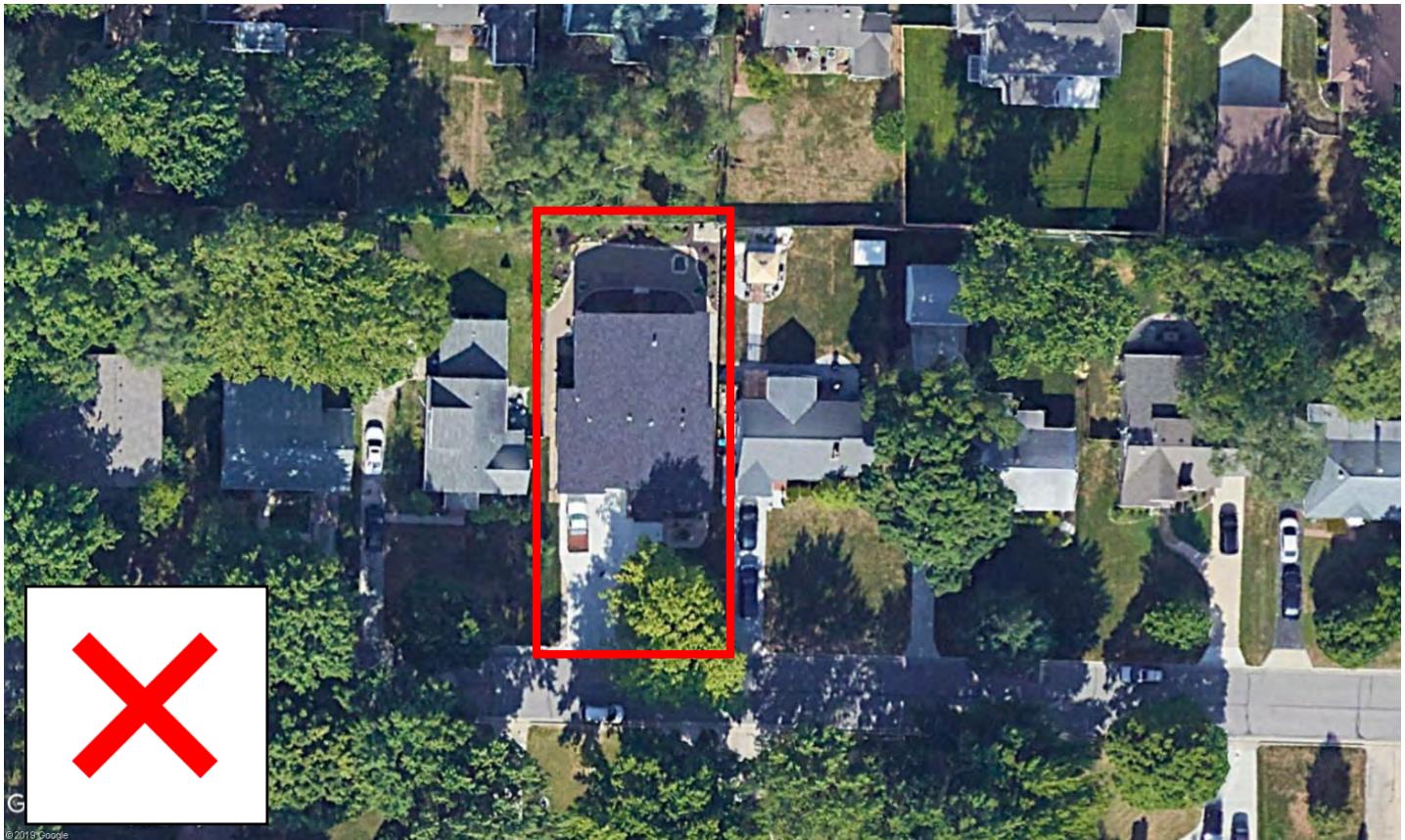
Building Official may grant deviations to ensure the building addition is aesthetically compatible with the existing building design and appearance



BULK REGULATIONS

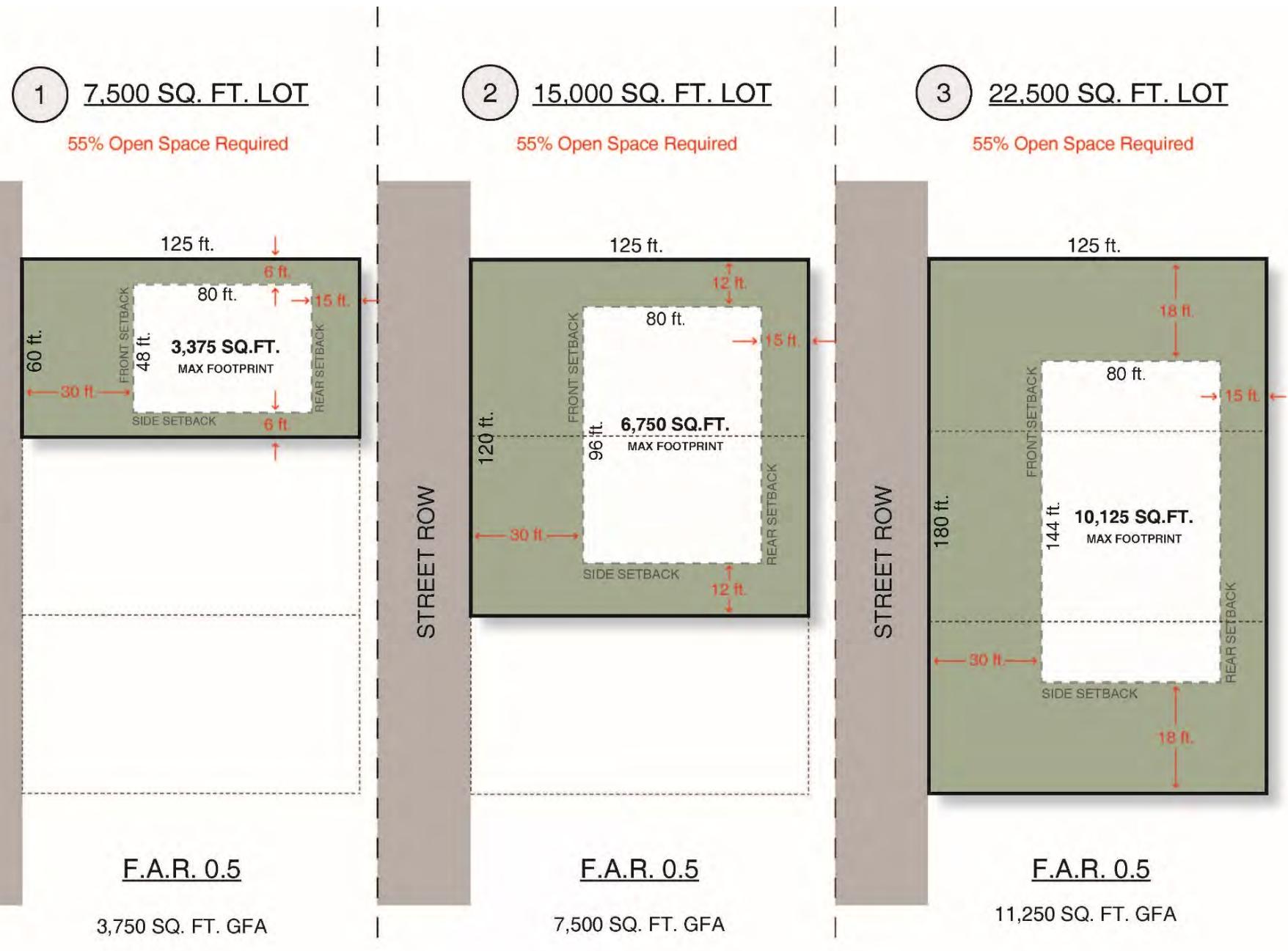
Keep bulk standards the same but eliminate the increased height exception

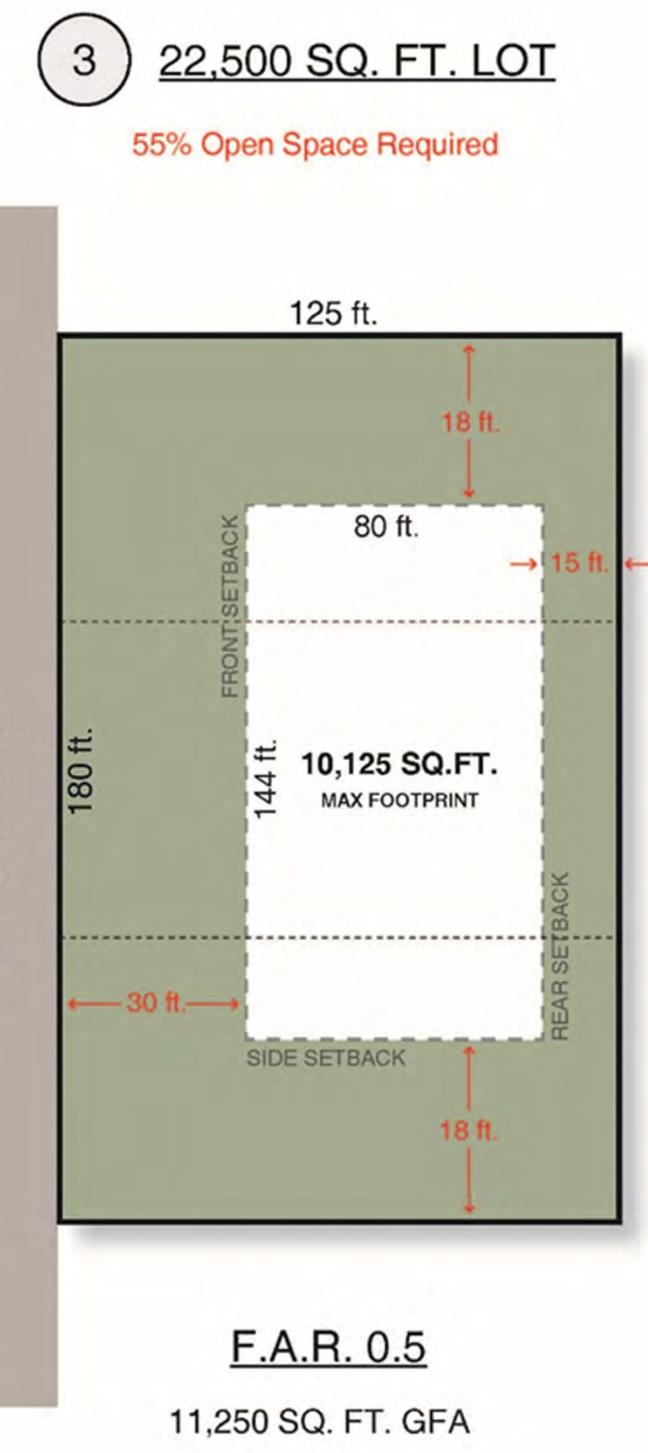
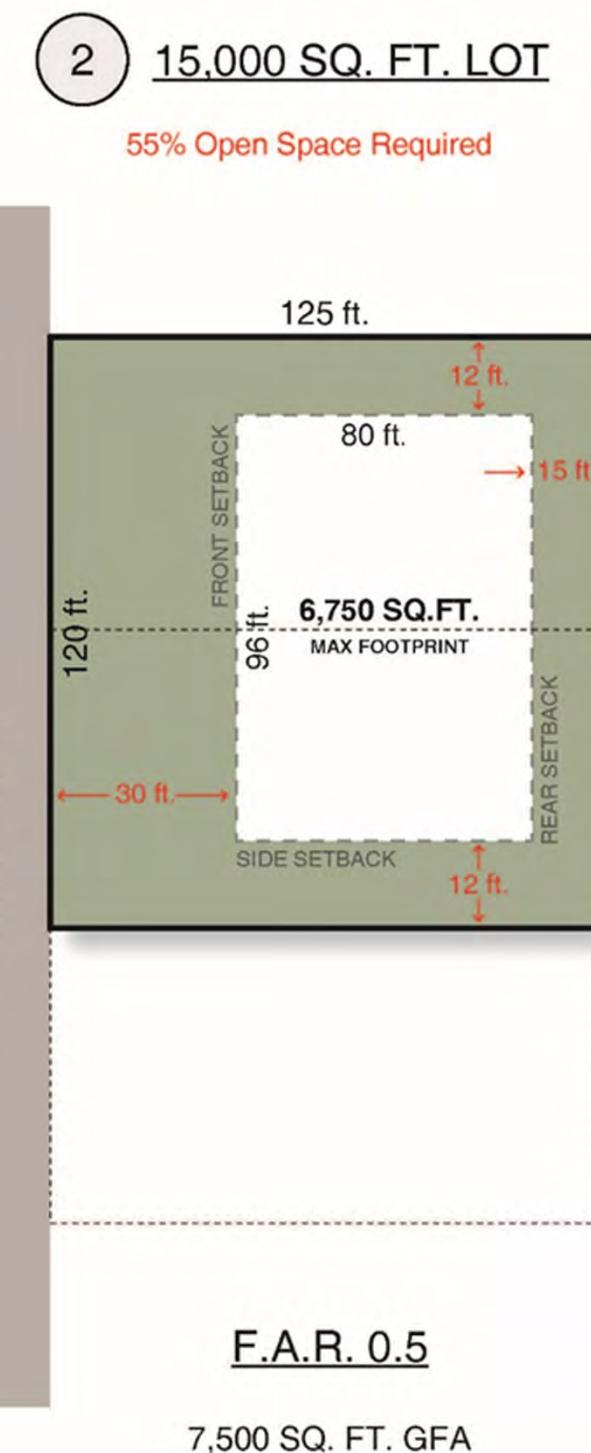
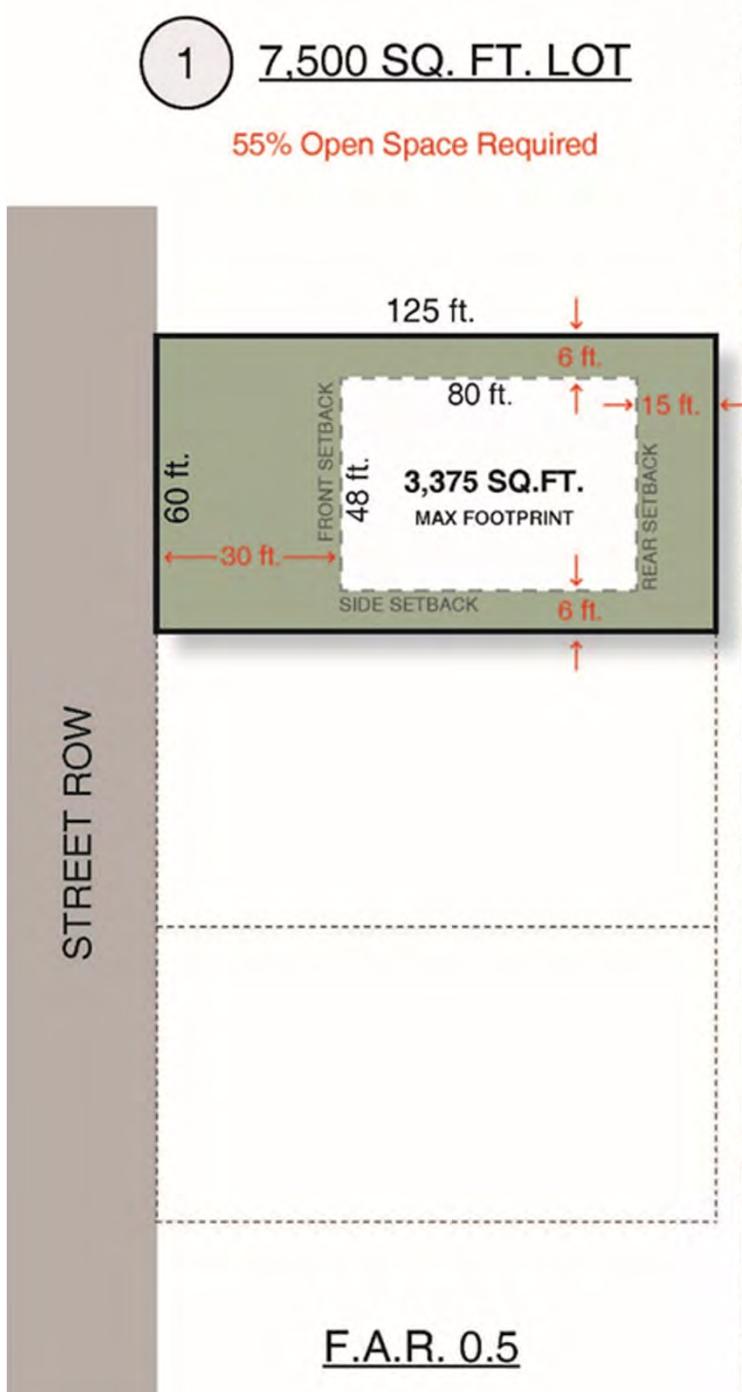
- Front yard setback: 30 – 35 ft
- Rear yard setback: 15 ft
- Side yard setback: 5 ft (building limited to max 80% of lot width)
- Height limit: 35 ft
- Open space required: 55%



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





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

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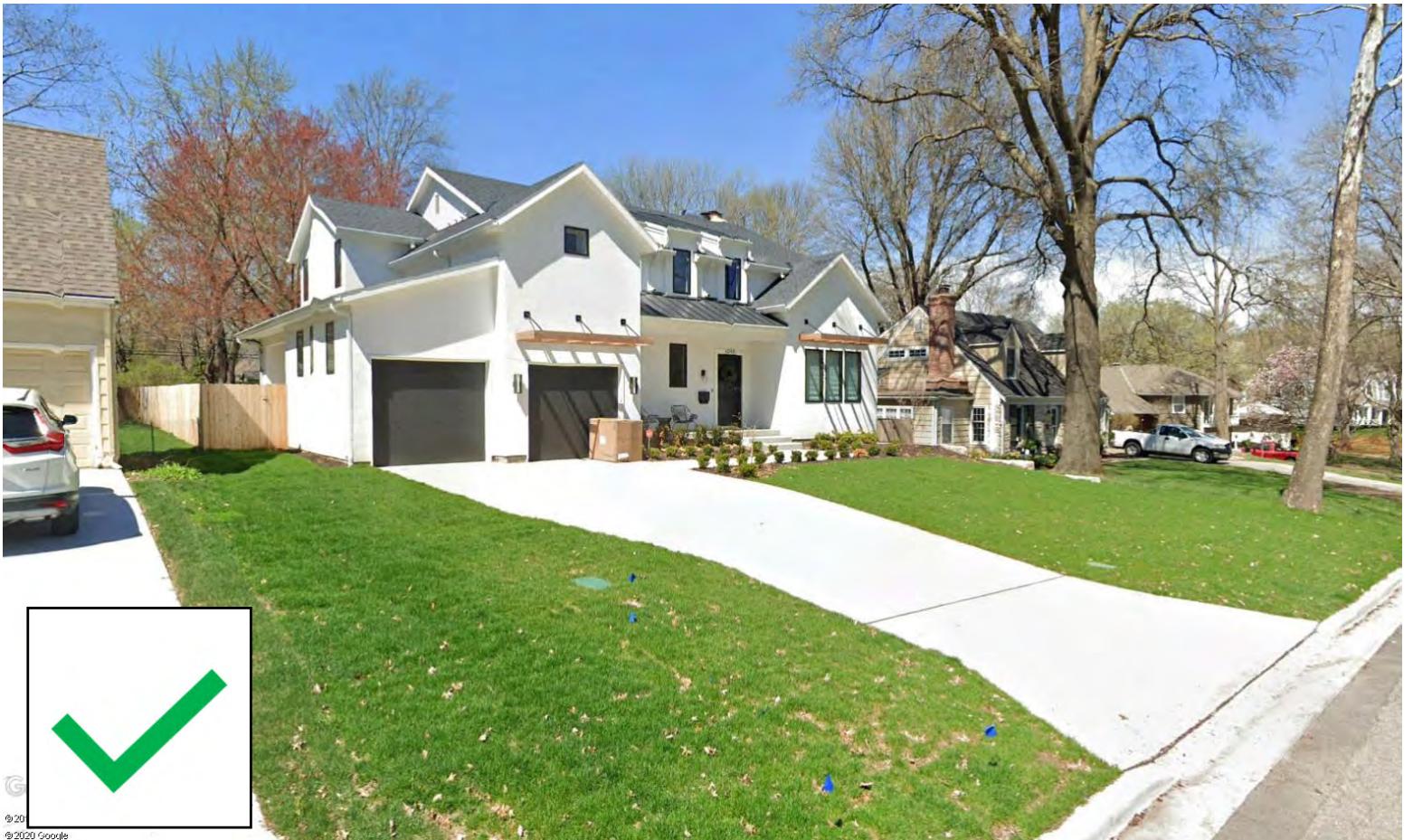
- Recognized architectural styles and design principals
- Homes be designed with a top, middle, and base



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



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



TRIM AND ROOF OVERHANGS

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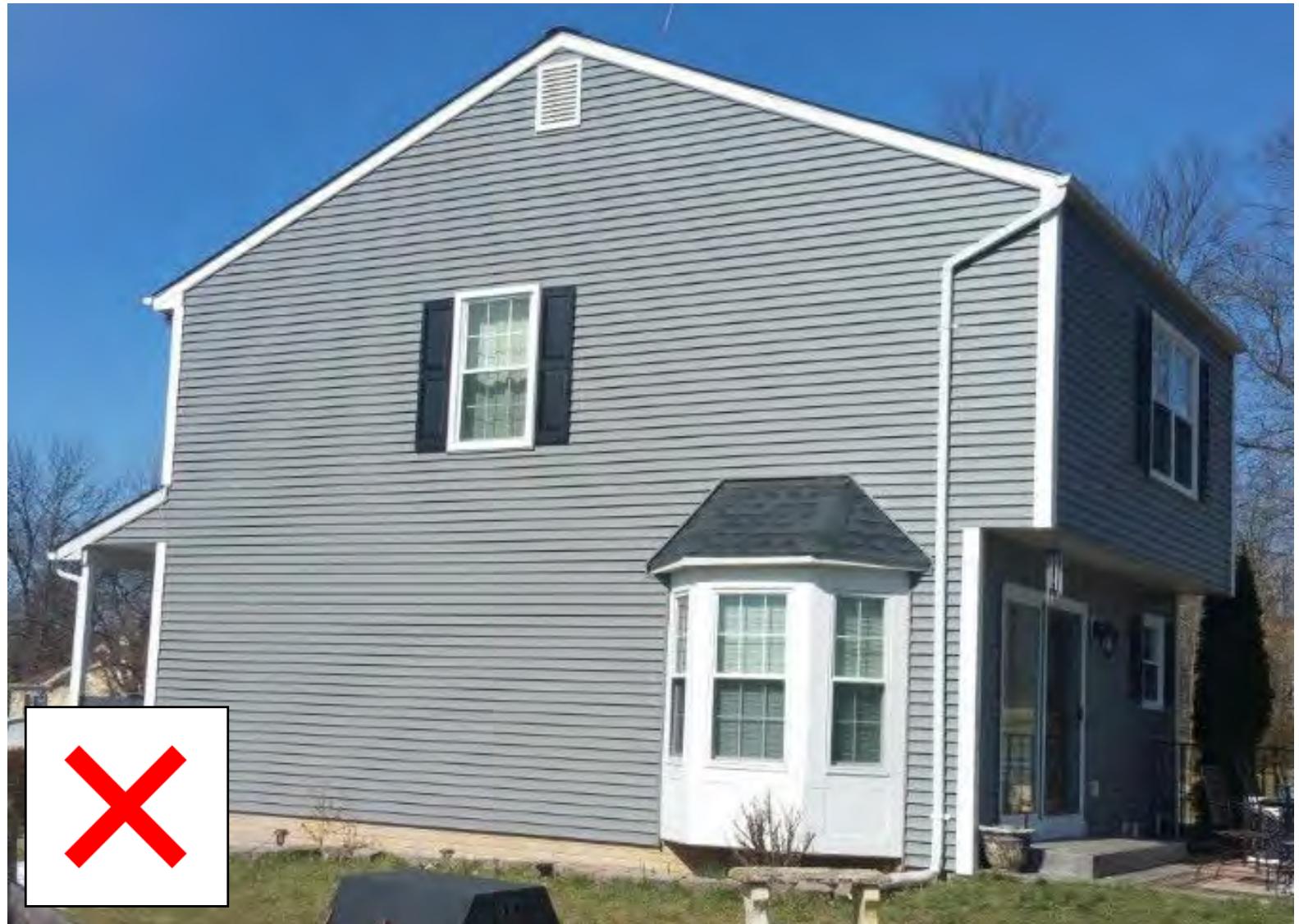
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TRIM AND ROOF OVERHANGS

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



TRIM AND ROOF OVERHANGS

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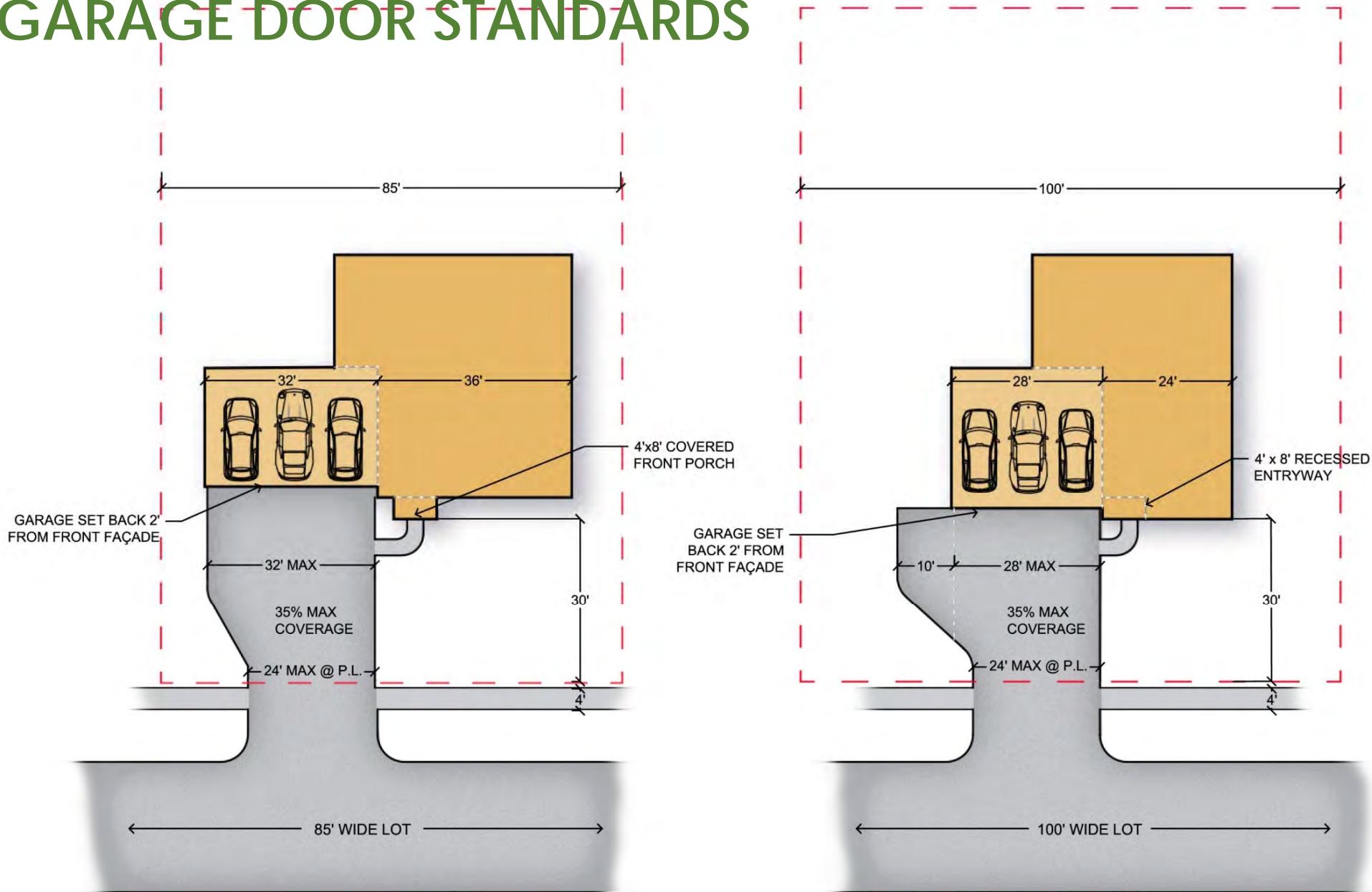
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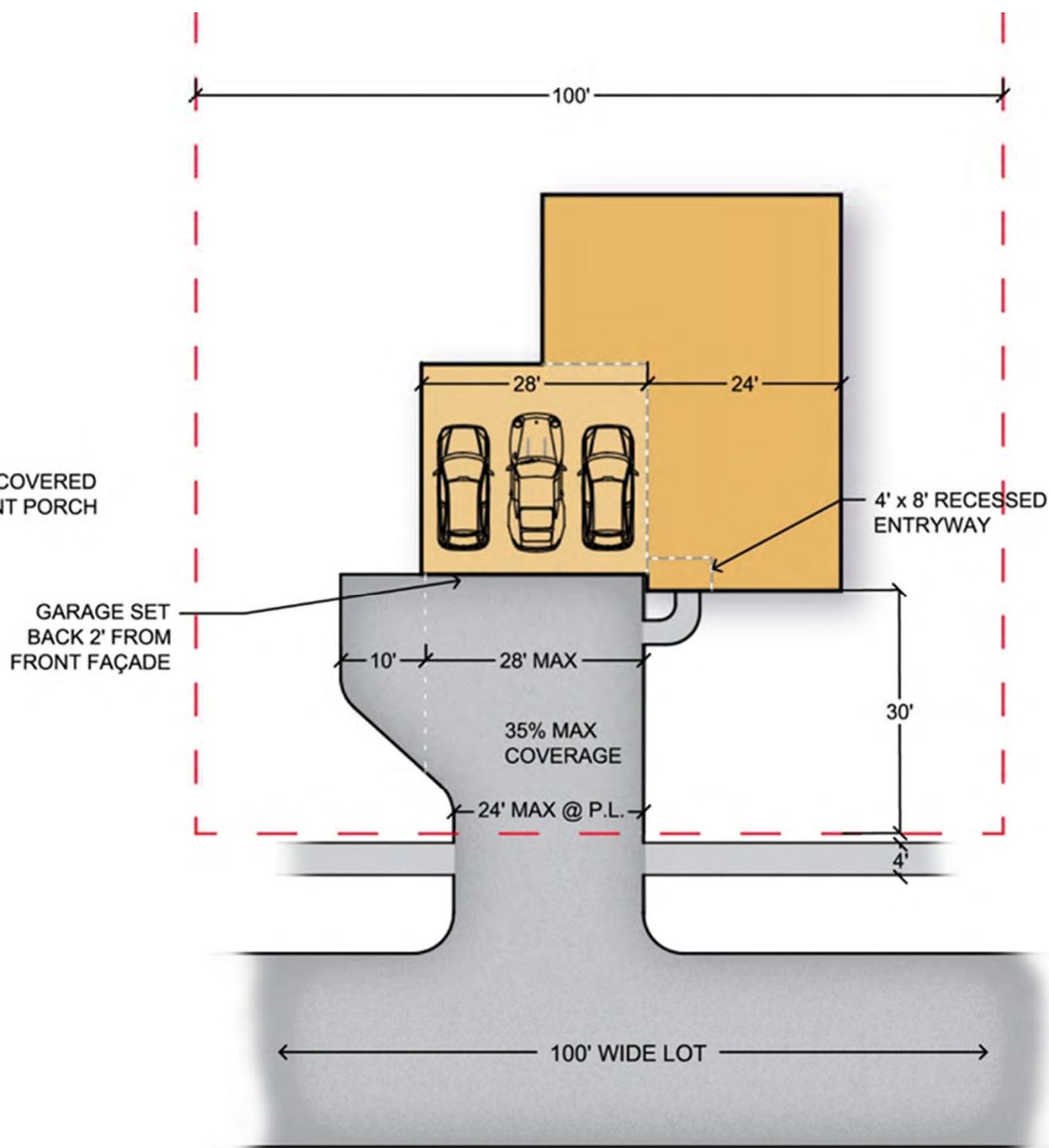
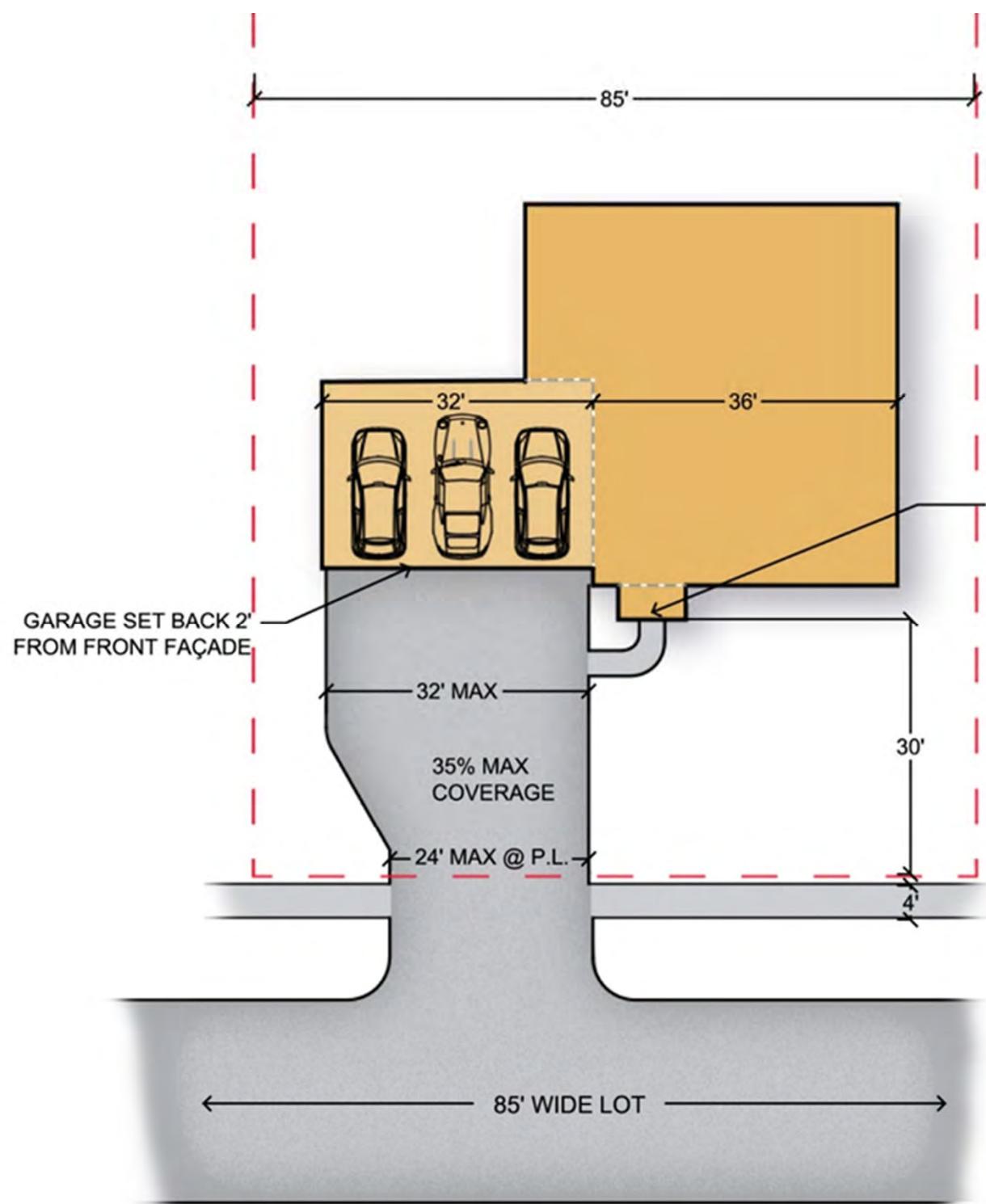


STREET-FACING GARAGE DOOR STANDARDS

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

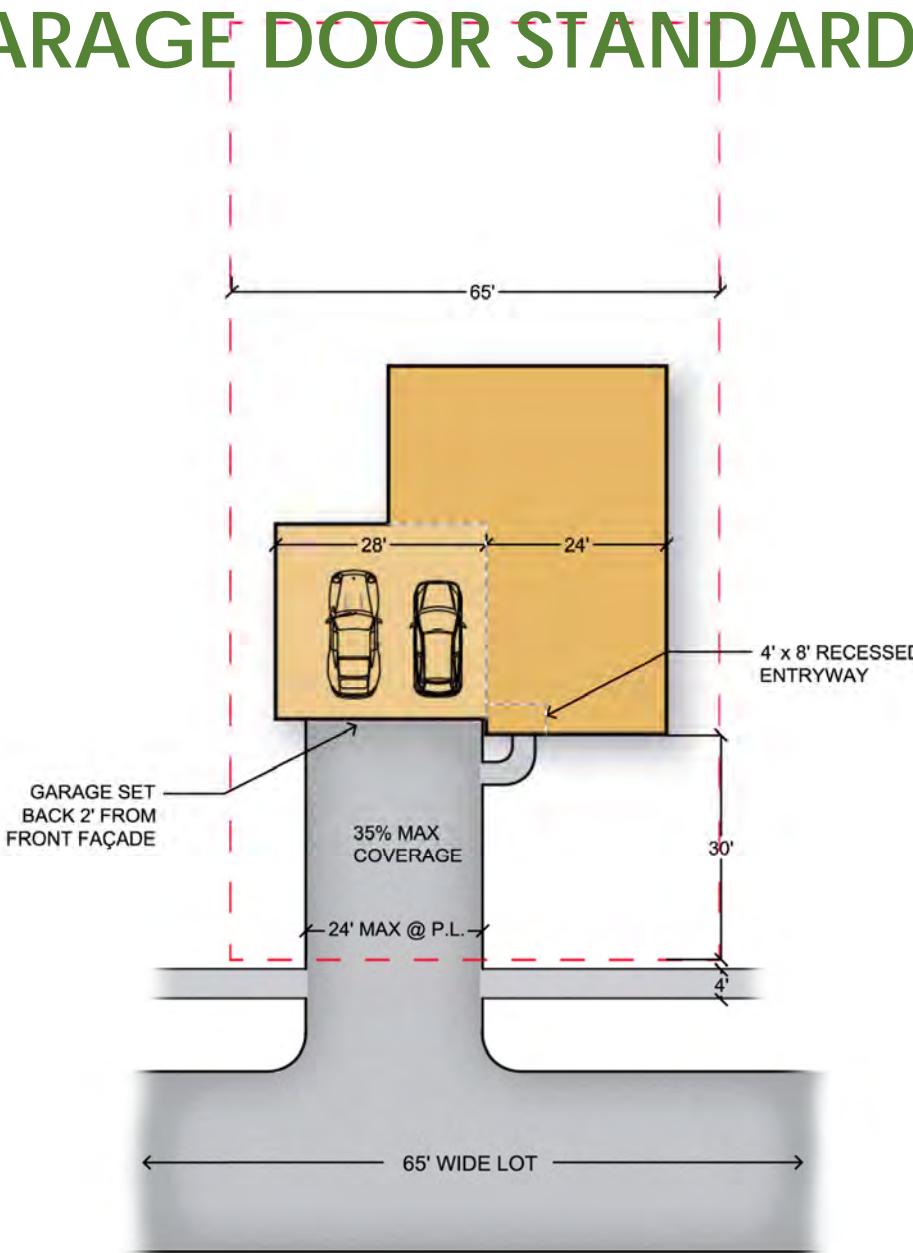


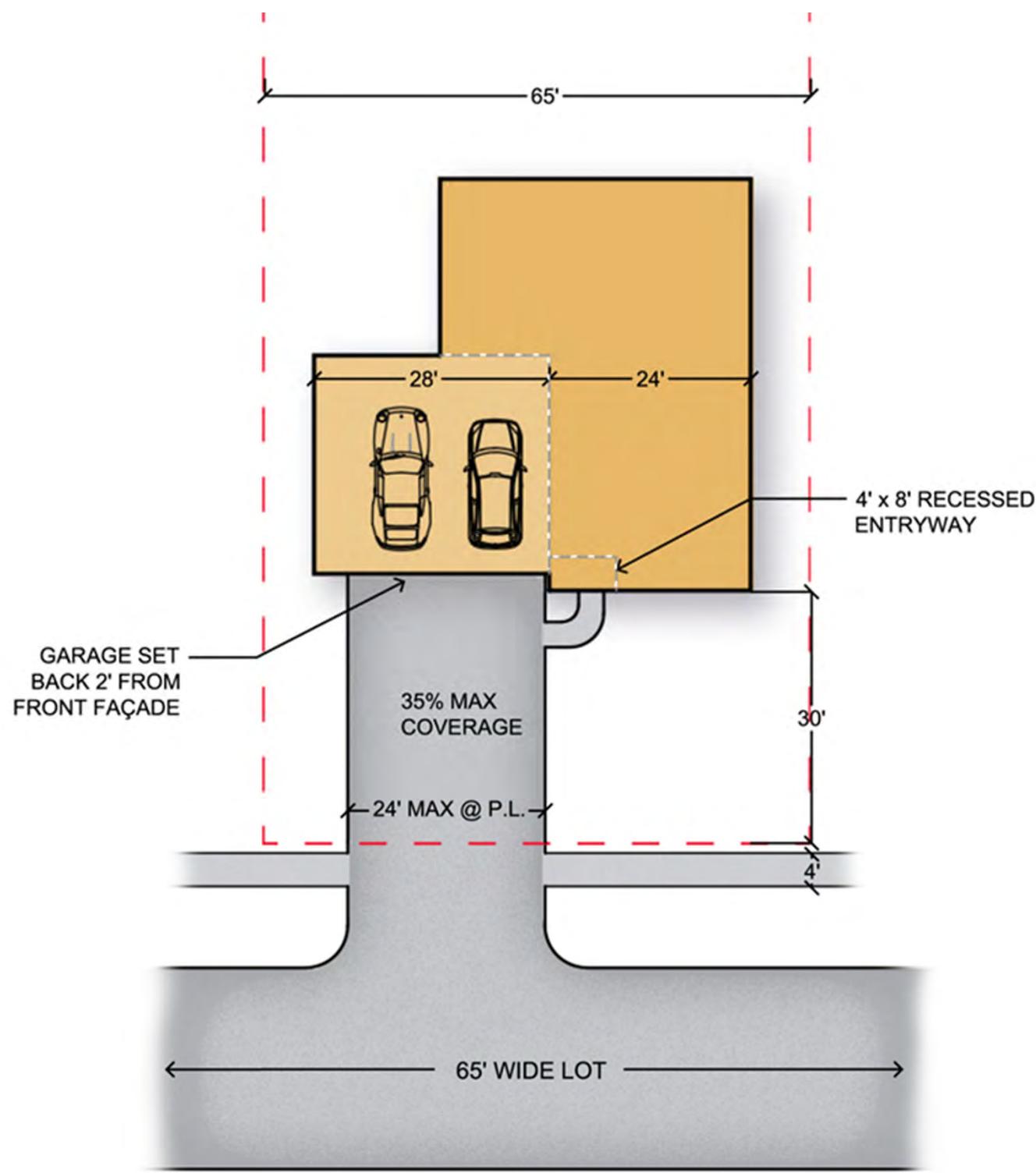


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EXTERIOR BUILDING MATERIALS

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



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
