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8.8.1 PURPOSE AND APPLICABILITY

- A. **Purpose.** This Section supports residential neighborhoods with varied and coherent building forms, lot patterns, building placement, and access patterns. It is intended to avoid long runs of substantially similar residential buildings while allowing flexibility in housing type and architectural design.
- B. **Applicability.**
 - 1. These standards apply to a new residential development containing 12 or more dwelling units, whether developed in one phase or multiple phases.
 - 2. The block-face standards in Section 8.8.2 apply to a block face that includes, or is planned to include, three or more principal residential buildings.
 - 3. For purposes of this Section, a block face is the lots or building sites on one side of a public street between intersecting streets, a cul-de-sac bulb, a street terminus, or another clear break in the street pattern.
 - 4. These standards do not apply to:
 - a. An addition, alteration, replacement, or expansion of an existing dwelling;
 - b. An individual dwelling constructed on a lawfully established lot that is not part of a residential development subject to this Section; or
 - c. A development that contains all dwelling units within one principal building.
 - 5. These standards do not require a specified mix of One-Unit Residential, Two-Unit Residential, or Small Multi-Unit Residential uses. They do not regulate exterior building materials, paint colors, architectural style, or interior floor plans.

8.8.2 REQUIRED VARIATION ALONG A BLOCK FACE

- A. No more than two consecutive principal residential buildings on the same block face may have the same building form.
- B. The third consecutive principal residential building must have a different building form as provided in Section 8.8.3.
- C. On a block face planned to include eight or more principal residential buildings, the same building form may not be used more than three times.
- D. A common-wall building containing two or more dwelling units is treated as one principal residential building for purposes of this Section.

8.8.3 QUALIFYING VARIATIONS OF BUILDING FORM

- A. A principal residential building has a different building form when at least two of the following apply in comparison with the immediately preceding principal residential building on the block face:
 - 1. The street-facing width of the principal building, including an attached garage, differs by at least 15 percent;

2. The primary roof form, roof pitch, or ridge orientation differs;
 3. The primary entrance, porch, or attached garage has a different location or configuration on the street-facing side of the building; or
 4. The building uses a reversed or reoriented plan that changes the location of at least two of the following: the primary entrance, attached garage, or primary roof ridge.
- B. A difference only in exterior paint color, siding color, trim color, material finish, roof color, or other decorative treatment does not establish a different building form.

8.8.4 RESIDENTIAL VARIETY SCHEDULE

A. Timing.

1. A residential development subject to this Section, including a Planned Unit Development, must submit a Residential Variety Schedule to the Zoning Administrator before issuance of the first zoning permit or building permit, whichever occurs first, for a principal residential building within the development.
2. A Residential Variety Schedule is not required with a zoning map amendment, Planned Unit Development application or amendment, preliminary plat, final plat, or other entitlement application.

B. Required Information.

1. The Residential Variety Schedule must identify each block face subject to Section 8.8.2 and show the planned building-form sequence.
2. The Schedule may use a simple table, symbols, or another clear graphic method. Architectural elevations, material boards, color schedules, and interior floor plans are not required.
3. A Schedule may be submitted by development phase but must address every affected block face within that phase. When a block face extends into a future phase, the Schedule must show the anticipated building-form sequence for the entire block face at full buildout.

C. Administrative Review and Effect.

1. The Zoning Administrator shall review a Residential Variety Schedule only for compliance with the objective standards in this Section.
2. This Section does not create a separate discretionary design review or public-hearing requirement.
3. A Residential Variety Schedule is a compliance document and is not a Planned Unit Development Plan element unless it is expressly incorporated into an approved Planned Unit Development ordinance or plan.
4. A zoning permit or building permit for a principal residential building may not be issued when the proposed building conflicts with the applicable Residential Variety Schedule.
5. A Residential Variety Schedule does not authorize a departure from another applicable provision of these Regulations, an approved plan, or another City requirement.

D. Revisions.

1. The Zoning Administrator may approve a revised Residential Variety Schedule when the revision continues to comply with this Section and all other applicable Regulations.

2. A revision to a Residential Variety Schedule does not amend a Planned Unit Development Plan unless the revision changes an expressly incorporated Planned Unit Development Plan element, land use, dimension standard, or condition of approval.