



CITY COUNCIL COMMUNICATION

DATE: November 4, 2024

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Ordinance No. 11-21-24 to amend the Exterior Façade Design Criteria Manual referenced in the Code of Ordinances, Chapter 3 Building Regulations, Article 3.2100 Exterior Façade Design Criteria Manual, Section 3.2101, (a) Design Criteria Manual.

SUMMARY:

- Staff and Council has recently received request for variances or PD amendments for the 25% door and window requirement on yards adjacent a street.
- Council has approved some additional landscape and updated fencing in lieu of this requirement.
- Staff is proposing the following language be added to the Exterior Façade Design Criteria Manual to allow the choice of the 25% requirement or the following:
 - In lieu of side yard walls on corner lots requiring windows and doors comprising of 25% of the wall space, a corner lot shall comply with the following:
 - a. A side yard wall on a corner lot facing a street shall consist of at least two windows or doors totaling 25 square feet in aggregate area.
 - b. On corner lots, side yard fencing facing residential streets and the adjacent gate return, shall be a stained 6-foot-tall cedar board-on-board fence with a decorative top cap and metal posts. Posts and hardware shall be on the internal side of the fence and not viewed from the public ROW.
 - c. On corner lots, fencing facing a collector or arterial street shall be a 6-foot masonry wall with columns.
 - d. On corner lots, front fencing or gates that face a primary street shall be set back from the front façade a minimum of 10 feet but no more than 15 feet.
 - e. If a window of any size is not installed on the side of a house on a corner lot between the front build line and side yard fence return, shrubs of a minimum of 3 gallons in size shall be planted between front build line and fence return at a spacing of 4 feet on center. In addition, one 3-inch caliper eastern red cedar (*Juniperus virginiana*), or other evergreen tree species approved by the Director of Development Services, shall be planted at the longitudinal midpoint between the front build line and fence return.
- This is the language that has been used in the PD amendments.
- Using this language provides consistency with what has already been approved.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL

ATTACHMENTS:

Ordinance No. 11-21-24

Exhibit A

Existing Exterior Facade Design Criteria Manual