





# WESTFIELDS CENTRAL AMENDMENTS



# COMMUNITY DEVELOPMENT REQUEST

- Clarify setbacks
- Enhance architectural standards



# POLICY CONSIDERATION

- Maintain the plan's original objectives



# PROPOSED AMENDMENTS

- Encroachments
- Interior Setbacks for Attached Units
- Architectural Standards
  - Materials
  - Architectural Elements
  - Elevation Variation
  - Openings
  - Green Standards



# PLANNING COMMISSION ACTION

Recommend Approval 5:0

- Ellingson
- Baker
- Farrer
- Calder
- Nelson



# RECOMMENDATION

Move to adopt the proposed amendments to the Westfields Central New Neighborhood Plan



# ENCROACHMENTS

Portions of a building that project over the minimum setback line into the required setback area.

## HOUSE

A House Type is a single-family residence on its own lot. For House types the primary facade faces a public street or a greenway where a porch and entry are prominent. Garages and/or parking is provided from a rear lane.

Lot width x depth 40' min. x 80' min. (A)

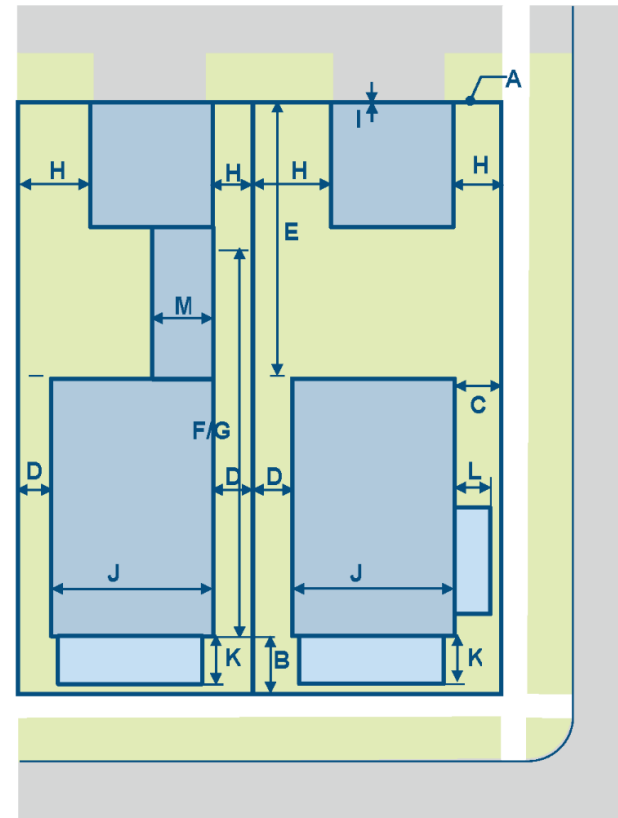
### Setbacks

Front	15' min. (B)
Corner Side	8' min. (C)
Side	8' min. (D)
Rear	35' min. (E)
Parking and Waste from Front Façade	40' min. (F)
Accessory Buildings from Front	40' min. (G)
Accessory Buildings Side	Align (H)
Accessory Buildings Rear	0' min. (I)
Building Frontage at Setback	30' min. (J)
Building Front Encroachments	12' max. (K)
Building Side Encroachments	5' max. (L)
Building Back Wing	15' max. (M)

### Height

Principle Building	3.5 Stories max.
First Floor Above Grade	1.5' min.
Outbuilding	2.5 Stories max.

On corner lots, the open side of the building shall face the street side yard. The open side is the side elevation containing the recesses or breaks in the façade plane required by the maximum building back wing width, or created by other design elements.







# ENCROACHMENTS

Building encroachments are defined as follows.

1. Ordinary and customary projections such as sills, belt courses, cornices, eaves, roof overhangs, gutters, chimneys, flues, lintels, and solar appurtenances.
2. Unroofed and unwalled porches, stoops and steps, decks, and balconies
3. Roofed and unwalled patio coverings or roofs, permanent or retractable awnings
4. Bays and cantilevers may project up to two feet (2') into any required yard space, but shall not exceed twenty percent (20%) of any wall length.

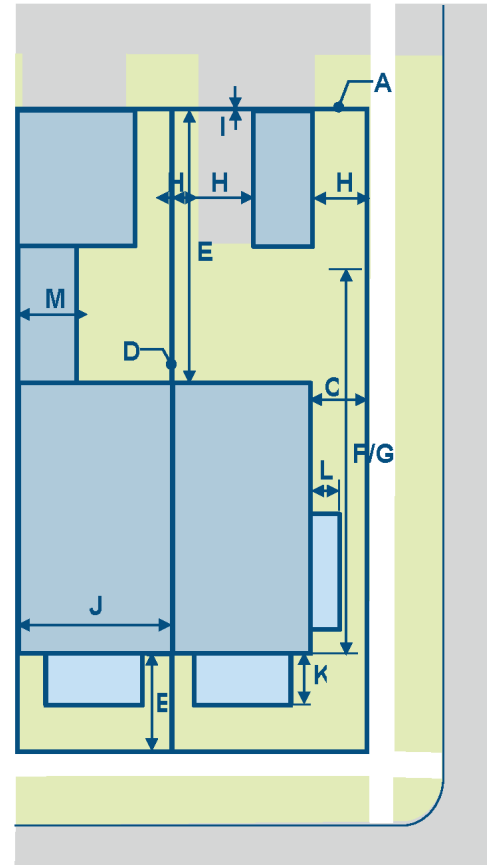


# INTERIOR SETBACKS FOR ATTACHED UNITS

## TOWNHOUSE

A Townhouse is a single-family residence that shares a party wall with another of the same type and occupies the full frontage line on its own lot. For Townhouses, garages, ADUs, and/or parking is provided from the rear lane frontages while the primary townhouse front faces a street or public greenway. Townhouses in the T-5 Neighborhood Center Strolling District are permitted to have ground floor mixed-use.

Lot width x depth	16' min. x 80' min. (A)
Setbacks	
Front	10' min. (B)
Corner Side	8' min. (C)
Adjoining Side	0' min. (D)
Non-adjoining Side	5' min.
Rear	30' min. (E)
Parking and Waste from Front	35' min. (F)
Façade Accessory Buildings from	40' min. (G)
Front Accessory Buildings Side	Align. (H)
Accessory Buildings Rear	0' min. (I)
Building Frontage at Setback	100 %' max. (J)
Building Front Encroachments	8' max. (K)
Building Side Encroachments	6' max. (L)
Building Back Wing	15' max. (M)
Height	
Principle Building	3.5 Stories max.
First Floor Above Grade	1.5' min.
Outbuilding	2.5 Stories max.





# INTERIOR SETBACKS FOR ATTACHED UNITS

Adjoining side setbacks apply only where two of the same lot types directly abut each other without any intervening pedestrian way or alley. Loft and Mews types may abut using the adjoining setback.



# ARCHITECTURAL STANDARDS

## Materials

- Artificial wood textured siding surfaces shall be avoided. Masonry textured “fake” artificial (plastic or cementitious) panels shall be avoided.
- If materials change, material and color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line at a floor line or a gable end. ~~they shall change along a horizontal line, with the Hheavier materials shall be placed below the lighter materials.~~
- Stucco shall be cementitious with smooth sand finish



# ARCHITECTURAL STANDARDS

## Architectural Elements

- Columns and posts shall be appropriate to the architectural style of the building.
- Porches shall have railings.



# ARCHITECTURAL STANDARDS

## Elevation Variation

When the same building plan is repeated two or more times on a block face, variation in architectural elevation is required. At least two of the following options must be used.

- Change in color palette
- Change in materials (ie. board & batten vs shiplap, brick-clad chimney vs siding-clad chimney)
- Change in porch details, including posts, railing, rafter tails, roof configuration, or other details
- Change in window details such as trim or muntin configuration
- Change in picket fence styles



# ARCHITECTURAL STANDARDS





# ARCHITECTURAL STANDARDS

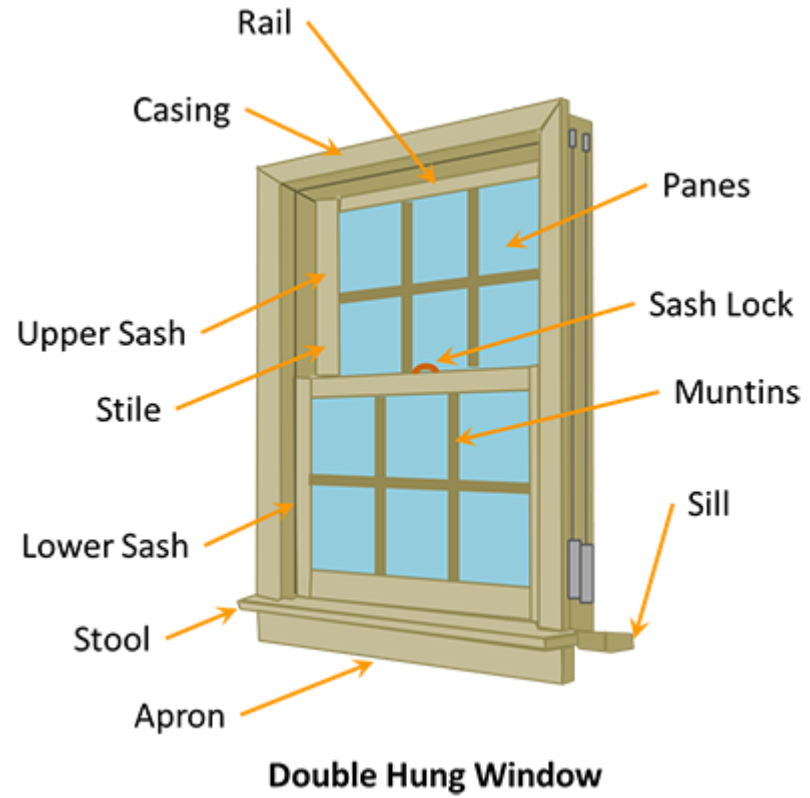
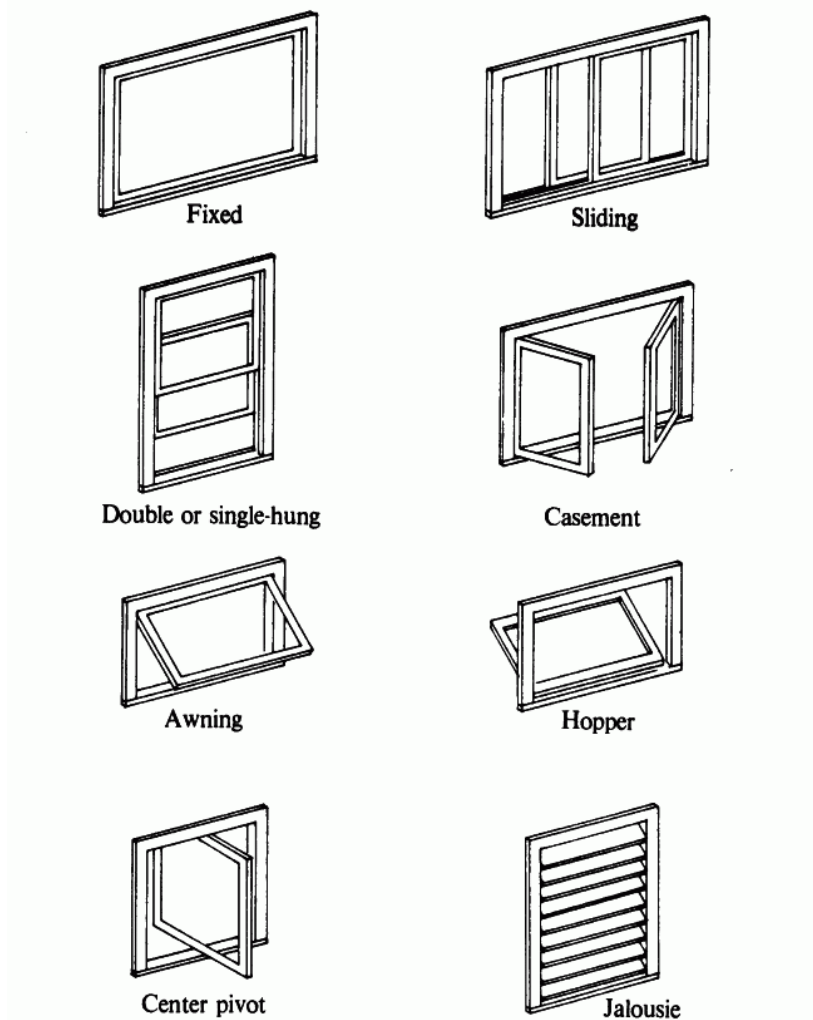
## Openings

- Doors and windows that operate as horizontal sliders are prohibited on street-facing facades except on balconies where the use of sliding doors may provide for better utilization of floor space. Permissible window operation types include single- and double-hung, casement, awning and pivot
- Windows shall be of consistent style and muntin configuration for each unit plan.
- Window trim shall not be a picture frame configuration, and shall include a combination of sill and cap as appropriate to the style.
- Ganged windows shall include spacer bars between each window.
- Windows of the same configuration on a single elevation shall be consistent in size and aligned horizontally or vertically.





# ARCHITECTURAL STANDARDS





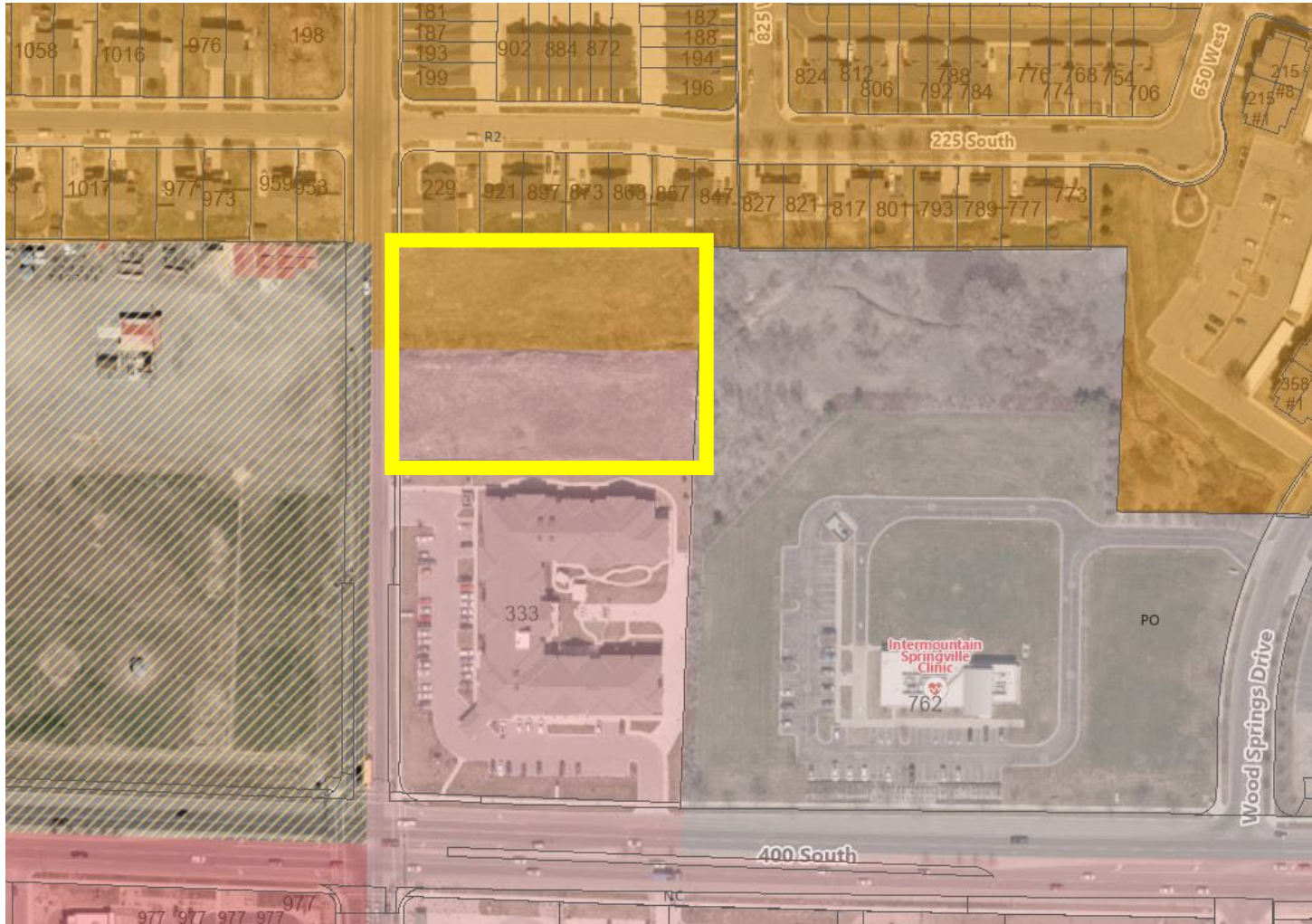
# ARCHITECTURAL STANDARDS

## Green Standards

- ~~Over windows, moderate overhangs or shutters shall be used in South-facing facades and wider overhangs, or shutters, and/or vertical louvers on East or West facing facades. Exceptions may be permitted where no historical precedent exists in the selected architectural style for window overhangs or shutters.~~
- ~~Interior Window Coverings shall be white.~~
- ~~Paints shall have low VOC emissions.~~



# ZONE MAP AMENDMENT-ETERNAL SPRINGS, LLC





# ZONE MAP AMENDMENT-ETERNAL SPRINGS, LLC

- Dual Zoning was the result of an arbitrary decision as to how the area would develop
- Dual zoning is problematic for both residential and commercial development
- Rezone to NC is consistent with surrounding parcels
- NC is complementary to adjoining residential



# PLANNING COMMISSION RECOMMENDATION

Recommend Approval 4:0

- Ellingson
- Farrer
- Calder
- Nelson



# RECOMMENDATION

Move to adopt the proposed zone map amendment.