

PROPOSED PRUD DESIGN STANDARDS

Building Material

Current Ordinance:

- Building Materials -Unclear- 20 percent (20%) masonry requirement is listed under density bonus with increases based on additional masonry.



Proposed Ordinance

- Minimum 20 percent (20%) Masonry on street-facing sides
- Masonry materials specifically defined (Stucco no longer defined as masonry for PRUD)
- An increase to fifty percent (50%) Masonry may receive a five percent (5%) density bonus, and an increase to seventy-five percent (75%) Masonry may receive a ten percent (10%) density bonus.

Fencing

Current Ordinance:

- No minimum defined. Uniform Perimeter fencing of most types eligible for density bonus



Proposed Ordinance

- Uniform perimeter fencing required along adjacent property boundaries, or developments backing to existing streets.
- Solid white vinyl specifically prohibited (other colors allowed without density bonus)
- Bonus for upgraded fencing materials such as
 - architecturally designed brick or masonry,
 - vinyl with wood texture in color and appearance,
 - natural colored vinyl with brick or stone columns,
 - composite, and
 - open fencing such as vinyl rail or wrought iron used in conjunction with landscaping.

Landscaping, Amenities



Current Ordinance:

- Additional 1% bonus for 1% Open Space Increase
- (Street Trees and Streetscape Enhancement)
- Bonus for major recreational amenities

Proposed Ordinance

- Street Trees Required
- Minimum Tree requirement throughout development
- Bonus for:
 - Major Recreational Amenities (Pools, Tennis Courts, Pickleball Courts, Etc.)
 - Aesthetic improvements to the physical elements of a street and yard space fronting a street, including street and sidewalk pavings, street furniture, landscaping, street trees, and street lighting that is above the City street lighting standard.
- (i) In supplement to the City's standard street cross-section, this landscaping enhancement may be provided at a minimum width of three feet (3') between the sidewalk and the front or side lot property line.
- (ii) The linear open space shall be divided from platted residential lots and building pads and side yards by fencing, with at least one (1) entrance gate per building entrance.



Porches

Current Ordinance:

- No requirement

Proposed Ordinance

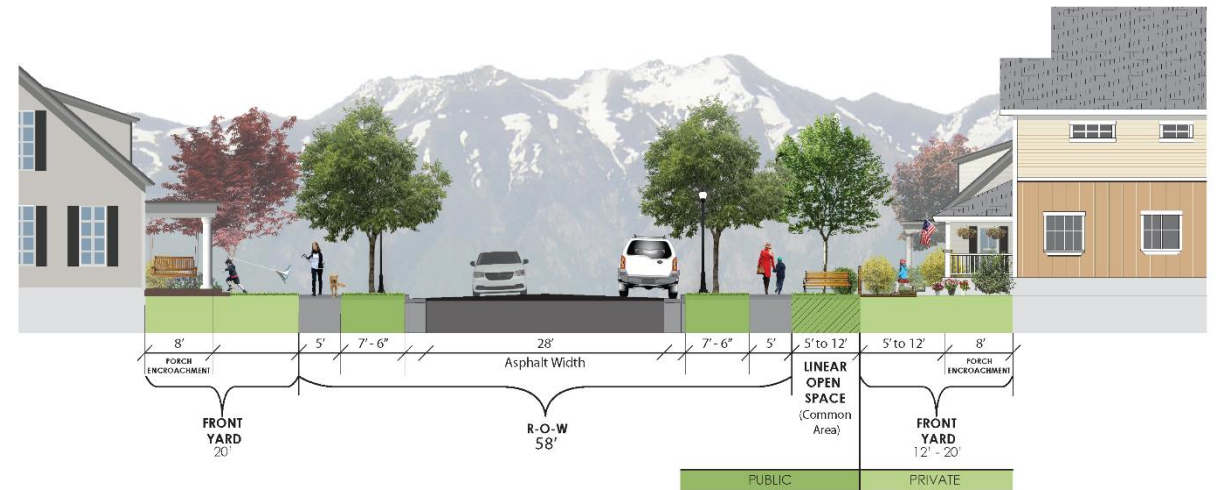
- All residential units shall have an open-air front porch, stoop or other front entrance feature. Front Entrance Features shall have a minimum **depth and width** of at least seven feet (7').
- Front entrance features may encroach no more than seven (7') feet into the front yard setback.
- Residential units shall comply with other applicable Design Standards and Guidelines as adopted by the Land Use Authority.



Residential setbacks

Current Ordinance:

- 20' perimeter landscape buffer
- No front yard setback
- Minimum side to side separation: (10')
- Minimum side to front, or rear, or rear to rear separation: (25')
- Minimum front to front separation: (50')
- No other setbacks defined



Proposed Ordinance

- 25' Rear Yard Setback (for front-accessed garages)
- Minimum (12') front yard setback
- Minimum side to side separation (10').
- Minimum side to front, side to rear, or rear to rear separation: (20') with (5') maximum porch encroachment
- Minimum front to front separation (40') with (5') maximum porch encroachment
- The minimum lot width, or spacing to the center of building pad sites for single family detached homes with a front-accessed garage from a street shall be fifty feet (50'), with a minimum garage setback of twenty feet (20') from the front property line or back of curb on a private street.
- Narrower lots or spacing of building pad sites requires alleys (rear lane drives) or shared side drives to provide primary vehicle access to garages and parking spaces located at the rear of buildings and lots to minimize driveway curb cuts and sidewalk / pathway crossings along street frontages.
- The front of the garage shall not extend beyond the front of the home structure, porch, stoop or similar feature.

Building Height for Residential

Current Ordinance:

- **Residential:** Not Defined
- **Non-Residential:** 2 Stories or thirty-five feet (35')



Proposed Ordinance

- Buildings shall be limited to two (2) stories or thirty feet (30'),
- except when adjacent to non-residential uses,
- or areas where the General Plan may propose a “Town Center” “Transitional Residential,” “Mixed Use” or “Mixed Use Corridors”
- or along Arterial Street or Collector Street frontages where the height may be three (3) stories or thirty-five feet (35 ').
- Cross reference to C-TH standards

Enclosed Residential Parking

Current Ordinance:

- **(5%) density bonus** - Single-car enclosed parking (designed within the primary building per unit
- **(10%) density bonus** - 50% or more of enclosed parking within multi-family building

Proposed Ordinance

- **Minimum SFR Detached:** 1 enclosed parking space per unit
- **Minimum Attached:** 50% covered or enclosed parking required

Proposed

- **A 5% bonus** – for providing an enclosed 2-car garage for at least 75% of residential units
- **A 10% bonus** – for providing all residential building units with an enclosed 2-car garage for all residential units

Lot width for “front load”

Current Ordinance:

- Not Defined



Front Garages

Proposed Ordinance

- 50 foot minimum lot width (addresses streetscape and driveway spacing)



Front Porches

Rear Garage

