

SUMMARY OF COMMUNITY DESIGN COMMISSION ACTION

Subject: Duplex Regulations

Meeting Date: August 18, 2004

Recommendation: That the Council amends the Land Use Management Plan and the Comprehensive Plan Design Guidelines to reflect the recommendations of the Community Design Commission as they relate to duplex regulations.

Vote: 10-0

Aye: Mark Broadwell, George Cianciolo, Dale Coker, Thatcher Freund, Laura King Moore, Charlotte Newby (Chair), Glenn Parks, Scott Radway, John Runkle, Amy Ryan

Nay: None

Recommended Duplex Design Guidelines (to replace existing Guidelines)

1. The appearance of a new duplex structure shall be consistent, with respect to building materials, roof forms, and lot siting, to the neighborhood in which such structure is to be built.
2. The size, height, and form of a new duplex structure shall be comparable with other structures in the neighborhood in which such structure is to be built.
3. For purposes of evaluating compliance with items 1 and 2 above, the "neighborhood" to be considered shall include the following:
 - a. Structures immediately adjacent to and across from the subject property;
 - b. Structures on the same street (both sides) as the subject property; and
 - c. Structures within 500 feet of the subject property.
4. Garage doors, if facing the street, should not be the dominant feature of the structure.
5. Entrances should clearly identify important access points.
6. Entrances should provide an introductory statement for dwelling units in the duplex structure, and should be landscaped with plants complementary to the building's architecture and style.
7. All elevations of a building's exterior design should be coordinated with regard to color, materials, architectural form and detailing.
8. Lighting shall be designed to provide illumination at entrances and along walkways to entrances, without creating spillover onto adjacent properties.

9. Landscape plantings and hardscape materials shall be incorporated to clearly define parking areas and minimize the visual impact of front yard parking.

Recommended additions/modifications to existing Land Use Management Ordinance regulations regarding Duplexes:

1. That no more than four parking spaces, as defined by landscaping and hardscape materials, shall be permitted on a property for which a duplex is authorized.
2. The Community Design Commission shall approve duplex building elevations, site plans, and lighting plans for duplex structures approved by a Special Use Permit or Site Plan approval, in accordance with Council-adopted design guidelines.
3. That all property owners, within 100 feet of an application for Community Design Commission review of a duplex elevations, shall be notified of the meeting date and time during which the Commission will consider the application. That for all duplex structures that are approved by a Special Use Permit or Site Plan Review, all property owners within 1,000 feet of an application shall be notified.

Recommended changes to the Land Use Management Ordinance regarding Single-Family with Accessory Apartment:

1. Lower the maximum size for an Accessory Apartment from 750 square feet to 500 square feet.
2. Lower the maximum number of unrelated people who may occupy an Accessory Apartment from 4 to 2.

Prepared by:

Charlotte Newby, Chair
Gene Poveromo, Staff

GP for CN