

SUBCHAPTER 19: RESIDENTIAL DESIGN STANDARDS

19.005 Residential Design Standards

A. Purpose.

The purpose of the residential design standards is to:

- Establish a base for the quality of the design of new homes;
- Foster pedestrian activity and community interaction;
- Promote the historic residential development patterns found in the Independence Historic District;
- Promote community safety for neighborhood streets and front yards by providing “eyes on the street”; and
- Enhance community livability through the creation of attractive and well-designed housing and streetscapes.

For more information, see Appendix 3: Residential Development Standards, City of Independence (2009). Note: Information contained in Appendix 3 is for information purposes only. When a conflict exists between Appendix 3 and the Independence Development Code, standards contained in the Independence Development Code shall apply.

B. Applicability.

This section is applicable to:

- All newly constructed residential dwellings except manufactured homes located in manufactured home parks.
- Projects that propose to expand, remodel or alter an existing structure. The standards shall only apply to the portion of the building that will be changed. Provided that if a proposal seeks to continue a feature on the existing building such as the window orientation or style, roof dimension, or siding, the relevant standard may be waived.

The section is not applicable to:

- Normal repair of a building.

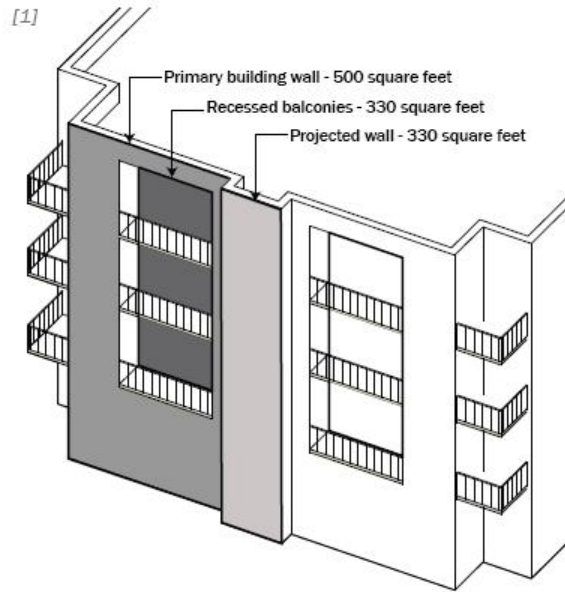


Street Facing Facade. [1] Attached garages on multi-dwelling units should not exceed 50% of the total building length as viewed from the street. [2] The maximum number of detached garages for attached or multi-family units is 4 attached garages that are a maximum of 24 feet wide each.

C. Large Building Elevation

The front elevation of buildings with over 500 square feet of surface area shall be divided into distinct planes consisting of 500 square feet or less. This can be achieved by:

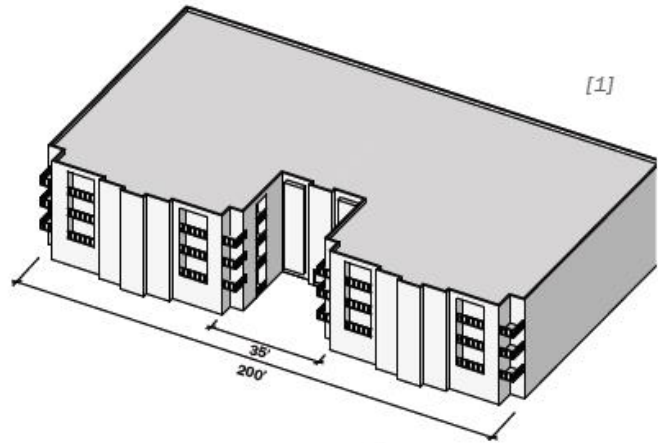
1. Incorporating elements such as a porch or a dormer into the wall plane.
2. Recessing the building a minimum of two (2) feet over six (6) feet.
3. Providing a bay window that extends a minimum of two (2) feet from the primary street-facing facade.



Large Building Elevation. [1] The front elevation of buildings with street-facing facades greater than 500 square feet should carve the building face into smaller, distinct planes, which can be accomplished by [2] incorporating a porch or dormer into the wall plane or [3] recessing the building a minimum of 2 feet over 6 feet.

D. Building Length

1. The maximum building length for multiple-dwelling buildings that face the street shall be 100 feet. This maximum length can increase to 200 feet if a courtyard, portal, or other shared open space is provided in order to create a break in the building wall. This open space shall be a minimum of 35 feet in width and depth.
2. The maximum building length for row houses shall not exceed four (4) units, or 100 feet (from end-wall to end-wall), whichever is less.



Building Length. In order to control the bulk of buildings and maintain a sense of pedestrian safety and intrigue [1] the maximum building length for multi-dwelling buildings shall be 100 feet, which can increase to 200 feet if a break is provided that is a minimum of 35 feet deep and wide [2] A break can be a portal or space between buildings or [3] a courtyard that provides a transition from the public realm to the private realm.

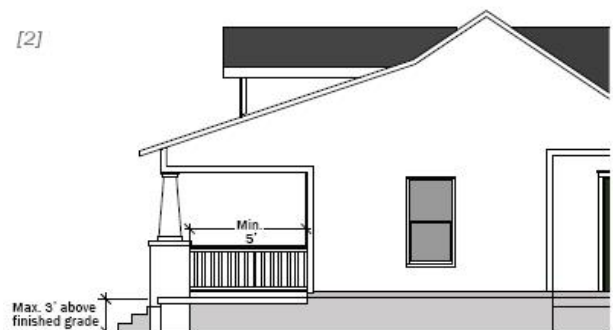
E. Main Entrance

1. Buildings shall have their primary pedestrian orientation and pedestrian entrance(s) oriented to the street that serves the project site.
2. If a proposal seeks to construct a duplex, townhouse, or multifamily structure and the project is situated on two streets, the project shall orient units to each street. Provided that, the units may be oriented to the same street, if the parking is accessed off the other street.
3. Primary pedestrian entrance(s) shall connect to the sidewalk via a straight path that is a minimum of five (5) feet wide. Where there is a continuous paved connection between the sidewalk and the front entrance, and if the driveway is within 20-feet of the front door, the driveway may be used to meet this standard.

Multiple-family building entrances may include entrances to individual units, lobby entrances, or breezeway/courtyard entrances (i.e., to a cluster of units).

Alternatively, a building may have its entrance oriented to a side yard when a direct pedestrian walkway, a minimum of five (5) feet wide, is provided between the building entrance and the street. In this case, at least one entrance shall be provided not more than 20 feet from the closest sidewalk or street.

4. Porches and stoops shall not be constructed more than three (3) feet above the finished exterior grade (except if the dwelling is in a designated floodplain). Porches and stoops



Main Entrance. Buildings should have [1] front doors that face the street and connect to the sidewalk via a 5 foot wide path at a minimum [2] Porches should be an extension of the living space and be at a minimum 5 feet clear in depth.

shall be a minimum of 25 square feet in area and five (5) feet deep, clear from column face to the face of the primary facade to allow for handicap access.

5. For multi-family buildings, direct pedestrian connections shall be created between the front doors of all buildings and the street-facing sidewalk. These connections shall be well-lit and hardscaped, preferably using some type of ADA accessible permeable paver or material.

F. Vehicular Access and Garages

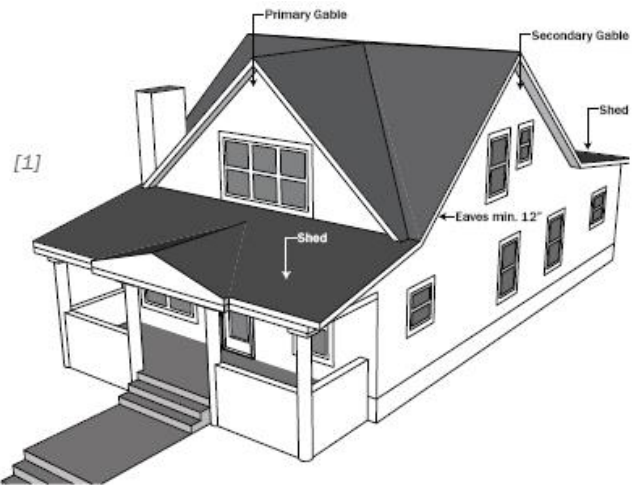
1. Vehicular Access

- a. When a project is proposed on a corner lot along an arterial or collector road, the garage shall be accessed off the lower classified street or an adjacent alley, unless the applicant demonstrates to the satisfaction of the Public Works Director (per the Public Works Design Standards) that the access via the lower classified street or alley is not possible.
2. Any street-facing attached garage on duplex, townhouse, or multiple-dwelling units shall not exceed 50% of the overall building length as viewed from the street.
3. The maximum number of detached garages for attached or multiple-family units is four (4) attached garages of a maximum width of 24 feet each (corresponding to a two-car garage).
4. Detached car ports are allowed provided that:
 - a. They do not exceed the overall lot coverage requirement.
 - b. They have a capacity of no more than eight (8) vehicles.

G. Roof Forms

For pitched or hipped roof residential buildings:

1. Except for manufactured dwellings, the primary roof shall incorporate a minimum 4/12 roof pitch. Lower roof pitches are allowed on porches.
2. In order to reinforce the pedestrian realm, roof forms shall consist of a primary gable or hip roof with one of the following additional roof forms oriented to the street:
 - a. A secondary gable of equal or smaller size that is oriented to the street and extends from the primary roof form.
 - b. Two or more smaller dormers or a single large dormer that is oriented to the street and extends from the primary roof form.
 - c. A covered front porch that encompasses a minimum of 50% of the street facing living space.
3. All roof eaves (overhangs) shall be a minimum of 12 inches wide.
4. Window(s), trimmed vent, or some other type of decorative element shall be incorporated into the gable. For homes set on a corner lot, these features shall also be incorporated when a gable is oriented to the secondary street.



Roof Forms. [1] Roof pitches less than 4 over 12 are prohibited and roof forms will consist of more than a single large roof form [2] Gables shall be decorated with window(s), trim or a vent [3] Roof eaves will project at a minimum 12 inches.

H. Exterior Siding and Cladding

1. The following siding and cladding materials shall be allowed outright and must be used on all sides of the dwelling and accessory structures:

a. Horizontal wood or cementitious siding that has a maximum of 7 inches in width revealed. Horizontal siding or banding with a reveal exceeding 7 inches may be used for secondary purposes.

b. Wood or cementitious shingles that have a maximum of 12 inches in width revealed.

c. Board and batten vertical siding.

d. Brick or stone veneer.

2. In order to promote high-quality buildings that will be maintained for generations, the following materials shall be prohibited:

a. T-111 or similar sheet materials.

b. Plastic or Vinyl. This requirement does not apply to trim materials.



Exterior Siding and Cladding. [1] Wood or cementitious siding that has a maximum of 7 inches in width revealed and [2] wood or cementitious shingles that have a maximum of 12 inches in width revealed are allowed outright along with board and batten vertical siding and brick or stone veneer.

I. Windows

1. All detached single-family dwellings, townhouses, rowhouses and duplexes shall have vertically-oriented windows. Square or horizontal windows shall be formed by combining multiple window sashes into groupings. Transom windows and other windows placed above a door or window for ornamental or decorative purposes are exempt from this requirement.

2. Windows shall occupy a minimum of 15% of the street-facing façade.

3. For detached housing, a minimum of 25% of the ground floor living area façade that faces the street (defined as the first habitable floor level of a building directly accessible from the exterior finished grade) shall consist of windows. This can include windows in the front door.

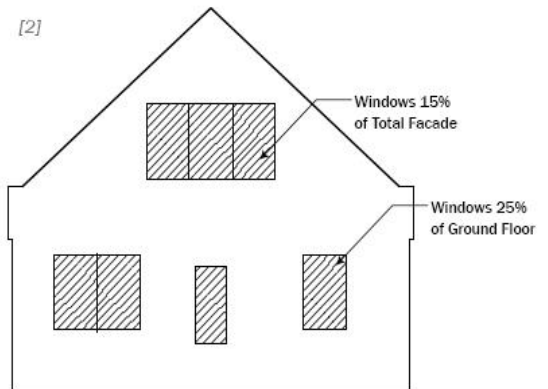
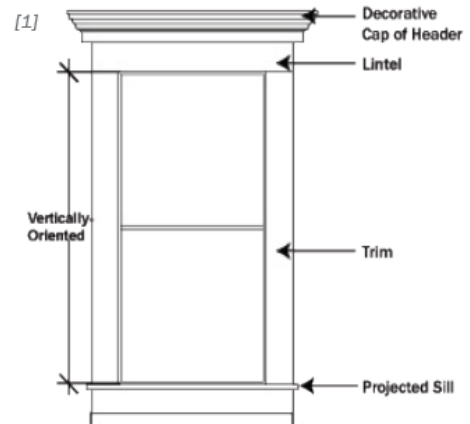
4. Structures set on a corner lot must have windows on at least 15% of the ground floor living area façade that faces the secondary street. The windows must meet the requirements of 19.005(I)(6).

5. The following types of windows shall be prohibited along street facing facades:

- a. Horizontal slider windows.
- b. Windows that use “mirror” or reflective glass.

6. All windows on the street facing façade shall incorporate all of the following elements:

- a. A decorative header/cap.
- b. Continuous trim.



Windows. Windows are character-defining and should reflect the characteristics of existing windows in the historic district [1] Windows should be vertically-oriented [2] Windows should cover a minimum of 15% of the street facing façade [3] Windows should have an architectural feature such as a decorative header or cap, continuous trim, and a projected or articulated window sill.

c. Projected windowsill.

7. All non-street facing windows shall incorporate continuous trim.

J. Doors

Doors shall be made of wood, metal-clad wood, metal, or cast fiberglass, provided that the material reflects a traditional wood door and can be painted.

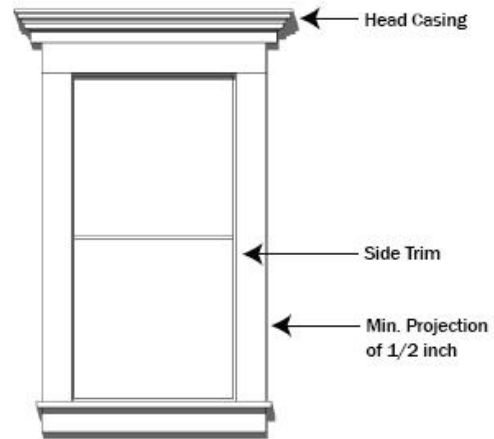


Doors. All residential doorways should face the street in order to connect the interior of the residence with the sidewalk and street in order to foster a more inviting and safe pedestrian environment.

K. Trim

1. All street facing windows and doors shall have side trim and head casings. Windows shall also have a projected or articulated windowsill.
2. All non-street facing windows shall have continuous trim.
3. Trim shall be a minimum of 3 ½ inches wide and project no less than a ½ an inch from the wall.

[1]



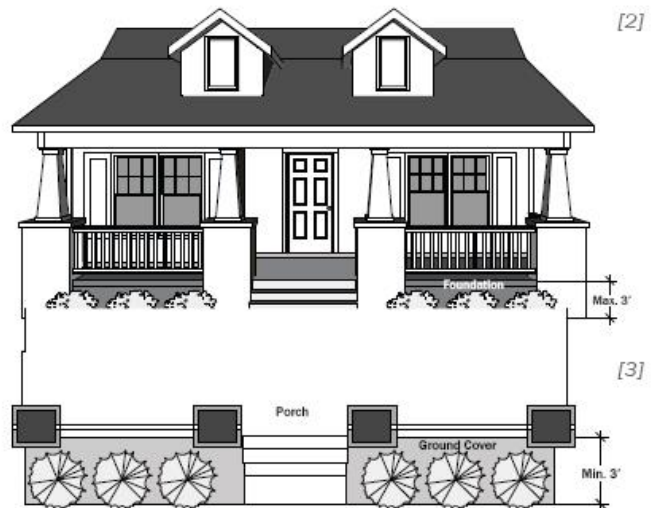
[2]



Trim. [1] All street-facing windows and doors shall have side trim and head casings [2] Trim shall be at a minimum 3½ inches wide and project no less than ½ an inch from the wall.

L. Foundations

1. Concrete block, poured in place concrete, or brick shall be allowed as foundation material on all residential types, provided that the foundation material is no more than three (3) feet above the street facing finished grade (except if the dwelling is in a designated floodplain).
2. All street facing concrete block and poured in place concrete foundations shall be landscaped with a continuous line of a range of planting materials that are a minimum of 50% site obscuring and three (3) feet high at maturity.
3. Exposed foundations or front porches can be sheathed with wood siding (clapboard) as an extension of the primary façade.



Foundations. Allowed foundation materials include concrete block, poured in place concrete, and brick [1] Concrete block and poured in place concrete should be landscaped with a continuous materials that obscure the foundation [2] These planting materials should be 50% obscuring and 3 feet high at maturity [3] The landscaped area should be 3 feet deep and covered with ground cover where not planted with site planting materials.

19.020 Special Standards for Certain Uses

- A. Single-family Attached Townhomes, Rowhouses, and Duplexes. Single-family attached housing (townhome units on individual lots), rowhouse and duplex developments shall comply with the standards in 1-4, below. The standards are intended to control development scale; avoid or minimize impacts associated with traffic, parking, and design compatibility; and ensure management and maintenance of common areas.
1. Building Mass Supplemental Standard. The maximum number and width of consecutively attached townhomes (i.e., with attached walls at property line) shall not exceed four (4) units, or 100 feet (from end-wall to end-wall), whichever is less.
 2. Townhome, rowhouse and duplex subdivisions (4 or more lots) may receive vehicle access from a rear alley. Alley(s) shall be created at the time of subdivision approval. Alleys are not required when existing development patterns or topography make construction of an alley impracticable (See #3 for standards). As necessary, the city shall require dedication of right-of-way or easements and construction of pathways between townhome lots (e.g., between building breaks).

Figure 19.020 (1) - Townhomes With Alley Access

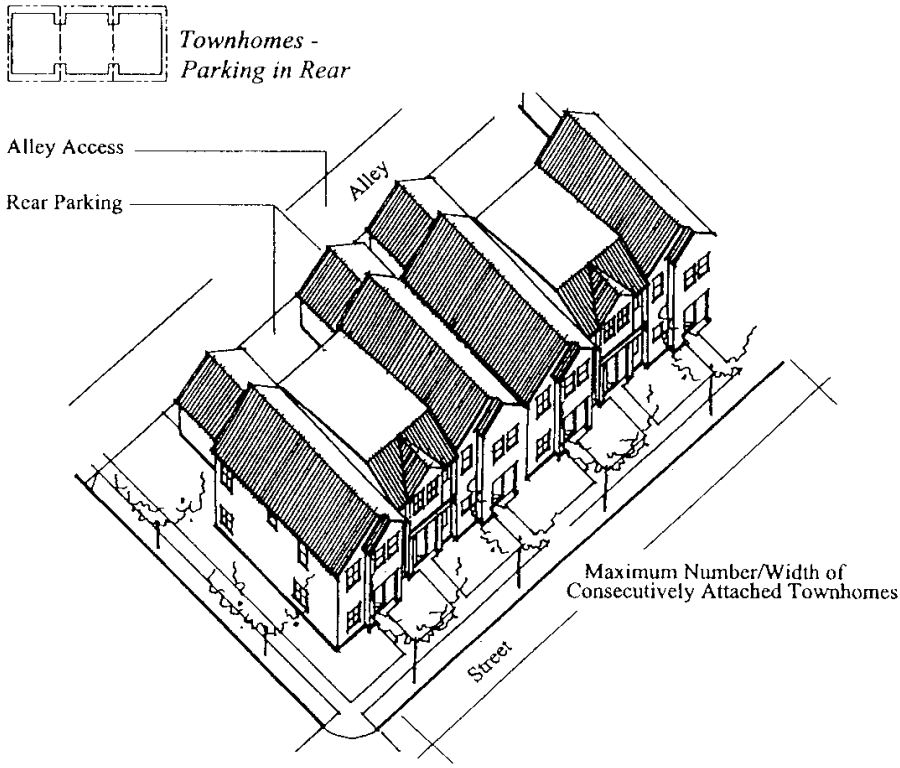
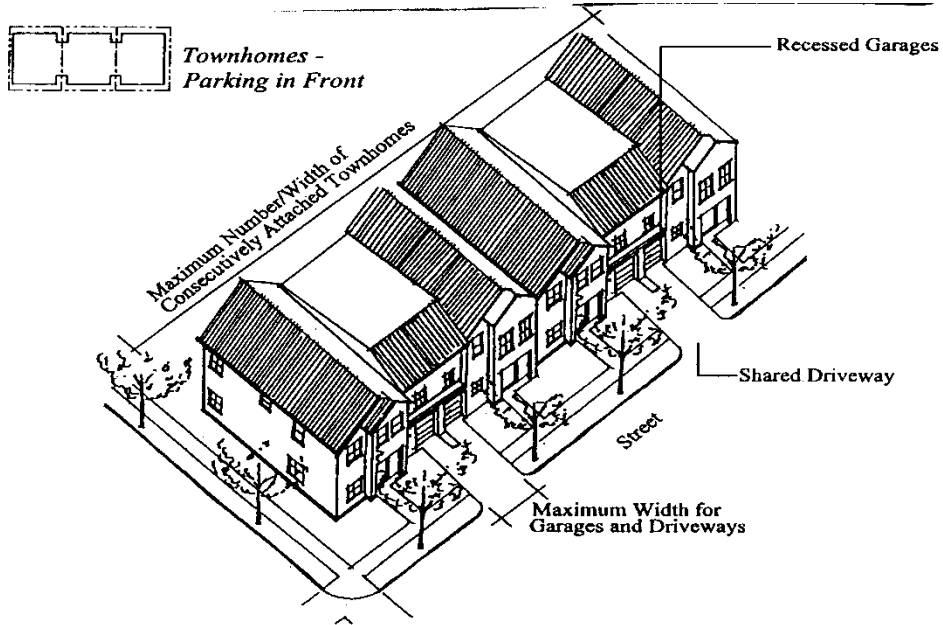


Figure 19.020(2) - Townhomes With Street Access



3. Street Access Developments. Townhomes, rowhouses and duplexes receiving access directly from a public or private street shall comply with all of the following standards, in order to minimize interruption of adjacent sidewalks by driveway entrances, slow traffic, improve appearance of the streets, and minimize paved surfaces for better storm water management.
 - a. When garages face the street, they shall be recessed behind the front elevation (i.e., living area or covered front porch) by a minimum of 4 feet.
 - b. The maximum allowable driveway width facing the street is 24 feet per dwelling unit. The maximum combined garage width per unit is 50 percent of the total building width. For example, a 24-foot wide unit may have one 12-foot wide recessed garaged facing the street.
 - c. Two adjacent garages shall share one driveway when individual driveways would otherwise be separated by less than 20 feet (i.e., the width of one on-street parking space). When a driveway serves more than one lot, the developer shall record an access and maintenance easement/agreement to benefit each lot, before building permit issuance.
 4. Common Areas. “Common areas” (e.g., landscaping in private tracts, shared driveways, private alleys, and similar uses) shall be maintained by a homeowners association or other legal entity. A homeowners association may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions shall be recorded and provided to the city before building permit approval.
- B. Multiple-family housing. Additional standards for multifamily housing are listed in the applicable underlying zone.