

TITLE IV

Title IV Attachment 3

City of Parkville

Appendix C

Old Town Residential Design Guidelines [Adopted 2-7-2017 by Ord. No. 2884]

These guidelines apply to areas zoned R-4 near Downtown, and generally bounded by East Street on the east, First Street on the south, lots fronting on West Street or the extension of Bell Road on the west, just north of 60th Street and extensions on the north, and including the area just west of 9 Highway and north of 13th Street zoned R-4. They are to be used to help administer and enforce the standards of the R-4 District in this specific context, as well as interpret and apply any discretionary standards, review and approvals.

“OTD-R” Old Town District—Residential Design Guidelines

PARKVILLE CODE



TITLE IV

Parkville Conservation District Guidelines

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Parkville Old Town District—Residential Guidelines

Introduction



Properties in Parkville’s Old Town Residential District are characterized by variations in lot layout, topography, streetscape design and architecture. This variation is one of the contributing factors to the area’s charm and historic character.

Identifying a neighborhood as part of a special district recognizes that there is an identifiable visual and emotional character to an area that should be respected. These guidelines attempt to identify the basic fundamental characteristics of the Old Town Residential District and provide guidance with respect to neighborhood context and basic design elements. Characteristics upon which to draw include the way in which a building is located on its site, the manner in which it relates to the street, and its basic mass, form and materials. When these design variables are arranged in a new building or building renovation or addition to be complementary to those seen traditionally in the area, visual compatibility results.

Site Design:

Streetscape

I. Maintain the traditional landscape character and sidewalk design of the existing streetscape pattern.
The existing streetscape pattern, including detached sidewalks which are separated from the street by planting strip and mature large-canopy trees that line the street, is one of the most character defining aspects of the Old Town Residential District and contributes to the area's inviting atmosphere.

A. Separate sidewalks from the curb with a planting strip.

- Existing detached sidewalks and planting strips shall be retained.
- New sidewalks shall be detached from the curb, similar to existing, with planter strips provided to accommodate street tree planting.

B. Continue the use of traditional paving patterns and materials when repairing or replacing a sidewalk or curb.

- Concrete used for new sidewalks should be dyed, textured or scored to match that of original sidewalks in the neighborhood.

C. Protect and maintain vegetation in the planting strips.

- Avoid replacing planted areas with hard and/or impervious surfaces. Consider using stepping-stones placed in the grass if a walking surface is needed.
- Protect established vegetation during construction to avoid damage.

D. Continue the pattern of street trees in a block.

- Existing street trees shall be preserved whenever possible.
- Replace damaged or diseased trees with a species that is similar in character or form to those used historically.
- Street trees shall be required with new development.



Site Design:

Open Space

I. Maintain the established progression of public to private spaces

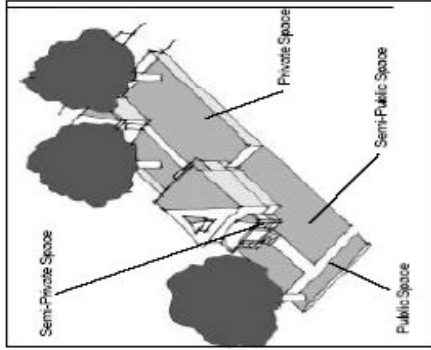
The hierarchy of public and private spaces is a progression that begins at the street, which is the most "public" space, proceeds through the front yard, which appears "semi-public", continues to a porch which is "semi-private", and ends at the front door, which leads to the "private" space. This sequence enhances the pedestrian environment and contributes to the character of the neighborhoods; it should be maintained.

A. Provide a front yard that is similar in character to neighboring properties.

- The front yard is defined as that area in front of a line half back on the primary structure from the fronting street or streets.
- A pathway should be provided leading from the sidewalk to the entry.
- The front yard shall be predominantly landscaped with plants. Hard surface paving for patios, terraces or drives shall be minimized.
- Multi-unit housing (when allowed by conditional use permit) shall be oriented to the street in a manner similar to that of traditional single-family residences.

B. Fences or hedges may be used to help define the yard.

- A front yard fence should be short and/or transparent. A maximum height of 42 inches is appropriate in the area between the street and the house.
- Masonry and solid fences are discouraged.
- Chain link fences are prohibited in front yards.
- Contemporary interpretations of traditional fences should be compatible within the neighborhood context.
- Landscaping along side and rear fences can soften edges as well as protect privacy.



Respect the established hierarchy of public and private spaces.

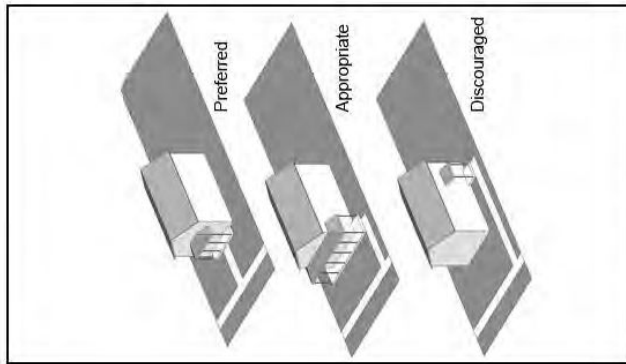


C. Retaining walls should contribute to the character of the neighborhood

- Retaining walls are an important part of the character of the Old Town Residential District and repairs to existing walls or the construction of new walls should retain this character.
- Retaining wall repair, replacement, or construction should be done with stone or some other material suitable to the neighborhood. Flat concrete retaining walls are prohibited.



Site Design:



Alternative approaches for primary entrances

Building Location

1. Orient the front of a primary structure to the street.
Traditionally the front entry of a building faced the street and was sheltered by a one-story porch. This helped establish a sense of scale and “animate” the street. The front porch serves as a transition area, from the street to house and is an essential element of the streetscape; it provides human scale to the house; it offers interest to pedestrians; it is a catalyst for personal interaction.

A. Orient the primary entry of a primary building to the street.

- All structures should have one primary entry that faces the street.
- Additional entrances may be located to the side or rear.
- Multi-unit structures (where allowed by conditional use permit) should be street oriented.



B. Clearly define the primary entrance by using a raised front porch or stoop.

- Orient the front porch to the street.
- The front porch should be functional, used as a means of access to the entry.
- The minimum depth for a usable front porch is typically 6 to 8 feet.
- Stoops should be covered and generously sized to provide a transition area.



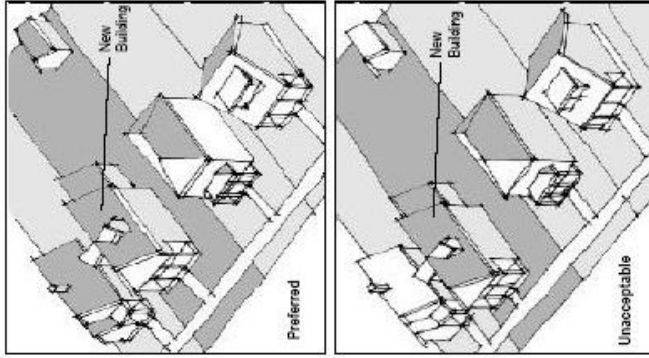
TITLE IV

2. Provide a sense of visual continuity by aligning the front and sides of a new building with other structures in the neighborhood.

A front yard serves as a transitional space between the "public" sidewalk and the "private" building entry. In many blocks front yards are similar in depth, resulting in a relatively uniform alignment of building fronts, which contributes to a sense of visual continuity. Setback patterns may vary with in each block and these distinctions should be respected. Maintaining the established range of setbacks that is characteristic of each block is an objective.

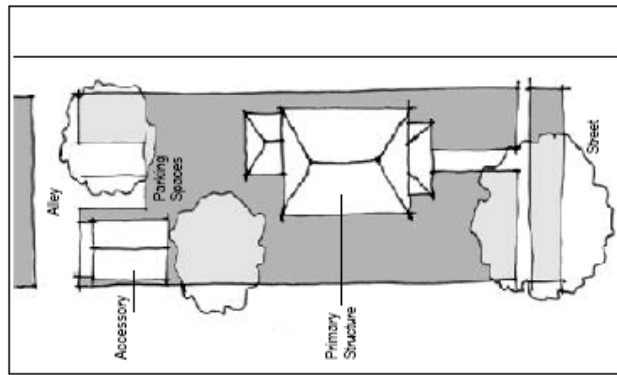
A. When constructing a new building or addition, locate it to fit with the predominant pattern of yard dimensions seen on the block.

- These include front, side and rear setbacks.
- In some areas setbacks vary, but generally fall within an established range.
- Structures shall be located within an average range of setbacks along the street.



The house in the bottom drawing is set too far forward on its lot, outside of typical range of setbacks in the neighborhood.

Site Design: Driveways & Parking



For a lot located on an alley, locate parking in a detached garage or carport located near the alley edge and accessed from the alley.

1. Driveways and parking areas shall be subordinate to adjacent residential buildings and shall be accessed from an alley whenever feasible.

In many parts of the traditional residential neighborhoods, parking is a concern. Traditionally, automobile storage and parking areas were subordinate to residential character and accessed from the rear of a lot. Parking patterns in the rear of lots should be maintained whenever feasible.

A. Access parking from an alley where feasible, and maintain traditional parking patterns. Three types of on-site parking locations are permitted.

- When an alley is present parking should be accessed from the alley.
- For a lot not accessible from an alley, locate parking to the rear of the lot with a driveway accessed from the street. A detached garage is preferred. Tandem (front to back) parking in a driveway is acceptable.

B. Required parking in a front yard is inappropriate.

- Required parking spaces should be located in the rear half of a building lot.
- Parking should not be located in the front setback. Required parking spaces should not extend beyond the front plane of the primary building.

C. An exception in the required number of parking spaces may be considered in order to preserve a feature of public significance.

- Parking for the primary residence shall comply with existing code requirements.
- Consideration may be given toward allowing an exception to parking requirements for second units in order to preserve a feature of public significance, such as a landmark tree or tree of significance, a historic structure or a substantial mature hedge.

2. Design new driveways and parking areas in a way that minimizes their visual impact.
Large expanses of parking erode open space, alter the character of front and rear yards and diminish the "pedestrian friendly" character of sidewalks and alleys.

A. Garages should not dominate the street scene.

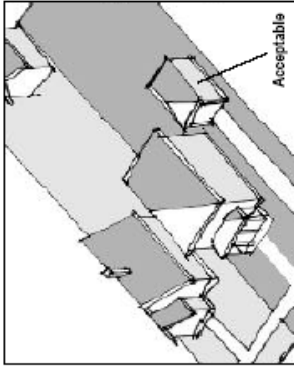
- Minimize the visual impact of a garage by locating it to the rear of a building lot, or along an alley. Traditionally, a garage was sited as a separate structure at the rear of the lot.
- Detached garages are preferred.
- If a garage must be accessed from the street, set it back behind the primary building such that parking will not extend beyond the front plane of the primary building.

B. Plan parking areas and driveways in a manner that minimizes the number of curb cuts on the block.

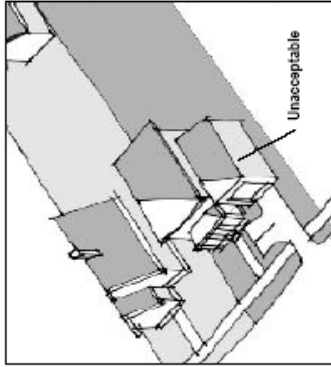
- Avoid new curb cuts whenever possible.
- Shared driveways and curb cuts are encouraged, both with adjacent properties and for multi-unit housing.
- Circular driveways are not appropriate.
- For multi-unit structures (where allowed by conditional use permit) parking in a interior courtyard with a single access point is preferred to multiple driveways.

C. Minimize the visual impact of a driveway.

- Minimize the width of a driveway and related curb cuts when it is necessary to access parking from the street.
- Curb cuts should accommodate single-car access.
- Maintain single-car width (10 ft. maximum) until the driveway extends beyond the rear of the primary structure.
- Turf blocks or parking strips are encouraged to minimize the amount of paved surface.



Parking locations for lots without alley access are recommended to the rear of a building, in a driveway or detached garage accessed from the street. The preferred location for parking on these lots is at the rear, close to the rear lot line.



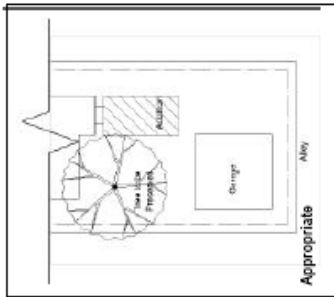
The driveway location and front yard parking spaces inappropriately alters the character of this residence

Site Design: Landscaping

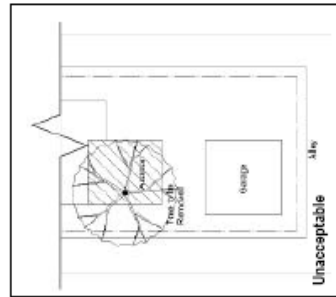
I. Preserve, to the extent feasible, existing mature trees and in some cases shrubs. One of the most character defining features of the traditional Old Town Residential District is the presence of significant, mature trees and lush landscaping. Effort should be made to the extent possible to preserve existing significant vegetation.

A. The design and siting of a building, impervious surfacing, and related construction activity should take into consideration all existing trees.

- Property owners and city regulatory bodies and staff shall comply with the stipulations in this section encourage the preservation of trees. City permit is required for removal or substantial trimming on private property or in the city right-of-way.
- Protect root systems of existing trees by fencing prior to construction and avoiding trenching or soil compaction within the drip line.
- When feasible, locate a new structure outside the drip line of an existing tree.
- Preserve existing mature trees to the extent feasible when considering a lot merger, construction of an accessory structure or major addition.

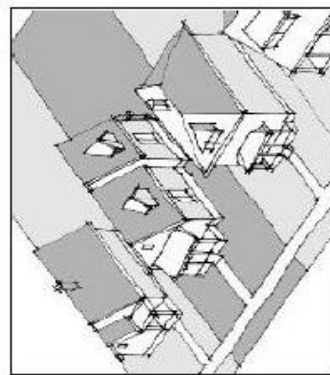


A significant tree is preserved by positioning an addition along one side of the yard.

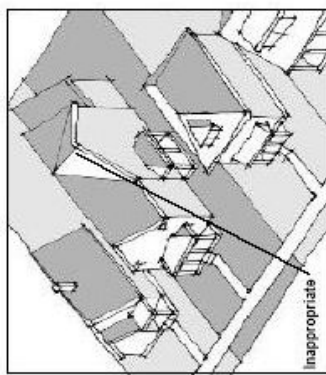


A significant tree is lost by positioning an addition in the center of the yard.

Primary Building Scale and Form: Mass and Scale



A new building should be within the range of heights seen traditionally in the neighborhood. The bottom sketch illustrates a structure too massive for its neighbors.



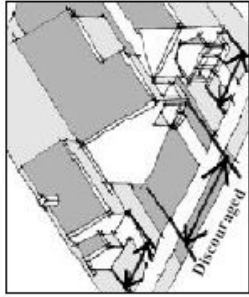
Inappropriate Use roof forms and roof pitches that are compatible with other established structures.

1. The mass and scale of a new primary building should appear similar to that of single family structures in the immediate neighborhood.
The mass and scale of a new building is an important design issue in the Old Town Residential District. The traditional scale of single-family houses enhances the "pedestrian-friendly" character of the streets. To the greatest extent possible, new construction should maintain this smaller more intimate (human) scale and minimize negative impacts on abutting properties. While new buildings may be larger than many of the early houses, the new construction should not be so large that the visual continuity of the immediate neighborhood is compromised. It should be noted that in some circumstances in order for a project to comply with the full intent and provisions of these guidelines it may not be possible to build to the maximum setbacks and footprint coverage allowed in the base zoning.

- A. Design a front elevation to be similar in scale to those seen traditionally on the block.**
- The primary plane of the front should not appear taller than those of typical residential structures in the neighborhood.
 - The backside of a building may be taller than the front and still appear in scale if appropriately designed and compatible with the primary structure.
 - A new multi-unit structure (where allowed) should not overwhelm existing single-family structures.
- B. Minimize the perceived scale of a building by stepping down its height toward the street and neighboring smaller structures.**
- The front wall of a building should not exceed two stories in height.
 - Wall heights of 1 to 1 ½ stories are preferred along a street.
 - Provide a one story porch or similar element, which will define a front door or entrance and be oriented to the street.
 - Livable basements are encouraged provided that they are consistent with other areas of the guidelines and they do not undermine the traditional character of the neighborhood.

C. The primary building face should not exceed the width of a typical single-family building in a similar context.

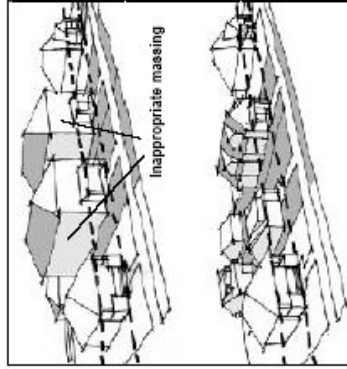
- A single wall plane should not exceed the maximum facade width of a typical residence. If a building is wider overall than those seen typically, divide the large facade into subordinate wall planes that have dimensions similar to those of traditional single-family buildings in the neighborhood.



The primary face of a structure should not exceed the width of a typical residence.

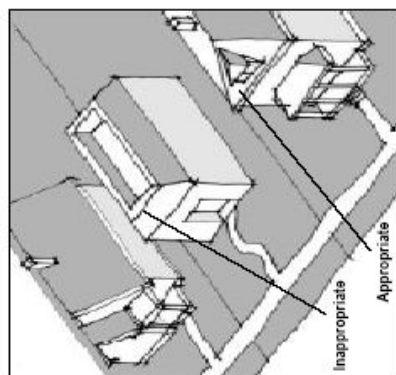
D. Break up the perceived mass of a building by dividing the building front into "modules" or into separate structures that are similar in size to buildings seen traditionally in the immediate neighborhood.

- Use a ratio of solid to void (wall to window) as seen from the public way that is similar to that found on traditional single-family structures.
- Dividing the total building mass into separate structures is encouraged.
- Include landscape elements, such as fences and walkways, similar in scale to those seen traditionally.



Dividing total building mass into separate structures is encouraged. The top illustration shows inappropriate massing while the bottom shows how building mass can be broken into separate elements.

Primary Building Scale and Form: Building Forms



The repetition of similar building and roof forms contributes to a sense of visual continuity. Exotic roof shapes that would disrupt this feature are inappropriate.

I. Use building and roof forms that are similar to those seen traditionally.
A similarity of building and roof forms contributes to a sense of visual continuity along a block. In order to maintain this feature, a new building should have a basic roof and building forms that are similar to those seen in the neighborhood. "Exotic" building and roof forms that would disrupt this pattern are inappropriate.

A. Use building forms that are similar to those seen traditionally.

- Simple rectangular solids are typically appropriate.
- Raised foundations are preferred. Finished floor heights should be within the range typically seen in the neighborhood.
- "Exotic" building and roof forms that would detract from the visual continuity of the streetscape are discouraged. Examples include geodesic domes and A-frames.

B. Use roof forms that are similar to those seen in the neighborhood.

- Sloping roofs such as gabled and hipped are preferred for primary roof forms.
- Shed roofs are appropriate for some additions.



Primary Building Scale and Form: Building Materials

1. The main building material should appear similar to that used traditionally on single-family houses. Building materials of new structures and additions should contribute to the visual continuity of the neighborhood. While new materials may be considered, they should not vary extensively from those seen traditionally so as to create a jarring juxtaposition.

A. Brick, stone and painted wood are suggested primary building materials.

- Painted wood lap siding, painted hardy board, and shingles are appropriate.
- A much wider range of secondary and trim materials can occur (wood, glass, metal, synthetics, etc.)
- Innovative or "green" materials are encouraged provided that they contribute to the visual continuity of the neighborhood.

B. Roof materials should appear similar in scale and texture to those found traditionally.

- High-quality composition shingles and tile are appropriate roofing materials.



Primary Building Scale and Form:

Additions: Character Elements

I. Design an addition to complement the existing character of a building.
Additions to existing houses are anticipated. When they occur, they should be designed to respect the character of the main building and to minimize impacts on a building's properties. When constructing an addition, use materials, windows and doors that are compatible with those of the original building. All guidelines under "Mass & Scale" and "Building Forms" apply for additions. Special guidelines in the two sub-sections on "Additions" are intended to highlight the specific issues that must also be considered when adding onto an existing building.

A. Adaptive reuse of existing buildings is strongly encouraged.

B. An addition should not strongly alter the perceived character of the original building.

- Use materials, windows and doors that are compatible with those of the original building, capable of existing together without conflict or detrimental effects.
- Use a roof form on an addition that is compatible with the primary structure.

C The roof form of the new addition should be in character with that of the original building.

- In some cases, adding vertically through the construction of dormers will help to minimize the impacts of addition and preserve rear yards.
- When adding a dormer to an existing roof, it should be subordinate to the overall roof mass and in scale with those that may have been used originally in the neighborhood.



Primary Building Scale and Form: Additions: Mass and Scale

1. A new addition should be compatible in size and scale with the main building and of the immediate neighborhood.

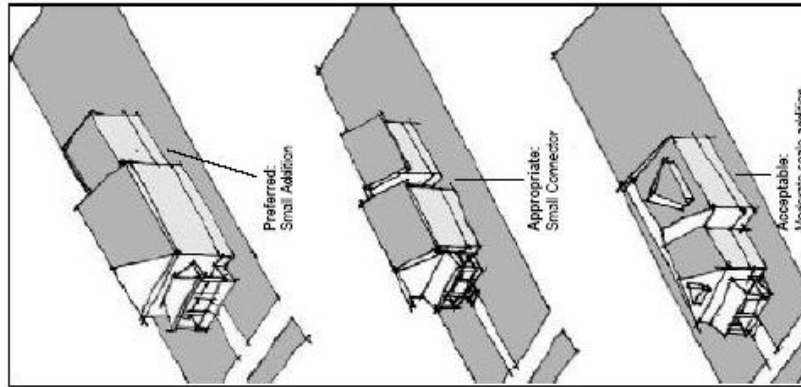
Additions should be designed to preserve the perceived scale and proportion of existing structures to the extent possible. Also, effect of the new addition on the character and rhythm of the street as seen from the public right-of-way should similarly be considered.

A. A new addition should respect the mass and scale of the main building.

- Keep the mass visually subordinate to the original building.
- If it is necessary to design an addition that is taller than the original structure, set it apart from significant facades and use a "connector" to link it.
- In some cases, adding a combination of spaces vertically and horizontally will minimize the visual impacts and preserve more of the rear yard. An example would be to add dormers to the rear, providing additional floor area while maintaining the original scale at the front.

B. Site the addition to minimize visual impacts on the street and on adjacent properties.

- Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.
- Locate a rooftop addition back from the building front when feasible.
- Consideration of the existing rhythm of setbacks and spaces (front, side, rear) should be evaluated with any new addition.



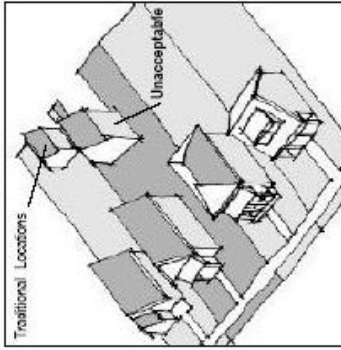
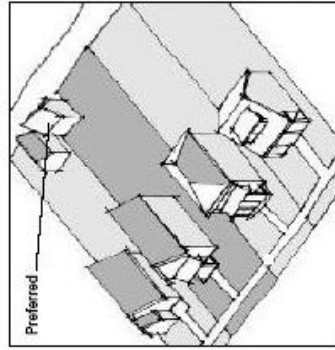
Alternative approaches to building additions.

Accessory Structures: Site Design

1. Locate an accessory structure to the rear of the lot, and along an alley when feasible. *Accessory structures include a range of accessory buildings such as garages and sheds, as well as accessory units as permitted by zoning. Traditionally, accessory structures were subordinate in scale and character to the primary structure and were located to the rear of the lot. The use of detached accessory structures to provide additional living space can be appropriate as a way to reduce the overall perceived building mass on a site. For the same reason, detached garages are preferred.*

A. Locate an accessory structure at the edges of the building lot while providing adequate setbacks to minimize impacts on abutting properties.

- Accessory structures should be set back 5 feet from the rear lot line.
- Whenever possible, new accessory structures should be located next to an adjacent accessory structure in order to provide a sense of openness on the remaining portion of a lot and adjacent lots. In these cases, the minimum setbacks possible between structures would be encouraged.
- When considering two-story accessory structures the building should be set back a minimum of 10 feet from the rear property line. Evaluation of the minimum side setback will be considered in context of the existing situation.



Locating a secondary structure in the center of the rear yard will reduce the amount of outdoor livable space and is therefore discouraged

Accessory Structures: Mass and Scale

1. An accessory structure should be similar in mass, scale and height to those seen traditionally in the immediate neighborhood.

In general, an accessory structure should be unobtrusive and not compete visually with the main house.

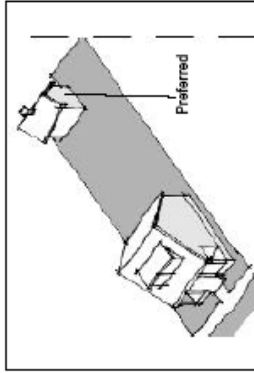
A. Adaptive reuse of existing accessory structures is encouraged, when feasible.

B. A new accessory structure should respect the mass and scale of the primary structure.

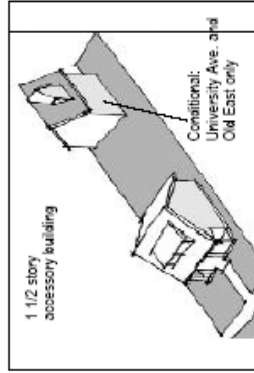
- Accessory structures no more than 15 feet in height are preferred. Accessory structures are limited to a maximum of 15 feet in height and 480 sq. ft. in total area.
- Accessory structures taller than 15 feet require special discretionary approval. Impact to alley character and/or to adjacent properties will be considered.
- An accessory structure should have a one-story element where visible to public view.

C. An accessory structure should relate to the general architectural character of the primary building in mass, scale, form and material.

- Basic rectangular forms with hip, gable or shed roofs are generally appropriate.
- Contemporary interpretations of traditional accessory structures are appropriate when they are compatible within the general context of the area.
- While the roofline does not have to match that of the main house, it is best that it not vary significantly.



Locating a one-story secondary structure near the rear of the lot is encouraged.



New secondary structures should be subordinate to the primary structure and should be located at the rear property line. Structures over 15' in height may be considered in Old East and University Avenue neighborhoods.

Accessory Structures:

Building Materials

1. **The main building materials of accessory structures should appear similar to that used traditionally on single-family houses. Building materials of new structures and additions should contribute to the visual continuity of the neighborhood. While new materials may be considered, they should not vary extensively from those seen traditionally so as to create a jarring juxtaposition.**

A. Brick, stone and painted wood are suggested primary building materials.

- Painted wood lap siding, painted hardy board, and shingles are appropriate.
- A much wider range of secondary and trim materials can occur (wood, glass, metal, synthetics, etc.)
- Innovative or "green" materials are encouraged, provided that they contribute to the visual continuity of the neighborhood.

B. Roof materials should appear similar in scale and texture to those found traditionally.

- High-quality composition shakes and tile are appropriate roofing materials.

