

City of Fayetteville Item Review Form

2014-0158

Legistar File Number

04/15/2014

City Council Meeting Date - Agenda Item Only  
N/A for Non-Agenda Item

Andrew Garner

Submitted By

Development Services

Department

Action Required:

ADM 14-4635 Administrative Item (UDC AMENDMENT CHAPTERS 151 DEFINITIONS, 166.21 DOWNTOWN DESIGN OVERLAY DISTRICT STANDARDS; CHAPTER 166.22 PARKING DECK DESIGN STANDARDS; and CHAPTER 166.23 URBAN RESIDENTIAL DESIGN STANDARDS): Submitted by CITY PLANNING STAFF to modify various design standards of the UDC.

Does this item have a cost?  No

Cost of this request	Category or Project Budget	Program or Project Name
Account Number	Funds Used to Date \$0.00	Program or Project Category
Project Number	Remaining Balance	Fund Name
Budgeted Item? <input type="checkbox"/>	Budget Adjustment Attached? <input type="checkbox"/>	

V20130812

Previous Ordinance or Resolution # \_\_\_\_\_

Original Contract Number: \_\_\_\_\_

Comments:



*My CRK*

*OK with me 3-31-14*

*Paul a. Decker 3-31-2014*

*Don May 4-2-12*  
*Paul Decker*

## CITY COUNCIL AGENDA MEMO

### MEETING OF APRIL 15, 2014

**TO:** Mayor and City Council

**THRU:** Don Marr, Chief of Staff  
Jeremy Pate, Development Services Director

**FROM:** Andrew Garner, City Planning Director  
Quin Thompson, Current Planner

**DATE:** March 27, 2014

**SUBJECT:** **ADM 14-4635 Administrative Item (UDC AMENDMENT CHAPTER 151 DEFINITIONS, 166.21 DOWNTOWN DESIGN OVERLAY DISTRICT STANDARDS; CHAPTER 166.22 PARKING DECK DESIGN STANDARDS; and CHAPTER 166.23 URBAN RESIDENTIAL DESIGN STANDARDS):** Submitted by CITY PLANNING STAFF for revisions to the Unified Development Code, Chapters 151, 166.21, 166.22, and 166.23. The proposal is to modify various design standards of the UDC.

### RECOMMENDATION:

Staff and the Planning Commission recommend approval of an ordinance to amend various standards in the Unified Development Code (UDC sections 151, 166.21, 166.22, and 166.23).

### BACKGROUND:

#### Downtown Master Plan

In 2004 the City Council adopted the Downtown Master Plan after months of research, a series of charettes, and public hearings with participation of several hundred citizens. The Downtown Master Plan created a vision for the future of the downtown area and instructions for achieving this vision by codifying the traditional building form in downtown Fayetteville. As part of the implementation of the Downtown Master Plan new zoning districts and specific design standards were created and adopted in 2007. These standards were a result of years of research, architectural review committee input and several public hearings.

#### City Plan 2025

Consistent with many of the principals that came out of the Downtown Master Plan, the City adopted City Plan 2025 in 2006. This plan was a major paradigm shift of the vision for growth of the City. This plan had primary goals of creating traditional town form throughout the city, reducing suburban sprawl and suburban development patterns. This was in direct contrast to suburban development patterns encouraged in previous general plans and required by the City codes for many decades. This plan led to the adoption of design standards promoting traditional town form including the Urban Residential Design Standards. Additional code changes over the years

including form-based zoning, the subsequent adoption of City Plan 2030, as well as other neighborhood plans have been consistent with strong policies to create traditional development patterns. In general, this type of development pattern focuses on creating a walkable, human-scale environment with a variety of uses that can transition over time, as opposed to single use development patterns created primarily to accommodate vehicles and parking.

Over the past seven years the City has seen several developments in the downtown area and throughout the City that have tested the Downtown Design Overlay District (DDOD) development standards, the parking garage standards, and the Urban Residential Design Standards. Based on the results of observation by staff and general comments from the public, elected and appointed officials after the completion of several projects, some design details of these recent developments, while complying with adopted city codes, have not met the intent of the Downtown Master Plan or the intent of city's adopted land use plans and policies. In addition, staff has noted that there is a lack of clarity in certain sections of the code. To address these issues staff proposes the following code changes:

- Changed the applicability section of the DDOD to apply to all new construction, except for ordinary repairs and maintenance.
- Clarified and made minor changes throughout the DDOD code.
- Modified several portions of the Urban Residential Design Standards; the largest change being a clarification that entrances are required for all ground floor dwellings that face a street, and revised standards for the connection between the entrance and the public sidewalk.
- Rewritten the entire parking garage chapter, including standards for parking garages throughout the city (not just the DDOD), and included comprehensive standards for various scenarios.

Overall, these changes are relatively minor in substance and are intended to ensure that the built environment required in the code matches the vision of the City land use plans and policies, the Downtown Master Plan, and the expectations of the citizens, appointed, and elected officials of Fayetteville. The proposed code changes are identified in highlight and underline in the attached staff report that was presented to the Planning Commission.

#### **DISCUSSION:**

On March 10, 2014 the Planning Commission reviewed the item extensively, discussing general support for the proposal, but recommending some minor changes, and more time to consider the item. On March 24, 2014 the Planning Commission discussed agreement with the proposal and forwarded it to the City Council with a recommendation of approval with a vote of 6-0-0.

#### **BUDGET/STAFF IMPACT:**

None

#### **Attachments:**

- Ordinance for proposed UDC changes
- March 24, 2014 Planning Commission staff report with the following attachments
  - Proposed code changes to UDC Chapters 151 (Definitions), 166.21 (DDOD), and 166.23 (Urban Residential Design Standards shown in strikeout-highlight in numbering that follows the description in the staff report).
  - The proposed new UDC Chapter 166.22 (Parking Garages).
  - Draft City Parking Garage Manual

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND §§ 151.01 **DEFINITIONS**, 166.21 **DOWNTOWN DESIGN OVERLAY DISTRICT**, 166.22 **PARKING GARAGES IN DOWNTOWN CORE, MAINSTREET CENTER AND DOWNTOWN GENERAL ZONING DISTRICTS**, AND 166.23 **URBAN RESIDENTIAL DESIGN STANDARDS** OF THE UNIFIED DEVELOPMENT CODE TO BETTER ALIGN THESE CODE SECTIONS WITH THE GOALS AND POLICIES OF THE DOWNTOWN MASTER PLAN AND CITY PLAN 2030

**WHEREAS**, the City of Fayetteville has adopted design standards to provide safe, pedestrian-friendly neighborhoods and minimize parking impacts in order to preserve surrounding property values and scenic resources; and

**WHEREAS**, the City of Fayetteville recognizes that some of the existing ordinances need to be modified to be more consistent with the intent of the design standards; and

**WHEREAS**, the proposed amendments will result projects that are more consistent with the original intentions and goals of the Downtown Master Plan and City Plan 2030.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:**

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby amends section §151.01: **Definitions** by replacing the definition of “Porch” with the following:

*“Porch (DDOD) An open, roofed structure attached to and structurally a part of the main building that is not more than 75 percent enclosed by walls and is not heated or cooled.”*

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends section §151.01: **Definitions** by removing the word “house” from the definition of *Stoop* (DDOD.)

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby amends section §166.21 **Downtown Design Overlay District** by repealing it and enacting a replacement §166.21 as shown on Exhibit “A.”

**Page 2**  
**Ordinance No.**

Section 4: That the City Council of the city of Fayetteville, Arkansas hereby amends §166.22 **Parking Garages in Downtown Core, Mainstreet Center and Downtown General Zoning Districts** by repealing it in its entirety and enacting a replacement § 166.22 as shown on Exhibit “B”.

Section 5: That the City Council of the City of Fayetteville, Arkansas hereby repeals §166.23(C)(4)(a) in its entirety and enacts a replacement § 166.23 (C)(4)(a) as follows:

“(a) Ground floor dwelling units adjacent to a public street shall have a primary pedestrian entry that is visible from the street. This entry shall connect to the public sidewalk where sidewalk exists. The entry may be shared, but must occur at a spacing of no fewer than one entrance for every two street level dwellings. The pedestrian connection to the street may run from the door along the facade of the building parallel to the street for a maximum of 12 feet from the door before connecting directly to the public sidewalk.”

Section 6: That the City Council of the City of Fayetteville, Arkansas hereby repeals §166.23(D)(2)(a)(iii)(c) in its entirety.

Section 7: That the City Council of the City of Fayetteville, Arkansas hereby repeals §166.23(D)(2)(a)(iii)(d) and enacts a replacement §166.23(D)(2)(a)(iii)(d) as follows:

- “d. Incorporation of two or more of the following:
1. Balconies;
  2. Bays or bay windows;
  3. Porches;
  4. Dormers;
  5. Porticoes;
  6. Turrets; or
  7. Other architectural feature approved by the Zoning Development Administrator that meets the intent of the code.”

**PASSED** and **APPROVED** this 15<sup>th</sup> day of April, 2014.

APPROVED:

ATTEST:

By: \_\_\_\_\_  
**LIONELD JORDAN, Mayor**

By: \_\_\_\_\_  
**SONDRA E. SMITH, City Clerk/Treasurer**

## Exhibit "A" ADM 14-4635

### 166.21 Downtown Design Overlay District

- (A) *Purpose.* The intent of this ordinance is to encourage good architectural form through the use of quality design and materials. The goal of the code is to promote functional architecture that creates attractive and usable space. Downtown Fayetteville has a rich architectural history spanning many decades and styles; therefore, architecture should be respectful of the existing built environment and should strive to enhance the public realm. A strong emphasis shall be placed upon designing and implementing sustainable and green architecture practices.
- (B) *Applicability.* The Downtown Design Overlay District applies to parcels of land located within the boundaries of the Downtown Design Overlay District. The Downtown Design Overlay District Architecture Standards are applicable in the following instances:
- (1) If a conflict occurs between different standards, these standards shall supersede the City's Nonresidential Design Standards; Office, and Mixed Use Design and Development Standards in the Downtown Design Overlay District.
  - (2) All new construction, additions or renovations shall comply with these standards regardless of whether the improvements require a permit; ordinary repairs and maintenance are not subject to these standards. Specifically, only the new construction or portions of the building that are being renovated shall comply with these standards.
  - (3) Building designs that strictly comply with these standards are to be considered approved for matters of aesthetics and shall not require further discretionary review for architectural character or appearance.
  - (4) Building designs that do not comply with these standards may be permitted by a variance after review and approval by the Planning Commission.
  - (5) Building designs that are denied or approved by the Planning Commission may be appealed to the City Council.
- (C) *Downtown Design Overlay District Manual.*
- (1) The City of Fayetteville Downtown Overlay District Manual shall be used in support of this chapter to explain specific objectives and principles and to provide a resource for guidance in implementing these standards.
  - (2) Copies of the Manual are to be made readily available to the public in the Planning Division.
- (D) *Special Building Elements and Appurtenances.* If a building has a marquee, awning, balcony, colonnade, arcade, turret, cupola, porch or stoop then it shall comply with the following regulations:
- (1) *Marquees and Awnings.*
    - (a) *Standard.* These dimensional requirements apply to first or ground floor awnings and marquees. There are no minimum standards for awnings above the first floor.
      - (i) *Depth.* To the back of the curb maximum.
      - (ii) *Height.* 7 ft. minimum clear.
    - (b) *Right-of-Way Encroachment.* Marquees and Awnings shall occur forward of the principal façade and may encroach within the right-of-way, in accordance with the Building Code adopted by the City of Fayetteville.

- (c) *Placement.* Placement of awnings or marquees shall not interfere with street trees, street lights, street signs, utilities or other such civic infrastructure.
- (d) *Prohibited Materials.* High-gloss or plasticized fabrics are prohibited.

(2) *Balconies.*

- (a) *Standard.*
  - (i) *Depth.* To the back of the curb maximum. Balconies above the second floor shall have a maximum projection of 4 ft. from the principal façade.
  - (ii) *Height.* 10 ft. minimum clear to the underside of the horizontal floor. Supports or appendages may not extend below 7 ft. clear.
  - (iii) *Length.* 80% maximum of principal building façade for the second floor. 40% maximum for all balconies above the second floor.
  - (iv) *Roofs.* Balconies may have roofs, but are required to be open, non-air conditioned parts of the building.
  - (v) *Underside.* The underside of a balcony extending over a sidewalk shall be covered with a solid material and lighting may be required, depending upon the proximity to a street light.
- (b) *Right-of-Way Encroachment.* Balconies may encroach within the right-of-way, in accordance with the Building Code adopted by the City of Fayetteville.
- (c) *Placement.* Balconies shall not interfere with street trees, street lights, street signs, utilities, or other such civic infrastructure.

(3) *Colonnades and Arcades.*

- (a) *Standard.*
  - (i) *Depth.* 8 ft. minimum from the principal façade to the inside of the column face. Columns must be set back 18 inches from the outside of the column face to the back of the curb.
  - (ii) *Height.* 10 ft. minimum clear.
  - (iii) *Length.* 75-100% of the principal façade.
  - (iv) *Underside.* The underside of a colonnade or arcade extending over a sidewalk shall be covered with a solid material and lighting may be required, depending upon the proximity to a street light.
- (b) *Right-of-Way Encroachment.*

Colonnades shall only be constructed where the minimum depth can be obtained. Colonnades shall occur forward of the principal façade, and may encroach within the right-of-way, but shall not extend past 18 inches from the back of the curb, in accordance with the Building Code adopted by the City of Fayetteville.
- (c) *Placement.* Colonnades may replace street trees along their length.

~~(4) *Turrets and Cupolas.*~~

- (a) *Standard.*
  - (i) *Area.* 20 ft. X 20 ft. maximum footprint.
  - (ii) *Height.* If the footprint is larger than 10 ft. X 10 ft., then the cupola/turret may extend a maximum of 25 ft. above the eave or top of the parapet of the highest story. If the footprint



is less than 10 ft. X 10 ft. then the turret or cupola may extend to maximum of 50 ft. above the eave or top of the parapet of the highest story.

(5) *Front Porches.*

(a) *Standard.*

- (i) *Depth.* 6 ft. minimum from the principal façade to the inside of the column face.
  - (ii) *Length.* 25 to 100% of the principal facade. Front porches may be multi-story and are required to be open or screened and non-air conditioned.
- (b) *Right-of-Way Encroachment.* Front porches may occur forward of the principal façade. Porches shall not extend into the right-of-way. Front porches and stoops shall not be built within 18 inches of the side property line on attached unit types.

(6) *Stoops.*

(a) *Standard.* Stoops may be covered or un-covered and stairs may run to the front or to the side.

- (i) *Depth.* 4 ft. minimum from the principal façade to the inside of the column face for stoops with a covered landing.
- (ii) *Height.* 96 inches maximum.
- (iii) *Length.* Maximum 12-foot width for each individual building entrance or group of connected entrances. The pedestrian connection from the stoop to the public sidewalk shall be allowed to run from the door along the facade of the building, parallel to the street, for a maximum of 12 feet from the door, before connecting directly to the public sidewalk.

(b) *Right-of-Way Encroachment.* Stoops may occur forward of the principal façade and may extend into the right-of-way in accordance with the building code adopted by the City of Fayetteville.

(c) *Placement.* Sidewalks shall have a minimum 5 ft. clear access for pedestrian movements. Stoops shall not be built within 18 inches of the side property line on attached unit types.

(7) *Projected Bay.*

(a) *Standard.* Bays shall consist of habitable space.

- (i) *Depth.* 4 ft. maximum from the principal facade.
- (ii) *Second Story Height.* Bays above the first or ground floor shall have a minimum of 10 ft. clear to the underside of the horizontal floor. Supports or appendages shall not extend below 7 ft. clear.
- (iii) *Length.* 20% maximum of the principal façade length.

(b) *Second Story Right-of-Way Encroachment.*

Bays above the first or ground floor may encroach within the right-of-way, in accordance with the Building Code adopted by the City of Fayetteville.

(c) *Placement.* Projected Bays shall not interfere with street trees, street lights, street signs or other such civic infrastructure.

(E) *Exterior Architectural Elements.* The lists of permitted materials and configurations have been selected for their durability, sustainability and responsiveness to climate. The primary goal of the Architectural Elements is authenticity; the elements encourage construction that is straightforward and functional and draws its ornament and variety from the assembly of genuine materials. Items not listed in the Architectural Elements may be approved upon review by the Planning Commission.

- (1) *Rear Yards Only*. The following shall only be located in the rear yard:
  - (a) *Trash dumpsters.*
  - (b) *Trash and recycling carts and bins.*
- (2) *Exterior Prohibited Materials*. The following shall be prohibited:
  - (a) *Undersized Shutters*. Shutters shall be sized so as to equal the width required to cover the window opening.
  - (b) *Shutters made of plastic.*
  - (c) *Glass with reflective coatings other than clear glass with Low-E coatings.* (See opacity and façade section).
  - (d) *Plastic or PVC roof tiles.*
  - (e) *Aluminum siding.*
  - (f) *Vinyl siding.*
  - (g) *Wood fiber board.*
  - (h) *Unfinished pressure-treated wood.*
  - (i) *EIFS (Exterior Insulation Finish System) located on the first or ground floor.*
- (3) *Columns, Arches, Pedestals, Railings and Balustrades*.
  - (a) *Permitted Configurations*.
    - (i) Square columns shall have a minimum width of 6 inches with or without capitals and bases.
    - (ii) Round columns shall have a minimum 6 inch outer diameter with or without capitals and bases.
    - (iii) Pedestals shall have a minimum width of 8 inches.
  - (b) *Permitted Materials*.
    - (i) *Columns and Pedestals*. Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast in-place concrete with or without stucco, pre-cast concrete, fiber cement board, concrete masonry units with stucco, stone, structural steel, and cast iron.
    - (ii) *Arches and Lintels*. Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast in-place concrete with or without stucco, pre-cast concrete, fiber cement board, concrete masonry units with stucco, stone, structural steel, and cast iron.
    - (iii) *Railings and Balusters*. Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast in-place concrete with or without stucco, pre-cast concrete, concrete masonry units with stucco, stone, structural steel, cast iron, wrought iron, and glass.
- (4) *Windows, Skylights, and Doors*.
  - (a) *General Requirements*.

- (i) Visible sills on the exterior of the building are required for all windows.
- (ii) Windows shall have trim on the sides and top when the exterior of the building is wood or lap sided. Window trim shall have a minimum dimension of 0.75 inches X 3.5 inches (a normal 1X4).
- (iii) A minimum of 10% of the window area per floor shall be operable with the exception of the first or ground floor.
- (b) *Permitted Configurations.*
  - (i) All window configurations are allowed.
- (c) *Permitted Finish Materials*
  - (i) *Windows.* Windows may be made of wood, aluminum, copper, steel, clad wood, thermally broken vinyl or aluminum. No false grids are permitted except for where mullions and muntins are permanently adhered to both the interior and exterior of a pane of thermally broken glass separated by a spacer aligned with the mullions or muntins in between panes of thermally broken glass. (Commonly referred to as simulated divided light windows).
  - (ii) *Doors.* Doors may be made of wood, glass, fiberglass or metal. (I.e. steel, aluminum, copper, bronze, etc.)
  - (iii) *Sills.* Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast-in-place concrete with or without stucco, pre-cast concrete, fiber cement board, concrete masonry units with stucco, stone, structural steel, and cast iron.
- (5) *Roofs and Gutters.*
  - (a) *General Requirements.*
    - (i) Roofs may be gabled, hipped, mansard, shed, gambrel, barrel-vaulted, or domed.
    - (ii) Applied mansard roofs are not permitted.
    - (iii) Low sloped roofs (less than 1 in 12 pitch) shall have light colored finish materials.
  - (b) *Permitted Configurations.*
    - (i) Metal panel roofs shall expose the panel ends at the overhang.
    - (ii) Gutters may be rectangular, square, half-round, or Ogee sections.
  - (c) *Permitted Finish Materials*
    - (i) *Metal Roofs.* Metal roofs may be made of galvanized steel, aluminum-zinc coated steel, copper, aluminum, zinc-alum, lead coated copper, terne, or powder coated steel.
    - (ii) *Shingles.* Shingles shall be made of asphalt, metal, concrete, terra-cotta, slate, or cedar shingles or shakes.
    - (iii) *Gutters and downspouts.* Gutters and downspouts shall be made of copper, aluminum, galvanized steel, aluminum-zinc coated steel, lead coated copper, terne, or powder coated steel.
- (6) *Garden Walls, Fences and Hedges.*
  - (a) *General Requirements.*

- (i) Fences, garden walls, or hedges are permitted along side yards, rear yards, and all property lines which abut public streets or alleys.
  - (ii) Fences in the front yard shall be not be 100% opaque and shall provide visible separation between the fence slats. Fences in a rear or side yard, at least 10 feet behind the principal façade of the primary structure, may be at a maximum 100% opaque.
- (b) *Height.*
- (i) Front yard (in front of the primary structure) maximum height of 42 inches.
  - (ii) Fences located in the rear and side yards (behind the principal façade of the primary structure) shall have a minimum height of 36 inches and a maximum height of 6 feet.
- (c) *Permitted Configurations*
- (i) *Wood Fences.* Vertical picket fences or horizontal slat fences with corner posts, and split rail fences; privacy fences are permitted in the rear and side yard only, behind the principal façade of the primary structure.
  - (ii) *Metal Fence.* Fence shall be comprised of primarily vertical pickets with a minimum 5/8 inch diameter, and 4 inch maximum clear space between the pickets.
  - (iii) *Brick and Stone.*
- (d) *Permitted Finish Materials*
- (i) Wood.
  - (ii) Wrought iron, steel and cast iron.
  - (iii) Brick and stone.
  - (iv) Concrete masonry units with or without stucco so long as the primary structure corresponds.
  - (v) Reinforced concrete with or without stucco as long as the primary structure corresponds.
- (7) *Opacity and Facades.*
- (a) *General Requirements.*
- (i) Each floor of any principal building façade above the first floor facing a park, square or street shall contain windows covering from 15% to 60% of the principal facade area.
  - (ii) The permitted percentage of glass may be increased to 80% for any two floors above the fourth floor provided that there is a minimum stepback of 15 ft. from the principal façade.
  - (iii) A minimum of 10% of the window area per floor shall be operable with the exception of the first or ground floor.
  - (iv) All glass shall have a Low-E coating.
  - (v) ~~Glass used above the first or ground floor shall have a visible transmittance rating of 0.4 or higher.~~
- (b) *First or Ground Floor Requirements of any principal facade.*
- (i) Glass on the first or ground floor shall have a visible transmittance rating of 0.6 or higher.
  - (ii) Commercial space and storefronts shall have a minimum of 75% glass on the first or ground floor.

- (iii) Office, institutional, and other non-residential space shall have a minimum of 50% glass on the first or ground floor.
- (iii) Multi-Family Residential space shall have a minimum of 40% glass on the first or ground floor.
- (iv) Single Family and Two Family Residential space shall have a minimum of 5% glass on the first or ground floor.
- (v) The measurement for glass percentage on the first or ground floor shall be calculated at the pedestrian level between 2-12 feet above the sidewalk. For a building façade located outside of a build-to zone the measurement for glass percentage on the first or ground floor shall be at the pedestrian level between 2 and 12 feet above the Finished Floor Elevation (FFE).
- (v) Doors or entrances for pedestrian access shall be provided at intervals no greater than 50 ft. apart along the principal façade.

(Ord. 5056, 9-04-07)

## Exhibit 'B'

# ADM 14-4635

### 166.22 Parking Garages

(A) *Purpose.* Parking garages by their nature tend to overwhelm the built environment due to their scale and repetitious construction. Parking garages must be detailed carefully in order for them to enhance the built environment in terms of scale, appearance, and pedestrian safety.

(B) *General Requirements.*

- (1) All parking garages shall utilize materials and architectural detailing found in the primary development being served, or when stand alone, shall establish a distinct architectural style.
- (2) All parking garages shall provide adequate interior and exterior lighting to maintain visibility and public safety. Higher efficiency lighting such as LED, is encouraged
- (3) City of Fayetteville Parking Garage Manual
  - (a) The City of Fayetteville Parking Garage Manual shall be used in support of this chapter to show images with acceptable architectural design techniques meeting the intent of this code.
  - (b) Copies of the Manual are to be made readily available to the public in the Planning Division.

(C) *Parking Garages in the Build-to Zone.* The following regulations shall apply to minimize the appearance of a blank parking garage at the street level and to incorporate human scale elements and visual interest into parking garages located immediately adjacent to the street.

- (1) Property with multiple street frontages shall have a liner building at all corner locations; in accordance with section 3(a) below.
- (2) Entrances or pedestrian door openings shall be no greater than 50 feet apart.
- (3) The entire length of the principal façade of the parking garage on the first or ground floor shall provide one or a combination of the following options:
  - (a) The principal façade of the parking garage on the first or ground floor shall be comprised of habitable area, such as retail, office, residential, and/or lobby space at a minimum depth of 15 feet. The habitable area may be interrupted to allow for vehicle and pedestrian access to the parking garage. The upper floors of a parking garage in this configuration may extend over the first or ground floor. A liner building constructed as the principal façade of a parking garage shall meet the applicable design standards for the use.
  - (b) Architectural treatment shall be applied to the first or ground floor principal façade with the intent to make the appearance of the parking garage in the build-to zone appear part of the primary structure and/or enhance the pedestrian realm and visual interest. This includes utilizing building materials and pedestrian scale elements such as regular openings for windows and doors, display windows, glazing applied to the façade, or other design techniques approved by the Zoning and Development Administrator meeting the intent of the code. The upper floors of a parking garage in this configuration may extend over the first or ground floor.
  - (c) A green screen (a trellis that will support vines and other landscaping materials to create a living green façade) may be utilized for a minimum of 10% of the principal façade where other permanent landscaping or urban design elements are also proposed in conjunction with the screen.
- (4) The principal façade above the first floor shall utilize one of the following options with the intent to screen cars in the parking garage and prevent a blank parking garage façade from view of the street:
  - (a) Either of the options in section 3 above;
  - (b) An architectural screen; or

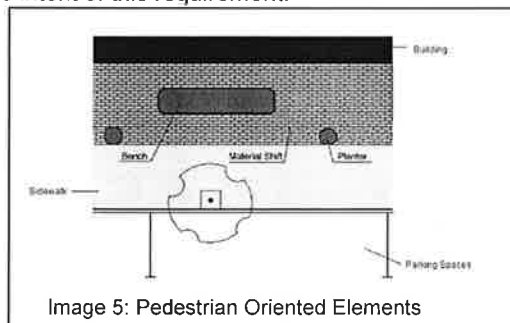
(c) Building materials utilized on the principal structure shall be applied to the façade.

(D) *Parking garages outside the build-to zone between 26-49 feet from the right-of-way.* The following regulations shall apply to parking garages that are between 26-49 feet from the right-of-way and do not have a principal structure or liner building between the parking garage and the street. Parking garages within direct visual proximity of the street should be designed in an architecturally pleasing manner, and should not create a void of unusable, uninviting space between the parking garage and the street.

- (1) Shall be required to meet the general requirements of utilizing materials and architectural detailing found in the primary development being served.
- (2) Shall incorporate landscaping above and beyond the minimum requirements of the City's code to soften the appearance of the parking garage from view of the street.
- (3) Shall incorporate spatially defining building elements and/or landscaping at a maximum separation of 100 feet of façade length in order to create accessible public open space, such as a courtyard, garden, patio, etc.

(a) Each public space shall include seating opportunities, such as table and chairs or benches, and a combination of at least of three (3) of the following elements:

- (i) planters;
- (ii) a planting bed;
- (iii) public art;
- (iv) a water feature;
- (v) a shift in pavement material between the public right-of-way and the structure;
- (vi) a covered area, such as a canopy, awning, arcade, or portico spanning the width of the building; or
- (vii) other elements approved by the Zoning and Development Administrator that are not included in other sections of the design standards and meet the intent of this requirement.



(4) The 25 ft. landscape buffer may be developed at some point in the future with habitable space that meets the requirements above.

(E) *Parking garages greater than 50 feet away from the right-of-way. Design elements:*

- (1) Shall meet the general requirements of utilizing materials and architectural detailing found in the primary development being served.
- (2) Nonresidential, Office, and Mixed Use Design Standards in Fayetteville UDC Section 166.25 shall apply to the façade of the parking garage that is visible from the right-of-way.



## PLANNING COMMISSION MEMO

**TO:** Fayetteville Planning Commission

**FROM:** Andrew Garner, City Planning Director

**MEETING DATE:** ~~March 24, 2014~~ Updated March 27, 2014

**SUBJECT:** **ADM 14-4635 Administrative Item (UDC AMENDMENT CHAPTER 166.21 DOWNTOWN DESIGN OVERLAY DISTRICT STANDARDS; CHAPTER 166.22 PARKING DECK DESIGN STANDARDS; and CHAPTER 166.23 URBAN RESIDENTIAL DESIGN STANDARDS);** Submitted by CITY PLANNING STAFF for revisions to the Unified Development Code, Chapters 166.21, 166.22, and 166.23. The proposal is to modify various design standards of UDC Chapter 166.

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### RECOMMENDATION:

Staff recommends that the Planning Commission forward **ADM 14-4635** to the City Council with a recommendation for approval.

### March 10, 2014 Planning Commission meeting:

This item was discussed at the March 10, 2014 Planning Commission meeting. In general the commission discussed that they seemed in favor of the proposed code amendments. Because of the amount of detail in the proposed code changes the commission tabled the item for two weeks to allow more time for consideration and discussion. Some of the issues discussed by the commission included the need for more clarity in the definition of 'porch', changes to the fence requirement to prevent a privacy fence from being too close to the street and the front of a building, and further evaluation of the design requirements for a 'stoop'.

In response to the discussion on March 10<sup>th</sup> and other feedback after the meeting from commissioners, staff, and the City Attorney, staff has made minor changes to this proposal. These changes are attached to this report, highlighted in **green** and summarized as follows:

1. Further modified the definition of 'porch' for clarify.
2. Changed the applicability section of the DDOD code to make it clear that ordinary repair and maintenance activities are not subject to the code.
3. Added 'aluminum-zinc coated steel' as a permitted finish material to allow utilization of products such as 'galvalume' as it is a standard, high quality material used in metal roofs and other exterior applications of metal.
4. Modified the fence requirements to specify that privacy fence must be at least 10 feet behind the principal façade of a structure.

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### Response to discussion regarding the design criteria for a 'stoop':

*Stoops are not required for developments in the DDOD. The criteria in the DDOD only applies if a project has a stoop, which is defined as:*



**Stoop.** (DDOD) A small platform and / or entrance stairway at a **house** door, commonly covered by a secondary roof or awning.

*There are numerous creative options in designing front façade entries. A stoop is only one option of many. The code has specific stoop design requirements because if certain elements and proportions are not utilized, the result can be an uninviting façade that is not human scale or pedestrian-friendly. This leads to physical or perceived separation between the public and private realm, in direct opposition to the intent of the Downtown Master Plan. Staff's research indicates that the width of a stoop and its proximity to the connection to the public sidewalk are critical in providing visual interest and connectivity between the street and the building. Staff's proposal is that the maximum width of a stoop and the horizontal distance before a connection to the street be 12 feet. The minimum stoop width to comply with International Building Code is generally 4 feet, to allow room for the door to swing. By allowing that dimension to triple (12 feet) permits design flexibility for up to three entries in one area, in a variety of configurations. Anything much larger than this dimension would start to be out of proportion with a human scale element at the sidewalk level. A specific stoop dimension should be required as the baseline to ensure that the intent of the code is met. Applicants may request a variance of any of the DDOD requirements. These types of variances are typically granted in unique situations, or if there is a creative design not covered under the code. The criteria for a variance of the DDOD is a lower standard than the criteria for a strict zoning variance, allowing more flexibility.*

## **BACKGROUND:**

### Downtown Master Plan

In 2004 the City Council adopted the Downtown Master Plan after months of research, a series of charettes, and public hearings with participation of several hundred citizens. The Downtown Master Plan created a vision for the future of the downtown area and instructions for achieving this vision by codifying the traditional building form in downtown Fayetteville. As part of the implementation of the Downtown Master Plan new zoning districts and specific design standards were created and adopted in 2007. These standards were a result of years of research, architectural review committee input and several public hearings.

### City Plan 2025

Consistent with many of the principals that came out of the Downtown Master Plan, the City adopted City Plan 2025 in 2006. This plan was a major paradigm shift of the vision for growth of the City. This plan had primary goals of creating traditional town form throughout the city, reducing suburban sprawl and suburban development patterns. This was in direct contrast to suburban development patterns encouraged in previous general plans and required by the City codes for many decades. This plan led to the adoption of design standards promoting traditional town form including the Urban Residential Design Standards. Additional code changes over the years including form-based zoning, the subsequent adoption of City Plan 2030, as well as other neighborhood plans have been consistent with strong policies to create traditional development patterns. In general, this type of development pattern focuses on creating a walkable, human-scale environment with a variety of uses that can transition over time, as opposed to single use development patterns created primarily to accommodate vehicles and parking.

## DISCUSSION:

Over the past seven years the City has seen several developments in the downtown area and throughout the City that have tested the Downtown Design Overlay District (DDOD) development standards, the parking garage standards, and the Urban Residential Design Standards. Based on the results of observation by staff and general comments from the public, elected and appointed officials after the completion of several projects, some design details of these recent developments, while complying with adopted city codes, have not met the intent of the Downtown Master Plan or the intent of city's adopted land use plans and policies. In addition, staff has noted that there is a lack of clarity in certain sections of the code. To address these issues staff proposes the following changes to the Fayetteville Unified Development Code. Overall, these changes are relatively minor in substance and are intended to ensure that the built environment required in the code matches the vision of the City land use plans and policies, the Downtown Master Plan, and the expectations of the citizens, appointed, and elected officials of Fayetteville.

1. Chapter 151 Definitions. Change the definition of Porch and Stoop for clarity.
2. Chapter 166.21 Downtown Design Overlay District (DDOD).
  - a. Clarify that if there is a conflict between different standards that the DDOD supersedes other standards.
  - b. Clarify that all new construction, additions, or renovations are required to comply with the DDOD standards, except for ordinary repairs and maintenance. There have been several major projects and renovations in the downtown area over the past few years that, because the projects did not technically expand the building footprint, were not subject to the DDOD requirements.
  - c. Clarify that placement of awnings, marquees, and balconies shall not interfere with utilities.
  - d. Add the requirement that the underside of balconies, colonnades and arcades be a solid material and lighting may be required. This addresses public safety issues that staff has seen after the construction of these types of elements downtown.
  - e. Remove the minimum height requirement for stoops as staff has observed that there are numerous examples of stoops with no steps or a minimal amount of rise from the street to the front door, particularly on a narrow quiet street, in a traditional development pattern that meet the intent of the code. This will allow for more design flexibility.
  - f. Change the stoop length to a maximum width of 12 feet. The intent is to create stoops that are human scale with interaction and vertical transition between the street and building entrances, as originally intended in the code. Staff has observed recent developments with a door at the street that does not connect directly to the street but instead a raised stoop/pedestrian walkway runs down the length of the building some distance before connecting to the public sidewalk. This met the letter, but not the intent of the original code, which is addressed with this proposed change.
  - g. Clarify right-of-way encroachment and placement of stoops.
  - h. General clarification of Exterior Architectural Elements and removal of reference to cell phone towers because cell towers are regulated under a different section of the UDC as a conditional use permit.
  - i. Removed reference to sills under arches and lintels as sills are covered elsewhere in the code.
  - j. Clarified that window sills are required to be visible. This was the intent of the code and has been enforced as such, but needed clarification.
  - k. Clarification of the permitted finish materials for windows and sills, consistent with the original intent of the code.

- l. Clarified that not only gutters but also downspouts are subject to the regulation. Added Aluminum-zinc coated steel as a permitted material to allow products such as 'galvalume'.
  - m. Clarified the fencing regulations consistent with the original intent that visibility and transparency be provided between the street and the front of the structure, but allowing standard privacy fence in side and rear yards. Broadened the types of fences allowed in front yards for design flexibility as long as transparency is maintained.
  - n. Removed a redundant reference to requiring clear glass because glass is regulated by transmittance rating elsewhere in the code.
  - o. Staff does not recommend changing the transmittance rating (window tinting) for residential use at this time. Clear glass, especially at the street level, has been one of the successful aspects of the code, in staff's opinion, and variances may be requested for unique situations.
  - p. Global change to correct the spelling of principal facade.
  - q. Clarified a specific requirement for glass percentage for office, institutional, and other non-residential space not commercial or storefront, which was unintentionally left out of the code. The code has been interpreted over the years that commercial space and storefronts should have a large percentage of glass (75%), more than any other type of use, per the intent of the Downtown Master Plan. However the code did not specify the percentage of glass required for non-residential use that was not a storefront.
  - r. Removed the unnecessary requirement for a maximum percentage of glass for multi-family.
  - s. Clarified the requirement of glass for a two family dwelling, which was unintentionally left out of the code.
  - t. Clarified the method for calculating the percentage of glass on the ground floor, which has caused confusion for staff and developers because of lack of specifics in the code.
3. Chapter 166.23 Urban Residential Design Standards
- a. Clarified that visible entrances are required for all ground floor dwellings that face a street. This was the original intent of the code, but a lack of clarity in the language allowed dwellings on the ground floor that faced a street to not have a visible entrance. Also added language to describe the requirement for the pedestrian connection from the residential entrance to the public sidewalk. Again, this language meets the original intent for a direct connection from the dwelling to the street. However, a lack of specific language in the code permitted the pedestrian connection to have an indirect connection from the door to the public sidewalk, with some developments running a raised stoop or pedestrian walk some distance along the building façade before connecting directly to the street. This can result in an uninviting interaction between the public and private realm and a lack of pedestrian-scale breaks/connections along the building, which did not meet the intent of the code. Also see discussion above related to the stoop requirement.
  - b. Removed the reference requiring at least one primary entrance on the principal façade, as this requirement is now covered under the Pedestrian Circulation subsection noted above.
  - c. Removed varied roof forms as an optional design variation as this is required elsewhere as a variation between different building types; removed consistent and complementary fenestration patterns as this is a very minimal requirement and open to very broad interpretation; added the option for additional architectural features to be considered to allow for different styles and design flexibility that may not be covered in the code.

4. Chapter 166.22 Parking Garages

- a. Rewritten the entire parking garage chapter. The primary changes are summarized as follows:
- Changed the applicability for this chapter to apply to parking garages throughout the entire city, not just in the downtown zoning districts.
  - Referred to a Parking Garage Manual with images that show the intent of the code.
  - Revised the parking garage design standards into three categories:
    1. Parking Garages in the Build-to Zone. Under this proposal, staff is recommending that green screens to screen a parking garage near the public street be removed as a primary option. This is currently allowed under the code but it takes many years and much maintenance to create an effective screen using this method; and overall does not meet the intent of the code to create a pedestrian friendly building design and streetscape in a form-based zoning district. This revised code requires parking garages in the build-to zone to screen the garage with a liner building (such as the liner building on the Lofts at Underwood building along Powerhouse Avenue), architectural treatment for the façade to appear as part of the building with regular openings for windows and doors (such as the parking garage for the Three Sisters building on Rollston Avenue), or other architectural treatment such as glazing or display windows (such as on the north side of the parking garage on the Legacy building on Watson Street). For multi-story parking garages the upper floors of the garage must be screened with at least some type of architectural treatment so cars and the parking garage façade is screened, similar to the University of Arkansas parking garage on Garland Avenue that utilizes colored cement tiles on the upper floors to screen the garage from view from Garland Avenue.
    2. Parking Garages outside the Build-to Zone but less than 50 feet from the street. This requires that the parking garage, when visible from the street, to use materials also used on the principal structure, that additional landscaping be installed between the parking garage and the street (such as the landscaping between the City library parking garage and the street), and that public space be created including seating or vending areas between the parking garage and the street.
    3. Parking Garages greater than 50 feet from the street. Requires that the garage be constructed of materials and detailing found in the primary development and also that the garage be subject to the Nonresidential, Office, and Mixed Use Design Standards for the façade that is visible from the right-of-way.

**BUDGET/STAFF IMPACT:**

None

**Attachments:**

- The proposed code changes to UDC Chapters 151 (Definitions), 166.21 (DDOD), and 166.23 (Urban Residential Design Standards), are shown in strikeout-highlight with numbering that follows the description in the staff report above.
- The proposed new UDC Chapter 166.22 (Parking Garages) is attached.
- Draft City Parking Garage Manual

**Added after the 03/10/2014 meeting**

**CHAPTER 151: DEFINITIONS**

1. **Porch.** (DDOD) ~~A covered area adjoining an entrance to a building. An open, roofed structure attached to and structurally a part of the main building that is not more than 75 percent enclosed by walls and is not heated or cooled.~~

**Stoop.** (DDOD) A small platform and / or entrance stairway at a ~~house~~ door, commonly covered by a secondary roof or awning.

**166.21 Downtown Design Overlay District**

(A) *Purpose.* The intent of this ordinance is to encourage good architectural form through the use of quality design and materials. The goal of the code is to promote functional architecture that creates attractive and usable space. Downtown Fayetteville has a rich architectural history spanning many decades and styles; therefore, architecture should be respectful of the existing built environment and should strive to enhance the public realm. A strong emphasis shall be placed upon designing and implementing sustainable and green architecture practices.

(B) *Applicability.* The Downtown Design Overlay District applies to parcels of land located within the boundaries of the Downtown Design Overlay District. The Downtown Design Overlay District Architecture Standards are applicable in the following instances:

2. (1) ~~If a conflict occurs between different standards, these These~~ standards shall supersede the City's ~~Commercial, Nonresidential Design Standards; Office, and Mixed Use Design and Development Standards~~ in the Downtown Design Overlay District.

(2) ~~All new construction shall comply with these standards, including structural renovation and/or new additions that increase the building footprint or volume of habitable space by 50% or more.~~

2.b ~~All new construction, additions or renovations shall comply with these standards regardless of whether the improvements require a permit; ordinary repairs and maintenance are not subject to these standards. Specifically, only the new construction or portions of the building that are being renovated shall comply with these standards.~~

(3) Building designs that strictly comply with these standards are to be considered approved for matters of aesthetics and shall not require further discretionary review for architectural character or appearance.

(4) Building designs that do not comply with these standards may be permitted by a variance after review and approval by the Planning Commission.

(5) Building designs that are denied or approved by the Planning Commission may be appealed to the City Council.

(C) *Downtown Design Overlay District Manual.*

(1) The City of Fayetteville Downtown Overlay District Manual shall be used in support of this chapter to explain specific objectives and principles and to provide a resource for guidance in implementing these standards.

(2) Copies of the Manual are to be made readily available to the public in the Planning Division.

(D) *Special Building Elements and Appurtenances.* If a building has a marquee, awning, balcony, colonnade, arcade, turret, cupola, porch or stoop then it shall comply with the following regulations:

(1) *Marquees and Awnings.*

- (a) *Standard.* These dimensional requirements apply to first or ground floor awnings and marquees. There are no minimum standards for awnings above the first floor.
  - (i) *Depth.* To the back of the curb maximum.
  - (ii) *Height.* 7 ft. minimum clear.
- (b) *Right-of-Way Encroachment.* Marquees and Awnings shall occur forward of the principal façade and may encroach within the right-of-way, in accordance with the Building Code adopted by the City of Fayetteville.

- (c) *Placement.* Placement of awnings or marquees shall not interfere with street trees, street lights, street signs, utilities or other such civic infrastructure.
- (d) *Prohibited Materials.* High-gloss or plasticized fabrics are prohibited.

(2) *Balconies.*

- (a) *Standard.*
  - (i) *Depth.* To the back of the curb maximum. Balconies above the second floor shall have a maximum projection of 4 ft. from the principal façade.
  - (ii) *Height.* 10 ft. minimum clear to the underside of the horizontal floor. Supports or appendages may not extend below 7 ft. clear.
  - (iii) *Length.* 80% maximum of principal building façade for the second floor. 40% maximum for all balconies above the second floor.
  - (iv) *Roofs.* Balconies may have roofs, but are required to be open, non-air conditioned parts of the building.

(v) Underside. The underside of a balcony extending over a sidewalk shall be covered with a solid material and lighting may be required, depending upon the proximity to a street light.

- (b) *Right-of-Way Encroachment.* Balconies may encroach within the right-of-way, in accordance with the Building Code adopted by the City of Fayetteville.

- (c) *Placement.* Balconies shall not interfere with street trees, street lights, street signs, utilities, or other such civic infrastructure.

(3) *Colonnades and Arcades.*

- (a) *Standard.*
  - (i) *Depth.* 8 ft. minimum from the principal façade to the inside of the column face. Columns must be set back 18 inches from the outside of the column face to the back of the curb.
  - (ii) *Height.* 10 ft. minimum clear.
  - (iii) *Length.* 75-100% of the principal façade.

(iv) Underside. The underside of a colonnade or arcade extending over a sidewalk shall be covered with a solid material and lighting may be required, depending upon the proximity to a street light.

- (b) *Right-of-Way Encroachment.* Colonnades shall only be constructed where the minimum depth can be obtained. Colonnades shall occur forward of the principal façade, and may encroach within the right-of-way, but shall not extend past 18 inches from the back of the curb, in accordance with the Building Code adopted by the City of Fayetteville.

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(c) *Placement.* Colonnades may replace street trees along their length.

(4) *Turrets and Cupolas.*

(a) *Standard.*

- (i) *Area.* 20 ft. X 20 ft. maximum footprint.
- (ii) *Height.* If the footprint is larger than 10 ft. X 10 ft., then the cupola/turret may extend a maximum of 25 ft. above the eave or top of the parapet of the highest story. If the footprint is less than 10 ft. X 10 ft. then the turret or cupola may extend to maximum of 50 ft. above the eave or top of the parapet of the highest story.

(5) *Front Porches.*

(a) *Standard.*

- (i) *Depth.* 6 ft. minimum from the principal façade to the inside of the column face.
- (ii) *Length.* 25 to 100% of the principal facade. Front porches may be multi-story and are required to be open or screened and non-air conditioned.

(b) *Right-of-Way Encroachment.* Front porches may occur forward of the principal façade. Porches shall not extend into the right-of-way. Front porches and stoops shall not be built within 18 inches of the side property line on attached unit types.

(6) *Stoops.*

(a) *Standard.* Stoops may be covered or un-covered and stairs may run to the front or to the side.

(i) *Depth.* 4 ft. minimum from the principal façade to the inside of the column face for stoops with a covered landing.

2.e (ii) *Height.* 30 inches minimum from grade to top of the first finished floor; 96 inches maximum.

2.f (iii) *Length.* Maximum 12-foot width for each individual building entrance or group of connected entrances 40% to 25% of the principal façade, not including stairs. The pedestrian connection from the stoop to the public sidewalk shall be allowed to run from the door along the facade of the building, parallel to the street, for a maximum of 12 feet from the door, before connecting directly to the public sidewalk.

2.g (b) *Right-of-Way Encroachment.* Stoops may occur forward of the principal façade and may, but shall not extend into the right-of-way in accordance with the building code adopted by the City of Fayetteville.

(c) *Placement.* Sidewalks shall have a minimum 5 ft. clear access for pedestrian movements. Front porches and Stoops shall not be built within 18 inches of the side property line on attached unit types.

(7) *Projected Bay.*

(a) *Standard.* Bays shall consist of habitable space.

(i) *Depth.* 4 ft. maximum from the principal facade.

(ii) *Second Story Height.* Bays above the first or ground floor shall have a minimum of 10 ft. clear to the underside of the horizontal floor. Supports or appendages shall not extend below 7 ft. clear.

(iii) *Length.* 20% maximum of the principal façade length.

- (b) *Second Story Right-of-Way Encroachment.*  
Bays above the first or ground floor may encroach within the right-of-way, in accordance with the Building Code adopted by the City of Fayetteville.
- (c) *Placement.* Projected Bays shall not interfere with street trees, street lights, street signs or other such civic infrastructure.

(E) *Exterior Architectural Elements.* The lists of permitted materials and configurations have been selected for their durability, sustainability and responsiveness to climate. The primary goal of the Architectural Elements is authenticity; the elements encourage construction that is straightforward and functional and draws its ornament and variety from the assembly of genuine materials. Items not listed in the Architectural Elements may be approved upon review by the Planning Commission.

(1) *Rear Yards Only.* The following shall only be located **only** in the rear yard:

- (a) *Trash dumpsters.*
- (b) *Trash and recycling carts and bins.*

(2) *Exterior Prohibited Materials.* The following shall be prohibited:

- (a) *Undersized Shutters.* Shutters shall be sized so as to equal the width required to cover the window opening.
- (b) *Shutters made of plastic.*
- (c) *Glass with reflective coatings other than clear glass with Low-E coatings.* (See opacity and façade section).
- (d) *Plastic or PVC roof tiles.*
- ~~(e)~~ *Exposed cell phone towers.*
- ~~(f)~~ ~~(e)~~ *Aluminum siding.*
- ~~(g)~~ ~~(f)~~ *Vinyl siding.*
- ~~(h)~~ ~~(g)~~ *Wood fiber board.*
- ~~(i)~~ ~~(h)~~ *Unfinished pressure-treated wood.*
- ~~(j)~~ ~~(i)~~ *EIFS (Exterior Insulation Finish System) located on the first or ground floor.*

(3) *Columns, Arches, Pedestals, Railings and Balustrades.*

- (a) *Permitted Configurations.*
  - (i) Square columns shall have a minimum width of 6 inches with or without capitals and bases.
  - (ii) Round columns shall have a minimum 6 inch outer diameter with or without capitals and bases.
  - ~~(iii)~~ ~~Pedestals shall have a minimum width of 8 inches.~~
- (b) *Permitted Materials.*
  - (i) *Columns and Pedestals.* Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast in-place concrete with or

2.h



without stucco, pre-cast concrete, fiber cement board, concrete masonry units with stucco, stone, structural steel, and cast iron.

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(ii) Arches and Lintels and Sills. Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast –in-place concrete with or without stucco, pre-cast concrete, fiber cement board, concrete masonry units with stucco, stone, structural steel, and cast iron.

(iii) *Railings and Balusters*. Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast –in-place concrete with or without stucco, pre-cast concrete, concrete masonry units with stucco, stone, structural steel, cast iron, wrought iron, and glass.

(4) *Windows, Skylights, and Doors*.

(a) *General Requirements*.

2.j

(i) Visible sills on the exterior of the building are required for all windows.

(ii) Windows shall have trim on the sides and top when the exterior of the building is wood or lap sided. Window trim shall have a minimum dimension of 0.75 inches X 3.5 inches (a normal 1X4).

(iii) A minimum of 10% of the window area per floor shall be operable with the exception of the first or ground floor.

(b) *Permitted Configurations*.

(i) All window configurations are allowed.

(c) *Permitted Finish Materials*

2.k

(i) *Windows*. Windows may be made of wood, aluminum, copper, steel, clad wood, thermally broken vinyl or aluminum. No false grids are permitted except for where mullions and muntins are permanently adhered to both the interior and exterior of a pane of thermally broken glass separated by a spacer aligned with the mullions or muntins in between panes of thermally broken glass. (Commonly referred to as simulated divided light windows).

(ii) *Doors*. Doors may be made of wood, glass, fiberglass or metal. (I.e. steel, aluminum, copper, bronze, etc.)

(iii) Sills. Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast –in-place concrete with or without stucco, pre-cast concrete, fiber cement board, concrete masonry units with stucco, stone, structural steel, and cast iron.

(5) *Roofs and Gutters*.

(a) *General Requirements*.

(i) Roofs may be gabled, hipped, mansard, shed, gambrel, barrel-vaulted, or domed.

(ii) Applied mansard roofs are not permitted.

(iii) Low sloped roofs (less than 1 in 12 pitch) shall have light colored finish materials.

(b) *Permitted Configurations*.

(i) Metal panel roofs shall expose the panel ends at the overhang.

(ii) Gutters may be rectangular, square, half-round, or Ogee sections.

2.1

(c) *Permitted Finish Materials*

- (i) *Metal Roofs.* Metal roofs may be made of galvanized steel, aluminum-zinc coated steel, copper, aluminum, zinc-alum, lead coated copper, terne, or powder coated steel.
- (ii) *Shingles.* Shingles shall be made of asphalt, metal, concrete, terra-cotta, slate, or cedar shingles or shakes.
- (iii) *Gutters and downspouts.* Gutters and downspouts shall be made of copper, aluminum, galvanized steel, aluminum-zinc coated steel, lead coated copper, terne, or powder coated steel.

(6) *Garden Walls, Fences and Hedges.*

(a) *General Requirements.*

- (i) Fences, garden walls, or hedges are ~~encouraged~~ permitted along side yards, rear yards, and all property lines which abut public streets or alleys.
- ~~(ii) Fences and garden walls shall be at a minimum 25% opaque, with the exception of the requirements set forth in §166.21(E)(6)(c)(ii).~~
- ~~(iii) Fences in the front yard shall be not be 100% opaque and shall provide visible separation between the fence slats. Fences in a rear or side yard, at least 10 feet behind the principal façade of the primary structure, may be at a maximum 100% opaque.~~

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(b) *Height.*

- (i) Front yard (in front of the primary structure) maximum height of 42 inches.
- (ii) Fences located in the rear and side yards (behind the principal façade of the primary structure) shall have a minimum height of 36 inches and a maximum height of 6 feet.

(c) *Permitted Configurations*

- (i) *Wood Fences.* Vertical picket fences or horizontal slat fences with corner posts, and split rail fences; privacy fences are permitted in the rear and side yard only, behind the principal façade of the primary structure.
- (ii) *Metal Fence.* Fence shall be comprised of primarily vertical pickets with a minimum 5/8 inch diameter, and 4 inch maximum clear space between the pickets.

(iii) *Brick and Stone.*

(d) *Permitted Finish Materials*

- (i) Wood.
- (ii) Wrought iron, steel and cast iron.
- (iii) Brick and stone.
- (iv) Concrete masonry units with or without stucco so long as the primary structure corresponds.
- (v) Reinforced concrete with or without stucco as long as the primary structure corresponds.

(7) *Opacity and Facades.*

(a) *General Requirements.*

- (i) Each floor of any principal building façade above the first floor facing a park, square or street shall contain windows covering from 15% to 60% of the principal facade area.
- (ii) The permitted percentage of glass may be increased to 80% for any two floors above the fourth floor provided that there is a minimum stepback of 15 ft. from the principal façade.
- (iii) A minimum of 10% of the window area per floor shall be operable with the exception of the first or ground floor.

2.n

(iv) All glass shall be clear and / or have a Low-E coating.

(v) Glass used above the first or ground floor shall have a visible transmittance rating of 0.4 or higher.

2.o

(b) First or Ground Floor Requirements of any principle principal facade.

2.p

(i) Glass on the first or ground floor shall have a visible transmittance rating of 0.6 or higher.

(ii) Commercial space and storefronts shall have a minimum of 75% glass on the first or ground floor. of any principle facade.

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(iii) Office, institutional, and other non-residential space shall have a minimum of 50% glass on the first or ground floor.

2.r

(iii) Multi-Family Residential space shall have a minimum of 40% and a maximum of 75% glass on the first or ground floor.

2.s

(iv) Single Family and Two Family Residential space shall have a minimum of 5% glass on the first or ground floor.

2.t

(v) The measurement for glass percentage on the first or ground floor shall be calculated at the pedestrian level between 2-12 feet above the sidewalk. For a building façade located outside of a build-to zone the measurement for glass percentage on the first or ground floor shall be at the pedestrian level between 2 and 12 feet above the Finished Floor Elevation (FFE).

(v) Doors or entrances for pedestrian access shall be provided at intervals no greater than 50 ft. apart along the principal façade.

(Ord. 5056, 9-04-07)

### 166.23 Urban Residential Design Standards

#### (4) Pedestrian Circulation.

3.a

(a) All ground floor entrances of each dwelling unit that face a public street right-of-way shall have a walkway that connects the front entrance to the public sidewalk where sidewalks exist. Ground floor dwelling units adjacent to a public street shall have a primary pedestrian entry that is visible from the street. This entry shall connect to the public sidewalk where sidewalk exists. The entry may be shared but must occur at a spacing of one entrance for every two street level dwellings. The pedestrian connection to the street shall be in the immediate proximity of the door, as opposed to running parallel from the door a substantial distance along the building before connecting to the street. The pedestrian connection may run from the door along the facade of the building, parallel to the street, for a maximum of 12 feet from the door, before connecting directly to the public sidewalk.

(2) Construction and appearance design standards for urban residential development.

(a) Building Form and Design.

- (i) In order to provide a variety in form and design, one building type may not be utilized more than three times in a development. Each building type shall be differentiated by variations in materials, colors and roof forms.
- (ii) Ancillary structures such as carports, garages, recreational buildings and storage structures shall be designed as an integral part of the project architecture.
- (iii) The following architectural elements shall be required of all principal facades:

- a. Variations in materials;
- b. Insets or other relief in the wall plane;
- c. ~~A front façade that faces onto the public street right of way and at least one primary entry that is visible from the street.~~
- d. Incorporation of two or more of the following:

- 1. Balconies;
- 2. Bays or bay windows;

~~3. Variations in roof forms.~~

~~3. 4. Porches;~~

~~4. 5. Dormers;~~

~~5. 6. Porticoes;~~

~~6. 7. Turrets; or~~

~~8. Consistent and complementary fenestration patterns; or~~

~~7. 9. Other architectural feature approved by the Zoning Development Administrator that meets the intent of the code.~~

3.b

3.c



**Repeal and replace the entire subsection 166.22 with the following**

**166.22 Parking Garages**

(A) *Purpose.* Parking garages by their nature tend to overwhelm the built environment due to their scale and repetitious construction. Parking garages must be detailed carefully in order for them to enhance the built environment in terms of scale, appearance, and pedestrian safety.

(B) *General Requirements.*

- (1) All parking garages shall utilize materials and architectural detailing found in the primary development being served, or when stand alone, shall establish a distinct architectural style.
- (2) All parking garages shall provide adequate interior and exterior lighting to maintain visibility and public safety. Higher efficiency lighting such as LED, is encouraged
- (3) City of Fayetteville Parking Garage Manual
  - (a) The City of Fayetteville Parking Garage Manual shall be used in support of this chapter to show images with acceptable architectural design techniques meeting the intent of this code.
  - (b) Copies of the Manual are to be made readily available to the public in the Planning Division.

(C) *Parking Garages in the Build-to Zone.* The following regulations shall apply to minimize the appearance of a blank parking garage at the street level and to incorporate human scale elements and visual interest into parking garages located immediately adjacent to the street.

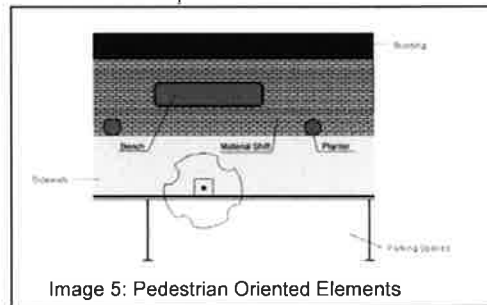
- (1) Property with multiple street frontages shall have a liner building at all corner locations; in accordance with section 4(a) below.
- (2) Entrances or pedestrian door openings shall be no greater than 50 feet apart.
- (3) The entire length of the principal façade of the parking garage on the first or ground floor shall provide one or a combination of the following two options:
  - (a) The principal façade of the parking garage on the first or ground floor shall be comprised of habitable area, such as retail, office, residential, and/or lobby space at a minimum depth of 15 feet. The habitable area may be interrupted to allow for vehicle and pedestrian access to the parking garage. The upper floors of a parking garage in this configuration may extend over the first or ground floor. A liner building constructed as the principal façade of a parking garage shall meet the applicable design standards for the use.
  - (b) Architectural treatment shall be applied to the first or ground floor principal façade with the intent to make the appearance of the parking garage in the build-to zone appear part of the primary structure and/or enhance the pedestrian realm and visual interest. This includes utilizing building materials and pedestrian scale elements such as regular openings for windows and doors, display windows, glazing applied to the façade, or other design techniques approved by the Zoning and Development Administrator meeting the intent of the code. The upper floors of a parking garage in this configuration may extend over the first or ground floor.
  - (c) A green screen (a trellis that will support vines and other landscaping materials to create a living green façade) may be utilized for a minimum of 10% of the principal façade where other permanent landscaping or urban design elements are also proposed in conjunction with the screen.
- (4) The principal façade above the first floor shall utilize one of the following options with the intent to screen cars in the parking garage and prevent a blank parking garage façade from view of the street:
  - (a) Either of the options in section 3 above;
  - (b) An architectural screen; or
  - (c) Building materials utilized on the principal structure shall be applied to the façade.

(D) *Parking garages outside the build-to zone between 26-49 feet from the right-of-way.* The following regulations shall apply to parking garages that are between 26-49 feet from the right-of-way and do not have a principal structure or liner building between the parking garage and the street. Parking garages within direct visual proximity of the street should be designed in an architecturally pleasing manner, and should not create a void of unusable, uninviting space between the parking garage and the street.

- (1) Shall be required to meet the general requirements of utilizing materials and architectural detailing found in the primary development being served.
- (2) Shall incorporate landscaping above and beyond the minimum requirements of the City's code to soften the appearance of the parking garage from view of the street.
- (3) Shall incorporate spatially defining building elements and/or landscaping at a maximum separation of 100 feet of façade length in order to create accessible public open space, such as a courtyard, garden, patio, etc.

(a) Each public space shall include seating opportunities, such as table and chairs or benches, and a combination of at least of three (3) of the following elements:

- (i) planters;
- (ii) a planting bed;
- (iii) public art;
- (iv) a water feature;
- (v) a shift in pavement material between the public right-of-way and the structure;
- (vi) a covered area, such as a canopy, awning, arcade, or portico spanning the width of the building; or
- (vii) other elements approved by the Zoning and Development Administrator that are not included in other sections of the design standards and meet the intent of this requirement.



(4) The 25 ft. landscape buffer may be developed at some point in the future with habitable space that meets the requirements above.

(E) *Parking garages greater than 50 feet away from the right-of-way. Design elements:*

- (1) Shall meet the general requirements of utilizing materials and architectural detailing found in the primary development being served.
- (2) Nonresidential, Office, and Mixed Use Design Standards in Fayetteville UDC Section 166.25 shall apply to the façade of the parking garage that is visible from the right-of-way.

## **166.22 Parking Garages in the Downtown Core, Main Street Center, and Downtown General Zoning Districts**

~~(A) Purpose. Parking garages by their nature tend to overwhelm the built environment due to their scale and repetitious construction. Parking garages must be detailed carefully in order for them to enhance the built environment in terms of scale, appearance, and pedestrian safety.~~

~~(1) Parking Garages located at the right-of-way line in the DC, MSC, and DG zoning districts shall meet at least one of the following criteria:~~

~~(a) The entire length of the principal façade of the parking garage on the first or ground floor is comprised of habitable area, such as retail, office, or lobby space at a minimum depth of 15 ft. The habitable area may be interrupted for a maximum width of 30 ft. to allow for vehicle and pedestrian access to the parking garage. Entrances or door openings to the habitable space shall be provided at intervals no greater than 50 ft. apart. The upper floors of a parking garage in this configuration may extend over the first or ground floor to create a covered walkway.~~

~~(b) The principal façade of the parking garage on the first or ground floor is composed of a series of display windows. Display windows shall be arranged so that there are no more than 4 ft. of blank wall space between display windows. Entrances or door openings shall be provided at intervals no greater than 50 ft. apart. The upper floors of a parking garage in this configuration may extend over the first or ground floor to create a covered walkway.~~

~~(c) The principal façade of the parking garage is covered with a trellis that will support vines and other landscaping materials to create a living green façade. Parking garages in this configuration are required to utilize storm water harvesting techniques such as cisterns, green roofs, or by directing runoff through a series of planter boxes along the front of the façade. The upper floors may not extend over the first or ground floor to create a covered walkway.~~

~~(2) All other parking garages shall be located at least 25 ft. from the right-of-way line. The 25 ft. buffer created shall be landscaped in accordance with the regulations contained in the Landscape Regulations of Fayetteville's UDC. The 25 ft. landscape buffer may be developed at some point in the future with habitable space that meets the requirements above.~~

~~(3) Internal parking garage configuration and circulation shall be determined by Planning Staff utilizing credible industry standards outlined in publications such as the Urban Land Institute or the National Parking Association.~~

~~(Ord. 5056, 9-4-07; Ord. 5271, 9-1-09)~~



# City of Fayetteville Parking Garage Manual





The proposed City parking deck on Spring and School Streets incorporates a liner building and screening of the parking area above the first floor.



The Parking deck at the Fayetteville Public Library incorporates additional landscaped setback from the right of way and screening of the parking area.



The Three Sisters building on Dickson Street successfully blends the first floor parking deck with the residential and commercial portions of the development using similar materials and detailing throughout the project.



UARK Garland Avenue parking deck provides liner buildings for the entire length of the deck and architectural screening of the parking areas above the first floor.





The Dickson Project on Dickson Street incorporates a liner building with an interior parking deck of similar materials.



Display windows incorporated into the façade of the Legacy Building.

