

**City of Fayetteville Staff Review Form**

**2020-0635**

**Legistar File ID**

**8/18/2020**

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

Garner Stoll

7/31/2020

DEVELOPMENT SERVICES (620)

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

ADM 19-6959 Administrative Item (Amend UDC 166.23: Urban Residential Design Standards): Submitted by the Long Range Planning Committee for revisions the Urban Residential Design Standards to increase flexibility for small building design.

**Budget Impact:**

Account Number	Fund
Project Number	Project Title
<b>Budgeted Item?</b> <u>NA</u>	<b>Current Budget</b> \$            -
	<b>Funds Obligated</b> \$            -
	<b>Current Balance</b> <span style="border: 1px solid gray; padding: 2px;">\$            -</span>
<b>Does item have a cost?</b> <u>No</u>	<b>Item Cost</b>
<b>Budget Adjustment Attached?</b> <u>NA</u>	<b>Budget Adjustment</b>
	<b>Remaining Budget</b> <span style="border: 1px solid gray; padding: 2px;">\$            -</span>

V20180321

**Purchase Order Number:** \_\_\_\_\_

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

**Change Order Number:** \_\_\_\_\_

**Approval Date:** \_\_\_\_\_

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

**Comments:**



**MEETING OF AUGUST 18, 2020**

**TO:** Mayor and City Council

**THRU:** Garner Stoll, Development Services Director  
Susan Norton, Chief of Staff

**FROM:** Mary McGetrick, Long-Range Planning and Special Projects Manager

**DATE:** July 31, 2020

**SUBJECT:** **ADM 19-6959 Administrative Item (Amend UDC 166.23: Urban Residential Design Standards):** Submitted by the Long Range Planning Committee for revisions the Urban Residential Design Standards to increase flexibility for small building design.

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**RECOMMENDATION:**

Planning staff and the Planning Commission recommend City Council consider and adopt a text amendment to Chapter 166.23 (Urban Residential Design Standards) of the Unified Development Code increasing flexibility for small building design.

**BACKGROUND:**

The Fayetteville Unified Development Code (UDC 166.23) requires architectural design standards for residential buildings that contain two or more attached units. These standards work well to break up the mass of large multi-family buildings. However, the requirements are not necessary for small buildings that can naturally blend in with the neighborhood. The Planning Commission has observed that the code can make it difficult for smaller multi-family buildings, including some “missing middle housing”, to reflect the character of many neighborhoods where these units are being built. This is because many single family dwellings in existing neighborhoods do not have shifts in wall plane, a variety of materials, or the additional architectural details required in 166.23. The inclusion of these requirements on small attached residential buildings can make them stand out from the surrounding neighborhood in a negative manner.

**DISCUSSION:**

The Planning Commission and Long Range Planning Committee propose code changes to UDC Chapter 166.23 specifying different design requirements for small and large attached residential buildings. This proposal is intended to allow smaller attached residential buildings to better reflect the character of surrounding neighborhoods. It will also make it easier to build “missing middle housing”. This code amendment will implement action items under Goals 1 and 6 of City Plan 2040 to “*Make Appropriate Infill and Revitalization Our Highest Priority*” and to “*Create Opportunities for Attainable Housing*”.

Request: Planning staff, Planning Commission, and Long Range Planning Committee requests City Council to amend Fayetteville Unified Development Code Chapter 166.23: Urban Residential

Design Standards. The code changes are described above and shown in the attached strikeout-highlight version of the code.

**BUDGET/STAFF IMPACT:**

None

**Attachments:**

- Proposed code changes shown in highlight-underline

### 166.23 - Urban Residential Design Standards

(A) *Purposes.*

- (1) To protect and enhance Fayetteville's appearance, identity, and natural and economic vitality.
- (2) To create appealing street scenes so that development enhances the image of the city and provides safe, pedestrian-friendly neighborhood environments.
- (3) To minimize service and parking impacts in order to preserve surrounding property values and scenic resources that contribute to the city's economic development.
- (4) To compose attractive residential facades that enhance the economic viability of and provide compatibility with surrounding property.

(B) *Applicability.* All references to urban residential design standards shall include the following uses as permitted by right or conditional use in all zoning districts:

- (1) 2-F, Two (2) family dwellings
- (2) 3-F, Three (3) family dwellings
- (3) MF, Multi-family dwellings

(C) *Site Development Standards....*

(D) Architectural Design Standards.

(1) Intent. The intent of these building design standards is:

- (a) To ensure that urban residential buildings add to the character and quality of the community, offer a sense of security, and make a positive contribution to the life of the street.
- (b) To maximize the quality, value and longevity of urban residential neighborhoods.
- (c) To make housing appealing and comfortable for its inhabitants.

(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 (1) building type may not be utilized more than three (3) 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 **that are greater than 48-feet wide along the street frontage:**

- (a) Variations in materials;
- (b) Insets or other relief in the wall plane;
- (c) 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.

(iv) The following architectural elements shall be required of all principal facades that are 48-feet wide or less along the street frontage:

(a) Incorporation of one 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.