

## Proposed Lawrence SmartCode Architectural Standards Revisions

### 21-500.1 INSTRUCTIONS

21-500.1.1 Lots and buildings located within a New Community or Infill Community Plan shall be subject to the requirements of this Article. No more than one Principal Building shall be located on a platted lot.

21-500.1.2 Developers may have plans under this Article prepared on their behalf.

21-500.1.3. [Reserved]

21-500.1.4 The requirements described in this Article shall control the Building Disposition, Building Configuration and Building Function, as well as their density, ~~architectural~~ design, landscape, parking, signage, and ambient standards.

21-500.1.5 Building Scale Plans submitted under this Article shall set forth the following, in compliance with the standards described in this Article:

a. For preliminary site and building approval:

- Building Disposition
- Building Configuration
- Building Function
- Required Parking standards
- Pre-Existing Conditions
- Density Calculations

b. For final approval, in addition to the above:

- ~~Architectural Standards~~ Design Guidelines
- Landscape Standards
- Signage Standards
- Ambient Standards

21-500.1.6 Building Scale Plans shall show and provide dimensions for topography, thoroughfares, sidewalks, utilities, and easements.

21-500.1.7 Parking requirements for Civic Buildings shall be set by Warrant.

21-500.1.8 Design Guidelines are provided to give guidance to building design. The guidelines are meant to be flexible in their application. Projects should strive to meet the overall objective for each Transect when applying the guidelines.

### 21-500.3.5 ~~Architectural Standards~~ Design Guidelines (T3)

Objective: The Sub-Urban Zone consists of low density suburban residential areas, differing by allowing home occupations. Planting is naturalistic with setbacks relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions. Buildings in this Transect shall respond to this less urban environment by ensuring they respect the sub-urban fabric in relation to neighboring structures and respond positively to the pedestrian nature of the area.

- a. ~~Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.~~ When multiple building wall materials are combined horizontally they should be combined on each Facade in a manner that places the heavier material at the pedestrian level.

- b. Streetscreens should be between 3.5 and 6 feet in height and constructed of a material matching the ~~adjacent building Façade~~ exterior finishes listed in guideline d. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- ~~c. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.~~
- ~~c.d.~~ Openings above the first Story shall not exceed 540% of the total building wall area, with each Façade being calculated independently.
- ~~e. Doors and windows that operate as sliders are prohibited along Public or Private Frontages.~~
- ~~d.f.~~ Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12. The exterior finish material on all Public Facades shall be limited to masonry brick, wood siding, cementitious siding and/ or stucco.
- ~~e.g.~~ Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
- ~~f.h.~~ Balconies and porches shall be made of wood.
- ~~g.i.~~ Fences, if provided at the First Layer, shall be painted. Fences at other Layers may be of wood board or chain link.

#### 21-500.4.5 ~~Architectural Standards~~ Design Guidelines(T4)

Objective: The General Urban Zone consists of a mixed-use but primarily residential urban fabric. It has a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets typically define medium-sized blocks. Buildings in this Transect shall respond to this urban environment by ensuring they respect the residential urban fabric in relation to neighboring structures and respond positively to the pedestrian nature of the area.

- ~~a. Building wall materials may be combined on each Façade only horizontally, with the heavier below the lighter. When multiple building wall materials are combined horizontally they should be combined on each Façade in a manner that places the heavier material at the pedestrian level.~~
- b. Streetscreens should be between 3.5 and 6 feet in height and constructed of a material matching the ~~adjacent building Façade~~ exterior finishes listed in guideline e. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- ~~c. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.~~
- ~~c.d.~~ Openings above the first Story shall not exceed 540% of the total building wall area, with each Façade being calculated independently.
- ~~e. Doors and windows that operate as sliders are prohibited along Frontages.~~
- ~~f. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12.~~
- ~~d.g.~~ Flat (low slope) roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
- ~~e.h.~~ The exterior finish material on all Facades shall be limited to masonry, ~~brick~~, wood siding, cementitious siding and/or stucco.
- ~~f.i.~~ Balconies and porches shall be made of wood or metal.
- ~~g.j.~~ Fences, if provided within the First Layer shall be painted. Fences at other Layers may be of wood board or masonry ~~chain link~~.

#### 21-500.5.5 ~~Architectural Standards Design Guidelines~~(T5)

Objective: The Urban Center Zone consists of higher density mixed-use building types that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the frontages. Buildings in this Transect shall respond to this highly urban environment by ensuring they respect the urban fabric in relation to neighboring structures and respond positively to the pedestrian nature of the area.

- ~~a. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.~~ When multiple building wall materials are combined horizontally they should be combined on each Facade in a manner that places the heavier material at the pedestrian level.
- b. Streetscreens should be between 3.5 and 8 feet in height and constructed of a material matching the ~~adjacent building Facade~~ exterior finishes listed in guideline f. The Streetscreen may be replaced by a hedge or fence by Warrant. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- ~~c. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.~~
- ~~c.d.~~ Openings above the first Story shall not exceed 540% of the total building wall area, with each Facade being calculated independently.
- ~~d.e.~~ The Facades on Retail Frontages shall be detailed as storefronts and glazed with clear glass no less than 70% of the sidewalk-level story.
- ~~f. Doors and windows that operate as sliders are prohibited along Public and Private Frontages.~~
- ~~g. Buildings may have flat roofs enclosed by parapets or sloped roofs. Pitched roofs shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12.~~
- ~~e.h.~~ Flat (low slope) roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
- ~~f.i.~~ The exterior finish materials on all Facades shall be limited to masonry, stone, brick, concrete, cementitious siding and/ or stucco.
- ~~g.j.~~ Balconies, galleries and arcades shall be made of concrete, masonry, stucco, painted wood or metal.
- ~~h.k.~~ Streetscreens shall be located coplanar with the Frontage Line as shown in Table 16D.

#### ~~21-500.6.5 Architectural Standards (T5.5)~~

- ~~a. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.~~
- ~~b. Streetscreens should be between 4 and 8 foot in height and constructed of a material matching the adjacent building Facade. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.~~
- ~~c. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.~~
- ~~d. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.~~
- ~~e. The Facades on Retail Frontages shall be detailed as storefronts and glazed with clear glass no less than 70% of the sidewalk level story.~~
- ~~f. Doors and windows that operate as sliders are prohibited along Frontages.~~

- ~~g. Buildings may have flat roofs enclosed by parapets, or sloped roofs. Pitched roofs shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:15.~~
- ~~h. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the GRC.~~
- ~~i. The exterior finish materials on all Facades shall be limited to stone, brick and/or stucco.~~
- ~~j. Balconies, galleries and arcades shall be made of concrete, painted wood or metal.~~
- ~~k. Streetscreens shall be located coplanar with the Frontage Line as shown in Table 16D.~~