

Residential Design Standards

City Council

March 16, 2021



CITY OF WACO

The City Plan 2040



Waco Comprehensive Plan 2040

Goal 2 Growth Management: Promote sustainable patterns of growth that will provide opportunities for coordinated, well-planned new development, while strengthening Waco's existing neighborhoods.

- 2.02 Develop strategies to address and reverse deterioration within transitional neighborhoods and to maintain and preserve stable neighborhoods.

The City Plan 2040

Goal 5 Housing: Encourage residential development that is compatible with the natural and built environment while meeting the diverse needs of the housing market throughout Waco and its neighborhoods.

- 5.08 Preserve and stabilize existing neighborhoods. Promote initiatives and incentives to encourage **compatible “infill” development** of vacant residential lots and redevelopment of substandard housing units in existing neighborhoods.
- 5.09 Protect and retain the city’s existing affordable housing stock and encourage the development of additional affordable housing units that are architecturally **compatible with the neighborhoods** in which they are constructed.

Goal 6 Community Livability: Recognize Waco’s identity and manage growth and change to maintain and enhance community character in the way we address the economic, social and environmental needs of a diverse population.

- 6.09 Strengthen urban design standards to enhance the visual appeal of the city’s streetscape, landscape, signage, right-of-ways and public spaces.

Design Standard Concepts

- Ensure that infill development does not negatively impact the existing character and development patterns in a neighborhood by requiring compatibility standards such as building scale, massing and architectural features that are consistent with the surrounding area and good design practices.
- Limit the effects of repetition and uniformity by requiring substantive variation and diversity in front elevations within a certain lot pattern for new residential development.
- The design standards must comply with HB 2439 “Materials Bill” which limits a city’s ability to require specific building materials as part of architectural design standards.

Building Scale and Massing

Similar form characteristics to other homes in the same block

– Within 20% of:

- Building Location on Lot
- Height of Building
- Width of Building
- Roof Pitch



Building Scale and Massing

Location of Parking

- No Garage
 - Driveway parking should be provided on side or rear of house
 - » Exceptions maybe needed for narrow lots and no access to alleys
 - Should not take up more than 50% of front yard
 - » 75% is current standards



Building Scale and Massing

Location of Parking

- Garage
 - Side load should have architectural elements on façade
 - Front load should comprise less than 50% of front façade and protrude no more than 10 feet from front façade



Building Architectural Elements

- Avoidance of expansive blank facades through inclusion of elements:
 - Inclusion of architectural features such as:
 - Main structure articulation/building offsets
 - Projecting bay or cantilevered box windows
 - Stoops
 - Porches
 - Chimneys
 - Structural window awnings or canopies
 - Roof dormers
 - Columns
 - Second-story roof overhang
 - Porte-cocheres
 - Raised/ Pier and Beam foundations



Limitation on Repetition and Uniformity

- Requirement of front elevation variation:
 - Change in roofline
 - Change in roof pitch
 - Inclusion or exclusion of a front porch or front entry structure,
 - Difference in number of dormers;
 - Change in number of front facing garage bay doors;
 - Garages recessed or projected by a minimum increment of four (4) feet;
 - Addition of a bay window
 - Difference in number of windows

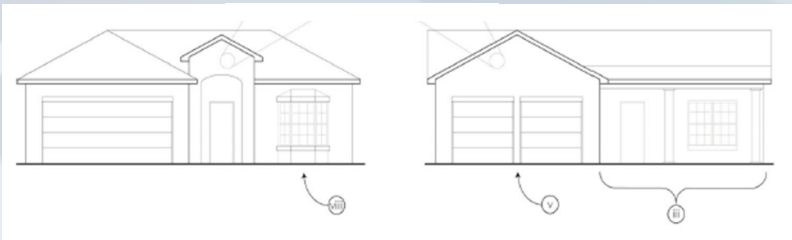
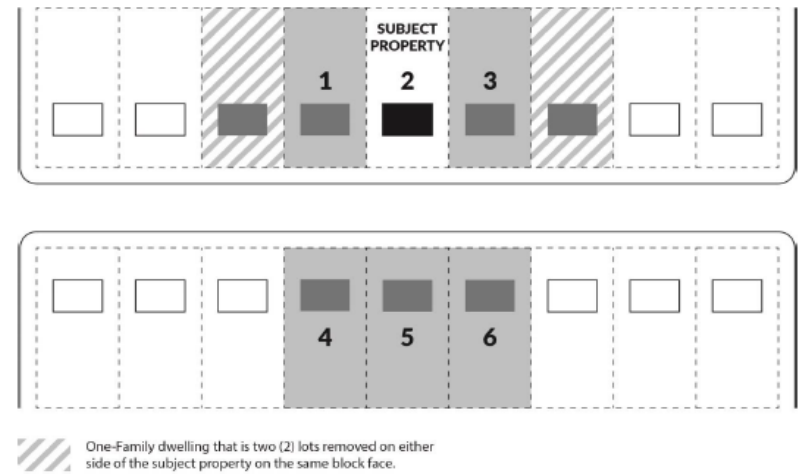


Figure 1.



Next Steps

- Finish Draft Ordinance
 - March
- Stakeholder's input
 - Developer's Group and Neighborhood Associations
 - March/April
- Plan Commission and City Council Public Hearings
 - April/ May

Discussion



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