



Legislation Text

File #: ARB-262, Version: 1

ITEM: Architectural Review Board Standards Discussion

SUMMARY: There are currently no standards in the Land Development Regulations (LDR) that guides the approval, approval with conditions, or denial of a request for Alternative Materials or exterior building elevations. When the LDR was re-written, the Design Standards for Multi-family and Non-Residential Development was unintentionally removed. Below are the ARB standards that were previously in the LDR that staff would like direction on whether to move forward with re-adopting these standards, modifying, or developing new standards. These would apply to all Alternative Design Standard and Exterior Elevation requests:

1. The proposed building or building must be appropriate to the character of the area in which they are proposed to be located, compatible with area land uses, and utilize materials, design, and architecture that are compatible with the design, character, and style of area development.
2. The exterior design and appearance of the proposed building or building must not adversely affect the value of adjacent developed or vacant properties.
3. Projects involving proposed construction of multiple building shall provide an overall unity of character and design. The use of architecture, design, materials, and colors must produce a complete development that is both harmonious and internally consistent.
4. Buildings shall be designed in a manner that is compatible with the character, mass, bulk, and scale of surrounding structures.
5. Accessory building and structures shall conform to the design, materials, colors, and style of the principal structures. Accessory building and structure should be clearly subordinate and complimentary to the principal structures.
6. Signs shall be compatible with the architectural style, design, colors, and materials of the proposed building or buildings, and shall comply with the Wellington sign regulations.
7. All exterior building finishes shall comply with the materials, schedules, and color palettes that may be adopted by resolution of the Architectural Review Board.

In addition, there has been an increasing amount of requests for alternative designs for flat roof residential structures, mostly within the Equestrian Overlay Zoning District. This is because the previous code exempted properties with a Residential A and B land use that were not within a Planned Unit Development from this requirement. Staff is proposing to add language to Section 6.4.4.A.5 in order to allow flat roofs on large lot properties that meet the following requirements:

- a. Flat roofs that make up more than 30% of the overall footprint of a structure and are visible from a right-of-way, may be permitted if all of the following criteria is met:
 - i. The structure shall be setback a minimum of 200 feet from the edge of right-of-way or roadway easements and 100 feet from another residential property; and
 - ii. The structure shall be screened from view by a landscape berm, landscape buffer, or another

structure/building.

- b. If screening or setback cannot be met, a request of an approval of an Alternative Design may be requested.

Staff is looking for recommendations from ARB on these proposed criteria.