

**Standards: Home Elevation Determination.** The following Standards are ~~recommended~~ to be referred to by city staff when determining ~~what qualifies as a front wall~~ if a builder's product and home elevation comply with design standards:

**Definitions.:**

~~1) The front wall is the forward, most enclosed outer wall of a structure that faces the front property line.~~

façade – a section of the front elevation of a home that can be considered a unique plane due to change in depth or architectural features

~~1) with width of at least eight (8) feet.~~ [SS1]

~~1) front elevation~~ – the dominate elevation oriented toward the front property line typically consisting of the primary entry and possibly a garage.

front porch – a covered area forward of the home's primary entry door with architectural delineators such as a railing with slats, or solid wall of height less than four (4) feet and greater than three (3) feet, with a minimum of eight (8) feet in width and four (4) feet in depth

~~1) that provides enough covered gathering space for seating three adults~~ [SS2];

~~1)~~

front stoop cover – A protrusion that typically serves only to cover the front stoop of a home and generally is less than eight (8') feet in width ~~and or depth or less.~~

front wall - the front wall is the forward-most, enclosed outer wall of a structure that faces the front property line.

multistory home – homes that have enclosed, conditioned, habitable space of at least one hundred-forty (140) square feet above the main floor.

~~1)~~

~~1) primary garage opening~~ – regardless if a single or double vehicle garage entry, the Primary Garage Opening shall be the width of the opening for the garage door for a double vehicle garage, typically sixteen (16) to seventeen (17) feet. For garages intended for 3 vehicles, if only the single door for the 3<sup>rd</sup> vehicle faces forward, in the case of the two vehicle garage being side entry, then this shall count as the Primary Garage Opening despite it being a single vehicle door.

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**Standards.** These standards encourage diversity of housing design in Kyle.

1) ~~Require diversity of housing design in Kyle~~ Housing products in Kyle shall:

provide for pleasing aesthetics; not duplicate elevations of adjacent product;

have encourage front porches; and, -whereby a garage openings shall not dominate the front elevation, either by the percentage of front elevation determined by width, or by protrusion toward a front property line.

2)a. A garage opening shall violate this requirement if:

a.i. The primary garage opening ~~It~~ is more than 50% of the front width of the home, or

b.ii. For all single story homes, or for multi-story homes with three or fewer front Façade planes, If the garage ~~it~~ is set back less than five feet from the ~~front F~~front ~~w~~W wall, as herein described.

e.b. Three or more adjacent homes (side by side) without front porches are not allowed.

3)2) For a home's ~~façade~~ (front ~~w~~all elevation) to not be dominated by the garage opening:

- a. ~~Aa~~The non-garage wall section or combination of FaFaçade sections, excluding Front Stoop covers or walls that only serve architectural purposes as determined by the Director of Community Development, [SS3] equal to or greater than eight (8) feet the Primary Garage Opening in width must sit ~~five (5) feet forward~~ or behind ~~[SS4]~~ of the garage ~~f~~FaFaçade plane, with at least one ~~fa~~FaFaçade section measuring eight (8) feet in width sitting five (5) feet forward of the garage ~~fa~~FaFaçade plane. ~~and the product has a Front Porch.; or, (or sections) shall be as wide or wider than a garage wall section, and~~

~~b. The non-garage wall section (or sections) must extend no less than five (5) feet forward of the garage wall section.~~

~~e. b. A Front Porch extends five (5) feet forward of the garage Façade plane and runs the length of the non-garage portion of the front elevation if the non-garage portion is less in width than the Primary Garage Opening; or,~~

~~c. A Front Porch extends five (5) feet forward of the garage plane and runs the width of the Primary Garage Opening on the non-garage portion of the Front Elevation; or,~~

~~d. The product is a multi-story product that [SSS] has more than three (3) front Façade articulations of which one (1) must be equal to or greater than eight (8) feet, including the garage and has a Front Porch; or,~~

~~e. The product has a side or rear loaded garage and a Front Porch.~~

~~4)3) Three or more Front Elevation front wall Façade planes (including excluding the garage) are encouraged for visual interest and variable depth. A wall section—or multiple sections—equal to or greater than the garage opening width must sit five (5) feet forward of the garage façade.~~

~~5)4) Front-loaded tandem garages, side-loaded garages, rear-loaded alley garages, -- and in general rear-yard garages -- are encouraged.~~

~~6)5) Decorative garage doors featuring such things components as windows, hinge straps, exterior handles and locks, and muted accent colors are highly encouraged required.~~

~~7)6) A designation of front wall can be given to a load-bearing wall that defines an inhabitable area on-grade. This designation does not require the front wall to be fully enclosed, but it shall dominate the non-garage opening portion of the front elevation, such as the load-bearing portion of a covered front porch, or the load bearing portion of a front porch where there is a covered balcony overhead. Uncovered areas in front of the home will not count as a front wall.~~

~~8) Final determination of what does and does not constitute the designation of front wall shall be determined by the planning director (“director”) or designee.~~

7)

a-8) All builders ~~In order to qualify for this designation, a builder~~ or developer (“Builder”) ~~must~~ shall submit a master set of color elevation plans along with the accompanying floor plans for the homes to be built within a subdivision ~~where this designation is being requested.~~

b-a. The master set of elevations and floor plans will be reviewed by the Director or designee, and each elevation and floor plan will be considered for approval by the Director or designee. After an elevation and floor plan receives said approval from the Director or designee, the master set shall govern ~~the elevation and plans that have received the designation of front wall for a wall other than a standard fully enclosed outer most wall.~~

21)9) \_\_\_\_\_ If garage is determined by the Director or designee to be set back a minimum of five feet from either a ~~front wall~~ Front Wall or a designation ed front wall as provided herein, the setback shall be in compliance with the requirements of applicable provisions of the city’s Code of Ordinances and in accordance with this policy.

22)10) \_\_\_\_\_ If an applicant ~~Builder~~ disagrees with the determination of the Director or designee, s/he ~~the determination~~ may be appealed the decision to the Planning Commission ~~for a determination, which may affirm the Director’s decision, reverse it, or remand the review pending revisions to the plan set in question.~~