

# BOARD OF ALDERMEN

ITEM NO. D(5)

## AGENDA ITEM ABSTRACT

**MEETING DATE: September 20, 2005**

**TITLE: Report on Evaluation of Vernacular Architectural Standards**

<b>DEPARTMENT: PLANNING</b>	<b>PUBLIC HEARING: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></b>
<b>ATTACHMENTS:</b> <ul style="list-style-type: none"><li><b>A. Resolution</b></li><li><b>B. Staff Memo</b></li><li><b>C. Copy of materials from March 8, 2005 Worksession on Vernacular Architectural Standards</b></li><li><b>D. 1993 Draft Townwide Design Guidelines</b></li></ul>	<b>FOR INFORMATION CONTACT:</b> Patricia McGuire – 918-7327

### **PURPOSE**

The Board of Aldermen requested that staff evaluate and provide recommendations on the proposed revisions to the Vernacular Architectural Standards (VAS). A resolution accepting the report is provided.

### **INFORMATION**

On March 8, 2005, the Board of Aldermen held a worksession to review recommended revisions to the Vernacular Architectural Standards. The committee has recommended that the Town modify its existing vernacular architecture provisions by:

- 1) requiring major subdivisions to comply with general site design and architectural standards;
- 2) establishing an exemption for housing developed by nonprofit organizations intended for first-time homebuyers earning less than 80 percent of the area's median income;
- 3) adopting General Design Standards that address landscaping, context and building design;
- 4) modifying some of the particular Vernacular Architectural Standard requirements, including the porch, garage, and chimney provisions; and
- 5) allowing applicants to choose to submit a detailed narrative on compliance with the General Design Standards and plans to be reviewed using Alternative Design Standards.

A copy of the information provided for the March 8, 2005 worksession is attached (*Attachment B*) as is a staff memo that provides an evaluation of this proposal and makes recommendations for its implementation, per the Board's request (*Attachment C*). A copy of the 1993 Townwide Design Guidelines (draft) is also attached (*Attachment D*).

### **FISCAL IMPACT**

Administrative and advertising/notice costs would accrue if the Board of Aldermen chooses to proceed with preparation and adoption of an amendment to the Land Use Ordinance related to the VAS. If standards, i.e. architectural requirements, are adopted as proposed, we should expect additional permit application preparation and processing costs on the part of the applicant and review costs on the part of

the Town (Appearance Commission and staff, and possibly a consulting architect). Cost impacts are expected to be passed on to occupants, either renters or owners, through increases in the cost of housing.

### **RECOMMENDATION**

The staff recommends that the Board adopt the attached resolution (*Attachment A*) accepting the proposed standards as non-binding policies for residential site planning and architectural design.