

DESIGN GUIDELINES FOR SINGLE FAMILY INFILL HOUSING IN RACINE



Department of City Development

MISSION STATEMENT

The mission of these Guidelines is to assist in creating thriving, revitalized, sustainable communities by:

- Promoting high standards in the design and construction and in the provision of residential amenity and services in new housing schemes;
- Encouraging best use of building land and optimal utilization of services and infrastructure in the provision of new housing;
- Pointing the way to cost effective options for housing design that go beyond minimum codes and standards;
- Upgrading physical infrastructure of older areas, building on existing advantages and encouraging good design;
- Promoting higher standards of environmental performance and durability in housing construction;
- Delivering attractive houses that draw private investors to neighborhoods;
- Seeking to ensure that residents of new housing schemes enjoy the benefits of first-rate living conditions in a healthy, accessible and visually attractive environment; and
- Providing homes and communities that may be easily maintained.

PURPOSE

The purpose of these guidelines is to direct new single family detached unit's constructions that revitalize neighborhoods such that:

- Proposed infill home must be designed with forms, shapes, color, texture and function to comply with and improve the general character and the architecture style of the neighborhood.
- It should not aim to directly copy the historic styles or existing homes, but should respect and confirm the qualities. The underlying goal is that the function and form should suit the site and the neighborhood and visual style is expected to vary with each site and situation but should maintain a common theme.
- Proposed infill home is not just responsible to the context of the street, but must also have an appearance of its own complying design standards which helps in diversifying the quality of designs along the street and in the neighborhood.
- In terms of the finishes, products and finishes should be as lasting as design and should be chosen for contextual suitability and for the quality and durability.

GUIDELINES

Neighborhoods:

The neighborhood consists of a diverse range of architectural styles, but has one or more dominant types.



Infill housing designs should be based on the corresponding historic precedents of the immediate neighborhood to maintain consistency.

Major importance should be placed on maintaining and enhancing the character, rhythm, proportions, and materials of the neighboring houses that define the streetscape.

House Orientation and Setbacks:

Infill housing should comply with the dimensions of lot and original houses in the neighborhood. The front yard space should be consistent from house to house with porches being located about the same distance, though there is some variation in some blocks but a 25' setback to the front door is commonly used. On the corner lots, side yard setbacks should be handled traditionally.



All the setbacks must conform to the zoning codes.

The building should be oriented such that front façade should face the street. All of the elevations of house should be treated as important and it should be fenestrated.

To add interest and fit in the new homes should incorporate architectural details present on other homes in the neighborhood. These details may include: cornice lines, columns or appropriate proportion and detailing, pilasters, pediments or other decorative entrance ways etc.



Front Elevations/ Heights/ Porches:



The new home should be an average height of the other buildings on the street. It should not be taller than the tallest building and no shorter than the shortest. It should be proportional to the others in the neighborhood.



A front porch is preferred on all new homes. It should be proportional to existing porches on the block and should be consistent with existing porches in setback along the street.

Additionally, any supporting columns or decorative columns should follow the dimensions of neighborhood columns and should be stylistically distinguished.

Porch railings and steps should be painted and not left as treated wood.

Doors and Windows:



Windows:

All the window casings should be built out to give dimensionality to the façade. It should not be flush with the plane of the façade. The proposed window location does not violate the privacy of neighboring homes and should respect the placement of older houses on the block.

If shutters are used in the windows they should each be half the width of the window opening such that the entire window is covered when they are closed.

Doors:

Front doors should be of wood and of traditional style with simple ornamentation. The proposed door location does not violate the privacy of neighboring homes and should respect the placement of older houses on the block. Flush doors are not preferred.

Roofs:

Proposed infill specifies similar pitch to existing houses on the block. **The proposal of shingles must conform to the staff review for approval from color list.** Skylights are not preferred anywhere that they will be visible from the street. They can be permitted on the rear of the house as long as they aren't visible from the street

Garages:

The determination of whether garages should be attached or detached should be based on the lot and to fit in more appropriately with majority of the existing homes. Detached garages should be located at the rear of the house and should be simple in design to make one read it as secondary structure.

Attached garages are also preferred when appropriate to the neighborhood or when designed not affecting the neighborhood property. Additionally, snout houses are not permissible that is garages in front yard is not allowed.

All garages must conform to the zoning codes and should match the color scheme of house and roof. The roof pitch and orientation of the gable roof of garage should match the house.

Landscaping and Exterior Elements:



Landscaping is preferred to buffer views of the foundation on all sides. For the walkways or pathways in the front lawn, bricks, stone, or concrete as material is preferred.

The proposed walkways should be along the grid streets and should be perpendicular to the street.

In terms of fencing and hedges, it should not exceed three and a half feet in height in front yard.

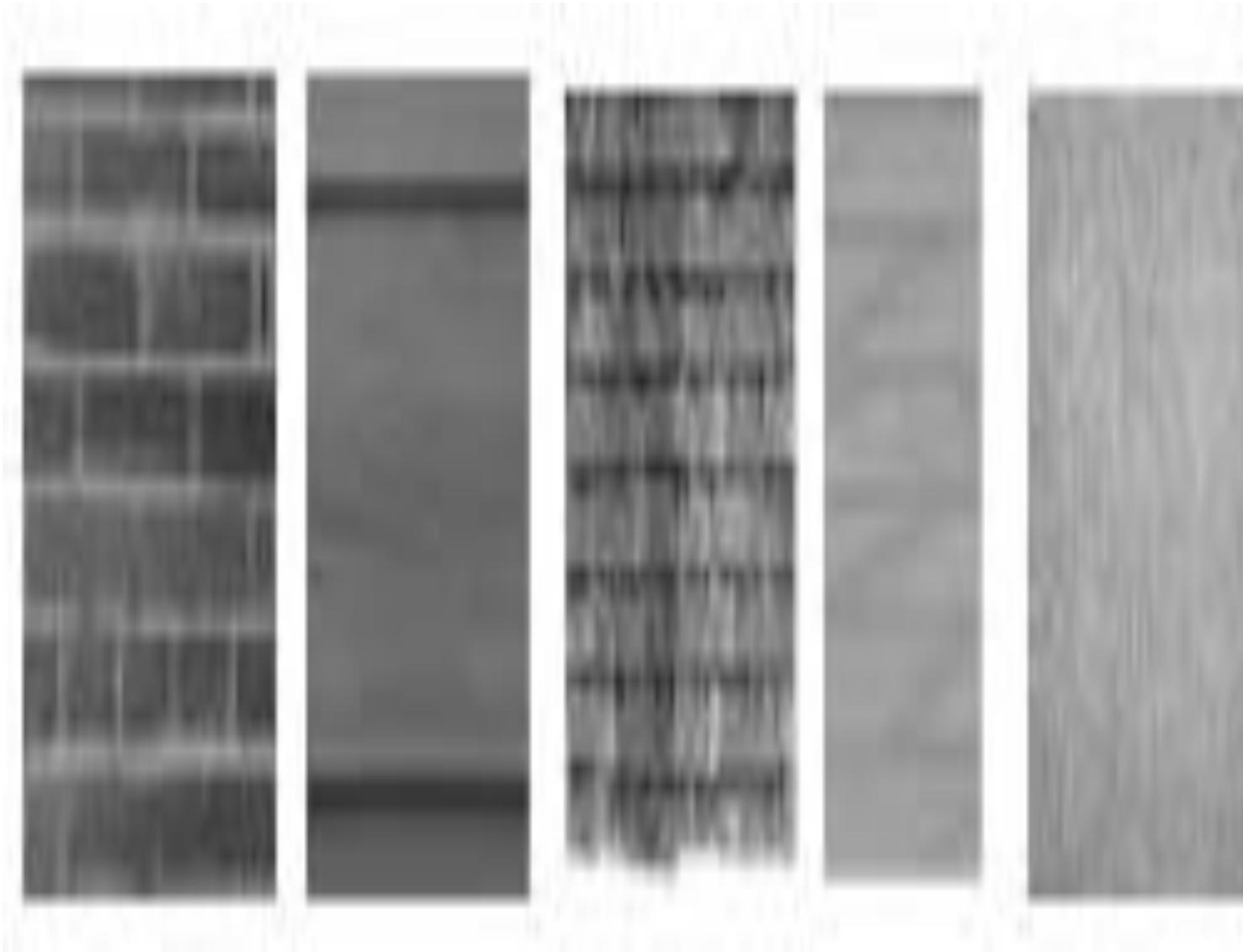
Trees:



For proposed infill housing at least one shade tree or one monumental tree should be planted in the front yard.

Materials:

Brick, wood siding, fiber cement siding, wood shingle, stucco, stone, or other natural materials as accepted by the staff are acceptable on the front, rear, and the side elevations of the infill housing.



For roofing, preference should be given to wood shingles or shakes, clay tile, and slate roof materials and for Porches and Decks, pressure treated wood member may be used only on the structural members while Cedar, Redwood or Cypress may be used for finishing the elements.

Colors:

Colors should be selected for the shutters, window sash, doors, railings, trim boards etc. that complement the style of the infill house and should be distinct than wall color. A total of no less than two and no more than four colors should be used in the overall composition. Furthermore, stains on unpainted wood or shingles should be naturally subdued tones so that the materials will weather to a natural color.