

EAST JACKSON AND DOWNTOWN CORE URBAN AREAS DESIGN GUIDELINES

Jackson's residential neighborhoods and the commercial areas adjacent to and serving these neighborhoods contribute significantly to its character, identity, and quality of life. The following design guidelines are intended to encourage preservation and enhancement of residential neighborhoods and to promote development that is consistent with adopted goals and objectives from the Redevelopment Plan.

The following design and development guidelines are advisory for permitted uses, but may also be used for those uses requiring discretionary review by the City to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity and innovation on the part of developers and designers.

These guidelines do not constitute regulations. Rather, they are intended to supplement Jackson's zoning regulations and/or serve as a foundation for potential amendments to Jackson's Zoning Ordinance. Persons proposing residential and/or commercial development in the Redevelopment Area are advised to consult these guidelines and incorporate them in development plans submitted for review.

These guidelines are applicable to the Redevelopment Area as defined on page 3 of the Redevelopment Plan under section II. Project Area.

All new construction, major additions, renovations, restorations, or modifications to existing structures, other than normal maintenance, will be subject to review and approval by the Planning Commission prior to any permit being issued. Said proposals to the Planning Commission shall be consistent with the procedures and design specifications set forth in "*East Jackson and Downtown Core Urban Areas Design Guidelines*".

Any property within the Redevelopment Area, which is historically designated, will be reviewed by the Jackson-Madison County Historic Zoning Commission.

These guidelines do not apply to any property located within the B-3 (Central Business) District. Please refer to the *Design Guidelines for B-3 Central Business District*.

These guidelines may be waived in part or whole for (1) restoration projects as deemed necessary by the review committee to preserve the valuable historical character of a building, or (2) to accommodate a unique design of outstanding merit that clearly enhances the aesthetic value of the surrounding buildings or area.

SINGLE FAMILY RESIDENTIAL

Purpose

These guidelines are not intended to dictate any particular architectural style or to stifle new types of development. Rather, the design guidelines are primarily intended to ensure

quality infill development and quality redevelopment of existing single-family structures by encouraging those that the community has expressed as desirable and discouraging features or practices that the community has deemed undesirable. These design guidelines not only attempt to foster well designed, livable, visually appealing neighborhoods; but also strive to preserve the established and well-regarded character of the community.

Historic Preservation

Diversity of Style

Since historic areas of the Redevelopment Area are among the most architecturally diverse, continuing to embrace style diversity is consistent with historic preservation. Some neighborhoods, such as the East Main Historic District, were developed earliest and include many historic homes built in the earlier part of the 20th Century as well as some dating back to the 1800's. On the other hand, the architectural style of many of the residential neighborhoods south of Chester Street are post World War II and less diverse.

The older areas of the Redevelopment Area are especially architecturally diverse. In these older areas, there are homes with large porches characteristic of a Victorian style. There are bungalow style homes, some brick, some stucco, some wooden. There are homes with the American Four Square look. There are colonials. And, there are other styles as well. Occasionally, more modern residences are interspersed with the old historic homes.



A diversity of architectural styles is encouraged in historic areas, provided new styles are not egregiously inconsistent with the existing character of the community. For example, the sketches above and below represent different styles that complement one another.

Décor on older homes ranges from the more ornate “gingerbread” look typical of the 1890's Victorian to the plainer look that grew more popular in the first part of the 20th century. Some of the more plainly styled historic homes may include features that make an architectural statement, for example, stained glass.

The diversity of style in the Redevelopment Area contributes to the favorable ambiance of the community, making it appealing, architecturally rich, and visually interesting. Thus, these design guidelines intend to preserve the attractive, desirable nature of the community as well as the diversity of style that gives Jackson its unique, visually interesting character. Consequently, rebuilds, rehabs, and renovations should be permitted in a wide range of styles, as long as the style is not egregiously inconsistent with the community.



Diversity of Size

In the older, historic areas, not only the style, but also the size of homes is quite diverse. Larger, stately homes are occasionally interspersed among several much smaller, older houses. Although not as prevalent as those of lesser size, these very large residences are attractive and add to the charming character of the community. Therefore, to continue providing the kind of environment that Jackson residents are already finding so attractive, it is important to not only preserve style diversity, but to preserve this existing size diversity as well. And, like style diversity, this diversity of size is an innate characteristic of the historic areas so preserving it is consistent with historic preservation.

Consequently, rebuilds, rehabs, and renovations may be permitted in appropriate sizes larger than surrounding homes. This is especially the case in the older areas, where there is a historic precedent for size diversity. If a home is to be made much larger than neighboring structures, however, it must be done tastefully, in a style that is not egregiously inconsistent with the community.

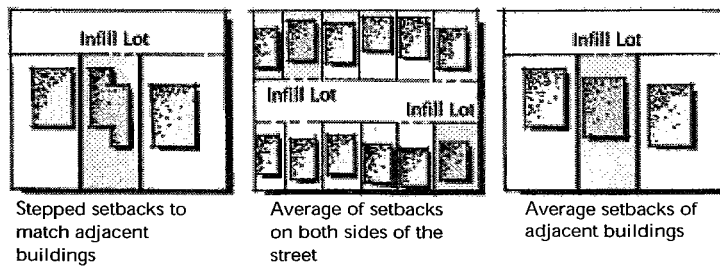
Guidelines-General

In defining whether a proposed design of a single-family residence is compatible with the community, it is important to evaluate the overall design more than the specifics. A home's overall appearance may fit well, while one or some of its features differ markedly from what is nearby. If the home's overall appearance blends nicely with the community, a single distinguishing feature may no longer be a misfit, but instead may become a decorative item that makes an architectural statement. As such, this uniqueness of design adds to the character of the architecturally diverse Jackson community.

However, to provide insight as to what the community feels is desirable and to create a minimum baseline for the kind of quality standards the community regards as acceptable, it is important to address some features and general practices to assess the merits of a particular project. The following items have been provided to meet this end:

Building Setbacks

Single-family development in existing neighborhoods must be well integrated with existing dwelling units in the surrounding area. Site setbacks for infill or rebuilt units should generally fall within the range of existing setbacks on both sides of the street. In cases where averaging is applied, the new residence may be averaged in a stepping pattern between the front yards of the adjacent residence, or the new residence's entire frontage may be build on the average setback line.



Lot Coverage

In general, the lot coverage for residential rebuilds (including garages) should not exceed 30 percent of the lot. However, established lot coverage patterns in the adjacent area should dictate appropriate coverage ratios for new single-family development in the Redevelopment area.

Driveways

Traditional linear driveways are encouraged in the Redevelopment Area in blocks not provided with alleys. To preserve the pedestrian friendliness that exists in many of the Redevelopment Area's single-family neighborhoods and to minimize the amount of land devoted to parking, access and impervious surfaces, U-shaped, front yard driveways should be prohibited.

Location of Parking

Parking should be placed to the rear of buildings where feasible. Alternatively, parking may be accessible from the front and located in the rear of the site, to the side, or in front, provided it is adequately setback from the principal entry:

Front Loaded Parking

Front loaded garages should conform to the following development guidelines:

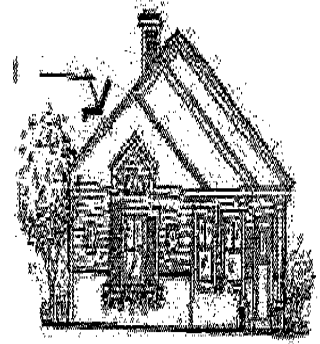
- Upper level dormers are encouraged to de-emphasize the garage.
- Porches or facades should protrude at least five feet in front of garage doors.
- Garage openings, trims, and color should de-emphasize the visual impact of the garage in relation to the building as a whole.
- Garages should never be the dominant architectural feature of a front façade.



Side Loaded Parking

Side loaded garages with parking on the side should conform to the following development guidelines:

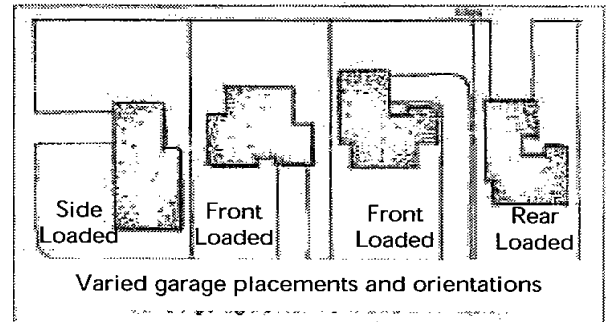
- Shared driveways may be permitted when two lots with parking located on the side are adjacent to one another.
- Windows, doors, and roof treatments of the garage facing the street should incorporate architectural detail expressive of a residence.
- Garage should never be the dominant architectural feature of a side façade. (Arrow indicates exterior garage wall)



Rear Loaded Parking

Rear loaded garaged should conform to the following development guideline:

- Detached garages located behind the principal structure but accessible from the street should be considered accessory structures and should be consistent with the architecture and design of the principal structure. Consistency of design includes use of the same or compatible siding, roofing, trim, and colors.

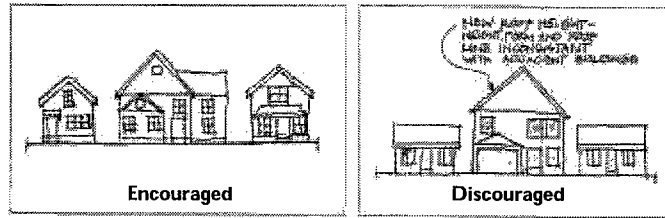


Materials

The choice and mix of materials on the facades of structures and garage doors is important in providing an attractive living environment. Materials should be consistently applied and should be chosen to work harmoniously with adjacent materials.

Building Height and Scale

Unlike the historic areas, newer neighborhoods may exhibit less size and style diversity. In these less diverse areas, greater effort may be required to make unusually large homes blend in with surrounding structures. In these cases it may be necessary to use architectural styles or techniques that help create the illusion that usually larger rebuilds, rehabs, and additional appear more compatible with the size of existing structures. One-way to accomplish this is to articulate facades with reveals, setbacks to bread down the visual scale of the structure. Another way is to articulate the roof such that rooflines step down to respect those of surrounding structures.



Roof Treatments

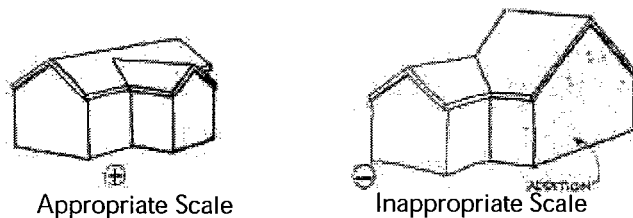
Generally, roof treatments should meet the following development criteria:

- Roof pitches should complement the building style of the principal structure and have design and scale that are complementary to the surrounding dwellings.
- Generally, roofs should have a pitch that is consistent with and supportive of local architectural styles.
- Roofs may have dormer, gables, or similar variations in roof planes in order to break up the roof mass.
- Individual roofs may include a variety of colors and materials, including tile, compositional, shake and shingle.

Additions

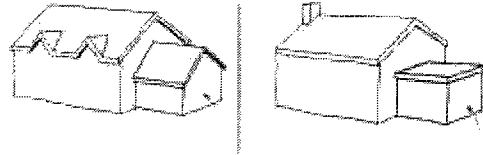
In planning an addition it is important to pay careful attention to the architectural style of the existing residence. In many cases, additions can dramatically change the appearance of the residence and, therefore, the character of the neighborhood. Examples of ways to guide the quality of additions throughout the Redevelopment Area include the following:

- Ensure that the scale and mass of the addition is in keeping with that of the original structure, and that when completed the redeveloped residence does not visually overwhelm neighboring structures.



- Limit the location of additions to the side and rear of the structure, so as not to disrupt established setback of the building. In particular, the construction of garages should never project beyond the plane of the original façade.

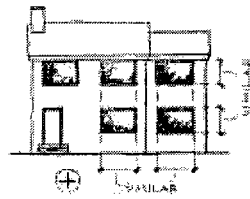
- Ensure that the addition's roof matches or complements the design of the original structure.



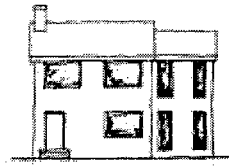
Appropriate Roof Pitch

Inappropriate Roof Pitch

- Architectural elements such as windows should respect the prevailing geometry of the original structure. For instance, windows with a vertical orientation can be incompatible with those of a horizontal orientation.



Windows relate to original

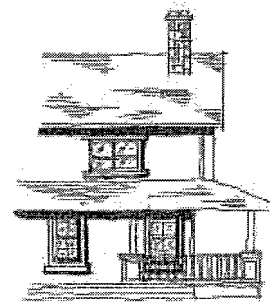


Windows do not relate to original

- Ensure the materials used for the addition are harmonious with those of the original structure.

Corner Lots

Homes on corner lots face special circumstances. All sides with street frontages should be treated with the same quality of materials and similar architectural detailing as the front, and should be visually appealing like the front. Ways to create appealing side facades include adding a feature that makes an architectural statement, such as bay windows, and area of decorative brick, wrap around porches or other attractive features. It is unacceptable, for a corner home to use materials appropriate for less visible sides or for the rear, which do not match the front.



Wrap around porches are features that can help a home on a corner lot address both the front and side streets.

MULTI FAMILY RESIDENTIAL

Because of the impact that multifamily developments can have on a neighborhood, especially in areas where the predominate land use pattern is single family, development projects involving multifamily developments will be reviewed carefully to determine compatibility with the surrounding area relative to style, scale, setbacks, parking, etc., alignment with the goals and objectives of the Redevelopment Plan, the adequacy of the existing transportation network, and any other factor relating to the appropriateness of the proposed development.

COMMERCIAL DEVELOPMENT

Commercial development should be compatible with the character of existing quality development. Placement of buildings should consider the existing built context of the commercial area, the location of incompatible uses, the location of major traffic generators as well as an analysis of a site's characteristics and particular influences.

Site setbacks of new buildings from public streets should continue the prevailing setback pattern unless a different setback is required by ordinance.

New development should respect the site settings of existing properties in the immediate area through the use of similar setbacks, building arrangements, buffer yards, and avoidance of overwhelming building scale and visual obstruction.

New development should incorporate representative characteristics of the surrounding area when the area exhibits a positive descriptive site layout and/or established functional patterns (i.e. buildings set close to the street, shared parking and access, and generous landscaping).

New development should compliment the landscape materials, location and massing on adjacent established developments where applicable.

APPLICATION PROCEDURES

All proposals that in the opinion of the Planning Staff will not constitute a significant deviation to the existing character or exterior appearance of a property within the Redevelopment Area may be approved by the Planning Staff prior to any permits being issued by the City of Jackson.

All proposals that in the opinion of the Planning Staff will constitute a significant deviation to the existing character or exterior appearance of a property within the Redevelopment Area shall be reviewed and approved by the Planning Commission prior to any permits by the City of Jackson being issued. Proposals to the Planning Commission shall be submitted to the Planning Department in final form no later than three weeks prior to the Planning Commission meeting at which it will be reviewed.

All proposals in either of the above two categories shall include the following:

- One copy of a completed application form;
- One copy of a letter from the applicant describing the nature of the request;
- Two copies of a scaled preliminary site plan of the proposal which shows the basic layout (plus an 8 1/2 x 11 presentation copy for Planning Commission review);

- Two sets of architectural elevations of the sides of the building that would be viewable to the public (plus an 8 1/2 x 11 presentation copy for Planning Commission review;
- One sample of all exterior materials that will be used on the building;
- Application fee