

Design Guidelines for Duplex and Triplex Units

Option B

Purpose This document articulates the design principles for duplex and triplex residential development to assist the City Council, City Staff and project planners and architects by identifying the City's design criteria. The intent is to achieve well-designed projects that enhance the community's overall value and appearance.

It is the intent of the City of Jonesboro to encourage the use of quality materials, well-conceived design, natural muted colors on all exterior walls and roofing visible from the street, and changes in exterior building elements and articulation in buildings to provide visual relief from large expanses of walls.

The siting of a duplex or triplex located along a street should be designed that the front doors of the front units shall be facing the public street. Blank walls along public frontage are not allowed.

Lot, yard, and height regulations The minimum lot size for a duplex unit will be 10,000 s.f. the minimum lot size for a triplex unit will be 12,000 s.f.

Maximum lot coverage (all buildings) shall not exceed 40%. The remaining 60% open space must have a minimum of 15% greenspace. Each duplex or triplex should have a minimum of one 1 ½" caliper tree and three five gallon shrubs.

All setbacks, lot width and depth requirements and height requirements are located in the zoning ordinance.

Landscaping As part of the greenspace requirements, there must be a minimum 10' landscape buffer along the street portion of the lot.

Screening and buffering All trash enclosures, heat/air, must be screened with a solid vegetative buffer.

Conflicting regulations if any section of this ordinance conflicts with any section in other zoning regulations, the strictest adherence will supersede.