RESIDENTIAL DESIGN GUIDELINES

O'FALLON, IL

May 31, 2023

PGAV

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INTRODUCTION

O'Fallon is a city in St. Clair County, Illinois, United States. The 2020 census listed the population at 32,289. The city is the second largest city in the Metro-East region and Southern Illinois. The city is located 5 miles from Scott Air Force Base and 15-miles from Downtown St. Louis.

O'Fallon is a hub for commercial and residential development. It is known for its excellent schools, public safety, recreation, flourishing downtown, and proximity to Scott Air Force Base and Downtown St. Louis, Missouri.

The 2040 Master Plan established key priorities:
The 15-minute City
Neighborhood Districts
Infill Development and Missing Middle Housing

EXISTING SITUATION
Much of O'Fallon's residential development is detached single-family homes and large apartment buildings. There is a gap in the current housing stock between single-family homes and large multi-family developments.

GOAL
Ensue residents can find housing options that work for them, regardless of life stage, financial situation, or family size.

METHOD
Promote infill development and "Missing Middle" housing.

GOALS & OBJECTIVES

Implement the ideals of the 2040 Master Plan by:
- Establishing new infill development and Missing Middle housing to create the 15-minute city.
- Maintaining community support.

Ensure the success of new residential development by:
- Designing residences of good quality with attractive and compatible materials, colors, finishes, details, and architectural style.
- Designing buildings with appropriate scale, form, massing, and proportions to complement the neighborhood context.
- Enhancing the neighborhood with context-sensitive design that fits with the character of the community.
- Exploring creative design strategies for Missing Middle housing infill development that complement the scale and character of the existing neighborhoods.

Promote diversity, equity, accessibility, and inclusion (DEAI) by:
Providing diverse and attainable housing options through the development of "Missing Middle" housing.
- Maintaining neighborhoods which already have diverse and attainable housing.
- Designing new residential development with the values of DEAI.

DIVERSITY
Diversity is all the ways that people are different and the same at the individual and group levels. Even when people appear the same, they are different. Organizational diversity requires examining and questioning the makeup of a group to ensure that multiple perspectives are represented.

EQUITY
Equity is the fair and just treatment of all members of a community. Equity requires commitment to strategic priorities, resources, respect, and civility, as well as ongoing action and assessment of progress toward achieving specified goals.

ACCESSIBILITY
Accessibility is giving equitable access to everyone along the continuum of human ability and experience. Accessibility encompasses the broader meanings of compliance and refers to how organizations make space for the characteristics that each person brings.

INCLUSION
Inclusion refers to the intentional, ongoing effort to ensure that diverse individuals fully participate in all aspects of organizational work, including decision-making processes. It also refers to the ways that diverse participants are valued as respected members of an organization and/or community.

Source: https://www.aam-us.org/wp-content/uploads/2018/04/AAM-DEAI-Definitions-Infographic.pdf
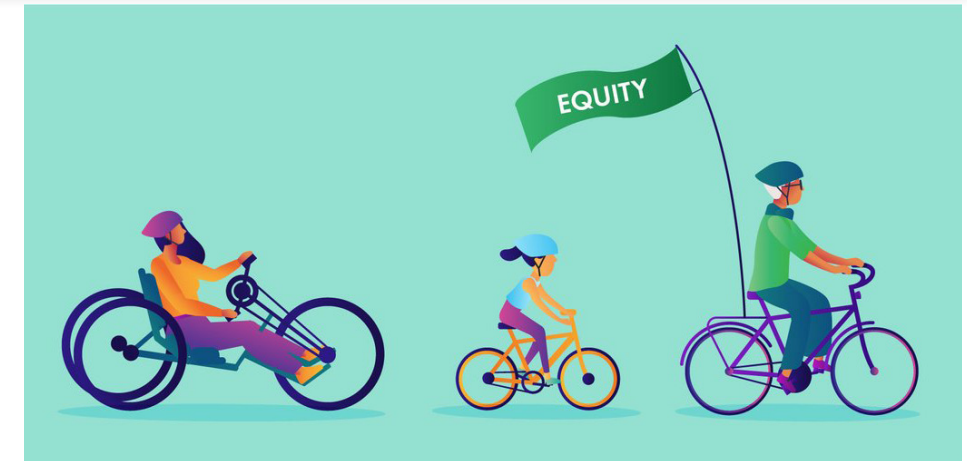
SUSTAINABILITY

SUSTAINABILITY

ENCOURAGED

- Re-purposing existing buildings rather than building new, whenever feasible.
- Preserving existing landscaping materials.
- Utilizing sustainable materials.
- Designing and locating windows and doors to maximize natural daylighting.
- Incorporating stormwater collection and management systems in the design of the building and landscape to reuse water resources on site.
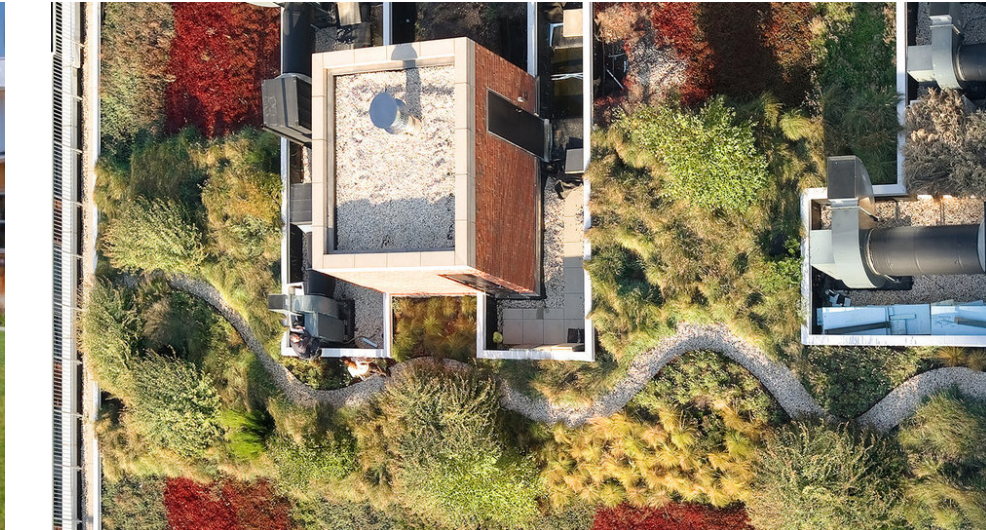
SUSTAINABILITY

DISCOURAGED

- Demolishing existing buildings when reuse is feasible.
- Designing new buildings or landscaping that are resource intensive and require an excessive amount of electricity, water, etc.
- Generating excessive construction waste.
- Removing mature landscaping.

INTRODUCTION

Missing Middle Housing refers to a variety of residential building types with multiple units and a range of different price points. Unlike large multi-family housing developments, these buildings are comparable in scale and form to detached single-family houses.

Goals for Missing Middle Housing:
- Provide a diversity of housing options, ranging from duplexes and fourplexes to cottage courts, townhouses, live-work units, and more.
- Fit seamlessly into the neighboring context and to enhance the character of existing residential neighborhoods.
- Promote pedestrian-friendly, walkable neighborhoods and increase "feet on the street".
- Support a variety of neighborhood amenities, including public transportation, bicycle infrastructure, and walkable access to retail, dining, and services.
- Provide a variety of housing solutions that address shifting demographics and the growing demand for affordability, walkability, sustainability, and community.
- Prioritize walkability options in conformity with the City of O'Fallon's 2040 Plan.

House Scale

Source: https://missingmiddlehousing.com
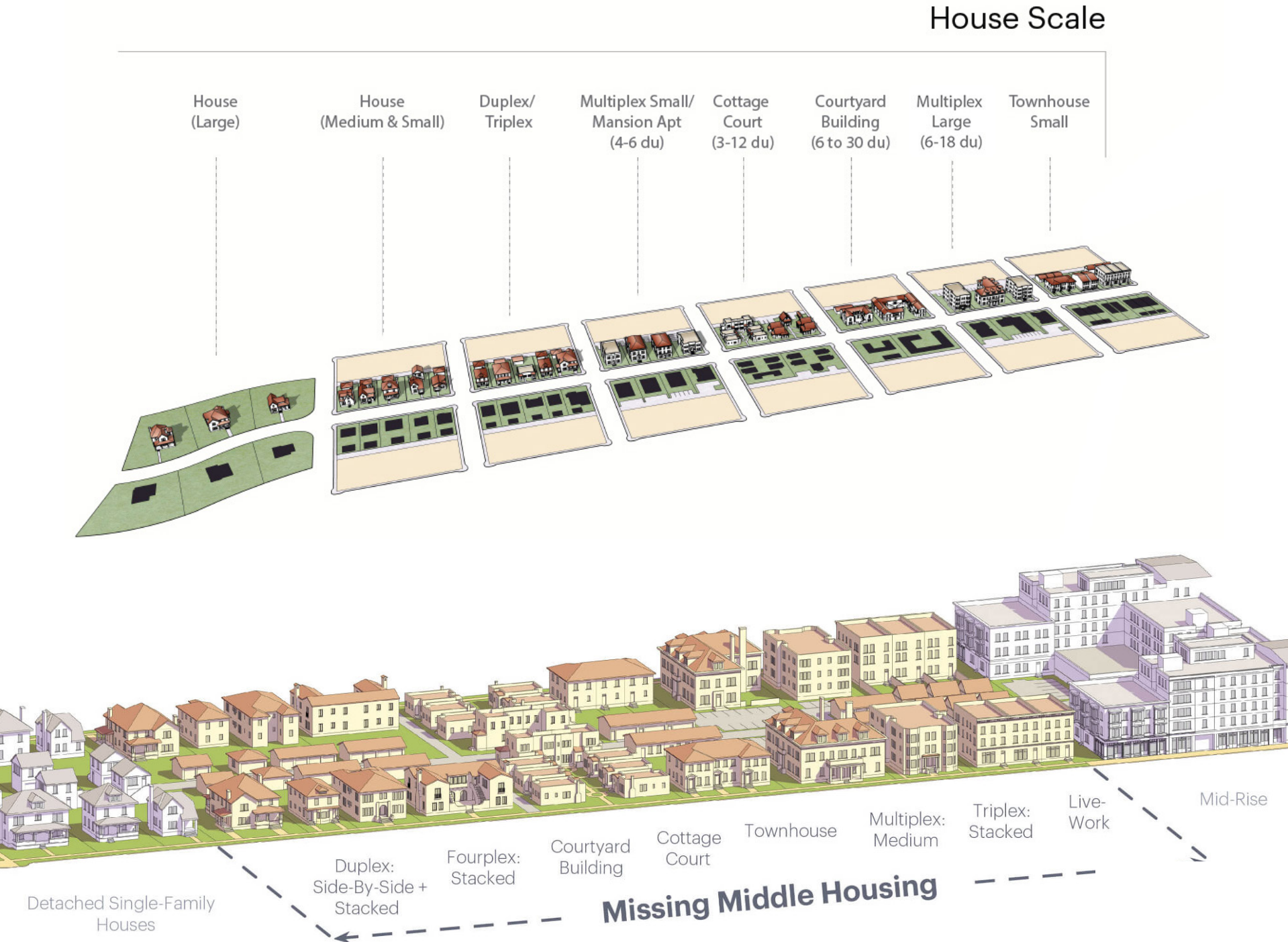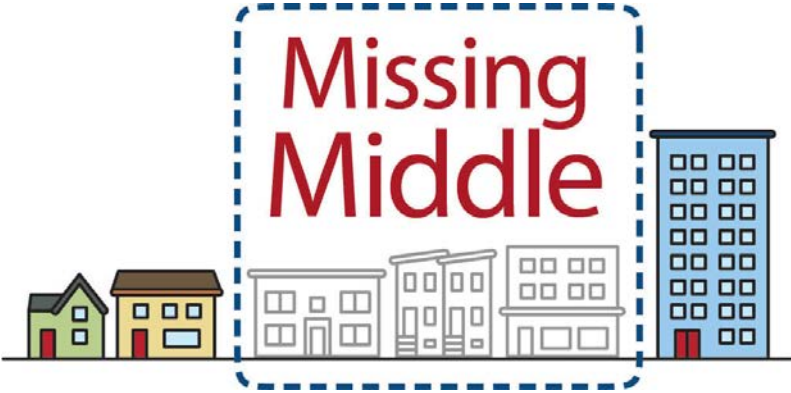
DUPLEX: SIDE-BY-SIDE

- Size: Small
- Number of Units: 2
- Height: 1 to 2 story
- Structure: Attached[1]
- Layout: Two dwelling units arranged side-by-side
- Entry: Each unit has an entry from the street
- Appearance: Similar to small-to-medium single-unit house
- Open Space: May include a rear yard
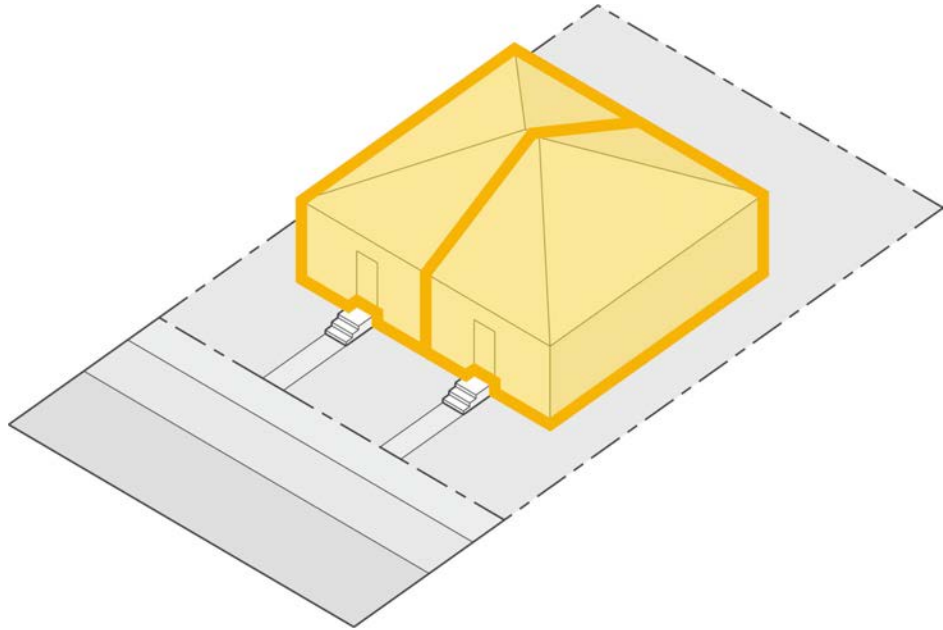
Ideal Specifications

Lot	
Width	50 feet
Depth	100 feet
Area	5,000 sq. ft.
	0.115 acres
Units	
Number of Units	2 units
Typical Unit Size	612 sq. ft.
Density	
Net Density	17 du/acre
Gross Density	12 du/acre
Parking	
Parking Ratio	2 per unit
On-street Spaces	2
Off-street Spaces	2
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	36 feet
Depth	34 feet
Height (to eave)	14 feet
Floors	1 story

Ideal Specifications

Lot	
Width	55 feet
Depth	110 feet
Area	6,050 sq. ft.
	0.139 acres
Units	
Number of Units	2 units
Typical Unit Size	612 sq. ft.
Density	
Net Density	14 du/acre
Gross Density	11 du/acre
Parking	
Parking Ratio	2 per unit
On-street Spaces	2
Off-street Spaces	2
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	36 feet
Depth	34 feet
Height (to eave)	14 feet
Floors	1 story

1 missingmiddlehousing.com describes this housing type as "detached" structures. The most common definitions of "attached" and "detached" structures would classify this building type as "attached"

Source: https://missingmiddlehousing.com

DUPLEX: STACKED

- Size: Small
- Number of Units: 2
- Height: 2 to 2.5 story
- Structure: Attached[2]
- Layout: Two dwelling units arranged one above the other. This type fits on narrower lots than the side-by-side duplex.
- Entry: Each unit has an entry from the street.
- Appearance: Similar to a small-to-medium single-unit house.
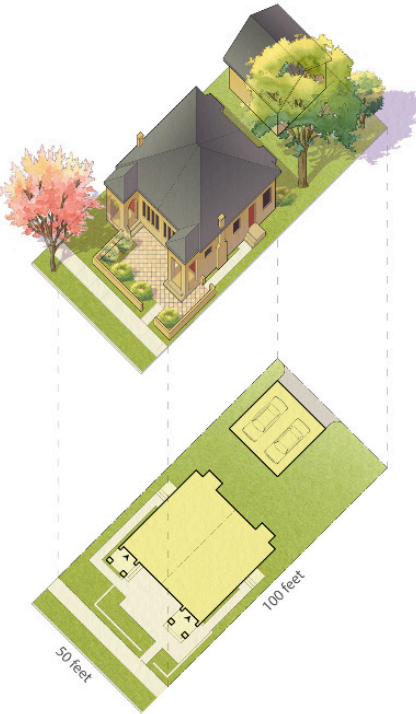- Open Space: May include a rear yard.

Ideal Specifications

Lot	
Width	35 feet
Depth	100 feet
Area	3,500 sq. ft.
	0.08 acres
Units	
Number of Units	2 units
Typical Unit Size	1,008 sq. ft.
Density	
Net Density	25 du/acre
Gross Density	18 du/acre
Parking	
Parking Ratio	1.5 per unit
On-street Spaces	1
Off-street Spaces	2
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	24 feet
Depth	42 feet
Height (to eave)	21 feet
Floors	2.5 stories

Ideal Specifications

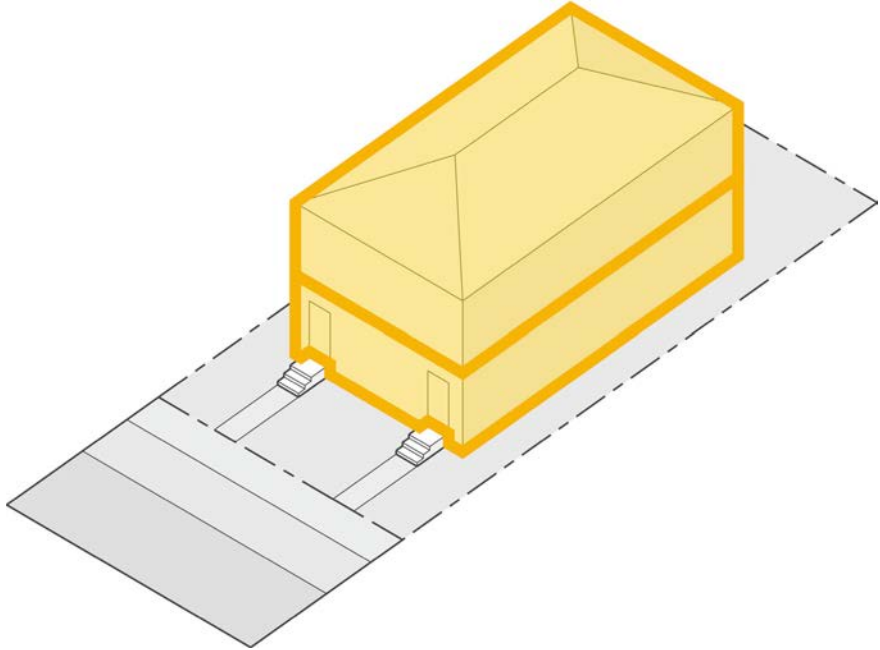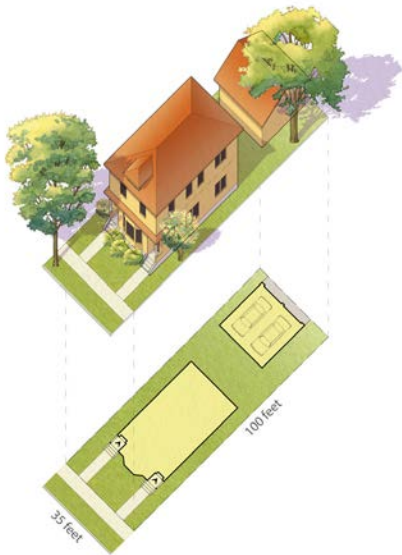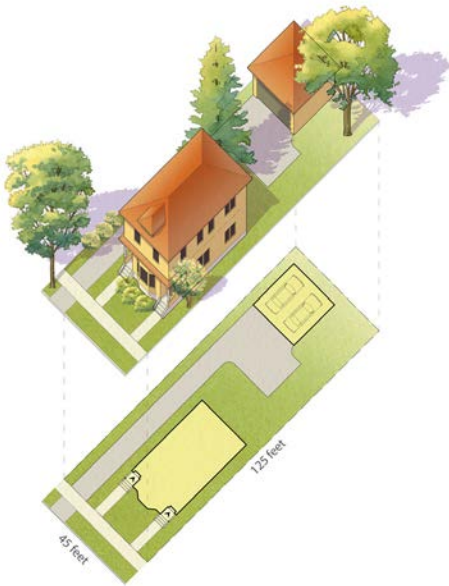| Lot	
Width	45 feet
Depth	125 feet
Area	5,625 sq. ft.
	0.129 acres
Units	
Number of Units	2 units
Typical Unit Size	1,008 sq. ft.
Density	
Net Density	16 du/acre
Gross Density	13 du/acre
Parking	
Parking Ratio	1.5 per unit
On-street Spaces	1
Off-street Spaces	2
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	24 feet
Depth	42 feet
Height (to eave)	21 feet
Floors	2 stories

2 missingmiddlehousing.com describes this housing type as "detached" structures. The most common definitions of "attached" and "detached" structures would classify this building type as "attached"

Source: https://missingmiddlehousing.com

FOURPLEX: STACKED

- Size: Medium
- Units: 4
- Height: 2 to 2.5 story
- Structure: Attached[3]
- Layout: Two units located on the ground floor and two units located above. This type is attractive to developers by generating four units on a typical 50' lot with alley access.
- Entry: Shared or individual entries from the street.
- Appearance: Similar to a medium-sized single-unit house.
- Open Space: May include a rear yard.

Ideal Specifications

Lot	
Width	50 feet
Depth	120 feet
Area	6,000 sq. ft.
	0.138 acres
Units	
Number of Units	4 units
Typical Unit Size	1,200 sq. ft
Density	
Net Density	29 du/acre
Gross Density	22 du/acre
Parking	
Parking Ratio	1.5 per unit
On-street Spaces	2
Off-street Spaces	4
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	40 feet
Depth	60 feet
Height (to eave)	21 feet
Floors	2 stories

Ideal Specifications

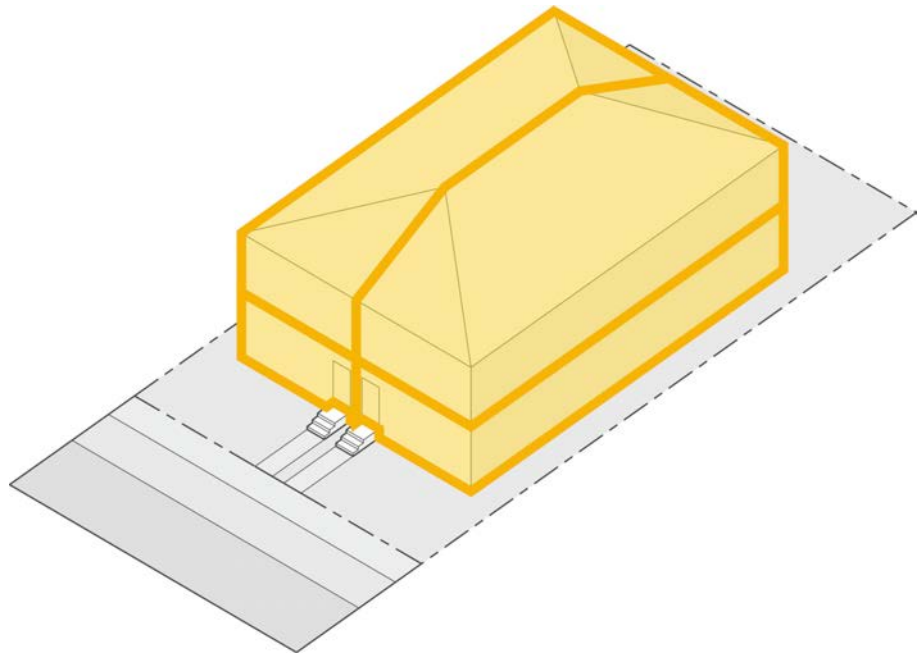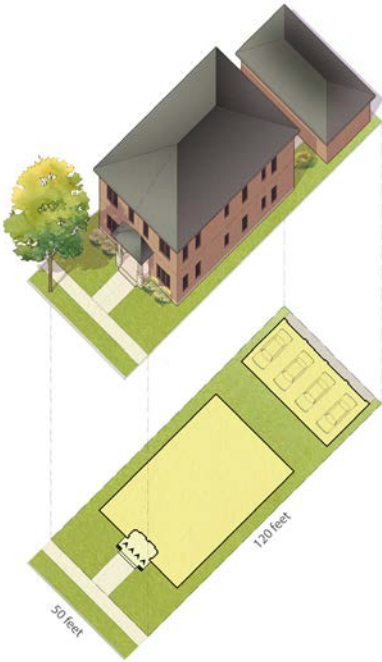| Lot	
Width	60 feet
Depth	130 feet
Area	7,800 sq. ft.
	0.179 acres
Units	
Number of Units	4 units
Typical Unit Size	1,200 sq. ft
Density	
Net Density	22 du/acre
Gross Density	18 du/acre
Parking	
Parking Ratio	1.5 per unit
On-street Spaces	2
Off-street Spaces	4
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	40 feet
Depth	60 feet
Height (to eave)	21 feet
Floors	2 stories

3 missingmiddlehousing.com describes this housing type as "detached" structures. The most common definitions of "attached" and "detached" structures would classify this building type as "attached"

Source: https://missingmiddlehousing.com

COURTYARD BUILDING

- Size: Medium to Large
- Units: Multiple (4+)
- Height: 1 to 3.5 story
- Structure: Attached[4]
- Layout: Multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards.
- Entry: Each unit is accessed from the courtyard and shared stairs each provide access to up to 3 units.
- Open Space: The courtyard replaces the function of a rear yard. The courtyard is more open to the street in low intensity neighborhoods and less open to the street in more urban settings.

Ideal Specifications

Lot	
Width	85 feet
Depth	110 feet
Area	9,350 sq. ft.
	0.215 acres
Units	
Number of Units	6 units
Typical Unit Size	778 sq. ft
Density	
Net Density	28 du/acre
Gross Density	20.5 du/acre
Parking	
Parking Ratio	1.67 per unit
On-street Spaces	4
Off-street Spaces	6
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	67 feet
Depth	47 feet
Height (to eave)	22 feet
Floors	2 stories

Ideal Specifications

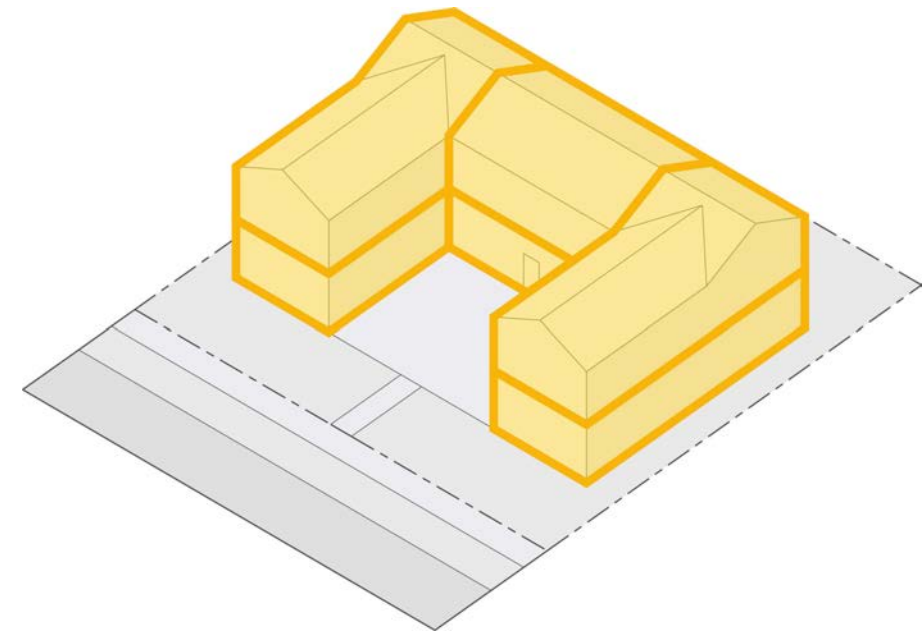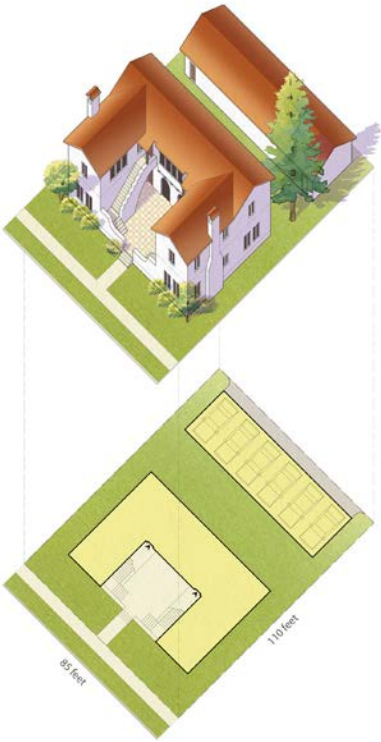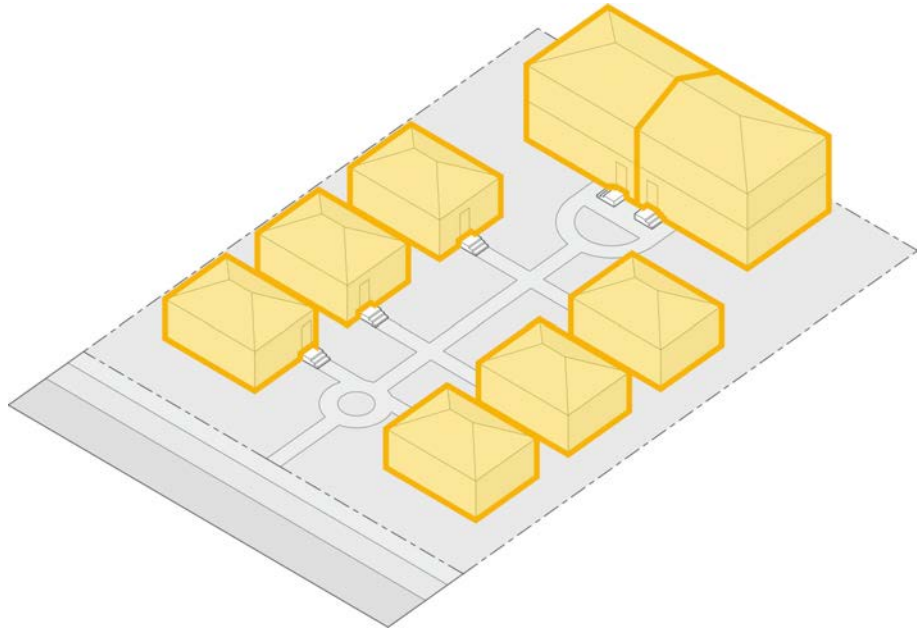| Lot	
Width	90 feet
Depth	130 feet
Area	11,700 sq. ft.
	0.269 acres
Units	
Number of Units	7 units
Typical Unit Size	667 sq. ft
Density	
Net Density	26 du/acre
Gross Density	21 du/acre
Parking	
Parking Ratio	1.43 per unit
On-street Spaces	3
Off-street Spaces	7
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	67 feet
Depth	47 feet
Height (to eave)	22 feet
Floors	2 stories

4 missingmiddlehousing.com describes this housing type as "detached" structures. The most common definitions of "attached" and "detached" structures would classify this building type as "attached"

Source: https://missingmiddlehousing.com

MISSING MIDDLE HOUSING
COTTAGE COURT

- Size: Medium to Large
- Units: Multiple (4+)
- Height: 1 to 1.5 story; rear-most building up to 2 stories
- Structure: Detached or Attached
- Layout: A group of small detached structures arranged around a shared court visible from the street.
- Entry: The shared court is an important community-enhancing element and unit entrances should be from the shared court.
- Open Space: The shared court replaces the function of a rear yard.

Ideal Specifications

Lot	
Width	110 feet
Depth	150 feet
Area	16,500 sq. ft.
	0.4 acres
Units	
Number of Units	8 units
Typical Unit Size	840 sq. ft.
Density	
Net Density	21 du/acre
Gross Density	16 du/acre
Parking	
Parking Ratio	1.625 per unit
On-street Spaces	5
Off-street Spaces	1 per unit max.
Setbacks	
Front	15 feet
Side	5 feet
Building	
Building Size	
Width	24 feet
Depth	35 feet
Height (to eave)	15 feet
Floors	1 story

Ideal Specifications

Lot	
Width	125 feet
Depth	150 feet
Area	18,750 sq. ft.
	0.43 acres
Units	
Number of Units	6 units
Typical Unit Size	840 sq. ft.
Density	
Net Density	14 du/acre
Gross Density	12 du/acre
Parking	
Parking Ratio	1.83 per unit
On-street Spaces	5
Off-street Spaces	6
Setbacks	
Front	15 feet
Side	5 feet
Building	
Building Size	
Width	24 feet
Depth	35 feet
Height (to eave)	15 feet
Floors	1 story

Source: https://missingmiddlehousing.com

MISSING MIDDLE HOUSING
TOWNHOUSE

- Size: Small to Medium
- Units: 2 to 16
- Height: 2 to 3.5 story
- Structure: Attached
- Layout: Consists of 2 to 16 multi-story dwelling units placed side-by-side.
- Entry: Entries are on the narrow side of the unit and typically face a street or courtyard. The street façades have entrances, and garages are accessed from the rear alley rather than from the front.
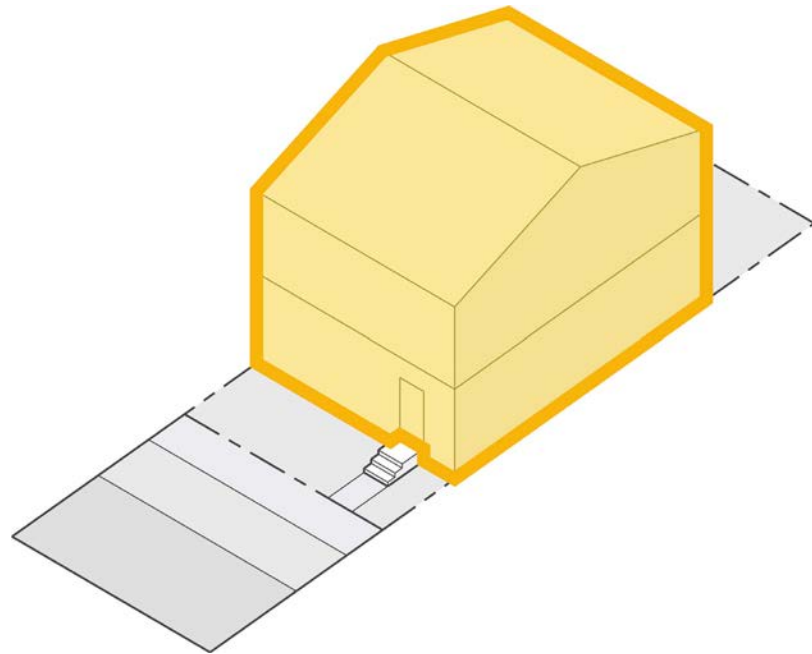
Ideal Specifications

Lot	
Width	25 feet
Depth	110 feet
Area	2,750 sq. ft.
	0.063 acres
Units	
Number of Units	1 unit
Typical Unit Size	1,750 sq. ft
Density	
Net Density	16 du/acre
Gross Density	12 du/acre
Parking	
Parking Ratio	3.0 per unit
On-street Spaces	1
Off-street Spaces	2
Setbacks	
Front	10 feet
Side	0 feet
Building	
Width	25 feet
Depth	35 feet
Height (to eave)	28 feet
Floors	2 stories

Source: https://missingmiddlehousing.com
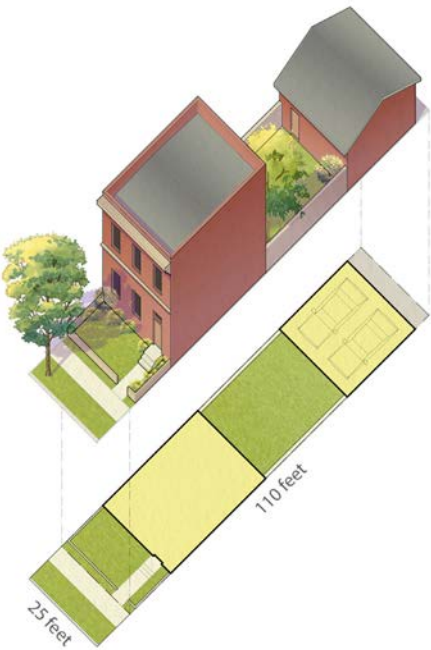
MULTIPLEX: MEDIUM

- Size: Medium to Large
- Units: 5 to 12
- Height: 2 to 2.5 story
- Structure: Attached[5]
- Layout: Consists of 5 to 12 dwelling units arranged side-by-side and/or stacked.
- Entry: Units typically have a shared entry from the street.
- Appearance: Similar to a medium-to-large single-unit house.
- Open Space: This type does not include a rear yard.
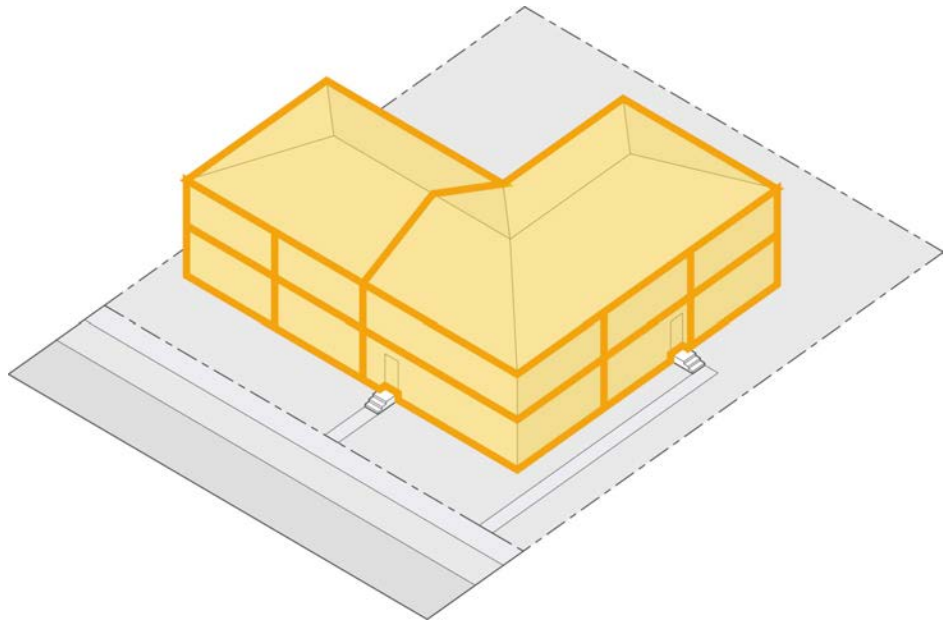
Ideal Specifications

Lot	
Width	95 feet
Depth	115 feet
Area	10,925 sq. ft.
	0.251 acres
Units	
Number of Units	12 units
Typical Unit Size	765 sq. ft
Density	
Net Density	48 du/acre
Gross Density	35 du/acre
Parking	
Parking Ratio	1.08 per unit
On-street Spaces	4
Off-street Spaces	9
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	75 feet
Depth	65 feet
Height (to eave)	28 feet
Floors	2.5 stories
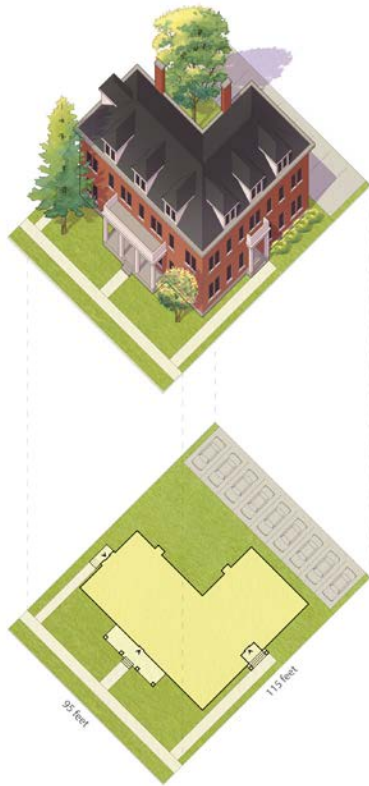
Ideal Specifications

Lot	
Width	105 feet
Depth	135 feet
Area	14,175 sq. ft.
	0.325 acres
Units	
Number of Units	12 units
Typical Unit Size	765 sq. ft
Density	
Net Density	37 du/acre
Gross Density	30 du/acre
Parking	
Parking Ratio	1.33 per unit
On-street Spaces	4
Off-street Spaces	12
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	75 feet
Depth	65 feet
Height (to eave)	28 feet
Floors	2.5 stories

TRIPLEX: STACKED

- Size: Small to Medium
- Units: 3
- Height: 3 to 3.5 story
- Structure: Attached[6]
- Layout: Consists of 3 dwelling units typically stacked on top of each other on consecutive floors.
- Entry: One entry for the ground floor unit and a shared entry for the units above.
- Open Space: This type does not include a rear yard.

Ideal Specifications

Lot	
Width	40 feet
Depth	105 feet
Area	4,200 sq. ft.
	0.096 acres
Units	
Number of Units	3 units
Typical Unit Size	1,008 sq. ft
Density	
Net Density	31 du/acre
Gross Density	23 du/acre
Parking	
Parking Ratio	1.67 per unit
On-street Spaces	2
Off-street Spaces	3
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	24 feet
Depth	42 feet
Height (to eave)	30 feet
Floors	3 stories

Ideal Specifications

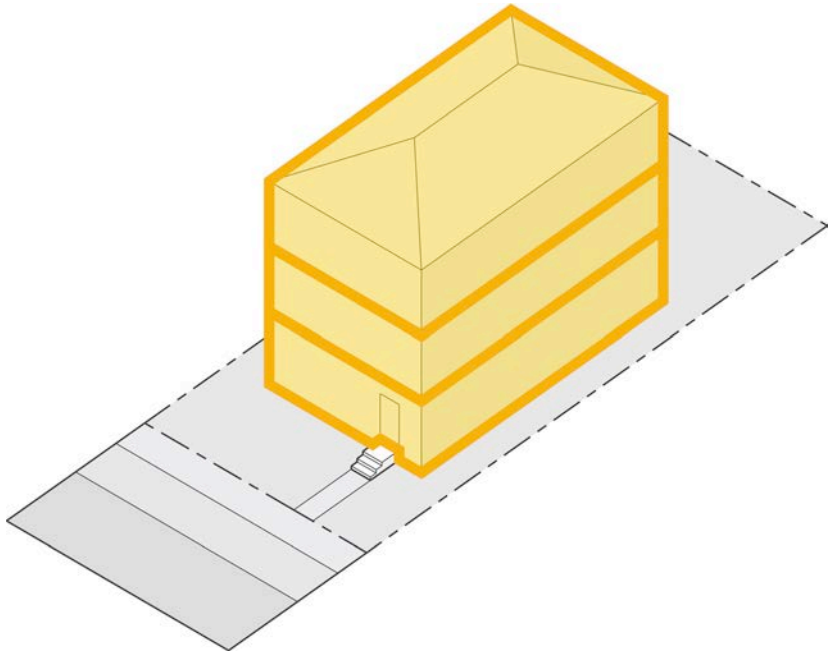| Lot	
Width	45 feet
Depth	115 feet
Area	5,175 sq. ft.
	0.119 acres
Units	
Number of Units	3 units
Typical Unit Size	1,008 sq. ft
Density	
Net Density	25 du/acre
Gross Density	20 du/acre
Parking	
Parking Ratio	1.33 per unit
On-street Spaces	1
Off-street Spaces	3
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	24 feet
Depth	42 feet
Height (to eave)	30 feet
Floors	3 stories

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Source: https://missingmiddlehousing.com

LIVE-WORK

- Size: Small to Medium
- Units: 1
- Height: 2 to 3.5 story
- Structure: Attached[7]
- Layout: Consisting of one dwelling unit above or behind a fire-separated flexible ground floor space that can accommodate a range of non-residential use. The flex space typically has a taller height (min. 10') and a shopfront frontage.
- Entry: The flex space and residential unit typically have separate street entrances.
- Open Space: This type does not include a rear yard.
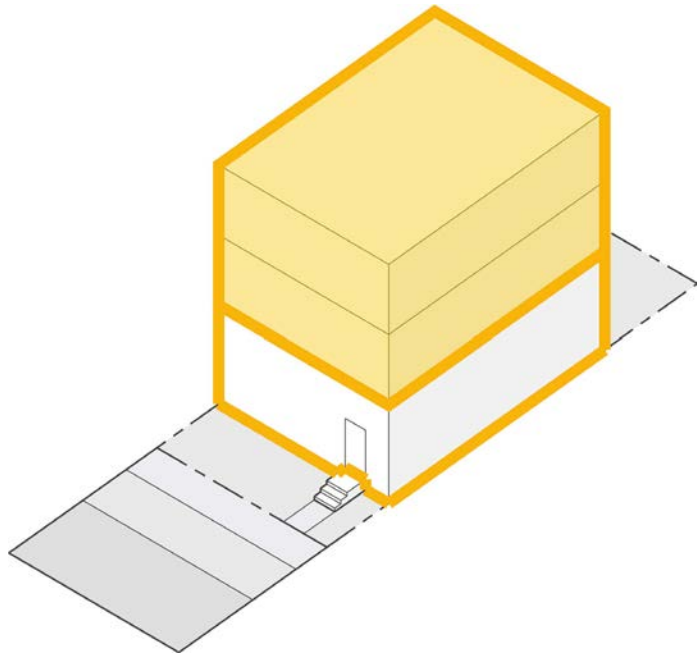
Typical Specifications

Lot	Front-loaded	Alley-Loaded
Width*	N/A	18–25 feet
Depth*		85–120 feet
Area*		1,530–3,000 sq. ft.
		0.04–0.07 acres
Units		
Number of Units	N/A	1
Typical Unit Size		1,000–3,000 sq. ft.
Density		
Net Density	N/A	14-29 du/acre
Gross Density		11–20 du/acre
Parking		
Parking Ratio*	N/A	1–3 per unit
On-street Spaces		1-2
Off-street Spaces		2 per unit max.
Setbacks		
Front*		10–25 feet
Side*		0–12 feet
Rear (main building)*		30–60 feet
Between Main and Accessory Buildings		10–20 feet
Building		
Building Size		
Width		18–25 feet
Depth		35–55 feet
Height (to eave)*		25–40 feet
Floors		2-3.5 stories

* Varies based on context

BUILDING DESIGN

ARCHITECTURAL STYLE

ENCOURAGED

- Designing buildings with design integrity, reflecting a consistent style across all components of the building and site, including building massing, articulation, roof forms, windows, doors, entrances, materials, colors, details, fences, walls, and landscape.
- Providing unified and harmonious building compositions consistent with a specific architectural style.
- Promoting visual diversity in a neighborhood through a variety of complementary architectural styles (no specific architectural style is preferred or required).

ARCHITECTURAL STYLE

DISCOURAGED

- Combining a variety of structural forms, architectural features, and decorative characteristics from different architectural styles into a single new building.
- Developing neighborhoods with overly prescriptive style restrictions, restricting the visual diversity of the neighborhood.

BUILDING MATERIALS - PREDOMINANT MATERIAL PALETTE

ENCOURAGED

- Selecting materials that are suitable to the building type and design.
- Developing a predominant material palette by identifying the primary materials used on the exterior front façades of existing residences in the neighborhood.
- Providing new materials that are consistent with the material palette, style, color, and character of the existing residences in the neighborhood.
- Providing consistent use of exterior finish materials on all façades and architectural features of the residence.
- When required, locating material changes at logical terminations, such as at interior corners or as a return of at least six feet from external corners. Material changes at external corners are not preferred. - For example, when brick or stone is used on the primary façade, wrap the brick or stone around the exterior corners and at least six feet along the side façades as well.
- Covering up expanses of exposed foundation walls with stone, brick, siding, or other materials utilized in the façade.

BUILDING MATERIALS - PREDOMINANT MATERIAL PALETTE

DISCOURAGED

- Utilizing materials that are out of character with the neighborhood context.
- Utilizing roof and wall materials that are not consistent with the architectural style.
- Creating more than two primary exterior wall materials.
- Causing visual confusion with several different textures, colors, or styles.
- Creating more than two primary roof materials, colors, or styles.

BUILDING MATERIALS - MATERIAL QUALITY

ENCOURAGED

- Selecting materials that are high quality and durable, conveying a sense of permanence.
- Selecting materials with a long-life cycle that are durable, will maintain their form, color and integrity over time, and will last for the life of the building.
- Providing building materials of similar durability and quality on all sides of the building and throughout the whole project.
- Utilizing wall materials characteristic of high-quality residential construction, such as brick, stone, or clapboard siding (wood or fiber cement board). Real brick and stone are preferred over materials simulating brick or stone. Vinyl siding may be used if high-quality and consistent with the neighborhood context.
- Utilizing roof materials characteristic of high-quality residential construction.
- Installing the highest quality and most durable materials at the base of buildings, where the building is most exposed to impacts from people, vehicles, and landscaping.

BUILDING MATERIALS - MATERIAL QUALITY

DISCOURAGED

- Selecting low quality materials that will not last for the life of the building.
- Utilizing low quality materials that fade, stain, or deteriorate quickly.
- Utilizing materials that require a lot of maintenance to maintain their appearance.

BUILDING COLORS

ENCOURAGED

- Designing and selecting building finishes and colors in harmony with and visually compatible with adjoining and/or adjacent buildings.
- Selecting trim and accent colors that not only complement the primary colors of the building but also harmonize with the color palette of neighboring buildings.
- Developing a building's color palette of complementary colors, with primary and accent colors that harmonize well together.

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BUILDING COLORS

DISCOURAGED

- Designing a patchwork of competing colors or using too many different colors, resulting in visual noise.
- Utilizing only a single color across extensive areas of the building, with no color accents to break up the monotony.
- Utilizing excessively bright, fluorescent, or neon colors in contrast with the character of the neighboring buildings.

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WINDOWS - DESIGN

ENCOURAGED

- Designing the window size, proportion, color, style etc. to be consistent within the neighborhood context.
- Designing a consistent, dominant header height for the windows on each building floor.
- Providing a window style that is consistent with the architectural style of the building.
- Designing recessed openings with sufficient depth, to add articulation to the façade.
- Creating a consistent look for the windows by utilizing the same window type, style, material, and color on all façades of the building.
- Providing operable windows when feasible, unless otherwise dictated by the building use or architectural style.

WINDOWS - DESIGN

DISCOURAGED

- Designing significant variation in window types, sizes, or styles within the building façade.
- Designing openings that are flush with the façade.
- Locating multiple windows that do not match the dominant header height on each building floor.
- Designing unusually-shaped windows (rounded, triangular, octagonal, etc.) that are not in keeping with the architectural style of the building.
- Designing very tall windows (i.e. two-story high) which emphasize the vertical mass of the building.
- Providing fixed windows, unless otherwise dictated by building use or architectural style.
- Designing windows with highly-reflective glass.

WINDOWS - DETAILS

ENCOURAGED

- Providing visually prominent trim and other accent elements.
- Providing trim and detailing around the windows consistent with the architectural style.
- When shutters are utilized, providing shutters of consistent style and in proportion to the windows.
- When architectural features such as trim, shutters, sills, or aprons are utilized, providing these features consistently on all windows in the building.

WINDOWS - DETAILS

DISCOURAGED

- Designing window openings that lack appropriate architectural details, such as trim, sills, aprons, and shutters.
- Providing inconsistent detailing at window openings, particularly for windows in view but not located on the front street-facing façade.
- Designing window details that are inconsistent with the architectural style of the building.
- Retrofitting original window openings with smaller windows and filler material in the rest of the opening.
- Shutters that are disproportionate to windows.

DOOR & ENTRANCES

ENCOURAGED

- Highlighting primary entrances with architectural features, such as front porches, visually prominent front doors, transoms, and side lights.
- Designing entrances that are appropriately scaled, in proportion with the overall size of the building.
- Utilizing pedestrian walkways, landscape treatments, and other features in the front yard to provide an inviting and attractive entry.

DOOR & ENTRANCES

DISCOURAGED

- Designing excessively large front entry features that are out of scale with the overall building.
- Designing front entries that emphasize a building's verticality.
- Hiding the primary entrance from view from the street.

ROOF EAVES

ENCOURAGED

- Designing roof eaves to enhance the architectural style and overall appearance of the home.
- Designing functional roof eaves to provide shade, shelter from precipitation, create space for mounting outdoor lighting fixtures, and increase the shadow lines and articulation of the building's façade.
- Utilizing closed eave or boxed eave styles to ensure the functionality of the eaves, enhance the aesthetics of the overall design, and avoid damage to the house from rodents, wasps and wood-destroying insects like carpenter bees.

ROOF EAVES

DISCOURAGED

- Neglecting regular maintenance of roof eaves.
- Failing to protect roof eaves from insects, birds, and bigger animals like squirrels.
- Utilizing open eave designs or low quality materials that are more inviting to insects and other unwelcome animals.
- Roof-lines with eaves flush to building elevations.

ARCHITECTURAL DETAILS

ENCOURAGED

- Designing architectural details to harmonize with the context of the neighborhood.
- Providing architectural details that reinforce the architectural style of the building.
- Developing architectural details that are sized in proportion to the scale of the architectural features of the building.
- Constructing architectural details with high-quality materials.
- Designing gutters that are well-integrated into the building's eaves and soffits, and designing downspouts that are well-integrated into the building's façade.
- Preserving original details on existing buildings, such as cornices, moldings, trim, ornaments, and other decorative elements.
- Utilizing architectural features to break up the facade of the structure.

ARCHITECTURAL DETAILS

DISCOURAGED

- Failing to provide sufficient detailing or articulation of the building's façade.
- Designing details that are out of proportion with the size of the building.
- Detailing elements that are not consistent with the style of the building.
- Providing inconsistent detailing across the building's façades.

REMODELING & ADDITIONS

ENCOURAGED

- Designing additions or renovations that match or complement the architectural style of the existing building.
- Designing additions or renovations that respect the architectural integrity of the original building, particularly for historic structures.
- Designing new building forms, architectural features, walls, doors, windows, and roofs with similar sizes and proportions to the existing building.
- Designing new materials, finishes, details, and colors to match or to be highly compatible with the existing building.
- Aligning horizontal features, such as eave lines, door and window headers, and horizontal trim.
- Designing additions to ensure architecturally compatible roof forms and materials - matching the style and roof pitch of the existing primary structure whenever feasible.
- Replacing existing low-quality materials, elements, and features with high quality replacements.

REMODELING & ADDITIONS

DISCOURAGED

- Designing building additions that negatively impact the sense of scale and proportion of the original building and neighborhood context.
- Mixing architectural styles, introducing incongruous design motifs, or adding features that are out of character with the existing building.
- Utilizing forms, features, and materials that are inconsistent with the existing building, including: massing volumes, roof forms, window styles, materials, articulation, details, etc.
- Removing or covering up existing features and details that are integral to the integrity of the existing design.

PARKING
& VEHICLE ACCESS

DRIVEWAYS & CURB CUTS

ENCOURAGED

- Reducing the width of the overall driveway as much as possible, to reduce the impact of paved surfaces.
- Reducing the width of the access apron/curb cut area, as much as possible, to promote pedestrian-friendly sidewalks. Single-lane access is generally preferred over double-lane access to single-family homes and other low-density housing.
- Utilizing more decorative paving materials to enhance the visual attractiveness of the neighborhood. Recommended materials include: brick pavers, stamped concrete with integral (and/or stained) color, stone pavers, interlocking colored concrete pavers, grass pavers, and other comparable materials.
- Incorporating landscaping into the design of the driveway, and providing landscaping buffers between access driveways.
- Utilizing shared access driveways and minimizing the number of curb cuts, whenever feasible, to reduce conflicts with the sidewalk and to increase space for landscaping and other front yard features.

DRIVEWAY & CURB CUTS

DISCOURAGED

- Designing driveways with excessive paving and extra width.
- Developing driveways with large areas of impermeable paving, such as (standard, non-permeable) concrete or asphalt.
- Designing driveways with a single material over a large expanse, which is visually monotonous.
- Utilizing low-cost materials, such as gravel, which has negative impacts related to appearance, maintenance, access, safety, and accessibility.

GARAGES & CARPORTS - LOCATION & ORIENTATION

ENCOURAGED

- Where alleys exist, providing access to garages and carports off the alley.
- Locating garages and carports away from the street frontage of residential buildings.
- Locating resident parking out of view, in the interior or rear of the site.
- Minimizing the prominence of driveways, garages, and carports within the front façade of the residence. Strategies may include:
    Stepping the garage back from the front entry and living areas of the residence within the front façade of the building.
    Locating the garage to one side of the residence.
    Designing architectural features like a porte-cochere, roof overhangs, second story overhangs, or other context-appropriate elements to help hide the garage.
- Minimize the quantity and size of garage space, wherever possible. Providing a maximum of one garage door that is visible to the street is preferred.

GARAGES & CARPORTS - LOCATION & ORIENTATION

DISCOURAGED

- Designing visually prominent garages or other parking features.
- Locating driveways and parking garages in a prominent location, such as in front of the building or in the center of the lot (rather than on one side).
- Locating parking between the building and the street and/or driveway.
- Reducing the available area for front yard landscaping and other site features.

DESIGN OF ATTACHED, FORWARD-FACING GARAGES

ENCOURAGED

- Designing forward-facing garages to ensure that garage doors and vehicles do not dominate the street-facing façade of the residence.
- Designing forward-facing garages to ensure that they do not overshadow or block pedestrian entryways.
- Locating forward-facing garages set back from the front façade of the residence as much as possible.
- Designing forward-facing garages and garage doors that match the architectural style of the residence and to complement the primary entrance.
- Designing garage doors with windows and articulated panels.
- Designing garage doors with finishes and colors to blend in with and complement the façade of the residence.
- Providing adequate but not excessive parking.

DESIGN OF ATTACHED, FORWARD-FACING GARAGES

DISCOURAGED

- Designing attached, forward-facing garages as one of the primary and visually dominant architectural features of the new façade.
- Locating the attached, forward-facing garage in front of the building's façade.
- Obscuring visual access to the primary pedestrian entryway.
- Providing three or more garage bays.
- Designing double-wide or wider garage doors.
- Designing very tall garage doors (e.g. taller than eight feet).
- Designing garage doors with finishes and colors that make the garage more visually conspicuous.

PARKING FOR MISSING MIDDLE HOUSING

ENCOURAGED

- Locating parking to the side or rear of buildings.
- Locating parking underneath the buildings.
- Designing a multi-functional off-street parking area adjacent to the new building, combining long-term off-street parking, short-term off-street parking, and a loading area (where needed).
- Designing clear pedestrian pathways to connect parking areas and residential buildings.

PARKING FOR MISSING MIDDLE HOUSING

DISCOURAGED

- Designing excessive off-street parking, leading to potential visual clutter.
- Failing to provide a clear pedestrian access route connecting the parking area to the residential entry.

OPEN SPACE & LANDSCAPE

COMMON/SHARED OPEN SPACE

ENCOURAGED

- Designing shared open spaces that are accessible and inviting for all residents to use in order to facilitate interaction among neighbors.
- Locating shared open spaces in central areas of the site, where they are easily accessed by residents from all of the units.
- Providing shared amenities for the residents, such as shaded seating areas, outdoor dining tables, and a variety of features to promote passive recreational uses.
- Designing the landscape with a variety of trees, shrubs, herbaceous perennials, and ground cover.
- Where feasible, including children's play areas and features.

COMMON/SHARED OPEN SPACE

DISCOURAGED

- Locating shared open space at the edge or rear of the site where is not easily accessible from all units.
- Failing to provide accessible access routes or features for residents of all abilities.
- Failing to provide adequate shade, features, amenities, or visual interest.
- Designing the space for a single, non-flexible use which may not appeal to all groups of people.

PRIVATE OPEN SPACE

ENCOURAGED

- Designing private open spaces for the exclusive use of individual residential units.
- Identifying opportunities to create private open space on patios, balconies, or other outdoor areas attached to individual units.
- Maximizing landscaped areas to provide opportunities for planting and gardening.
- Providing sufficient area for private open spaces to accommodate a variety of uses and amenities, like outdoor furniture (such as a tables and chairs).

PRIVATE OPEN SPACE

DISCOURAGED

- Failing to provide adequate open space for individual residences.
- Maximizing area of pavement and/or prioritizing vehicular infrastructure, thus reducing the area for landscape and other private open space.
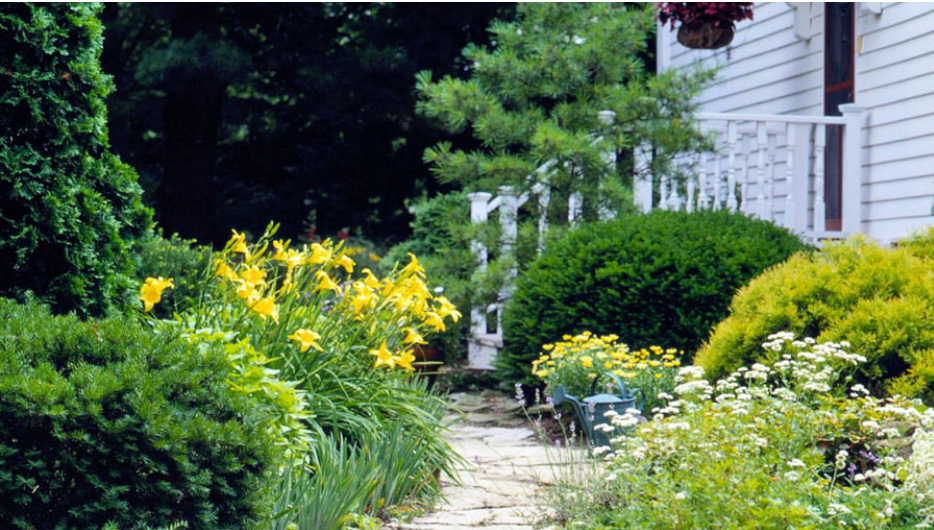
LANDSCAPE DESIGN

ENCOURAGED

- Incorporating landscaping to enhance the visual appearance of residences.
- Utilizing plantings to create multi-functional, enticing open spaces.
- Using attractive screening plants to provide privacy for adjacent residential units.
- Aligning the visual character of the landscape design with the building and surrounding neighborhood.
- Improving the streetscape and promoting walkability by enhancing the landscape of the front yard or forecourt adjacent to the sidewalk and/or street.

LANDSCAPE DESIGN

DISCOURAGED

- Designing areas of landscape that are visually unattractive or that lack design integrity.
- Designing monolithic areas of landscape that do not accommodate a variety of activities or uses.
- Providing insufficient privacy for the residents.
- Designing landscape out of character or scale with the surrounding neighborhood.

LANDSCAPE FUNCTION

ENCOURAGED

- Prioritizing suitable landscape design in the following areas:
    Along the edges of streets and driveways,
    Around the property,
    Between buildings and driveways,
    Between buildings and parking areas,
    In shared common areas and public open spaces.
- Designing landscape to enhance the visual appearance of parking and vehicular circulation areas. Strategies may include:
    Screening parking lots and vehicular circulation with landscape buffers along the perimeter,
    Incorporating trees, landscape islands, shrubs, and ground cover throughout the parking lot and garage areas.

LANDSCAPE FUNCTION

DISCOURAGED

- Failing to provide adequate landscaping throughout the project site.
- Providing insufficient landscape buffers around vehicular circulation, parking, and other service areas.
- Creating excessively dense areas of landscape that may pose a potential safety risk or compromise other site functions.

SITE FEATURES

FENCES

ENCOURAGED

- Selecting the style, materials, colors, and finishes of the fence to reflect the architectural style, materials, and colors of the building and to fit within the neighborhood context.
- Designing an attractive fence with high quality materials to enhance the visual appeal of the space.
- Aligning fences with property lines to demarcate public and private spaces.

FENCES

DISCOURAGED

- Utilizing fence materials, colors, or styles that clash with the building or neighborhood.
- Designing a visually solid fence that blocks views of the front entry or front façade of the residence.
- Utilizing low quality or visually unattractive fence materials or supports.
- Failing to adequately maintain fences.
- Locating fences with improper alignment relative to the property lines or topography.

WALLS

ENCOURAGED

- Selecting the style, materials, colors, and finishes of the wall to reflect the architectural style, materials, and colors of the building and to fit within the neighborhood context.
- Designing an attractive wall with high quality materials to enhance the visual appeal of the space.
- Minimizing the height and visual impact of walls.
- Where feasible, providing tiered retaining walls with terraces rather than one large retaining wall.
- Where appropriate, integrating landscape beds for shrubs or herbaceous perennials adjacent to retaining walls.
- Where appropriate, incorporating seating into the design of low walls.
- Utilizing masonry materials for noise reduction.

WALLS

DISCOURAGED

- Utilizing wall materials, colors, or styles that clash with the building or neighborhood.
- Designing a visually solid wall along the public space that blocks views into the property.
- Utilizing low quality or visually unattractive wall materials.
- Failing to adequately maintain walls.
- Locating walls and foundations with improper alignment relative to the property lines.

LIGHTING

ENCOURAGED

- Selecting lighting fixtures that are appropriate to the scale of the building's façade.
- Selecting the style, materials, colors, and finishes of the lighting fixtures to reflect the architectural style, materials, and colors of the building and to fit within the neighborhood context.
- Designing lighting to enhance the building's presence and to highlight the building's unique architectural details.
- Providing landscape lighting to feature attractive trees or shrubs on the site.

LIGHTING

DISCOURAGED

- Selecting lighting fixtures that are out of character with the building or neighborhood context.
- Providing very high contrast, uneven levels of lighting across the building façade.
- Failing to provide adequate lighting levels for safety and access at night.
- Providing unintentional or unwanted illumination of neighboring properties.
- Designing excessively high levels of illumination.

REFERENCE

REFER TO THE FOLLOWING DOCUMENTS FOR ADDITIONAL DESIGN GUIDELINES:

- O'Fallon IL Neighborhood District Design Guidelines
- O'Fallon IL Commercial Design Handbook
- O'Fallon IL Downtown O'Fallon Design Guidelines

REFER TO THE NEIGHBORHOOD DISTRICT DESIGN GUIDELINES FOR THE FOLLOWING:

SITE PLANNING & CONTEXT
 RELATIONSHIP TO THE STREET
  GENERAL
  COMMERCIAL BUILDING
  RESIDENTIAL BUILDING
  BUILDING FRONTS & ENTRANCES
  STREET-FACING FAÇADES
  FRONT YARDS
 BUILDING SETBACKS (FOR LIGHT, AIR & PRIVACY)
 ACCESSORY STRUCTURES

MISSING MIDDLE HOUSING
 NEIGHBORHOOD INTEGRATION
  LOCATION & DISTRIBUTION
  TRANSITIONING TO ADJACENT USES

BUILDING & NEIGHBORHOOD COMPATIBILITY
 CONTEXT-SENSITIVE DESIGN
  INTEGRATION OF MISSING MIDDLE HOUSING
  TRANSITIONING & BUFFERING
  VARIETY & ANTI-MONOTONY
 BUILDING SCALE COMPATIBILITY
  HEIGHT & DEPTH
  MASSING & BULK
  SIZE RELATIONSHIP OF HOUSE TO LOT
 BUILDING FORM COMPATIBILITY
  ROOF LINES & ROOF FORMS
  PROPORTIONS
 BUILDING ARTICULATION

PGAV