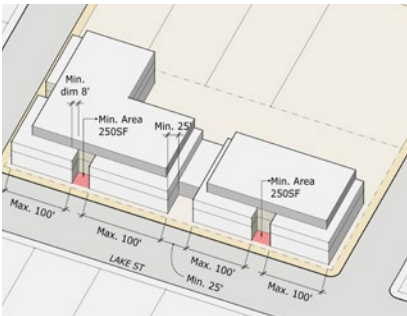
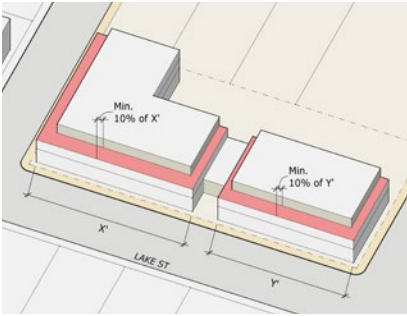


WAYZATA DESIGN STANDARDS WAYZATA, MN

CHAPTER 3 BUILDING DESIGN: 3.C.3 Roof Design

The strategic use of flat and sloped roof forms can help break up the scale of larger buildings.



INTENT

Vernacular small-scale architecture in cold climates was characterized by steeply sloped roofs to shed snow and rain. While the scale of buildings has grown due to new technology and economic imperatives, small visible roof forms relating to massing can be effectively used to break down the scale of larger buildings.

APPLICABILITY

The following Roof Articulation Standards shall apply to every proposed multifamily and commercial facade exceeding 60 feet long and fronting a public right of way.

STANDARDS

- S1. A visible sloped roof provided at the same level as the Upper Story Stepback required in Section 3.B.3 shall be allowed to fully encroach in the stepback up to a maximum width equal to 40% of the facade length.
- S2. Sloped roof forms shall provide decorative eaves and rakes; 'porchtop' eave and rake returns shall be prohibited.

GUIDANCE

- G1. Visible sloped roofs should be located to accentuate building massing and significant architectural features.
- G2. Where provided, roof forms shall be designed and located to coordinate



Fig. 3.47 A combination of Upper Story Stepbacks and visible sloped roofs can provide rooftop variety and reinforce building massing.



Fig. 3.48 'Porchtop' eave returns are prohibited.

and reinforce building massing including Significant Massing, Breaks, Building Protrusions, and Facade Design

- G3. Visible sloped roofs should provide a minimum roof pitch of 9:12.

RELATED SUBSECTIONS

Section 3.B.3 Upper Story Building Stepbacks

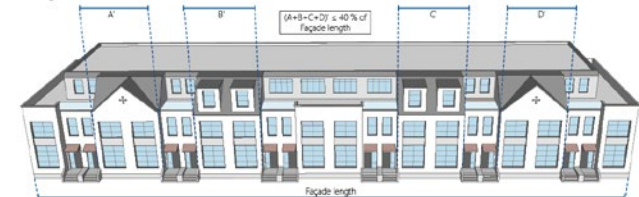


Fig. 3.49 Visible sloped roofs are allowed to encroach into the required Upper Floor Stepback, up to a maximum width of 40% of the facade length.

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WAYZATA DESIGN STANDARDS AND GUIDELINES



Reinforcing Place-Based Identity in the Riviera of the Twin Cities

Wayzata was once an ordinary small town in an extraordinary location on the north shore of Lake Minnetonka. In the past two generations the town has been enveloped by the suburbanization of the West Metro. In response to these trends, the Wayzata Comprehensive Plan sought to build from a core of strength into a vibrant, active, mixed-use community. VMWP is rewriting the Wayzata Design Standards to translate these goals into implementable, place-based policy.

VMWP has facilitated a Visual Preference Survey to gather and analyze community feedback on specific design and zoning issues. Over the course of 7 coordination meetings with a volunteer task force and three Planning Commission hearings, VMWP has refined this feedback into clear and objective minimum standards to shape building massing, to reinforce the streetfront to improve walkability, to maintain view corridors from the inland bluff to the lake, and to provide space for sidewalk dining.

Client: City of Wayzata
Site Area: City-wide
Completion: June 2021

Contact: Emily Goellner
Director of Community Development
City of Wayzata
952.404.5312
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Design Features

- Standards require long building massing to be broken up to reflect the scale of the original street grid
- Existing stepback controls are modified to emphasize a vertical two story proportion with a recessed upper story
- Entries with porches or stoops are required for ground-level units
- Recesses are used as a tool to facilitate small amenity spaces on the sidewalk.

Green Features

- Anticipates city-wide solar photovoltaic regulations
- Encourages the use of native and pollinator-friendly landscaping
- Required elements contribute to a more supportive environment for a range of mobility solutions.