

Submitted to Planning Commission Public Hearing  
11/16/13 by Sack P. Per

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# Builder

New House Plans From the Nation's Leading Designers /// Edited by Aurora Zeledon /// [www.builderhouseplans.com](http://www.builderhouseplans.com)

## Plan View

### DESIGNING FOR DEMOGRAPHICS

## What Millennials Want

Think open, versatile layouts for young buyers.

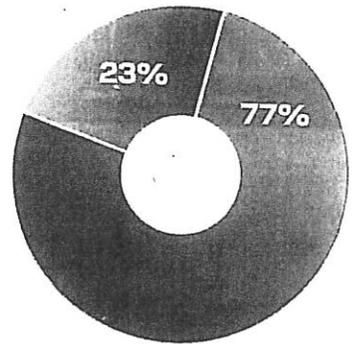
**T**here's a lot of energy expended trying to figure out the desires of Gen Y consumers—those 20- and 30-somethings who wield such potential power in the marketplace. A new survey from Better Homes and Gardens suggests that young people want homes that are tech-friendly, unique, and more functional than flashy.

These homes fit the bill. Small but thought-

fully designed, they use every square foot well. Forget formal living spaces. Instead, great rooms and open dining areas let activities flow from one space to another. Small offices (or flexible bedrooms) provide room for telecommuting. And while millennials may not prioritize a grand façade, these eye-catching exteriors give you an edge when it comes to making first impressions. See more at [www.BuilderHousePlans.com](http://www.BuilderHousePlans.com).

### Gen Y Home Preferences

What type of house do you prefer?

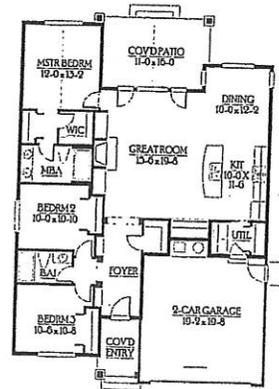
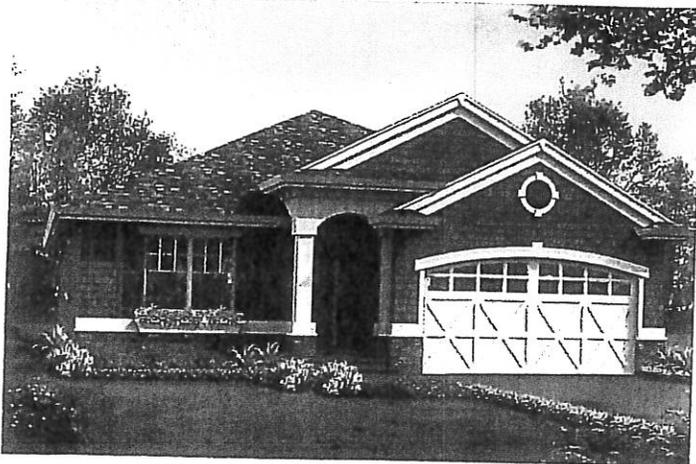


☉ Luxurious ☉ Essential

Of those who prefer a home with just the essentials, 45 percent cited not wanting to waste energy, and 43 percent want a home that's "less cookie cutter."

Source: Better Homes and Gardens Real Estate Survey

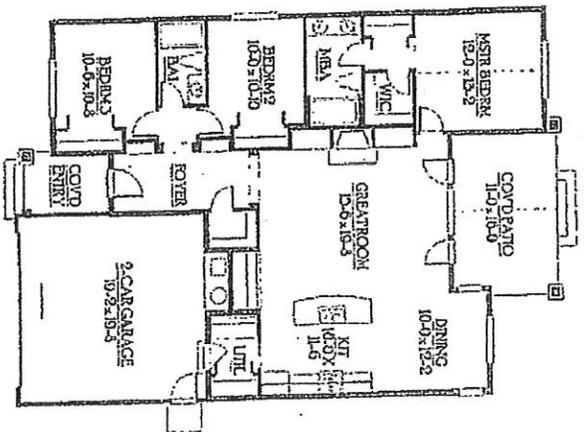
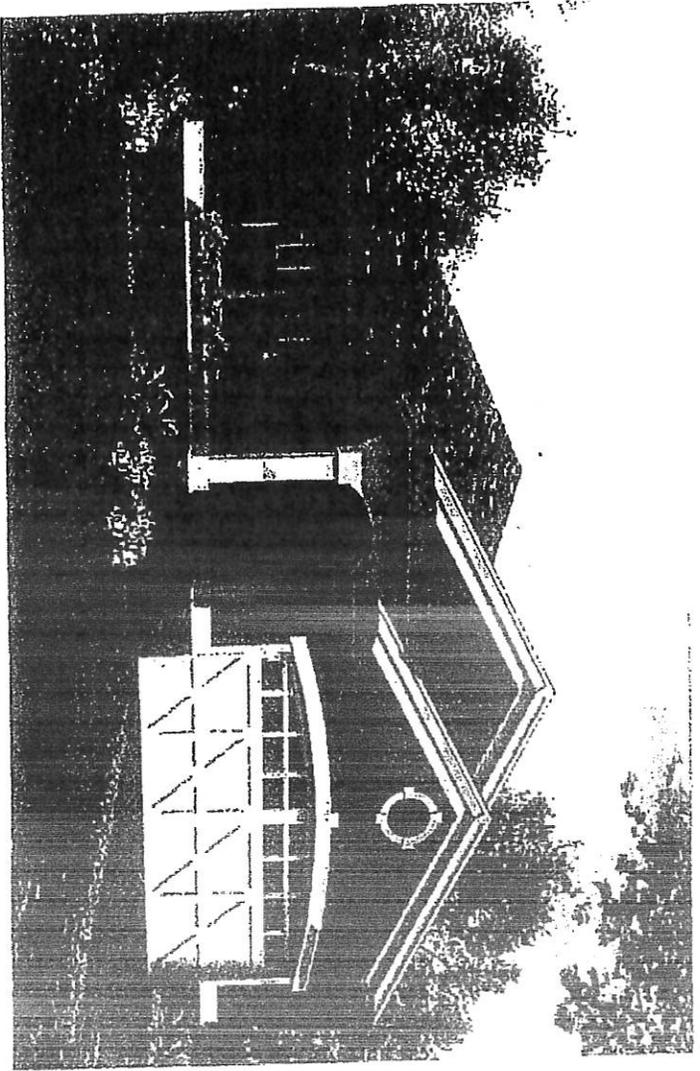
**Heatilator Novus NNXT4236 integrates contemporary styling with advanced technology.**



### Informal, Open Layout with Indoor/Outdoor Living

Plan #	HWB1570001
Square Footage	1,488
Bedrooms	3
Bathrooms	2
Dimensions	40'-0" X 57'-6"
Foundation	Crawlspace

Builders must build what functionally fits lots, including narrow lots and market preferences. Market factors require house plans with as little as 8% front elevation glazing and garages up to 60% of total facade width.



15.540.020 Single Family Design Standards  
 Plan # HWB1570001

Square Footage	1,488
Bedrooms	3
Bathrooms	2
Dimensions	40'-0" X 57'-6"
Foundation	Crawlspace
	TOTAL FRONTAGE
	40
	60%

15.540.020 Single Family Design Standards

B. Entries and Facades Transparency

- At least (delete 10%) add 8 percent of the facade (all vertical surfaces facing the street) shall include transparent windows or doors. Delete "for facades facing north, at least 8% of the facade shall include transparent windows or doors".

Reasons

- Builders must build to market preferences. Contemporary designs do not have living areas organized on the front elevation, especially on narrow lots in medium to high density single family neighborhoods.

15.540.020 Single Family Design Standards

C. Garage Placement and Design

- The garage face shall occupy no more than (delete 50 percent) (add 60 percent) of the ground level facade facing the street, and

Reasons

- Out-decks have narrow frontages that dictate narrow house plans which increase the garage frontage to 60 percent of the ground level front facade width. Narrow lots create the same issue. Changing from 50 percent to 60 percent, permissible garage width to total front facade width deals with this issue.
- Builders need flexibility to meet diverse lot width issues and market demand for housing floor plan design. See attached article from Builder Magazine.

- Market demands windows away from front elevation that lack privacy to living areas at the rear living areas of the house. If 8% is good for north facing lots, it should be allowed outright.