

Exceptions and Appeals To the Application of the Design Standards

Exceptions

Exceptions to the standards may be granted by the Director of Community Development, or designee, to permit substitute building materials or construction methods of comparative quality or design when it can be demonstrated that the provisions of the standards are infeasible and that the granting of an exception is keeping with the intent and purpose of the ordinance.

Decisions rendered by the Director of Community Development or designee may be appealed to the City Plan Commission.

Variations/Appeals

The Plan Commission is authorized to grant variances from the strict application of the standards and an application for an appeal may be made to the Plan Commission when it is claimed that one or more of the following apply:

- The intent of the standards have been incorrectly interpreted;
- Standards do not apply to the particular project; and/or
- Enforcement of the standards cause unnecessary hardship.

Decisions rendered by the Plan Commission are final.

There is currently no fee associated with a request for an exception or appeal to the Design Standards. Applications are available at the City of Oshkosh Planning Services Department.

This brochure is a summary of the

City of Oshkosh Design Standards for Single and Two-Family Homes or Structures

It does not include the full language of the Ordinance and is intended to be used as a tool for reference. The official Ordinance with adopted text is located in the City of Oshkosh Municipal Code in Section 30-241.

The full Ordinance can be viewed on the City's website at:

<http://www.oshkoshwi.gov/>

A copy can also be requested by contacting the Oshkosh Planning Services Division.



Department of Community Development Planning Services Division

215 Church Avenue, PO Box 1130
Oshkosh, Wisconsin 54903-1130

Phone: 920-236-5059

www.oshkoshwi.gov

EFFECTIVE MARCH 1, 2014

Design Standards for Single and Two-Family Homes

Oshkosh Zoning Ordinance Section 30-241



Guiding Objectives are to ...

- Maintain and enhance neighborhood character through minimal design protections.
- Stabilize values, protect investment equity and increase property values.
- Promote appropriate rehabilitation methods.
- Encourage compatible addition and in-fill construction.
- Promote neighborhood "Pride of Place"



The purpose of the residential design standards is to maintain the basic architectural quality of residences within the community, to minimize architectural and building construction practices that may detract from the character and appearance of the neighborhood as a whole, and to ensure compatible design between existing and new homes

Windows and Doors

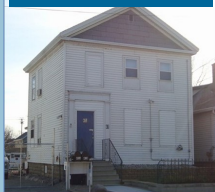
- Windows and doors fronting or located within the first 20 feet of the side façade may not be removed by closure or filling.
- Windows and doors may not be boarded up for greater than 30 days.



Long term Boarded-up front door

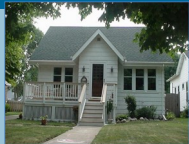


Closed and/or Filled windows

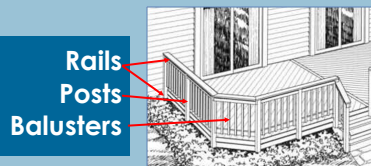


Decks and Patios

- Decks and Patios must be located on rear or side facades.*
- Decks visible from the street must include posts, rails and balusters with non-visible fasteners.



Decks on front elevations



Changes/Additions - Orientation, Footprint & Height

- Additions shall be placed on the rear or side elevations unless architecturally compatible and shall not exceed 50% of the existing buildings footprint.
- Additions shall not be higher than the existing dominant roofline/peak.

Side/rear addition placement



New Addition on Side Elevation



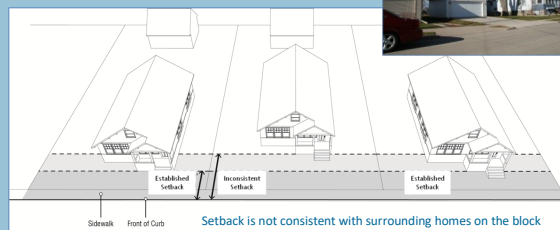
New Addition on Rear Elevation

addition exceeds existing



In-Fill Construction : Front Setback

- Homes street presence must align with prevailing setbacks on the block.



Changes/Additions - Materials

- Material and color shall be complimentary and tie into the original building.
- Exterior patchwork, repair or reconstruction that results in multi-textured or multi-colored effect or appearance is not permitted .



Material and color contrast



Changes/Additions - Facades

- Facades visible from a public street must not create a blank wall and must have 25% of its area devoted to window and/or door openings.

