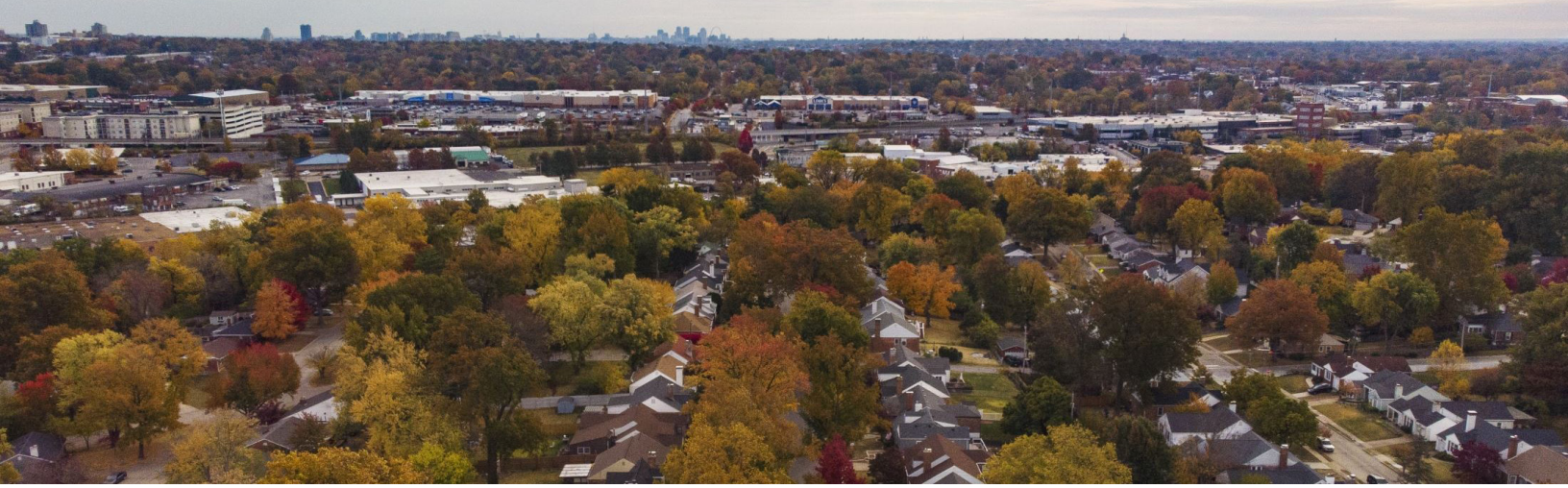

Residential Architectural Design Guidelines

The City of Brentwood, Missouri

ADOPTED
August 13, 2025

BRENTWOOD
CITY OF WARMTH

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A. Purpose and Administration

Purpose of The Architectural Design Guidelines

Brentwood features a variety of home sizes, neighborhood configurations, and residential architectural styles. The majority of existing homes were constructed between about 1910 and 1960. Smaller numbers of homes in new subdivisions as well as teardowns and replacements of existing homes have occurred primarily since 1980. This long development history is one of the primary factors in Brentwood's architectural variety.

The purpose of these Residential Design Guidelines is not to prescribe specific architectural styles, materials, or required details. Rather, it is to encourage and facilitate homeowners and developers to design homes that are compatible with the existing homes around them. These guidelines provide both advice and requirements to help ensure that custom-designed homes incorporate features and details that respond to the existing buildings in their neighborhood. In the same way, they provide those using commercially-purchased home plans with guidance on how to modify those plans to make them more compatible with neighboring homes.

Administration

Applicability

These Architectural Design Guidelines apply to all projects that require a building permit.

Architectural Review Board Review

As set forth in **Section 400.420** of the Brentwood Code of Ordinances, the Architectural Review Board reviews applications for residential building permits or, those applications directed to it by the Department of Planning and Development or the Planning and Zoning Commission, to ensure compliance with architectural standards and compatibility of design with existing structures in the City.

Private subdivision indentures may impose additional requirements and/or restrictions beyond what are provided in these Guidelines. The City of Brentwood possesses no authority to enforce private subdivision indentures.

Administrative Review

1. The following project types can have administrative review by the Department of Planning and Development:
    a. Open air structures without roofs, including pergolas and trellises, either free-standing or attached to a building.
    b. Manufactured sunrooms and screened porches, installed on the rear façade of a home.
    c. Any other additions that are not visible from the public right-of-way meeting the following conditions:
        (1) The addition is not fully-enclosed and air conditioned; and
        (2) The addition does not have a full foundation (i.e. foundation wall with footing); and
        (3) The addition is less than two hundred (200) square feet in area.
2. Projects for administrative review shall include:
    a. Full elevation(s) of all existing building façade(s) from which the addition shall be visible; and
    b. A roof plan showing the intersection of the addition with the roof of the existing building.
3. The Department of Planning and Development may forward any project eligible for administrative review to the Architectural Review Board for Review.

B. Architectural Design Principles

Roof Forms

- Roof forms should be compatible with the architectural style of the house and harmonious with other homes on the block.
- Overlay complex roof forms should be avoided.

Front Garages

- The garage entrance may be flush with the front façade or recessed back from the front façade, but should not project forward of the front façade.
- The total combined width of all garage doors should not be more than 40% the total width of the front façade.
- Use architectural garage doors with windows and carriage door-style hardware compatible with the overall design and architectural style of the home.

B. Architectural Design Principles

Window & Door Trims

- All windows and doors should have exterior trim. Use trim boards on houses with siding, and brick mould on brick houses.

Porches

- Porch design should be compatible and harmonious with the architectural style of the home.
- Porches may be located on any façade.
- Open wood or composite planks used on decks are not appropriate for porch floors.
- Fixed screen panels should not be permitted on front porches.
- Porch materials should be finished in a field-applied or factory-applied finish that is appropriate to the material and to the architectural style of the home.

B. Architectural Design Principles

Eaves

- All homes with gabled or hipped roof should feature eaves.
- Eaves should be compatible and harmonious with the design and architectural style of the home

Frieze Bands

- Friezes on the wall at the eave line are encouraged.
- Friezes should be proportional to the depth of the eave and the height of the building.
- It is recommended that the height of the frieze extend from the horizontal projection of the eave down to the top of uppermost floor window openings.

Sills & Water Tables

- Sills and water tables are encouraged.
- When present, sill and water table lines should generally align with the sill and water table lines of neighboring homes.

C. New Home Massing and Placement

Garages

Side and Rear Access Garages

In all cases, side and/or rear access garages—either attached or detached—are preferred and shall be permitted.

Front Access Garages

1. When a new home is located on a block where there are existing homes with front access garages, a front access garage may be permitted subject to the following:

    a. The design is subject to mandatory review by the Architectural Review Board; and

    b. The garage entrance may be flush with the plane of the front façade, recessed back from the plane of the front façade, but in no case may project forward of the plane of the front façade; and

    c. The total combined width of all garage doors shall not exceed 40% of the total width of the front façade, unless:

        (1) The total combined width of all garage doors shall not exceed 53% of the total width of the front façade, subject to the following conditions:

            (a) The garage entrance is located at the basement level; and/or

            (b) The garage entrance is recessed back from the plane of the front façade by a minimum distance of four (4) feet; and

            (c) The garage entrance is incorporated beneath an extension of the front porch roof or other projecting overhang, to minimize its visual impact; and

            (d) Carriage-style, architectural garage doors—utilizing windows and carriage-style hardware—compatible with the overall design and architectural style of the home are used.

2. Carriage-style garage doors with windows and carriage-style hardware are preferred.

3. Garage doors shall feature door trims that meet the requirements of these guidelines and match the other door trims on the house.


A new house (right) with a basement level garage; also, this home demonstrates similar height, eave lines, and roof forms to its older neighbor to the left.


Houses dominated by a projecting garage, spanning nearly 3/4 of the front facade.


A corner house with cohesive, high-quality design of both street-facing facades.

C. New Home Massing and Placement

Building Configuration and Massing

Building Orientation
A new home should be oriented in the same way as most of the existing homes on the street or block:

a. If homes have their long axis oriented parallel to the street, the new home should be oriented the same way.

b. If homes have their long axis oriented perpendicular to the street, the new home should be oriented the same way.

Height
The height above grade of the new home's sill plate, floor plate(s), and eave line should be within one (1) feet of those of the one (1) existing neighboring home on each side.

Buildings shall conform to any height limitations of the zoning code, or any other building height requirements imposed by deed restrictions or private indentures.

Street-Facing Façades
Street-facing facades should be designed in a way that is harmonious with the other homes on the block on which the new home is located. Examples include:

a. Massing: Do other homes have flat façades, or are portions projecting or recessed?

b. Roof line: Do other homes have hipped roofs or gabled roofs? Do gables face the street or side?

c. Eaves: Do other homes have deep projecting eaves or shallow projecting eaves.

d. Front porches: Do neighboring homes have front porches? Do they span the full width of the home? Does the porch project or is it recessed?

e. Dormers: Do other homes have prominent dormers? Multiple dormers, or one dormer?

Homes on Corner Lots
When a new home is built on a corner lot with two (2) street frontages, both street-facing façades should be designed as primary façades, utilizing the same design elements and details.

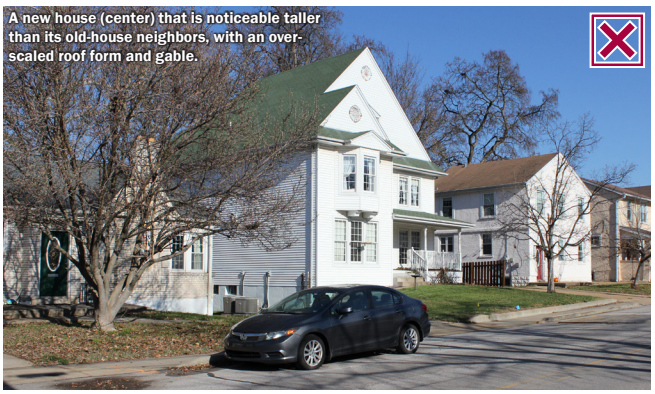
Primary Entrance
The new home's primary entrance shall be clearly accessible from the primary street.

Roof Forms
1. The roof pitch of a new home should generally match the roof pitch of the neighboring homes.

2. Roof forms should be compatible with the architectural style of the house; overlay complex roof forms should be avoided.

Floor Area Ratio (FAR)
FAR limits are sometimes used to limit building size, but unlike these Guidelines, they do not have a predictable effect on form. FAR limits are not recommended, but if the City of Brentwood wishes to implement them, it should be done as a zoning code text amendment.


A mix of old and new homes with a variety of different styles, all with consistent scale, setbacks, and roof forms.


A new house (center) that is noticeable taller than its old-house neighbors, with an over-scaled roof form and gable.

D. Additions to Existing Homes

Additions Part of the Side and/or Rear Façades

Design and Form

1. The design of the addition should be compatible and harmonious with the design and architectural style of the existing home in terms of size; scale; massing; roof profile; proportion and alignment of windows and doors; architectural details; and materials.

2. Additions should not overwhelm the existing home.

Roof Forms

Where the roof of an addition meets the roof of the existing home, the meeting of the roof forms should be simple:

a. Avoid complex roof valleys, roof ridge intersections, and compound gables.

b. If a one (1) story addition is being made to a two (2) story existing home, the roof form of the addition should not interrupt the eave of the existing home.

Materials

1. Additions should be finished in a material that either matches or is subordinate to the materials of the existing home. For example, a brick or siding addition would be appropriate to a brick existing home, but a brick addition would not be appropriate to a siding existing home.

2. If the addition is finished in a material that is different than the existing home (i.e. a siding addition to a brick home), a plane-change in the façade and/or a trim feature should be used to transition between the different materials.


A rear addition in compatible siding, subordinate to the original building and set back from the side facade for a clean material transition.


Addition of a complete second floor to an existing one-story home. The resulting design is coherent and harmonious as a whole.

Second Story Additions

Design and Form

1. When adding a second floor to an existing one (1) story home, the addition should designed so that the resulting building is coherent and harmonious as a whole.

2. The orientation of the roof gable of the second story addition should match the orientation of the existing roof.

D. Additions to Existing Homes

Additions Part of the Street-Facing Façade

Design and Form

1. The design of the addition that is part of or extends a street-facing façade should be compatible and harmonious with the design and architectural style of the existing home in terms of size; scale; massing; roof profile; proportion and alignment of windows and doors; architectural details; and materials.

2. Additions should not overwhelm the existing home.

Placement

When constructing an addition that extend a street-facing façade, either:

a. Completely redo the existing front façade (in terms of siding/cladding, details, and color scheme) to ensure that the existing façade and addition are seamlessly integrated; or

b. Be projected or recessed from the plane of the existing façade by at least one (1) foot to indicate the difference between the original home and the addition.

Roof Forms

When an addition extends a street-facing façade, the roof form should be designed as a continuation of the roof form of the existing home:

a. Simple extensions of the roof (maintaining the same ridge line, compound gables (introducing a parallel ridge line), or cross gable (introducing a perpendicular ridge line) are preferred.

b. Avoid complex roof valleys and roof ridge intersections.

c. Match the roof profile of the existing building; use the same roof pitch; use a hipped roof on the addition if the roof of the existing home is hipped; use a gabled roof on the addition if the roof of the existing home is gables.

d. Shed roofs are not permitted on additions that are part of or extend the front façade, except for front porches.

Materials

It is encouraged that additions that extend a street-facing façade be finished in the same material as the front façade of the existing home.


An addition that extends a street-facing facade. Materials, details, and roof forms all extend the original facade for a harmonious design.

E. Architectural Details and Features

Windows

Window Size and Design

1. Window size and proportion should be compatible with the architectural style of the home and harmonious with the window sizes and proportions of other homes on the block. Generally, windows should be taller than they are wide.

2. Window design and operation should be compatible with the architectural style of the home. For example, double and single-hung windows are compatible with a wide variety of styles, whereas casement windows are compatible with a more limited range of styles (i.e. Arts and Crafts style bungalows and certain contemporary styles).

Window Operability

1. Windows should be operable (able to be opened).

2. Non-operable windows (i.e. plate glass or picture windows) shall not be permitted unless reviewed and approved by the Architectural Review Board.

Window Trims

All windows shall feature window trims, as follows:

a. Masonry walls:

   1) Projecting sill of brick, stone, or suitable stone-like material;
   2) Brick mould, 1-3/4 inch minimum width; and
   3) Lintel in suitable brick, stone, or stone-like material.

b. Wood-framed walls with siding or shingles:

   1) Flat board trim, 3 inch minimum width;
   2) Projecting sill with apron is preferred; and
   3) Entablature at window head is preferred.

c. Masonry walls with stucco:

   1) Projecting sill of brick, stone, or suitable stone-like material; and
   2) Brick mould, 1-3/4 inch minimum width.

d. Wood-framed walls with stucco:

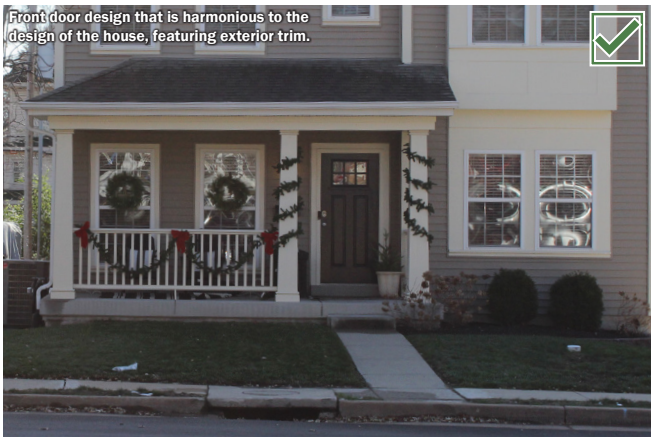
   1) Flat board trim, 3 inch minimum width; and
   2) Projecting sill with apron is preferred.

E. Architectural Details and Features

Doors

Door Compatibility

Door design and operation, inclusive of door lites, side lites transom windows, double doors versus single doors, and other design features should be compatible with the architectural style of the home.


Front door design that is harmonious to the design of the house, featuring exterior trim.

Door Trims

All doors shall feature door trims, as follows:

a. Masonry walls:

   1) Projecting sill of brick, stone, or suitable stone-like material;
   2) Brick mould, 1-3/4 inch minimum width; and
   3) Lintel in suitable brick, stone, or stone-like material.

b. Wood-framed walls with siding or shingles:

   1) Flat board trim, 3 inch minimum width;
   2) Projecting sill with apron is preferred; and
   3) Entablature at door head is preferred.

c. Masonry walls with stucco:

   1) Projecting sill of brick, stone, or suitable stone-like material; and
   2) Brick mould, 1-3/4 inch minimum width.

d. Wood-framed walls with stucco:

   1) Flat board trim, 3 inch minimum width; and
   2) Projecting sill with apron is preferred.

E. Architectural Details and Features

Porches

Design Compatibility

1. Porch design should be compatible and harmonious with the design and architectural style of the home. For example, an Arts and Crafts style bungalow could feature a full-width front porch of masonry, with large brick columns and a prominent overhanging roof, while this style of porch would be incompatible with a house in the Queen Anne style or Dutch Colonial style.

2. Porch guardrails and handrails shall be provided according to the requirements of **Title V Building and Construction** of the Brentwood Code of Ordinances.

3. Wooden porches, when elevated twelve (12) inches are more above grade, shall include a decorative enclosure of the area below the porch deck.

Location

Porches may be located on any façade of the home.

Porch Flooring

Porch flooring should conform to the following requirements:

a. For wood porches: Wood porch flooring should be closed, tongue-and-groove plank flooring; Open wood or composite planks typical of decks are not appropriate for porches.

b. For masonry porches: Masonry porch flooring should be poured-in-place concrete or tile.

Screened Porches

Fixed screen panels should not be permitted on front porches. Fixed screen panels may be permitted on side and/or rear porches.

Porch Finishes

1. Wood porches should always be finished, either in opaque, pigmented paint or stain with a clear waterproofing treatment.

2. If stained, wood porches or porch elements (columns, flooring, etc.) should be constructed of wood species appropriate for stained finishes (i.e. cedar).

3. Composite porch materials should always be finished in opaque, pigmented paint or appropriate factory-applied finish.

Decks

Design Compatibility

Deck design should be compatible with the design and architectural style of the home. Deck design should complement and not overwhelm the style of the home.

Location

Decks shall not be permitted on any façade facing a public street.

E. Architectural Details and Features

Architectural Details

Eaves
All homes with gabled and/or hipped roof should feature eaves. Eaves should be compatible and harmonious with the design and architectural style of the home. For example, a wide, deep-set eave is compatible with an Arts and Crafts style home or Queen Anne style home, whereas a narrow, shallow eave is compatible with a Cape Cod style home or Colonial Revival style home.

Friezes & Entablatures
Friezes and/or entablatures on the wall at the eave line are encouraged. Friezes and/or entablatures should be proportional to the depth of the eave and the height of the exterior façade. If a frieze and/or entablature is included, it is recommended that the height of the frieze and/or entablature extend from the horizontal projection of the eave down to the top of uppermost floor window opening(s).

Water Table & Sill Lines
Window sill lines and, when present, water table lines, should generally align with the window sill lines and water table lines of neighboring homes.

Brackets
Brackets at building roof and porch roof eaves are encouraged when they are compatible and harmonious with the design and architectural style of the home. The size and scale of brackets, when included, should be proportional to the depth of the eave and the height of the exterior façade. Brackets should neither be too large or too small for the design of the house.


Frieze detail—the contrasting, horizontal board located at the second floor window heads.


Compatible and properly-scale bracket detail.

E. Architectural Details and Features

Utility Services & Mechanical Equipment

Utility Service Connections

Revised and/or new utility service connections, including electric meters, gas meters, telecommunication connections, and all other above-ground connections may be located on the rear façade and/or within the rear two-thirds (2/3) of the side façades of the home. Above-ground utility connections shall not be permitted on the front façade or within the front one-third (1/3) of the side façades.

Location of Mechanical Equipment

Mechanical equipment, including air conditioning condensers, air handlers, and other building mechanical equipment, may be located on the ground adjacent to the building at the rear façade and/or within the rear two-thirds (2/3) of the side facades of the home; bracketed from the exterior wall at the rear façade and/or within the rear two-thirds (2/3) of the side façades of the home; and/or on the home's roof within the rear two-thirds (2/3) of the building (applicable to flat or low-slope roofs with parapet walls only).

Solar Panels

1. Building-mounted solar energy collectors installed in residential zoning districts shall be: Installed in the plane of the roof (flush mounted); or Made part of the roof design (capping or framing compatible with the color of the roof or structure); or Building-integrated system.
2. Mounting brackets shall be permitted to be placed parallel on the slope of a rear-facing roof if the applicant can demonstrate that the existing pitch of the roof would render the solar energy equipment ineffective or incapable of reasonable operation.
3. Solar energy collectors may be located on any roof face.
4. Solar energy collectors located on a front-facing sloped roof shall be installed parallel to the roof slope and in a manner that respects the architectural features of the structure including roof lines, colors, and materials.
5. Solar energy systems shall not project vertically above the peak of a sloped roof to which it is attached.
6. When located on a sloped roof, solar energy collectors shall be set back from any outside edge, ridge, or valley of the roof as required by the Building and Fire Code as adopted by the City.
7. Solar energy collectors installed on a flat roof must be screened by the use of a parapet or other architectural feature to screen the view from the street or from ground level on adjoining properties.
8. All exterior electrical or plumbing lines must be painted in a color scheme that matches as closely as possible the color of the structure and the materials adjacent to the lines when visible from the street.

F. Materials

Permitted Materials

The following materials should be permitted as exterior finishes in residential construction and additions:

a. Face brick
b. Stone masonry
c. Siding; vinyl, wood, or fiber cement board
d. Shingles; wood, fiberglass, or fiber cement
e. Asphalt shingles; roofs only
f. Metal roofing, slate roofing, synthetic slate roofing, and clay tile roofing
e. Stucco or cement plaster (traditional applied, not panelized or EIFS)

Prohibited Materials

The following materials should never be permitted as exterior finishes in residential construction and additions:

a. Concrete masonry units (CMU); split face or utility
b. Plywood and/or oriented strand board (OSB) siding panels
c. Asphalt shingles on walls

Other Materials

Other materials not explicitly permitted or prohibited may be used subject to review and approval by the Architectural Review Board. This includes, but is not limited to:

a. Exterior insulated façade system (EIFS) and other panelized stucco systems
b. Architectural pre-cast panels
c. Fiber cement panels
d. Aluminum siding
e. Architectural metal panels
f. Glass block
g. Thin brick veneer (affixed with mastic, glue, or thinset)
h. Other materials, to be submitted to the Architectural Review Board for approval

Materials for Buildings on Corner Lots

When a building is located on a corner lot with two (2) street-facing façades, both street-facing façades shall use the same materials.

Material Transitions Between Street-Facing and Side or Rear Façades

1. It is always preferred to use the same material(s) on rear- and side-facing façades as used on the street-facing façade.

2. When a different material is used on the street-facing façade(s) and side and/or rear façades:

    a. Side and/or rear façade materials should be subordinate to the materials of the street-facing façade(s).

    b. The material of the street-facing façade(s) should extend a minimum of five (5) feet past the corner on the adjacent façades.

Material Requirement Exemptions

Material requirements do not apply to prefabricated structures, including sunrooms and manufactured screened porches.

G. Site Features and Landscaping

Retaining Walls

Historic stone retaining walls should be preserved and repaired, even when the existing home is demolished and replaced with a new home.

Fences

1. When fences are located adjacent to streets, fences shall be located either five (5) feet from the property line along any street right-of-way or ten (10) feet from the edge of the street, whichever is greater.

2. When fences are located above retaining walls that are adjacent to public sidewalks, the fence should be set back either a minimum of three (3) feet from the face of the retaining wall or five (5) feet from the property line, whichever is greater, to minimize the height and bulk of the retaining wall and fence combination from the sidewalk.

Significant Trees

1. Trees with a caliper diameter of eight (8) inches or greater should be preserved when additions are made to existing homes, or when an existing home is demolished and replaced with a new home, provided that the trees are healthy.

2. When a tree with a caliper diameter of eight (8) inches or greater is removed when additions are made to existing homes, or when an existing home is demolished and replaced with a new home, that tree shall be replaced with a tree having a minimum caliper diameter of four (4) inches.

RESOLUTION NO. 01-25

INTRODUCED BY: COMMISSIONER NELSON
COMMISSIONER BILDERBACK
COMMISSIONER MORAN
COMMISSIONER FORMAN
COMMISSIONERSHELTON
COMMISSIONER RITTER
COMMISSIONER HUNT
COMMISSIONER NUERNBERGER
COMMISSIONER FAVAZZA
COMMISSIONER MOORE
COMMISSIONER SCHUERING
COMMISSIONER KARLEN
COMMISSIONER NOLAN

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF BRENTWOOD TO ADOPT THE RESIDENTIAL ARCHITECTURAL DESIGN GUIDELINES IN FURTHERANCE OF THE RECOMMENDATIONS OF THE CITY'S COMPREHENSIVE PLAN

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WHEREAS, the City of Brentwood is entering a critical phase in its development with a significant number of teardowns and redevelopment of the existing housing and wishes to protect the community's existing assets plus strengthen the community's character through careful planning; and,

WHEREAS, the Architectural Design Guidelines is intended to guide the City during all aspects of its development and redevelopment including residential protection and economic development; community health and connectivity; community image and identity; transportation and movement; and public facilities, in order to preserve and improve quality of life and livability for residents and businesses; and,

WHEREAS, the City's authority to develop a Comprehensive Plan is provided for by Chapter 89 of the Missouri Revised Statutes, and pursuant to such authority, the Planning and Zoning Commission previously made careful and comprehensive surveys and studies of the City's existing conditions and probable future growth in developing the current Comprehensive Plan; and,

WHEREAS, the Comprehensive Plan includes the Residential Land Use Objectives to Preserve the character of the City's existing single-family residential neighborhoods, and the Residential Design Guidelines have been developed pursuant to the objectives; and

WHEREAS, the Residential Architectural Design Guidelines have been developed after public participation and input from the community, the Planning and Zoning Commission and the Architectural Review Board; and

WHEREAS, in developing the Residential Design Guidelines, the Planning and Zoning Commission has formed its recommendations for the physical architectural development for residential development and finds that the Guidelines meet the

objective of the Comprehensive Plan and the community's vision for future development and redevelopment of the City of Brentwood.

WHEREAS, the Planning and Zoning Commission has considered the comments submitted by members of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRENTWOOD, MISSOURI, AS FOLLOWS:

SECTION 1. The Residential Design Guidelines (**Exhibit A)** is hereby adopted in furtherance of the Goals and Objectives of the City's Comprehensive Plan.

SECTION 2. The policies and objectives of the Residential Architectural Design Guidelines shall serve as general guidelines for the Architectural Review Board and/the Planning and Zoning Commission on the decisions affecting residential development within the City.

SECTION 3. A copy of the Residential Architectural Design Guidelines shall be certified to the Brentwood Board of Aldermen and to the City Clerk to be kept with the records of the Planning and Zoning Commission and shall be publicly available.

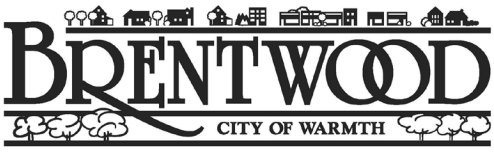
SECTION 4. This Resolution shall be in full force and effect from and after its passage.

PASSED BY THE PLANNING AND ZONING COMMISSION THIS 13 **DAY OF** August**, 2025.**

Hart Nelson, Chairman
Planning and Zoning Commission

ATTEST:

Whitney Kelly, Planning and Development Director


BRENTWOOD
CITY OF WARMTH