

Hillhurst Highlands

Code Version: 2/2/2017 Supplement 64

RDC 18.210.060.D, 18.210.065.B

COMPLETE THE FOLLOWING CHECKLIST AND SUBMIT WITH EACH BUILDING PERMIT APPLICATION

18.210.060 - Neighborhood design standards.

The purposes of these standards are to ensure compatibility and continuity between and within developments, as well as variety in architecture. The standards are intended to compliment the site with quality building design.

Architectural Design. To ensure variety in architecture and to reduce the dominance of garages on the streetscape, applicants for new residential developments shall demonstrate compliance with **all** of the following provisions:

- In single-family detached residential development, no dwelling may have the same front facade as any other dwelling within two hundred linear feet, on either side of the street, as measured from the nearest point of the subject property lines. If a rear facade is visible from a public right-of-way and there is not a buildable lot fully between the nearest point of the rear property line of the subject property and the nearest point of a public right-of-way or private street, the rear facade of the subject dwelling shall also comply. Facades shall be substantially different beyond simple mirrored plans, garage or window relocation, and shall include combinations of architectural variety such as: front porches, dormers, gables, bay windows, hipped or pitched roofs, orientation of the primary roofline, or other such architectural features that substantially differentiate house facades.
- Housing within the same development that faces across a public or private street or right-of-way shall be the same type, i.e., single-family attached facing single-family attached or townhouses facing townhouses.
- Where houses are served by alleys, all garages and on-site parking shall be accessible from the alley and the facade of the house facing the public street shall be designed as the front of the house including, but not limited to, a primary building entrance consisting of inward swinging door(s), porch(es), window(s) and pathway(s) to the public sidewalks.
- Each single-family residence shall contain a porch or covered entry area for the primary entrance facing or accessible from the public or private street serving the residence.

Each residence shall contain **at least three** of the following features:

- Garage with decorative door(s);
- Bay window(s) facing the street;
- Cross gable roof (separate gable ends that intersect meeting in a valley);

- Roof dormer(s);
- Cupolas or towers;
- Pillars or posts;
- Eaves, with a minimum six-inch projection;
- Off-sets in building face by a minimum of sixteen inches;
- Balconies;
- Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features);
- Use of contrasting materials, such as brick or stone, on a minimum of twenty-five percent of the facade;
- Decorative cornices and rooflines (e.g., for flat roofs);
- Trim a minimum of two inches wide around the windows facing a public street;
- Varied roof line with at least one intersecting plane; and
- Other architectural elements, other than color, glass or lighting, including varying texture and materials within the same building, or massing, window voids, or other elements the director finds compatible with the residential character of the zone.

18.210.065 - Additional design provisions along major corridors.

The following standards apply to all lots abutting or adjacent to the public rights-of-way of Hillhurst Road, Pioneer Street (east of the Gee Creek crossing), 45th Avenue, or South Royle Road, and may not be modified through the PUD process.

Architectural Design. Elevations that face the streets listed above shall demonstrate compliance with **all** of the following architectural design standards:

- French doors or similar decorative door type having a minimum width of six feet;
- Minimum of one hundred twenty-square foot covered deck/patio with roof material matching the residential structure roof and wood or brick or stone decorative supports;
- Minimum of three planes with vertical breaks on the rear facade with a minimum of fifteen percent of each plane having a brick or stone surface;
- Minimum of three planes on the roof that are visible from the streets listed above with a minimum of one gable end peak;
- All windows shall be trimmed;
- Other elements the director finds to be compatible with the intent of providing visible architectural variety and interest as seen from the streets listed above.