



THE CITY OF RIDGEFIELD

230 Pioneer Street | P.O. Box 608 | Ridgefield, WA 98642

Quail Ridge

10/24/2018 Supplement 101

RDC 18.210.060, 18.210.150

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 complement the site with quality building design.

The standards of this section apply to detached single-family residential lots outside of cottage clusters.

Every home shall contain **all of** the following features:

- ☐ All wall openings, regardless of visibility from a public right-of-way, shall
 - a. Contrasting trim (minimum three inches wide);
 - b. Recess (windows) at least one and one-half-inches from the façade; or
 - c. Other design treatments that add depth, richness, and visual interest to the façade
- ☐ Roof overhang (minimum six inches);
- ☐ Porch or covered entry for the primary entrance at least three feet deep for the primary entrance.
- ☐ A front door visible from the street (applies only to front-loaded lots less than fifty feet wide).
- ☐ Minimum one hundred-square-foot covered outdoor area located on any façade other than the front façade.
- ☐ Minimum front façade window transparency: At least ten percent. This applies to all vertical surfaces of the façade elevation (excluding rooflines). Windows and their frames shall be used in the calculations, while trim may not be included. Garage door windows may be used to meet up to fifty percent of the minimum transparency requirement.

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:

- ☐ Front façade variety. Dwellings with the same front façade located on the same side of a street shall be separated by no less than four lots, and dwellings with the same front façade



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located on opposite sides of a street shall be separated by no less than four lots, with the lot directly across the street not included in the four-lot calculation. In this context, the lot "directly across the street" means the lot with which the greatest portion of frontage aligns with the frontage of the subject lot.

☐ Front façade features. Every front façade shall contain a **minimum of three** elements from the lists below to include a **minimum of one** element from the structural elements list and **at least one** element from the decorative elements list:

- Structural elements:

- ☐ Covered porch area with a minimum of fifteen square feet.
- ☐ Dormers
- ☐ Gables
- ☐ Hipped, gable, gambrel, mansard or similar pitched roof.
- ☐ Bay windows.
- ☐ Twelve-inch offset from one exterior wall to another.
- ☐ Balconies.
- ☐ Roofline offset of at least two feet from the top surface of one roof to the other.
- ☐ Vertical breaks/horizontal walls.
- ☐ Recessed building entry at least two feet deep by four feet wide
- ☐ Other structural element that adds comparable visual interest to the features above, as approved by the community development director.

- Decorative elements:

- ☐ Decorative garage doors
- ☐ Pillars/posts
- ☐ Decorative eave or barge boards with two material variations.
- ☐ Decorative shingles or varied siding in gables.
- ☐ Decorative siding (shingles, shake, batten board, wainscoting, or similar).
- ☐ Brick, stone or cedar accents covering at least ten percent of the front facade wall surface area.
- ☐ Variable siding; the use of two or more types of siding.
- ☐ Fiber-cement horizontal lap siding between three and seven inches wide.
- ☐ Shed roof above window(s)
- ☐ Belly Band cladding.
- ☐ Functional shutters or louvers.
- ☐ Corner boards/posts.
- ☐ Knee or eave braces.



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- ☐ Enlarged trim on garage door headers at least six inches wide
- ☐ Other architectural elements, other than color, glass or lighting, approved by the community development director.

Garage design and integration.

- Garages or carports detached from or attached to the main structure and facing the street shall comply with at least one of the following features listed below. For lots less than fifty feet wide and featuring driveways wider than twelve feet wide and/or two-car garages facing the street, see the garage design and integration standards in subsection (E)(3) of this section.
 - a. Set back the garage or carport from the front building facade or front face of a covered porch, by a minimum of four feet. To qualify as a porch under this subsection, the porch must extend along a minimum of fifty percent of the street-facing building facade that is not devoted to the garage, and must be at least six feet wide.
 - b. Provide enhanced architectural details. Under this option, the front façade shall contain a minimum of six elements from elements lists under subsection (E)(1) of this section, including at least two elements from the structural elements list and at least two elements from the decorative elements list.

Minimum Useable Open Space

1. Every home shall provide a minimum one hundred-square-foot covered outdoor area at the side or rear of the dwelling.
2. Every lot shall provide a useable open space equivalent to at least ten percent of the lot area, with a minimum dimension of fifteen feet on all sides of the useable open space. For example, a four thousand-square-foot lot would require a contiguous open space of at least four hundred square feet. Porches, patios, and the covered outdoor area required above may be used to fulfill this requirement provided they are part of an open space that meets the minimum dimension requirement.
3. If the rear edge of the usable open space is within five feet of an alley, any fence between the rear edge and the alley shall be limited to four feet in height except where the portion of the fence between four and six feet in height is at least fifty percent transparent. Vegetative matter which functions as a fence has no height limit.
4. Driveways shall not count in the calculations for usable open space.
5. Additions must not create or increase any nonconformity with this standard.

Reviewed By: _____