

Cedar Creek

Design Guidelines from CC&Rs

COMPLETE THE FOLLOWING CHECKLIST AND SUBMIT WITH EACH BUILDING PERMIT APPLICATION

Initial Residential Design Guidelines Approved by City of Ridgefield.

- Building facades of adjacent dwellings shall be differentiated from each other. That differentiation may be accomplished through many methods including, but not limited to:
 - Distinguishably different roof through orientation, structure, pitch, etc
 - Brick or rock accents.
 - Differing garage orientations (side, front)
 - Bay window(s) facing the street.
 - Windows trim variation.
 - Vertical breaks.
 - Different paint colors and/or different types of siding.
 - Construct homes with differing numbers of stories.
 - Any other method which in the opinion of the Community Development Director meets the intent of the code.

- Each adjacent dwelling including those immediately across the street shall choose a **minimum of three (3)** options from the building façade feature list above to insure differentiation between the front facades of homes located next to each other.

- 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.

- The rear of each structure will be required to have a covered patio measuring a minimum of 25% of the rear facade and **two items** from the building façade feature list provided above.

- 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.

Additional Residential Design Guidelines for Homes Fronting North 9th Court.

- In addition to the requirements above, homes fronting North 9th Court shall provide masonry coverage based on the amount of variation in siding materials provided on the front elevation:
 - Front elevation masonry coverage shall be Twenty Percent (20%) or greater when Two (2) or less siding materials are used on the front elevation.
 - Front elevation masonry coverage shall be Fifteen Percent (15%) or greater when Three (3) or more siding materials are used on the front elevation.