

Kennedy Farms East

Code Version: 1/8/2019 Supplement 77

RDC 18.210.060, 18.220.065

COMPLETE THE FOLLOWING CHECKLIST AND SUBMIT WITH EACH BUILDING PERMIT APPLICATION

18.210.060 - Neighborhood design standards.

Purpose. 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 only to **detached** single-family homes.

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

- All wall openings, regardless of visibility from a public right-of-way, shall have contrasting trim (minimum three inches wide), and where no wall openings exist on a façade, contrasting materials must be incorporated;
- Roof overhang (minimum six inches);
- Porch or covered entry for the primary entrance; and
- Minimum one hundred-square-foot covered outdoor area located on any façade other than the front façade.
- Another equivalent feature approved by the community development director may be authorized in lieu of one or more of the foregoing based on fact-specific analysis in the director's sole discretion.

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 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:
 - Porches
 - Dormers
 - Gables
 - Hipped/pitched roof
 - Bay window

- Cupolas/towers
- Sixteen-inch offset
- Balconies
- Unique roofline via orientations (structure, pitch, etc.)
- Vertical breaks/horizontal walls
- Decorative elements:
 - Decorative garage doors
 - Pillars/posts
 - Decorative finish
 - Contrasting materials
 - Brick/rock accents
 - Variable siding materials
 - Shutters
 - Plan reversal
 - Other architectural elements, other than color, glass or lighting, including varying texture and materials within the same building, or massing, or window voids.
- 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.

18.220.065 - Neighborhood design standards.

The standards of this section apply only to **attached** single-family homes.

Townhouse Design Standards. **All** of the following design standards shall apply for townhouses:

- No more than four townhouses shall be allowed in a single building.
- The minimum building separation between buildings consisting of two or more townhouses shall be ten feet.
- In single-family attached residential development, no building consisting of two or more townhouses may have the same front facade as any other building 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 with the standards of this subsection. 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 building facades.

- Each dwelling unit must incorporate **three** of the following design features. **At least two** of these features shall be substantially different from the features on abutting units.
 - Windows and door treatments which embellish the facade, such as trim a minimum of two inches wide around the windows facing a public street;
 - Porches or covered entries;
 - Dormers;
 - Fascia boards at least six inches wide;
 - Bay windows;
 - Cupolas or towers;
 - Pillars or posts;
 - Eaves, with a minimum six-inch projection;
 - 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;
 - Other architectural elements, other than color, glass or lighting, including varying texture and materials within the same building, or massing, window voids, trellis or arcade, or other elements the Director finds compatible with the residential character of the zone.

Townhouse Garages. **All** of the following design standards shall apply for townhouses:

- Where the primary garage entrance faces a right-of-way, the garage must be set back a minimum of eighteen feet from the back of the sidewalk.
- No more than forty percent, as measured in square feet, of the wall area of the front elevation of an individual townhouse unit facing a public right-of-way shall be dedicated to garage door space.
- Where the primary garage entrance does not face a right-of-way, the setback shall be a minimum of ten feet. Twenty percent of the garage wall area facing the right-of-way shall contain windows or doors placed to create the impression of habitable residential space.
- In each building of townhouse units, no more than fifty percent of the garages within the building may extend beyond the front plane of the primary facade of the dwelling unit.
- Garages that take vehicle access from an alley shall be set back a minimum of three feet from the alley right-of-way.