

Magnolia Heights

6/20/2018 Supplement 74

RDC 18.210.060

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.

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.