

# Paradise Found

10/24/2018 Supplement 75

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 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.

#### **18.210.150 - Special provisions for cottage, carriage and two/three-unit homes.**

The standards of this section apply to lots in cottage clusters.

Applicants shall demonstrate compliance with **all** of the following provisions:

- Maximum cottage unit size is 1,500 square feet.
- Maximum Floor Area Ratio (FAR) is 0.35.
- Each unit must have a covered porch with a minimum area of 64 square feet per unit and a minimum dimension of 7 feet on all sides.
- To the maximum extent feasible, each dwelling unit lot that abuts a common open space shall have a primary entry and/or covered porch oriented to the common open space.
- Each dwelling unit abutting a public right-of-way (not including alleys) shall have a primary or secondary entrance or porch, oriented to the public right-of-way. If a dwelling unit lot abuts more than one public right-of-way, the city shall determine to which right-of-way the entrance or porch shall be oriented.
- To minimize the size of a parking area and to avoid impacts to public spaces, shared detached garages and surface parking areas shall satisfy **all** of the following design criteria:

- Shared detached garage structures may not exceed four garage doors per building, and a total of one thousand two hundred square feet.
- The design of a shared garage must be similar and compatible to the dwelling units within the development in terms of size, scale, massing, materials and roof pitch.
- The roof lines of carports must be similar to the roofline of the dwelling units within the development.
- Cottage projects shall create building and site design that promotes architectural variety and visual interest and which is compatible with the character of the surrounding neighborhood by:
  - Including a mix of unit sizes within a single development.
  - Employing multiple architectural styles and site design elements. Dwellings with the same combination of features and treatments may not be located adjacent to each other.