

Quail Hill Phase 2 (Pioneer East)

Code Version: 12/13/2017 Supplement 69

RDC 18.220.065

COMPLETE THE FOLLOWING CHECKLIST AND SUBMIT WITH EACH BUILDING PERMIT APPLICATION

18.220.065 - Architectural design standards.

- Building exteriors shall be constructed from quality and durable materials such as stone, brick, wooden lap siding, fiber cement siding, or similar materials. Insubstantial materials, such as fiberglass, and materials such as mirrored glass, corrugated siding, exposed concrete block, and plywood or T-111 siding are not permitted.

Each residence shall contain **at least three** of the following features:

- Windows and door treatments which embellish the façade, 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 façade;
- 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.

Garages.

- Garages or carports either detached from or attached to the main structure shall not protrude beyond the primary building façade.