

Ridgecrest (Seven Wells Estates)

Design Requirements from CC&Rs

RDC 18.210.060

The Developer seeks to help the city to modify the architectural design standards found in RDC 18.210.060 D 1. The new standard would read:

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 3”), and where no wall openings exist on a façade, contrasting materials must be incorporated;
- roof overhang (minimum 6”);
- covered entry;
- minimum 100 square foot covered outdoor area behind front façade;
- another 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 SEPARATION:** Dwellings with the same front façade located on the same side of a street shall be separated by no less than two (2) lots, and dwellings with the same front façade located on opposite sides of a street shall be separated by no less than two (2) lots, with the lot directly across the street not included in the two-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 (3)** elements from the lists below to include a **minimum of one (1)** element must be incorporated from the structural elements list and **at least one (1)** element must be incorporated from the decorative elements list:
 - **STRUCTURAL ELEMENTS:**
 - Porches
 - Dormers
 - Gables
 - Hipped/pitched roof
 - Bay window
 - Cupolas/towers

- 16" offset
- Balconies
- Differing roofline via orientations (structure, pitch, etc.)
- Vertical breaks/horizontal walls
- **DECORATIVE ELEMENTS:**
 - Decorative garage doors
 - Pillars/post
 - 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, window voids, or other elements the director finds compatible with the residential character of the zone.
- 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.