



THE CITY OF RIDGEFIELD

230 Pioneer Street | P.O. Box 608 | Ridgefield, WA 98642

Ridgefield Crossing Residential

Code Version: 5/30/2018 Supplement 73

RDC 18.220.140

COMPLETE THE FOLLOWING CHECKLIST AND SUBMIT WITH EACH BUILDING PERMIT APPLICATION

18.220.140 - Special provisions for townhouse developments.

Design Standards. The following design standards shall apply for townhouses:

- No more than four townhouses shall be allowed in a single building.
- 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. 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.
- All front facades: Include a minimum of three design features listed in RDC 18.220.065.B(1), with at least two of these features substantially different from the features on abutting units.
- All other facades facing S 5th St or S 65th Ave: I
 - Include a minimum of three design features listed in RDC 18.220.065.B(1), with at least two of these features substantially different from the features on abutting units.
 - For units along S 5th St or S 65th Ave, the 100-sf covered deck or patio shall be on the side of the house facing S 5th St or S 65th Ave.
- 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;



THE CITY OF RIDGEFIELD

230 Pioneer Street | P.O. Box 608 | Ridgefield, WA 98642

- 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.

- 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.

Reviewed By: _____