

Taverner Ridge Phases 10-11

Code Version: 9/14/2016 Supplement 61

RDC 18.220.065.B, 18.220.070, 18.220.130.I

COMPLETE THE FOLLOWING CHECKLIST AND SUBMIT WITH EACH BUILDING PERMIT APPLICATION

18.220.065 - Architectural design standards.

Exterior Materials.

- 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.

All new residential building facades shall feature **at least three** of the following design features per dwelling unit that makes up the facade:

- 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;
- 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.

In addition:

- Large buildings shall be broken into smaller components to reflect the character and scale of the surrounding neighborhood through repetition of roof lines, patterns of door and window placement, and use of the characteristic entry features.
- Continuous building facades longer than fifty feet which face the street or low-density residential zones shall incorporate modifications to the vertical plane of the facade. The facade shall incorporate building elements such as embellished entrances, courtyards, bays, balconies, and other architectural elements to visually divide the facade every thirty feet or less.

Blank walls shall be articulated in one or more of the following ways:

- Installing a vertical trellis in front of the wall with climbing vines or planting materials.
- Providing a landscaped planting bed a minimum of five feet wide in front of the wall with plant materials that can obscure at least fifty percent of the wall's surface within three years.
- Providing texture or artwork (mosaic, mural, sculpture, relief, etc.) over the blank wall surface.
- Other equivalent method that provides for enhancement of the wall.

Rooflines.

- Buildings shall avoid straight, unvaried rooflines exceeding sixty lineal feet and shall employ devices such as various elevations, gables, dormers, and chimneys.
- Roofline variation shall be achieved using one or more of the following methods:
 - Vertical offset in ridge line;
 - Horizontal offset in ridge line;
 - Variations in roof pitch;
 - Gables;
 - Dormers;
 - Decorative cornices and rooflines (e.g., for flat roofs).

Garages.

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

18.220.070 - Additional design provisions along major corridors.

If the residential structure includes multiple dwelling units facing Hillhurst Road, Pioneer Street (east of the Gee Creek crossing), 45th Avenue, or South Royle Road, each unit shall have:

- French doors
- A covered deck/patio

18.220.130 - Accessory structures and dwellings.

- Detached garages shall not exceed eighteen feet in height.