



17.90.150 RESIDENTIAL DESIGN STANDARDS

B. Applicability: These standards apply to the street facing facades of all new single family dwellings, single room occupancies with up to six units, and each half of duplexes with or without a garage, including additions or alterations.

Exemptions: The following are exempt from the design standards of this section:

1. Additions and alterations adding less than 50 percent to the existing floor area of the structure.
2. Additions or alterations not facing a public street.

C. Garage Width Formula:

The width of the garage relative to the total width of the street facing facade is used to determine the required number of design elements from the list specified in Section (F) below:

1. Formula: width of garage divided by width of primary street facing façade multiplied by 100. For example: A 40 foot wide home with a 20 foot width garage would result in 50 percent ($20/40 = 0.5 \times 100 = 50$ percent) garage to home ratio.
2. The width of the garage is measured from the outside of the garage walls. The width of the primary street facing façade is the entire width of the structure, including the garage facing the front lot line.
3. A garage-under home design where the garage is on the lower level and the entrance to the home is above, is permitted in compliance with the design feature requirements as specified below.

D. General Provisions

1. For the purposes of subsections D, E, and F, "primary street facing façade" shall mean the façade facing the front lot line. "Secondary street facing façade" shall mean a façade facing a street lot line other than the front lot line.
2. In no case shall the width of the garage exceed 70 percent of the primary street facing façade except for a garage-under home design as specified in Subsection C.3 above.
3. The primary building entrance of each structure shall meet either Subsection a or b, below, and shall meet both the standards in Subsections c and d:
 - a. Face the street; or
 - b. Be at an angle up to 45 degrees from the street; and
 - c. Open onto a covered porch that is at least 30 square feet with a minimum depth of five feet on the front or, in the case of a corner lot, the side of the residence; and
 - d. Be a panel door, glass panel door, or French door. Sliding doors, bifold doors, and pocket doors are not permitted for the primary building entrance.



4. All windows and doors on the primary street facing façade and any secondary street facing façades shall be provided with trim (4 inch minimum nominal width).
5. All façades facing a street shall provide windows and doors with trim (4 inch minimum nominal width) occupying a minimum of ten percent (excluding trim area).
6. A detached garage may not be located closer to the front lot line than the dwelling.

E. Number of Required Design Elements (on next page)

1. Primary Street Facing Façade: The number of design elements required on the primary street facing façade is specified in Table 17.90.150-A.

2. Secondary Street Facing Façades: All additional street facing facades shall provide a minimum of three (3) design elements.

F. (On page 4)

G. Dwellings Adjacent to a Transit Street:

All dwellings adjacent to an arterial, collector, or other transit street shall meet the standards set forth in Chapter 17.82



Permit #: _____ Subdivision: _____

Address: _____ Lot #: _____

Garage width _____ divided by house width _____ = _____ x 100 = _____ %

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Garage width _____ divided by house width _____ = _____ x 100 = _____ %

Number of required elements for **Primary Street Facing Façade**: _____. Indicate your selected elements by placing a **"P" for Primary** on the Required Design Element list.

If the house has an **Additional Street Facing Façade**, add three (3) design elements, indicate your selected elements by placing an **"A" for Additional** on the Required Design Element list, and list the **window percentage** (10% minimum) here, _____ %.

Table 17.90.150 – A: Number of Required Design Elements

| Garage Width Percent (Street Facing Attached Garage) | Number of Required Design Elements |
|--|---|
| Up to 50 percent | 5 elements |
| Greater than 50 percent and up to 60 percent | 6 elements |
| Greater than 60 percent and up to 70 percent or a garage under home design | 7 elements |
| Other Garage Types | |
| Garage door 90 degrees to street | 3 elements plus windows occupying 10 percent of garage wall facing the street |
| Detached Garage (an independent, self-supporting structure separated from the dwelling by at least 6 feet) | 4 elements plus 4 elements on the garage |
| Rear-Loaded Garage or no Garage | 4 elements |



F. Required Design Elements

- _____ 1. Dormer(s) at least three (3) feet wide.
- _____ 2. Covered porch entry with a minimum of a 40 square foot covered front porch and a minimum five (5) feet deep.
- _____ 3. Porch railing around at least two (2) sides of the porch.
- _____ 4. Second story balcony that projects from the wall of the building a minimum of four (4) feet and enclosed by a railing or parapet wall.
- _____ 5. Building face containing two (2) or more off-sets of 16 inches or greater from one exterior wall to the other.
- _____ 6. Roof overhang of 16 inches or greater.
- _____ 7. Columns, pillars, or posts at least four (4) inches wide and containing base materials for a total width of at least eight inches.
- _____ 8. Decorative gables with cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends, or brackets (does not include a garage gable if the garage projects beyond the remaining portion of the primary street facing façade).
- _____ 9. Decorative "belly-band" between building floors or gables (minimum nominal width of band is six (6) inches) with a paint color or stain that is different from the siding paint color or satin. "Belly-band" means decorative trim or cladding that runs horizontally around a house or building.
- _____ 10. Molding above windows and doors that is at least six inches wide.
- _____ 11. Pilasters at least eight inches wide or chimneys.
- _____ 12. Shakes, shingles, brick, or stone occupying at least 60 square feet of the street façade.
- _____ 13. Bay or bow window(s) that extend a minimum of 12 inches outward from the main wall of a building and form a bay or alcove in a room within the building.
- _____ 14. Sidelight and/or transom windows associated with the front door or windows in the front door.
- _____ 15. Window grids on all façade windows.
- _____ 16. Maximum nine-foot-wide garage doors or a garage door designed to resemble two (2) smaller garage doors and/or windows in the garage door (only applicable to street facing garages that are attached to the single family dwelling or duplex).
- _____ 17. Base materials (natural stone, cultured stone, or brick) extending at least 36 inches above adjacent finished grade occupying a minimum of 10 % of the street facing façade.
- _____ 18. A front facing garage projecting out from the longest street facing facade not more than 6'. A front facing garage that is recessed or flush with the longest street facing façade may count as two of the required design elements.
- _____ 19. Other items meeting the intent of this section if approved through a Design Deviation.