

17.90.150 Residential Design Standards

A. Intent:

These design standards are intended to:

1. Enhance the appearance of Sandy through the creation of attractively designed houses and streetscapes;
2. Ensure there is a physical and visual connection between the living area and entrance of the dwelling and the street;
3. Improve public safety for residents and visitors and provide opportunities for community interaction;
4. Provide guidelines for good design at reasonable costs and with multiple options to achieve the purposes of this chapter.

B. Applicability:

These standards apply to the street facing facades of all new single family dwellings 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:

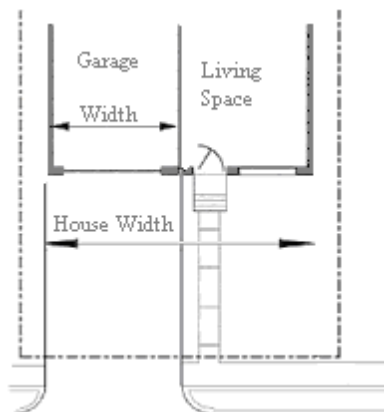
1. Additions and alterations adding less than 50 percent to the existing floor area of the structure
3. Additions or alterations not facing a public street

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 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.

Figure 17.90.150 - A: Measuring Garage Width





D. General Provisions

1. 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 above.
2. The primary building entrance of each structure shall:
 - a. Face the street; or
 - b. Be at an angle up to 45 degrees from the street; or
 - 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.
3. All windows and doors on the primary street facing façade shall be provided with trim (4 inch minimum nominal width).
4. Corner Lots: Dwellings on corner lots shall provide windows and doors with trim (4 inch minimum nominal width) occupying a minimum of ten percent on all secondary street facing facades.
5. A detached garage may not be located closer to the front lot line than the dwelling.

E. Number of Required Design Elements

1. Primary Street Facing Façade: The number of design elements required on the primary street facing façade is specified in the table below.
2. Additional Street Facing Facades: All additional street facing facades shall provide a minimum of three (3) design elements.

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	Number of Required Design Elements
Garage door 90 percent to street	3 Elements plus windows occupying 10 percent of garage wall facing the street
Detached garage (An independent, self-supporting structure separated	4 Elements plus 4 Elements on the garage
Rear-loaded garage or no garage	4 Elements



F. Required Design Elements:

1. Dormers at least three (3) feet wide.
2. Covered porch entry - minimum 40 square foot covered front porch, minimum five (5) feet deep.
3. Front porch railing around at least two (2) sides of the porch.
4. Front facing second story balcony - projecting 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.
6. Roof overhang of 16 inches or greater
7. Columns, Pillars or posts at least four (4) inches wide and containing larger base materials.
8. Decorative gables - cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends, or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade).
9. Decorative "belly-band" between building floors or gables (minimum nominal width of band is six (6) inches).
10. Decorative molding above windows and doors.
11. Decorative pilaster or chimneys.
12. Shakes, shingles, brick, stone or other similar decorative materials occupying at least 60 square feet of the street façade.
13. Bay or bow windows - extending a minimum of 12 inches outward from the main wall of a building and forming a bay or alcove in a room within the building.
14. Windows and front door - occupying a minimum of 10 percent of the primary street facing façade (not including the roof and excluding any windows in a garage door).
15. Sidelight and/or transom windows associated with the front door or windows in the front door.
16. Window grids on all façade windows (excluding any windows in the garage door or front door).
17. Maximum nine (9) 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).
18. Decorative base materials such as natural stone, cultured stone, or brick extending at least 36 inches above adjacent finished grade occupying a minimum of 10 % of the overall primary street facing façade.
19. A front facing garage projecting out from the longest street facing facade not more than six (6) feet. A front facing garage that is recessed or flush with the longest street facing façade may count as two of the required design elements.
20. Other items meeting the intent of this section as determined by the Development Services Director.

G. Dwellings within Designated Villages Adjacent to an Arterial or Collector Street

The building elevation(s) of dwellings adjacent to an arterial or collector street within a designated Village (as identified on the City of Sandy Comprehensive Plan Map) shall comply with the requirements of this section and include all of the following:

1. A primary building entrance and covered porch oriented toward the arterial or collector street.
2. A sidewalk connecting directly between the arterial or collector street and the covered porch.
3. A building with frontage on more than one arterial or collector street shall provide a front entrance oriented to one street or to a corner where two streets intersect.