

UDC Chapter 6: Development and Design Standards for Single Family Detached Dwelling Units

UDC Section 10.6.7.E.1.c.

c. *Architectural Variety*

i. *Design Standards*

- (A) No home model elevation including garage elevation shall be repeated directly across any street from the same home model elevation.
- (B) No home model elevation shall be repeated more than once every 4 lots on the same side of the street.

Proposed Amendment: Added C. that requires a minimum of 3 elevations for each model.

a. Architectural Variety

i. Design Standards

- A. No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
- B. No identical model plan elevation shall be repeated more than once within every 4 lots on the same side of any street.
- C. A minimum of 3 alternative elevations for each model plan shall be submitted to the Town for review.

Proposed New Architectural Character Standards: Adding 4 Sided Architectural Standards

- b. Architectural Character - Each single family detached model plan and elevation shall demonstrate the following design attributes
 - i. Design Standards
 - A. Each Elevation shall include a minimum of two windows (or one window and one door) per floor and there shall be at least one opening (window or door) per quadrant of the elevation so that long stretches of wall are broken up by fenestration.
 - B. Each front and rear elevation shall include more than one wall plane. Articulation that adds shadow and visual interest is encouraged. The wall plane change shall be proportional to the building elevation, have a depth of at least 12 inches, be at least a full story in height, and be at least 6 feet wide. Recessed planes shall be recognizable as part of the elevation being enhanced.
 - C. A variety of roof forms shall be used. Single unbroken roof pitches should be avoided except where a single roof treatment is an essential element of the Architectural Style. (e.g. Mansard)
 - D. The main roof shall extend beyond the primary façade by a minimum of one foot.

Proposed New Architectural Character Standards: Adding 4 Sided Architectural Standards

b. Architectural Character - Each single family detached model plan and elevation shall demonstrate the following design attributes

i. Design Standards

E. An elevation of the home that faces a street, park, trail corridor or open space area shall provide an “enhanced elevation” which further improves the architectural aesthetic of the residence; an enhanced elevation shall provide three or more of the following additional design enhancements. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation design enhancements shall be consistent with the design elements of the front elevation.

1. Window(s) of sufficient size and appropriate scale to add character to the elevation.
2. A change in wall plane as defined in subsection 1.b.i.B above.
3. A porch, patio, or deck that is covered.
4. The use of architectural detail elements such as shutters, vents, eave and/or gable brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters, additional siding materials, etc. which in combination create an enhanced architectural style.

5. The use of two or more exterior siding materials. Additional materials should be used in locations where it is logical an appropriate and should continue to a natural transition point. To achieve the enhancement the additional material(s) shall be used to cover a minimum of 15% of the elevation being enhanced. Exterior cladding materials include but are not limited to masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatment. Required masonry wrap does not qualify toward meeting this enhancement.

Proposed New Architectural Character Standards: Adding 4 Sided Architectural Standards

- b. Architectural Character - Each single family detached model plan and elevation shall demonstrate the following design attributes
 - i. Design Standards
 - F. Columns or posts extending more than 36 inches above the ground which support structural elements such as porches, decks, or roofs should appear to be of adequate mass to support the structure above. (No exposed 4" x 4" posts shall be allowed more than 36 inches above the ground). Columns supporting upper story decks should be 8" x 8" minimum finished.

Proposed New Architectural Character Standards: Adding 4 Sided Architectural Standards

- b. Architectural Character - Each single family detached model plan and elevation shall demonstrate the following design attributes
 - ii. Materials
 - A. All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long lasting appearance.
 - B. When masonry cladding is used it should be used in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as the inside corner of a projection wall, a column, a door or window or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six feet from the corner.

UDC Section 10.6.7.E.2. 2. Orientation of Dwellings to the Street

Each residence shall have at least 1 primary pedestrian doorway for access to the dwelling unit located on the elevation of the dwelling unit facing the front lot line of the property, on or within 8 feet of the most forward plane of the living space within the house, and clearly visible from the street or public area adjacent to the front lot line. On corner lots, the pedestrian doorway may be located facing any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of new lots shall repeat the predominant relationship of buildings to buildings and buildings to street along the same block face or the facing block face. An exception shall be made for alley-loaded single-family detached dwelling units that do not have street frontage but do front onto a park or park-like common open area. In such case where the dwelling unit does not have street frontage, 1 primary pedestrian doorway shall be oriented toward a pedestrian walk in the park that connects to a street.

Proposed

Amendment:

Front door distance
from living space
increased from 8 feet
to 12 feet.

2. Orientation of Dwellings to the Street

Each residence shall have at least 1 primary pedestrian doorway for access to the dwelling unit facing and generally visible from the front lot line of the property and within 12 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of the homes shall repeat the predominant relationship of building to building and the buildings to street along the same block or the facing block. An exception shall be made for alley-loaded single-family detached dwelling units that do not have street frontage but do front onto a park or landscaped common area. In such case where the dwelling unit does not have street frontage, 1 primary pedestrian doorway shall be oriented toward a common pedestrian walk that connects to a street.

UDC Section 10.6.7.E.3.

3. Garages

The regulations for garages shall be applied to all non-living space or storage areas within garages and to all non-living space or storage spaces of the home.

a. *Diversity of Garage Location*

- i. In all zone districts except for Rural Residential (RR) and Estate Residential (ER), a diversity of garage styles is required. Diversity shall be achieved by providing a minimum of 2 of the garage variation choices listed below. To meet the diversity requirement each garage variation chosen shall each be used on at least 25 percent of the single family homes within the development. The 2 variations chosen will be a minimum of 50 percent of the development; the remaining 50 percent may be any of the choices listed below.

- (A) Alley-loaded garages;
- (B) Side-loaded garages;
- (C) Garages recessed a minimum of 4 feet behind the front façade of the living space within the house;
- (D) Garage that protrude no less than 2 feet or nor more than 5 feet in front of the dwelling unit portion of the structure; and,
- (E) Garages recessed a minimum of 2 feet beneath a second floor bay.

Proposed Amendment:

1. Garage Diversity applied to all residential zone districts
2. Alley loaded garages are exempt;
3. Eliminated minimum % of garage orientations;
4. Recessed garage was 4 feet behind living space and is now 2 feet behind living space or front porch;
5. Projecting garage was 2 to 5 feet in front of living space and is now 15 feet from front door.

3. Garages

These regulations for garages shall be applied to non-living space or storage areas within garages whether used for storage of automobiles or other items. Alley oriented and accessed garages are exempt from Diversity of Garage Orientation.

a. Diversity of Garage Orientation

All single family homes shall provide garages that meet one of the requirements below. A variety in the primary garage orientation is required by providing a minimum of 2 of the following garage orientations on any single block:

- i. Recessed Garage; where the garage door generally faces the front lot line and the garage is a minimum of 2 feet behind the most forward plane of main floor living space or a front porch.
- ii. Projecting Garage; where the garage door generally faces the front lot line and the garage projects no more than 15 feet from the front door.
- iii. Side-loaded Garage
- iv. Recessed Garage; where the garage door generally faces the front lot line and the garage is recessed a minimum of 2 feet under a second floor living space.

UDC Section 10.6.7.E.3.

Proposed Amendment:
Changed how we measure width/ratio from percent of the front façade (wall plane on front of home) to a width measurement.

b. ***Width/Facade Ratio***

Garages shall not comprise more than 45 percent of the front facade of the principal dwelling structure for 1 and 2 car garages, or 55 percent for 3 car garages.

c. ***3 or More Car Garage Orientation***

The third or more bay of any 3 or more car garage shall:

- i. Have a different orientation from the first 2;
- ii. Shall be off-set by 2 feet when having the same orientation; or
- iii. Shall be tandem to the first 2.

b. **Width/Façade Ratio**

The width of front loaded garages shall not exceed 65% of the width of the front elevation.

c. **Three or More Car Garages**

The 3rd or more garage bay shall:

- i. Have a different orientation from the first 2; or
- ii. Shall be recessed behind the first 2 by at least 2 feet when having the same orientation; or
- iii. Shall be tandem to the first 2.

UDC Section 10.6.7.E.4.

4. Minimum Front Porch

The minimum size of front porches shall be 60 square feet of floor area, excluding the stoop and any projections, with a minimum depth of 6 feet.

Proposed Amendment:

Clarified a front stoop from a front porch

4. Front Stoop

For model plans with a front stoop, the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be 3 feet in width from the side of the front door. Covered platforms that exceed 3 feet in width from the side of the front door shall be considered a front porch.

5. Front Porches

For model plans with a front porch, the front porch shall be a minimum size of 60 square feet, excluding the stoop, with a minimum depth of 6 feet.