

**DESIGN GUIDELINES**

**16.55.070 Single-family and duplex design guidelines.**

**16.55.080 Residential wall and fence design guidelines.**

**16.55.070 Single-family residential and duplex design guidelines.**

(1) Applicability. The standards in this chapter shall apply to detached single-family uses, accessory dwelling units, and duplexes in any zone they are built within.

(2) Detached single-family uses.

(a) Garage Placement and Design.

1. Where lots front on a public street and where vehicular access is from the street, garages or carports shall be set back at least five feet behind the front wall of the house or front edge of an unenclosed porch.

Exceptions:

a. Garages may project up to six feet closer to the street than the front wall of the house or front edge of an unenclosed porch provided it is set back at least 18 feet from the street and incorporates at least two of the design/detail features below. Garages placed flush with the front wall of the house shall incorporate at least one of the design/detail features below:

i. A decorative trellis or arbor over the entire garage face, above and surrounding the garage door.

ii. A balcony that extends out over the garage and includes columns.

iii. Two separate doors for two car garages instead of one large door.

iv. Decorative windows on the garage door.

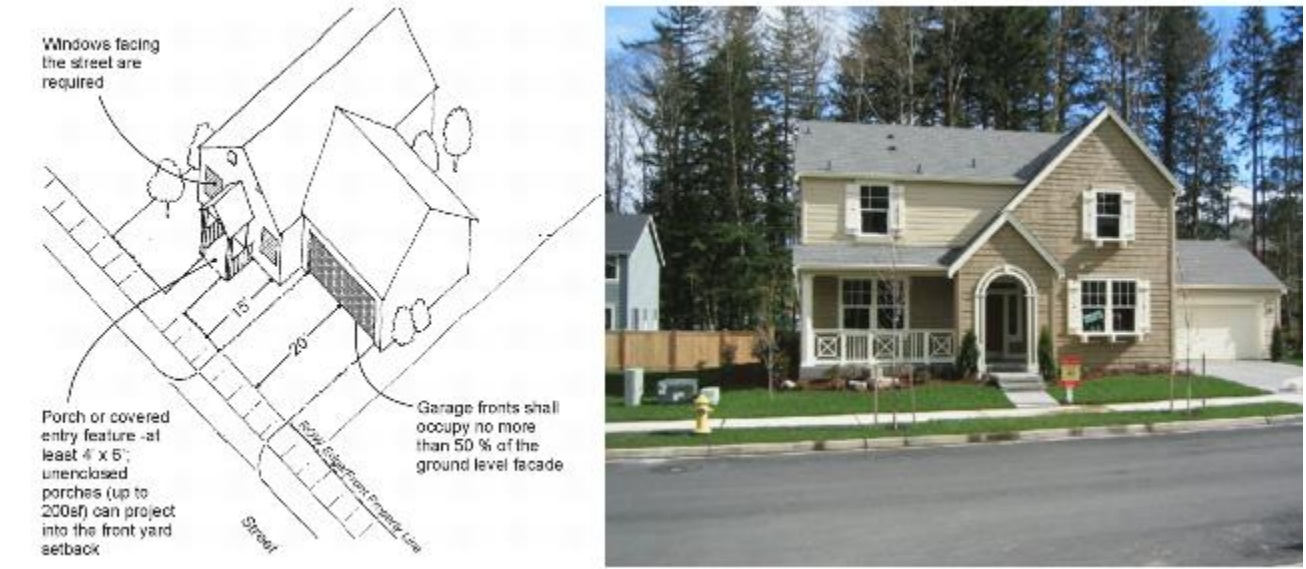
v. Decorative details on the garage door. Standard squares on a garage door will not qualify as a decorative detail.

vi. A garage door color (other than white) that matches or complements the color of the house.

vii. Other design techniques that effectively deemphasize the garage, as determined by the director.

b. Garages may be placed closer to the street than the front wall of the house or front edge of an unenclosed porch, provided the garage door faces an interior lot line and features a window facing the street, so that it appears to be habitable.

2. Where lots abut an alley, the garage or off-street parking area shall take access from the alley, unless precluded by steep topography. This requirement shall not apply to unopened alleys.



**Figure 1. Garage placement/frontage standards and design.**



**Figure 2. Garage design/detail examples.**

(b) Vehicular Access and Driveway Standards. All lots with alleys shall take vehicular access from the alley. Standards for all other lots without alleys:

1. No more than one driveway per dwelling unit (not including accessory dwelling units) shall be permitted on each street or alley frontage.

2. Driveways for individual lots 50 feet or wider may be up to 20 feet in width. If a home will have a garage with three or more vehicle bays, the driveway may be up to 28 feet in width.

3. Driveways for individual lots less than 50 feet wide may be up to 16 feet in width. Tandem parking configurations may be used to accommodate two-car garages. Garages with more than two vehicle bays are not permitted on lots less than 50 feet wide except in tandem configurations.

4. Shared driveways between two adjacent lots are permitted. No shared driveway shall exceed 24 feet in width for adjacent lots that are each less than 50 feet wide. When one or both lots are 50 feet or more in width, a shared driveway may be up to 30 feet wide.

5. Driveways shall be a minimum of 18 feet in length from the sidewalk (property line if no sidewalk is present) to the garage door or wall of the structure.

### (3) Building Design.

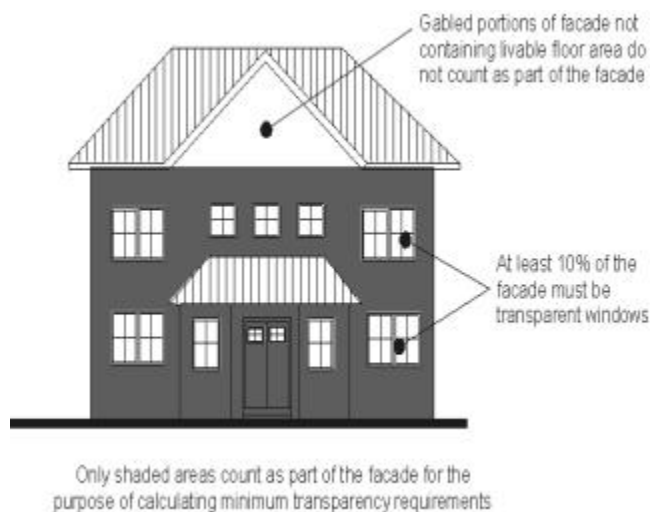
#### (a) Covered Entry.

1. Front doors (excluding garage doors) should be protected by a deep recess, porch or other covered element.

2. The front doors shall be designed as a focal point on the front elevation.

#### (b) Windows and Transparency.

1. Transparent windows and/or doors facing the street are required. To meet this requirement, at least 10 percent of the facade must be transparent. The facade is measured from the base of the house to the start of the roofline and any other vertical walls facing the street, except for gabled portions of the facade not containing livable floor area (see Figure 4 for clarification). Garages facing the street shall count as part of the facade.



**Figure 3. Facade transparency.**

2. Building facades visible from a public street shall employ techniques to recess or project individual windows above the ground floor at least two inches from the facade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered where buildings employ other distinctive window or facade treatment that adds depth and visual interest to the building.



**Figure 4. Acceptable (left and middle) and unacceptable (right) window design.**

(c) Architectural Details. Provide for architectural details that add visual interest to the neighborhood and are well proportioned to achieve good human scale. Specifically, incorporate at least three of the following detail elements into the facade of the house:

1. Decorative porch design, including decorative columns or railings.
2. Bay windows or balconies.
3. Decorative molding/framing details around all ground floor windows and doors.
4. Decorative door design including transom and/or side lights or other distinctive feature.
5. Decorative roofline elements including brackets, multiple dormers, and chimneys.
6. Decorative building materials, including decorative masonry, shingle, brick, tile, stone, or other materials with decorative or textural qualities.
7. Landscaped trellises or other decorative elements that incorporate landscaping near the building entry.
8. Distinctive paint schemes.
9. Exceptions: Other decorative facade elements or details that meet the intent and standards as determined by the director.



**Figure 5. Examples of how houses can meet architectural detail criteria. Image A includes decorative windows, building material treatment, and roofline elements. Image B includes decorative brick use, window treatments, entry design, and ventilation circles. Image C includes decorative building materials, door/entry feature, windows, and roofline elements.**

(d) Architectural Variety. Developments shall achieve architectural variety by accommodating a variety of architectural styles, variations of the same architectural style, and through the use of multiple design elements. Specifically:

1. Duplicative house designs adjacent to each other are prohibited. Simple reverse configurations of the same house design on adjacent lots are not sufficient to meet architectural variety goals. Exceptions may be granted by the director in special circumstances where similar architectural consistency provides a distinct character for a cluster of homes surrounding an open space or on a particular street (cottage homes around a common open space are an example).

2. Generally, the more houses in a subdivision, the greater the number of different facade elevations will be required. Specifically:

a. Ten to 19 homes, a minimum of four different facade elevations shall be used.

b. Twenty to 39 homes, a minimum of five different facade elevations shall be used.

c. Forty to 69 homes, a minimum of six different facade elevations shall be used.

d. Seventy or more homes, a minimum of seven different facade elevations shall be used.



**Figure 6. Examples of homes featuring different facade elevations. Notice the different rooflines, entry features, window designs/locations, exterior materials, and colors.**

3. In order to qualify as a different facade elevation, dwellings shall have different roofline configurations, different color palettes, and different porch/entry design. In addition, a minimum of two of the following alternatives shall be utilized:

- a. Different window openings (location and design).
- b. One and two story houses.
- c. Different exterior materials and finishes.
- d. Different garage location, configuration, and design.

4. Exceptions: Other different design element that helps to distinguish one facade elevation from another as determined by the planning director.

(e) Exterior Materials.

- 1. Traditional materials consistent with local and regional architectural styles are encouraged (including, but not limited to, horizontal wood siding and brick).
- 2. Stucco and other troweled finishes should be trimmed in masonry or wood.
- 3. Mirrored glass and exposed concrete block (except for foundation/crawl space walls where not visible from the street) are prohibited. Board form concrete is acceptable.
- 4. T-111 siding and other plywood types of siding (board and batten is an exception) shall not be used for facades adjacent to or directly viewable from a street or public place.

(f) Roof Design.

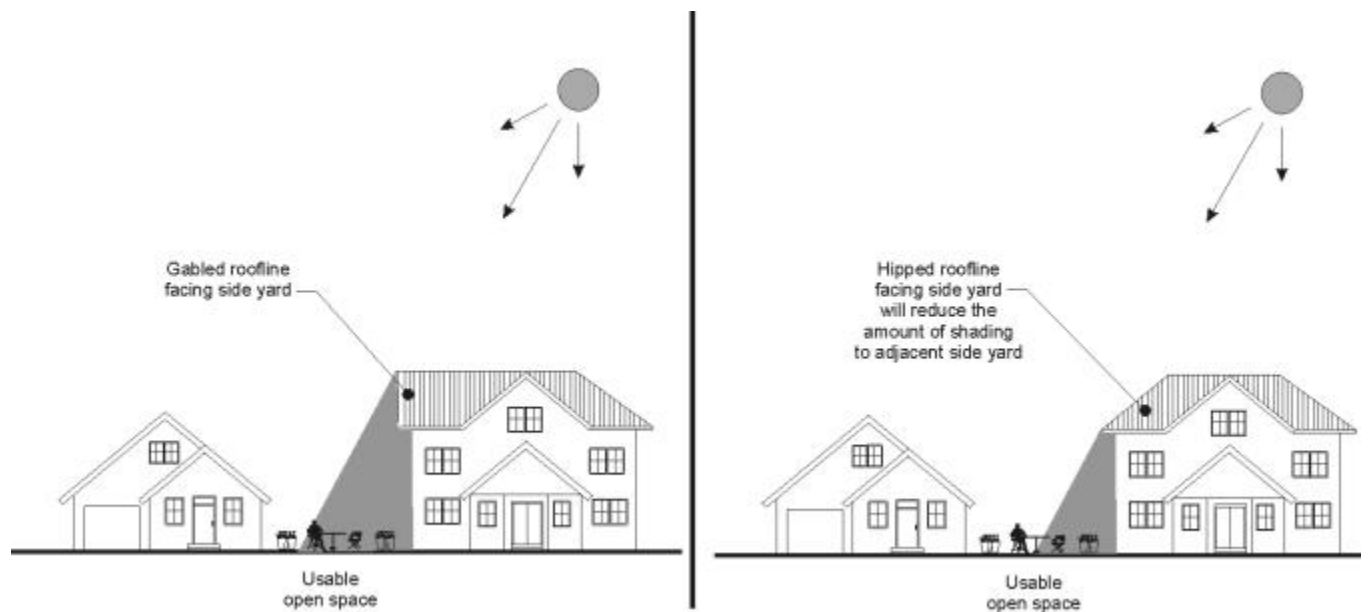
A variety of articulated roof forms shall be provided for each individual home that emphasize building form to create visual interest to the neighborhood and to avoid a monotonous series of rooflines. Roof

should exhibit variety between different plans by using front-to-rear and side-to-side gabled and hipped roofs, and/or by the introduction of single-story elements. Roof materials, colors and treatments should correspond to the individual character or style of the home and should be compatible with the overall look of the neighborhood.

All buildings with pitched roofs shall have a minimum slope of four (4) feet vertical rise for every twelve (12) feet of horizontal run on the primary roof of the building. A continuous pitched roof shall extend no more than 35 linear feet unless it contains roof elements. Roof elements may include at least one of the following:

- Dormers
- Cupolas
- Gable or hip projection

Hipped roofs or similar construction are encouraged alongside yards in neighborhoods with closely-adjacent homes to maximize solar access to neighboring homes and/or private open space, as shown below.



**Figure 7. Encourage rooflines along the side yard that maximize solar access to adjacent homes and/or private open space.**

(g) Accessory Buildings.

Accessory buildings (including detached garages) with more than 200 square feet of floor area shall be designed to be compatible with the house in scale, size, materials, detailing, and roofline, as determined by the director. Accessory buildings of any size that have more than one story (such as a loft, mezzanine or attic space), and accessory buildings that will be located within a required fire separation according to the IRC, may require a building permit.

(3) Duplexes.

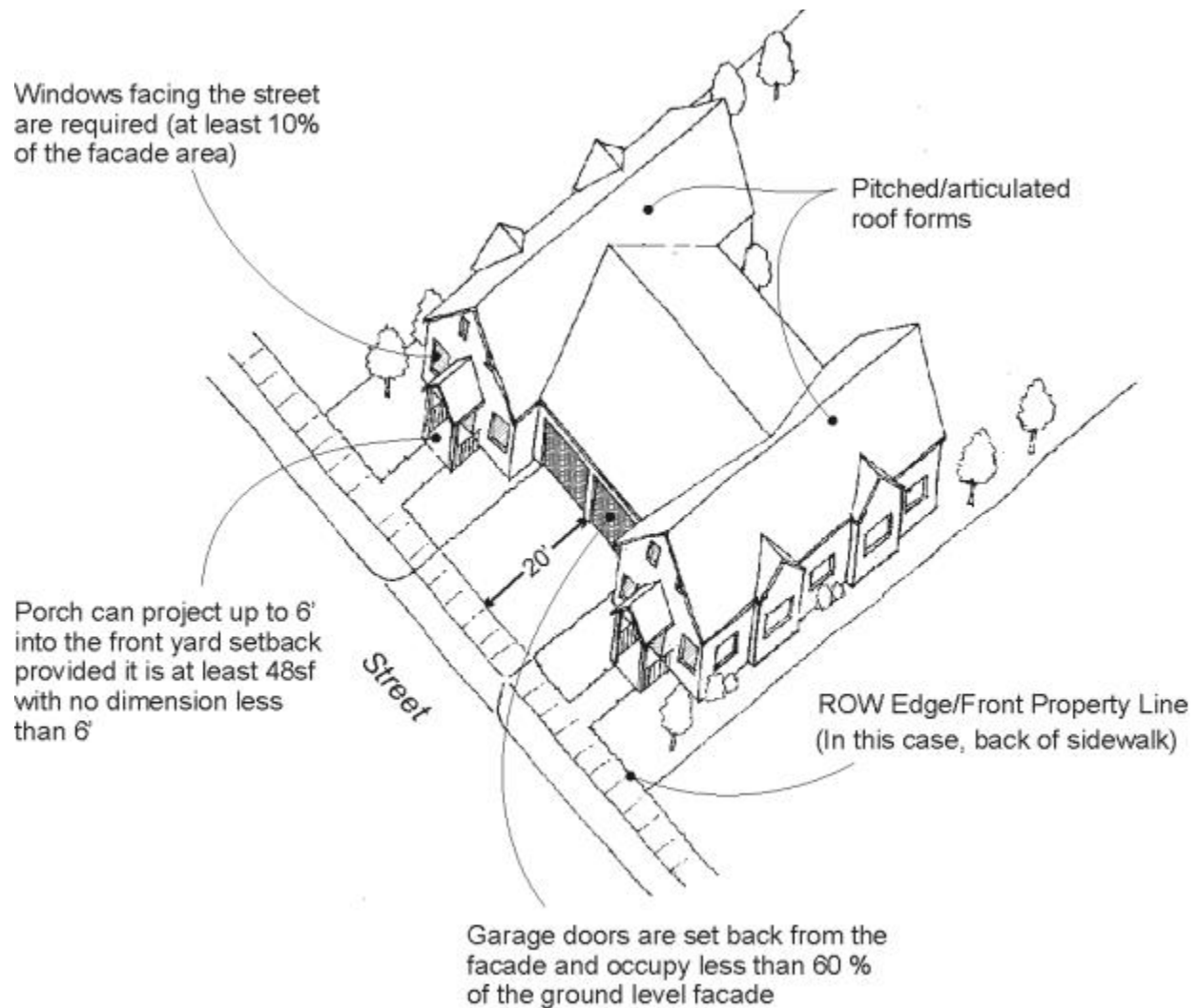
Duplexes should be designed similar in nature to single-family homes and shall feature a visible entry and windows facing the street. The visibility of driveways and garages shall be minimized. Specifically, duplexes shall comply with all detached single-family design standards in this section with the following exceptions and additional provisions:

(a) For sites without alleys, duplexes may include a 20-foot-wide shared driveway or two 12-foot driveways on opposite ends of the lot.

(b) Separate covered entries for each unit are required with a minimum dimension of four feet by six feet. Porches up to 200 square feet may project into the required front yard by up to six feet.

(c) Duplexes on corner lots shall place pedestrian entries on opposite streets.

(d) At least 10 percent of the street-facing facade shall be windows or other glazing (e.g., door glazing).





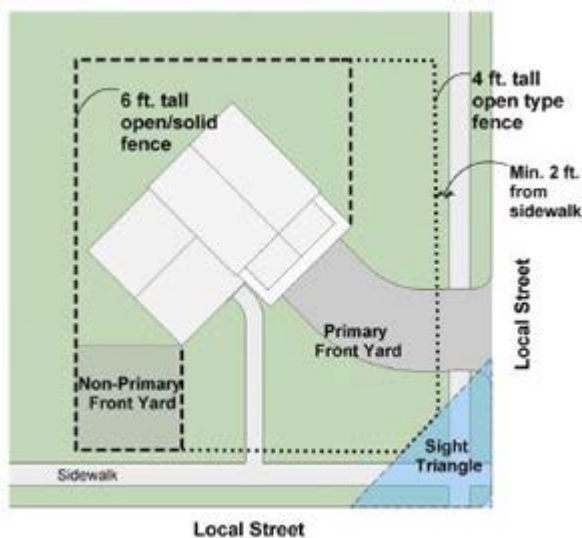
**Figure 8. Duplex design standards.**

**16.55.080 Residential Wall and Fence Design Guidelines.**

**(1) General Standards.**

The following standards shall apply to all residential development:

- (a) Fences over 6 feet in height, retaining walls that are greater than 4 feet in height, or retaining walls of any height that support a surcharge, require a building permit and must satisfy all engineering design requirements.
- (b) Fences and walls shall either be finished (i.e. without exposed supports or stringers) on both sides, or else shall be installed so that the finished side faces any street.
- (c) Fences and walls shall follow the contour of the ground as far as practicable. Adjustments for grade shall occur at the bottom of the fence to every extent possible.
- (d) Permanent fencing and walls shall not be erected which restricts access by emergency equipment to any building.
- (e) Solid fencing or wall sections more than 200 feet long located along a street shall include architectural features, such as masonry, brick or wood-framed columns for every 50 feet of length. The minimum separation between those features shall be no less than 10 feet.
- (f) Approved columns or posts may exceed the height of the fence by 1 foot and must meet all permit and setback requirements.



**(2) Fence Height**

The following standards shall apply to all residential development:

Figure 9

(a) All fence heights shall be measured from the lowest finished grade at the location of the Figure 9 fence, wall or structure.

(b) If a minimum linear distance of 10 feet separates a fence and retaining wall, a fence may be erected to a height of 6 feet above the highest finished grade.

(c) All fences in the primary front yard of single-family, duplex and attached residential uses shall not exceed 4 feet in height and a minimum 50 percent open area (See Figure 10).

(d) All fences in the rear yard, side yard, non-primary front of single-family, duplex, attached residential, and multifamily uses may be solid and shall not exceed 6 feet in height.

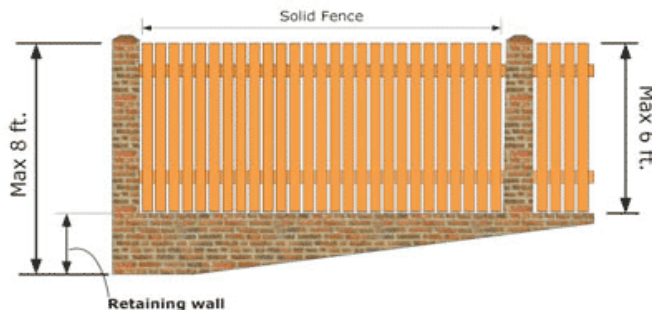
(e) Fences in the front yard for multifamily uses may be 6 feet in height and shall be 50 percent open. Fence in the front yard for multifamily uses may be solid at the discretion of the Director.

(f) A combination fence and retaining wall may be erected to a height of 6 feet above the highest finished grade or 8 feet above the lowest finished grade, at the location of the fence, except that at no time shall the fence portion exceed 6 feet above the highest finished grade at any point (See Figure 11).

(g) A retaining wall may not elevate a fence to any height more than allowed by this section.

(h) An entry feature or trellis may have a maximum height of 10 feet and maximum width of 10 feet.

### (3) Fence and Wall Placement



The following standards shall apply to all residential development:

(a) No portion of a fence shall extend beyond the property line of the fenced property into the public right-of-way unless allowed by a right of-way use permit.

(b) All fences and walls including fence support systems such as posts, pillars and columns shall be set back at least to the property line and a minimum of 2 feet from the back edge of the

**Figure 10**

sidewalk to allow for safe passage by persons on a sidewalk or traveled walkway or where no sidewalk exists then 2 feet behind the edge of asphalt.

(c) Vehicular gates must be setback at a minimum 20 feet from the travel surface of the street or back of curb in order to meet vehicle stacking requirements.

(d) Gates adjacent to sidewalks, alleys and public rights-of-way shall open inward to the private property.

(e) A fence along common property lines maybe be placed at the furthest point forward of the adjacent property if the adjacent property allows for fence placement that differs from the neighbors.

(f) All fence locations on through lots shall be reviewed and approved on a case-by-case basis by the Director.

(g) Solid fences and walls may be erected to a height of 8 feet to separate a property from an arterial street or a frontage road adjacent to a highway. The Director shall consider the aesthetic, visual, and noise reduction characteristics of the fence or wall.

(h) Where a corner lot is permitted to have a solid fence along a non-primary front property line that coincides with an adjacent property's primary front yard, no fence will be permitted that creates a site distance hazard for vehicles exiting that property or for pedestrians walking along a sidewalk or traveled walkway.

(4) Fence and Wall Materials

The following standards shall apply to all residential development:

(a) Approved materials for fence construction include, but are not limited to, commercial quality wood, brick, masonry, metal, stone, wrought iron, manufactured vinyl or PVC fence material or any other material approved by the Director, unless otherwise prohibited by this ordinance.

(b) Barbed wire or razor wire is not allowed on any property used for residential purposes or any property that has residential zoning.

(c) Electrical fencing is allowed only on properties where agricultural uses are permitted by the Zoning Ordinance and shall be used solely for the enclosure of livestock.

(d) Combination fences of lattice and other decorative materials may be used in conjunction; however, at no time shall the combination exceed the overall fence height limitation.

(e) All material used in wood fences shall be either naturally rot resistant (such as cedar), or pressure treated for rot resistance.

(f) Prohibited fence materials shall include, but are not limited to, aluminum siding, vehicle parts,

smooth face concrete masonry units/blocks, cloth or plastic tarps, scrap wood or any other material not customarily sold for fencing.

(g) Plastic or temporary construction fence may not be used as a permanent fence material.

(h) Approved materials for wall construction include, but are not limited to: commercial quality brick, decorative masonry units, or decorative concrete or any other material approved by the Director unless otherwise prohibited by this ordinance.