

Residential Design Requirements for R-4 and R-8 Zones

Please indicate on this checklist the feature that will be used to meet each of the following 12 required design elements.

1. PRIMARY ENTRY

Choose one:

- Stoop (min. 4'x6' and 12" above grade), or
- Porch (min. 5' deep and 12" above grade), or
- Alternative that meets guidelines

2. FAÇADE MODULATION

Choose one:

- Facades visible from street are offset (min. 10' wide x 2' deep on at min. one story), or
- One street facing façade is offset (min. 2' deep first story from second), or
- Alternative that meets guidelines

3. WINDOWS AND DOORS

Choose one:

- Windows and doors constitute at min. 25% of all facades facing streets or public spaces, or
- Alternative that meets guidelines

4. SCALE, BULK, & CHARACTER

Choose one:

- Abutting houses are different models, or
- Alternative that meets guidelines

And, if a subdivision of 10 or more, choose one:

- At least 3 different home models are used for any 10 contiguous abutting homes, or
- Alternative that meets guidelines

5. ROOF

Choose one:

- Hip or gabled with at least 6:12 pitch, or
- Shed roof, or
- Alternative that meets guidelines

And if more than 9 lots, choose one:

- A variety of roof forms are used, or
- Alternative that meets guidelines

6. EAVES

Choose one:

- All eaves project min. 12" and have horizontal fascia min. 5" (fascia-gutter is acceptable), or
- Alternative that meets guidelines

And, if roof has soffits, choose one:

- Trim min. 2" on façade at bottom of soffit panel, or
- Alternative that meets guidelines

7. ARCHITECTURAL DETAILING

Choose one:

- Trim (min. 3^{1/2}") around all windows and doors, or
- Shutters on windows and trim (min. 3^{1/2}") around doors, or
- Alternative that meets guidelines

And, if one siding material is used on any side that is 2 stories or more, choose one:

- A horizontal band (min. 8") is used between the first and second story, or
- Alternative that meets guidelines

8. MATERIALS AND COLOR

Choose one:

- The house is a different color than the abutting homes, or
- Alternative that meets guidelines

And, choose one:

- At least 2 colors are used (body with different color trim is acceptable), or
- At least 2 different siding materials are used (siding & shingles, siding & masonry, etc.), or
- Alternative that meets guidelines

9. GARAGES

Choose one:

- Recessed from the front of the house and/or front porch a minimum of 8 feet, or
- Roof extends beyond garage front at least the width of the garage and the porch/stoop, or
- Alley accessed, or
- Located so that the entry does not face a street or an access easement, or
- Sized so it represents no greater than 50% of the front façade width at ground level, or
- Detached, or
- Alternative that meets guidelines

And, if the garage is wider than 26', choose one:

- The portion greater than 26' is set back at least 2', or
- Alternative that meets guidelines

10. LOT CONFIGURATION (R-8 ONLY)

Choose one:

- For each 4 abutting lots, lot widths vary at min. 10', or
- For each 4 abutting lots, front yard setbacks vary at min.5', or
- Minimum 4 lot sizes are used (min. 400 sq. ft. difference)