

Sec. 146-1302. - Design Standards for Single-Family Detached, Two-Family, and Single-Family Attached Duplex Homes.

- (A) Purpose. The city council finds and determines that single-family detached, two-family, and single-family attached duplex residential development is a primary component of land use, and that the appearance of such dwellings from the street is intrinsically related to the preservation of neighborhood character and quality of life. The city council further finds that the adoption of design standards for single-family detached, two-family, and single-family attached duplex homes will promote the public health, safety, and welfare. The city council finds that the standards adopted herein are reasonably related to the legitimate governmental purpose of achieving an attractive, efficiently functioning, and prosperous community. The standards shall apply to single-family detached, two-family, and single-family attached duplex development in all residential zone districts.
- (B) Compliance Required for Building Permit. Compliance with this division, as determined by the director of planning, shall be required as a condition precedent to the issuance of a building permit for single-family detached, two-family, and single-family attached duplex residential dwellings. A decision by the director may be appealed by the applicant to the city manager. The city manager shall provide the applicant an opportunity to present evidence of compliance. The decision of the city manager shall be final. The director of planning is further authorized to adopt administrative regulations establishing the submittal requirements necessary to determine whether a single-family detached, two-family, or single-family attached duplex residential dwelling complies with all applicable requirements of this division.
- (C) Garages.
  - 1. Garage required. Every single-family detached, two-family, and single-family attached duplex dwelling for which a building permit is issued after November 1, 2012, shall include a garage structure large enough to fully enclose at least one off-street parking space per dwelling on the same lot as the residential structure. Such a structure may be attached or detached from the main dwelling, and shall meet the following standards:
    - a. It shall be of a similar design, quality, and style as the main residential structure, utilizing the same siding and roofing materials or mixture of

materials as found on those portions of the main residential structure facing the street.

- b. It shall include at least four square feet of window area, including any window areas located within overhead or swinging doors. Such window areas shall admit light, but may be either transparent or translucent.
  2. Garage variations required. In single-family detached residential subdivisions or planning areas containing four lots or more platted after November 1, 2012, the following standards must be met:
    - a. At least 50 percent of the total number of lots in the subdivision or area shall have recessed garage configurations, alternate-load garage configurations, or any combination of either.
    - b. For the purposes of this division, a recessed garage configuration shall be defined as a home design having all its street-facing garage doors recessed at least five feet behind the home's front building line as shown in Figure 13.1. A front building line shall be a home's most forward non-garage wall plane at least ten feet wide. It may include the front line of a front porch, provided the porch has a roof and is at least five feet deep.
    - c. For the purposes of this section, an alternate-load garage configuration shall be defined as a home design having garage doors facing in a direction other than the street on which the home fronts, as shown in Figure 13.2. Where used as an alternate-load design, a side-load garage shall have at least one a garage door oriented perpendicular to the front elevation of the house with the enclosed portion of the garage on the front elevation comprising a maximum of 60 percent of the total front elevation width.
    - d. House lots with alternate-load garages shall be permitted a reduced minimum front building setback of 15 feet for all portions of the building, including the garage, except that every dwelling shall maintain a minimum of 20 feet from the garage door to the back of the sidewalk, or to the back of the curb if no sidewalk is present. Alley-load garages shall be set back either three feet or a minimum of 20 feet from the alley right-of-way. Lots with alternative load garages shall be exempted from the driveway area restrictions in section 146-1512(B)2 of this Code.
3. Garage doors as a percentage of front façades. Where a garage door or doors accommodating one or two cars in non-tandem configuration appear on the

front of a residential structure, the door or doors shall not occupy more than 47 percent of the total width of the front elevation. Garages built to accommodate three or more vehicles in non-tandem configuration, the garage doors shall not occupy more than 55 percent of the total width of the front elevation. All three-car garages shall have a minimum two foot offset between the single and double garage doors, or between two single doors if three single doors are provided.

4. Garage conversions. No garage shall be converted to living space unless:

a. Replacement garage space complying with subsection (C)1. of this section is provided, or

b. Adequate off-street parking located outside of the required front yard is provided.

(D) Adjacent Setbacks. In single-family detached residential subdivisions of four lots or more, platted after November 1, 2012, no two single-family detached dwellings adjacent to one another shall have the same front yard setback. On adjacent lots, the front yard setback, measured from the longest foundation wall in the front plane of the home to the front property line, of each home shall vary by a minimum of two feet. An exception to this requirement shall be granted where an infill dwelling cannot comply because of lot depth or rear setback requirement. In such cases, the minimum setback for the infill dwelling shall be an average of the setbacks of the two adjacent, existing dwellings.

(E) Repetitive Design. The following requirements shall apply to each residential subdivision platted after November 1, 2012:

1. In a subdivision plat of 50 or more lots, at least four different homes shall be constructed, each with a distinct floor plan and elevations.
2. In a subdivision plat of 30 to 49 lots, at least three different homes shall be constructed, each with a distinct floor plan and elevations.
3. In a subdivision plat of ten to 29 lots, at least two different homes shall be constructed, each with a distinct floor plan and elevations.
4. In a subdivision plat of less than ten lots, distinct elevations shall be provided as defined in subsection (E)9. of this section.
5. No model elevation shall be repeated more than once every four lots.
  6. No identical model home elevation shall be repeated directly across the street.

7. Approved paint schemes shall not be repeated more than once every four lots or directly across the street.
8. At least 30 percent of the model/elevation combinations must have variation in the roof line. exceptions to accommodate rooftop solar applications will be permitted on a plan-by-plan basis.
9. In order to be considered a distinct elevation, each elevation shall incorporate at least four of the following items:
  - a. Placement of windows and doors on the front façade of the elevation include at least a two-foot vertical or horizontal variation in size or location.
  - b. The use of different materials on the front façade elevation.
  - c. The width of the front façade elevation must differ more than two feet.
  - d. The locations and proportions of front porches must vary substantially.
  - e. Variations in the front plane.
  - f. Use of roof dormers.
  - g.

A variation of the building types; ranch and two-story.

- h. Window shapes that are substantially different.
- (F) Durability. All of the net façade area shall have durable siding materials. Manufactured siding shall have at least a 25-year written manufacturer's limited warranty. durable siding materials include:
1. Cement fiber.
  2. Engineered wood/composite.
  3. Masonry.
  4. Rust resistant architectural metals.
  5. Stucco.
  6. Vinyl.
  7. Any other material approved by the city.
  8. A combination of the above.

Sheathing or bracing may not be used as an exterior wall covering except with the prior written approval of the planning director.

(G) Distribution of masonry and architectural features.

1. For purposes of compliance with this division, an average of not less than 15 percent of the net façade area of all residential design plans within a subdivision plat shall consist of masonry. The percentage of masonry coverage may vary among any residential design plans or the elevations of any residential design plans submitted to the planning department for approval, provided that the minimum average coverage is met in each such submission within the subdivision.
2. All residential design plans with side or rear elevations adjacent to streets, parks, golf courses, or open space shall distribute architectural features and materials so as to achieve side-specific design for each side that faces such street, park, golf course or open space. In addition, except for any residential design plan with a side elevation adjacent to a street, there shall be a four-foot change in the depth of the front elevation, achieved through a recessed or alternately loaded garage, covered porch, or other architectural feature.

(H) Windows. There shall be no windowless elevations.

(I) Architectural, conservation, and indoor air quality features. This section is implemented with a weighted point system. Residential design plans subject to the requirements of this division shall be compared against the architectural, conservation, and/or indoor air quality features listed below and shall be assigned points thereunder. all residential design plans shall:

1. Meet a minimum score of 17 points from Table 13.1. Architectural Features; and
2. Meet a minimum score of 8 points from Table 13.2.  
Conservation and Indoor Air Quality Features.

(J) Credit for conservation and indoor air quality features. conservation and indoor air quality feature points may be credited to architectural feature point totals using the following chart:

|  |   |
|--|---|
| Total Number of Conservation and/or Indoor Air Quality Feature Points Earned | Points that may be Transferred to Architectural Feature Point Total |
| 8—10   | 0   |
| 11   | +1  |
| 12   | +2  |
| 13   | +3  |
| 14   | +4  |
| 15   | +5  |
| 16+23  | +55   |

TABLE 13.1. ARCHITECTURAL FEATURES

|    | Windows   | 3 | 2 | 1 | Total |
|----|---|---|---|---|-------|
| 1. | Window mullion patterns on 75% of windows   |   |   | X |       |
| 2. | One full height, two-story bay window (for a one-story residential design plan, one full height bay window) | X |   |   |       |
| 3. | One bay window  |   | X |   |       |
| 4. | One or more roof window dormers   |   | X |   |       |

|     |   |   |   |   |              |
|-----|---|---|---|---|--------------|
| 5.  | Two or more clerestory windows or windows with transoms above the main window                     |   | X |   |              |
| 6.  | Front door with one or more sidelights, transom window or double door                             |   |   | X | 1            |
| 7.  | Ribbon windows with two or more horizontal rows of windows containing at least three windows each |   |   | X |              |
| 8.  | Decorative shutters on at least two street facing windows   |   |   | X |              |
| 9.  | At least two special, decorative window heads or window sills on street facing elevations         |   |   | X | 1            |
| 10. | Four or more square feet of windows in the garage that are not on the door                        |   |   | X |              |
| 11. | Garage door(s) with windows   |   |   | X | 1            |
|     | <b>Roofs</b>  | 3 | 2 | 1 | <b>Total</b> |
| 12. | Dimensional roof shingles with a 30-year warranty (previously no specified warranty length)       |   |   | X | 1            |
| 13. | Clay, or concrete tile, cement, or standing seam metal roof                                       | X |   |   |              |
| 14. | Decorative roofing elements (e.g., copper above a bay window)                                     |   | X |   |              |

|     |   |   |   |   |              |
|-----|---|---|---|---|--------------|
| 15. | 16-inch roof overhang on all sides  | X |   |   | 3            |
|     | <b>Architectural Details/Styles</b>   | 3 | 2 | 1 | <b>Total</b> |
| 16. | Plan/elevation with 20-29% masonry  |   | X |   | 2            |
| 17. | Plan/elevation with 30% or greater masonry  | X |   |   |              |
| 18. | Porte-cochere over driveway   | X |   |   |              |
| 19. | Functioning or simulated chimney  |   | X |   |              |
| 20. | Change in siding style between home and roof gable ends   |   | X |   | 2            |
| 21. | Decorative material on at least one gable end facing a street (e.g., decorative vents, lentils, etc.) |   |   | X |              |
| 22. | Garage not visible on front elevation   | X |   |   |              |
| 23. | Provide wide fascia at least four inches (nominal) - materials around doors, windows and porches      |   |   | X | 1            |
| 24. | Ranch plan offered  |   | X |   | 2            |
|     | <b>Porches, Stoops and Enhancements</b>   | 3 | 2 | 1 | <b>Total</b> |
| 25. | Covered porch of at least 50 square feet on the front elevation                                       | X |   |   |              |



|     |   |   |   |   |   |
|-----|---|---|---|---|---|
| 26. | Porch of at least 50 square feet on the front elevation   |   | X |   |   |
| 27. | Wraparound porch, at least six feet deep  | X |   |   |   |
| 28. | Second story porch (at least 25 square feet)  | X |   |   |   |
| 29. | Walk out back covered patio of at least 50 square feet  |   | X |   |   |
| 30. | Eight-inch wide columns, as measured at the base of the column, on front or side porch              |   |   | X | 1 |
| 31. | Porch or balcony railings   |   | X |   |   |
| 32. | Public view - landscape enhancements in yards that face streets, parks, golf courses, or open space | X |   |   |   |

Architectural features point total 14

TABLE 13.2. CONSERVATION FEATURES

|    | Conservation and Indoor Air Quality Features | 3 | 2 | 1 | Total |
|----|--|---|---|---|-------|
| 1. | Photovoltaic solar panel installed           | X |   |   |       |
| 2. | Solar thermal solar panel installed          | X |   |   |       |

|      |  |       |   |   |   |
|------|--|-------|---|---|---|
| 3.*  | Home energy rating system (HERS) index greater than 90 and less than or equal to 95*                         |       |   | X |   |
| 4.*  | HERS index greater than 85 and less than or equal to 90*   |       | X |   |   |
| 5.*  | HERS index greater than 75 and less than or equal to 85*   | X     |   |   | 3 |
| 6.*  | HERS index less than or equal to 75*   | 5 pts |   |   |   |
| 7.*  | Energy star certified home**   | 5 pts |   |   |   |
| 8.   | National Green Building Standard/ANSI Standard ICC 700 or LEED for homes, bronze level or equivalent minimum | X     |   |   |   |
| 9.*  | Stated furnace efficiency greater than .78 TO .95 AFUE*  |       | X |   |   |
| 10.* | Stated furnace efficiency greater than .95 AFUE *  | X     |   |   | 3 |
| 11.* | Stated water heater efficiency between .675 TO .82 *   |       | X |   |   |
| 12.* | Stated water heater efficiency of .82 or more *  | X     |   |   | 3 |
| 13.* | Air conditioner with stated efficiency greater than or equal to 14 SEER is included as standard*             |       | X |   |   |

|      |  |   |   |   |   |
|------|--|---|---|---|---|
| 14.* | Air conditioner with stated efficiency greater than or equal to 16 SEER is included as standard *                            | X |   |   | 3 |
| 15.* | Certified EPA water sense home   |   |   | X |   |
| 16.* | All showerheads and hand held showers are 2.0 GPM or less*   |   |   | X |   |
| 17.* | All showerheads and hand held showers are water sense labeled*   |   | X |   | 2 |
| 18.* | All lavatory faucets flow rate is 1.5 GPM or less at 60 PSI*   |   |   | X |   |
| 19.* | All lavatory faucets are water sense labeled*  |   | X |   | 2 |
| 20.* | All toilets are 1.28 GPF or less*  |   |   | X |   |
| 21.* | All toilets are water sense labeled*   |   | X |   |   |
| 22.* | All toilets have dual actuated flushing*   |   | X |   |   |
| 23.* | All toilets have dual actuated flushing and are water sense labeled*   | X |   |   | 3 |
| 24.  | Dishwasher is Energy Star labeled  |   |   | X | 1 |
| 25.  | Landscape weather-based irrigation controllers are water sense labeled. Audit required identifying appropriate efficiencies. |   | X |   |   |

|     |  |   |   |  |   |
|-----|--|---|---|--|---|
| 26. | Design of front landscaped area utilizes water sense budget tool                                   |   | X |  |   |
| 27. | On-demand hot water systems in accordance with water sense program, including, but not limited to: | X |   |  |   |
|     | • Tank less water heater at water-use location   |   |   |  |   |
|     | • Manifold system with less than ½ gallon bleed-off  |   |   |  |   |
|     | • Circulating pump on occupant switch  |   |   |  |   |
| 28. | Use of pressure compensating sprinklers with check valves  |   | X |  |   |
| 29. | Irrigation system designed by certified irrigation contractor                                      |   | X |  |   |
| 30* | Active radon control system*   | X |   |  | 3 |
| 31* | Passive radon control system*  |   | X |  |   |
| 32* | Heat recovery ventilation/energy recovery ventilation system*                                      | X |   |  |   |

\* The following items are mutually exclusive: (I) 3, 4, 5, 6 and 7; (II) 9 and 10; 11 and 12; (III) 13 and 14; (IV) 16 and 17; (V) 18 and 19; (VI) 20, 21, 22, and 23; (VII) 30, 31, and 32.

Conservation features point total 23

TABLE 13.3. POINT CALCULATION

|                                      |                                 |
|--------------------------------------|---------------------------------|
| Architectural features               | Conservation features           |
| Minimum point requirement = 17       | Minimum point requirement = 8   |
| Total architectural points <u>14</u> | Total points achieved <u>23</u> |
| Conservation credits <u>+5</u>       |                                 |
| Total points achieved <u>19</u>      |                                 |

(Ord. No. 2001-72, 12-3-2001; Errata of 2-20-2002, 21; Errata of 9-11-2002, 85, 86; Errata (4) of 12-30-2002, 3; Ord. No. 2004-77, § 24, 12-6-2004; Ord. No. 2012-26, § 2, 8-27-2012)