



SINGLE FAMILY RESIDENTIAL CHECKLIST

Project Name _____ Case# _____

DEVELOPMENT TYPE (please check one):

- Single-family detached residential dwelling Mansion apartment dwelling
- Attached Dwellings – contains up to six single-family attached dwellings.

APPLICABILITY

These standards apply to the development of any single-family detached residential dwelling, any mansion apartment dwelling, and any building that contains up to six single-family attached dwellings.

SITE DESIGN & BLDG ORIENTATION	PRIMARY ENTRANCE ORIENTATION	
	Mansion apartments or attached residential development on corner lots includes a primary entrance that faces primary and secondary streets as well as open space.	<input type="checkbox"/>
	Mansion apartments and single-family attached residential developments: Applicant is requesting to reduce or eliminate the front building setback requirements through the administrative adjustment process if the primary entrances for the dwelling units will open directly onto a major or minor arterial as shown on the Master Streets and Highway Plan.	<input type="checkbox"/>
	DRIVEWAYS AND CURBS	
	Project has access to rear alley. Driveway access from the street shall not be permitted when a lot has access to a rear alley.	<input type="checkbox"/>
	FYI: Driveways are allowed on lots with rear alleys for multi-unit buildings that provide common access to off-street parking areas.	<input type="checkbox"/>

BUILDING DESIGN	ARCHITECTURAL VARIABILITY	
	Development consists of five or more contiguous lots: project provides multiple "distinctly different" front facade designs. Provide number of required different front facade designs per Table 19.7.6-1, Architectural Variability. _____.	<input type="checkbox"/>
	Compliance with these standards is determined by the following application: zoning application, PUD application, master plan review, or design review.	<input type="checkbox"/>
	Project provides "Distinctly different" elevations for single-family dwelling's elevation. Elevations differ from other house elevations in at least four of the measures listed in Facade Articulation. Mirror images of the same configuration do not meet the definition of "distinctly different."	<input type="checkbox"/>
	Project provides no more than two houses with the same front facade design as any other house directly adjacent along the same block face.	<input type="checkbox"/>
	SIDE AND REAR ARTICULATION	
	Project provides enhanced architectural embellishments on all side and rear elevations (e.g., incorporation of brick or stone veneer, pop-outs, window trim, bay windows).	<input type="checkbox"/>
	Walls 12 feet or more in length or walls with an aggregate total of 12 feet or more along one building plane shall have windows or faux windows.	<input type="checkbox"/>
	Facades less than ten feet from the parallel facade of adjacent houses are exempt from this subsection.	<input type="checkbox"/>
	ROOF PENETRATIONS AND EQUIPMENT	
All roof vents, pipes, other roof penetrations and attachments, and equipment (except chimneys) have been configured to have a minimal visual impact as seen from the street. Roof penetrations (except chimneys) shall be painted or architecturally integrated with the roof design and color, to the maximum practical extent.	<input type="checkbox"/>	

BUILDING DESIGN	FACADE ARTICULATION	
	All building elevations that face a street or a cluster driveway shall employ varied articulation of wall surfaces (see Figure 19.7.6-A). Indicate which of the four (minimum) techniques is utilized:	
	A change in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the dwelling;	<input type="checkbox"/>
	Use of offsets or insets, bays, or other similar architectural features to add a variety of depths to the wall planes;	<input type="checkbox"/>
	Use of balconies, overhangs, or covered patios;	<input type="checkbox"/>
	Variations in roof lines, such as a gable or dormer;	<input type="checkbox"/>
	Door and/or window placement, provided windows are similar in size and orientation as those found on most of the dwellings on the same block;	<input type="checkbox"/>
	Change from adjacent properties in the width of the front facade by two feet or more;	<input type="checkbox"/>
	Variation in the location and proportion of front porches;	<input type="checkbox"/>
	Variation in the location and/or proportion of garages and garage doors; or	<input type="checkbox"/>
	Other techniques to be determined as appropriate by the Community Development Director.	<input type="checkbox"/>
	MATERIALS	
	Decorative front facade materials continue along side elevations for at least two feet beyond the outside corner.	<input type="checkbox"/>
	Front facade materials continue along the full length of any side elevation abutting a street right-of-way or a cluster driveway.	<input type="checkbox"/>
	Material changes occur around windows, doors, cornices, corners, or as a repetitive pattern on a facade.	<input type="checkbox"/>
FYI: Corrugated metal finish is prohibited.	<input type="checkbox"/>	

GARAGES	GARAGE APPEARANCE & ARCHITECTURAL FEATURES	
	Houses with garages facing streets or private drives shall include a minimum of at least three architectural features on the elevation that includes the garage door(s). Please indicate at least three architectural features provided or indicate an alternative.	
	Garage detached from principal dwelling and recessed at least ten feet behind the rear elevation (counts as two architectural features) (see Figure 19.7.6-C);	<input type="checkbox"/>
	Garage doors painted an accent or contrasting color;	<input type="checkbox"/>
	Ornamental architecturally enhanced garage door face (e.g., more than wood grain appearance);	<input type="checkbox"/>
	Ornamental light fixtures flanking the doors;	<input type="checkbox"/>
	Arbor or trellis flanking garage doors;	<input type="checkbox"/>
	Columns flanking doors;	<input type="checkbox"/>
	Portico treatment;	<input type="checkbox"/>
	Windows in the garage door (equal to quantity of vehicle spaces within garage);	<input type="checkbox"/>
	Dormers;	<input type="checkbox"/>
	Overhangs over at least the entire length of the garage door with a minimum depth of 12 inches;	<input type="checkbox"/>
	Eaves with exposed rafters and/or with a minimum six-inch projection from the facade plane;	<input type="checkbox"/>
	Roof line changes;	<input type="checkbox"/>
	Decorative gable vent covers; or	<input type="checkbox"/>
Dentil or other molding.	<input type="checkbox"/>	
Alternative: _____	<input type="checkbox"/>	

GARAGES	GARAGE APPEARANCE: CORNER LOTS & MULTIPLE DOORS	
	Garages on corner lots with sides visible from a street right-of-way include architectural details and windows or faux windows that mimic the features of the living portion of the building they serve.	<input type="checkbox"/>
	When multiple garage doors on the same facade are used, a minimum separation of at least one foot is provided between each garage door.	<input type="checkbox"/>
	GARAGE LOCATION	
	Street-facing garages are recessed a minimum of six feet behind the first-floor front facade plane of the dwelling they serve. See Figure 19.7.6-B.	<input type="checkbox"/>
	Street-facing garages located at least 20 linear feet from the front property line.	<input type="checkbox"/>
	GARAGE DIMENSIONS	
	Garages meet the requirements of Section 19.74.K.9, Garages and Carports in Residential Districts.	<input type="checkbox"/>
Door and/or window placement, provided windows are similar in size and orientation as those found on most of the dwellings on the same block.	<input type="checkbox"/>	

MANUFACTURED HOME STANDARDS	A manufactured home on an individual lot, outside of a mobile home subdivision or mobile home park, is permitted as a single-family detached dwelling provided it complies with the following standards:	
	CONFIGURATION	
	Be permanently affixed to the lot by means of a permanent foundation;	<input type="checkbox"/>
	Be manufactured within the five years immediately preceding the date on which it is affixed to the residential lot;	<input type="checkbox"/>
	Consist of more than one section;	<input type="checkbox"/>
	Include at least 1,200 square feet of living area;	<input type="checkbox"/>
	Consist of at least five sides or corners, with the smallest side or corner measuring a minimum of five feet; and	<input type="checkbox"/>
	Have a minimum width and depth of 20 feet.	<input type="checkbox"/>
	EXTERIOR FINISH	
	The exterior finish is architecturally integrated with the homes in the immediate vicinity. This includes roofing and building design.	<input type="checkbox"/>
	The exterior finish has or gives the appearance of stucco, masonry, horizontal wood siding, or metal siding.	<input type="checkbox"/>
	All siding is horizontal lap and shall have decorative features such as window and door trim or vents.	<input type="checkbox"/>
	An elevated foundation is masked with the same exterior finish used on the home or decorative masonry wainscoting. All masking is extended to within six inches of grade.	<input type="checkbox"/>
	ROOFING	
	Material gives the appearance of asphalt shingles, tile, or wood, but actual wood shall not be used as a material.	<input type="checkbox"/>
	Roofing material is different in color and material than that of the exterior finish of the house so as to create contrast.	<input type="checkbox"/>
	Roofs maintain a minimum pitch of 3:12. Roofing may be allowed at 2:12 as long as a minimum of 75 percent of the roofing area is 3:12.	<input type="checkbox"/>
Flat roofs may be allowed provided they represent a specific architectural style and include a parapet that screens the roof.	<input type="checkbox"/>	

DOWNTOWN STANDARDS	MAXIMUM LENGTH OF GARAGE DOOR	
	Street-facing garage doors do not comprise more than the percentage of the total length of the front facade of the principal building shown in Table 19.7.6-2, Maximum Garage Door Size.	<input type="checkbox"/>
	MAXIMUM DRIVEWAY WIDTH	
	In the downtown residential districts only:	
	The maximum width of a driveway leading to a single-car garage will be 12 feet, measured within the first 20 linear feet of the lot (as measured from the edge of the right-of-way).	<input type="checkbox"/>
The maximum width of a driveway leading to a garage serving two or more cars will be 20 feet, measured within the first 20 linear feet of the lot (as measured from the edge of the right-of-way). See Figure 19.7.6-D.	<input type="checkbox"/>	

CONVERSION TO NONRESIDENTIAL USE	
Conversion of any existing single-family attached or mansion apartment use from residential to nonresidential use shall require issuance of a conditional use permit.	