

**19.22.030 Residential architecture and attached garages.**

Objective - To create high-quality communities that have variation of architectural style and durable materials. To reduce the visual impact of the garage and accessory structures and emphasize the pedestrian environment.

**A. Residential Structure.**

1. All dwellings must be placed on a permanent foundation and the space between the foundation and the bottom of the home must be enclosed by concrete or approved concrete products.
2. Eaves and gable ends must be a minimum of twelve inches. This is not applicable to re-roofing or additions to existing structures.

**B. Building Height.**

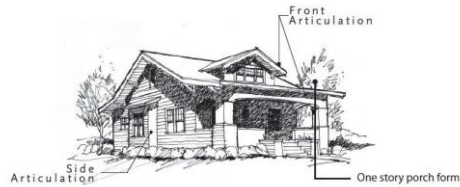
1. Building height is regulated by zoning category.
2. On lots greater than ten thousand square feet in size, the height of a residential structure may be increased one foot for every two feet in increased setback distance beyond the minimum setback on both side yards and the front yard, to a maximum height increase of five feet, or total height of thirty-seven feet.

**C. Roofs.**

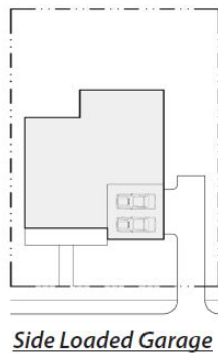
1. Roofing materials shall be wood shingle or shake, composition, asphalt laminate, clay or architectural metal.
2. Exposed fastener corrugated metal or corrugated fiberglass roofing is not permitted.
3. Using a membrane roof or built up roofing (BUR) for the primary roofing material is not permitted.
4. The primary roof line must have a minimum of a 4:12 pitch. This is not applicable to re-roofing or additions to existing structures.

**D. Building Elevations and Finishes.**

1. Residential Elevations.
  - a. The same architectural elevation shall be separated by a minimum of two other homes.
  - b. An articulation is an architectural element such as a one-story porch or bay window. One such element shall be used on all sides of the building that face toward a public street, shared access easement, or common green. The articulation shall be offset a minimum of twelve inches. A garage setback shall not count as an articulation.



2. Garage Elevations. To promote an attractive, pedestrian-friendly streetscape, attached garages accessed from the front, with garage doors oriented toward the street are subject to the following standards:
  - a. At the ground level, the garage façade shall not extend forward of the home's living space by more than twelve feet.
  - b. The lineal frontage of the building elevation which can be occupied by garage doors is limited.
  - c. In RS zones, no more than fifty percent of the building elevation can be garage doors.
  - d. In RMD and RM zones, no more than sixty percent of the total first floor building elevation length can be garage doors.
3. Exterior Finishes.
  - a. The exterior of the home must be finished with a minimum of two types of materials or variation in reveals.
  - b. Exposed fastener metal siding is prohibited on residential buildings.
  - c. Exposed ends of stone and masonry façades are not permitted and must be finished with trim or end caps.
  - d. All garage sides that are visible from streets or shared access easements shall provide architectural details and trim consistent with the design of the home. (graphic)



- e. In RS zones, attached garages or attached carports which provide a third covered or enclosed space must be offset a minimum of two feet from the first two covered or enclosed spaces.

#### E. Porches, Stoops, Decks, and Patios.

##### 1. Definitions.

- a. Covered Patio means a single-story shade structure covering a patio or deck area consisting of a solid or open roof and structural supports, attached to or detached from the primary dwelling. Covered patios must serve exclusively for recreational purposes, never used as a carport, garage, storage room, or habitable living space.
- b. Patio Screen is a structure or material used to protect a recreational area from sun, insects, wind, or visual intrusion. A patio screen differs from a window covering in that it is exposed to outdoor elements like heat or cold.

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##### 2. 4. Porches and stoops.

- a. Architecture of the primary pedestrian entrances must include cover from the elements. Eave overhang alone does not constitute cover.
- b. Steps used to access front porches or stoops must be complimentary to the primary structure through the use of coordination materials or architectural elements.
- c. Stairs with open risers are not permitted on front porches or stoops.

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##### 3. 2. Decks and patios.

- a. Uncovered wood decks and raised concrete patios not over twenty-four inches above grade at any point may be permitted within eighteen feet of the rear property line and five feet of the side property line.
- b. Roof structures covering decks or patios are permitted within the rear setback provided that the structure:
  - i. (1) Remains open on three sides and may not be enclosed in any way;
  - ii. (2) Does not come within eighteen feet of the rear property line;
  - iii. (3) Does not encroach more than two feet into the side yard setbacks of the underlying zone; and,
  - iv. (4) The addition does not exceed the permitted lot coverage.
  - v. Safety railings may enclose a patio or deck on all three sides. Railings are limited to a maximum height of 36 inches measured from the patio floor to the top of the railing.
- c. Patio screening that is attached to the patio structure may include insect screens, sunshades, and windscreens that:
  - i. Are not structurally framed in or sealed;

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ii. Are not load bearing;

iii. Do not include rigid framed window or doors of any kind;

iv. Are easily removable.

v. Utilize materials that are air permeable to allow for ventilation of the space.

d. Freestanding ~~D~~deck or patio privacy screening or fencing which is located more than 6 feet from the property line and not attached to the primary structure, may be up to eighty-four inches in height above the lowest grade. Privacy screening of a deck or patio which is located on a property line is subject to maximum fence height of six feet above grade.

(Ord. No. 1582, § A, 6-3-2019)