

# Design Standards Scoring for new Single-Family, Single-Family Semi-Detached, Two-Family, and Townhouse

The following requirements must be met for all new construction per section 17.08.030 - Principal Use Standards; O. Dwelling - Single-Family, Single-Family Semi-Detached, Two-Family, and Townhouse:

Check all that apply:

1. The front entry must be an integral part of the structure, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings to articulate the front façade.
2. A 5% minimum transparency requirement applies to the front façade and is calculated on the basis of the area of the façade below the roofline.
3. A dwelling with a front facing attached three-car garage shall have one of the garages offset one foot from the other garages.
4. In order to encourage architectural detail and visual interest a point system shall be utilized for the front façade in which the front façade must score 20 points from the categories below. Primary building materials are the dominant component of the façade. Accent materials are secondary components of the façade, typically used to provide architectural detail or visual interest.

Select points from drop-down if applicable.

- a. 8 points – covered porch with columns.
- b. 6 points – masonry, brick, or stone veneer as a primary building material or accent material. If accent material it must extend from the foundation or grade to the window sill as a minimum and maintain that elevation along the entire façade exclusive of doors, windows and small areas that make the use of the material unpractical.
- c. 6 points – front facing roof dormer.
- d. 4 points for each front facing roof gable with 8/12 pitch or higher.
- e. 4 points – decorative roof brackets or gable trusses as an accent material.
- f. 4 points – decorative siding including but not limited to patterned shingles, shake, and board and batten as a primary building material or accent material.
- g. 3 points – bay/box window(s).
- h. 3 points – all front facing carriage style garage door(s). Carriage style garage doors may include decorative, simulated woodwork, decorative handles and brackets and window inserts.
- i. 3 points – door or window surrounds as an accent material.
- j. 3 points – freeze boards and/or horizontal bands as an accent material.
- k. 2 points – decorative roof at the base of a gable.
- l. 1.5 points – for each percentage of transparency below the roofline over 5%.
- m. 1 point – decorative gable vent(s).
- n. 1 point – window shutters.
- o. Negative 5 points – front facing attached garage that exceeds 24 feet or 50% the width of the front building line, whichever is greater. Garage width is measured between the edges of the garage door; in the case of garages designed with multiple garage doors, the distance is measured between the edges of the outermost doors.

Point Total  
(20 minimum)

*These standards apply to all new single-family, single family semi-detached, two-family, and townhouses submitted for review after 9/11/19. In the case of conflict with any design standards contained within Chapter 17.04, the standards of Chapter 17.04 control.*

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