

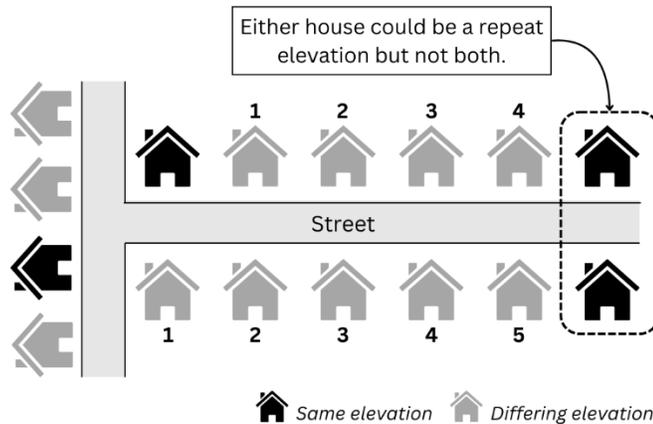
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### 7.10.3 – Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Dwelling Site and Building Design.

D. **Architectural Variety.** The same elevation shall not be repeated along any blockface without at least four, intervening lots with different elevations on the same side of the street and at least five, intervening lots with different elevations on the opposite side of the street. Elevations on the opposite side of the street are not considered if they do not face each other.

1. Elevations are considered different if at least one of the following is true:
  - a. Difference in number of stories;
  - b. Difference in garage orientation;
  - c. Difference in incorporated design features from Subsection 7.10.3E.1; or
  - d. Major difference in the use of the following design feature—multiple design details in the façade.

**Figure 7.10-A: Architectural Variety**

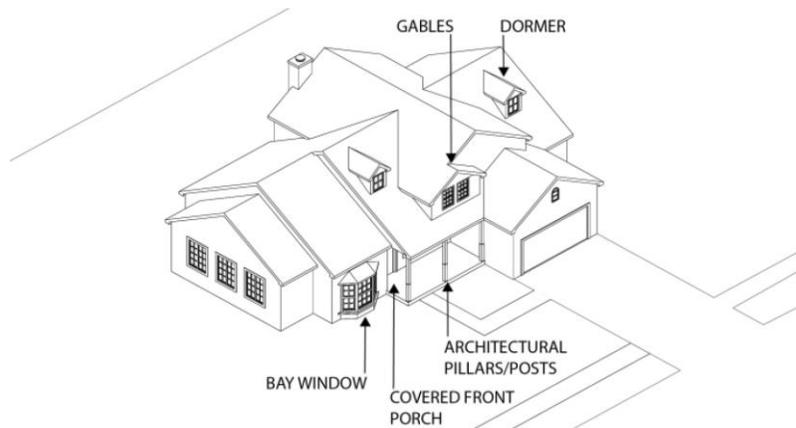


E. **Building Mass and Form.**

1. Buildings shall incorporate at least ~~three~~ four of the following design features to provide visual relief along the front of the residence:
  - a. Dormers (window preferred but not required);
  - b. Gables;
  - c. Recessed entries, a minimum of three feet deep;
  - d. Covered front porches;
  - e. Cupolas;
  - f. Architectural pillars or posts;
  - g. ~~Bay window~~ Projected window (such as a bay, bump-out, or bow) with a minimum 24 inches projection-;
  - h. Variable roof pitch and nested roofs;

- i. Shed roof;
  - j. Side-entry, alley-entry, or J-swing garage;
  - k. Split garage doors where a column or post divides garage doors;
  - l. Stoop;
  - m. Balcony;
  - n. Integrated awning with supportive brackets over a window and/or a garage door;
  - o. Windows and doors, excluding garage doors, comprise 25 percent of the front façade;
  - p. Changes in wall plane where an entire section of the home at least eight feet in width, excluding garages, extends at least two feet out from the primary wall plane; and/or
  - q. Multiple design details in the façade such as rowlock or soldier course rows around windows and garage doors, distinctive brick patterns such as basket weave or herringbone, rowlock or soldier course rows around windows and garage doors, distinctive brick patterns such as basket weave or herringbone, exterior wainscot that is a different material from the rest of façade, or use of multiple materials and/or colors in the façade.
2. A recessed entry can be combined with a covered front porch provided the recessed space is at least five feet wide and three feet deep
  3. Buildings that incorporate at least one of the following design features only need to incorporate at least three design features from the list in Subsection 7.10.3E.1. Buildings that combine a covered front porch with a recessed entry shall incorporate at least two other design features from the list in Subsection 7.10.3E.1
    - a. Covered front porch;
    - b. Stoop;
    - c. Balcony; or
    - d. Side-entry, alley-entry, or J-swing garage;

**Figure 7.10-B: Building Mass and Form**



**F. Garage Design.**

1. For front-entry garages:

- a. The garage shall be offset a minimum of three feet from the building; and
  - b. The total width of the garage door(s) shall not occupy more than 40 percent of the ground-floor building frontage.
2. Side-entry, ~~and~~ rear-entry, and J-swing garages are encouraged and may encroach into setbacks pursuant to Table 3.7-A: Authorized Exceptions to Setbacks.

**H. Building Materials.**

- ~~1. Exterior finishes shall be of wood, masonry, or cementitious siding.~~
  - ~~2. Masonry shall comprise a minimum of 25 percent of the exterior finishes of the total building elevation.~~
  - ~~3. Other building materials may be approved by the Director provided they meet the intent of this section.~~
- A. Any requirements, limitations, or restrictions on building materials shall be in accordance with building codes adopted by the City.

**3.7.3 – Setbacks.**

**D. Exceptions to Setbacks.**

<b>Table 3.7-A: Authorized Exceptions to Setbacks</b>	
<b>Permitted Projections</b>	<b>Maximum Encroachment</b>
Accessibility ramps, lifts and access facilities	May be located within required yards. Ramps shall not be located in the public right-of-way without approval by the City.
Front porches and stoops	In all residential zoning districts, unenclosed front porches and stoops may extend into the required front setback up to eight feet, provided no part of the porch is closer than five feet from the front property line. Railings or other features shall not deem a porch or stoop as enclosed.
Garages; side-entry, rear-entry, or J-swing	Side-entry and J-swing garages may extend into the front yard setback, provided the garage is at least 10 feet from the front property line. Rear-entry garages may extend into the rear yard setback, provided the garage is at least 5 feet from the rear property line.
Ground-mounted mechanical equipment	May encroach five feet into required side and rear yards provided no element is located closer than two feet from any property line and the equipment complies with screening standards in Subsection 7.7.8, Walls, Fences, and Screening.
Incidental architectural features	Cornices, canopies, sunshades, chimneys, flues, belt courses, headers, sills, pilasters, lintels, bay or box windows, ornamental features, and other similar architectural features may project up to two feet into any required setback provided the projections are at least five feet from the property line.
Roof eaves	May encroach 18 inches into a required yard.
Swimming pools	A swimming pool on a lot with a single-family dwelling may be constructed no closer than five feet from the side and rear lot line and the swimming pool shall not be placed in the front yard and shall not encroach into or over an easement. A swimming pool on a lot with a single-family dwelling may be constructed no closer than five (5) feet from any other buildings and structures on the same lot.

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Uncovered balconies and fire escapes	May encroach 18 inches into required side yard; four feet into required front or rear yard and shall comply with the applicable building coverage maximum.
Uncovered porches, slabs, patios, walks and steps	May encroach into required yards, but not closer than three feet from a rear or side property line, provided all components of the encroachment are no greater than 30 inches above finished grade.