



Planning Director Determination

DATE: April 27, 2021

SUBJECT: Architectural Variety and Building Mass and Form Interpretation

For the purposes of determining architectural variety as required in DDC Section 7.10.3.D, the addition or removal of design features (not a change in building materials alone) shall be used to distinguish building elevations. DDC Section 7.10.3E states "Buildings shall incorporate at least three of the following design features to provide visual relief along the front of the residence."

As permitted under Section 7.10.2D, the Director can approve alternative standards that meet or exceed the DDC standards in Section 7.10. The list below in *black text* is the list included in Section 7.10.3E. The *red text* below are additional design elements that can be used to meet the requirements of Section 7.10.3D-E.

1. Dormers;
2. Gables;
3. Recessed entries, a minimum of three feet deep;
4. Covered front porches;
5. Cupolas;
6. Architectural pillars or posts; ~~and/or~~
7. **Projection** (Bay, **bump-out, or bow**) window with a minimum 24 inches projection;
8. **Balconies;**
9. **Stoops;**
10. **Shed roofs or awnings over garage doors;**
11. **Split garage doors where a column or post divides single-car garage doors;**
12. **Side-entry or J-swing garage;**
13. **Changes in wall plane where an entire section of the garage or home at least 8-feet in width extends at least 24 inches out from the primary wall plane;**
14. **Minimum 10% increase in the percentage of windows and doors (excluding garage doors) compared to a similar elevation;**
15. **More than one of the following decorative masonry details incorporated in the gables or across the front of the home: rowlock or soldier course rows around windows and garage doors, basket weave, herringbone, or other distinctive brick patterns in gables; cedar or cement shake or stucco board accents in gables; and/or**
16. **Other distinguishing structural features as approved by the Director.**

The following pages provide supporting reference materials to help define these terms.

OUR CORE VALUES

Integrity • Fiscal Responsibility • Transparency • Outstanding Customer Service

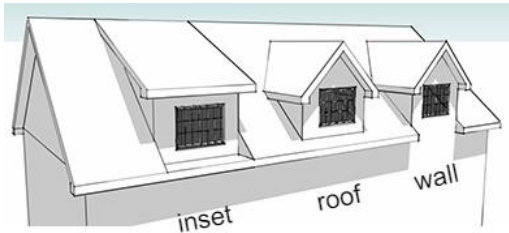
Per planning, window not required for dormer

Dormers

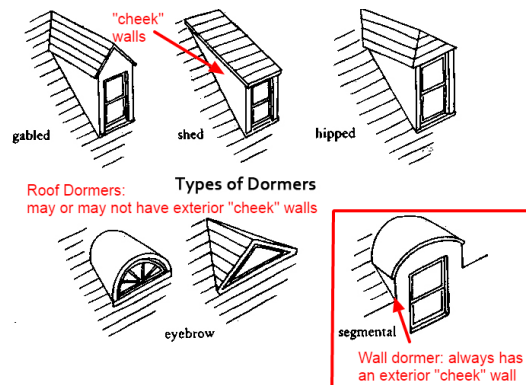
Definition: Dormer means a projecting structure with a ~~window~~ which is set vertically on a sloping building roof, having its own roof, which may be flat, arched, gabled or hip in shape.

Dormer Categories

Dormers can be placed into three structural categories: roof dormer, wall dormer, and inset dormer.

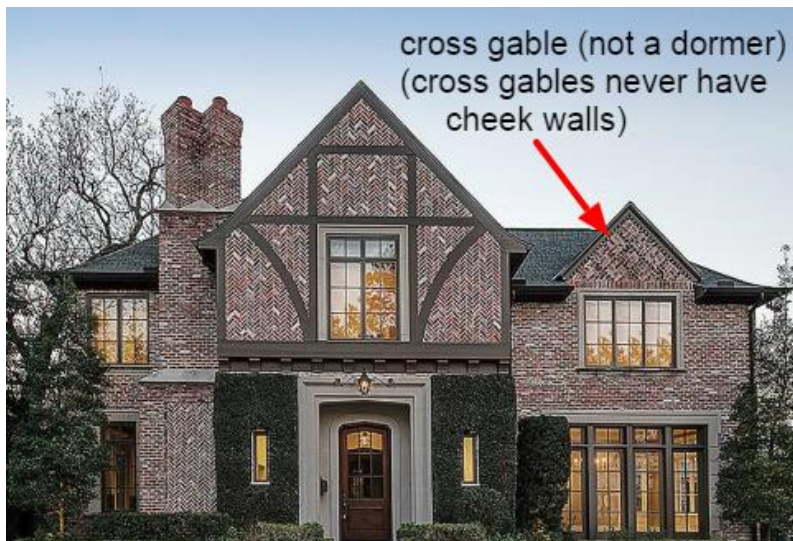


Cheek Wall - The vertical sides of the dormer.



Wall dormers always has a "cheek" wall. This is distinguishes it from a cross gable, which never

what has a



"cheek" wall.

Covered Front Porches vs Recessed Entries

A porch is a covered shelter projecting in front of the entrance of a house or building. The structure is external to the walls of the building but may be enclosed by walls, columns, rails, or screens extending from the main structure.

A recessed entry is created when the front door is inset behind the front wall of the house by at least three feet, typically covered by the primary roof line and fully enclosed by walls on both sides. A recessed entry can be paired with a front porch if the width of the recessed space is enlarged by 24 inches or more on a single side or 12 inches or more on both sides of the front door.

Note, this distinction between porches and recessed entries should be applied to new subdivisions that begin the platting process after Section 7.10.3 is updated to include the broader list of design elements proposed above.



(1) Covered front porch



(2) Recessed entry



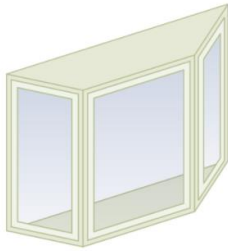
(3) Wider recessed entry/covered porch

Stoops

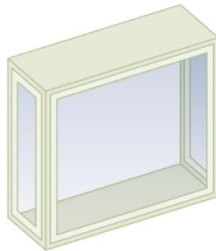
Definition: A stoop is a small staircase ending with a platform (covered or uncovered) that leads to the entrance of the residence. Depending on the style and number of steps, the stoop may include railing on one or both sides.



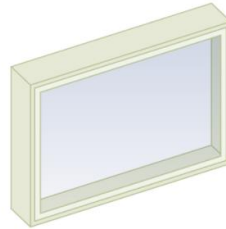
Projection Windows – Styles



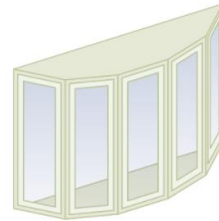
BAY WINDOW



BOX BAY WINDOW



BUMP-OUT BAY WINDOW



BOW WINDOW

Decorative Masonry Patterns



Basket Weave



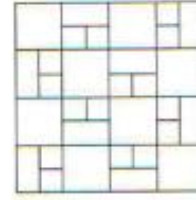
45° Herringbone with Border



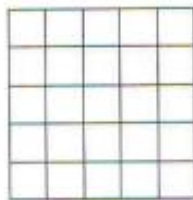
45° Stretcher Bond



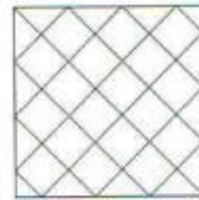
Stretcher Bond



Mixture of Sizes



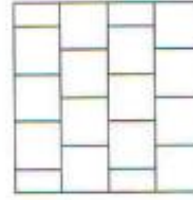
Stack Bond



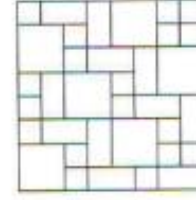
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Herringbone

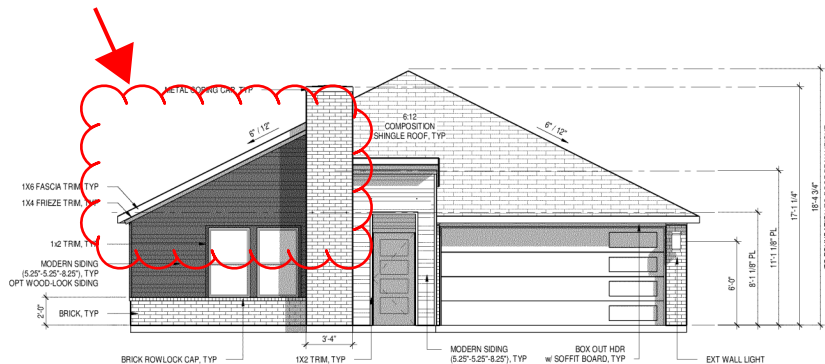


Stretcher Bond



Mixture of Sizes

Per Planning below is an example of a split or lean-to gable style. This would be acceptable as a gable feature.



1 ELEVATION M - FRONT

1/8" = 1'-0"

example of jerkinhead gable

