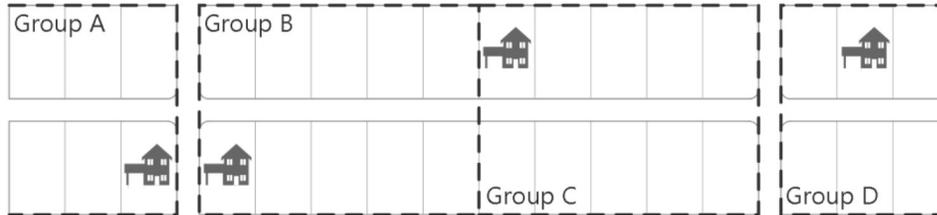

7.10.3 Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Dwelling Site and

- D. **Architectural Variety.** The same elevation shall not be used within any 10 lot grouping as defined by the two adjacent lots on either side of the subject property and the five lots immediately across the street from those same lots. This requirement shall not apply across a right-of-way dividing two adjacent blocks:

Figure 7.10-A: Architectural Variety

YES

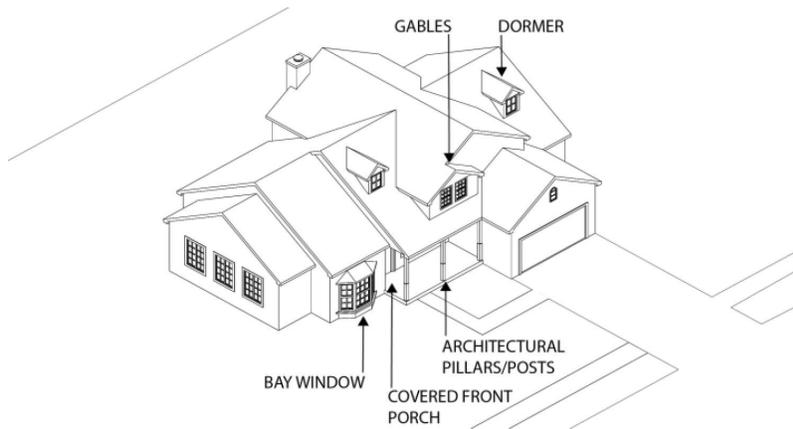


NO



- E. **Building Mass and Form.** Buildings shall incorporate at least three of the following design features to provide visual relief along the front of the residence:
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. Bay window with a minimum 24 inches projection.

Figure 7.10-B: Building Mass and Form



F. Garage Design.

1. Where alleys are present, garages shall be accessed from the alley to the maximum extent practicable.
2. 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.
3. Side- and rear-entry garages are encouraged and may encroach into setbacks pursuant to Table 3.7-A: Authorized Exceptions to Setbacks.