

Architectural Review Compliance - South Hillsboro
 12.65.710 Detached Single Family and Duplex Standards

House Plan _____

Case File No. _____

I certify that this house plan complies with CDC
 South Hillsboro architectural standards.
 Signature _____

Name _____
 Company _____
 Date _____

MAIN ENTRIES

- Entry is no further than 8 feet behind longest street facing wall (required) Yes Adjustment
- Entry faces street (required) Yes Adjustment
- Entry opens to a porch (**optional** but all standards below must be yes) Yes Adjustment
 - At least 25 square feet in size and 5 feet in depth Yes Adjustment
 - Porch entry faces street Yes Adjustment
 - Roof is maximum 12 feet above floor of porch Yes Adjustment
 - Roof covers at least 30% of porch area Yes Adjustment
 - Openings greater than 1 foot between porch floor and grade covered by solid material or lattice Yes Adjustment

WINDOWS

Choose One	Elevations		Facade Wall Area	Area of Glazing Provided	Minimum Glazing Required	Actual Glazing Percentage
<input type="checkbox"/> Front-Loaded Garage	Front Facade	Ground Floor			15%	
		Total			15% single-story 20% multi-story	
	Rear Facade	Total			25%	
<input type="checkbox"/> Rear-Loaded Garage	Front Facade	Ground Floor			20%	
		Total			25%	
	Rear Facade	Total			10%	

	Elevations		Facade Wall Area	Area of Glazing Provided	Minimum Glazing Required	Actual Glazing Percentage
Right Side	<input type="checkbox"/> Standard	Total			8%	
	<input type="checkbox"/> Enhanced	Ground Floor			15%	
		Total			15% single-story 20% multi-story	
Left Side	<input type="checkbox"/> Standard	Total			8%	
	<input type="checkbox"/> Enhanced	Ground Floor			15%	
		Total			15% single-story 20% multi-story	
Sum of Sides					20%	

MISC

- Foundation - Concrete/concrete block less than 3-ft above finished grade Yes Adjustment
- Garage door width less than 40% of the length of facade Yes Adjustment
- Street-facing garage door 5-ft behind longest street facing wall Yes Adjustment

Front facades, and facades facing a street or open-space (Enhanced Facades) must provide **4** elements.

	Front	Left Side	Right Side	Rear
a. A covered porch 5-ft deep by 6-ft wide (min)				
b. A balcony 4-ft deep by 8-ft wide (min)				
c. A bay window 6-ft wide (min), bumped out by at least 2-ft, extending from top of foundation to top of the main façade wall				
d. A recessed building entry 2-ft deep by 5-ft wide (min)				
e. A section of the facade, (6-ft wide min) that is either recessed or bumped out by at least 2-ft deep from the front of the wall plane				
f. An offset on the building face of at least 16-in from one exterior wall to the other				
g. A gabled dormer (4-ft wide min)				
h. Roof line offset of at least 2-ft from the top surface of one roof to the top surface of the other				
i. Other:				

Front facades, and facades facing a street or open-space (Enhanced Facades) must provide **9** elements. All other facades must provide at least **4** elements.

	Front	Left Side	Right Side	Rear
a. A recessed building entry 2-ft deep by 5-ft wide (min)				
b. Roof eaves on all elevations that project at least 12 inches from the intersection of the roof and the exterior walls;				
c. Knee- or eave-braces (if appropriate with the architectural style);				
d. Roof line offset of at least 2 feet from the top surface of 1 roof to the top surface of the other;				
e. Hip or gambrel roof design;				
f. Decorative shingles or varied siding in gables;				
g. Tile or wood shingle roofs;				
h. Wood or fiber-cement horizontal lap siding between 3 and 7 inches wide (the visible portion once installed);				
i. Brick, cedar or fiber-cement shingles, stucco, or other similar decorative materials covering at least 40% of the street-facing façade;				
j. Window trim around all windows at least 3 inches wide and 5/8 inches thick;				
k. On any façade not facing a street or open space, minimum 15% of the area in glazing or entry doors, consistent with Subsection 12.50.710.C.2.a through e;				
l. Window recesses in all street frontage windows, of at least 3 inches as measured horizontally from the face of the façade;				
m. Garage door width 35% or less of the length of the street-facing façade				
n. Decorative railing systems for balconies and decks (if appropriate with the architectural style);				
o. Decorative eave or barge boards (if appropriate with architectural style);				
p. Color palette including 4 colors; and/or				
q. Other:				