

Number of Cottages Proposed: _____

Is there an existing detached house on the lot: ___ Yes ___ No

Separation between cottages: _____ feet

Proposed building height: _____ feet

Maximum Building Footprint of Cottages Proposed: _____ square feet

Maximum Floor Area of Cottages Proposed: _____ square feet

Are attached garages proposed? ___ Yes ___ No Square feet per garage: _____

Average floor area of cluster proposed: _____ square feet

Common Courtyard:

Total Square Footage: _____ square feet

Width at narrowest dimension: _____ feet

Community Building:

Is a community building proposed: ___ Yes ___ No

Square Footage of Community Building Proposed: _____ square feet

Site Grading:

Does the proposed development include site fill or excavation, mass grading or soil stockpiling, or retaining walls? ___ Yes ___ No

Waste and Recycling:

For proposals with 5 or more units is a combined/shared facility proposed? ___ Yes ___ No

Please demonstrate compliance with the standards in Section 12.50.715.E on your plans, including:

Pedestrian Access (12.50.715.E.10)

Windows (12.50.715.E.11)

Articulation and Detailed Design Elements (12.50.715.E.12)

Parking Design (12.50.715.E.13)

Accessory Buildings (12.50.715.E.14)

Existing Structures (12.50.715.E.15).

INDIVIDUAL MAIN ENTRY

- Entry is no further than eight feet behind longest street facing wall (required)
- Entry Location (one box below must be checked):**
- Entry faces street
- Entry is at an angle of no more than 45 degrees from the street
- Entry opens to a porch that meets all standards listed below:
1. At least 25 square feet in size and five feet in depth
 2. Porch entry faces street
 3. Roof is maximum 12 feet above floor of porch
 4. Roof covers at least 30% of porch area

SHARED MAIN ENTRY

- Common main entry faces the front property line.
- Yes No
- If no, one of the following must apply:
- The building is on a corner lot and the entry faces one of the streets or the intersection.
- The building has multiple entries and at least one faces the front property line.
- The building entry faces a landscaped courtyard.

WINDOWS

For detailed information on calculating glazing, please see CDC Section 12.50.710.C.2.

Elevations		Facade Wall Area	Area of Glazing Provided	Minimum Glazing Required	Actual Glazing Percentage
Front Facade	Ground Floor			20%	
	Total			15%	

The table below is for enhanced elevations glazing, which is only required for those elevations facing a street, or commonly-accessible open space.

	Elevations	Facade Wall Area	Area of Glazing Provided	Minimum Glazing Required	Actual Glazing Percentage
Left Side	<input type="checkbox"/> Enhanced	Ground Floor		20%	
		Total		15%	
Right Side	<input type="checkbox"/> Enhanced	Ground Floor		20%	
		Total		15%	
Rear	<input type="checkbox"/> Enhanced	Ground Floor		20%	
		Total		15%	

MISC

Foundation Materials - Concrete or concrete block may be used as foundation material only if the concrete or concrete block is not exposed above finished grade by more than 3 feet. On sites with slopes greater than 20%, the use of concrete or concrete block as a foundation material may be increased to 6 feet.

Meets Standard

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

	Front	Left Side	Right Side	Rear
a. A covered porch with a minimum depth of five feet and minimum width of six feet				
b. A balcony with a minimum depth of four feet and minimum width of eight feet				
c. A bay window six feet wide (minimum), bumped out by at least two feet, extending from top of foundation to top of the main façade wall				
d. A recessed building entry with a minimum depth of two feet and minimum width of five feet				
e. A section of the facade, (six feet wide min) that is either recessed or bumped out by at least two feet deep from the front of the wall plane				
f. An offset on the building face of at least 16-inches from one exterior wall to the other				
g. A gabled dormer (four feet wide minimum)				

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

	Front	Left Side	Right Side	Rear
a. A recessed building entry with a minimum depth of two feet and minimum width of five feet				
b. Roof eaves on all elevations that project at least 12 inches from the intersection of the roof and the exterior walls				
c. A minimum of three gable end brackets spaced a maximum of 15 feet on center				
d. Roof line offset of at least two feet from the top surface of one roof to the top surface of the other				
e. Hip or gambrel roof design with a minimum pitch of 6/12				
f. Siding in gables which differs from the primary siding type				
g. Tile roof				
h. Fiber-cement horizontal lap siding between three and seven inches wide (the visible portion once installed)				
i. Exterior finish materials covering at least 40% of the street-facing facade from one or more of the following: brick, fiber-cement shingles, stone, or stucco				
j. Window trim around all windows at least three 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 (windows)				
l. Window recesses in all street frontage windows, of at least three inches as measured horizontally from the face of the façade				
m. Mullions or window grids in all windows on a facade				
n. Garage door width 35% or less of the width of the street-facing façade				
o. Horizontal band or barge boards				
p. Color palette including four colors. Colors may be paint or intrinsic to the material (e.g., wood, brick, or stone). One main color shall cover at least 40% of the street-facing facade and each of the other colors shall be used on a minimum of four square feet				