

Floor Area:

Proposed floor area: _____ square feet

(Measure floor area from interior walls. Can exclude exterior walls, interior staircases, common/shared space between the primary dwelling and the ADU, interior parking and unfinished storage space not accessible from interior of ADU.)

Building Height:

Proposed building height: _____ feet

(Must not exceed maximum height in base zone)

Setbacks and Placement:

Front: _____ feet Side 1: _____ feet Side 2: _____ feet Rear: _____ feet

Is ADU located behind the front building plane? _____ Yes _____ No

(On corner lots, through lots, and multiple frontage lots, the ADU must be placed behind the front building plane of the facade with the front door)

Main Entrance:

Are each of the following provided?

1. A recessed building entry or porch at least 2 feet deep, as measured horizontally from the face of the main building façade, and at least 5 feet wide; _____ Yes _____ No

2. Entrance lighting that does not exceed 2 lumens and does not glare or shine onto adjacent property. _____ Yes _____ No

3. One or more sidelights, glass doors, or windows. _____ Yes _____ No

Windows:

Are there windows on an elevation that is facing and within 20 feet of a neighboring residential property?

_____ Yes _____ No

If yes, is a minimum 6 foot screen provided either through a fence or landscaping? _____ Yes _____ No

(The screen or fencing shall extend the entire distance of the ADU building elevation, plus an additional 3 lineal feet. Newly planted shrubs shall be no less than 5 feet in height at time of planting.)

Architectural Standards:

Please complete checklist on next page.

ADU Architectural Compliance

Please identify two elements that are provided on each facade of the ADU. Elements can be from either of the lists but cannot be repeated (i.e. cannot use element D on Articulation and element A on Detailed Design as two elements on the same facade).

ARTICULATION

	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)				

DETAILED DESIGN 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				