
Overlays: (if any are impacted, approval needed prior to submittal of this ZR)

Significant Natural Resource Floodplain Cultural Resource

Required Base Zone Standards:

Setbacks:

Front Setback _____

Side Setbacks _____ and _____

Rear Setback _____

Building Height _____ feet

Number of Stories _____

Lot Coverage (percentage of lot covered by structures over 30 inches tall) _____%

Development Proposal Standards:

(demonstrate meeting base zone standards)

Setbacks:

Front Setback _____

Side Setbacks _____ and _____

Rear Setback _____

Building Height _____ feet

Number of Stories _____

Lot Coverage (percentage of lot covered by structures over 30 inches tall) _____%

Site Grading:

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

Please complete the Architectural Review Compliance Form on pages 2-3. For Zoning Reviews proposing units on more than one lot, the Architectural Review Compliance Form must be completed for each house plan.

Middle Housing created through conversion of, or addition to, an existing dwelling is exempt from Architectural Compliance standards, except that an addition cannot increase the non-conformity of any element.

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

Maximum Number of Attached Units (12.50.715.D.1)

Driveway Access and Parking (12.50.715.D.2)

Main Entries (12.50.715.D.3)

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				