

Applicant Suggested

Revisions - Received at
City Council Meeting

RECEIVED

JAN 28 2020

COMMUNITY DEVELOPMENT CENTER

20. All homes constructed in Baker Creek North shall ~~front facades and public-facing building elevations must~~ meet the following design standards.

Prior to issuance of residential building permits, the applicant shall submit dwelling unit building plans for review and approval by the Planning Director. The purpose of this review is to ensure that each dwelling unit constructed within the Planned Development meets the required design standards listed below.

The dwelling unit building plans submitted for review shall contain architectural elevations drawn to scale, details, materials, and colors for each building type. The dwelling unit design standards shall apply as ~~described below shall apply to all front facades and all public-facing building elevations.~~ The building plans submitted for review shall show how the front façade and public facing building elevations meet the following standards:

- a. Style and Massing
 - i. Elevations shall provide vertical offsets, projections, or recesses to break up the building façade.
 1. Vertical projections may encroach into exterior side yard setbacks by up to 20 percent of the required setback distance.
- b. Quality and Type of Exterior Materials each dwelling shall include at least seven (7) of the following design features on street front and street side elevations, and at least four (4) when on an elevation facing a common open space or public park:
 - i. Elevations shall include horizontal elements the entire width of the façade to mark the break between floors or along rooflines including band course, band molding, bellyband, or belt course.
 - ii. A minimum of two types of building materials shall be used on the front elevations.
 - iii. Elevations shall have trim, sashes ~~and or~~ mullions on all windows, ~~and shall incorporate a paint scheme with three colors.~~
 - iv. The exterior finish has the appearance of either horizontal lap siding, shakes, shingles, stone, brick or stucco. Where horizontal lap siding is used, it appears to have a reveal of 3 to 8 inches.
 - v. The elevation containing the vehicular entrance for a garage has a covered porch or building plane variation from the plane of the garage door wall.
 - vi. A higher level of façade design with stone or masonry is incorporated over at least 10% of the elevation, excluding garage doors.
 - vii. The total garage door(s) width does not exceed 24 feet.
 - viii. The main entrance to each dwelling has either: a. A covered porch at least 36 square feet in area, with the minimum dimension of six feet on at least one side; or b. A recessed entry at least 24 square feet in area, with the minimum dimension of four feet on at least one side.
 - ix. The front of the dwelling contains an articulated roof line incorporating more than one pitch or elevation of the ridge line that is visible in the front elevation.
 - x. The front of the dwelling contains a gable, dormer, eyebrow, off-set roof line or other vertical, architectural extension of the building, at least 36 inches above the eave.

- xi. The front of the dwelling contains a horizontal offset of at least 12 inches in depth and five feet in length.
 - xii. Elevations adjacent to a street, open space or public park contain multiple windows.
 - xiii. A minimum of three different colors or color shades on the façade, and two on all other elevations.
 - xiv. A minimum of two different siding material types.
 - xv. The elevation incorporates a terrace or deck accessible from the interior of the dwelling.
 - xvi. The elevation has garage doors with decorative windows and paneling
 - xvii. Decorative front door (minimum 25 percent glazing).
 - xviii. Front door with transom and sidelight windows.
 - iv. In addition, elevations will include at least four of the following.
 - 1. Windows — mullions, trim, orientation, sashes
 - 2. Gables
 - 3. Dormers
 - 4. Architectural bays
 - 5. Awnings made of fabric, metal or wood-framed
 - 6. Change in wall planes
 - 7. Ground floor wall lights/sceneces
 - 8. Transom windows
 - 9. Balconies or decks
 - 10. Columns or pilasters — not decorative
- e. ~~Front Porches / Entry Areas~~
- i. ~~Front porches shall be at least 36 square feet in area, with a minimum dimension of 6 feet by 6 feet.~~
 - ii. ~~Porch must have a solid roof, and roof may not be more than 12 feet above the floor of the porch.~~
 - iii. ~~Porch must include one of the following: ornamental fencing, columns demarcating the perimeter of the porch, or columns supporting the roof of the porch.~~
- c. Roof Design and Materials
- iv. Use a variation in roof forms to visually break up monotony including pitched or sloping roof elements, variations in pitch and height of roof planes, variations in roof ridgeline directions, dormers, eaves, gable or dormer end brackets, corbels, or decorative wood timbers.
 - 1. The dwelling shall have a minimum roof pitch of 3:12.
 - 2. Roofing material shall be composition shingles, clay or concrete tile, metal, cedar shingles or shakes.
 - 3. Composition shingles are architectural style, with a certified performance of at least 25 years.
 - 4. Eaves of a dwelling unit or garage provide a minimum five-inch projection.
 - v. ~~Elevations shall contain more than one single, continuous ridgeline or eave.~~
- d. Exterior Doors and Windows
- vi. Windows shall be provided on all elevations and blank walls will be avoided.
- e. Garage Door Types

- vii. Pair garages where possible to maximize planting strip and potential for street trees.
- viii. ~~The length of a garage wall facing the street shall be no more than 50 percent of the street-facing building façade.~~
- ix. ~~The garage wall facing the street may exceed 50 percent of the street-facing building façade if the building meets the following:~~
 - 1. ~~The garage door opening is not wider than the maximum width of the driveway allowed for the private lot; and~~
 - a. **When the building includes interior living area above the garage which is recessed, the living area must be set back no more than 4 feet from the street-facing garage wall; or**
 - b. **When the building includes a covered balcony above the garage, it must be:**
 - i. **At least 4 feet deep; and**
 - ii. **Accessible from the interior living area of the dwelling unit.**
 - 2. ~~The building includes one of the following:~~
 - a. ~~Interior living area above the garage. The living area must be set back no more than 4 feet from the street-facing garage wall; or~~
 - b. ~~A covered balcony above the garage that is:~~
 - i. ~~At least the same length as the street-facing garage wall;~~
 - ii. ~~At least 6 feet deep; and~~
 - iii. ~~Accessible from the interior living area of the dwelling unit.~~
 - c. ~~If the building is a single story, the front elevation shall include architectural features that create an elevation that is not dominated by garage walls and garage door openings by incorporating at least seven (7) of the following design features:~~
 - i. ~~Change in elevation of roof ridges~~
 - ii. ~~Change in direction of roof ridges~~
 - iii. ~~Eave overhangs of over 12 inches~~
 - iv. ~~Porch or veranda covering at least 40 percent of the overall width of the front façade~~
 - v. ~~Porch of at least 48 square feet in area~~
 - vi. ~~Dormer or bay windows~~
 - vii. ~~Shutters on all windows~~
 - viii. ~~Accent siding~~
 - ix. ~~Decorative gable vents~~
 - x. ~~Garage doors with windows and decorative paneling~~
 - xi. ~~Decorative front door (minimum 25 percent glazing)~~
 - xii. ~~Front door with transom and sidelight windows~~
- ii. Garages shall **not protrude** be recessed from entrances or covered front porches.
- f. Exterior Lighting
- g. Sample Exterior Colors

- x. A variety of color schemes should be used throughout the development that are distinctly different from each other but enhance each other.

BAKER CREEK NORTH DEVELOPMENT



CONDITIONS OF APPROVAL #18 (PD 1-19) – Requested Changes

~~That driveways on each private lot shall be the maximum width requested by the applicant depending on the type of lot. Except for SFD-40, SFD-60 and any lots on a curve, the driveway width shall be tapered down at the property line and not exceed the maximum 40 percent driveway width required by Section 12.20.030(B) between the property line and the street, unless otherwise approved by the City Engineer as permitted in Section 12.20.080. SFD-60 lots may have maximum driveway widths of 28 feet between the property line and the street.~~

~~SFD-40 lots may have maximum driveway widths of 20 feet between the property line and the street.~~

~~The maximum driveway width on the private lot for each lot type shall be:~~

- ~~a. SFD-70 and SFD-60 Lots: 30 feet wide driveways~~
- ~~b. SFD-50 and SFD-40 Lots: 20 feet wide driveways~~
- ~~c. SFD-45 Lots: 18 feet wide driveways~~

