

4. Single-Family Development

4.2 Building Design

4.2.A. Roof Forms

Maintain the residential scale and character of neighborhoods.

1. Structures shall incorporate pitched roof forms having primary slopes between 4:12 and 14:12. Accessory and subordinate roof forms may incorporate shallower pitches.
2. Street-facing gables, dormers, and projecting eaves and rakes are encouraged.



A hipped primary roof with wide eaves and steeper subordinate roof forms to provide visual interest

4.2.B. Windows

Maintain a lively and active street face.

1. The front building façade shall incorporate a minimum of 18% window area.
2. Other street-facing façades shall incorporate windows at regular intervals.
3. All windows on the building shall have trim that is consistent with the front façade, with a minimum dimension of 3 inches.
4. Vertically-oriented windows shall be the predominant window proportion, however a variety of sizes and shapes that contribute to overall composition may be integrated.

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Groupings of vertically-oriented windows with wide trim on the front façade; the side façade incorporates alternative window proportions with the same trim.

4.2.C. Articulation

Provide visual variety and ensure all sides of a building have interest.

1. Any side of the building visible from a street, public open space or alley shall be given architectural treatment. Elements with historic antecedents such as corbels, knee braces, bargeboard, brackets, decorative shingles, columns, finials, decorative moldings, or similar are encouraged.
2. Horizontal façades longer than 30 feet shall be articulated into smaller units, through one or more of the following methods:
 - a) distinctive roof forms
 - b) changes in cladding materials
 - c) window patterns
 - d) recesses / offsets
 - e) secondary entrances
 - f) porches and balconies
 - g) canopies and awnings
3. The primary building entry shall be distinguished through covered front porches, weather protection, or a similar architectural feature that meets the intent.



Architectural elements provided on both street-facing façades with a large covered porch on the primary façade.