

18.50.050 Single-Family Dwelling Design Standards

All new single-family dwellings, except those that are part of an approved Housing Options Demonstration Program, constructed under building permits submitted to the City after August 19, 2005, must:

1. be set upon a permanent foundation, with the space from the bottom of the home to the ground enclosed by concrete or an approved concrete product that can be either load bearing or decorative;
2. if a manufactured home, be comprised of at least two fully-enclosed parallel sections, each of not less than 12 feet wide by 36 feet long;
3. be thermally equivalent to the State's energy code;
4. have exterior siding that is residential in appearance including, but not limited to, wood clapboards, shingles or shakes, brick, conventional vinyl siding, fiber-cement siding, wood-composite panels, aluminum siding or similar materials. Materials such as smooth, ribbed or corrugated metal or plastic panels are not acceptable;
5. have the front door facing the front or second front yard, if the lot is at least 40 feet wide; and
6. have a roofing material that is residential in appearance including, but not limited to, wood shakes or shingles, standing seam metal, asphalt composition shingles or tile, with a minimum roof pitch of 5:12.

(Ord. 2098 §2, 2005)

18.50.055 Single-Family Design Standard Exceptions

A. The design standards required at 18.50.050 (5) and (6) may be modified by the DCD Director as a Type 2 Special Permission decision.

1. The criteria for approval of a roof pitch flatter than 5:12 are as follows:
 - a. The proposed roof pitch is consistent with the style of the house (for example modern, southwestern);
 - b. If a flat roof is proposed, the top of the parapet may not exceed 25 feet in height;
 - c. If a sloped roof is proposed, it must have at least 24-inch eaves; and
 - d. The house exhibits a high degree of design quality, including a mix of exterior materials, detailing, articulation and modulation.
2. The criteria for approval of a house with a front door that faces the side or rear yard are as follows:
 - a. The topography of the lot is such that pedestrian access is safer or more convenient from the side or rear yard;
 - b. The house will be set back at least twice the minimum front yard setback;
 - c. The entrance is oriented to take advantage of a site condition such as a significant view; or
 - d. The entry feature is integral to a unique architectural design.

B. The design standards required at 18.50.050(5) and (6) may also be modified by the DCD Director as a Type 2 Special Permission decision if the proposal includes a replacement of a single wide manufactured home with a double wide and newer manufactured home.

(Ord. 2098 §3, 2005)