

Cottage Form Type Design Standards & Guidelines (Section 18.29.332)

Massing & Articulation: The intent of the massing and articulation standards is to create a varied yet unified building presence at the block level when viewed from the pedestrian realm, and to reduce the over articulation of building facades facing the front and side street. (See 18.29.332(2))

	Massing & Articulation Standards and Guidelines	Applies Y/N	Describe Compliance
b1	Standard: For buildings with required open sides and closed sides, the open side shall face South, Southeast, East, or Southwest, except for corner lots where the open side shall face the side street.		
b2	Standard: The principal building facade facing the street shall have at least one articulation and no more than three articulations.		
c1	Guideline: Competition between massing articulations should be avoided.		
c2	Guideline: Facades should be composed of a hierarchy of differently sized massing articulations. For instance, a large primary massing articulation shall be accompanied by smaller secondary massing articulations		

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Porch Characteristics: The intent of the porch standards is to create pronounced first-story building articulations and to create a transition between the pedestrian realm and the residential living space. (See Section 18.29.332(3))

	Porch Characteristics Standards and Guidelines	Applies Y/N	Describe Compliance
b1	Standard: Front porches shall provide direct access to the interior living space.		
b2	Standard: The porch shall not be elevated more than one step down from the finished floor of the home.		
c1	Guideline: Cottages located on corner lots should have wrapped porches.		
c2	Guideline: Cottages should have large porches to create a shaded outdoor living space		

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Exterior Materials: The intent of the exterior materials standards is to ensure that cladding materials are used in a manner that offer simplistic, well-designed buildings, while also avoiding the creation of overwhelming and cluttered facades with too many materials. (See Section 18.29.332(4))

	Exterior Materials Standards or Guidelines	Applies Y/N	Describe Compliance
b1	Standard: Allowed exterior wall materials are horizontal and vertical siding, real stucco, or masonry. Siding patterns shall be one of the following: horizontal bevel, drop siding, vertical tongue and groove, or board and batten. Masonry materials allowed are brick, stone, cementous siding and concrete.		
b2	Standard: Material and color changes shall occur along a vertical line at interior (concave) corners, or along a horizontal line at a floor line or a gable end.		
b3	Standard: All public facing facades shall utilize a comparable composition of color, materials, and textures.		
c1	Guideline: Lighter materials should be installed above those of heavier weight.		