

### Duplex Form Type Design Standards & Guidelines (Section 18.29.362)

**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 18.29.362(2))

	Massing & Articulation Standards and Guidelines	Applies Y/N	Describe Compliance
b1	Standard: The primary building façade facing the street shall have at least one articulation.		
b2	Standard: For buildings less than 24 feet in width, the primary building facade shall have no more than three articulations.		
b3	Standard: For buildings greater or equal to 24 feet in width, the primary facade shall have no more than five articulations		
c1	Guideline: The architectural design of the duplex building should resemble a large single-family dwelling unit (rather than two separate household units) in terms of the building form and 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 18.29.362(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.		

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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 18.29.362(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.		