

House Form Type Design Standards & Guidelines (Section 18.29.322)

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. (18.29.322

	Massing & Articulation Standards and Guidelines	Applies Y/N	Describe Compliance
b1	Standard: For buildings with 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 elevation that faces the street shall have at least 2 massing articulations that are visible from the sidewalk.		
b3	Standard: For buildings less than 24 feet in width, the building facades facing the street (both primary and side streets) shall have no more than 3 massing articulations.		
b4	Standard: For buildings greater or equal to 24 feet in width, the building façade facing either the primary or secondary street shall have no more than 5 massing articulations.		
b5	Standard: Corner buildings with two street facing facades shall comply with standards 1., 2., and 3., above, for each street facing facade visible from the sidewalk.		
c1	Guideline: Create a hierarchy of massing articulations of different sizes with a primary articulation and a series of secondary massing articulations.		

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Porch Characteristics: The intent of the porch characteristics standards is to create pronounced first-story building articulations, and to create a transition between the pedestrian realm (sidewalk) and the entry to the house.

	Porch Characteristics Standards and Guidelines	Applies Y/N	Describe Compliance
b1	Standard: With respect to all house form types except the uphill house, porches that are situated between a specified porch setback line and a building setback line shall be one story in height, but may be located below (or be structurally integrated with) an uncovered balcony or deck.		
	Porch Characteristics Standards and Guidelines	Applies Y/N	Describe Compliance
b2	Standard: The porch of an uphill house may appear as a two-story element, or a first-story porch below a covered balcony.		
b3	Standard: Front porches shall provide direct access to the interior living space via an entryway.		
b4	Standard: The porch shall not be elevated more than one step down from the finished floor of the house's first story.		
c1	Guideline: Houses located on corner lots should have wrapped porches.		

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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.

	Exterior Materials Standards or Guidelines	Applies Y/N	Describe Compliance
b1	Standard: Buildings shall be clad with one or more of the following materials: siding (horizontal or vertical), real stucco, or masonry.		
b2	Standard: Where siding is used, siding patterns shall be one of the following: horizontal bevel, drop siding, vertical tongue and groove, or board and batten.		
b3	Standard: Where masonry is used, materials shall be brick, stone, cementous siding, or concrete.		
b4	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		
b5	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.		