

SINGLE AND TWO FAMILY RESIDENTIAL DESIGN PRINCIPLES
Site Plan and Design Review Principles Checklist

Applicant's Name: _____ **Phone:** _____

Project Address: _____ **Email:** _____

Applicant shall fill out the design guidelines checklist for all guidelines applicable to the project. Check the box if meets guideline and indicate in the comments how the guideline is met. Indicate NA if a design guideline is not applicable. Any design guideline that the project does not meet shall be indicated as a deviation with a comment explaining the rationale for the deviation.

A. GENERAL ARCHITECTURAL ELEMENTS

- Variation in residences, structures and buildings is achieved through the use of quality materials and detail in design, which lends visual interest, distinctive character and identity to a community.
1. Consistent level of detailing and finishes
 2. Materials palette that reflects area context
 3. Window shape/placement to break expanses of wall
 4. Avoid roof mounted HVAC

Comments / Deviations:

Staff comment:

B. PORCHES / ENTRIES / COURTS

- A clear sense of entry and design interest to a home is provided through the inclusion of porches, verandas, porte-cocheres and other architectural elements that contribute to a sense of place and activity.
1. Front of house and entries face the street with clearly defined entry and active use windows.
 2. Provide useable front porches.
 3. Avoid garage protruding forward from front face of house.

Comments / Deviations:

Staff comment:

C. GARAGES

- Minimizing the impact of the garage as viewed by the public realm creates a visual relationship between the front entrance of each home and the street.
1. Recess garage back at least 5 feet from front of house elevation.
 2. Detach garage to rear of property where appropriate.
 3. Provide second story above garage element to reduce emphasis on garage.

Comments / Deviations:

Staff comment:

D. DRIVEWAYS / ENTRY WALKS

- Creative driveway entry walk design, with the use of quality materials, are scaled to the pedestrian, enhancing overall neighborhood appeal.
 1. Single width driveway provided where possible, Hollywood drives encouraged.
 2. If large portion of frottage is paved with walks and driveways, provide decorative paving surfaces and colors.
 3. Drive access to RV or other parking should be in alternative paving materials.

Comments / Deviations:

Staff comment:

E. LANDSCAPING / SIDEWALKS

- Consistent quality and design of landscape elements and sidewalks softens the aesthetics of structures and ties neighborhoods together while contributing to energy efficiency.
 1. Provide at least one shade tree in front yard setback.
 2. Larger residential subdivisions should provide thematic street tree programs.
 3. Utilize drought tolerant landscaping wherever possible.

Comments / Deviations:

Staff comment:

F. SETBACKS / LOT WIDTHS

- Neighborhood environments are established by the variety of architecture and landscape defined by varied lot widths and setbacks.
 1. Incorporate reduced or varied setbacks when that is the established pattern of the neighborhood.
 2. Avoid deep homogenous setbacks, unless that is the established pattern of the neighborhood.

Comments / Deviations:

Staff comment:

G. ORIENTATION TO PARKS / PUBLIC OPEN SPACE

- Visual and physical accessibility to public open spaces and parks allows for cohesive neighborhood viability and sustainability.
 1. Residential units should front or side onto parks and public open spaces to provide eyes on these spaces and increasing safety.
 2. Visual breaks in rear yards that face open spaces can be provided when side or front on lots are not possible.

Comments / Deviations:

Staff comment:

H. STREET VIEW WALLS / MONUMENT ENTRIES / ACCESS

- Through creative design and use of quality materials, perimeter wall and entry elements provide a sense of arrival and identity for neighborhoods.
 1. Front or side on lots adjacent to local or collector streets where noise and traffic impacts allow for a more pedestrian friendly streetscape.
 2. For larger subdivisions provide multiple ingress and egress points for better dispersal of traffic.
 3. Avoid long walls separating subdivisions from street access and other subdivisions.
 4. Avoid gates as entryways into subdivisions.

Comments / Deviations:

Staff comment:

By signing below, the applicant certifies that this form accurately describes the proposed work.

Applicant's Signature: _____ **Date:** _____

Name of Planner: _____

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Counter Staff: _____