

Draft
Planning and Development Design Manual
R-5 Small Residential Lot Development Design Standards

Small Residential Lot development in the R-5 Zone shall comply with the following standards. The general intent of these standards is to achieve an attractive and comfortable neighborhood environment. Except where stated otherwise, these standards shall apply to the front façade and those portions of the building that are visible from the public way.

1. **Context:** Residential development shall include design elements that reinforce the context and existing character of the neighborhood, and enhance the streetscape. Neighborhood context refers to the existing residential development within a two block radius of the site. The more definite and easily discernable traits within an established neighborhood shall serve as a basis for a design solution.
2. **Public Realm:** The public realm of open space, sidewalks and streets shall be reinforced through appropriately scaled entries, porches, fenestration, architectural details and landscaping. The transition space between the street and the primary building entrance shall include features such as porches, stoops, covered entries, landscaping or other measures to delineate the space.
3. **Massing:** The building's massing (as defined by its size, scale, and form) shall be consistent with existing residential buildings in a two block radius.
4. **Orientation:** Principal facades, primary entrances, porches and bays shall orient to the street, not to interior blocks or parking lots. The primary entrance shall either face the street, or be located on the side with a covered porch (minimum six feet wide) that extends to the front of the building. The slope of the roof shall be either parallel or perpendicular to the street.
5. **Articulation:** Facades shall be articulated with architectural details that create visual interest consistent with the context of the neighborhood. The primary façade and all facades visible from public ways shall include at least two of the following architectural details: gables or dormers, balconies, bay windows, recessed entries, covered porches (minimum six feet wide), covered entries, or stoops. The area of fenestration shall be a minimum of 25% of the total area of street facing façades. Windows shall be included on all sides of a building. The rhythm, size and proportion of door, window and other openings shall be proportional to the overall massing of the building, and consistent with existing residential buildings in a two block radius.
6. **Garages.** Attached and detached garages shall be oriented to the side, or oriented to the street as long as the garage is set back from the primary façade by a minimum of four feet. In such case, the total width of the garage door(s) shall be less than 40% of the overall building width (however, the garage door shall not be required to be reduced to less than 9 feet wide).
7. **Roofs:** Roofs shall be peaked, unless evidence can be shown for an alternative roof form that is predominant on existing residential buildings in a two block radius. Buildings shall have a main roof form, and subsidiary roofs (except for porch roofs) shall follow the pitch and form of the main roof. Rooflines shall have a cornice treatment.

8. **Materials:** Building materials shall be consistent with the context and overall character of the neighborhood. Façade materials shall provide visual cohesion. Chimneys shall be brick, finished metal, stone or boxed in.
9. **Sound:** Provide visual and acoustical privacy between units
10. **Light and air:** Maximize natural light and ventilation with units.