

17.12.080 Design standards.

Within the R-1 zone, all residential dwellings shall contain the following design standards:

- A. Attached or detached garage;
- B. Gutters and down spouts;

17.16.080 Design standards.

Within the R-2 zone, all single-family dwellings, including manufactured homes, all duplexes and all multi-family residential housing units shall contain the following design standards:

- A. Attached or detached garage, or a carport.
- B. Gutters and down spouts;

Sections 17.12.080 and 17.16.080 both read:

- C. Design Features. All residential dwellings, including single family dwellings, manufacture homes, duplexes and multi-family housing units, shall contain at least four of the following design elements on the front of the structure which faces a street and on any other side of the structure which faces a street to provide architectural relief:
 - 1. Dormers or gables.
 - 2. Bay or bow windows.
 - 3. Exterior shutters.
 - 4. Window trim (4" + wide).
 - 5. Recessed front entries. The entry shall be recessed at least four feet from the front wall.
 - 6. Recessed Garage. The garage shall be recessed at least four feet from the front wall.
 - 7. Recess or building wall off-sets in the building face (minimum 2').
 - 8. Front porch at least two hundred (200) square feet, which may extend into the required front setback.
 - 9. Covered front entry area with pillars or posts.
 - 10. Roof with pitch equal to or greater than six (6) feet in height per each twelve (12) feet in length.
 - 11. Front side exterior brickwork, stone or masonry (minimum twenty-four (24) square feet).
 - 12. Permanent planter boxes with exterior brickwork, stone or masonry.
 - 13. Balcony.
 - 14. Eaves (minimum 16" eave).
 - 15. Decorate patterns on the exterior finish (e.g. scales/shingles, wainscoting, ornamentation and similar architectural design features).
 - 16. Decorative cornices.