

### **201-3.3. Small Residential Building Standards**

#### **A. Applicability**

The following applies to:

1. New single-family detached dwellings not in subdivisions;
2. New single-family detached dwellings in new subdivisions approved after the effective date of this UDO;
3. New single-family detached dwellings in existing subdivisions where no dwelling units were issued a certificate of occupancy before the effective date of this UDO and where there are no valid approved or pending building permits per the transitional provisions of Sec. 101-1.4.
4. New two-family dwellings; and
5. New single-family attached dwellings.

#### **B. Alternative Standards**

The City Council may approve alternative standards to this subsection in a new subdivision.

#### **C. Prohibited Exterior Wall Finish Materials**

The following exterior wall finish materials (excluding architectural accents, windows, and doors) are not allowed:

1. Vinyl;
2. Concrete;
3. Metal, except that aluminum clapboard siding is allowed;
4. EIFS;
5. Concrete masonry units;
6. Plywood (including T1-11); and
7. Cementitious panels, except that cementitious clapboard is allowed.

#### **D. Building Colors**

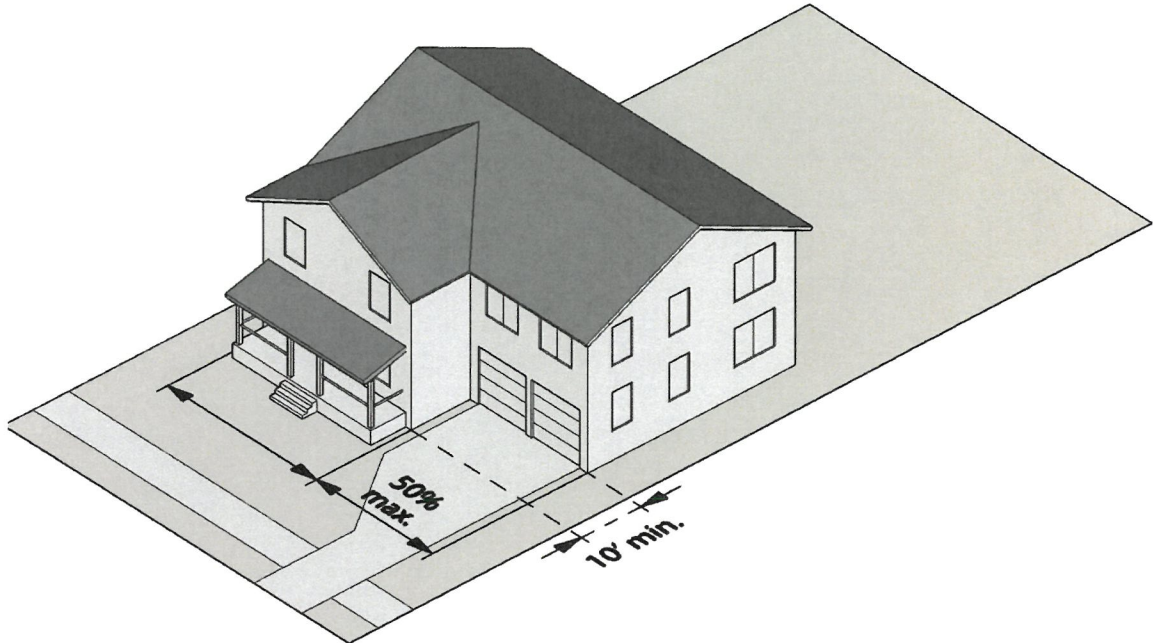
All exterior wall finish, foundations, windows, and door material colors must use hues from or equivalent to any historic palettes from any major paint manufacturer, except that primary and fluorescent colors are not allowed.

#### **E. Building Facades**

Building facades facing a street must comply with the following:

1. The total combined area of all windows and doors on a front facade may not exceed 40% of the front façade wall area.
2. A front porch or stoop is required and must conform to Sec. 201-2.14.C or Sec. 201-2.14.D, as applicable.

3. Single-family detached dwelling garage doors facing a street may not comprise more than 50% of the overall width of the front wall plane of the house.



4. All garage doors facing a public or private street must observe a minimum 22-foot ~~foot~~ front and side (street) setback from sidewalk in all zoning districts, unless a greater setback is required to meet the 30 feet minimum driveway length, measured from right-of-way to garage door, required in the Build to Rent districts.
5. No more than three adjacent single-family attached units may have identical façade designs. Differentiation between adjacent units may be accomplished by a change in materials, building height, color, or roof form.

#### **F. Building Massing**

1. Pitched roofs, if provided, must be symmetrically sloped no less than 5:12, except that roofs for front porches and attached sheds may be sloped no less than 2:12.
2. Flat roofs must be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment by Sec. 207-2.2.C (Screening, Roof Mounted Equipment).

#### **G. Roofs**

All roofs must have a minimum 25-year roof life (per manufacturer's warranty) and must have no visible roll roofing.