



# THE CITY OF RIDGEFIELD

230 Pioneer Street | P.O. Box 608 | Ridgefield, WA 98642

## Hillhurst Heights

Code Version: 6/17/2019 Supplement 81

RDC 18.210.060.D, 18.210.065.B

**COMPLETE THE FOLLOWING CHECKLIST AND SUBMIT WITH EACH BUILDING PERMIT APPLICATION**

**18.210.060 - Neighborhood design standards.**

The purposes of these standards are to ensure compatibility and continuity between and within developments, as well as variety in architecture. The standards are intended to complement the site with quality building design.

Every home shall contain the following features:

- All wall openings, regardless of visibility from a public right-of-way, shall have contrasting trim (minimum three inches wide), and where no wall openings exist on a façade, contrasting materials must be incorporated;
- Roof overhang (minimum six inches);
- Porch or covered entry for the primary entrance; and
- Minimum one hundred-square-foot covered outdoor area located on any façade other than the front façade.
- Another equivalent feature approved by the community development director may be authorized in lieu of one or more of the foregoing based on fact-specific analysis in the director's sole discretion.

Architectural design. To ensure variety in architecture and to reduce the dominance of garages on the streetscape, applicants for new residential developments shall demonstrate compliance with the following provisions at the time of building permit application:

- Front façade variety. Dwellings with the same front façade located on the same side of a street shall be separated by no less than four lots, and dwellings with the same front façade located on opposite sides of a street shall be separated by no less than four lots, with the lot directly across the street not included in the four-lot calculation. In this context, the lot "directly across the street" means the lot with which the greatest portion of frontage aligns with the frontage of the subject lot.



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- Front façade features. Every front façade shall contain a minimum of three elements from the lists below to include a minimum of one element from the structural elements list and at least one element from the decorative elements list:
  - Decorative elements
    - Decorative garage doors
    - Pillars/posts, decorative finish, contrasting materials, brick/rock accents, variable siding materials, shutters, plan reversal, other architectural elements, other than color, glass or lighting, including varying texture and materials within the same building, or massing, or window voids.
    - The community development director may authorize another feature in lieu of one or more of the foregoing based on fact-specific analysis in the director's sole discretion.
  - Structural elements
    - Porches
    - Dormers
    - Gables
    - Hipped/pitched roof
    - Bay window
    - Cupolas/towers
    - Sixteen-inch offset balconies
    - Unique roofline via orientation (structure, pitch, etc.)
    - vertical breaks/horizontal walls
- Housing within the same development that faces across a public or private street or right-of-way shall be the same type, i.e., single-family attached facing single-family attached or townhouses facing townhouses.
- Where houses are served by alleys, all garages and on-site parking shall be accessible from the alley and the facade of the house facing the public street shall be designed as the front of the house including, but not limited to, a primary building entrance consisting of inward swinging door(s), porch(es), window(s) and pathway(s) to the public sidewalks.



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## **18.210.120 - Accessory structures and dwellings.**

### **Garages.**

- Garages shall not exceed eighteen feet in height.
- For single-family detached dwellings, garages or carports either detached from or attached to the main structure shall be set back from the front building facade, including covered porches, by a minimum of four feet. To qualify as a porch under this subsection, the porch must extend along a minimum of fifty percent of the street-facing building facade that is not devoted to the garage, and must be at least four feet wide. Garage doors may be located forward of the front face of the residential structure and be located in up to fifty percent of the front yard setback if placed so their entrance doors are perpendicular to the right-of-way; and provided that they have windows, man-doors or other architectural treatments covering at least thirty percent of the wall facing the street.
- For single-family attached dwellings, garages or carports either detached from or attached to the main structure shall not protrude beyond the front building facade.