



THE CITY OF RIDGEFIELD

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

Wind River

Code Version: 03/16/2022 Supplement 93

RDC 18.206.020, 18.206.050 and 18.206.060

COMPLETE THE FOLLOWING CHECKLIST AND SUBMIT WITH EACH BUILDING PERMIT APPLICATION

18.206.020 - Single-family design standards.

Purpose. 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.

Applicability. The standards of this section apply to new single-family development in the RLD zones and the RMD-16 zone.

Every home shall contain all of the following features:

- All wall openings, regardless of visibility from a public right-of-way, shall have:
 - a. Contrasting trim (minimum three inches wide);
 - b. Recess (windows) at least one and one-half-inches from the façade; or
 - c. Other design treatments that add depth, richness, and visual interest to the façade.
- Roof overhang (minimum six inches);
- Porch or other covered entry at least three feet deep for the primary entrance.
- A front door visible from the street (applies only to front-loaded lots less than fifty feet wide).
- A minimum one hundred-square-foot covered outdoor area at the side or rear of the dwelling
- Minimum front façade window transparency: At least ten percent. This applies to all vertical surfaces of the façade elevation (excluding rooflines). Windows and their frames shall be used in the calculations, while trim may not be included. Garage door windows may be used to meet up to fifty percent of the minimum transparency requirement

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 features. Every front façade shall contain a minimum of three elements from the lists, including at least one element from the structural elements list and at least one element from the decorative elements list.



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- Structural elements:

- Covered porch area with a minimum of fifteen square feet
- Dormers
- Gables
- Hipped, gable, gambrel, mansard or similar pitched roof
- Bay windows
- Twelve-inch offset from one exterior wall to another
- Balconies
- Roofline offset of at least two feet from the top surface of one roof to the other
- Vertical breaks/vertical walls.
- Recessed building entry at least two feet deep by four feet wide
- Other structural element that adds comparable visual interest to the features above, as approved by the community development director

- Decorative elements:

- Decorative garage doors
- Pillars/posts
- Decorative eave or barge boards with two material variations
- Decorative shingles or varied siding in gables
- Decorative siding (shingles, shake, batten board, wainscoting, or similar)
- Brick, stone or cedar accents covering at least ten percent of the front facade wall surface area
- Variable siding; the use of two or more types of siding
- Fiber-cement horizontal lap siding between three and seven inches wide
- Shed roof above window(s)
- Belly Band cladding
- Functional shutters or louvers
- Corner boards/posts
- Knee or eave braces
- Enlarged trim on garage door headers at least six inches wide
- Other architectural elements, other than color, glass or lighting, approved by the community development director.



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Garage design and integration. Garages or carports detached from or attached to the main structure and facing the street shall comply with at least one of the following features listed below.

- Set back the garage or carport from the front building facade or front face of a covered porch, 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 six feet wide.
- Provide enhanced architectural details. Under this option, the front façade shall contain a minimum of six elements from elements listed above, including at least two elements from the structural elements list and at least two elements from the decorative elements list.

18.206.060 - Townhouses.

The standards of this section apply only to townhouse lots zoned **Residential Medium Density**.

The following design standards shall apply for townhouses:

- All wall openings, regardless of visibility from a public right-of-way, shall have:
 - Contrasting trim (minimum three inches wide)
 - Recess (windows) at least one and one-half-inches from the façade; or
 - Other design treatments that add depth, richness, and visual interest to the façade;
- Roof overhang (minimum six inches) or other design feature with comparable visual impact that adds depth and richness to the home design.
- Covered entry at least three feet deep for the primary entrances
- All townhouse dwelling units must provide open space at least equal to ten percent of the gross floor area of the unit. The required open space may be provided by one or more of the following:
 - Private ground level open space that is directly adjacent and accessible to dwelling units.
 - Such space must have minimum dimensions of at least twelve feet on all sides and be configured to accommodate human activity such as outdoor eating, gardening, toddler play, etc.
 - Front yard setbacks may be used to meet this standard, provided they are defined with a low fence (meeting standards of RDC Chapter 17.740, Fences and Walls).
 - Outdoor covered areas may be used to meet up to half of the required area if is located anywhere except the front of the lot.



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- Driveways shall not count in the calculations for usable open space.
- Balconies, roof decks, or porches.
- In PUD subdivisions, shared open space that meets the design requirements of a main facility under RDC 18.401.080.B may be used to meet the useable open space requirement, provided such space is visible and directly accessible to the subject townhouse dwelling units.
- Minimum front façade window transparency: At least ten percent. This applies to all vertical surfaces of the façade elevation (excluding rooflines). Windows and their frames shall be used in the calculations, while trim may not be included. Garage door windows may be used to meet up to fifty percent of the minimum transparency requirement.

18.206.060.E - Architectural Design Standards.

Townhouse buildings must include façade articulation features at intervals to create a human-scaled pattern. The maximum horizontal length of the intervals is the width of individual townhouse units.

Articulation is required on all facades facing a street, common or other shared open space, and common parking areas.

- At least three of the following articulation features must be employed with each articulation interval, and at least two of these features shall be substantially different from the features on abutting units:
 - Use of windows and/or entries.
 - Use of weather protection features (such as covered porches).
 - Change in roofline, such as vertical or horizontal offsets or variations in roof pitch.
 - Dormers.
 - Change or decorative use of building material, siding style, and/or window pattern (applies to all floors of the façade).
 - Pillars or posts.
 - Providing vertical building modulation of at least twelve inches in depth if tied to a change in roofline or a change in building material, siding style, or color.
 - Balconies that are recessed or projected from the facade by at least eighteen inches.
 - Other design techniques that effectively reinforce a pattern of small facades compatible with the building's surrounding context.



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No townhouse building shall have the same front façade design as any other townhouse building within **two hundred linear feet**, on either side of the street, as measured from the nearest point of the subject property lines.

- If a rear facade is visible from a public right-of-way and there is not a buildable lot fully between the nearest point of the rear property line of the subject property and the nearest point of a public right-of-way or private street, the rear facade of the subject dwelling shall also comply with this standard.
- Townhouse developments shall employ **one or more** of the following "repetition with variety" articulation methods:
 - Reversing the elevation of dwellings.
 - Providing different building elevations for external townhouses (units on the end or corner of a building) by changing the roofline, articulation, windows, and/or building modulation patterns.
 - Adding a different dwelling design or different scale of the same design, such as adding a two-story version of the basic dwelling design where three stories are typical.
 - Other design treatments that add variety or provide special visual interest, such as different cladding materials, window sizes and groupings, roof slopes, porch designs, balconies, etc. While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual interest, color changes alone are not sufficient to meet the purpose of the standards.

Entries.

- Clear and obvious pedestrian access between the street and the building entry is required for new dwellings.
- All new dwellings must provide a covered pedestrian entry with minimum weather protection of three feet by three feet (a covered porch or recessed entry).
- For townhouses where the primary pedestrian access to the dwelling is from an alley or private internal vehicular access, buildings must emphasize individual pedestrian entrances over private garages by using both of the following measures:
 - Enhance entries with a trellis, small porch, or other architectural features that provide cover for a person entering the unit and a transitional space between outside and inside the dwelling.
 - Provide a planted area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than four feet.



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Exterior materials.

- Building exteriors shall be constructed from quality and durable materials such as stone, brick, wooden lap siding, fiber cement siding, or similar materials. Insubstantial materials, such as fiberglass, and materials such as mirrored glass, corrugated siding, exposed concrete block, and plywood or T-111 siding are not permitted.

18.206.060.F - Parking and Garage Location and Design.

Exception: This standard does not apply for townhouse buildings with **two units**, and such buildings shall comply with the duplex driveway standards of RDC 18.206.050.E-F, which is listed at the bottom of this checklist.

- Rear parking. Individual garages facing the street are not allowed for townhouse dwellings. Garages shall be provided to the rear of the dwelling via alley access or a shared driveway and the following standards apply:
 - Garages that take vehicle access from an alley shall be set back a minimum of three feet from an alley right-of-way.
 - Internal drive aisles must meet minimum widths and other standards such as turning radii of the city-adopted International Fire Code.
 - Minimum building separation along internal drive aisles must be twenty-four feet. Projections into this minimum building separation standard are permitted for each building consistent with the side yard setback projections allowed under this title. The purpose is to provide adequate vehicular turning radius, allow for landscaping elements on at least one side, and provide adequate light and air on both sides of the dwelling units and vehicle areas, which often function as usable open space for residents
 - Street-access driveways leading to townhouse garages shall not be considered parking lots
- Street-facing driveways and garages.
 - Individual garages and driveways facing the street are limited to twelve feet in width. Shared driveways, which have a maximum width of twenty feet, may be required by the community development director.
 - Garages must be set back a minimum of twenty feet from the back of the sidewalk.
 - No more than forty percent, as measured in square feet, of the wall area of the front elevation of an individual townhouse unit facing a street shall be dedicated to garage door space.



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- Twenty percent of the garage wall area facing a street shall contain windows or doors placed to create the impression of habitable residential space.
- In each townhouse building, no more than fifty percent of the garages may extend beyond the front plane of the primary facade of the associated dwelling unit.
- If common parking areas other than driveways and garages are provided, the following access and location standards shall be met:
 - Access to parking areas shall be provided from alleys where possible.
 - Parking areas shall be located behind or to the side of buildings.
 - Common parking areas must provide pedestrian connections to dwelling units.

18.206.050 Duplex and Triplex

The garage standards listed below are only applicable to townhomes buildings with two units.

18.206.050.E - Garage Location and Design.

- Garages or carports detached from or attached to the main structure and facing the street shall comply with at least one of the following:
 - Set back the garage or carport from the front building facade or front face of a covered porch, by a minimum of four feet. To qualify as a porch under this subsection, the porch must extend along a minimum of 50 percent of the street-facing building facade that is not devoted to the garage, and must be at least six feet wide.
 - Provide enhanced architectural details. Under this option, the front façade shall contain a minimum of six elements from elements lists under subsection (D)(3) of this section, including at least two elements from the structural elements list and at least two elements from the decorative elements list.
- No more than fifty percent of any ground floor façade may be occupied by a garage, and detached garages and all carports shall not protrude beyond the front building façade. This limit may be increased to a maximum of sixty-five percent provided at least three of the following design details are utilized:
 - A decorative trellis over at least the entire width of the garage door(s).
 - A window or windows are placed above the garage on a second story or attic wall.
 - A balcony that extends out over the driveway.
 - Utilizing all single-vehicle car doors as an alternative to wider garage doors suitable for two-car garages.
 - Windows in the garage door.



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- Decorative details on the garage door. Standard squares on a garage door will not qualify as a decorative detail.

18.206.050.F - Driveways and Access.

- Where the dwellings are served by alleys, all garages and on-site parking shall be accessible from the alley and the façade(s) facing the street shall be designed as the front of the dwellings including, but not limited to, a primary building entrance consisting of inward swinging door(s), porch(es), window(s) and pathway(s) to the street.
- When no alleys are present, the following apply:
 - Side- and rear-facing parking areas and garages are encouraged.
 - When located on a corner lot, both streets must be utilized for vehicle access, unless one street is designated as an arterial. Such driveways must be located as far from the street corner as feasible.
 - Driveways for duplexes are limited to:
 - One twenty-foot wide (maximum) driveway; or
 - Two twelve-foot wide (maximum) driveways, provided the driveways are spaced at least twenty feet apart.

Reviewed By: _____