

SINGLE FAMILY DESIGN GUIDELINES - Please score your anticipated single family home designs.

YOUR SCORE	POINTS	INCENTIVE	INCENTIVE DESCRIPTION
5	5	EXTERIOR MATERIALS	Primary exterior materials are to be: ¹ - Natural (wood, brick, stone – may be cultured) - Traditional (shingle, stucco, clapboard – may be composite cement/osb siding, board and batten) <i>(If using, premium vinyl .044 thickness or greater, then the design receives only 2 points for this incentive)²</i> The material shall be consistent on the front and side elevations.
	4	WINDOWS	House elevations facing a street shall have a minimum of 20% area as window. Elevations not facing a street shall have a minimum of 10% area as window. <i>~17% of front surface area</i> Windows shall be double/single hung, casement, awning, or picture/fixed appropriate to the style of the house design.
3	3	GARAGE	Vehicular access shall be from alley if present. Exterior materials shall be compatible with the house. The front wall of the garage must set back a minimum of 5 feet from the front elevation of the house.
3	3	BASEMENT	The house provides a basement as defined by the building code. ³
2	2	PORCH	An unenclosed front porch comprising of at least 25% of the front elevation. ⁴
2	2	ARCHITECTURAL ENHANCEMENTS	Decorative accessories and accented trim, in the form of friezeboard, vertical corner trim, drip caps, gable vents, shingles and shakes.
2	2	FRONT ENTRY	The primary entrance shall be on the front elevation and shall face the street. ⁵
2	2	ROOF	Gable roofs shall be 5:12 pitch or steeper. Hip roofs shall be 4:12 pitch or steeper. Flat roofs shall not comprise more than 25% total of the roof area. Roofs shall be shingle (wood/asphalt), metal or standing seam roofs. Roof overhangs shall extend a min. of 12 inches on all elevations.
2	2	LANDSCAPE	The front yard of the property shall be landscaped with shrubs or grass or sod. Bonus point for planted tree(s) or storm water management landscaping (rain garden, ect), porous paving.
1	1	GREEN ENERGY/ADA	House meets a green energy standard (energy star, LEED, ect) or be Universal Design. <i>Focus on Energy New homes program.</i>
= 21	=26	<u>NEED 21 TOTAL POINTS TO QUALIFY</u>	

Additional requirements of the State and City Building Codes are to be met.

¹ If there are changes in exterior materials and color, they should occur between horizontal bands and be used to establish a base, middle, or top portion of the house.

² No vinyl less than .044 or concrete block used as a finish material.

³ Exceptions may be made for accessibility concerns or for flood plain concerns.

⁴ Exception made be made if architectural period-style does not utilize front porch.

⁵ Consult with Housing Rehabilitation Program for reverse corner lot.