

4. Single family design Standards

Please score your anticipated single family home designs.

| YOUR SCORE | POINTS | INCENTIVE | INCENTIVE DESCRIPTION |
|------------|--------|--|---|
| 2 | 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) (If using, premium vinyl .044 thickness or greater, then the design receives only 2 points for this incentive) ² The material shall be consistent on the front and side elevations. |
| 4 | 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. 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. |
| =23 | =26 | NEED 21 TOTAL POINTS TO QUALIFY | |

1. 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.