



Planning Division
Single-family or Middle Housing Structure

Supplemental Worksheet for
Residential Neighborhood (RN) Zone
Frog Pond

Lot Address: _____

Lot Number: _____ Subdivision: _____

Residential Neighborhood Zone Sub-District: R-10 (large lot) R-7 (Medium Lot) R-5 (Small Lot)

Staff Use: Section Complete Section Incomplete Information in Section not approvable Notes: _____

Does this unit meet the definition of Cluster Housing (Frog Pond West Master Plan) in Section 4.001, which is different from the more general definition of cluster housing? Definition reads, "A type of detached dwelling unit development arranged in groups, each unit on its own lot, with a courtyard(s) containing shared green space and a public access sidewalk easement. Cluster Housing, as used in the Frog Pond West Master Plan, is not considered a type of middle housing." Yes No

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Small Lot Sub-District Standard: See WC 4.127 (.08) C.

To be completed in lot is in R-5 sub-district

Identify which required element is provided on this block (must select at least one):

- Alley
- Entries Grouped Around Common Green/Courtyard
- Four or More Entries facing Pedestrian Connection
- Recessed Garage (minimum 4' from front façade or minimum 6' from front of front porch)

Garage setback from front façade: ____ front porch: ____

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Amount of Windows: See WC 4.127 (.16) C.

For middle housing, leave blank and include calculations on housing type specific supplemental worksheet. Windows used to meet these standards must provide views from the building to the street. Glass block does not count towards meeting these standards. Windows in garage doors and windows in other doors do count towards these standards

Front Facades:

Select one of the following standards for the percent of the front façade covered in windows. The standards are based on (1) the number of stories and (2) the number of design menu elements used. For design menu elements see Residential Design Menu section below or Subsection 4.127 (.16) E. Selected design elements must be clearly labeled with call outs on façade drawings using language similar to Subsection 4.127 (.16) E. (i.e. "dormer, 3.5 feet wide"):

- Two-story, 7 or more Design Elements Used (10% of façade in windows)
- Two-story, 6 Design Elements Used (12.5% of facade in windows)
- Two-story, 5 Design Elements Used (15% of façade in windows)
- One-story, 6 or more Design Elements Used (10% of façade in windows)
- One-story, 5 Design Elements Used (12.5% of façade in windows)

Percent of front façade covered in windows: _____

Are all selected design elements clearly labeled with call outs on façade drawings? Yes No

Which side facades are within the public viewshed? Side 1 Side 2 None

Percent of side façade(s) in public viewshed in windows (min. 5%): _____.

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Residential Design Menu: See WC 4.127 (.16) E.

Indicate design menu options selected for each applicable façade using the corresponding number from the list below. On submitted facade drawings call out design elements using these numbers. Where a design feature includes more than one element, it is counted as only one of the required elements. As applicable for townhouses, the elements can also be used to meet unit definition standards:

1. Dormers (min. 3' wide)
2. Covered porch entry (min. 48 SF covered front porch, min. 6' deep and min. 6' deep cover) OR a covered front stoop with min. 24 SF area, 4' depth and hand rails
3. Front porch railing around at least 2 sides of the porch
4. Front facing second story balcony projecting from the building wall of the building a min. of 4' and enclosed by a railing or parapet wall
5. Roof overhang of 16" or greater
6. Columns, pillars or posts at least 4" wide and containing larger base materials
7. Decorative gables – cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends or brackets (does not include a garage gable if garage projects beyond dwelling unit portion of street façade)
8. Decorative molding above windows and doors
9. Decorative pilaster or chimneys
10. Shakes, shingles, brick, stone or other similar decorative materials occupying at least 60 SF of the street façade
11. Bay or bow windows – extending min. 12" outward from the main wall of a building and forming a bay or alcove in a room within the building
12. Sidelight and/or transom windows associated with the front door or windows in the front door
13. Window grids on all façade windows (excluding any windows in the garage door or front door)
14. For street-facing garages: Max. 9' wide garage doors or a garage door designed to resemble 2 smaller garage doors and/or windows in the garage door
15. Decorative base materials such as natural stone, cultured stone or brick extending at least 36" above adjacent finished grade occupying a min. of 10% of the overall primary street facing façade
16. Entry courtyards (min. depth 10' and min. width 80% of the non-garage/driveway building width) which are visible from, and connected directly to, the street

Front Façade: Minimum 5 elements, additional to reduce amount of façade covered in windows required (see Amount of Windows section above for more information)

Required: Element 1: _____ Element 2: _____ Element 3: _____ Element 4: _____ Element 5: _____

Additional: Element 6: _____ Element 7: _____

For elements requiring specific widths, depths, coverage, projections, area, or other dimensions indicate corresponding proposed dimensions demonstrating compliance: _____

Side Façade Facing Street or Pedestrian Connection: Minimum 3 elements.

Required: Element 1: _____ Element 2: _____ Element 3: _____

For elements requiring specific widths, depths, coverage, projections, area, or other dimensions indicate corresponding proposed dimensions demonstrating compliance: _____

Are all selected design menu options clearly labeled with call outs on façade drawings? Yes No

Staff Use: Section Complete Section Incomplete Information in Section not approvable Notes: _____

Main Entrance Standards: See WC 4.127 (.14)

Distance of main entrance from longest street facing wall (max. 12 feet): _____

Main entrance does one of the following (select at least one):

- Face the street
- Angled up to 45° from street
- Opens onto 6' deep covered porch (roof or trellis) with an entrance facing the street

Distance from grade measured from the average grade along the foundation of the longest street-facing wall (max. 4 feet): _____

Staff Use: Section Complete Section Incomplete Information in Section not approvable Notes: _____

Building Materials: See WC 4.127 (.16) G.

List all building materials used as exterior finish for the structure:

Staff Use: Section Complete Section Incomplete Information in Section not approvable Notes: _____

Garage & Driveway Standards: See WC 4.127 (.15)

Applies to street-facing garage walls; garage entries may be no closer to the street than the longest street facing wall of the dwelling unit; exempt if on a flag lot or if average slope up or down to the street of 20% or more. For middle housing the standards apply to the total length of street-facing facades. Also, for middle housing, both these standards and any unit type specific standards must be met, meaning the more restrictive will take precedent. For corner lots the standards apply to only one street side of the lot.

Width of Lot Frontage (feet): _____

Width of street-facing façade (feet): _____

For lots with 50' or greater lot frontage:

Width of Garage Wall (max. 50% of street-facing façade): _____

For lots less than 50' lot frontage:

Width of Garage Door(s) (max. 50% of street-facing façade): _____

Is the garage door recessed either four feet from front façade or six feet from front of front porch?
Yes No

Recess from front façade: _____ Recess from front porch: _____

Driveway width (max. 18 feet): _____

Does the lot abut an alley or shared drive? Yes No If yes, do garage(s) orient towards the alley or shared drive, as required? Yes No

Are there three or more contiguous garage parking bays facing a street? Yes No

If three or more contiguous garage parking bays, what is the setback of the garage opening closest to side property line from adjacent openings? (min. 2 feet): _____

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Homes Adjacent to or Facing Schools, Parks and Public Open Spaces: See WC 4.127 (.18)

To be completed if lots are adjacent to or homes will face these facilities

Provide at least one of the following design elements (select all that apply):

- Alley-loaded garage access
- Placement of garage and driveway on the side street that does not face the facility (corner lots)
- Recess garage at least 4' from front façade (second story with windows above garage encouraged)

Garage recess from front façade: _____

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House Plan Variety: See WC 4.127 (.16) F.

Confirms no two directly adjacent or opposite dwelling units possess the same front or street facing elevation and plan variety on a given block (attach lot plan or similar showing compliance)

Design name of proposed structure: _____

Number of adjacent or opposite lots: _____

If façade repeats on the same block, are there at least three lots intervening? Yes No

Design name of structures on adjacent or opposite lots previously built, under construction, permitted to be built, submitted for building plan review, or being submitted concurrently for building plan review:

Is a subdivision layout plan, or similar, provided demonstrating intervening lot compliance? Yes No

Is a subdivision layout plan, or similar, provided demonstrating adjacent or opposite lot compliance? Yes No

Staff Use: Section Complete Section Incomplete Information in Section not approvable Notes: _____

Street Trees: See Street Tree Plan in Frog Pond West Master Plan

Tree Variety: _____

Is the tree variety consistent with the Frog Pond West Master Plan Street Tree Plan? Yes No

No. of Trees: _____ Caliper Size (min. 2 inches) : _____ Spacing: _____

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Special Fence Requirements: See WC 4.127 (.17)

Fences otherwise subject to standard residential fence requirements in Subsection 4.113 (.08)

No solid fences taller than 4' within 8' of the brick wall along Boeckman or Stafford Roads except perpendicular side lot line fences ending at brick wall columns.

Height transition for fences occurs only at fence posts.

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Staff Notes/Comments:

