

Section 3.5501 Masonry and Other Architectural Standards for Residential Districts

- a) All buildings and structures located in all the residential areas, single family or multi-family, shall have an exterior fire resistant construction, having at least 90% of the total exterior walls, excluding doors and windows, constructed of brick, stone, or other approved masonry or material of equal characteristics in accordance with this Section, Section 100.200 (Masonry Definitions), City Building Code and Fire Prevention Code. This requirement shall increase to 95% if lots are adjacent to the right-of-way classified as 80 feet of right-of-way or greater, as listed in the Thoroughfare Plan.
- b.) In addition, these design standards shall be followed for all residential structures:
 - 1) All chimneys on the exterior walls shall be constructed of 100% brick, stone, or faux stone.
 - 2) Gable ends, soffits, eaves, cornices, or other visible accent features shall be constructed of cedar, redwood, or a cementitious fiber board.
 - 3) Any other accent feature that is not visible, except the soffit area, may be built with materials not listed above, provided it is not a load-bearing structure.
- c) The following additional standards apply to all residential structures located in any single-family detached residential zoning classification, including residential duplex zoning classification:
 - 1.) Radiant barrier roofing is required, unless otherwise indicated in the City's adopted Building Code, with an exception for spray foam installations.
 - 2) A minimum roof pitch of 8:12 from side to side shall apply to the predominant roof of the primary residential structure, except a tile or slate roof may have a minimum roof pitch of 5:12 from side to side. A variety of roof pitches may be incorporated into the roof design provided that the predominant roof meets the minimum roof pitch requirement.
 - 3) All asphalt roof shingles shall be laminated architectural shingles with a three-dimensional appearance and warranted for at least 30 years. This requirement shall become effective January 1, 2014.

- 4) When a house is constructed, the same front-facing (and rear-facing when home backs up to a public roadway) elevation shall not be used on other houses within 4 lots on either side of that house, including the other side of the street. This includes the same combination of brick, stone, masonry-like materials paint, doors and windows, and flipping the elevation (although brick and stone colors will not be compared). The Building Official or Planning Director shall make the determination if an elevation has been repeated.
- 5) Front porches that are fully covered and have a minimum depth of 7 feet may encroach a maximum distance of 10 feet into the minimum front yard setback.
- 6) A maximum of three (3) box windows shall be allowed per exterior wall elevation. The box windows shall have a maximum of (not to exceed) 18-inch trim on all sides of the window and shall have a minimum projection of 14 inches from the masonry wall. (For the purposes of calculating masonry coverage, only the doors and window pane shall be excluded).
- 7) Standing seam metal roofs may be installed subject to the following specifications:
 - i) The metal thickness must not be less than 26 gauge;
 - ii) The metal must have a Galvalume finish that is non- reflective;
 - iii) Paint applied to painted metal roof panels must be applied to the panels at the factory using materials and a baking or other process that prevents the paint from cracking or chipping through normal wear and tear of a residential roof; and
 - iv) Field applied painting of standing seam roofs is prohibited.
- 8) Aluminum and/or Steel shingle metal roofs may be installed subject to the following specifications:
 - i) The metal thickness must not be less than 19 gauge; and
 - ii) The metal must have a finish that is non-reflective; and
 - iii) All paint, coatings and finishes applied to the metal roof shingles must be applied to the panels at the factory using materials and a baking or other process that prevents the paint, coatings, and finishes from cracking or chipping through normal wear and tear of a residential roof; and
 - iv) Any type of paint, coatings, and/or finishes applied to the metal roof panels in the field is prohibited.

d) Exceptions to the material requirements and roof pitch standards set forth in this Section may be permitted on a case by case basis upon approval of the City Council after receiving a recommendation from the Planning and Zoning Commission, such approval being subject to and in accordance with the following procedures:

- 1) All requests for alternative exterior building materials and/or roof pitch shall be noted and described on a Site Plan with elevation drawings.
- 2) The requestor shall provide a written statement explaining the reason for the request and include, upon request, a sample of any alternative material that the requestor seeks to use.
- 3) Approval of an alternative exterior material may be approved only if it is found by the City Council to be equivalent to or better than masonry according to the criteria listed in the definition of Masonry Construction found in Section 100.2