

---

DISTRICT REGULATIONS  
1110.00 RESIDENTIAL DESIGN STANDARDS (OR 2006-5-63)

---

1110.10 Purpose is to establish design standards that encourage neighborhood diversity and higher quality construction in order to protect property values and maintain similar high character of community as adjoining properties, and protect real estate from impairment or destruction of value, while at the same time allow for the use of a variety of building materials and design options encourage quality residential development and neighborhood diversity through the use of a variety of building materials and design options while continuing to provide for housing opportunities for a wide range of economic backgrounds.

Exterior facades provide the impression of the quality of the residential construction as well as establish the character of the neighborhood. Establishing standards for quality materials while allowing for design creativity and diversity increases the value of the city's housing stock and the image of the community. The ability to require a variety of building materials and housing styles within a development strengthens visual interest and value over the typical tract home subdivision.

These standards will apply to all developments that have not received preliminary plat approval as of the effective date of the adoption of this section of the ordinance or whose preliminary approval has expired, as well as infill development, accessory buildings, additions, and alterations obtained after the date of adoption will comply with the design requirements as herein established.

Within the boundaries of any form-based zone district listed in section 1129.00, in the event of any inconsistency between the residential design standards in this section 1110.00 and any provision of the form-based zone districts in section 1129.00, the provisions of section 1110.20 shall apply. (OR2013-2-22)

1110.20 Exterior Wall Finish Materials: All building exterior finishes will be brick, stone, cultured stone, stucco, wood, cement board, hardy plank, metal or aluminum siding, or glass block or other material expressly designed as an exterior building finish material.

1110.21 Siding: Vinyl siding with a minimum thickness of .040 inches and meets all other requirements of ASTM D3679 may be used.

1110.22 Buffering: New residential structures larger than 200-sq.ft. located within 400 feet of an adjacent existing development will have exterior finish materials that match at a minimum of 50% on all sides; the residential buildings directly abutting the new development where the predominant building material on the existing buildings is masonry construction (i.e. brick, stone, stucco, etc.).

1110.23 Foundations: No more than 40" of poured concrete foundation wall may be exposed.

1110.24 Rear and Side Elevations: The primary material used on the front of the residential building will determine the predominant finish material for the building. The

exterior of the residential building will be clad a minimum of 50% on each side of the building by the predominant finish material.

- 1110.25 **Building Additions**: Additions to existing buildings will have the same ratio of finish materials as the existing building with a 40% margin of variance.
- 1110.26 **Accessory Buildings**: Accessory buildings over 200-sq. ft. in area must have the same exterior finish material on a minimum of 50% of all sides as the primary exterior material and approximate color as the front of the existing primary building.
- 1110.27 **Prohibited Exterior Wall Finish Materials**: No materials manufactured to be an underlayment or materials not expressly designed and manufactured as an exterior finish material will be exposed for a period exceeding 120 days.
- 1110.30 **Roof**: Roofing material can be wooden shake, slate, concrete tile, rubber tile, metal, fiberglass, asphalt shingles or rolled roof.
- 1110.31 **Roof Pitch**: Roof pitch and compatible style shall be consistent on all roof surfaces of the primary building and on any accessory building over 200-sq. ft. in area. If matching material is no longer reasonably available the material and color may be an approximate match.
- 1110.32 **Roll Roofing**: No exposed rolled roof will be visible from ground level.
- 1110.33 **Continuity**: The same style, type, and color of roof material shall be used on all roof surfaces of the primary building and on any accessory buildings over 200-sq. ft. in area. Fabric, plastic, vinyl or other materials not expressly designed and manufactured as a component of a permanent roofing system may be used as a temporary measure for a period not to exceed 120 days.
- 1110.34 **Prohibited Roofing Materials**: Fabric, plastic, vinyl or other materials not expressly designed and manufactured as a component of a permanent roofing system may be used as a temporary measure for a period not to exceed 120 days.
- 1110.40 **Primary Entry and Porch**: The primary entry of the residence shall face the primary street frontage. The primary entrance may face a side property line provided it opens onto a porch that fronts on the primary street along a minimum of 40% of its open perimeter.
- Primary Entry** of the residence will face the primary street frontage. The primary entrance may face the side property line provided it opens onto a porch that faces the primary street along a minimum of 40% of its open perimeter.
- Stoops and Steps**: Dwelling units without a porch will have a stone, masonry or concrete stoop or landing at the primary entrance with minimum dimensions of 4 feet wide by 3 feet deep.
- Enclosure Prohibited**: Front Porches shall not be enclosed beyond 50% of the exterior perimeter of said porch other than with approved mesh screening.

Open Space Beneath Porch Decks: Open areas beneath a front porch will be enclosed with the materials compatible to the exterior of the house.

1110.50 Garages and Driveways

Side Entry Garages On lots 100-ft. or wider, attached garage entries will not face the primary street frontage on more than 40% of the homes in each phase of the subdivision. Garage entrances will be placed at a minimum angle of 45 degrees from the primary street.

Garage Frontage In all zoning districts attached garages entrances facing the primary street will not exceed 1/2 of the first floor building frontage unless the garage is setback a minimum of 2-ft. behind the forward edge of the house (not the forward edge of the porch).

Garage Protrusion Allowable first floor entries for attached garages that face the primary street at an angle less than 45 degrees will not protrude more than twelve feet beyond the forward most edge of the house or porch.

Three Bay Garage Entry Three bay or larger attached garages will not face the primary street at an angle of less than 45%, unless the third bay is setback a minimum of two feet behind the first two bays of the garage.

Detached Garages Detached Garages will be setback a minimum of five feet behind the front edge of the primary building.

Alley Access Where alleys exist or are proposed, garage access will be from the alley.

Driveway Width That part of residential driveways within the required frontyard setback will not exceed the lesser of 24-ft. in width or 1/3 of the lot frontage on the street they access.

Curb Cuts Only one curb cut for a drive way will be allowed per property street frontage unless otherwise authorized by the Public Work Department.

Side Entry Driveways Any new driveway or parking space or addition thereto will be setback a minimum of 5-ft. from any side property line. Driveways for side entry garages may be setback a minimum of 3-ft. from the side property line for the width of the garage.

1110.60 Windows

All windows in an elevation will be of the similar style, and material with the same width of trim and reveal. Exceptions will be made for feature or accent windows such as bay, rosette, or palladium windows.

Building elevations that front on a street will have one window of the same style as the windows on the primary frontage for every 400 sq. ft. of that elevation not to include the gable area.

1110.70

Anti-Monotony Standards The residential design standards of this section are intended to ensure that residential construction in the City of Hamilton is varied and interesting in character and that they provide a variety of housing choices. The following standards shall apply to all single-family dwellings or buildings containing more than one dwelling unit in order to prevent monotony of design for residential uses.

A. Buildings on adjoining lots or on opposing lots will not have a similar appearance. Therefore, no single model or floor plan using the same exterior elevations shall be built on the first two lots on either side of the subject house or on the three opposing lots directly across the street, that are the closest to the lot lines of the property in question. (See illustrations) However, the same model may be built within the restricted area provided a minimum of three of the following options are incorporated in the exterior design, at least one of which must be from items 1,2, or 3:

1. Building orientation is rotated a minimum of ninety degrees.
2. Roof configuration is rotated ninety degrees, or a different style of roof is utilized.
3. Different exterior wall materials are used. A mix of materials may be used for example, brick with horizontal siding, stone with shingles and stucco etc.
4. Different color scheme.
5. Different style of building trim around doors and windows and at corners and eave and gable lines.
6. Different orientation for garage entry.
7. Difference in architectural feature, for example window & door size and style, addition of porch and porch size, addition of balconies.

Building elevation drawings or photographs of the surrounding structures will be submitted for purposes of plan review.

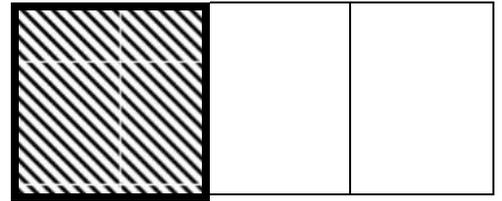
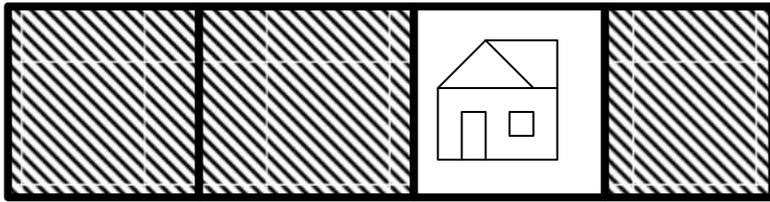
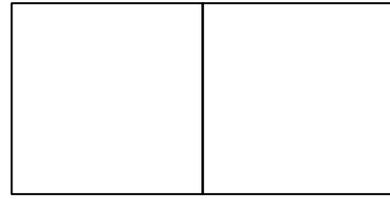
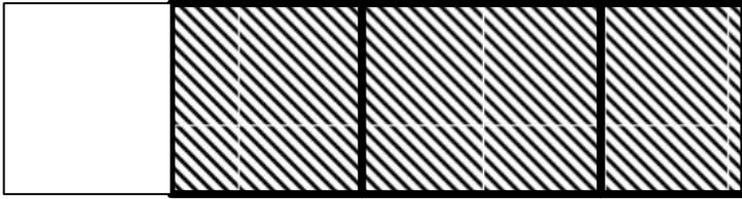
B. Buildings having more than one dwelling unit shall include different floor plans, staggered alignments with the street, roofline variation, architectural features, or rotated building orientation in order to achieve variety and visual interest in the buildings.

C. In such cases where attached units, subdivisions, apartment or condominium complexes seek to replicate a particular architectural style, historic theme, or greater unity of design; plans may be submitted for review by the Architectural and Historic Design Review Board. Such plans will include all proposed building elevations, landscaping and proposed signage.

# Measures to Guard Against Building Monotony



Lots restricted from having the same house



## MATERIALS



Materials Variation

## ROOF LINES



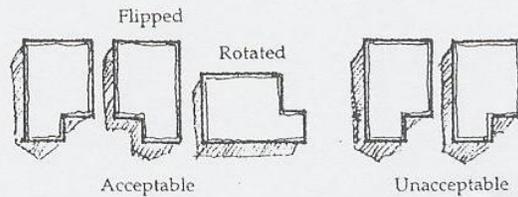
Rotated Peak

## ARCHITECTURAL FEATURES



Architectural Feature Variation

## ORIENTATION



leave blank