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Residential Design Checklist

Single Family Detached, Duplex, and Plexes

Townhomes and Cottage Clusters – See specific design checklist

Multi-Family subject to Section 16.90 design standards

Planning Division Approval

Building Permit #:

ADDITIONS/CONVERSIONS

Is the internal or external conversion/addition seen from the public right-of-way?

- NO, Residential Design Checklist review not required. STOP**
- YES, complete this Residential Design Checklist (starting on page 2).**

Builder or Owner: _____

Lot Address: _____

Lot Number: _____ Subdivision: _____

Residential Zoning District: _____

Is the Site in Old Town Overlay District? **Yes** **No**

Lot Development Standards

See table in SZCDC Section 16.12.030.C for Standards

Setbacks

Front Yard: _____

Face of Garage: _____

Interior Side Yard: _____

Corner Lot Street side: _____

Rear Yard: _____

Front Porch Setback (Covered): _____

Building Height

Building Height (excludes chimney, etc.): _____

Height of Chimney, other projections: _____

Driveway Width _____

Residential Garage and Residential Front-yard Landscaping standards per Community Design Section 16.12.040. **See page 6.**

Residential Design Checklist

Entry Location and Orientation - At least one main entrance for each residential Structure must meet the following standards.

1. Is entrance within 8 feet of the longest street-facing wall of the dwelling unit? **Yes** **No**

2. Does the entrance meet any of the following? **Yes** **No**

If yes, check the design element

- a. Face the street; or
- b. Be at an angle of up to 45 degrees from the street; or
- c. Face a common open space that is adjacent to the street and is abutted by dwellings on at least two sides; or
- d. Open onto a porch. If the entrance opens onto a porch, the porch must:
 - 1) Be at least 25 square feet in area with a minimum four-foot depth;
 - 2) Have at least one porch entry facing the street;
 - 3) Have a roof that is no more than 12 feet above the floor of the porch; and
 - 4) Have a roof that covers at least 30% of the porch area.

Garages and Off-Street Parking Areas - These standards apply to single detached, duplex, triplex and quadplex development. Where one or more garages face a street, all the following standards apply:

1. The front elevation of the garage(s) may not extend in front of the longest, street-facing elevation of the primary dwelling structure. **Yes** **No**

2. The width of all garages on the street-facing elevation shall not exceed 60% of the total width of that elevation. The width of the garage shall be measured from the edges of the finished exterior garage wall. **Yes** **No**

3. Does the garage(s) that face the street contain at least one of the following design features? **Yes** **No**

If yes, check the design element.

- a. Garage trellis or pergola extending at least 12 inches from the building face
- b. Windows on 15% of the garage door
- c. Natural wood finish
- d. A recess of at least three (3) feet behind the primary dwelling
- e. Use of multiple materials, finish or colors

Windows & Doors – A minimum of **15 percent** of the area of the **primary building elevation** adjacent to a public right-of-way must include windows or entrance doors. For **side building elevation**, adjacent to a public right-of-way or public accessway, a minimum of **10 percent** of area is required.

- Elevations separated from the street property line by a dwelling are exempt from meeting this standard.
- Percentage calculation can include window trims and shutters.
- First floor roof elevations are excluded from the calculations.

Primary Building Elevation: Windows and entrance doors percentage? _____

Side Building Elevation: Windows and Doors percentage? _____

Standard met? Yes No

At least one element shall be incorporated from each of Subsection a, b and c below.

a. Porches, entries and other offsets:

- i. Covered porch at least 36 square feet with a depth not less than six (6) feet as measured perpendicular from the face of the main building façade to the edge of the porch.
- ii. Recessed entry area at least two (2) feet deep, as measured horizontally from the face of the main building façade, and at least five feet wide.
- iii. Offset on the building face of at least 16 inches from one exterior wall surface to the other.
- iv. Balcony that is at least three (3) feet deep, five (5) feet wide, and accessible from an interior room.

Standard met? Yes No

b. Roof elements:

- i. Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls.
- ii. Roof line offsets of at least two (2) feet from the top surface of one roof to the top surface of the other.
- iii. Any roofing materials other than asphalt shingles.
- iv. Gable roof, hip roof, shed roof, or gambrel roof design.
- v. Dormer that is at least four (4) feet wide.
- vi. Decorative eave braces.

Standard met? Yes No

c. Window elements:

- i. Window trim around all windows at least three (3) inches wide and five-eighths (5/8) inches deep.
- ii. Window recesses, in all windows, of at least three (3) inches as measured horizontally from the face of the building façade.
- iii. Bay window at least one (1) foot deep and three (3) feet wide.
- iv. Shutters on the exterior of ground floor windows.
- v. Window Grids.

Standard met? Yes No

Additional Design Elements – Primary Façade minimum of two elements from the list below.

Standard met? Yes No

Indicate the detailed design element options selected for each applicable façade from the list below. On the submitted façade/elevation drawings call out design elements. Where a design feature includes more than one element, it is counted as only one of the required elements:

a. Porches, entries and other offsets:

- i. Covered porch at least 36 square feet with a depth not less than six (6) feet as measured perpendicular from the face of the main building façade to the edge of the porch.
- ii. Recessed entry area at least two (2) feet deep, as measured horizontally from the face of the main building façade, and at least five feet wide.
- iii. Offset on the building face of at least 16 inches from one exterior wall surface to the other.

- iv. Balcony that is at least three (3) feet deep, five (5) feet wide, and accessible from an interior room.

b. Roof elements:

- i. Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls.
- ii. Roof line offsets of at least two (2) feet from the top surface of one roof to the top surface of the other.
- iii. Any roofing materials other than asphalt shingle.
- iv. Gable roof, hip roof, shed roof, or gambrel roof design.
- v. Dormer that is at least four (4) feet wide.
- vi. Decorative eave braces

c. Window elements:

- i. Window trim around all windows at least three (3) inches wide and five-eighths (5/8) inches deep.
- ii. Window recesses, in all windows, of at least three (3) inches as measured horizontally from the face of the building façade.
- iii. Bay window at least one (1) foot deep and three (3) feet wide.
- iv. Shutters on the exterior of ground floor windows.
- v. Window Grids.

d. Garage elements:

- i. Attached garage width, as measured between the edges of the exterior finished garage wall, of 30 percent or less of the total width of that elevation.
- ii. A balcony that extends out over the garage and includes columns.
- iii. Two separate doors for two car garages instead of one large door.
- iv. Decorative windows on the garage door.
- v. Decorative details on the garage door. Standard squares on a garage door will not qualify as a decorative detail.

e. Building materials:

- i. Horizontal lap siding between three (3) to eight (8) inches wide (the visible portion once installed).
- ii. Brick, cedar shingles, stucco, or other similar decorative materials covering at least 40 percent of the street-facing façade.
- iii. Vertical board and batting siding three (3) to eight (8) inches wide (the visible portion once installed).
- iv. Belly band trim
- v. Four (4) Paint Color Scheme

Building Materials - Prohibited building materials include: 1. Aluminum 2. Vinyl 3. T-111 siding
Standard met? Yes **No**

Limitation on parking - Off-street parking is not allowed within the front yard of a dwelling except within a designated driveway or garage or per the provisions of 16.14.020 and 16.14.030.
Standard met? Yes **No**

House Plan Variety (Any NEW Subdivision) - This standard applies to new detached single dwelling developments only.

1. No two directly adjacent or opposite dwellings in a single dwelling detached development of more than four units may have the same front or street-facing facade. This standard is met when front or street-facing facades differ from one another by at least three of the elements listed in subsections (2) through (7) below. Where facades repeat on the same block face, they must have at least three intervening lots between them that meet this standard.
2. Materials. The plans specify different exterior cladding materials, a different combination of materials, or different dimensions, spacing, or arrangement of the same materials. This standard does not require or prohibit any combination of materials; it only requires that plans not repeat or mirror one another.
3. Articulation. The plans have different offsets, recesses, or projections; or the front building elevations break in different places. For example, a plan that has a stoop entry (recess) varies from one that has an entry under a front porch (projection). For this standard to apply, a recess must have a minimum depth of four (4) feet and a projection or offset must be at least four (4) feet in depth.
4. Variation in roof elevation. The plans have different roof forms (e.g., gable versus gambrel or hip), different roof height (by at least 10 percent), different orientation (e.g., front-facing versus side-facing gable), different roof projections (e.g., with and without dormer or shed, or different type of dormer or shed), or different roof pitch by more than 2 feet of vertical rise to 12 feet of horizontal run.
5. Entry or porch. The plans have different configuration or detailing of the front porch or covered entrance.
6. Fenestration. The plans have different placement, shape, or orientation of windows or different placement of doors.
7. Height. The elevation of the primary roofline (along the axis of the longest roofline) changes by not less than four (4) feet from building to building, or from dwelling unit to dwelling unit, on abutting lots, as applicable. Changes in finished grade of eight (8) feet or more from one lot to the adjacent lot are counted toward change in height for purposes of evaluating facade variation.

STANDARDS MET? Yes No

Section 16.12.040 - Community Design

A. **Residential garages** shall meet the minimum design standards listed on the table below:

	Minimum Width	Minimum Depth	Minimum Garage Door Width
One (1) Car Garage	12 ft.	20 ft.	8 ft.
Two (2) Car Garage	18 ft.	20 ft.	16 ft.
Three (3) Car Garage	26 ft.	20 ft.	Single Door - 8 ft. Double Door - 16 ft.

STANDARDS MET? Yes No

Continued

